



Redington Frognal Neighbourhood Plan: Initial Draft Policies

7:30pm, Monday June 13th
St. Andrew's Church
Frognal Lane

Presentation Outline

When	What
Section 1 7:30-7:40	1. Background to Neighbourhood Planning – a very quick reminder 1a. Neighbourhood Planning – story so far 1b. What they can do 1c. Scope
Section 2 7:40-7:55	2. RedFrog – setting the strategic objectives 2a. Story so far 2b. Boundaries and designation 2c. Community Engagement 2d. Building the Evidence Base
Section 3 7:55-8:15	3. Process used to start defining the policies 3a. Site Visit 3b. Workshop 3c. Issues identified. 3d. Design Codes 3e. Site allocation
Section 4 8:15-9:00	4. Policies 4a. Housing and Development 4b. Biodiversity and Green Infrastructure 4c. Basement Policy 4d. Local Character 4e. Community Facilities 4f. Community Infrastructure Levy 4g. Transport
Section 5 9:00-9:20	5. Next Steps 5a. Submission to Camden 5b. Design Codes 5c. Consultation 5d. Questions?

1a. Neighbourhood Planning – the story so far

The Localism Act of November 2011, introduced new rights and powers to allow local communities **to shape new development** by coming together to prepare neighbourhood plans.

Conditions are:

- They must have regard to national planning policy
- They must be in general conformity with strategic policies in the development plan for the local area (i.e. such as in a core strategy)
- They must be compatible with EU obligations and human rights requirements.

Councils make decisions on planning applications using the Neighbourhood Plan, as well as the Local Plan and any other material planning considerations, so they do have power in the planning system

1b. Neighbourhood Planning – what they can do

The Neighbourhood Plan sits at the same level as the Local Plan in terms of influence.

National government policy requires neighbourhood plans to provide for housing growth. **But** communities are able to provide for the type of dwellings, their size, architectural style and settings.

So, instead of this (38 Redington Road), the Forum can develop its own guidance to preserve the area's character and heritage while, at the same time, providing for growth which is sympathetic to the area (and in accordance with Camden's Conservation Area Statement and Guidelines).

House for sale in Redington Road, London, NW3 - UK

guide price £9,950,000 ▼

£9,950,000



1b. Neighbourhood Planning – what they can do

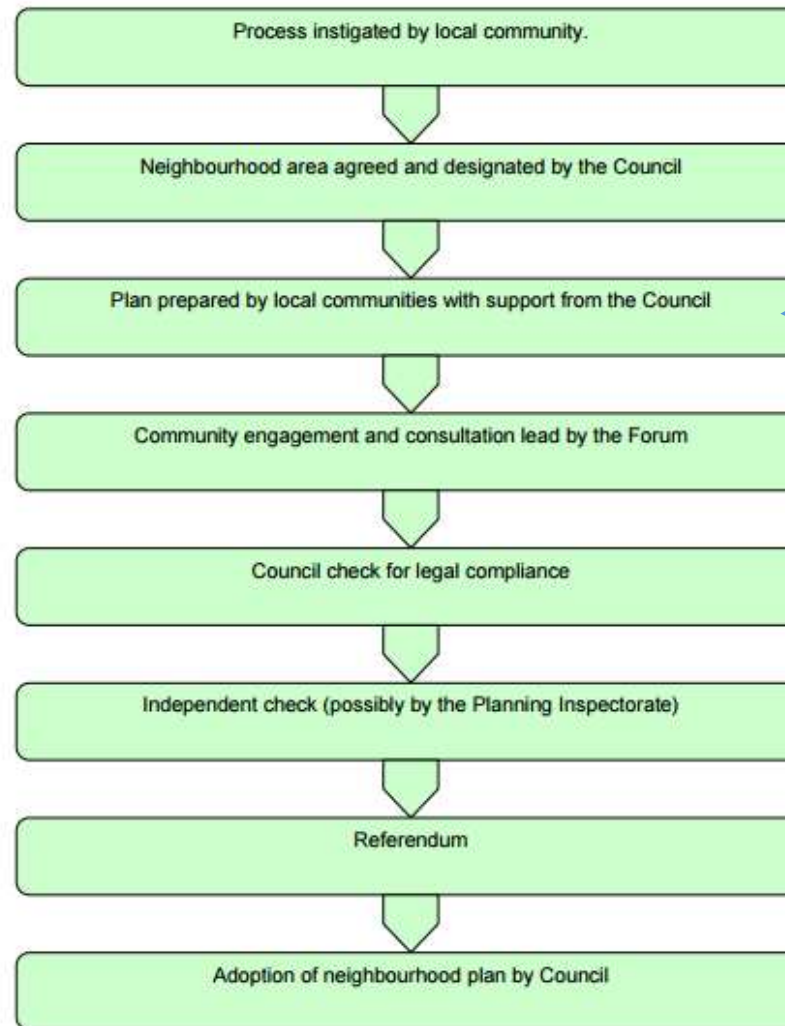
Camden:

*“What is in a neighbourhood plan is largely up to the community ...Your plan can include as many or few topics as you want and **be as detailed or general as you want.** For example, a **plan could provide guidance on: what new buildings in the area should look like;**”*

Communities can influence the future of their neighbourhood by preparing a neighbourhood plan that sets out the vision for their local area and general planning policies to guide developments.

A neighbourhood plan will have the same degree of weight in decisions as our ‘local plan’ (that is our existing Local Development Framework (LDF) documents, such as the Camden Core Strategy and Development Policies) and greater weight than ‘supplementary planning documents’, such as Camden Planning Guidance and planning briefs, and Conservation Area Appraisals and Management Strategies.

1b. Neighbourhood Planning – what they can do



We are in
this phase
of the
process at
present

1c. Neighbourhood Planning – scope

- A Neighbourhood Plan cannot stop development.
- However it can play a big part in making sure any new development is popular and fits into the area.
- So far Neighbourhood Plans have not been used lots in urban areas.
- They are also sometimes underutilised.
- There is potential through design codes to have a very strong say in the **appearance** of new development.
- There is a potential, through allocating sites, to have a very strong say in the **location** of new development.

2a. RedFrog – story so far

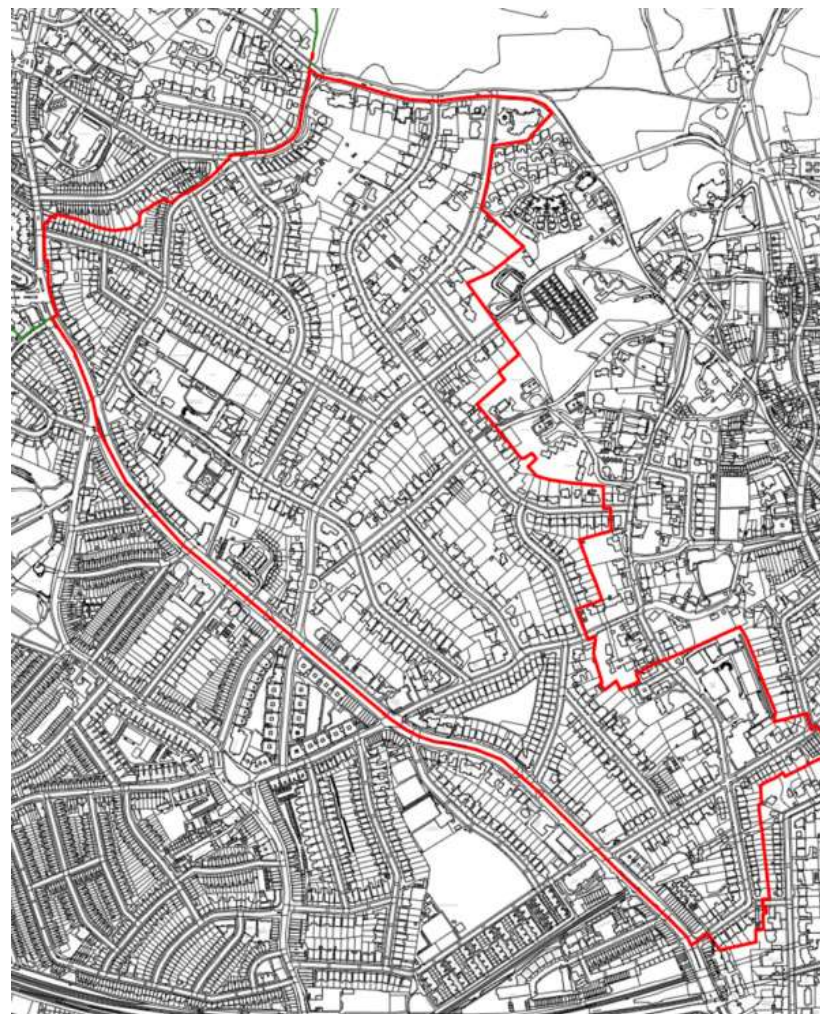


The **Redington Frognal Association** represents residents of the Redington Frognal Conservation Area (London NW3) and its immediate surroundings.

RedFrog has been the driving force in setting up, and continues to support, the [Redington Frognal Neighbourhood Forum](#). The Neighbourhood Area is shown to the right.

Under the Localism legislation, the Neighbourhood Forum is tasked with developing a Local Plan, which will inform Camden's planning decisions for the area. The Association and the Forum are separate organisations, though many active members of the Association are also active at the Forum.

REDINGTONFROGNAL
NEIGHBOURHOODFORUM



2b. Forum and Boundaries Designation

- The Plan has been under development for over two years:
- Redington Frognal Association consulted on the proposed boundaries for the Redington Frognal Neighbourhood Plan, with a public exhibition at University College School **on 2 March 2014.**
- Camden then ran a public consultation on the Area and Forum applications between **26 June and 8 August 2014.**
- Camden approved the designation of the Neighbourhood Area and Neighbourhood Forum **on 5 September 2014 .**

2c. Community Engagement

Community engagement has included:

Vision and Objectives Statement and Survey – 176 responses

Developing the membership database – approx. 400 email addresses

Ham & High article, 6 August 2015

Public events, e.g. Jazz and Quennell – 100 attendees

Supporting residents with responding to planning applications

Redington Frogнал has two websites:

A website for the long-established umbrella group of street associations: <http://www.redfroghampstead.org>

The Forum website: <https://rfforum.wordpress.com>

A Twitter account: <https://twitter.com/RedfrogNF>

Esther Rantzen and Tom Conti join protest to save wildlife haven

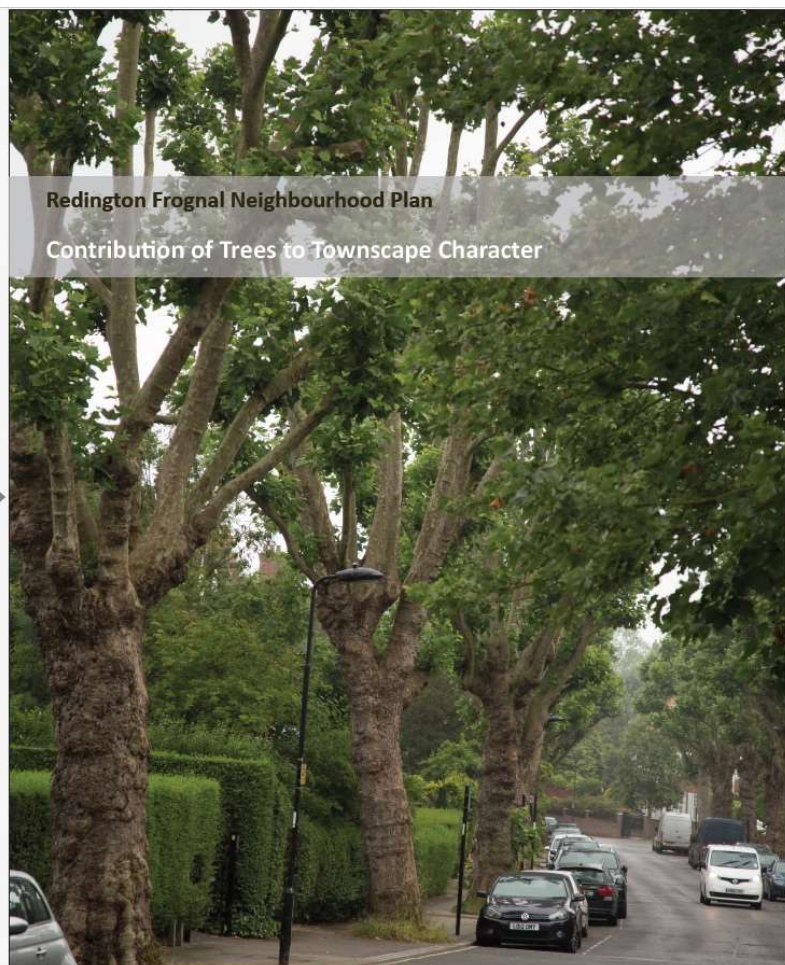
14:29 19 January 2016 | Emily Banks



Tom Conti and Esther Rantzen oppose plans to build an underground car park on a nature site

Television presenter Esther Rantzen and actor Tom Conti joined a protest against plans to turn a Grade II-listed Hampstead wildlife oasis into an underground car park and housing development.

2d. Building the Evidence Base



DCLG grants have enabled the Forum to develop a comprehensive evidence base:

- a Character and Heritage Assessment, conducted by AECOM
- a report on the Contribution of Trees to Townscape Character, also by AECOM
- NO2 monitoring, by local residents
- the mapping of bat flight paths, by The Ecology Network
- a project to map previously unidentified underground water, by Arup in conjunction with local residents.

2e. Vision and Objectives

“Our vision is a set of principles developed by Redfrog residents which help Camden implement current policy and inform and help change future policy.

We seek a future for the Redfrog area which preserves its green character and continues to serve as an area available to a wide range of family types and ages who live here rather than invest here.

We believe that the Redfrog neighbourhood should celebrate its heritage and history and should continue to be a delightful area for any Camden resident to stroll and enjoy.”

Objective 1: To Preserve and Enhance Redington Frognal Characteristics

Objective 2: Biodiversity and Green Infrastructure

Objective 3: Enhancement of the Environment of Finchley Road

Objective 4: Sustainable Growth in the Redington Frognal Neighbourhood Area

Objective 5: Redington Frognal Conservation Area as Centre for Tertiary Education, the Arts and Culture

Objective 6: Basement Excavation

Create Street & AECOM are working for the Forum to turn these into detailed policies.

3a. Walking tour with residents...



Hampstead Gate seen as potentially a development site for housing – however it is currently offices with multiple separate freeholders

3a. Walking tour with residents...



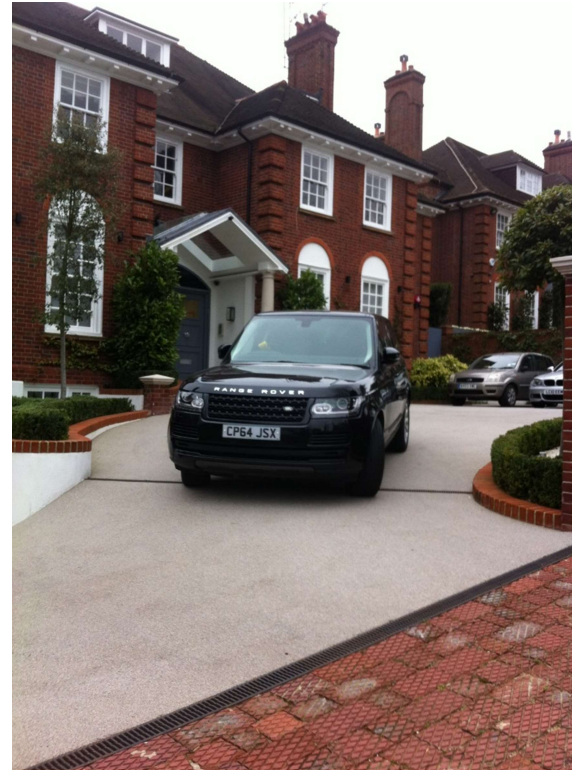
Finchley Road – shopfronts are hodgepodge and many are bright and/or neon eyesores

3a. Walking tour with residents...



Mansion Blocks on Finchley Road are seen as a strength

3a. Walking tour with residents...



Front gardens are being removed to create car parking – NF are not keen on this. Impact on biodiversity in particular, also usually negative visually. In some cases, this is particularly severe.

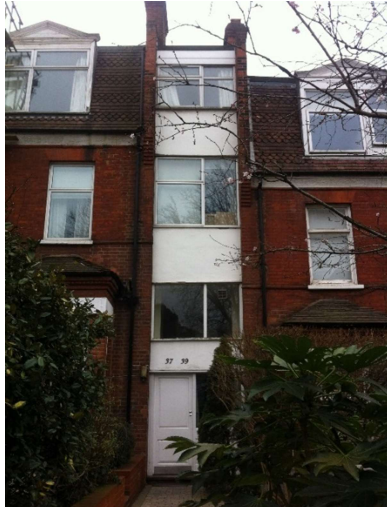
3a. Walking tour with residents...



Numerous architectural details:

- Arches over front doors / intricate porches
- Metalwork including on balconies
- Arches over windows
- Carved stone on building exteriors
- Arches / green arches into gardens

3a. Walking tour with residents...



There are multiple infill developments. Often out of place, or not architecturally in keeping with area.

3a. Walking tour with residents...



Gardens, particularly back gardens, have lots of greenery, often visible from the street. Large trees provide much character – however they are increasingly being removed. Those that remain provide much in way of both character and biodiversity.

3a. Walking tour with residents...



Potential space for new development where there are currently garages, off Frognal

3a. Walking tour with residents...



Willow trees outside school – NF seeks to introduce additional tree planting to enhance biodiversity and amenity

3a. Walking tour with residents...



Multiple instances of houses being knocked down and replaced entirely / significant alterations to character being made.

3a. Walking tour with residents...



One street shows how feel of street changes drastically when it has (right) and doesn't have (left) greenery

3a. Walking tour with residents...



Hedges are a traditional front boundary treatment and a positive contribution to both streetscapes and biodiversity.

3a. Walking tour with residents...



There are examples of pastiche housing, some of it is done well – on the whole more welcome than modern boxes

3a. Walking tour with residents...



Many garages undermine the character of streets

3a. Walking tour with residents...



Former Kings College Site / development is undergoing redevelopment by Mount Anvil. It is probably too late to impact the development on this site as planning permission has already been granted.

3c. Create Streets – what we understood the issues to be

List of issues after discussion / emails, and walking tour

- | | | |
|---|---|--|
| • Limiting infill development | → | Objective 1: To Preserve and Enhance Redington Frognal Characteristics |
| • Maintaining greenery in Redington Frognal / Biodiversity | → | Objective 2: Biodiversity and Green Infrastructure |
| • Location, density and approach to potential development sites | → | Objective 3: Enhancement of the Environment of Finchley Road |
| • Design of new developments (infill and development sites) | → | Objective 4: Sustainable Growth in the Redington Frognal Neighbourhood Area |
| • Finchley Road. | → | Objective 5: Redington Frognal Conservation Area as Centre for Tertiary Education, the Arts and Culture |
| • The underground river | → | Objective 6: Basement Excavation |
| • Arts heritage | → | |
| • Use of streets | → | |
| • Use of CIL | → | |

3d. Why Design Codes are being developed

What it is

- A set of design rules that developers will need to adhere to
- Design guidance written as a set of instructions or rules
- Some rules are fixed, some are flexible
- Opportunity to set what new development looks like

What we've done / next steps

- AECOM is preparing Design Codes, with the support of the Forum and Create Streets
- Defines urban design principles for:
 - Street layout
 - Built environment; and
 - Public realm and gardens

3d. Design Code - Detail

Block

Building type

Built environment

Public space

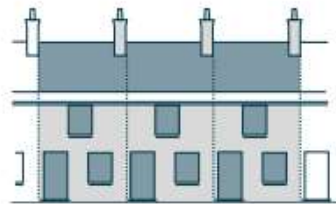
Street

Level of detailing

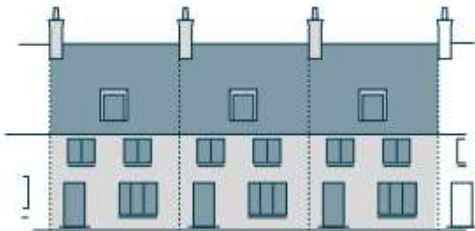
- The Design Codes will be structured as follows:
 - The whole area generally
 - Streets
 - Blocks
 - Building types
 - Terraced or semi-detached house
 - Detached house
 - Blocks of flats and mansion blocks
 - Retail frontages
 - Public realm and gardens
- They will respond to the rich variety of architectural style and detailing across the area
- They will be sufficiently flexible to allow the Forum to add detail once site allocations have been confirmed

3d. Design Code – Detail – Building Type

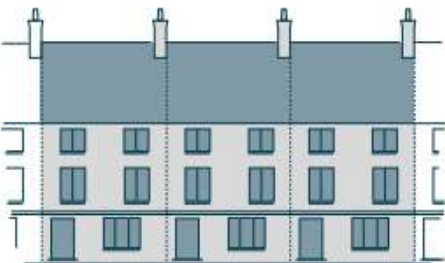
Narrow Front



SMALL

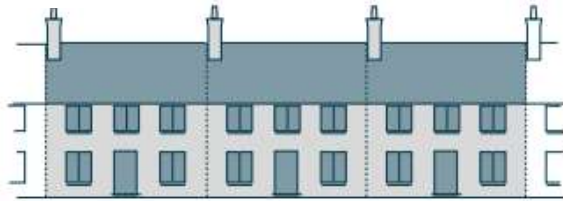


MEDIUM

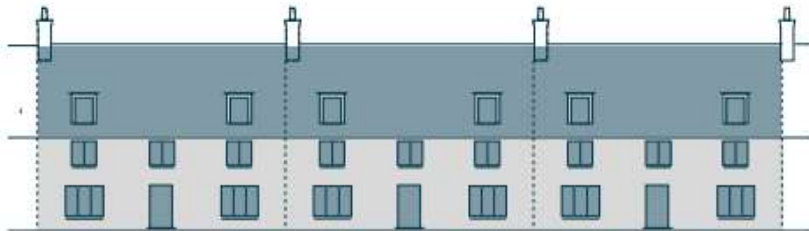


LARGE

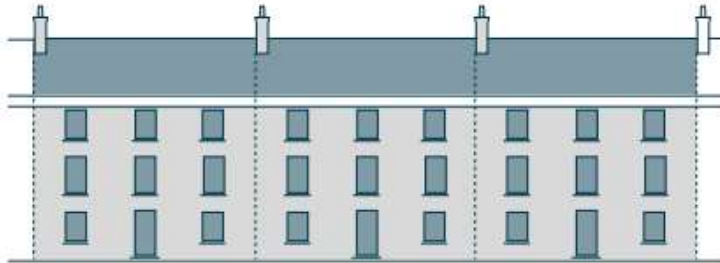
Wide Front



SMALL



MEDIUM



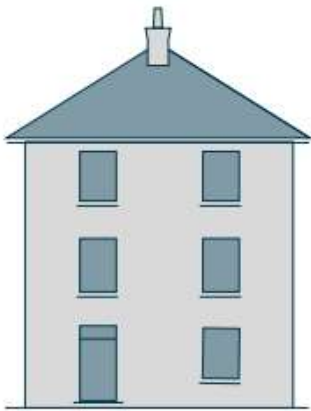
LARGE

*Indicative – not specific to
Redington Frognal*

Square plan



SMALL



LARGE

3d. Design Code – Detailing



i) Regular openings
Regular openings on 3 bay terraced houses.



ii) Regular openings
The openings on this 5 bay façade are equally spaced.



iii) Variation: inflection
The centre is emphasised.



iv) Variation: deflection
The wings are emphasised.



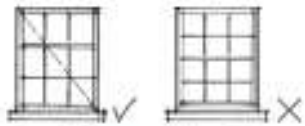
i) Relationships of window to wall - correct
The diagram shows a ratio of approximately 15%



ii) Relationship of window to wall - incorrect
The windows are too small in relation to the wall.

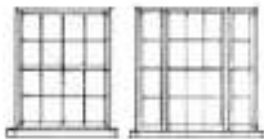


i) Proportion of openings from square to double square
The windows also reflect a hierarchy of ceiling height and importance within the façade.



Correct type **Wrong type**

ii) Pane proportion
The largest panes are always taller than they are wide, never the other way around. Secondary panes may be horizontal providing the overall effect of the window is one of verticality.

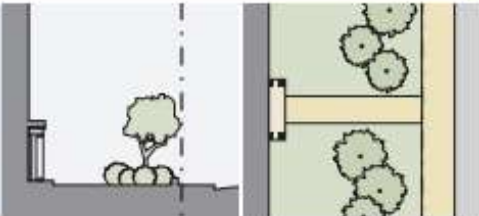
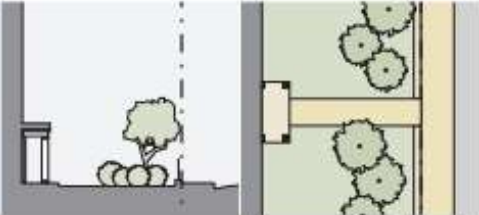
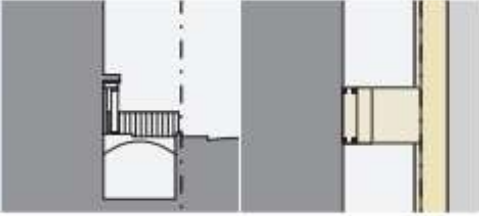
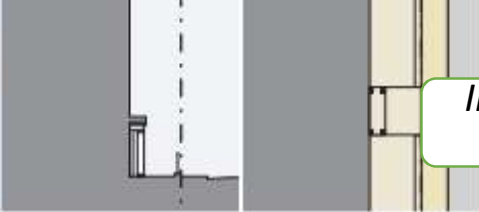


iii) Variation: Wider openings
Wider windows can either have an extra pane width, or for very wide openings, must be a tripartite arrangement with central window and sidelights. Sidelights and central panes must match in size.

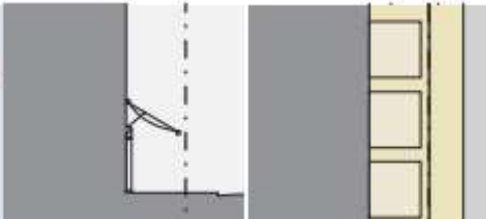
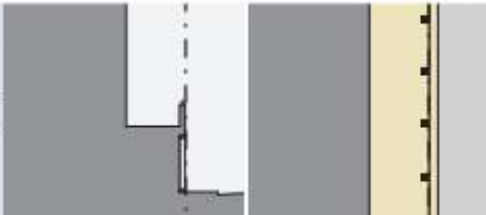
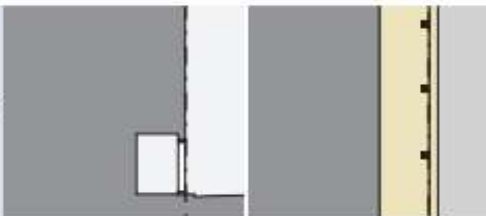
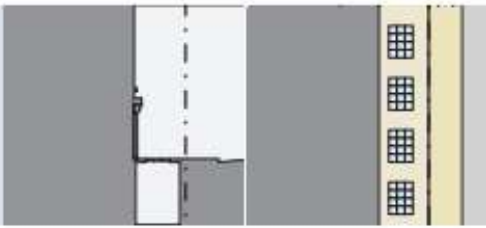
Indicative – not specific to Redington Frognal

3d. Design Code – Detail - Frontages

PRIVATE FRONTAGE TYPES MATRIX

PRIVATE FRONTAGE TYPES		
B1	Front Garden <i>A generous garden shall be situated between the plot line and the building edge. The garden shall be delineated by a garden wall of between 450-1100mm and have substantial gate posts to individual or paired properties at least 300mm above the height of the garden wall. The front garden (or dip line where required) for mansion blocks or substantial terraces should have a depth of between 5-14m. Walls should generally be stone and render or mixed, with brick walls only employed where brick houses are desirable. Planting along the property line is encouraged but shrubs must never reach a height greater than 1500 mm.</i>	
B2	Fenced Front Garden <i>Bay windows or porches may protrude into the garden. A boundary railing or wall of stone or render shall be between 1100-1500mm (with 300mm stone, brick or render plinth optional) shall maintain the demarcation of the private garden (or communal garden where a slip road is required as above) with planting on the plot boundary line to reinforce it. The fenced front garden should have a depth of between 4-14m.</i>	
B3	Basement Lightwell <i>The building shall be set back from the plot line by a sunken lightwell. This space shall create a buffer between the pavement and the building, and may create access to basement floors from the public realm if required. The fenced basement lightwell should have a depth of between 2-3m. The railing should be 1100mm high set on an upstand of 225mm of material to match the building.</i>	
B4	Fenced Front Strip <i>The plot line shall be delineated by a railing or wall 1100mm high. The finished ground floor level of the building should be elevated to provide a level of privacy for building occupiers. The entrance may be a stairramp or landing. The fenced front strip should have a depth of between 1.5-4m. The front strip may be planted but no higher than the 1100mm boundary.</i>	

PRIVATE FRONTAGE TYPES

B6	Shopfront and Awning <i>The building line shall be situated 0-1.5m from the plot line with the building entrance at the pavement level, and shall be used primarily for retail. There shall be substantial glazing at ground level and there shall be an awning which may overlap the pavement potentially to the plot line. The awning should have a depth of between 1.5-3m.</i>	
B7	Retail Lean-to <i>The shop frontage on the ground floor shall be enclosed and protrude out from the rest of the facade. The building line shall sit on the plot boundary line, and shall be used primarily for retail. The lean-to shall be 3-8m deep and have an up-stand to the first floor with a roof terrace above. The lean-to must provide an 1100mm barrier to the roof terrace with a minimum of 750mm parapet with railing above or full height parapet.</i>	
B8	Arcade <i>The arcade shall be open and accessible to pedestrians. The building line shall sit along the plot line. The arcade shall be 2-6m deep. This type shall be used primarily for mix-use buildings. The building may rise directly above the columns or be set back to rise from the building frontage line at ground floor level.</i>	
B9	Paved Basement Lightwell <i>The building shall be set back from the plot line by a paved up fit basement. This type shall be used primarily for mix-use buildings. The pavement basement lightwell should have a depth of between</i>	

Indicative – not specific to
Redington Frognal

3d. Design Code - Detail

Building types – indicative template shared with Aecom

	Height			Plot proportions								Design detailing					
	Storeys	Semi-basment (Y/N)	Height (GF to pavement)	Plot width	Set back	Plot depth	Front garden - soft landscape	Rear garden - soft landscape	Side garden	Building depth	Bike parking and bin storage	Façade detailing	Window proportions	Solid to void ratio	Variety in storey height	Porches (Y/N)	Trees and hedges
Large detached houses / converted houses Large semi-detached houses / converted houses Terraced housing Mansion blocks Community facilities Mews houses Retail facades wth flats above				<div>Indicative – not specific to Redington Frogna</div>													

Indicative – not specific to Redington Frogna

3d. Design Code - Detail

Design codes from Aecom will be form-based, visual



3e. Site Allocation

Site Allocation = Opportunity to set where new developments goes

- Neighbourhood plans can identify and allocate sites for new development
- In order to allocate a site for development you will need to be able to demonstrate the site is deliverable, in other words it must be **“suitable, available and economically viable.”**
- Site allocation is often underused in Neighbourhood Plans but can be a very powerful tool.

4a. Policies– Housing and Development

Policy HD1: Context

“Meeting Housing Needs” from Camden’s draft Local Plan states:

“the Council aims to maximise the supply of additional homes and regards self-contained housing as the priority land-use of the Local Plan.”

The Neighbourhood Forum notes a cumulative loss of dwellings through the conversion of two or more flats into a single dwelling and as part of this Plan will seek to retain family flats and encourage a variety of home sizes and costs to help maintain the mix of housing and family types.

The Plan will support development applications which meet these requirements.

Policy HD1: Housing & Development:

Residential development shall provide a range of housing types, to meet a range of needs, as appropriate, related to the scale of the development.

This shall be achieved by:

1. The provision of a range of different unit sizes, including three and four bedroom homes, where appropriate, suitable for families.
2. The provision of affordable, social, intermediate, and shared-ownership housing – these must make up 50% of the housing stock on any new development.
3. The provision of homes which aim to meet or exceed national environmental standards and for zero-carbon homes.
4. Housing which fulfils criteria in the Design Code.
5. Applications for new developments should include a commitment to non-harmful building processes.

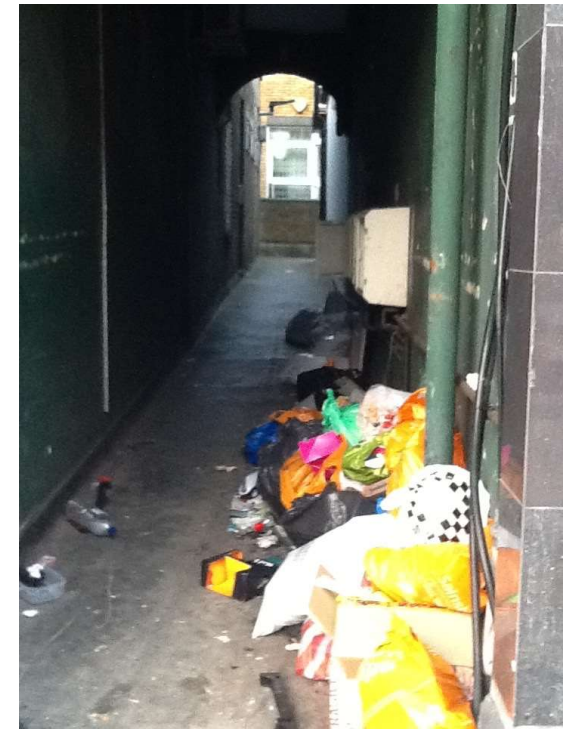
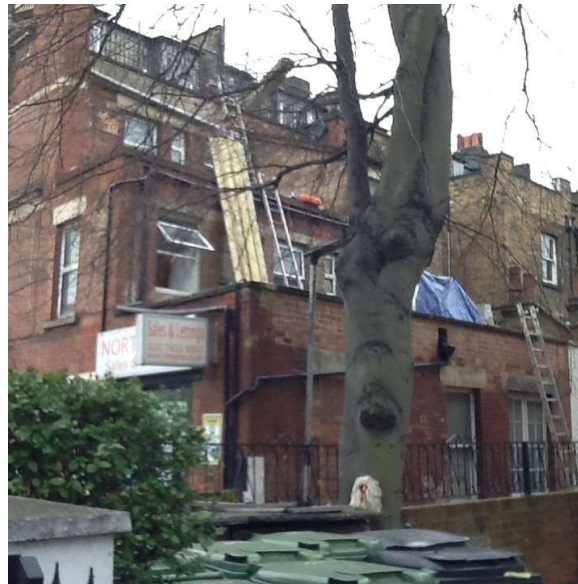
4a. Policies– Housing and Development

Policy HD2: Design Code for development sites

To fulfil DCLG’s Neighbourhood Plan requirements for growth, the Forum has identified a number of potential development sites, although many of these are likely to be “aspirations”, rather than “site allocations”.

The sites selected are those which are in need of investment:

- **Rear of 166-200 Finchley Road (aspiration)**



4a. Policies– Housing and Development

And those which are likely to be sold for development in future:

- **27 Redington Gardens (Site Allocation)**



Site Reference RF01		27 Redington Gardens
Address		27 Redington Gardens, London NW3 7RX
Site Area		1168m ²
Description		Currently owned by the Polish Embassy. It is home to Polish Embassy Staff. It is located next to 24 and 25-26 Redington Gardens both of which have recently had planning applications put in for them. Similar buildings dating from the 1950s to 1980s have frequently been demolished and replaced throughout the Area. The building is visibly not in a good condition. Local knowledge indicates that this building/site is likely to undergo redevelopment in the near future.
Amount of Development Opportunities	of	c.12 units
Constraints		Would meet need for new homes in Camden if redeveloped in a denser way. (This would not need to be high-rise)
Conclusions		Currently inhabited. There are no concrete plans for redevelopment, however local trends and knowledge indicate that this site is likely to be redeveloped in the near future.
		A viability assessment indicates that this site is suitable, achievable and potentially available. It can therefore be designated. Whilst it has a low PTAL (of 0) it is already used for residential purposes and therefore is likely to receive planning permission. A development of at least 12 units would be feasible here. Such a development would be required to fit into the design code.

4a. Policies— Housing and Development

And those which are likely to be sold for development in future:

- 1 Platts Lane (aspiration)



4a. Policies— Housing and Development

And sites whose current use is inconsistent with Camden's Policy for housing:

- **Quality Hotel, Frognal (aspiration)**



- **Rear of 27A Frognal (aspiration)**



4a. Policies– Housing and Development

Policy HD3: Design and Access Statements. Context:

Design and Access Statements accompanying planning applications will be required to state how the planning proposal complies with the neighbourhood plan.

They must also demonstrate how the proposed works will conserve and enhance the building, the streetscape and the Plan area's biodiversity and green infrastructure.

Policy HD3: Design and Access Statements

Design and Access Statements will be required to include the following information:

- Site appraisal
- Biodiversity impact
- Tree and Hedge Survey
- Flood Risk, having reference to published Arup research and Arup research conducted jointly with the Redington Frognal Neighbourhood Forum
- Existing and proposed area of soft surface

4a. Policies– Housing and Development

Policy HD4: Construction Management Plans

Air quality testing has identified that many streets in the Plan area suffer from high levels of nitrogen dioxide and it is likely that they will also have high particulate levels for PM 10, PM 2.5, PM 1 and polycyclic aromatic hydrocarbons (PAH).

It is therefore important to ensure development should seek to reduce the number of associated combustion engine vehicle movements and that it does not contribute to poor air quality.

Construction Management Plans will therefore need to demonstrate how it will address and mitigate air and noise pollution caused by the proposed construction.

Policy HD4: Air Quality

Construction Management Plans will be required to detail practices to prevent or reduce associated air pollution and noise pollution during construction and / or demolition.

CMPs will be required to include a commitment not to increase mean concentrations of NO₂ gases and particulate pollution for PM 10 and PM 2.5 particulates to in excess of 2016 EU maximums:

- NO₂: 40 µg/m³, averaged over 1 year
- PM 10: 40 µg/m³, averaged over 1 year
- PM 2.5: 25 µg/m³, averaged over 1 year.

CMPs will also be required to take into account:

Anticipated movements to and from the site and measures to ensure the highest achievable levels of walking and cycling and public transport use

Highway safety community and security considerations associated with the development

The need for goods and service vehicles to be accommodated on-site, with a set allocation for off-site use, and penalties for violations of that allocation.

CMPs should state steps to be taken to minimise vibration and noise, set maximum decibel levels and provide projections of the timing and duration of noisy works.

Construction Management Plans must also include a commitment to monitor vibration and noise throughout the demolition and construction phase, during working hours.

4b. Policies– Biodiversity and Green Infrastructure

Policy BGI1: Maintaining Green Spaces and Biodiversity.

Context

With minimal public open space, private gardens are the key contributor to biodiversity and green infrastructure.

Over the years, considerable loss of tree cover, private garden space and hedges has occurred, with a negative impact on biodiversity:

- an analysis of consented planning decisions within the Redington Frognal Conservation Area between 2010 and mid March 2016, indicates that Camden granted 330 consents, to the detriment of biodiversity and green infrastructure.

Policy BGI1: Maintaining Green Spaces and Biodiversity

Any new development shall protect and improve, where appropriate, existing green/open space. Development that increases the demand for recreation or amenity shall provide for new green/open space. Development that increases the demand for recreation or amenity shall provide for new green/open space and provide benefits for biodiversity. This shall be achieved by, where appropriate:

- The protection of existing green/open space - from significant damage or loss through development.
- An increase in the area of soft permeable surface by at least 10% on any development that increases the footprint of the building, or at least 20% in the case of a new basement or basement extension
- 2 new trees being planted for every 1 tree removed as part of a new development.
- The appropriate provision (relative to the size of the development) of new green/open space, or contributing towards addressing the open space deficiencies in the Area as identified in the development plan.
- Appropriate contributions by developers to the maintenance and enhancement of existing and new green/open space, providing benefits to biodiversity.
- The offsetting of any loss of green/open space within the Area.
- A retention of existing levels soft permeable surfacing in front, side and rear gardens in new planning applications.
- A retention of 50% of existing garden space, and of trees which are visible from the street and therefore contribute to the character of the conservation area and to biodiversity.
- Hedges being reinstated where they have previously been lost.
- New extensions and, infill developments and developments which demolish must have a positive impact on green and biodiversity elements that contribute to the Conservation Area.

4b. Policies– Biodiversity and Green Infrastructure

Policy BGI2: Local Green Space.

Context

Public green space within the Plan area is very limited.

The West Heath Lawn Tennis Club (WHLTC) and the large covered water reservoir, contribute the most substantial area of open space.

WHLTC is accessible to members of the public who join the club and is also used by local schools.

Policy BGI2: Local Green Space

The West Heath Lawn Tennis Club (WHLTC), together with a large covered reservoir, contributes the most substantial area of open space, although this is not currently publicly accessible. However as a playing area it is accessible to members of the public who join the Tennis Club. It holds special significance as there is otherwise no public open space in the Area.

The WHLTC is currently designated by Camden Council as a green space, and therefore does not require designation. However the covered reservoir is not currently designated: It is this reservoir that the Plan seeks to designate, in order to preserve it for the community for potential future

4b. Policies– Biodiversity and Green Infrastructure

Policy BGI3: Trees and Hedges: Context

Trees provide many benefits to the urban environment, but are often undervalued. They play a vital role in improving the environment, the quality of peoples' lives and health and well-being. The aesthetic value of trees substantially enhances the townscape, while shade and shelter provided by their canopies helps to cool urban areas in summer and prevent heat loss by buffering the impact of cooling winds in winter.

Development is required to protect trees in good health that contribute to the character and biodiversity of the Area, individual streetscapes, and green spaces.

The Neighbourhood Forum seeks to close gaps in the tree canopy and to provide a healthy mix of native tree species to support health and well-being and to benefit biodiversity.

Policy BGI3: Trees and Hedges

1. Tree felling is to be avoided, but where felling is judged necessary, each felled tree is to be replaced by at least two trees with a high value to insects and lichens from the list 5A, arranged in order of biodiversity value. Planting at least two trees is good landscape practice and will help to ensure that at least one of the trees survives. If a tree dies it should be replaced in the next planting season.
2. Development shall protect trees in good health that contribute to the character and biodiversity of the Area, individual streetscapes, and green spaces. This shall be achieved by development that:
 - i. Protects existing trees and provides for their maintenance.
 - ii. Makes provision for the appropriate planting of additional trees, relative to the size of the development, in suitable locations where tree survival is likely.
 - iii. Makes appropriate provision for the maintenance of new trees – for at least the first five-year establishment period of a new tree.
3. A tree and hedge survey will be required for all planning applications. Trees should be assessed according to their wildlife value, i.e. the number of insect species and lichens supported. The Design and Access Statement must also include information on planned planting of trees and hedging and how the species selected will provide habitat and shelter for wildlife.

4c. Policies– Basement Policy

Policy B1: Basements

The Redington Frognal Neighbourhood area is situated in Claygate Member and Bagshot Formation in which aquifers are present. Basement excavation causes irreversible change to the water pressures in the ground. Basement development beyond the building footprint results in loss of green space, endangers trees and can exacerbate surface water flooding.

The basement policy will be based on Highgate's policy which is currently awaiting feedback from Camden

4d. Policies– Local Character

Policy LC1: Infill Development, Extensions and Replacement Buildings. Context:

The Neighbourhood Forum's Vision and Objectives Statement aims to preserve and enhance Redington Frognal's characteristics.

This Policy seeks to limit the negative impact and accentuate the potential positive impact, of infill developments and extensions.

Policy LC1: Ensuring quality of infill developments, extensions & replacement buildings

1. Extensions must remain subservient to the host building, and must have a character, scale and massing that adheres to the Infill and Extension Design Code
2. Rear extensions shall avoid the addition of a balcony or terrace unless it is a predominant feature of the terrace.
3. Side extensions or side porches will only be permitted if they reflect the rhythm, punctuation and symmetry of the street scene, and are in accordance with the Infill and Extension Design Code
4. Any infill development will only be permitted if it maintains existing gaps between houses and maintain views of rear gardens.
5. Infill developments, extensions and replacement buildings will be required to comply with the Design Code.
6. Infill developments, extensions and replacement buildings will be required to preserve and enhance the Conservation Area, including their general amenity value and because of the contribution of gardens to green space

4d. Policies– Local Character

Policy LC2: Infill and Extension Design Code

The Neighbourhood Forum's Vision and Objectives Statement aims to preserve and enhance Redington Frognal's characteristics.

This Policy seeks to limit the negative impact and accentuate the potential positive impact, of infill developments and extensions.

The Design Code will be drawn from Aecom's work

4d. Policies— Local Character

Policy LC3: Architectural Details: Context

To maintain and improve the quality and character of buildings in the Neighbourhood Area, architectural features shall be retained or reinstated, where they contribute to the significance of the heritage asset, in accordance with the design code (to be drawn up).

Policy LC3: Architectural Details

- i. To maintain and improve the quality and character of buildings in the Neighbourhood Area, architectural features shall be retained or reinstated where they contribute to the significance of the heritage asset, in accordance with the design code.
- ii. The architectural details are outlined in detail in the design code, and are as follows:
 - Arches over front doors / intricate porches
 - Metalwork including on balconies
 - Arches over windows
 - Carved stone on building exteriors
 - Arches / green arches into gardens
 - Other elements TBC in design code

4d. Policies– Local Character

Policy LC4: Enhancement of the Environment of Finchley Road.

Context:

The Vision and Objectives Statement seeks the enhancement of the Environment of Finchley Road.

Finchley Road is a TfL 'Red Route', part of the Transport for London Road Network. Because of this, there is limited scope for this Plan to have a say over the carriageway of the road, but the Plan will provide a policy regarding the character of the buildings on the east side of Finchley Road.

It will also campaign for tree planting and other greening measures.

Policy LC4: Enhancement of the Environment of Finchley Road

- i. Any alterations to or new shopfronts shall respect the proportions, rhythm and form of the original frontages, in accordance with the Finchley Road Shop Front Design Code. Any shopfront of historical or architectural quality shall be retained, even if its use has changed.
- ii. Finchley Road Design code based on existing high-quality shopfronts.
- iii. There will be a presumption in favour of preserving or enhancing the character of Finchley Road.
- iv. Advertising must be of a size, form, material colour and method of illumination that relates to the overall appearance of the street as well as the character of the building on which it is attached
- v. New shopfronts or alterations should restore lost original features, such as unpainted surfaces, pilasters, corbels, glazing bars, part-glazed doors and fascia.
- vi. Corporate retail signage must sensitively adapt to the streetscape
- vii. Signage should either be non-illuminated or externally illuminated.
- viii. Fascias should be painted timber fascias with painted lettering or letters in another material.
- ix. Security measures that do not detract from the streetscape are encouraged, including toughened glass and the strengthening of shopfronts.

4e. Policies– Community Facilities

Policy CF1: Protecting Community Facilities.

Context

Sub Area Three of the Conservation Area has a history as an important centre for tertiary education, the arts and culture, through King's College London, Queen Mary and Westfield College, Hampstead School of Art and Craxton Studios in Kidderpore Avenue. Further examples are found in Frognal Lane: Florian Leonhard Fine Violins; and in Arkwright Road: Camden Arts Centre.

These are important and established community facilities and are consistent with the cultural interests of residents. They offer the opportunity to maintain the area's tradition of adult education. Policy CF seeks to maintain the Redington Frognal Conservation Area as Centre for Tertiary Education, the Arts and Culture.

Policy CF1: Protecting Community Facilities

The Plan supports the retention and enhancement of existing community facilities. This will be achieved by:

- i. Resisting the loss of the facilities and sites listed below, unless a replacement facility is provided.
- ii. Supporting improvements to existing facilities:
 - Camden Arts Centre
 - St. Luke's Church, St. Andrew's Church
 - West Heath Lawn Tennis Club.
 - Craxton Studios
 - Violin workshop at 3 Frognal Lane (Florian Leonhard Fine Violins)

4f. Policies– Community Infrastructure Levy Priorities

Policy CF2: CIL Priorities. Context

In areas with approved Neighbourhood Plans, the government has decided that a minimum of 25% of CIL money should be spent in the Area. In accordance with this, the Forum strongly encourages Camden Council to use this Plan as the basis for allocating CIL money in this Area.

The table sets out the main priority areas for such spending. These projects and schemes should be the main recipients of planning gain monies (such as S106 agreements, CIL, and any other such schemes) in the Area

Policy CF2: Community Infrastructure Levy Priorities

Enhancement of the environment of Finchley Road

Provision of new street trees and hedges

New locally protected green space, including pocket parks, at: Bracknell Way / Heath Drive, Rosecroft Avenue / Platts Lane / Hermitage Lane roundabout, a new development at Hampstead Gate; green verges in Templewood Gardens and Greenaway Gardens.

Restoration of granite paving stones in Arkwright Road

Conservation Area signage and wall plaques commemorating famous residents and architects.

Acquisition of the covered Thames Water reservoir in Platts Lane for development as a community-supported nature reserve, in the event that the reservoir becomes redundant.

The provision of new high-quality benches, particularly on streets with a steep gradient.

Acquisition of West Heath Lawn Tennis Club to secure its future operation at wooded site in Croft Way.

Daylighting of the underground stream between Templewood Gardens and the north-eastern end of Redington Gardens.

Incorporation of a building for community use at one of the allocated development sites.

4g. Policies– Transport

Policy T1: Sustainable Transport. Context

Camden Council's stated policy is for a reduction in car use. In order to reduce the emissions from vehicles in the Area, car reduction measures – such as car free developments, parking spaces for car club vehicles and charging points for electric cars – are strongly supported.

The following transport initiatives and proposals would contribute towards cleaner air and would mitigate the impact of commuter traffic and school run traffic.

Policy T1: Sustainable Transport

In order to encourage the safe movement of traffic on roads in the Area, and to promote a reduction in car use, development will be supported which includes the appropriate provision of:

- i. Car-free or car-capped developments.
- ii. Car club spaces.
- iii. Charging points and dedicated parking spaces for electric cars.
- iv. Contributions to safer road layouts, traffic calming, and the removal of rat-runs.
- v. Proposals which will result in a reduction in air pollution caused by vehicle emissions.
- vi. The appropriate provision of loading bays for commercial use that requires regular deliveries.
- vii. Engagement with, and improvement of accreditation level of the TfL STARS School Travel Plans process.

4g. Policies– Transport

Policy T2: Cycling.

Context

Camden's policy is to prioritise walking, cycling and public transport.

This policy therefore seeks to encourage cycling: as increasing journey numbers are made by bicycle, a more pleasant area will be created.

Policy T2: Cycling

Development shall promote improved provision for cycling throughout the Area and encourage cycling. This shall be achieved, where appropriate, by:

- i. Contributions to the improvement of existing bicycle lanes and paths.
- ii. Contributions to the provision of safe and well designated cycle routes, especially on the main roads through the Area.
- iii. Contributions to the provision of new bicycle lanes and paths.
- iv. Contributions to the provision of new bicycle stands in all parts of the Area - and particularly in town and neighbourhood centres.
- v. The provision of appropriate bicycle storage in residential and commercial development

4g. Policies– Transport

Policy T3: Pavements and Pedestrians. Context

Camden's draft Local Plan
Policy notes that:

“Walking is a zero carbon means of transport and provides significant benefits in terms of promoting healthy lifestyles and helping to create more vibrant streets and public spaces.”

The Plan will therefore support development which enhances the environment to benefit pedestrians.

Policy T3: Pavements and Pedestrians

Pedestrian access in the Area shall be improved by development that takes into account the following:

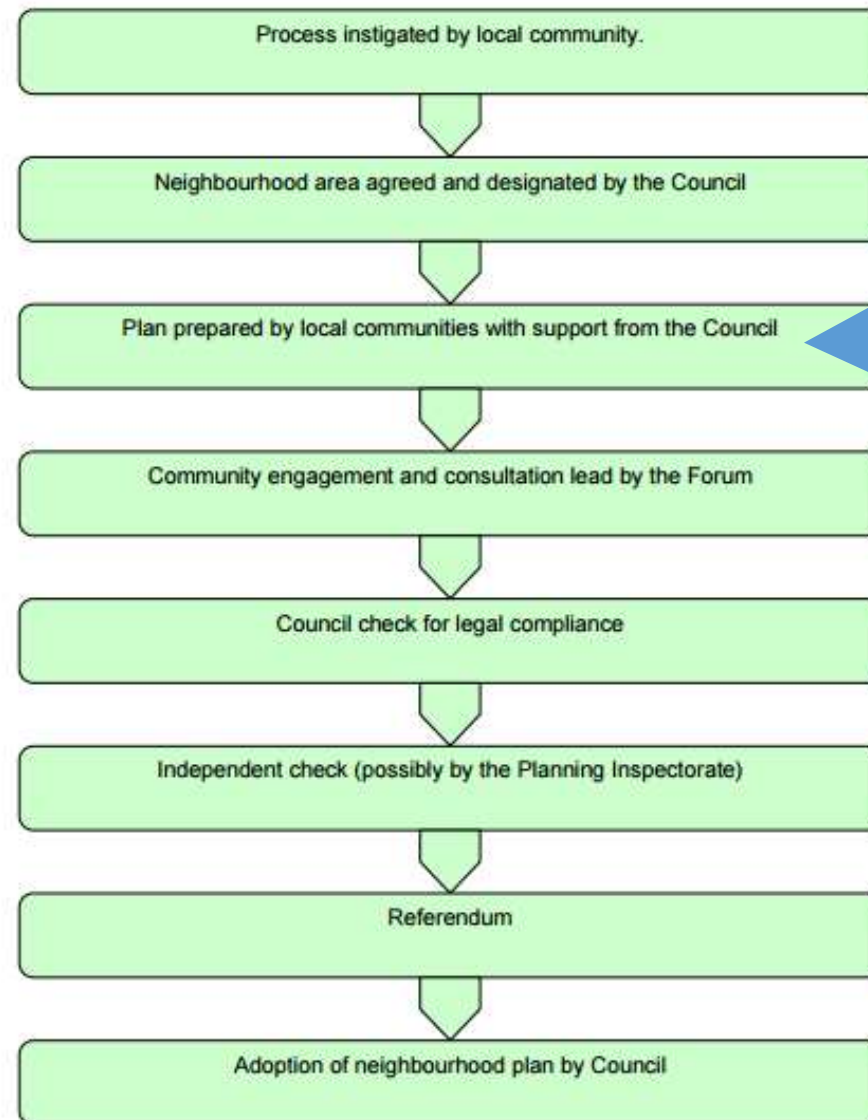
- i. Provides safe and wide pavements, giving the maximum possible space to pedestrians.
- ii. Is set well back from the pavement, where appropriate, with the aim of giving additional pavement space.
- iii. Improves accessibility for disabled people and those with push chairs.
- iv. Contributes to improved and safer pedestrian crossings - particularly on at either end of Frognal Lane; across Frognal from the western end of Redington Road and across Finchley Road just to the north of Frognal Lane and across West Heath Road from Platts Lane to Sandy Lane.
- v. Increases the amount of space for pedestrians around public transport facilities.
- vi. Improves the existing network of paths in the Area.

5b. Next steps – Design Codes & Aecom

Aecom have told us they aim to produce final draft of Design Codes by July 1st. Final version (following tweaks / adjustments) likely to be ready after this date.

The Neighbourhood Forum and Create Streets are working with Aecom to provide guidance on how best to complete these Design Codes so that they are effective and robust.

Once Design Codes are submitted to Redfrog, the Plan can be submitted to Camden.



We are in
this phase
of the
process at
present

5a. Next steps – Submission(s) to Camden

- Council needs to screen draft Neighbourhood Plan to determine whether it is likely to have significant effects on the environment (SEA screening).
- This needs to be done prior to first consultation: if the screening determines that a Strategic Environmental Assessment is required, an additional technical report will need to be undertaken by the Forum and consulted upon alongside the first (statutory) consultation of the Plan.
- For SEA screening, Camden have to assess whole Plan and consult with Historic England, Environment Agency and Natural England for 5-6 weeks.
- Beyond this there may be tweaks or adjustments asked for by Camden.

5c. Next steps – Consultation

1. Before the formal pre-submission consultation takes place a qualifying body should be satisfied that it has a complete draft neighbourhood plan or Order. It is not appropriate to consult on individual policies for example.
2. A qualifying body must publicise the draft neighbourhood plan or Order for at least **six weeks** and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal.
3. RedFrog will need to submit a consultation statement that:
 1. Sets out the people and organisations that you consulted about the neighbourhood plan;
 2. explains how they were consulted;
 3. summarises the main issues that they raised;
 4. and describes how you have considered these issues and, where relevant, how you addressed them in your draft neighbourhood plan;

5d. Next steps – Questions?

**This presentation was prepared by Create Streets for
the Redington Frognal Neighbourhood Forum.**