

## Policy BD: Building and Design

This aims to preserve and enhance Redington Froggnal characteristics by applying design and conservation principles to this green and “picturesque Victorian and Edwardian suburb”.

The sub policies include a presumption against the demolition of buildings which are positive contributors to the Redington Froggnal Conservation Area, identified for Local Listing and / or non-designated heritage assets.

The use of Design Codes is proposed in relation to new construction and extensions. These will require new buildings to respect existing rooflines, i.e. not greater than 3-4 storeys in height, to incorporate a medium to high level of decoration and detailing appropriate to a historic Conservation Area. Architectural details are to be retained for existing buildings.



A new building compliant with the Red Frog Design Code

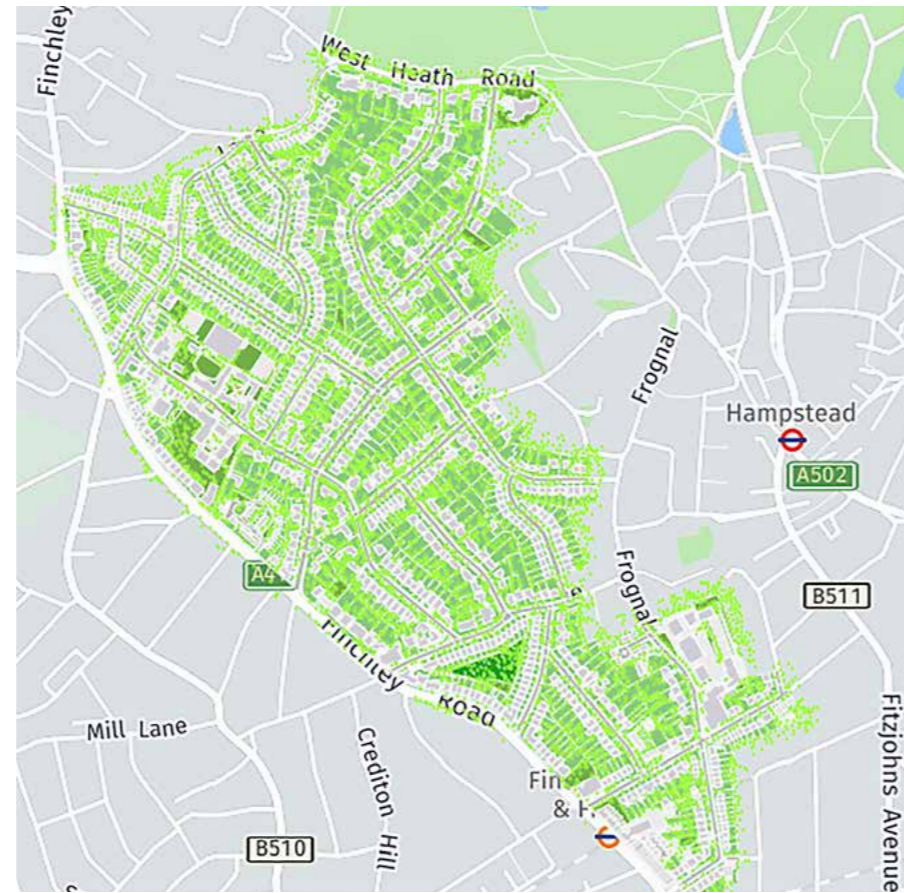
New buildings not compliant with the Red Frog Design Code

A “green” design policy for front and rear gardens aims to maximise the garden area capable of supporting biodiversity and acting as a carbon sink (to help mitigate against climate change and the urban heat island effect), while rear garden boundaries are encouraged to include trees. The incorporation of hedges is also encouraged, to enhance amenity, biodiversity and streetscapes, filter pollutants and minimise rain water run-off. Front boundary walls and hedges are to be retained and, where lost, reinstated, as the opportunity arises.

Other requirements include gaps between neighbouring buildings, to provide views to rear gardens and trees, and a number of key views into and out of the conservation area are designated.



In line with Camden policy, new development is to be car-free, to provide green streetscapes.



## PLEASE COME ALONG TO THE NEIGHBOURHOOD FORUM AGM

to hear more and to ask your questions, on:

**SUNDAY 28 October at 3 pm**

at JW3 Theatre, Finchley Road, London NW3 6ET

Please complete the on-line survey at:  
<https://www.surveymonkey.co.uk/r/RedFrogPolicies>

Contact: [redfrogemail@gmail.com](mailto:redfrogemail@gmail.com)  
[redfrogforum.org](http://redfrogforum.org)

## REDINGTON FROGNAL NEIGHBOURHOOD FORUM



## Redington Froggnal Neighbourhood Development Plan FINAL DRAFT POLICIES

October 2018

The Localism Act 2011 grants local communities the right to guide and shape development in their areas through the formation of a Neighbourhood Forum and the creation of a Neighbourhood Plan. This means that, while our Policies must accord with Camden’s Local Plan, the London Plan and the National Planning Policy Framework, we have the opportunity to ensure that our neighbourhood develops in the style, and along the lines, that we favour, rather than simply being at the mercy of developers.

Conservation Area status has failed to afford protection, as recent developments all too clearly illustrate.

But, if we, the residents, agree our Neighbourhood Plan, at a referendum in 2019, it will be used alongside Camden’s Local Plan to assess planning applications in the Redington Froggnal Neighbourhood Plan Area.

It is our last chance to preserve what we value most – the character and environment of our neighbourhood.

### Development Policies

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 just invest here.

We believe that the RedFrog neighbourhood should celebrate its heritage and history and should continue to be a delightful area for residents to stroll in and enjoy, as they go about their daily lives.

The Plan’s six policies have been informed by you, the residents of RedFrog in your responses to the 2015 **Vision and Objectives** Survey. They are:

- Building and Design
- Biodiversity and Green Infrastructure
- Cultural, Leisure and Tertiary Education, Community and GP Facilities
- Aspirational Development Sites
- Finchley Road – Residential and Retail Environment
- Underground Water Facilities



Green streetscape with trees, hedges and gardens



Garden-free streetscape

## Policy BGI: Biodiversity and Green Infrastructure

The gardens, trees and hedges within Redington Froggnal constitute an important green lung for the health and wellbeing of residents. They also provide habitat for wildlife and form an important ecological network used by wildlife at ground and tree canopy level.

The area has suffered some loss of tree cover, private garden space and hedges over recent years. The replacement of green space by hard surface, in an area characterised by hills and bends, inevitably causes surface water run-off problems, places strain on the drainage system, creates blockages and reduces water availability for gardens.

Development of gardens is to minimise losses of trees, hedges and biodiverse habitat; there will be a presumption against the loss of front gardens and / or front garden boundaries. Their reinstatement is encouraged, where possible, along with front gardens which allocate at least 50% of the plot frontage to soft-surfaced front garden.

Development is to protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area. Where appropriate, development should restore tree lines and biodiversity corridors; trees that need to be removed are to be replaced.

A high quality and green public realm is important to wellbeing and to promote a sense of civic pride. This will be achieved by retaining existing open space and providing special designation for a number of Local Green Spaces, such as West

Heath Lawn Tennis Club, the rear garden of Camden Arts Centre and the entire lawned and planted area of Studholme Court.



Proposals to excavate gardens for basement development will be required to demonstrate how they will not cause cumulative erosion of garden space, harm nearby trees or conceal or divert an underground stream etc. A minimum depth of 2m of permeable soil is to be provided, to sustain large trees to become veterans.

These measures will aid biodiversity, help maintain a carbon sink, mitigate air pollution and surface water run-off, provide cooling and aid health and wellbeing.

## Policy CF: Cultural, Leisure and Tertiary Education, Community and GP Facilities

The greatest population increase in the Froggnal & Fitzjohn's ward is projected for the over 60 age groups, placing growing pressure on the Area's infrastructure.

Community space is required to meet the needs of: the large-scale residential developments being marketed on Finchley Road and in Kidderpore Avenue; the growth of the elderly population and the population of home workers. The policy therefore aims to both protect existing amenities and encourage the creation of new facilities within the Area.

**Protecting existing facilities:** the policy seeks to retain Camden Arts Centre, West Heath Lawn Tennis Club, St. Luke's and St Andrew's churches, Craxton Studios, UCS Active and Hampstead School of Art.



Craxton Studios

UCS Active

Camden Arts Centre Café

**New cultural, leisure and tertiary education facilities:** the Plan will support development which allocates space for music, ballet and arts classes (for children and adults) and tertiary education classes, such as those run by the University of the Third Age.

These are important and established community facilities and are consistent with the cultural interests of residents. A civic community facility and an NHS GP practice will also be sought.

**New facilities to support home working:** the area has high incidence of home working. Development which allocates space for shared business / co-working space will be supported.

**Community Infrastructure Priorities:** improvements to public realm and greening initiatives, including on Finchley Road, will be high priorities.

## Policy DS: Aspirational Development Sites

A number of sites have been identified as Aspirational Development Sites to help meet the need for housing growth and community facilities.

These range from the rear of Finchley Road retail buildings, Hampstead Gate office park and the Allied Irish Bank office block to investment sites in Redington Gardens and sites currently used for garages.

## Policy FR: Finchley Road – Residential and Retail Environment

**Formerly an elegant tree-lined boulevard, the streetscape has become degraded by earlier road widening, loss of greenery, high traffic volumes and the replacement of original shopfronts with acrylic signage and large expanses of plate glass.**

The carriageway and footway are managed by TfL. However, regeneration of the retail section of Finchley Road can be achieved with the aid of this policy to retain Victorian and Edwardian shopfronts and to encourage the restoration and reinstatement of lost heritage features.

In the event that a Cycle Superhighway is constructed, the Forum will press TfL to excavate space for a common utilities duct to enable tree planting. Reduced traffic volumes and a greener environment will improve air quality, reduce traffic noise and benefit the many residential properties lining Finchley Road.

These actions, together with the introduction of planting and seating, will facilitate the development of Finchley Road as a community resource, promote walking and will benefit both Finchley Road residents and traders.



A potential Finchley Road pocket park

## Policy UWF: Underground Water Features and Basement Excavation

The geology of the Redington Froggnal Neighbourhood area is characterised by aquifers, springs and underground streams.

Basement excavation causes irreversible change to the water pressures in the ground and development beyond the building footprint results in loss of green space, endangers trees and can exacerbate surface water flooding.

Specific screening measures will be expected at the earliest stage in the planning application process. This is to include a review of the RedFrog / Arup map of RedFrog underground water features. Additional information for Basement Impact Assessments will be required, in order to guard against damage to neighbouring properties, and detailed engineering drawings will need to explain how specific construction impacts will be addressed.

For further details please visit [redfrogforum.org](http://redfrogforum.org)

This site is under construction but updates will be posted as we near completion.