Redington Frognal

Neighbourhood Development Plan

2019 - 2044

October 2018

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0. FOREWARD

0.1 Statutory Requirements

0.1.1 The Neighbourhood Plan has been written to be in conformity with the National Planning Policy Framework and the stated Policies in Camden's Local Plan, adopted on 3 July 2017, and Supplementary Planning Guidance.

0.1.2 Camden's Local Plan is open to interpretation by Camden officers and the Development Control Committee. Consistent with the wishes of Forum residents, the Redington Frognal Neighbourhood Plan sets out its own interpretation of these policies, in order to ensure that development policies are applied in such a way as to preserve and / or enhance the Plan Area, which is also the Redington Frognal Conservation Area. A considerable body of evidence has been developed in support of the Neighbourhood Plan policies.

0.1.3 The incorporation of design codes aims to ensure that the Redington Frognal Conservation Area is not blighted by, in the words of Heath and Hampstead Society, "architecturally uninspiring, corporate looking development" of "luxury flats with double basement garages…..".

Development of the Redington Frognal Neighbourhood Forum

0.1.4 Redington Frognal Association, the umbrella group for street representatives and tenants' associations, in the Redington Frognal Conservation Area, began to consider developing a neighbourhood plan in 2014. The boundaries and constitution of the Redington Frognal Neighbourhood Forum were formally adopted by Camden on 5 September 2014 under the 2011 Localism Act.

Development of the Redington Frognal Neighbourhood Plan

0.1.5 Work commenced on Policy drafting in 2016, following the Vision and Objectives survey, which ran from April to September 2015 and attracted almost 100 responses from an Area of 2,000 households.

0.1.6 A first draft of the policies, informed by the Vision and Objectives survey, was presented to the Neighbourhood Forum at the June 2016 AGM. Policies were redrafted in the light of feedback generated from a public consultation in September 2016 and further revisions ensued, following advice from Camden officers and other professionals.

0.1.7 Policies are supported by a detailed Evidence Base, funded by Redington Frognal Association, government grants and CIL money. The Evidence Base is published on the Neighbourhood Forum website.

0.1.8 The draft Plan underwent a Health Check and Evidence Base Review by AECOM in July and August 2018, and further drafting revisions ensued.

Involvement of Professionals

0.1.9 Preparation of the neighbourhood plan would have been impossible without the involvement of professionals. We are grateful to many independent consultants but, particularly, to AECOM, Create Streets, Arup, the Ecology Network, Hampstead Conservation Area Advisory Committee and Paul McKenzie Studio, in addition to Frognal and Fitzjohn's ward councillors and a large number of resident volunteers.

0.1.10 The Forum wishes also to record its gratitude to Camden Council senior planners for extensive and detailed comments received on three drafts.

0.2 VISION AND OBJECTIVES

0.2.11 The Forum recognises that the area is likely to evolve over time as a result of changes to the climate, existing buildings, the occasional introduction of new buildings and careful and positive changes to the streetscape and public realm. However, certain aspects of the area are sensitive and successive individual changes may cumulatively erode its character.

0.2.12 The Neighbourhood Plan therefore aims to provide a clear framework for future development through a robust set of Policies. While complying with the Local Plan, the Policies are also distinct to the Plan Area, offering a vision of sustainable development which is appropriate, strikes a reasonable balance between private interests and social amenity and is supported by Forum residents.

0.2.13 We seek a future for the RedFrog Neighbourhood which preserves its green character and serves 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 anyone to stroll and enjoy.

0.2.14 Our six Objectives are:

1. To preserve and enhance RedFrog characteristics as a picturesque Edwardian suburb with a diverse population

2. Protecting and improving green space and bio-diversity

3. The enhancement of the Environment of Finchley Road

4. Identifying areas for growth of new homes, with community facilities to support home working

5. Maintaining and promoting the area as Centre for Tertiary Education the Arts and Culture

6. Basement Excavation – ensuring that basement development does not impact local hydrology or cause damage to neighbouring properties.

conversion of two or more flats into a single dwelling and will explore evidence for a case to resist such conversions. Retaining family flats will help maintain the mix of housing and family types.

Community space is required to meet the needs of: the large-scale residential developments under construction on Finchley Road and in Kidderpore Avenue; the growth of the elderly population and the population of home workers. The Neighbourhood Plan will seek to meet the need for a civic community facility through the designation of Kidderpore Hall (the White House) in Kidderpore Avenue as a civic community facility.

The opportunity to create Pocket Parks,new woodland and green verges will be taken whenever possible.

Business Growth

The area has excellent transport links and some of the fastest broadband in the UK and is a suitable environment for home working.

The Neighbourhood Plan will seek to support home working, through the development of a community facility with meeting space, and business growth by driving Finchley Road footfall through greening measures and a cleaner street.

Many properties in the section of Finchley Road between Arkwright Road and Frognal are characterised by retail or service use at ground-floor level. Through the measures above, enhancements will be sought to the physical environment, where possible.

Objective 5

CENTRE FOR TERTIARY EDUCATION, THE ARTS & CULTURE

Sub Area Three has a history as an important centre for tertiary education, the arts and culture: King's College London; Queen Mary and Westfield College; Hampstead School of Art; 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.

Redington Frognal Neighbourhood Plan will seek to replace any loss of this traditional use, to maintain a community balance and to promote the development of community space in a ward where home working is on the increase and where there are many elderly residents.

Objective 6

BASEMENT EXCAVATION

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.

Basements will be required to be contained within the footprint of the original dwelling, in order to avoid garden take-up. They are to be no more than one storey deep (i.e. the excavation is to extend less than 3.5 metres below ground-floor level), in order to minimise interference with the water table.

Pavements should not be removed from use for more than a few weeks.

PROJECTS TO BE UNDERTAKEN

1) The designation of Kidderpore Hall (the white building in Kidderpore Avenue) as a civic community facility to help address the unmet and growing need for a community centre (like Burgh House).
2) A project to mark the courses of the underground rivers Westbourne, and Tyburn will be examined.
3) Develop a register of street trees and trees with TPOs.

PLEASE COMPLETE OUR QUESTIONNAIRE
online (**before 31 August 2015**) at:
HTTPS://WWW.SURVEYMONKEY.COM/S/REDFROG
Please also come along to our **Forum meeting** on:
SUNDAY 15 MARCH AT 4 PM
UNIVERSITY COLLEGE SCHOOL REFECTORY, (FIRST FLOOR)
FROGNAL, LONDON NW3 6XH

Redington Frognal Neighbourhood Development Plan

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. These must accord with Camden's Local Development Framework, national planning policy and the London Plan. If our Plan is successfully adopted, it will be used alongside Camden's own plans to assess planning applications in the Redington Frognal Conservation Neighbourhood Area.

VISION & 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.

Objective 1

PRESERVE AND ENHANCE REDFROG CHARACTERISTICS

The Neighbourhood Plan will adopt design and conservation principles to preserve and enhance the characteristics of this green and "picturesque Edwardian suburb", with a mixed range of population in terms of socio-economic and age groups.

The Neighbourhood Plan will incorporate a presumption against demolition. It is a condition that any new buildings are to respect existing rooflines, i.e. not greater than 3-4 storeys in height, with gaps between neighbouring buildings, with front and rear gardens and with a footprint which does not exceed the one it is replacing.

A "green design" policy for front and rear gardens will see gardens maintained as green, soft-landscaped surfaces. Side gardens are required, in order to preserve gaps between buildings and views to rear gardens and trees.

Front boundary treatments of low retaining walls and hedges are to be retained and, where lost, reinstated, as the opportunity arises.

On-street residents' parking space is to be retained, with no further losses to crossovers and front garden parking. New development is to be car-free, in line with Camden policy elsewhere in the borough, and a project to lobby for increased car club places will be launched.

Objective 2

GREENERY AND NEW, GREEN PUBLIC REALM

The gardens, trees and hedges within Redington Frognal constitute an important green lung, for the health and wellbeing of residents. They also provide habitat for wildlife and form an important green corridor at ground and tree canopy level used by wildlife, linking Hampstead Cemetery and the King's College Site of Importance for Nature Conservation with Hampstead Heath.

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.

There will be a presumption against conversion of front gardens to parking space.

The Neighbourhood Plan will require the retention of soft surfacing and trees, taking all opportunities to expand the area of soft surfacing and amount of tree cover.

Private gardens, open space, trees and veteran trees are to be retained, including those which form part of a habitat corridor, back-to-back, between rear gardens. A project will be launched to consider a succession-planting programme for the area's trees (private and street) and hedges, to ensure that greenery is retained.

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.

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, for the benefit of all residents, by taking opportunities to green neglected areas, and by developing new locally protected green space, including woodland and pocket parks. The existing Borough Grade II Site of Importance for Nature Conservation (behind Kidderpore Hall in Kidderpore Avenue) is to be preserved and enhanced for the benefit of wildlife and biodiversity and designated as locally protected green space.

Where the width allows, pavements will incorporate: grass / wildflower verges and shrubbery; and the provision of benches, particularly on streets with a steep gradient.

Additional locally protected green space is to include West Heath Lawn Tennis Club and a community-supported nature reserve, on the site of the covered water reservoir in Platts Lane, in the event that the reservoir should be declared redundant. The reservoir is situated on backland, surrounded by private gardens and the West Heath Lawn Tennis Club.

Civic pride is to be promoted through Conservation Area signage and wall plaques commemorating famous residents and architects.

Objective 3

ENHANCEMENT OF THE ENVIRONMENT OF FINCHLEY ROAD

The Neighbourhood Plan will seek to work with TfL to promote safer conditions for pedestrians and cyclists. The planned construction by TfL of Cycle Superhighway 11 between Swiss Cottage and Hendon Way provides a key opportunity to promote community cohesion and mitigate some of the destructive impacts from six lanes of traffic.

The Neighbourhood Plan will encourage landscaping, physical improvements and greening measures, in order to provide shade to pedestrians and cyclists and to help filter vehicle pollutants. Specific measures to be sought will include:

I. Construction of a trench between the road and the pavement for laying a common utilities duct, in order to enable tree planting
II. Prioritisation of walkability and the provision of wide, tree-lined, pedestrian-friendly pavements with good-quality street furniture, level pavements and the removal of unnecessary railings

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

Objective 4

SUSTAINABLE GROWTH

A neighbourhood plan is required to support sustainable growth of homes and jobs.

Residential Growth

Camden's Local Development Framework policy identifies a "very high" need for properties with two bedrooms (Development Policy 5.4). Considerable development under way in Kidderpore Avenue and along Finchley Road will help meet this need.

The Neighbourhood Forum notes the cumulative loss of dwellings through the

0.3 Policies and Appendices

0.3.1 The Neighbourhood Plan is comprised of the following Policies and Appendices:

Policies

BD: Building and Design

BGI: Biodiversity and Green Infrastructure

CF: Cultural, Leisure, Tertiary Education and Community Facilities

DS: Aspirational Development Sites

FR: Finchley Road: Residential and Retail Environment

UWF: Underground Water Features and Basement Excavation:

Appendices

Appendix BD 1 Modern Suburban Houses by CHB Quennell

Appendix BD 2 Sub Area 2 Streetscapes

Appendix BD 3 Buildings for which status as Non-Designated Heritage Assets is sought

Appendix BD 4 Design Codes

Appendix BGI

Appendix CF

Appendix FR

Appendix UWF

BD: BUILDING AND DESIGN

BD 1 NEW DEVELOPMENTS AND REFURBISHMENT OF EXISTING HOUSING STOCK

Intent

1. For designated heritage assets, such as the Redington Frognal Conservation Area, paragraph 132 of the NPPF requires that local planning authorities should give great weight to the asset's conservation when considering the impact of proposed development on the significance of a designated heritage asset.

2. The Conservation Area status of the Plan Area, mostly comprising heritage housing stock, and the scarcity of available development sites, limits opportunities for new construction. Nevertheless, the Plan aims to accommodate part of the need for housing in the Frognal and Fitzjohn's ward, as projected by the GLA over the period to 2041. This will be achieved through development which conforms to Policies BD 1 to BD 4.

Table BD 1 GLA Population Projections for Frognal and Fitzjohn's Ward, 2016 to 2041

	Number of persons				Increase or decrease per period			Cumulative
Age band	2016	2021	2031	2041	2016-21	2021-31	2031-41	2016-2041
0-3 years	599	608	582	576	9	(26)	(6)	(23)
4-10 years	1,131	1,096	1,036	999	(35)	(60)	(36)	(132)
11-18 years	1,096	1,219	1,213	1,173	122	(6)	(39)	77
19-29 years	2,492	2,530	2,430	2,476	37	(100)	46	(17)
30-59 years	5,540	5,877	5,679	5,476	337	(198)	(203)	(64)
60-74 years	1,249	1,207	1,584	1,741	(41)	376	157	492
75-90 years	841	912	913	1,026	71	0	113	184
Total	**12,949**	**13,449**	**13,436**	**13,467**	**500**	**(13)**	**31**	**518**

Source: Redfrog based on GLA 2015 Round Population Projections 'Camden Development', Capped AHS Perso

3. Redington Frognal supports sustainable growth for the provision of a variety of homes and jobs[1].

4. All development in the Area, whether residential or commercial, must "adopt design and conservation principles to preserve and enhance the characteristics of [Redington Frognal's] green and picturesque" Victorian and Edwardian suburb, "with a mixed range of population in terms of socio-economic and age groups."[2] New development must be designed to complement and respect the existing character of the area and its heritage buildings.

5. The phased disposal of King's College Hampstead Campus, between 2000 and 2014, led to considerable new residential development, totalling some about 450 units in Kidderpore Avenue alone, and densification.

6. Other nearby developments include the ZEN development (21 dwellings) on Heath Drive[3] and the Viridium Apartments at 264 Finchley Road (11 flats and 2 penthouses), The Cascades at 368-372 Finchley Road, Clark House at 328 Finchley Road and at 252 Finchley Road. It is likely that these developments have enabled the population of the Plan Area to increase by 2,000 residents since 2000.

7. Notwithstanding this increased housing provision, the mean house price in the Redington Frognal Area increased by 250%[4] over the ten years to 2015. ONS data on Housing Affordability[5] indicate that the ratio of median house price to median earnings also continued to rise in the London Borough of Camden. By 2015, median house prices had reached 20 times median earnings, a deterioration of 23% in just two years.

1 Objective 4 of the Redington Frognal Vision and Objectives Brochure
2 Objective 1 of the Redington Frognal Vision and Objectives Brochure
3 http://www.zendevelopments.co.uk/current-developments/heath-drive-hampstead-nw3/
4 ONS HPSSA Dataset 3 https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/hpssadataset3meanhousepricebymsoaquarterlyrollingyear
5 ONS Ratio of median house price to lower quartile earnings by Local Authority, 2013 to 2015, table 577 https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/006557ratioofhousepricetoearningslowerquartileandmedianbylocalauthoritydistrictenglandandwales1997to2015

8. As a result of such price growth, the area has become particularly attractive to property developers, while the high prices of new developments and existing housing have become unaffordable to all but high earners.

9. ONS Census data for 2011 for the Redington Frognal Neighbourhood Plan Area indicate that 47.2% of household spaces are in converted housing[6]. Maintaining the number of dwellings in converted housing is a key element in the provision of accommodation for a range of household sizes, from single persons to families.

10. The Census data also show the average rooms per household as 5.47 and 2.82 bedrooms per household, compared with an average household size of 2.41 persons[7]. This implies that larger-sized dwellings are well supplied. Of residents aged 16 to 74 years, 31% are economically inactive. Among those who are economically active, 78% are occupied as managers, directors, senior officials, in professional occupations or associate professional and technical occupations. These data confirm the heavy bias towards higher socio-economic groups.

11. A growing trend to increase single dwelling house size has been observed, either through demolition and rebuild or through substantial extensions, including basements. However, consents for residential building extensions and conversions have not yielded an increase in dwellings and, on the contrary, have brought about a cumulative loss of homes, through the conversion of two or more flats to a single house. An analysis of planning consents for the Redington Frognal Area between 1 January 2010 and 19 August 2017 indicates that a total of 21 consents were granted for refurbishment of existing residential buildings, resulting in a net loss of 13 units[8].

12. The Plan seeks to retain existing flats and to ensure that development provides a variety of home sizes and prices. In particular, it aims to enhance accessibility for a range of socio-economic groups, including through the provision of smaller-sized units, from studio flats and starter homes (at a price of no more than £450,000 at 2015 prices[9]) to two bedrooms.

13. London-wide projections of specialist housing needs for the elderly, published by the London Assembly Housing Committee[10], expect that London might need an additional 80,000 sheltered housing spaces and 67,000 more care home places by 2041. Indeed, GLA population projections by age for the London Borough of Camden[11] forecast that Camden's population of 85 and over will increase by 138.8% between 2016 and 2041, compared with an overall Camden population increase of 16.8%.

14. This policy additionally intends that, in accordance with the five principles of sustainable development[12], to help to ensure a "strong, healthy and just society".

6 Includes shared houses and bedsits

7 2011 Census Key Statistics and Quick Statistics, ONS © Crown Copyright, Open Government Licensed. Created by: Corporate Strategy, © LB Camden, 2011

8 RedFrog conversions, from Camden Open Data portal, accessed 19.8.17: https://opendata.camden.gov.uk/Environment/Planning-Applications/2eiu-s2cw/data

9 MHCLG Starter Homes Guidance https://www.gov.uk/guidance/starter-homes

10 London Assembly Planning Committee *Homes for older Londoners: Building healthy homes for a comfortable and independent retirement,* November 2013

11 GLA 2015 Round of Demographic Projections Local authority population projections - SHLAA-based population projections, Capped Household Size model

12 living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly: https://www.gov.uk/guidance/national-planning-policy-framework/achieving-sustainable-development

BD 1 New Developments and Refurbishment of Existing Housing Stock

i. Development of new residential units, in accordance with the 2017 Camden Local Plan policies H6 and H7, is to be prioritised. This should take into account the characteristics of the site, and current evidence in relation to housing need.

ii. Where single houses have been sub-divided into flats, the number of residential units is to be maintained or increased, except where they do not meet or exceed London Plan private internal space standards.

iii. Where units meet or exceed London Plan private internal space standards, a cumulative loss of two or more units will not be permitted. This applies to all development of a site since 2010 (when planning applications first became available on the Camden website), whether by different applicants or by the same applicant.

iv. Apartments that do not meet London Plan private internal space standards may be amalgamated to provide fewer units.

v. In order to maximise the provision of new dwellings, developments providing one or more additional homes should focus on units offering one to four bedrooms, in accordance with London Borough of Camden Strategic Housing Market Assessment, 5.2.16.

vi. The retention of existing and the creation of new development and building extensions will be supported, if they are in accordance Policies BD 1 to BD 4, and:
- maintain the Conservation Area's green and verdant character;
- minimise losses to biodiversity and habitat capable of supporting biodiversity;
- maximise the area of soft landscaping, to act as a carbon sink and help mitigate against climate change and the urban heat island effect;
- encourage/seek large tree and shrub planting;
- retain existing trees and vegetation, especially large species / canopy trees and native trees.

vii. Rear garden boundaries are strongly encouraged to include trees selected from the list shown in Appendix BGI 4.

viii. Front garden boundary walls and hedges should be preserved or reinstated for new developments and refurbishments of existing housing stock.

ix. The Plan strongly encourages the use of hedges (as in Appendix BGI 3) as front side and rear garden boundaries, to enhance amenity, biodiversity and streetscapes.

Application

15. Refurbishment of the existing housing stock, which does not cause loss of soft surface or garden area will be supported, particularly if accompanied by biodiversity enhancing measures, such as tree and hedge planting, as specified in Policy BGI and Appendices BGI 3, BGI 4 and BGI 6.

16. New developments, including building extensions, are to conform to the Redington Frognal Design Codes, as set out in Policy BD 4 and Appendix BD 4.

BD 2 PRESUMPTION AGAINST DEMOLITION

Intent

1. The NPPF requires that local planning authorities should take account of: the desirability of sustaining and enhancing heritage significance, putting assets to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities and economic vitality; and, the desirability for new development to make a positive contribution to local character and distinctiveness (paragraph 131).

2. National Planning Practice Guidance notes, with respect to unlisted conservation area buildings that:

   "If the building is important or integral to the character or appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 133 of the National Planning Policy Framework."

3. Historic England notes that total loss of a heritage asset, or substantial harm, may be justified if all of the following tests are met:

   a) there is no viable use of the heritage asset that can be found in the medium term, including through marketing to find alternative owners;

   b) the heritage asset is preventing all reasonable uses of the site;

   c) public support for or ownership of the asset it demonstrably not possible; and

   d) the harm or loss is outweighed by the benefits of bringing the site back into use.

   Source: page 7 of Historic England "National Planning Policy Framework (NPPF) and Heritage Assets".

4. The Redington Frognal area has a rich social history and has been home to many notable residents, e.g. General de Gaulle and Tomas Mazaryk. It is also defined by fine Edwardian and Victorian architecture and notable post-War buildings by eminent architects, set in large gardens planted with mature trees and vegetation, which make a particularly strong contribution to the character of the area.

5. Camden's Redington Frognal Conservation Area Statement of 2003 had already noted a number of infill developments. Since then, infill development has accelerated and many properties have been demolished. Where properties have been demolished they are replaced by much larger properties and smaller gardens (as in the photo below) and a mixed assortment of architecture. The cumulative impact of this development is to erode the unique characteristics of the Redington Frognal Conservation Area and to harm the settings of historic buildings.

Example of Modern Architecture which Detracts from the Conservation Area

6. The new development above, at 38 Redington Road, lacks detailing to the façade, fenestration and roofscape. It is without a front garden, side garden, trees or hedges, and incorporates excessive hard surfacing.

7. Redington Frognal strongly supports a presumption against demolition and this policy aims to preserve the Area's Victorian and Edwardian buildings, in addition to post 1930 buildings of high architectural value, and their green settings.

13 Redington / Frognal Conservation Area Statement 2003

14 Redington Frognal Vision and Objectives questionnaire, questions 1 and 2.

BD 2 Presumption Against Demolition

i The plan incorporates a presumption against total or substantial demolition for buildings, including those which are:
- identified in the Redington Frognal Conservation Area Statement as positive or neutral contributions, either on their own, or as a group of buildings; or
- included in the list of heritage assets, for which the Forum requests local listing, as shown as shown at Appendix BD 3; or
- identified as non-designated heritage assets.

ii Buildings forming a ;positive contribution to the Conservation Area are to be sensitively adapted and extended, as necessary. This is to ensure that the building and its setting are retained that they remain an integral part of the Area's streetscape and character.

iii Demolition may be justified where a scheme delivers public benefits which outweigh the harm. Where there is substantial harm, the public benefits will need to be substantial.

Application

9. New development will be supported where this is achieved without demolishing a:

i. Victorian or Edwardian building

ii. building considered to be of architectural merit

iii. building which, on its own, or as a group, forms a positive or neutral contribution to the Redington Frognal Conservation Area

iv. locally listed heritage asset, or heritage building for the Forum seeks local listing.

10. Demolition is unlikely to be outweighed by public benefits, except where it delivers public benefits which outweigh the harm. Where there is substantial harm, the public benefits will need to be substantial.

11. Applications for demolition must attach sufficient weight to consideration of the building's retention and its ability to deliver affordable housing.

12. In the absence of substantial public benefit, consent for demolition will not be granted where a property has been neglected, damaged and / or left to deteriorate – either deliberately or unintentionally.

13. Policy BGI 2 applies in respect of applications to demolish front garden walls and hedges.

BD 3 CAR-FREE DEVELOPMENT

Intent

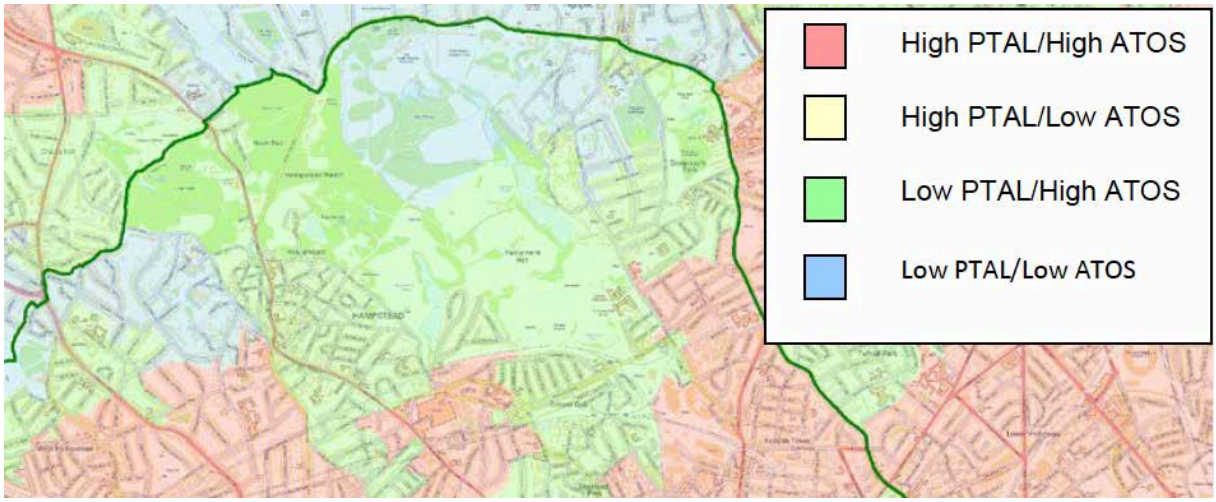
1. With the population of Redington Frognal forecast to grow further during the lifetime of the Plan, the challenge is to ensure that growth is supported by healthy and sustainable transport choices.

Connectivity

2. Section 5 of Camden's Local Plan Evidence Report on car-free development (February 2016) demonstrates that Camden has high and improving public transport accessibility levels (PTAL) and connectivity[15]. New methods of assessing connectivity (e.g. Access To Opportunities and Services (ATOS) and time mapping (TIM) have become available, showing that levels of connectivity within the borough are higher than had been represented in 2010 using PTAL as the sole indicator. It is expected that connectivity will continue to rise due to the delivery of infrastructure improvements.

3. Furthermore, Camden's 2017 Local Plan Evidence Base has successfully demonstrated that, when using combined PTAL and ATOS measures "there are very few areas where there is a combined low PTAL and low ATOS score (blue areas)"[16] in the map below and "although some parts of the borough may not have high PTAL ratings (green), these areas are still well provided by essential local services within a relatively short distance on foot or by public transport".

Map BD 1 Combined PTAL and ATOS Levels for Redington Frognal, 2001



Source: Camden data from 2001 Census

4. Car-free development is supported by planning appeal decisions, even relating to Camden's earlier Core Strategy and Development Policies[17]. These have found that off-street parking provision would prejudice the achievement of sustainable travel by undermining attempts to promote and encourage cycling, walking and public transport use and that off-street parking spaces within an area of high PTAL rating did not amount to sustainable development.

5. The Local Plan Evidence Report observes that, whereas trips by car in Camden declined by 31%, and total motor vehicle trips fell by 27% over the period between 2006 and 2014, the Frognal & Fitzjohn's ward experienced an opposite trend.

6. Although vehicle ownership per household is in decline in Camden, Frognal and Fitzjohn's is the one ward in which vehicle ownership increased between 2001 and 2011.

15 Connectivity is much broader in its scope than public transport accessibility as it includes elements such as the proximity to jobs, shopping opportunities or essential services.

16 It should also be noted that large parts of the blue areas cover Hampstead Heath, which is largely unpopulated.

17 APP/X5210/A/14/2222537 and APP/X5210/A/14/2213004

Table BD 1 Change in Vehicle Ownership by Ward, 2001 to 2011

	House -holds 2001	All cars or vans 2001	House -holds 2011	All cars and vans in 2011	% change in house-holds	% change in total cars or vans	% change in cars or vans per house-hold
Belsize	6,151	3,689	6,131	3,532	-0.3	-4.3	-3.9
Bloomsbury	3,977	1,165	4,819	1,134	21.2	-2.7	-19.7
Camden Town with Primrose Hill	5,371	3,119	5,905	3,004	9.9	-3.7	-12.4
Cantelowes	4,718	2,504	5,094	2,226	8.0	-11.1	-17.7
Fortune Green	4,768	3,267	5,324	3,015	11.7	-7.7	-17.4
Frognal and Fitzjohns	5,303	4,338	4,940	4,081	-6.8	-5.9	1.0
Gospel Oak	4,815	2,630	4,912	2,370	2.0	-9.9	-11.7
Hampstead Town	4,988	3,964	5,200	3,856	4.3	-2.7	-6.7
Haverstock	5,052	2,442	5,254	2,232	4.0	-8.6	-12.1
Highgate	4,844	3,494	4,788	3,316	-1.2	-5.1	-4.0
Holborn and Covent Garden	5,259	1,849	6,114	1,836	16.3	-0.7	-14.6
Kentish Town	5,204	2,752	5,793	2,535	11.3	-7.9	-17.3
Kilburn	5,223	2,375	5,758	2,105	10.2	-11.4	-19.6
King's Cross	4,394	1,385	4,594	1,072	4.6	-22.6	-26.0
Regent's Park	5,292	2,333	5,602	2,046	5.9	-12.3	-17.2
St Pancras and Somers Town	5,313	1,984	5,588	1,768	5.2	-10.9	-15.3
Swiss Cottage	5,843	3,847	5,860	3,662	0.3	-4.8	-5.1
West Hampstead	5,088	2,824	5,858	2,811	15.1	-0.5	-13.5
All	**91,603**	**49,961**	**97,534**	**46,601**	**6.5**	**-6.7**	**-12.4**

Source: Camden Annual Parking Report, 2014

Air Quality

7. The Redington Frognal Plan Area suffers from high NO2 levels in excess of the permitted EU maximum: the European Emissions Standard for NO2 is 40 µg/m3, averaged over one year.

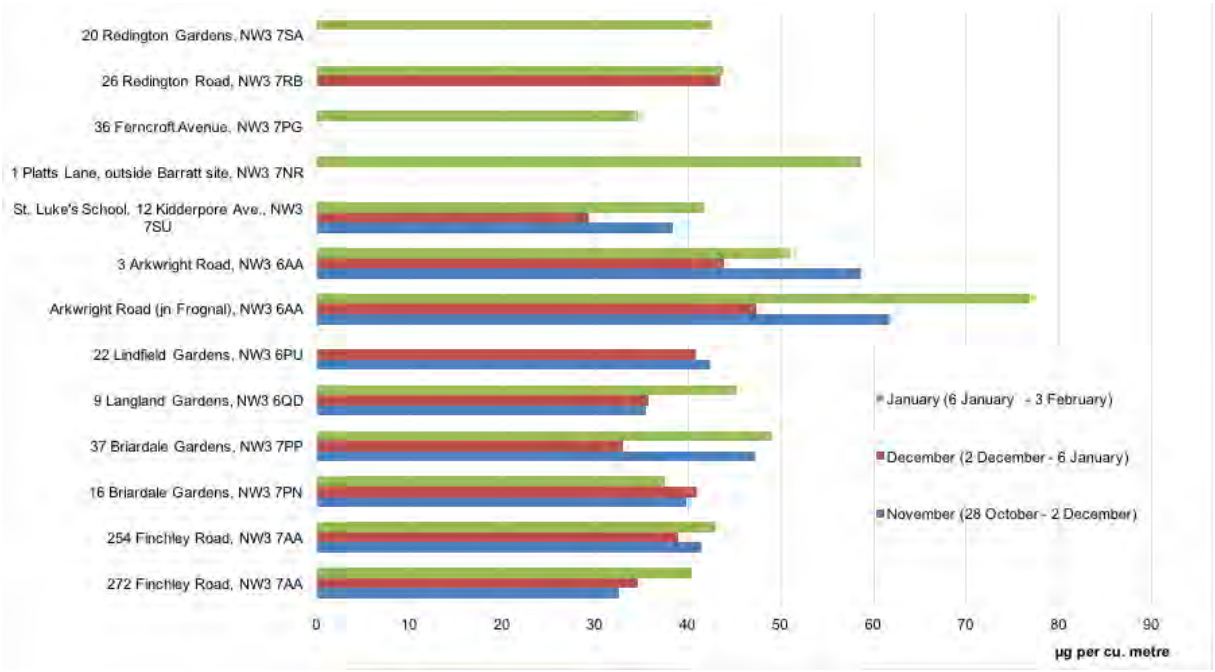
8. Movements of private vehicles are encouraged and exacerbated by the grant of planning consents for specific off-street parking areas, both above and below ground. In Kidderpore Avenue, for example, basement parking allocations from three planning consents will result in 423 vehicles across three developments in one narrow street by end 2018.

9. Redington Frognal Association[18] undertook diffusion tube monitoring for a period of three months from November 2015 to January 2016 at a variety of location types, from a quiet backwater to busy commuter routes. For almost all locations, average NO2 readings were above permitted levels, ranging from 36 µg per cubic metre for a tube sited in a well-vegetated front garden with trees, close to the junction of Finchley Road and Frognal Lane, to as high as 62 µg per cubic metre for Arkwright Road, a very busy school-run and commuter route.

10. It should be noted that these readings were taken prior to the completion of several recent consents for large underground car parks, notably Mount Anvil's Kidderpore Avenue north site and Barratt's Kidderpore Avenue south site. Air quality will since have deteriorated further.

18 Umbrella group for street and residents' associations in the Redington Frognal area. http://search3.openobjects.com/kb5/camden/cd/results.page?pollingdistrict=17&borough=1&communitychannel=2-3-21

Figure BD 1 Average NO2 Concentrations, November 2015 to January 2016



Source: Redington Frognal Association

11. Camden's Local Plan, adopted in July 2017, recognises the benefits of car-free development and the need to create "more welcoming environments that increase the likelihood of people making healthier and more sustainable transport choices".

Conservation Area Status

12. The Plan Area is virtually congruent with the Redington Frognal Conservation Area (except for a handful of properties on Finchley Road). Because of this, the Plan must give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area[19].

13. Off-street (and basement) car parking is noted as a key source of harm to the Redington Frognal Conservation Area. For example, Camden's Redington Frognal Conservation Area Statement and Guidelines stated[20], as long ago as January 2003, that,

"Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area." … "Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of buildings. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene."

and,

"The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking area."

19 as required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
20 Redington Frognal Conservation Area Guidelines RF 8 and RF 9

14. Similarly, Local Plan Policy T2 10.21 affirms that,

"Parking can cause damage to the environment. Trees, hedgerows, boundary walls and fences are often the traditional form of enclosure on Camden's streets, particularly in conservation areas, contributing greatly to their character, as recognised in Camden's Conservation Area Appraisals and Management Strategies. This form can be broken if garden features are replaced by areas of paving or hard standing. Development of boundary treatments and gardens to provide on-site private parking often requires the loss of much needed public on-street parking bays to create vehicle crossovers. Areas of paving can also increase the volume and speed of water run-off. This adds to the pressure upon the drainage system and increases the risk of flooding from surface water".

15. Despite Policy T2 and the Conservation Area appraisal, off-street parking has continued to proliferate, front gardens have been lost and street scenes have become degraded to the extent that Redington Frognal Association had presented to Camden in 2011 a case for the imposition of an Article 4 Direction[21]. The case was accepted in June 2011 by (redacted) Camden's Conservation and Historic Buildings Advisor[22] and further photographic evidence was compiled, as requested, and presented to (redacted) Camden's Conservation and Historic Buildings Advisor[23] in 2013.

16. An example of a planning consent granted since Policy T2 was introduced is 2017/1229/P for off-street parking in relation to new development at 5 Templewood Avenue. Officers chose to apply a very narrow interpretation of the Policy, whereby the Policy is to be applied only where a completely new building is planned. As a result of this interpretation, consent was granted for a car lift, off-street / basement parking for eight vehicles, to be shared between two flats[24].

17. A planning inspectorate decision, APP/X5210/W/17/3178421 of 10 October 2017 in relation to 13 Fitzjohn's Avenue, further supports the need to retain front-boundary treatments. In this appeal, one of the main issues was whether the proposed development would preserve or enhance the character or appearance of the [Fitzjohn's/Netherhall] Conservation Area. The planning inspector concluded that "the partial loss of the boundary wall would unacceptably harm the character and appearance of the FNCA" (conservation area).

Financial Viability

18. A Financial Viability Study, commissioned as part of the evidence to support Camden's Local Plan, tested the ability of a range of development types throughout the borough to viably meet planning policy requirements of the Local Plan. This concluded that overall, the car-free development policy "would have only a minor impact on the viability of development across the borough". Moreover, by omitting the provision of car parking, more space would become available to deliver "larger residential units and more communal and/or amenity space" and that there "would also be cost savings associated with not delivering car parking, which in the case of basements in particular could be very significant".

21 RedFrog Article 4 Direction presentation, dated 13 April, 2011

22 Redington Frognal Association and Camden meeting note of 22 June 2011

23 Redington Frognal Association letter to (redacted) dated 24 June, 2013

24 Paras. 6.37-6.36, page 447 of Members' Briefing of 14.12.17: http://democracy.camden.gov.uk/documents/g7276/Agenda frontsheet 14th-Dec-2017 19.00 Planning Committee.pdf?T=0

BD 3 Car-Free Development

i. All new development is to be car free.

ii. The policy applies to the creation of new units, the amalgamation of units and reconfiguration of developments, i.e. including any new development which does not involve a net gain or loss of units.

iii. Car-free development means that no parking spaces are provided within the site, including underground. The only exceptions made are for disabled users or for essential operational or servicing needs.

Application

19. The policy will enable the reinstatement of traditional front boundary treatments, including low retaining walls and front and side garden hedges and soft-surfaced front gardens.

20. Separate provisions apply to parking designated for disabled users or for essential operational or servicing needs (in accordance with Camden policy Parking and Car-Free Development).

21. Allocated spaces for shared electric vehicles are encouraged, along with on-street electric vehicle charging points.

22. The policy applies both to developments involving demolition and those without demolition.

23. This policy will encourage healthier and more sustainable transport choices, reduce private motor vehicle ownership and vehicle movements and congestion, leading to an improvement in air quality.

BD 4 REDINGTON FROGNAL DESIGN CODES FOR DEVELOPMENT SITES, INCLUDING NEW BUILDINGS, EXTENSIONS AND ALTERATIONS

BD 4 and Appendices BD 4.1 to 4.4 constitute the Redington Frognal Design Codes.

Intent

1. The use of codes was recommended in national policy, initially in 2006 in Planning Policy Statement 3: Housing (para.18), and subsequently in the 2012 National Planning Policy Framework (para 59). The Policy was accompanied in late 2006 by detailed guidance covering the purpose, preparation, use and utility of design coding (now withdrawn and scheduled by the Taylor Review for revision and incorporation into the new single online planning guidance resource). However, it is explicitly stated that the deleted 2006 guidance referred to below does not apply to circumstances like the Redington Frognal Conservation Area:

   "Design codes may be appropriate in other circumstances as well. They may, for example, be appropriate for thematic design coding to guide the design of repetitive minor householder planning applications such as house extensions, alterations, and the like in a particular locality. However, these forms of design coding are not the focus of this guide."

2. The paragraphs below from section 12 of the NPPF justify the use of design codes and there are a number of examples where design codes have been successfully used in planning[25].

   Paragraph 59 notes that,

   a. *"Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally."*

   b. Paragraph 60 notes that, "It is, however, proper to seek to promote or reinforce local distinctiveness." The distinctiveness of the Redington Frognal Neighbourhood Plan Area is recognised by Camden's Redington Frognal Conservation Area appraisals. The bulk of the Redington Frognal Conservation Area was originally designated in June 1985. It was described in the report to the London Borough of Camden, Planning and Communications Committee as "an exceptional example of consistently distinguished Victorian and Edwardian architecture". The report noted that the area had "already begun to lose some of its interesting buildings" and was subject to increasing pressure for unsympathetic change.

   c. Paragraph 61 notes that, "…… planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

3. The role of design codes in contributing good design is recognised. DCLG Guidance: Design, published on 6 March 2014[26] advises that design codes may be incorporated into a neighbourhood plan, while the Housing White Paper[27] proposes the use of tools such as design codes that respond to local character (pages 29 and 86).

25 Baroness Williams (the Housing Minister) in the House of Lords said on floor of the House: "Indeed, as my noble friend is undoubtedly aware, national planning policy and our planning guidance encourage Design Codes where they can help to deliver high-quality outcomes" https://www.publications.parliament.uk/pa/ld201516/ldhansrd/text/151120-0002.htm#15112061000551 (Columns 459 and 452)
and
https://matthew-carmona.com/2013/04/12/design-codes-diffusion-of-practice-in-england/

26 MHCLG Design Guidance. https://www.gov.uk/guidance/design - design-codes

27 DCLG Fixing Our Broken Housing Market

4. Design codes raise the design standard of new developments and maintain that of places[28]. Their use is supported by the Royal Institute of British Architects (RIBA)[29] and forming Housing Minister, Gavin Barwell, notes that ….." it is for local authorities and their communities, through their Local Plans and Neighbourhood plans, to set out the quality of design that they wish to see in their area."[30] They are particularly appropriate for conservation areas: paragraph 137 of the NPPF requires that local planning authorities look for opportunities for new development within a conservation area to enhance or better reveal their significance. Historic England's best practice advice note[31] provides guidance in respect of new development in the form of design and local distinctiveness

5. The aim of the Design Codes is to provide clear parameters by defining the parameters of what is and is not acceptable to preserving and enhance the Redington Frognal Neighbourhood Plan Area, which is virtually congruent with the Redington Frognal Conservation Area. They are intended as an aid to the formulation and design of development proposals and change within the Plan Area.

6. The Area has many positive aspects that contribute to the rich character of Redington Frognal, which should be sustained, reinforced and enhanced. These general urban design principles are intended to guide and manage change across the Area, through the application and understanding of the context surrounding each development. To achieve high quality design, development proposals will be expected to demonstrate how they respond to the context and how the following principles have been applied.

7. It is the intention of these design codes to encourage a higher standard of design for development, in order to deliver locally distinctive architecture that contributes to, and is in keeping with, the existing character of the Redington Frognal Conservation Area.

8. It is also intended that the design codes will prevent cumulative harm to and reverse the steady erosion of the Conservation Area / Neighbourhood Plan Area and its setting, and that they will deliver sustainable development in accordance with paragraph 7 of the NPPF.

9. A survey by the UCL: Bartlett School of Planning[32] of 311 local planning authorities in England found that design codes, revealed a range of potential headline benefits of the use of design codes, including:

"• Better designed development, with less opposition locally, and a more level playing field for developers

• Enhanced economic value derived from the positive sense of place that better quality design can deliver

• Less uncertainty with the planning process and a resulting positive climate for business investment

• Streamlined regulatory processes, saving time and money for developers and local authorities alike

• A more coordinated development process, built on consensus instead of conflict."

"The assessment amongst planning authorities was overwhelmingly positive, with the vast majority of those who had previously used design codes declaring their intention to use them again in the future as and when the right opportunities arose (namely sites large enough to justify their production)."

10. The use of design codes will provide certainty for developers and avoid situations such as the unsuccessful attempt by Linton Group to construct a very unpopular new development, which would not have conformed to the Redington Frognal Design Codes and Policy BD 2 Presumption Against Demolition[33]. They will additionally obviate the need for neighbours to expend vast sums in challenging inappropriate planning applications and assertions made by developers[34]. This approach is supported by the National Planning Policy Framework, which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of their defining characteristics (DCLG, 2012).

28 Chichester District Council Design Protocol, December 2013 http://www.chichester.gov.uk/CHttpHandler.ashx?id=20823

29 Response of RIBA President Elect, Ben Derbyshire, to the Government's Housing White Paper, 7 February 2017. https://www.architecture.com/knowledge-and-resources/knowledge-landing-page/riba-responds-to-housing-white-paper

30 House of Commons written question 58654 https://www.parliament.uk/written-questions-answers-statements/written-question/commons/2016-12-20/58654

31 Historic England, Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision- Taking in the Historic Environment, 2015 https://content.historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2.pdf

32 Design Coding Diffusion of Practice in England, Matthew Carmona and Valentina Giordano Bartlett School of Planning, UCL, October 2012 http://www.udg.org.uk/sites/default/files/publications/Design-Coding-Diffusion-of-Practice-in-England.pdf

33 28 Redington Road planning application 2016/2997/P and appeal reference APP/X5210/W/3164577

34 Neighbours at 26 and 30 Redington Road spent £25,716 to support Camden Council's case against the development proposals. (Neighbours' costs for 28 Redington Road.xlsx)

11. The vision of the design codes is to ensure that development understands and responds to the context and special qualities which make the Redington Frognal Conservation Area distinctive, and that development preserves and enhances the heritage asset. New buildings are to respect the Area's local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. This will be achieved through high levels of detailing and decoration and well-vegetated green settings and, in this way, development can contribute positively to the Conservation Area.

12. Differences in the eight sub areas are largely based on the density, style and scale of buildings, the period of construction, topography and density of vegetation. Although there is some variation in architectural detailing, the common style and age of buildings generally results in a harmonious and unified structure. The limited palette of materials and the similar age, size and style create a high level of unity and cohesion and a strong local identity across most of the Plan Area. This enables application of the design codes across the eight sub areas.

13. By differentiating between mandatory and desirable elements, the design codes, shown in Appendix BD 4, afford sufficient flexibility for use in all eight sub areas, including the eastern side of Finchley Road.

14. Mandatory elements of the Redington Frognal Design Codes are to be followed in all instances, unless it can be demonstrated that a departure will not cause harm to the character of the Redington Frognal Conservation Area.

BD 4 Redington Frognal Design Codes for Development Sites, Including New Buildings, Extensions and Alterations

i. All new building, including extensions and alterations, is to be in accordance with the design vision for the Plan Area and the mandatory elements of the Redington Frognal Design Codes, described in Appendix BD 4.

Application

15. The design criteria above are material to all applications in the Neighbourhood Plan Area.

16. Developers, community groups, businesses, property owners and architects are encouraged to follow the Design Codes to help them understand the Plan's expectations of massing, design, layout, materials and landscape.

17. The Design Codes will also be used by Camden's Planning department, the Conservation Area Advisory Committee and Redington Frognal Neighbourhood Forum / Association to assist in determining the appropriateness of planning applications in terms of bulk, massing and design.

18. The Design Codes are to be read in conjunction with the text, photos, figures and images provided in Appendix BD 4.

19. Examples of recent planning consents (being implemented in 2018), which would not conform to the design codes and which have compromised the streetscape of the conservation area, are shown below.

35 Redington Frognal Conservation Area Statement (p.9), 2003
36 AECOM RedFrog Character and Heritage Assessment (p.20)

Kidderpore Avenue: excessive bulk and massing of new development opposite Grade II listed church and adjacent to Arts and Crafts houses



Site of Interest for Nature Conservation: new townhouses adjacent to Grade II listed Skeele Library


Finchley Road: excessive bulk and massing of new development opposite Grade II listed banking hall and adjacent to Arts and Crafts houses



Kidderpore Avenue and Finchley Road: gaps between buildings devoid of trees and planting


BD 5 INFILL AND EXTENSION DEVELOPMENT

Intent

1. Policy BD 5 aims to ensure that infill and extension development is supplementary to the use of the host building and that it maximises the preservation of gardens for the health and wellbeing of current and future occupiers.

2. It additionally aims to guard against erosion of the Area's total garden space.

3. A number of planning permissions have been granted for development whose function is not supplementary to the use of the existing residence, notably:

   - 2011/5264/P: Erection of brick outbuilding in rear garden for use as yoga studio (granted 19-12-2011)
   - 2015/5681/P: Erection of single storey outbuilding in rear garden for use as a dog grooming salon (granted 23-02-2016).

4. The policy establishes standards for the size and impact of extension and infill developments.

BD 5 Infill and Extension Development

i. Infill developments and extensions will be required to preserve and enhance the Plan Area and its gardens, in order to contribute to the Area's green space.

ii Extensions must remain subservient to the host building and must have a character, scale and massing that adheres to Policy BD 4 Design Codes for Development Sites, Including New Buildings, Extensions and Alterations.

iii Side extensions, including the enlargement of garages and side porches, will only be permitted if they reflect the rhythm, punctuation and symmetry of the street scene, and are in accordance with the Policy BD 4 Design Codes for Development Sites, Including New Buildings, Extensions and Alterations. They will not be permitted where they risk starting or forming a terrace from existing detached or semi-detached houses.

iv New extensions to residential buildings can be welcome, if they do not reduce the unbuilt area of the land plot by more than 15%, compared with the unbuilt area of the land plot as at 1 July 1948, or when the building was first constructed (if after 1 July 1948). Alternatively, the footprint of the proposed extension, together with the existing building, must not aggregate to more than 50% of the total area of each land plot, according to whichever measure consumes the least rear garden space.

Application

5. Rear extensions are to avoid any harm to the amenity of neighbours, as set out in the Camden's November 2017 draft Supplementary Planning Guidance: Amenity.

6. Infill developments or side extensions will only be permitted if they maintain existing gaps between houses, maintain views to rear gardens and adhere to Policy BD 4 Design Codes for Development Sites, Including New Buildings, Extensions and Alterations.

7. The removal of streetscape features, such as front and side hedges and front boundary walls, which make a positive contribution to the character and appearance of the Conservation Area, is discouraged.

Recommendation

8. Permitted development rights should be removed for building extensions planned to reduce the unbuilt area of the land plot by more than 15%, compared with the unbuilt area as at 1 July 1948 [37]. Alternatively, the footprint of proposed extension, together with the existing building, must not aggregate to more than 50% of the total area of each land plot. The measure to be used is whichever consumes the least rear garden space.

37 The NPPF defines an original building as "a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally." https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

BD 6 RETENTION OF ARCHITECTURAL DETAILS IN EXISTING BUILDINGS

Intent

1. The buildings within Redington Frognal comprise a range of high quality architecture, mostly from the late Victorian and Edwardian periods. Many of the buildings were designed and constructed by the same architects and builders working together. As a result, there is a high degree of unity within the area. It is therefore important that original buildings and their existing architectural features are retained to preserve the original design intention and style.

2. The Redington Frognal Area exhibits a wide variety of period architectural detailing, such as intricate brick bonds, friezes, gothic detailing, hung tiles and pargeting.

3. This policy aims to preserve many of these attributes and the character appearance of the Area. It applies to all development which falls outside of the scope of the General Permitted Development Order.

BD 6 Retention of Architectural Details in Existing Buildings

i. Front boundary walls and original architectural details, such as chimneys and porches etc., are to be retained – notably for Locally Listed buildings

ii. Developers are strongly encouraged to retain hedges or, where none exists, to plant new native hedgerow species, as in Appendix BGI 3.

Application

4. This policy is to be applied throughout the Conservation Area. Removal of the following Redington Frognal character features is likely to cause harm to the Conservation Area:

- arches over front doors
- intricate porches
- decorative brickwork
- door surrounds,
- windows and roof lights
- timber-framed sash windows and casement windows
- arches over windows
- tiled footpaths
- carved stone on building exteriors
- arches / green arches into gardens.

5. In cases where planning consent is required, repair of original architectural details is to be prioritised over replacement, including of windows and doors. Original, traditional materials are to be retained and repaired, if necessary, and re-roofing is to be carried out in tiles matching the original.

6. Where architectural details have been removed in the past, replacement with suitable copies will be required. Photographs of some original front boundary treatments and architectural features are shown in Appendix BD 1.

7. Materials used for the repair or alteration of buildings, and for surfacing and boundaries, shall match the existing high-quality palette of materials that typifies the character of each street. Developers are encouraged to select materials to be used in conjunction with the Neighbourhood Forum or Conservation Area Advisory Committee at pre-application stage, to ensure sufficient quality at a buildable price.

8. A variety of residential door types exist across the Conservation Area, but with a consistent style within groups of houses. Where a consistent style exists, and a replacement door is necessary, exact copies of the original doors are preferable.

9. Front boundary treatments, comprising brick walls and / or hedges, are to be retained. Where these have been removed, their reinstatement is encouraged. Original photographs of some front boundary treatments are available at Appendices BD 1 and BD 2.

Example of Modern Porch on an Edwardian Property with a Gated Front Boundary Treatment.

In the photo above, both the porch and the gated front boundary detract from the setting of the Edwardian property and form a negative contribution to the street scene.

Recommendation

10. An Article 4 Direction will be sought to remove permitted development rights (as in Hampstead), requiring householders to seek planning permission for the following:

i. Enlarging, altering or improving the front of a property – including alterations to and replacement of windows, doors, decorative details such as porches, terracotta panels and such like;

ii. Erection of garden sheds and summer houses with a cubic content greater than 10 cubic metres; are greater than 2.5 metres in height (flat roofed), or 3.5 metres in height (ridged roof) and have a footprint of over 4 sq. metres. Any building with a footprint in excess of 4 sq. metres and / or 10 cubic metres will be treated as an extension for the house[38];

iii. Alterations to the front of a property;

iv. Additions or alterations to the roof at the front of a property, including the installation of a roof light, dormer window or solar panel;

v. Erecting, altering or removing a chimney;

vi. Making, enlarging, improving or altering a hard surface at the front of a property;

vii. Erecting, altering or demolishing a gate, wall, hedge or fence at the front of a property;

viii. Demolition of a front boundary wall or felling of a front boundary hedge; felling of front boundary trees, felling of a side or rear garden hedge; felling of trees forming part of a rear garden corridor. Trees and hedges felled will be required to be replanted in accordance with the recommendations presented in Policy BGI.

38 Based on Camden Supplementary Planning Guidance, July 2002 http://www3.camden.gov.uk/planning/plan/spg/spg2development.pdf

BD 7 KEY VIEWS DESIGNATION

1. The underlying landform of the Area is closely linked to its complex hydrology, defined by a series of rivers and streams. These run off Hampstead Heath from the north and were diverted underground before the area was developed. The action of these watercourses on the underlying geology has resulted in an undulating topography which differs across the area.

2. This unique topography creates many views across the Area and along valleys, where there is an increased sense of enclosure, such as Redington Road and Heath Drive, and along prominent elevated ridge lines, such as Platts Lane. Such views are important for the widely appreciated sense place, and views of the distant skyline.

3. Of particular note are the view corridors providing views from high ground towards lower ground.

4. Historic England advises that views into, through and from the Conservation Area and its surroundings, are to be taken account of[39] and a number of these view corridors, noted in paragraphs 5 to 15 below, are considered to be of particular merit and worthy of special protection.

BD 7 Key Views Designation

Development is encouraged to support the policy to minimise the impact on key views A to K, identified below.

A. Key view between 1: 31 – 33 Redington Road

TQ 528466 85722

Views are offered through the gaps between these two houses, towards lower ground to the west.

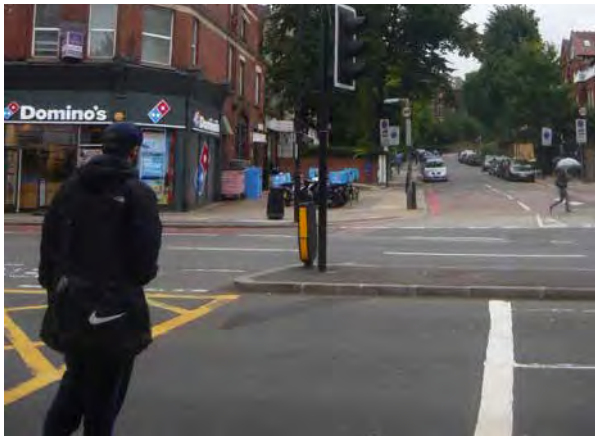
B. Key view 2: along Frognal, looking from south to north

TQ 26278 85038

This view corridor towards the Grade II listed University College School (by Arnold Mitchell) is enhanced by front garden boundary walls and hedges, which line the street.

39 Historic England, Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision- Taking in the Historic Environment, 2015

C. Key view 3: along Frognal, looking from Finchley Road
TQ 26163 84960



The view into the Conservation Area here is framed by the locally-listed buildings to the north (left) and south (right).

D. Key view 4: from Arkwright Road, looking west to West Hampstead and beyond
TQ 26147 85181

This view includes the domed Victorian roof and weathervane at 38 Arkwright Road (beyond the copper beech), the Grade II listed Camden Arts Centre at the north-western end of Arkwright Road (beyond the London Planes to the right of the photo). The view over to the western side of Finchley Road is compromised, and dominated by, the end elevation of the retail and housing block at 333-339 Finchley Road, demonstrating the need to protect views around heritage assets. The view leads down to Lymington Road and to West Hampstead.

E. Key view 5: from Finchley Road, looking into Arkwright Road
TQ 26033 85111

This view from Finchley Road into Arkwright Road shows The Grade II listed Camden Arts Centre to the north (on the left) and Arkwright Mansions to the south (on the right).

F. Key view 6: from Finchley Road, looking south
TQ 26033 85111

This key view is enhanced on the eastern side by the mansion flats constructed over the period 1897 to 1899 for J.E. and E.A. Cave and, beyond, the locally listed retail facades (both are to the left of the photo). The view leads towards Regents Park and central London.

G. Key view 7: from Frognal Lane to West End Lane
TQ 25703 85356

In winter, when the trees are not in leaf, the Grade II listed St. Andrew's Church at the north-west corner of Frognal Lane (right hand side of the picture) forms part of this view corridor through to West End Lane and the Edwardian mansion blocks.

H. Key view 8: from Finchley Road / West End Lane to Frognal Lane

TQ 25668 85335

The view from Finchley Road / West End Lane into Frognal Lane is dominated by the Grade II listed St. Andrew's Church to the north (left) and Palace Mansions to the south (right).

I. Key view 9: from Finchley Road to Langland Gardens

TQ 25904 85232

The view from Finchley Road into Langland Gardens showing the Victorian architecture, constructed from 1892.

J. Key view 10: from Platts Lane to Fortune Green Road

TQ 25183 85874

The view above is dominated by the listed former banking hall to the left, contrasting with more modest, suburban Arts and Crafts housing to the right. Hampstead Cemetery, SINC CaBI01, lies to the left of the view, with front boundary trees visible.

K. Key view 11: from Platts Lane to Thames Water Reservoir

TQ 25240 85

This view between the Water Reservoir houses (to the left) and Windsor Court (to the right) and into the covered Thames Water Reservoir shows the openness and unbuilt character of this part of the Conservation Area. A Portakabin is temporarily sited on the rear tennis courts behind Windsor Court.

BGI BIODIVERSITY AND GREEN INFRASTRUCTURE

WHY DO WE NEED A BIODIVERSITY POLICY?

1. Private gardens are critical to biodiversity and green infrastructure in the Redington Frognal Area. Individually, private gardens act as ecological stepping stones and, in tandem, form an ecological network providing the green Infrastructure of the Redington Frognal Area.

2. Redington Frognal is a leafy and verdant environment, with large, generous gardens, sustaining mature and veteran trees, making it a sought-after area in which to live.

3. As evidenced below, the Area has suffered an unsustainable cumulative loss (which cannot be reversed) of soft surface, trees and hedges, and an attendant loss of biodiversity and green infrastructure, over the past 30 years.

4. Losses to biodiversity (e.g. sparrows, bats, butterflies and thrushes) have occurred as a result of garden and habitat loss due to new development, including building extensions into rear and side gardens; conversion of traditional front gardens to hard-surfaced off-street car parks; and basement developments incorporating light wells. This is despite the area's designation as a Conservation Area and its aim to preserve or enhance the character of the Area.

5. If we value the morning chorus, the contribution of gardens to the streetscapes, the rich and varied tree canopies, then we need a firm but reasonable framework which gives clear guidance about what we, the residents, consider to be acceptable.

6. Experience suggests that lack of clarity provides planners and developers with the opportunity to degrade the environment and dilute the aspirations of the Redington Frognal Conservation Area Statement and Guidelines.

Background

7. Estimates for United Kingdom cities suggest that domestic gardens comprise 19-27% of the entire urban area. A study of five UK cities showed that domestic gardens covered more than 20% of the urban area, and ranging from 35% in Edinburgh to 47% in Leicester[40]. In London, 37,900 hectares (ha), approximately 24% of the city, is comprised of private, domestic garden. Of that garden land, 57% or 22,000 ha is vegetated cover (lawn, tree canopy and other vegetation). Therefore, approximately 14% of London is garden greenspace[41].

8. Urban green spaces, such as domestic gardens, are becoming increasingly important refuges for native biodiversity[42], and play an important part in maintaining biodiversity in urban areas. Available evidence suggests that domestic gardens offer an extensive, unique and undervalued resource for enhancing urban biodiversity[43]. In particular gardens play an important role in supporting diverse wildlife populations. However, the benefit to wildlife will depend on the composition of the garden, such as differing landcovers e.g. grass lawn, paved patio, cultivated flower beds, etc[44].

40 "Urban domestic gardens (IV): the extent of the resource and its associated features", by Kevin J. Gaston, Philip H. Warren, Ken Thompson and Richard M. Smith , 2004
http://www.bugs.group.shef.ac.uk/BUGS1/sources/bugs-reprint4.pdf

41 "Blooming London" by Chloe Smith, Greenspace Information for Greater London, July 2011
http://www.gigl.org.uk/blooming-london/

42 "Scaling up from gardens: biodiversity conservation in urban environments" by Mark A. Goddard, Andrew J. Dougill and Tim G. Benton, February 2010
http://homepages.see.leeds.ac.uk/~lecajd/papers/Goddardetal.TREE.pdf

43 "Scaling up from gardens: biodiversity conservation in urban environments" by Mark A. Goddard, Andrew J. Dougill and Tim G. Benton, February 2010
http://homepages.see.leeds.ac.uk/~lecajd/papers/Goddardetal.TREE.pdf

44 "Urban domestic gardens (IX): Composition and richness of the vascular plant flora, and implications for native biodiversity" by R.M. Smith, K. Thompson, J.G. Hodgson, P.H. Warren and K.J. Gaston, 2005
http://www.bugs.group.shef.ac.uk/BUGS1/sources/bugs-reprint9.pdf

9. A study of 61 gardens in Sheffield, UK, showed that garden size plays an overwhelming role in determining garden composition: larger gardens support more landcovers, contained greater extents of three-quarters of the recorded landcovers, and were more likely to contain trees taller than 2 metres. All categories of vegetation canopy increased with garden size, and large gardens supported disproportionately greater cover above 3 metres, thus contributing more to ecosystem services. Garden area partly determines the availability of particular landcovers and thus the presence of potential habitat for wildlife[45].

10. In evidence to the London Assembly Planning Committee of March 2018[46], it was noted that greater protection is required for, "Green spaces, including small open spaces, pocket parks and gardens" (para. 9.11); protection against extension (para. 9.15) and the harmful effect on biodiversity due to loss of gardens (para. 9.18):

"In support of this concern, the Planning Committee heard from the London Wildlife Trust that further loss of gardens would have a negative effect on biodiversity. The same meeting heard that there was a lack of biodiversity expertise in the planning process at the local level, with 18 per cent of applications impacting biodiversity, but only one per cent being scrutinised for those impacts."

11. The National Planning Policy Framework requires local authorities to take a strategic approach to biodiversity, to "plan for biodiversity at a landscape-scale across local authority boundaries; identify and map components of the local ecological networks... ; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations...'"

12. Biodiversity 2020: A strategy for England's wildlife and ecosystems services, details a strategy for delivering the Government's natural environment policy. It includes a commitment to "...take a strategic approach to planning for nature" via reform of the planning system whilst still retaining "...the protection and improvement of the natural environment as core objectives of the planning system." Biodiversity 2020 also features a number of Priority Actions, including to "establish more coherent and resilient ecological networks on land that safeguards ecosystem services for the benefit of wildlife and people".

13. In oral evidence provided on 16 January 2018 (QQ 197-208) to the Select Committee on the Natural Environment and Rural Communities Act, the Rt. Hon. Michael Gove MP stated that,

"As you quite rightly point out, one of the striking things is that domestic gardens are some of the richest sources of biodiversity in the country. When thinking about how we meet housing need, we must be clear that it must not come at the cost of biodiversity loss.[47]"

14. Moreover, the Revised NPPF, published 24 July 2018[48], states that,

Para. 70: "Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

Para. 122: "Planning policies and decisions should support development that makes efficient use of land, taking into account:"

"d) the desirability of maintaining an area's prevailing character (including residential gardens), or of promoting regeneration and change."

15. An analysis of consented planning decisions within the Redington Frognal Conservation Area between 2010 and mid-March 2016 indicates that Camden granted 238 consents, to the detriment of biodiversity and green infrastructure, without delivering an appreciable increase in the number of residential units.

16. Such planning applications additionally resulted in the felling of a very large number of trees. For example, consents granted to excavate a total of 80 basements caused 307 trees and a number of hedgerows to be felled, almost invariably undertaken to facilitate development. Other reasons cited included "nuisance shading" and "honeydew deposits".

45 "Urban domestic gardens (IX): Composition and richness of the vascular plant flora, and implications for native biodiversity" by R.M. Smith, K. Thompson, J.G. Hodgson, P.H. Warren and K.J. Gaston, 2005 http://www.bugs.group.shef.ac.uk/BUGS1/sources/bugs-reprint9.pdf

46 London Assembly Planning Committee London Plan consultation response, March 2018 https://www.london.gov.uk/sites/default/files/london_assembly_response_to_london_plan.pdf

47 House of Lords Select Committee on NERC 2006 – written and oral evidence http://www.parliament.uk/documents/lords-committees/NERC-Act-2006/Combined-evidence-volume-nerc.pdf

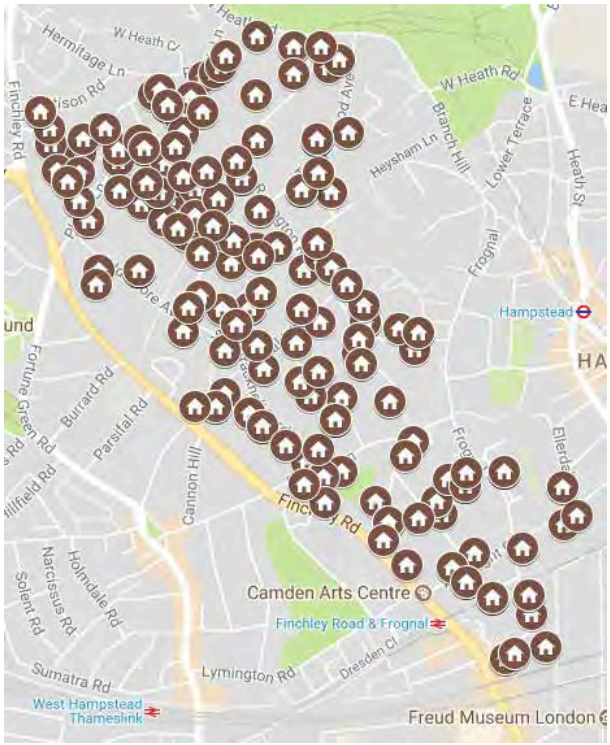
48 NPPF Draft Consultation, March 2018 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf

Table BGI 1: Consents Granted for Building Extensions and Garden Building, 2010 - June 2016

	Rear garden	Side garden	Front garden	Total gardens affected	Net change in residen-tial units
Arkwright Road	7	2	2	11	
Bracknell Gardens	5	1	1	7	
Briardale Gardens	6		1	7	
Chesterford Gardens	4	1	2	7	-1
Clorane Gardens	5	2		7	
Ferncroft Avenue	2	2	2	6	
Finchley Road	2			2	
Frognal	10	2	2	14	2
Frognal Close	2	1		3	
Frognal Lane	3			3	
Greenaway Gardens	7	1	2	10	
Heath Drive	7	6	3	16	
Hollycroft Avenue	10	2		12	-1
Kidderpore Avenue	1			1	
Kidderpore Gardens	3	2	3	8	-1
Langland Gardens	2		2	4	
Lindfield Gardens	4		1	5	
Oakhill Avenue	4	4		8	1
Platt's Lane	9	4		13	
Redington Gardens	1			1	
Redington Road	35	12	5	52	-1
Rosecroft Avenue	8		3	11	
Telegraph Hill	4			4	
Templewood Avenue	9	5	1	15	-4
Templewood Gardens	1	1		2	
West Heath Road	7	2		9	
Total	**158**	**50**	**30**	**238**	**-5**

Source: Redfrog based on Socrata from LB Camden

Map BGI 1: Consented Tree Fellings in the Redington Frognal Conservation Area, 2010 to June 2016



Source: Socrata Open Data API

Note: the above exclude 41 trees felled at 23 West Heath Road, 36 trees felled at SINC CaB1109, up to 60 fellings at the Kidderpore Avenue south (Barratt) site[49] and many trees felled illegally.

49 The Landscape Partnership Barratt tree survey, 2008-13.xlsx

17. This Policy aims to deliver enhancements to green infrastructure, in order to improve connectivity and secure improvements to local biodiversity, through the following sub policies:

- biodiverse green habitat and connectivity (BGI 1)
- front and side gardens / front boundary treatments for new developments (BGI 2)
- tree planting and preservation (BGI 3)
- light pollution (BGI 4)
- local green spaces (BGI 5)
- basements (BGI 6).

BGI 1 BIODIVERSE GREEN HABITAT

Intent

18. Within London, gardens are a priority habitat for the London Biodiversity Action Plan and a core habitat focus for London Wildlife Trust's Living Landscapes vision in the capital[50].

19. With no publicly-owned green space[51], private gardens are critical to biodiversity and infrastructure. They are increasingly vital to wildlife[52] and people, providing shade, absorbing carbon, filtering air particulates soaking up flood water and helping to cool buildings.

20. Guideline RF1 of the Redington Frognal Conservation Area Statement and Guidelines notes that,

"Rear gardens contribute to the townscape of the Conservation Area and provide a significant amenity to residents and a habitat for wildlife. Development within gardens is likely to be unacceptable."

However, the low status of the Conservation Area Statement in the planning hierarchy has meant that Camden has been powerless to enforce its Guidelines, with the result that gardens, and particularly larger gardens, have been dramatically eroded by building extensions, outbuildings and basements.

21. AECOM's March 2016 study, The Contribution of Trees to the Townscape Character of the Redington Frognal Area[53] notes the "opportunity to define policy that enforce or encourage homeowners and developers to retain existing trees within front and rear gardens to protect the garden setting of buildings, and the contribution that trees in these locations make to the verdant character of streets. This could be through specific policy that restricts tree removal, or by using policy to incorporate trees into development."

22. Adjoining rear gardens with trees and hedges form particularly diverse and important habitat network, both at ground level and above, enabling wildlife in the in the Redington Frognal Area to circulate and providing a refuge. Together, they form Core Sustenance Zones[54] for bats, birds and other wildlife species. The presence of bats throughout the area is confirmed by a number of bat surveys conducted by The Ecology Network[55], The Ecology Consultancy[56,57], Furesfen[58] and John Cromar's arboricultural report[59]. In particular, adjoining rear gardens provide links to Hampstead Heath (Metropolitan Site of Interest for Nature Conservation M072), Hampstead Cemetery (CaB101) and Camden's Strategic Green Corridors, notably to the Nash Ramblas Link and the Hampstead Ridge Corridor, to the CaL07 Site of Interest for Nature Conservation, to Golders Hill Park and to Regent's Park.

23. Hedges are of particular importance to the Redington Frognal ecological network: they create cool, shady places in what might otherwise be hot, exposed sites, with mixed hedgerows providing food, nesting places and shelter for birds and mammals. Wild flowers can provide both ornamental value and value to biodiversity, by supporting bees and other insects.

24. The value of the Area's green habitat network is being compromised by planning consents for rear garden buildings, property extensions and basements, which almost invariably lead to hedge and tree fellings, including important mature trees.

50 Smith, C., Dawson, D., Archer, J., Davies, M., Frith, M., Hughes, E. and Massini, P., 2011. London: Garden City? From green to grey; observed changes in garden vegetation structure in London, 1998-2008, London Wildlife Trust, Greenspace Information for Greater London, and Greater London Authority http://downloads.gigl.org.uk/website/Garden Research Full report.pdf

51 See Appendix BGI I and BGI 2

52 Scaling up from gardens/ biodiversity conservation in urban environments, Mark A Goddard, Andrew J. Dougill, Tim G. Benton http://homepages.see.leeds.ac.uk/~lecajd/papers/Goddardetal.TREE.pdf

53 See Evidence Base document BGI AECOM Contribution of Trees to the Townscape FINAL 160505

54 Spaces Wild, London Wildlife Trust, October 2015 http://www.wildlondon.org.uk/sites/default/files/spaces-wild-london-wildlife-trust-oct2015.pdf

55 Ecology Network Bat Activity Survey, September 2016

56 Ecology Consultancy Kidderpore Avenue Bat Surveys, December 2012

57 Ecology Consultancy Kidderpore Avenue King's College Halls, Bat Presence or Likely Absence Surveys, September 2014

58 Furesfen 25B Frognal Bat Survey, July 2012

59 Arboricultural report for 5 Templewood Avenue, 24.1.17

60 Email from Janet Gompertz, 29.10.17 and planning objection from Linda Robson

25. The permission granted for planning application 2015/3936/P to provide for a double-storey underground car park, building extensions and new buildings at the former King's College campus SINC CaB1109, has had a profound impact on the north side of Kidderpore Avenue. It led to the felling of 36 mature trees, the disappearance of 103 square metres of native woodland and 80 square metres of tall herbs, and a 130% increase in the area of bare artificial habitat (from 968 square metres to 2,225 square metres)[61].

26. At the time of writing in March 2018, it appeared that up to 60 trees had been felled at the King's College south site in Kidderpore Avenue for the Barratt development (which includes building refurbishments, extensions and some replacement buildings). The Ecology Consultancy planting plans[62, 63], which had been drawn up for the purpose of securing planning consent, have not implemented. Instead, the Phase 1 Habitat Survey Map, shown in Figure 1 of The Ecology Consultancy report, has been primarily replaced by hard surface and car parking.

27. Three planning consents at Sarum Chase, 23 West Heath Road (2005/3118/T, 2006/0371/T and 2006/2143/T) saw the felling of some 41 trees, including 7 Lombardy Poplars, 3 Scots Pines, an Oak and numerous other native species, for the purpose of various building extensions. Although Camden had imposed a requirement for some replanting, this was never enforced and was unenforceable[64]. As a result, another formerly wooded site has been lost.

28. Policy BGI 1 therefore addresses the need to restore ecological networks and to provide potential foraging, roosting and nesting sites. New development in gardens must take the opportunity to strengthen existing green infrastructure and wildlife habitat, and reinforce the protection of gardens and green spaces, above and beyond that afforded by Camden Local Plan policies.

Photo BGI 1: Rear Garden Corridor Between Hollycroft Avenue, Ferncroft Avenue and Platts Lane, Sub Area 2

61 The Ecology Consultancy response to questions raised by community groups, dated 13.6.2017

62 Appendix BGI 6 Recommended Planting Plan, Phase I Habitat Survey, by The Ecology Consultancy 13.12.12

63 Murdoch and Wickham Planting Plan, 30.1.15

64 Enforcement notice EN16/0144 and emails from (redacted), Tree and Landscape Officer, dated 6.9.16 and 7.9.16

BGI 1 Biodiverse Green Habitat

i. Gardens in the Plan Area are to be regarded as part of an ecological network.

ii. The Plan supports development within gardens, which is planned so as to minimise tree, hedge and biodiverse habitat loss, by:

a) maximising the amount of soft landscaping, with minimal coverage of the unbuilt area of the land plot by hard landscaping;

b) maximising the permeability of the surface, where hard landscaping is needed;

c) developing or restoring planting and hedgerow habitats at the edges of plots;

d) providing areas of high biodiversity value on the site;

e) maintaining rear garden tree corridors and filling gaps in rear garden tree corridors with trees with a high biodiversity value.

iii. All applications for new building into, around, over or under a garden (including underground development, extensions, outbuildings and swimming pools) must incorporate provision for tree and hedge planting, unless it can be demonstrated to the Council's satisfaction that this is not feasible or appropriate.

iv. For applications which cause loss of front, rear and / or side garden area (for example, due to an increased building footprint), tree and hedge planting will be required to offset the loss of soft surface. Where replacement tree planting would not be appropriate or feasible, tree planting should be undrtaken within the vicinity of the site.

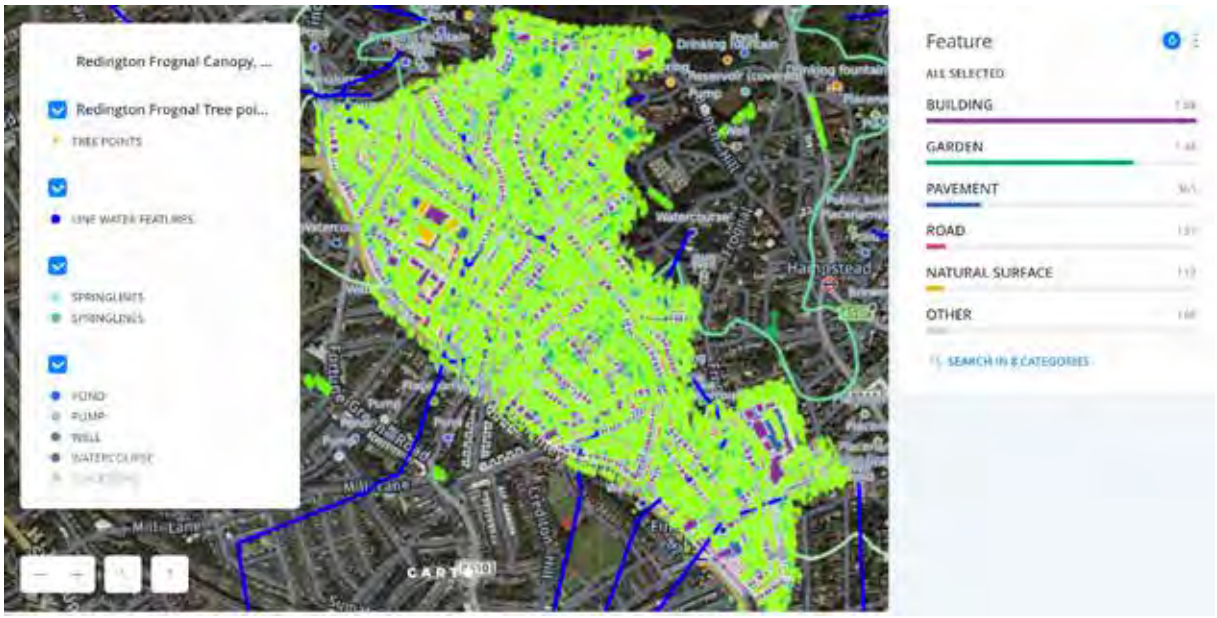
Application

29. Due regard is to be given to the importance of the Area's private gardens, as an ecological green network, when assessing applications for new development which consumes gardens and open space.

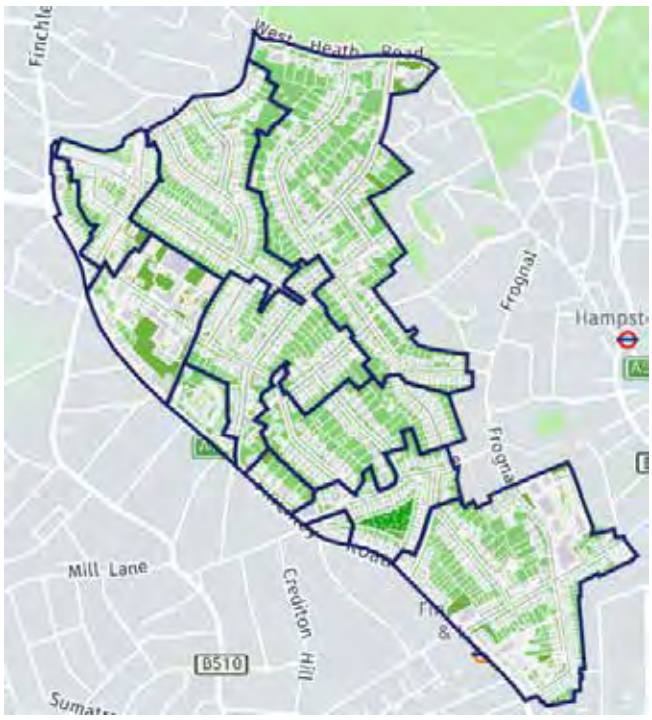
30. The location of all extensions or new development should take account of leaving the unaffected portion of garden connected to other unaffected gardens and open space immediately adjoining the site, to ensure connectivity of these spaces is protected.

31. All gardens within the Plan Area lie on bat foraging and commuting routes, and many hedges and trees support nesting birds. A Protected Species Survey screening assessment is therefore required to be conducted by a company which is a member of the Chartered Institute of Ecology and Environmental Management for all planning applications involving the loss of gardens, which provide wildlife foraging and / or commuting habitat.

Map BGI 2: Redington Frognal Private Gardens Forming an Ecological Network



Map BGI 3: Redington Frognal Private Gardens Forming an Ecological Network, by Conservation Area Sub Area



Map BGI 4: Redington Frognal Private Gardens with Trees

Source: Rosie Donnelly based on OS maps

Recommendations

32. Recommendations to create areas with high biodiversity value are:

- structure planting with high biodiversity value to provide nest sites, winter shelter and food for birds
- wild flower or ornamental meadows with an abundance of flowers to encourage pollinators
- natural ponds
- undisturbed wild patches.

33. Hedgerow species should include evergreen and thorny plants for winter shelter and protection from predators. A good hedgerow planting mix is shown at Appendix BGI 3

34. It is recommended that fences and garden walls should incorporate small gaps to ensure connectivity between gardens for small mammals such as hedgehogs.

35. Where practicable, ponds should be re-instated and underground rivers “daylighted” (i.e. uncovered and exposed). Reference may be made to the Arup Red Frog Sub Surface Water Features Mapping Report (latest edition).

BGI 2 FRONT AND SIDE GARDENS / FRONT BOUNDARY TREATMENTS FOR NEW DEVELOPMENTS

Intent

36. The garden settings of buildings create a buffer between the buildings and the street and are a central element of the original design of the area. Front gardens afford an attractive transition between the public realm of the street and the private areas of dwellings, in addition to providing space for planting, sitting outside and informal social interaction.

37. The traditional front boundary treatment in the Forum area typically comprises retaining walls in combination with hedges (Local Plan Policy T1 10.21). In many streets, gardens have been converted to hard-surfaced car parks and boundary treatments removed, causing the street scenes to become degraded.

38. Soil types are predominantly clay, and the removal of front gardens exacerbates water run-off and flood risk. Camden's Local Plan Policy T1 10.20 notes that,

"Areas of paving can also increase the volume and speed of water run-off. This adds to the pressure upon the drainage system and increases the risk of flooding from surface water. Developments seeking to replace garden areas and/or boundary treatments for the purposes of providing on-site parking will therefore be resisted.".

39. Front gardens additionally provide important public amenity value, their trees and hedges contributing positively to the streetscape and to biodiversity.

40. Side gardens. The Area is characterised by significant and well-preserved gaps between buildings, providing views through to rear gardens. These gaps contribute greatly to the verdant streetscapes (as noted in Camden's Local Plan Policy A2 6.38). However, despite the apparent support for maintaining such gaps, gaps have continued to be closed. and it is therefore the intention of this policy to strengthen the protection afforded to their preservation.

41. BGI 2 seeks to re-green streets, to preserve traditional front boundary treatments and to enhance the street scenes.

Photo BGI 2: Front Garden Hedge and Retaining Wall, Bracknell Gardens, Sub Area 6

Photo BGI 3: Front Garden Hedge and Retaining Wall, Platts Lane, Sub Area Two

BGI 2 Front and Side Gardens / Front Boundary Treatments

i. Development should not cause losses to front gardens and / or front garden boundaries, unless there are exceptional circumstances.

ii. The Plan encourages front gardens which provide for:

a) re-instatement of front gardens, hedges and original boundary treatments, where these have been lost through previous developments and alterations;

b) removal of space allocated for vehicle parking in front and side gardens, or reduction to no more than 50% of any front garden;

c) minimal hard surface. But, where hard surfaces are desired, the materials should be permeable.

iii. Where front gardens have been lost to car parking, applications involving developments causing any loss of garden (front side and / or rear) space will be strongly encouraged to allocate at least 50% of the plot frontage to soft-surfaced front garden, with a traditional boundary treatment and hedge

Application

42. Applications should demonstrate their compliance with this policy through their landscaping plans and include detailed planting design plans for front gardens and materials for boundary treatments.

43. Where side extensions would not result in the loss of an existing gap between buildings, they should be single storey and set back from the front building line.

Recommendation

44. Planting and hedges should be used to screen parking, refuse, recycling bins and other facilities, in order not to negatively affect the streetscape.

BGI 3 TREE PLANTING AND PRESERVATION

Intent

45. The Redington Frognal Area was developed as a verdant Victorian and Edwardian suburb, whose character is strongly determined by the presence of many trees lining pavements and adorning the front and back gardens of private properties.

46. The prominence given to tree planting is apparent from the 1866 Ordnance Survey Map. Forum members have surveyed the remaining veteran trees and trees with developing veteran features and have identified more than 30 remaining within the Plan area. Their co-ordinates are provided in BGI Appendix 5. Veteran trees provide a unique, high-value contribution to the area's biodiversity, as well as to its character and heritage. It is particularly important to protect these veteran trees from avoidable felling: it would take many decades before trees planted to replace them could provide a similar contribution.

47. Trees in front gardens contribute greatly to the setting of streets and buildings, while trees in rear gardens are often visible from the street through gaps between buildings.

48. 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.

49. Trees contribute to ecosystems by providing food and habitat for birds and other animals, and improve air quality by absorbing a range of toxic gases and particulates. Larger, native trees, in particular, provide valuable foraging and potential roosting or nesting sites for a range of bird, bat, insect and lichen species.

50. With trees making such a large contribution to the Area's character and providing multiple benefits to ecological and human health, it is of great importance that the Area's tree canopy is maintained.

Map BGI 5: Redington Frognal Tree Canopy Map, 2010

Source: AECOM based on ProximiTree data (2010).

Photo BGI 4 Line of Veteran Hedgerow Trees between Platts Lane and Telegraph Hill, Sub Area Two

51. However, as a result of development, and the conversion of front gardens to car parks, the tree canopy has been considerably eroded, with widespread loss of trees, notably:

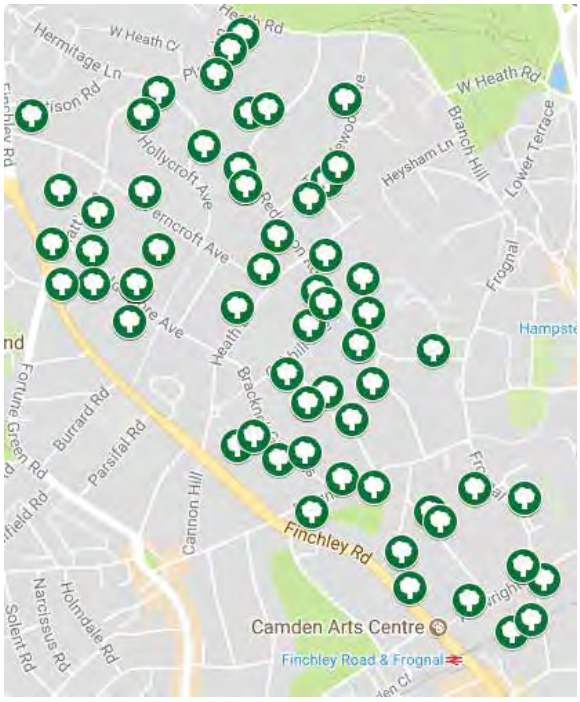
- to the east of Finchley Road, at the former King's College Hampstead Campus in Kidderpore Avenue
- to the south east of the Forum area, from University College School to Netherhall Gardens
- the eastern end of Redington Road and in the south west from Arkwright Road up to and including at the Hampstead Gate office development
- over the underground River Westbourne at University College School, Frognal.

52. The felling of water-loving tees, such as poplar and weeping willow, which were historically planted in close proximity to underground rivers, has caused basements to flood and has created many soggy gardens[65], even requiring the installation of pumps (e.g. University College School and 262 Finchley Road). The location of soggy gardens8 and underground rivers has been researched and mapped by Arup in association with the Neighbourhood Forum (Arup Red Frog Sub-Surface Water Features Mapping Report, April 2016).

53. Between 2010 and mid-June 2016, Camden granted consents for 307 trees to be felled, just for basement excavation applications alone, within the Redington Frognal Conservation Area. Replanting efforts have fallen greatly behind. These incremental losses of trees have had a major cumulative negative effect on the verdant character of the area and the tree canopy is now reduced compared to the 2010 Proximitree data (in maps BGI 4 and BGI 5).

65 These are gardens where wet ground conditions are observed, at least on a seasonal basis.

Map BGI 6 Consented Tree Fellings in the Redington Frognal Conservation Area, 2010 to June 2016



Source: Socrata Open Data API

54. Policy BGI 3 seeks to close gaps in the tree canopy and to provide a healthy mix of tree species to support health and well-being, to benefit biodiversity and to maintain and improve the Area's heritage character.

BGI 3 Tree Planting and Preservation

i. Development will protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area.

a) Development proposals, where appropriate, should include measures to protect and assist in the restoration of tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps. Trees selected for planting should have a high value to insects and lichens, as in the list at Appendix BGI 4, arranged in order of biodiversity value;

b) Any development that proposes removal of a tree should provide justification for the proposed tree removal(s) and details of replacement tree planting to mitigate against any loss of canopy cover, included within the application. Any trees removed to facilitate development shall be replaced by two or more trees with a high value to insects and lichens, from the list at Appendix BGI 4, arranged in order of biodiversity value;

c) notifications of intent to fell are to be accompanied by plans for replacement planting of trees with a high value to insects and lichens, from the list at Appendix BGI IV, arranged in order of biodiversity value.

ii. Planning proposals are required to ensure that veteran trees are fully and strictly protected in accordance with Natural England's "Standing Advice for Ancient Woodland and Veteran Trees". Root protection zones of veteran trees will be at least 15 metres radius for each tree, deadwood should be retained where possible. Canopy reduction to facilitate construction will only be acceptable in exceptional circumstances.

iii. Tree root protection for veteran trees, contained in BS5837: 2012, should provide for any likely activities that may occur during construction.

Note: a tree corridor is a line of trees along or close to the boundary of one or more adjoining gardens.

Application

55. Where felling is required on grounds of safety, or because it is an invasive species, one or more trees are to be planted in replacement. Where felling is to facilitate development, two or more trees are to be planted in replacement.

56. Given high tree mortality rates of 30-50% during the first year after planting[66], it will be required that, for new developments, three trees are to be planted per new dwelling. For high-density developments, unable to accommodate this quantum of trees on site, financial contributions are to be made to a tree planting project, selected by Camden Nature Conservation officers, London Wildlife Trust or the Woodland Trust.

57. Species to be planted are to be selected on the basis of the trees' biodiversity value. The majority of trees selected for new development sites should similarly be selected for high biodiversity value. Where space permits, they should be trees with a large canopy.

58. A list of trees with high biodiversity value[67], in terms of the number of insect and lichen species supported, is provided in Appendix BGI 4. A majority of the trees selected should be capable of living to at least 100 years.

59. For soggy garden sites within 30 metres of an underground stream, as indicated in the Arup Red Frog Sub-Surface Water Features Mapping Report, April 2016, it is advisable to plant water-hungry trees, such as willow, poplar, elm and oak.

60. Through careful planting of tree and shrub species, it is envisaged that the Area will regain some of the wildlife species, which have been lost and or become depleted, and that Redington Frognal gardens will once more become home to sparrows, starlings, thrushes and butterflies.

Recommendation

61. Camden Council is requested to place Tree Preservation Orders on:

- all veteran trees in the Plan area;
- the mature trees at the northern end of the Hampstead Manor, Kidderpore Avenue site. It can be expected that occupiers of the sunken pavilion houses (currently under construction) will find the accommodation to be lacking in natural light and will seek the removal of the established mature trees. These trees provide an important screen between the site and St. Luke's Vicarage and are also used by bats for foraging and commuting.

66 Hirons, Andrew D and Percival Glynn C " Fundamentals of tree establishment: a review" https://www.forestry.gov.uk/pdf/Trees-people-and-the-buit-environment_Hirons.pdf/$FILE/Trees-people-and-the-buit-environment_Hirons.pdf

67 Alexander, A., Butler, J. and Green, T. (2006) 'The value of different tree and shrub species to wildlife'. British Wildlife 18(1): 18 – 28 http://www.countrysideinfo.co.uk/woodland_manage/tree_value.htm

BGI 4 LIGHT POLLUTION

Intent

62. Insect-eating bats have long been part of the Area's wildlife. Common pipistrelle, soprano pipistrelle and serotine bats commute, forage and roost throughout the Area, wherever there are mature trees and associated shrubbery.

63. Mature trees and shrubbery provide roosting, shelter and safety and attract a wide variety of insects which bats prey on (such as midges, mosquitoes, moths and gnats).

64. The presence of bats throughout the Area is confirmed by a number of bat surveys conducted by The Ecology Network[68], The Ecology Consultancy[69, 70], Furesfen[71] and John Cromar's arboricultural report[72]. Rear garden tree corridors are vital to their survival.

65. Artificial night lighting has been shown to have an adverse effect on wildlife, particularly on nocturnal species, such as bats, moths and owls, while the impact on song birds and robins of night-time singing and the continual lack of sleep is likely to be detrimental to the birds' survival[73].

66. As well as disrupting the biological rhythms of wildlife, badly-aimed artificial lights are a nuisance to residents in neighbouring properties, by forcing levels of artificial lighting upon the residents that they may not desire and are unable to control.

67. Policy BGI 4 seeks to limit harm to the environment and nuisance to residents by reducing the level of light pollution, notably in rear gardens.

BGI 4 Light Pollution

i. It is desirable to minimise light pollution, particularly in rear gardens and near trees and hedges. Developers are encouraged to take steps taken to minimise light pollution from within the building and from any external lighting.

ii. The Plan encourages all development to support the Plan's aims to foster biodiversity and minimise light pollution, through:

a) the avoidance of white light, or light which is rich in blue (short) wavelengths, in the form of white light-emitting diodes (LEDs), known for its harmful impact on human health and on wildlife. Cool white LEDs are particularly strong light polluters, due to their strong blue emission peak;

b) the avoidance of large expanses of glazing at the rear of properties, such as conservatories at first-floor level and above and glazed summerhouses sited in rear garden tree corridors;

c) ensuring that lights are correctly adjusted to light only the intended area, avoiding stray artificial light on neighbouring properties or green spaces;

d) avoiding (intentionally or unintentionally) directing artificial lights at trees, hedges and areas of high potential for biodiversity;

e) ensuring that lights, including security lights, are not brighter and are not left on for longer than needed for their purpose;

f) avoiding illuminated advertising: except for shop signs in the Finchley Road town centre, which may be appropriate.

68 Ecology Network Bat Activity Survey, September 2016
69 Ecology Consultancy Kidderpore Avenue, Hampstead Bat Surveys, December 2012
70 Ecology Consultancy Kidderpore Avenue King's College Halls, Bat Presence or Likely Absence Surveys, September 2014
71 Furesfen 25B Frognal Bat Survey, July 2012
72 Arboricultural report for 5 Templewood Avenue, 24.1.17
73 Pollard A. (2009) Visual constraints on bird behaviour. University of Cardiff

Application

68. For security lighting a low-power light emitting 600-900 lumens can offer a suitable solution. Security lights should be adjusted to pick up only movement of people in the area intended, not beyond, and should be fitted with a solar time clock to ensure it is not activated during times of daylight[74, 75].

69. Solar-powered lights emit a dim light that is less likely to harm wildlife.

Photo BGI 5: Motion Sensor Lighting, Illuminating Specific Areas Only When Needed

74 Letter from (redacted) of The Ecology Consultancy to (redacted), Principal Planning Officer, London Borough of Camden

75 International working group, "Declaration on the use of blue-rich white light sources for night time lighting". http://www.iac.es/adjuntos/otpc/International_Declaration_on_Blue-Rich_Light.pdf

BGI 5 LOCAL GREEN SPACES

Intent

70. The Plan Area does not meet Natural England Accessible Green Space Standards (ANGSt) and the green pace deficit is forecast to intensify (see Appendix BGI 2)[76].

71. With no new open space likely to become available, it is essential to protect those that already exist (London Plan Policy G4). By designating land as a Local Green Space, local communities will be able to protect these spaces from future development, other than in "very special circumstances".

72. The following areas have been identified as Local Green Space and fulfil the criteria outlined in NPPF (76) and (77).The table below evaluates the sites to be designated against these criteria.

Para 77 NPPF LGS tests	Is it in close proximity to the RF NP Area?	Does it hold special value?	Does it have local character?
LGS 1 West Heath Lawn Tennis Club	Yes	Provides the opportunity for outdoors exercise, a social meeting place, with club tournaments, suppers, picnics etc.	In use since 1912. The green, wooded site is used by local residents and from further afield. Important for older residents and children.
LGS 2 Kidderpore Reservoir	Yes	Unbuilt open space above a feat of Victorian engineering	One of London's oldest reservoirs, constructed in 1867, it supplies drinking water to 11,000 homes in north west London
LGS 3 Tennis courts to rear of Windsor Court, Platts Lane	Yes	Enjoyed by Windsor Court residents.	Part of the Kidderpore Reservoir.
LGS 4 SINC CaL07 Frognal Lane Gardens, bounded by Langland Gardens, Finchley Road and Frognal Lane.	Yes	The garden is a valuable amenity for residents in a green space deprived area. It is also used by many birds and invertebrates.	First notified as a SINC in 1993. Contains a pond and many mature trees, beneath which grow a good selection of wild flowers.
LGS 5 Embankment between Platt's Lane and Telegraph Hill;	Yes	Visual amenity for residents and passers by. The site acts as an important green corridor linking to Hampstead Heath (West Heath). It provides a screen from traffic and its trees filter particulates.	Originally part of West Heath, with several veteran oaks and oaks with developing veteran features.
LGS 6 The entire lawned and planted area of Studholme Court	Yes	Valued by residents for relaxation, socialising, exercising, picnics, children's birthday parties, nature and biodiversity.	The musical comedy actress and picture postcard beauty, Marie Studholme, lived and died at Croft Way.
LGS 7 Rear Garden at Camden Arts Centre, Arkwright Road, NW3 6DG	Yes	Used by vistors as a quiet retreat and a lush green space in which to picnic, read and observe the wildlife.	This has been a public space since 1897, when the premises opened as the Central Public Library.
LGS 8 Copse to the trear of 17 Frognal, NW3 6AR	Yes	Attractive visual amenity, preserved trees and biodiverse commuting, foraging and nesting habitat.	The last remaining woodland behind Finchley Road and critical to the to the Area's verdant townscape and character.
LGS 9 SINC CaB1109, Kidderpore Avenue	Yes	Female students used the grounds for relaxation and study, away from the public gaze. It was notified as a SINC in 2003. A pond is being added and SINC status is to be retained for this important bat-foraging and commuting area. The develoipment site was being marketed in 2017 for its biodiversity and contibution to local nature conservation.	From 1882, the grounds formed part of Westfield College, dedicated to women's education. The campus became co-educational in 1964.

73. Public green space within the study area is very limited. The West Heath Lawn Tennis Club (WHLTC), together with a large covered water reservoir, constitute the most substantial area of open space.

76 Letter from Ashfords LLP to the London Borough of Camden, dated 24 August 2016

LGS 1: West Heath Lawn Tennis Club.

74. WHLTC has operated on the Croft Way site since at least 1912. It offers low-cost memberships and provides the opportunity for outdoors exercise for residents in the area and from elsewhere. WHLTC also provides a social meeting place, with club tournaments, suppers, picnics etc.

75. It is acknowledged by the freeholder of the site that its use meets the definition of an Asset of Community Value. However, an attempt by the Forum to designate the site as an Asset of Community Value failed 37 because the land is "operational land" as defined in section 263 of the Town and Country Planning Act 1990.

76. The lease term granted on 1 October 2001 to the West Heath Lawn Tennis Club Ltd by Thames Water Utilities Ltd is due to expire on 30 September 2022. The Plan therefore wishes to designate the site as Local Green Space, notwithstanding its existing designation by Camden as private open space.

West Heath Lawn Tennis Club to be Designated Local Green Space

76 Letter from Ashfords LLP to the London Borough of Camden, dated 24 August 2016

76 Letter from Ashfords LLP to the London Borough of Camden, dated 24 August 2016

LGS 2: Kidderpore Reservoir

77. This is an important open space in the north west of the Plan Area. In the event that the reservoir, and the land on which it is sited, becomes surplus to water supply operations (as with the nearby Gondar Gardens reservoir) the Plan seeks to preserve the site for the community, for potential future use as a community-designated nature reserve and to achieve this Vision and Objectives supported aim. Such a use will also help to meet the Natural England Accessible Green Space Standards (ANGSt) summarised in Appendix BGI 2. It therefore proposed that the land on which the reservoir is sited be designated as Local Green Space.

Kidderpore Reservoir to be Designated Local Green Space

Victorian Engineering Beneath Covered Water Reservoir

LGS 3: Tennis Courts to the Rear of Windsor Court, Platts Lane

78. The tennis courts behind Windsor Court on the south side of Platts Lane and to the north west of Kidderpore Reservoir, similarly do not enjoy any protection. Currently, they are enjoyed by residents of Windsor Court, on a lease from Thames Water.

79. The Plan additionally seeks to designate this site as Local Green Space.

Windsor Court Tennis Courts to be Designated Local Green Space

LGS 4: SINC CaL07: Frognal Lane Gardens

80. This is a small private communal garden bounded by Langland Gardens, Finchley Road and Frognal Lane, owned by Frognal Lane Gardens Ltd. The garden incorporates an attractive pond (temporarily filled in), and has many mature trees, beneath which grow a good selection of wild flowers. Trees include large London planes ash, oak, Norway maple, holm oak and silver birch. Ornamental shrub beds around the perimeter are planted with both native and exotic species, which include hazel, yew, cherry plum, lilac, spotted laurel and oleaster.

81. The western end of the site contains numerous trees and shrubs/scrub and is less intensively managed. It, thus, has a wilder appearance with a greater number of tall herb species including meadow buttercup, wood dock, teasel, herb-Robert, red campion, greater periwinkle and enchanter's nightshade.

82. The site is used by numerous birds including blue tit, jay, blackbird, magpie, robin, thrush, starling and great-spotted woodpecker. Nest boxes have been put up and the site management is focused on creating a more invertebrate-friendly habitat.

CaL07 SINC Comprised of Area of Communal Garden Bounded by Frognal Lane, Langland Gardens and Finchley Road: to be Designated Local Green Space

LGS 5: Embankment between Platt's Lane and Telegraph Hill

83. The embankment between Platt's Lane and Telegraph Hill was originally part of West Heath[77] and is also to be protected. Here there are several veteran oaks and oaks with developing veteran features, acting as an important green corridor linking to Hampstead Heath (West Heath). It contributes to the biodiversity of the area, fulfils criteria 76 and 77 of the NPPF outlined above and is to be designated as Local Green Space.

Embankment Between Platt's Lane and Telegraph Hill: to be Designated Local Green Space

77 http://www.hampsteadheath.net/west-heath-details.html

LGS 6: Open space at Studholme Court, Finchley Road, NW3 7AE.

84. Studholme Court was constructed within an orchard on part of the garden of Marie Studholme's former Hampstead home[78]. The site retains many trees, including fruit trees. The verdant setting, its trees and green space are highly valued by Studholme Court residents for their health and wellbeing[79]. It is noted that Studholme Court is situated within a green space deficient area, yet consideration has already been given to developing the parcel of garden space fronting onto Finchley Road. To ensure the protection of the green space and verdant setting, the Plan seeks to designate the entire lawned and planted land as Local Green Space.

Open Space at Studholme Court, Finchley Road. NW3 7AE: to be Designated Local Green Space

LGS 7: Rear garden at Camden Arts Centre, Arkwright Road, NW3 6DG.

85. This much-valued green oasis, with many mature trees and natural landscaping, offers visitors a quiet retreat and a lush green space in which to picnic, read and observe the wildlife. It is to be preserved as unbuilt, natural green space through designation as Local Green Space.

Rear Garden at Camden Arts Centre, Finchley Road. NW3 6GD: to be Designated Local Green Space

LGS 8: Copse to rear of 17 Frognal NW3 6AR

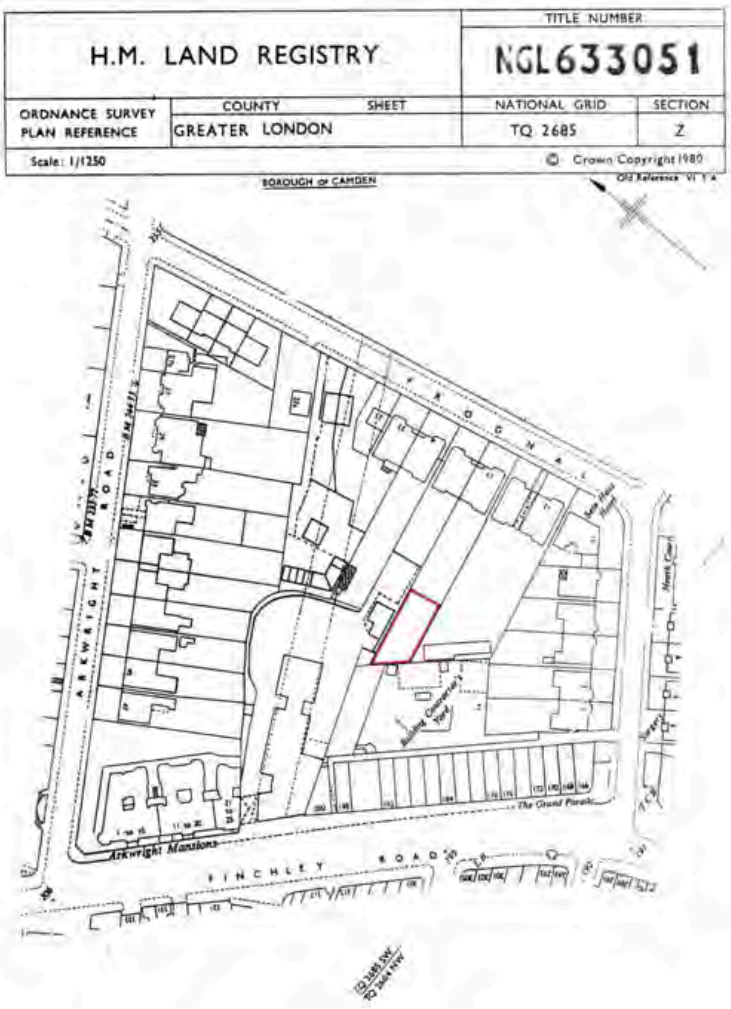
86. This site[80] is approximately 3,900 sq. ft. and the last remaining area of woodland behind Finchley Road within the Plan area. It lies in close proximity to the underground river, which flows from Maresfield Gardens to Finchley Road.

78 Marie Studholme https://www.revolvy.com/main/index.php?s=Marie Studholme
79 Email (redacted), Chair of Studholme Court, Tenants and Residents Association, 3 July 2017.
80 Land Registry Title NGL633051

87. The site has no direct access from the street (albeit there is a pedestrian right of way across neighbouring land to Frognal) and seven main trees are subject to Tree Protection Orders[81]. The trees and other growth provide a green outlook to residents in apartments on Frognal and to office users in Hampstead Gate and Meridien House. It is also valued for its peaceful backdrop to nearby gardens and for shielding views of buildings on Finchley Road. The trees additionally help to filter noise and air pollution from Finchley Road, thus increasing the sense of tranquillity in Frognal gardens.

88. The copse is used by bats for foraging and commuting, as documented by Fursefen[82] and is home to nesting birds, black squirrels and other wildlife.

Approximate Site Plan

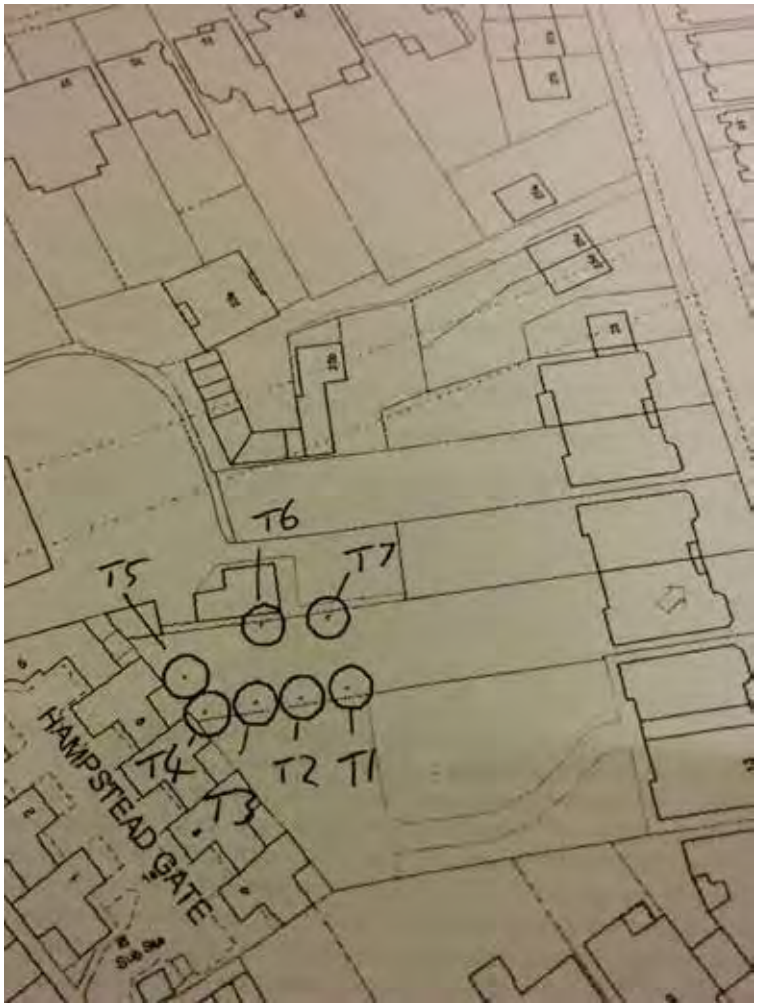


81 TPO dated 10.7.08

82 Furesfen 25B Frognal Bat Survey, July 2012. Studholme Court, Tenants and Residents Association, 3 July 2017.

View of Copse from Meridien House Car Park

Tree Preservation Orders in Place



Recommendation

89. Ivy, which was cleared from trees, along with ground cover and other wildlife habitat, during spring 2018, should be replanted, in order to reinstate the site's high biodiversity value.

LGS 9: Borough Grade II Site of Interest for Nature Conservation CaB1109 in Kidderpore Gardens.

90. In 2016 the acquisition of this site was completed by Mount Anvil, following the grant of planning consent to use the site for housing development. This Borough Grade II Site of Interest for Nature Conservation (SINC) has been highly valued by students at King's College, who enjoyed relaxing there and the green and natural outlook provided.

91. In its marketing, the new site owner, Mount Anvil, states that, "we are thrilled to be working in Hampstead, to be conserving the rich heritage of the historical Kidderpore Avenue site and to be overseeing a programme of landscaping and biodiversity across the site that will contribute greatly to local nature conservation"[83]. This marketing theme suggests that Mount Anvil expects the gardens to be highly valued by residents.

92. In the s.106 agreement, it is stipulated that the SINC is to be "properly maintained and opened for controlled public access" ((paragraph 24.1 g) and that the Open Space Management Plan will include "measures governing the use of the Open Space by the public and to secure public access to the Open Space from dawn to dusk subject to Clause 21.4.2 or as otherwise agreed by the Council in writing" (paragraph 21.2.1).

93. It is likely, therefore, that the SINC will be similarly valued by non-residents, including residents at the Barratt site opposite, where green space is more limited. The Plan therefore wishes to designate the gardens as Local Green Space. The natural pond, planned for the north-western corner of the SINC (adjacent to the Vicarage garden), is expressly included within this designation, on account of its high value to biodiversity.

Borough Grade II SINC CaB1109, Kidderpore Avenue (shaded green): to be Designated Local Green Space

Source: Camden planning consent 2015/3936/P, section 106 agreement

83 http://hampsteadproject.mountanvil.com/

BGI 5 Local Green Spaces

The Plan designates the following areas as Local Green Spaces.

Development on these sites will be permitted only in very special circumstances.

LGS 1 West Heath Lawn Tennis Club

LGS 2 Kidderpore Reservoir

LGS 3 Tennis courts to rear of Windsor Court, Platts Lane

LGS 4 SINC CaL07, the communal garden bounded by Langland Gardens, Finchley Road and Frognal Lane

LGS 5 Embankment between Platt's Lane and Telegraph Hill;

LGS 6 The entire lawned and planted area of Studholme Court

LGS 7 Rear garden at Camden Arts Centre, Arkwright Road, NW3 6DG

LGS 8 Roundabout at the junction of Heath Drive and Bracknell Way

LGS 6 Open Space at Studholme Court

LGS 7 Rear Garden at Camden Arts Centre, Arkwright Road, NW3 6DG

LGS 8 Copse to the rear of 17 Frognal, NW3 6AR

LGS 9 SINC CaB1109, Kidderpore Avenue

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BGI 6 BASEMENTS

Intent

94. Paragraph 7 of the NPPF requires that sustainable development performs a role in contributing to protecting and enhancing the natural environment, helping to improve biodiversity, using natural resources prudently and minimising pollution and to mitigate and adapt to climate change.

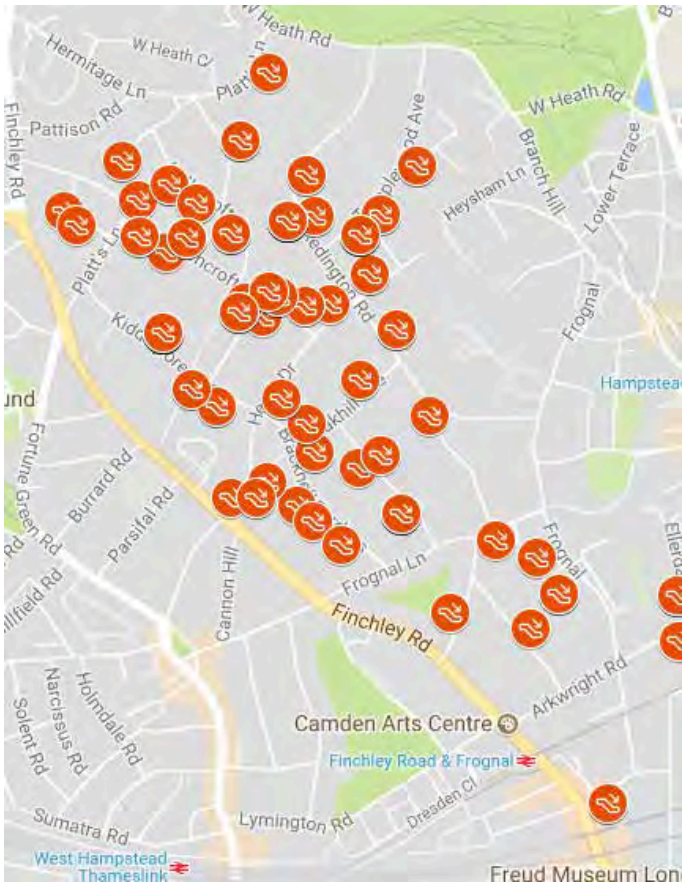
95. There is an increasing trend for domestic basement extensions in the Plan Area. Although basement extensions can provide an opportunity to add habitable space to homes, in the neighbourhood plan Area, they are frequently utilised to provide basement car parking and car lifts[84]. This is, arguably, at variance with Camden's Local Plan Policy T2 for car-free new development. In a test case of the application of Camden's new car-free development policy[85]. Camden officers successfully argued that the requirement for car-free development applies only to cases involving demolition, paving the way for a development of two flats with eight off-street parking spaces (including four spaces within a new basement) and a car lift.

96. The use of basement space for car parking and / or car lifts additionally causes harm to the amenity of neighbours. The noise and vibration impacts resulting from such a use is contrary to Local Plan Policies A1 paragraphs 6.19 and 6.20 and A4 paragraphs 6.89 and 6.91.

97. Generous land plots with well-vegetated gardens are intrinsic to the setting of the Redington Frognal Conservation Area. However, basement development continues to further erode front, side and rear gardens, with attendant losses to the soil, or garden substrate, and the vegetation. Soil and garden substrate play a crucial role in supporting and providing a number of ecosystem functions, including the provision of habitat (shelter and forage) for a range of wildlife.

98. Between 1 January 2010 and 28 October 2017, data from Camden's Socrata website indicate that consents were granted for 123 basement excavations in the Redington Frognal Conservation Area.

Map BGI 7 Consented Basement Excavations in the Redington Frognal Conservation Area, 1.1.10 to 28.10.17

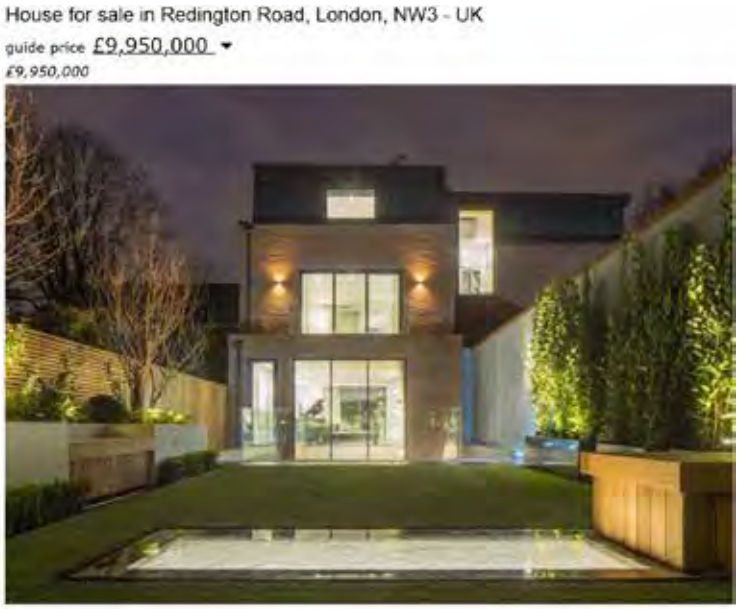


Source: Socrata Open Data API

84 Examples are the Mount Anvil, Barratt and Westfield developments in Kidderpore Avenue, 5 Templewood Avenue (2017/1229/P) and 28 Redington Road (2016/2997/P).

85 5 Templewood Avenue: 2017/1229/P

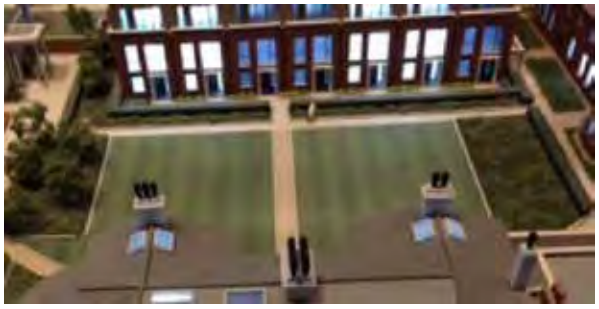
Biodiverse-Free Darden with Light Pollution Above Basement at 38 Redington Road



99. In order to excavate the basement car park at Hampstead Manor (the former Westfield College site), some 38 mature trees were felled. Planned replacement planting is comprised of shrubs and a lawned area, the soil depth of 1 metre being insufficient to sustain large-canopy species.

Existing Large Canopy Mature Trees in Deep Soil at Hampstead Manor

Planned Planting Above Basement Car Park at Hampstead Manor



100. During excavation works it is typical for almost the entire garden area, minus the perimeter buffer, to be dug up and removed offsite. This has been observed at the Barratt and Mount Anvil construction sites (the latter designated SINC CaB1109), both in Kidderpore Gardens (2014 to 2018), where almost all the vegetation (except on the far perimeters) has been removed, and the sites left bare for the duration of the works.

101. The main consequence in the short-term (during construction) will be the removal of habitat for micro-organisms, invertebrates, birds, reptiles, amphibians and small mammals. As some animals are territorial, this will create knock-on effects on local populations. If the works occur during breeding or nesting season, the removal of the nesting sites could result in a lost generation and/or severe stress on the breeding animal if they have to reproduce again in the same season. Such disturbance could also result in the breeding pairs abandoning the site never to return. Likewise, in the winter season, the works could disturb hibernating animals (this includes overwintering insects as well as small mammals). The energetic costs of being roused from hibernation are often lethal for the animals, as they generally cannot replenish their reserves in the winter months.

102. The removal and relocation of the soil also has a more permanent impact on its micro-organisms and invertebrate populations. If the soil is taken away and redistributed to other sites, potentially in other regions, this will impact on the natural distribution of those animals. For example, bats were removed from the Barratt site and re-homed in Royston[87].

Soil Depth, Volume and the Potential for Tree Planting

103. The importance of retaining a soil depth, which is sufficient to support large canopied species to survive to become veterans (about 100 years or older), is critical not only to biodiversity, but also to retaining the character and setting of the conservation area, and to facilitate a healthy age structure.

104. Dr. Andrew D. Hirons, Senior Lecturer in Arboriculture at University Centre Myerscough advises that tree roots are often found beyond a depth of 1 metre[88]. Soil volume is key to achieving a good quality rooting environment and species such as oak can have a water requirement of 100 litres per day. In the book "Applied Tree Biology"[89] Dr. Hirons and Dr. Peter A. Thomas note that,

"to reach their potential for shade, rainfall management, noise reduction and carbon sequestration, trees must have sufficient water available for uptake within the rooted soil volume for growth and for transpiration."

This necessitates a soil volume of 10 cubic metres or more and, on average 20 to 30 cubic metres of soil per tree, with an open surface to enable oxygenation of the soil[90].

105. Similarly, studies such as the Kew Wind Blown Tree Survey by Gasson and Cutler (1990), show that 56% of trees surveyed had a root plate depth of below 1 metre, while an Arboricultural Advisory and Information Service research note[91] states that "All trees can develop a deep root system (2-3 metres deep) if soil conditions allow". However, this ability will be influenced by the capacity of different species to tolerate varying soil conditions.

106. Soil volumes and depths are set out by the London Borough of Islington in its Supplementary Planning Guidance (SPG) on Basement Development, in paragraphs 7.4.14 and 7.4.15. This provides for the following soil volumes according to tree size (as defined by The Benefits of Large Species Trees in Urban Landscapes a Costing, Design and Management Guide, CIRIA, 2012:

- small trees (ultimate height of 5 - 8m): a minimum of 10 m^3
- medium trees (ultimate height of 8 -15m): a minimum of 20 m^3
- large trees (ultimate height of 15m+): a minimum of 30 m^3

107. Rooting depths are stipulated as follows:

- small trees: a minimum of 1 metre
- medium trees: 2 metres
- large trees: 3 metres, in order to allow for adequate anchorage and hydrology during weather events (heavy rain/ water logging, drought conditions/ soil moisture deficit) to support tree health.

87 Natural England reference TRM-2014-7164 B

88 Applied Tree Biology by Andrew D. Hirons and Peter A. Thomas, pub. WILEY Blackwell, 2018

89 Soil depth telephone conversations, 26.2.18 and 6.3.18

90 Tree Root Systems by Martin Dobson, 1995 https://www.trees.org.uk/Trees.org.uk/files/61/6181f2b7-e35d-4075-832f-5e230d16aa9e.pdf

91 Basements Publication Planning Policy, Partial Review of the Core Strategy, February 2014 https://www.rbkc.gov.uk/pdf/Basements Publication Second v5.pdf

108. The Royal Borough of Kensington and Chelsea notes, in its "Trees and Basements" review (February 2015):

"The physical root barriers, such as boundary walls, building foundations etc, typically found in this borough may restrict certain species from utilising soil beyond these constraints, which could greatly affect the health and vigour of many trees" and

"when you consider the constraints on a newly planted tree above a basement in a walled garden with potentially limited soil volume available the scenario appears not too dissimilar to the many moribund town centre trees in planters. Providing a suitable growing medium for all species of trees may not always be possible above a basement one metre below ground level, especially where further rooting constraints exist beyond the basement footprint".

109. Flooding due to lack of adequate drainage will greatly impact vegetation growth.

110. Research by the Royal Borough of Kensington and Chelsea[92] found that, "All applications for basements likely to affect trees either on-site or nearby". Supplementary planning guidance has been drawn up in an attempt to protect trees from development[93].

Basement Size

111. The significance and value of private gardens to biodiversity and the area's character is formally accepted by the London Borough of Islington. In its Supplementary Planning Guidance (SPG) on Basement Development, adopted January 2016[94], paragraph 7.1.4 states that,

"Open space including private residential gardens contribute greatly to Islington's character as well as providing vital green infrastructure functions for the borough such as reducing surface water flood risk, providing important habitat and ecological connectivity, and contributing to the borough's biodiversity, urban cooling and adaptation to climate change. Private open spaces make up a significant proportion of Islington's open space. The piecemeal loss of these spaces due to incremental development such as large outbuildings and extensive basements within gardens has serious potential implications for the borough."

112. For residential basement extensions, paragraphs 7.1.7 to 7.1.10 note that,

"For extensions to existing residential basements or the creation of new basement areas underneath and/or within the curtilage of an existing dwelling, the majority of original open area of the site should be retained, and the total area of basement beyond the original footprint must be subordinate to the original footprint of the dwelling."

and

"The maximum extent will be measured separately for each garden/unbuilt upon area within the site, e.g. front, back or side."

"The remaining garden area/unbuilt upon area of the site should be designed to maximise garden and amenity functionality, providing useable amenity space and supporting biodiversity enhancement, to protect the garden setting and contribute to local character. In considering the design of a basement that extends into a garden/unbuilt upon area, a proposal should avoid fragmentation of spaces to deliver cohesive, useable and functional private open space."

The location of all basements should take account of leaving the unaffected portion of garden connected to other unaffected gardens and open space immediately adjoining the site, to ensure connectivity of these spaces is protected." "… margins should be left between basements and adjoining sites. This allows for space to enable natural surface water drainage and lateral ground water movement to occur between sites."

92 Royal Borough of Kensington and Chelsea Adopted Trees and Development SPD https://planningconsult.rbkc.gov.uk/consult.ti/trees.2009/viewCompoundDoc?partid=1322100

93 London Borough of Islington Supplementary Planning Document Basement Development, January 2016 https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicconsultation/20152016/20160122basementdevelopmentspdadoptedjan2016.pdf

94 Life Cycle Carbon Analysis of Extensions and Subterranean Development in RBKC, Eight Associates, February 2014 https://www.rbkc.gov.uk/pdf/E642 RBKC FinalReport 1402-10RM lores.pdf

113. Research by the Royal Borough of Kensington and Chelsea also found the size of the basement to be directly correlated with the level of nuisance and disturbance to neighbours. Chapter 34 of the Local Plan, para 34.3.53 notes that,

"Restricting the size of basements will help protect residential living conditions in the Borough by limiting the extent and duration of construction and by reducing the volume of soil to be excavated. Large basement construction in residential neighbourhoods can affect the health and well-being of residents with issues such as noise, vibration and heavy vehicles experienced for a prolonged period. A limit on the size of basements will reduce this impact."

114. Carbon emissions are another reason for size restrictions, noted in para. 34.3.54.

"The carbon emissions of basements are greater than those of above ground developments per square metre over the building's life cycle[95,96] … Limiting the size of basements will therefore limit carbon emissions and contribute to mitigating climate change."

Para 34.3.55 notes that [basements],

"can also introduce a degree of artificiality into the garden area and restrict the range of planting[97]. …… and "will enable natural landscape and character to be maintained, give flexibility in future planting (including major trees), support biodiversity[98] and allow water to drain through to the 'Upper Aquifer'[99]. This policy takes into account the London Plan[100] and the Mayor of London's Housing SPG 9[101] both of which emphasise the important role of gardens. The National Planning Policy Framework (NPPF)[102] also supports local policies to resist inappropriate development of residential gardens and excludes private gardens from the definition of previously developed land."

115. In para. 34.3.59 it is acknowledged that,

"Trees make a much-valued contribution to the character ……., and bring biodiversity and public health benefits. Works to, and in the vicinity of, trees, need to be planned and executed with very close attention to detail. All applications for basements likely to affect trees[103] either on-site or nearby must be accompanied by a full tree survey and tree protection proposal for the construction phase. Core Strategy Policy CR6 Trees and Landscape will also apply."

116. The BGI 6 policy seeks to ensure that full consideration is given to the potential biodiversity and green infrastructure impacts of basement developments at application stage. This policy applies to all new basement development.

95 Life Cycle Analysis (LCA) is a methodology for assessing the environmental performance of a product (i.e. building) over its life cycle.

96 Trees and Basements, RBKC, February 2014 (BAS 35) https://www.rbkc.gov.uk/pdf/Trees%20and%20basements.pdf ; and Basements Visual Evidence, RBKC, February 2014 (BAS 33) https://www.rbkc.gov.uk/sites/default/files/atoms/files/BAS 33 Basements Visual Evidence, Feb 2014.pdf and Basements Visual Evidence - External Manifestations, Feb 2014 (BAS 34) https://www.rbkc.gov.uk/pdf/Bsmt_Visual evidence_external man.pdf

97 Impact of Basement Development on Biodiversity, RBKC, February 2014 (BAS 36) https://www.rbkc.gov.uk/pdf/BiodiversityBasementPaper_final.pdf

98 Royal Borough of Kensington and Chelsea Residential Basement Study Report, Alan Baxter and Associates, March 2013 https://www.rbkc.gov.uk/wamdocs/0954-130_RBKC_Residential%20Basement%20Study%20Report_2013-03_low.pdf

99 Policy 3.5 of the London Plan, Spatial Development Strategy, March 2016 https://www.london.gov.uk/sites/default/files/the_london_plan_malp_final_for_web_0606_0.pdf

100 Paras 1.2.44 and 2.2.12 London Plan Housing SPG, March 2016 https://www.london.gov.uk/sites/default/files/housing_spg_revised.pdf

101 Para 53 and Appendix 2: Glossary, NPPF, March 2012 https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

102 Works to trees should be carried out in accordance with BS 5837 2012 (with the exception that tunnelling underneath the root protection area should not be undertaken) and The Royal Borough of Kensington and Chelsea's Trees and Development SPD: https://www.rbkc.gov.uk/wamdocs/Trees and Development SPD Adopted April 2010 %282%29.pdf

103 The NPPF defines an original building as "a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally." https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

BGI 6 Basements

i. Proposals for basement development in Redington Frognal will be required to demonstrate how they will not cause cumulative erosion of garden space, i.e:

ii basement development beyond the footprint of the building are to occupy no more than 15% of the original (unextended) building footprint, or no more than 50% of the total area of each land plot, as at 1 July 1948 (or, if constructed after 1 July 1948, as it was built originally), according to whichever measure consumes least rear garden space.

iii. it must demonstrate that it is able to safeguard the amenity of the garden space by ensuring that it:

a) does not encroach upon the root protection areas of nearby trees; and

c) maintains a minimum depth of 2 metres of permeable soil above the basement, to sustain large trees to become veterans; and

c) does not conceal or divert an underground stream or spring line; and

d) does not require the felling of trees, especially mature trees, forming part of a rear garden tree corridor; and

e) does not introduce light pollution into a rear garden tree corridor; and

f) does not cause loss of visual amenity to the character of the host building or its setting; and

g) that the space is to not to be used for car parking and / or car lift(s).

iv. For rear boundaries where there are visually important, mature or veteran trees, historic tree lines or trees forming part of a green corridor, a minimum boundary of 15 metres is to be provided between the basement perimeter and the trees' root protection zones.

Application

117. The area of original building footprint, and soft surface area, as at 1 July 1948[104] is to be mapped and quantified (in square metres) prior to and after the basement has been constructed.

118. Consideration must be given to how the excavation might affect trees at adjoining properties and ensure that trees are not placed at risk. Trees on the development site and at neighbouring sites are to be clearly marked and named and their distance from the perimeter of the proposed basement measured.

119. Developers should consult the latest version of the Arup Red Frog Sub-Surface Water Features Mapping Report, to check if the development site is located near to an underground water feature.

120. Areas of landscaping proposed should be designed as deep soil landscaping with natural drainage. A minimum soil depth of 2 metres above the basement development will be required in order to maintain well-vegetated gardens, with space available for tree planting. A soil depth of less than 2 metres is likely to increase the risk of the soil profile drying out and prevent large canopy trees planted in future to endure to become veterans.

121. Adequate natural drainage is required in order to ensure the soil above a basement does not become waterlogged in times of high rainfall to prevent any adverse effect on planting within this space. The provision of a drainage layer with a minimum depth of 200mm above any basement that extends beyond the footprint of a building should be provided to ensure surface water drainage is adequately dealt with in conjunction with the unbuilt upon areas/drainage margins/areas of natural drainage.

122. Developers should follow guidance contained within BS5837: 2012 "Trees in relation to design construction and demolition".

104 The NPPF defines an original building as "a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally."
https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

123. The demolition, construction and even the landscaping phase of a development is when damage to trees is most likely to occur. Basement development is to avoid the most common ways of causing damage below:

- bark wounds or broken branches caused by machinery;
- compaction of the soil from repeated movement of heavy machinery and the storage of materials within the Root Protection Area (RPA) of a tree;
- root bark damage from site stripping or grading;
- cutting of roots during excavation for foundations and services;
- raising or lowering soil levels beneath the crown spread of a tree;
- raising the water table;
- the spillage of petrol or diesel, mixing of cement and the storage of toxic materials or machinery within the Root Protection Area of a tree or under the canopy of a tree;
- burning waste materials close to the tree;
- removal of branches to create space for scaffolding or access of heavy plant.

124. Margins should be left between basements and adjoining sites in order to allow for space to enable natural surface water drainage and lateral ground water movement to occur between sites.

CF: CULTURAL, LEISURE, TERTIARY EDUCATION AND COMMUNITY FACILITIES

1. The population of the over 60 age group in the Frognal and Fitzjohn's ward is projected by the GLA to increase by almost one-third (see Appendix CF 2) between 2016 and 2041, thereby placing particular pressure on the Area's infrastructure. Present evidence from the Forum's Vision and Objectives Survey supports the focus of Community Facilities policies on tertiary education and culture. The lack of facilities for younger age groups within the Area similarly necessitates an expansion of nursery and primary education. It is therefore important that the Plan includes policies which protect existing, and facilitate the creation of new, community facilities within the Area.

2. The Neighbourhood Plan seeks to help sustain and protect existing cultural, leisure, community and tertiary education facilities, especially those aimed at the elderly and very young. Such facilities are essential both to social cohesion and to the health and wellbeing of residents and people working in the area. The Area lacks many such essential facilities, including an NHS GP practice, a Post Office and a community space. In this context the Plan will seek to assist and promote the establishment of new facilities within the Plan Area.

2. Community facilities are defined as those facilities which help meet the varied needs of the residents of the Plan Area for tertiary education, social, cultural and sporting activities, as well as health and public services.

CF 1 PROTECTING CULTURAL, LEISURE AND TERTIARY EDUCATION FACILITIES

Policy Intent

3. Objective 5 of the Vision and Objectives Statement notes that the area has a long-established use as a tertiary education and cultural hub[105], notably in Kidderpore Avenue and Arkwright Road. These important valued community facilities are consistent with the cultural interests of residents, as confirmed by responses provided to the Vision and Objectives survey of 2015. A question on potential uses for Kidderpore Hall (prior to its sale) found the greatest level of support (from a range of options) for educational use, e.g. by the University of the Third Age (79% agreement) and cultural events e.g. film screenings (78%), followed by a café (63% support), other entertainment (57%) and a crèche (57%).

4. The conversion of the King's College buildings on the north side of Kidderpore Avenue[106] to residential use has deprived residents of their potential to be utilised as community facilities. This has adversely affected the community balance and has reduced opportunities for health and wellbeing.

5. The Forum has designated Camden Arts Centre on Arkwright Road as an Asset of Community Value. The Plan seeks the retention of this Grade II listed building by Arnold Taylor for D1 use.

105 Further details are provided in Appendix CF 1. [History of sub area three as a tertiary and cultural education hub].

106 These buildings had been utilised by the community, e.g. Spiro Institute, London Jewish Cultural Centre, Redington Frognal Association, St. Margaret's School and by King's College students for social events

CF1 Protecting Cultural, Leisure and Tertiary Education Facilities

i. Cultural, leisure and tertiary education facilities are vulnerable to pressure from uses which attract higher land values and, once they are lost, cannot easily be replaced.

ii. It is recognised that there may be circumstances where a community use, either wholly or in part, is no longer required or viable in its current use.

a) In this instance, the applicant will be required to demonstrate that the loss of the facility would not create, or add to, a shortfall in provision for the existing cultural, leisure and/or tertiary education use within the Plan Area

b) that the facility is unable to address a need for any other community use in the Plan Area.

iii. The Plan seeks the retention and enhancement of existing cultural, leisure and tertiary education facilities a) to g) below. This will be achieved by safeguarding existing facilities for cultural, leisure and tertiary educational use and supporting refurbishment and greening of the settings, to the following:

a) Camden Arts Centre (CAC) and its indoor and outdoor café,

b) West Heath Lawn Tennis Club,

c) St. Luke's Church,

d) St. Andrew's Church,

e) Craxton Studios,

f) UCS Active, with community access to its gym, swimming pool, exercise classes and tennis courts,

g) Hampstead School of Art and its café

iv. Cultural, leisure and tertiary education activities are to be prioritised where the existing use is no longer viable.

Policy Application

6. Outside space at Camden Arts Centre is designated as Local Green Space and this policy applies only to existing buildings.

7. This Policy aims to protect the remaining cultural, leisure and tertiary education facilities, from Camden Arts Centre, West Heath Lawn Tennis Club and UCS Active, to community cafés (at Camden Arts Centre and Hampstead School of Art) and St. Luke's and St. Andrew's churches. The two churches host an extensive range of after-school clubs and societies (e.g. Kumon mathematics, taekwondo and ballet) and adult social events, from opera to lectures and Alcoholics Anonymous.

8. The Forum will also support the development of new facilities, as suggested in CF 2 below.

CF 2 NEW CULTURAL, LEISURE AND TERTIARY EDUCATION FACILITIES TO SUPPORT A GROWING POPULATION

Background

10. The conversion of the King's College buildings on the north side of Kidderpore Avenue to residential use has deprived residents of their potential to be utilised as cultural, leisure and /.or tertiary education facilities. This has adversely affected the community balance and has reduced opportunities for health and wellbeing.

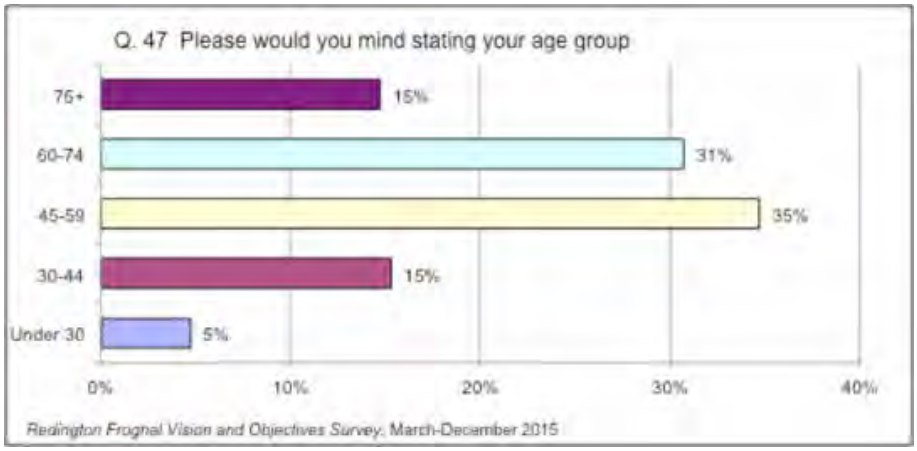
11. At the time of writing in January 2018, a substantial expansion of the Redington Frognal housing stock was underway, with the construction of an additional 500 or so residential units from the developments noted above.

12. Population growth differs markedly by age band, with GLA growth projections indicating a concentration among those aged 60 and over during the lifetime of the Neighbourhood Plan.

13. The Forum Area's only state primary school is highly oversubscribed, receiving a growing number of applicants for its 15 reception places (132 applicants in 2015/16). The Area does not have a single GP surgery, a community centre, a library or a Post Office.

14. GP practices are sited at some considerable distance: the closest practice for residents in the centre of the Area is situated at a distance of 0.5 miles or more, as the crow flies. The Area's many elderly residents, therefore, may not be able to access a GP practice on foot[107].

15. The population is characterised by a disproportionately high representation of older residents and home workers. At the time of the last Census, in 2011, 18.5% of the Area's population was aged 60 or over, including 7.2% aged 75 and over. Numbers are likely to have considerably increased since then, due to greater longevity and new developments which have proved popular with older residents. The 150 residents responding to the Forum's Vision and Objectives question on their age, indicated that as many as 45% were aged 60 or over. Limited provision exists for residential care, at Spring Grove, and sheltered housing, at Osprey Court, both located on Finchley Road.



CF2 New Cultural, Leisure and Tertiary Education Facilities

The Plan will support development which allocates space for cultural, leisure and tertiary education use classes, and shared business / co-working space for:

i. Music, ballet and arts classes for children and adults

ii. Tertiary education classes and courses, such as those run by the University of the Third Age.

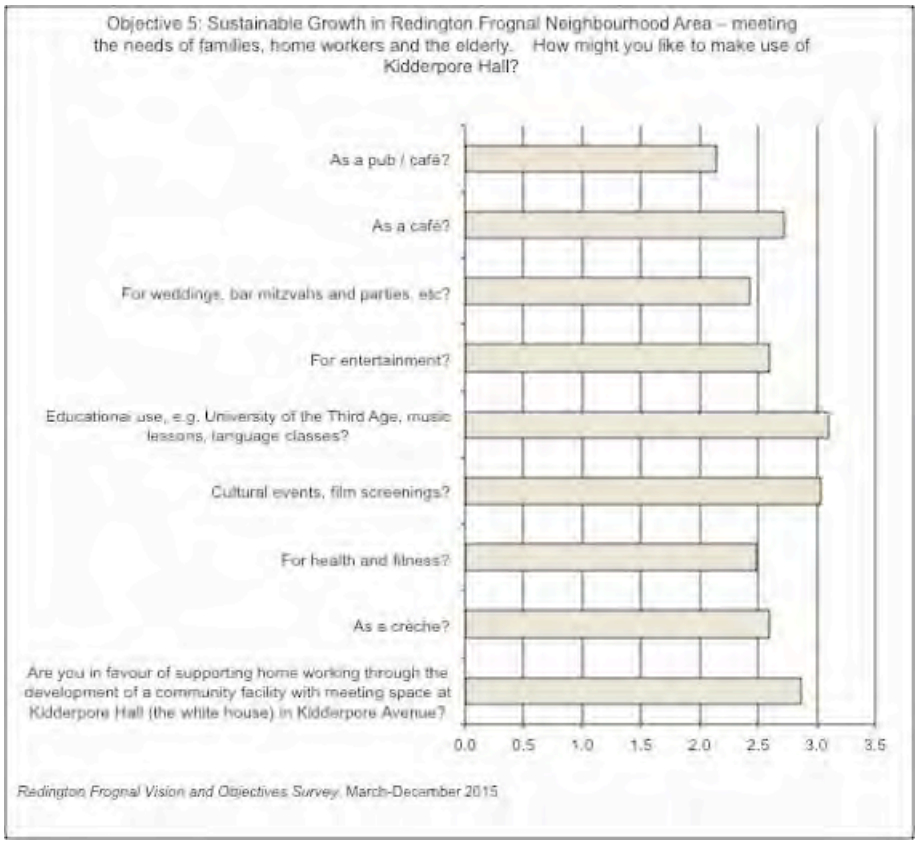
107 It should be noted that there are no direct public transport links from within the Plan Area

Policy Application

16. The Neighbourhood Plan will support development which provides cultural, leisure and tertiary education facilities to cater for the growing population and, particularly, among older age groups.

17. The Neighbourhood Plan wishes to be able to provide accommodation for The University of the Third Age (U3A) and The Youth Music Centre (YMC), a Saturday morning music school, should suitable premises become available. This would also contribute to the health and wellbeing of residents. This use of a community facility is supported by 79% of those responding to the Vision and Objectives Survey and confirmed in writing by U3A and YMC[108].

18. Among its Aspirational Development Sites, the Plan aspires to and encourages the provision of new, replacement community use at the site RF 10: Kidderpore Hall. Reversion to cultural, leisure, tertiary education and use is provided for at this recently refurbished site. Potential uses include the University of the Third Age (U3A)[109], Youth Music Centre (YMC)[110].

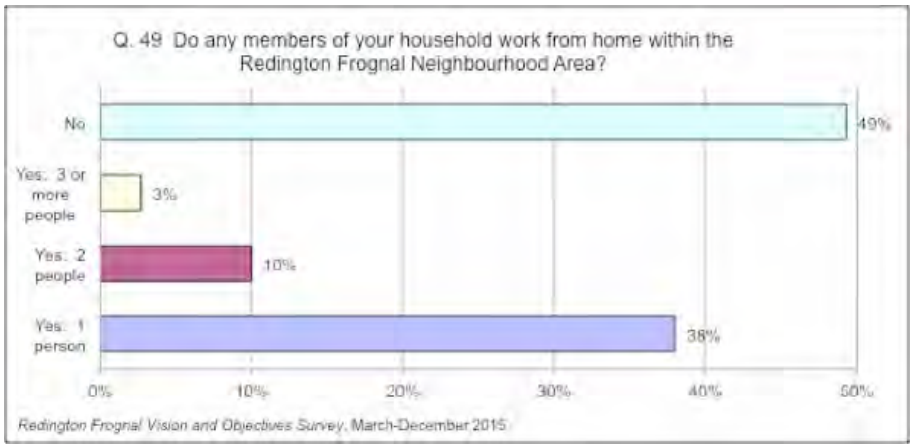


108 (Redacted), U3A email of 13.2.15 and (redacted), YMC email of 20.8.15
109 (Redacted), U3A email of 18.2.15
110 (Redacted), YMC email of 20.8.15

CF 3 NEW FACILITIES TO SUPPORT HOME WORKING

19. The Redington Frognal Area benefits from high internet speeds and good transport links. The 2011 Census for the Redington Frognal Plan area shows that 23.3% of men aged 16-74 and 13.3% of women aged were classified as self employed in 2011.

20. The Vision and Objectives question on home working suggests a high incidence of home working, with just over half of the 150 respondents answering this question, indicating that one or more people work from home.



Intent

21. Objective 4 of the Vision and Objectives Survey observes that area has excellent transport links and some of the fastest broadband in the UK and that it is a suitable environment for home working. It states,

"The Neighbourhood Plan will seek to support home working, through the development of a community facility with meeting space".

22. The need for this support[111] was recognised in the Vision and Objectives Survey, with 65% of the 158 respondents agreeing strongly or agreeing that Kidderpore Hall should be utilised as a community facility.

23. The high incidence of home working was corroborated by the Vision and Objectives Survey, with 51% of respondents living in households where one or more people work from home, including 25% who live in households where two or more people work from home.

24. Although recognised that a Post Office does not fall into use class D1, it is nevertheless an important community facility, and the establishment of such a facility is therefore promoted by this policy. Research by Royal Society for the encouragement of Arts, Manufactures and Commerce (RSA) notes that "the growth of microbusinesses, self-employment and homeworking presents Post Offices with an opportunity to make themselves indispensable hubs for local business communities"[112]. The Post Office similarly acknowledges its role in providing support for community and outreach branches[113], observing that,

"A growing microbusiness community, an ageing population, isolation among older people as well as young people in rural areas, and the development of community-based approaches to public service reform are among the trends creating the need for 'Community Enterprise Hubs' across the country….."

111 Vision and Objectives Survey Q. 24: Do you agree that growth of homes and businesses in the area should be supported by the designation of Kidderpore Hall (the white house) in Kidderpore Avenue as a civic community facility?

112 "Making the Connection", 1 February 2014, RSA: https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection

113 https://postofficecommunityfund.co.uk

25. The Plan seeks to support the Area's growth and employment through the provision of community facilities to assist home workers (use class B1), families (use class D1) and the elderly (use class D1). It is the intention that this Policy will promote community cohesion, while supporting economic growth and resilience.

CF3 New Community Facilities to Support Home Working

The Plan will support development which allocates space for shared business / co-working space for:

i. The provision of meeting rooms and venues, available for hire (B1a/b and B1c/B2 use classes)

ii. Desk space, available for hire (B1a/b and B1c/B2 use classes)

iii. an NHS GP practice (use class D1).

Policy Application

26. The Plan will also support development which provides facilities to support home working.

27. Among its Aspirational Development Sites, the Plan aspires to and encourages new, replacement D1, D2 and A1 use at the following sites:

i. RF 1 : Meridian House. A retail unit or community facility, such as an NHS GP practice, is to be included at ground-floor level to support the growth of existing retail activity on Finchley Road as has been planned on the west side, or contribute to social cohesion and inclusion[114].

ii. RF 2: 27 Redington Gardens, where the ground floor is to be utilised possibly for community meeting space, which could also be used by local schools. The Forum would look favourably on any development scheme which seeks to take advantage of the opportunity to daylight the underground stream(s) beneath the Redington Gardens carriageway and between Templewood Gardens and Heysham Lane.

iii. RF 3: 1 Platts Lane: a non-fee paying secular primary school or academy, or expansion by St. Luke's primary school.

v. and a Post Office-supported community enterprise hub[115].

28. Among its Aspirational Development Sites, the Plan has provided for new, replacement community use at the following sites:

i. RF 2: 27 Redington Gardens, where the ground floor is to be utilised possibly for community meeting space, which could also be used by local schools. The Forum would look favourably on any development scheme which seeks to take advantage of the opportunity to daylight the underground stream(s) beneath the Redington Gardens carriageway and between Templewood Gardens and Heysham Lane.

ii. RF 6: Hampstead Gate, where workshops, co-working space and a café will be encouraged, complemented by a local Post Office, functioning as a Community Enterprise Hub[116].

29. In the event that the garages at Studholme Court become redundant, it is encouraged that these will be utilised in future as a leisure and / or co-working facility, e.g. shared office space and for creative arts, for the benefit of Studholme Court residents.

114 "An Effective Town Centre First Policy: what needs to be in the new PPS6", December 2007. The Association of Convenience Stores (ACS) , the Campaign to Protect Rural England (CPRE), the Food Access Network, Friends of the Earth and the Women's Institute http://www.tescopoly.org/sites/default/files/town_centre_first %281%29.pdf

115 https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection

116 https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection

CF 4: COMMUNITY INFRASTRUCTURE PRIORITIES

30. The NPPF (175) states that the Community Infrastructure Levy (CIL) should

"Place control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place". (175)

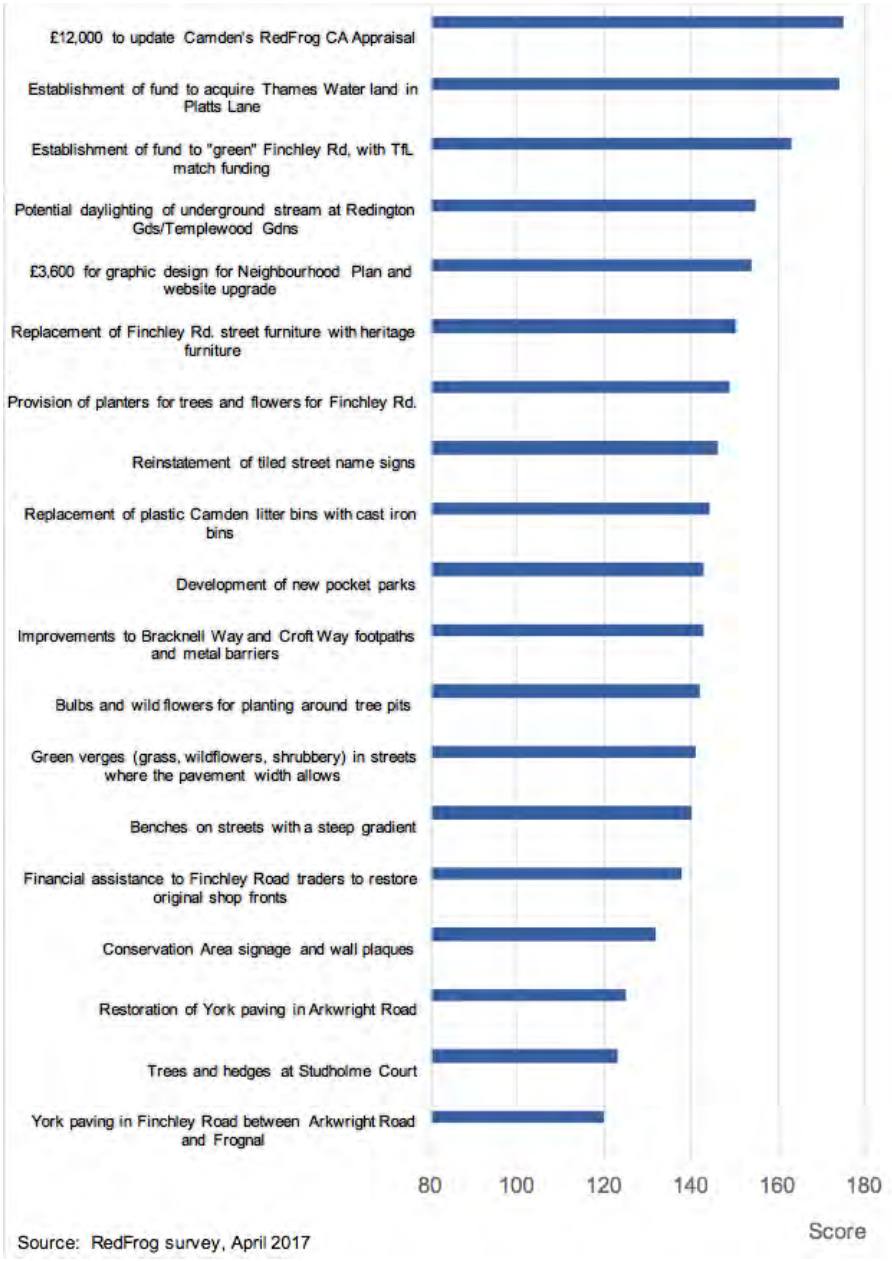
31. The availability of CIL revenues present an opportunity for the Neighbourhood Forum to implement community infrastructure facilities in fulfilment of Redington Frognal's Vision and Objectives. The 2015 Vision and Objectives Survey is included within Appendix CF 3.

32. At the request of Cllr. Siobhan Baillie, the Forum's CIL survey was updated and a new survey circulated to 400 Forum members in April 2017. The survey of 19 questions was completed by 84 respondents and the results presented below.

33. The table below provides recommendations for the prioritisation of community infrastructure projects. Developers are encouraged to provide for these projects from local CIL priorities, if they have not already been provided.

POLICY CF 4 COMMUNITY INFRASTRUCTURE PRIORITIES

Table CF Priorities for CIL Spending by Ranking, April 2017



High priority=3, medium priority=2, low priority=1

Application

34. In areas with approved Neighbourhood Plans, the government has resolved that a minimum of 25% of CIL money is to be spent within 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.

35. The chart above sets out the main priority areas for such spending. These projects and schemes should be the main recipients of planning gain monies (such as s.106 agreements, CIL and any other such schemes) in the Area.

DS: ASPIRATIONAL DEVELOPMENT SITES

Intent

1. The Plan does not allocate any sites for development and Camden does not have any sites allocated in its Camden Site Allocations Plan.

   However, Locality's Site Assessment for Neighbourhood Plans Guidance states:

   "Where you cannot demonstrate that a site is deliverable, for example it may be in a good location but there is no evidence that it could become available, your plan can identify 'aspirations' for sites you would like to see developed, and set out principles for each site linked to plan policies."

   "In order to demonstrate that there is a good prospect the site will be delivered, there should be evidence that it is suitable, available and economically viable."

2. As part of the preparation of this Plan, therefore, potential sites for development were sought. A call for sites was put out amongst the Forum and its networks. Several sites were proposed and are indicated below.

3. If the sites, described briefly below, were to become available, the Forum would strongly resist development unless it accords with the Redington Frognal Design Codes and the aspirations for the sites, as set out below.

4. Proposed densities for the assessments carried out below mostly match or exceed existing densities or are based on the hypothetical density of a medium density London location of 122 units/hectare. This density is deemed both suitable and viable for this area[117].

5. Camden's July 2017 Local Plan seeks to provide: 16,800 additional homes; 695,000 sq.m. of office floorspace and c.30,000 sq.m. of retail floorspace within the Borough of Camden, by 2031.

6. The primary aim for Redington Frognal development sites is for new housing and supporting infrastructure to contribute to the Local Plan aims, and also to preserve local employment. The Plan supports a mixed community, in terms of building use classes and age demographics and socio-economic groups, while retaining the Arcadian and sylvan characteristics, and a variety of open spaces in terms of size and biodiversity.

Policy DS 1: Delivering Growth in the Forum Area

The Forum considers the aspirational development sites to be capable of delivering high-quality accommodation for a range of between 71 to 328 additional persons.

Employment units, community and health facilities and school places are also provided for.

Table DS 1 Redington Frognal Aspirational Development Sites, 2018 - 2043

Site no.	Site address	Current residential units		NP residential units		Net loss or gain	
		Number	Persons	Number	Persons	Units	Persons
RF 1	Meridian House	8	**32**	10-15	40-140	+10 – +15	+40 – +140
RF 2	27 Redington Gardens	41	41	40	40	-1	-1
RF 3	1 Platt's Lane	22	22	0-21	0-21	*change of use*	
RF 4	opposite 3 Frognal Lane	0	0	6	12–24	+6	+12 – +24
RF 5	rear of 27A Frognal	0	0	2-3	4-12	+2 – +3	+4 – +12
RF 6	Hampstead Gate	1	6	0	0	*change of use*	
RF 7	rear of 166-200A Finchley Rd	30 (e)	30-60	30	30-60	+6 (e)	+12 – +114
RF 8	282-284 Finchley Road	2	2-4	12	36	+10	+28 – +34
RF 9	Kidderpore Hall, Kidderpore Avenue	1	?	0	0	*change of use*	
RF 10	24 Redington Gardens	1	8	3	24	+2	*+16*
RF 11	25-26 Redington Gardens	2	16	6-10	48-60	+2 – +4	*+48 – +60*
Total		**108**	**121-151**	**109-140**	**234-417**	**+37 – +45**	**159 – +399**

Source: Redfrog

117 As at 28.2.18, 20% of the units reserved at the Hampstead Manor development in Kidderpore Avenue were for larger units of three bedroom and 4% for four bedrooms (sales data from (redacted), Mount Anvil). Planning application 2017/5835/P (granted 27.3.18) reduced the number of units from 156 to 150.

7. The eleven aspirational development sites identified by the Plan would help to meet GLA population growth projections for the Frognal and Fitzjohn's ward to 2041 and to provide the community facilities needed to support a growing population.

8. The capacities identified for each site are indicative and subject to further detailed design assessment.

Application

Site reference RF 1: Meridian House

Address: 202 Finchley Rd, London NW3 6BX.

Photo DS 1: Meridian House, 202 Finchley Road, Streetscape

Photo DS 2: Meridian House, Aerial View

Site area: 310 square metres

Description: The site was originally a railway cutting, the tunnel starting where there is now a car park to the rear of the site.

Meridian House is a featureless modern block, lacking detail to the façade and constructed from materials which are not in keeping with the streetscape, producing a negative contribution. The site includes 50 car parking spaces to the rear, despite its high PTAL rating of 6a.

This residential section of Finchley Road (within the Redington Frognal Conservation Area) is characterised by Victorian and Edwardian blocks of mansion flats, situated immediately north of Meridian House.

The office space at ground-floor level is occupied on a leasehold basis from the owner, Tindall Overseas Ltd. It is also linked to Dutch & Dutch Property Management.

Above Allied Irish Bank are eight residential flats: 1A, 2A and flats B to G. These are also managed by Dutch & Dutch Property Management.

Potential development: 10 larger 100-120 sq.m or 15 smaller 60-70 sq.m residential units, with A1, A2, A3 or B1 use class at ground level, incorporating an active frontage.

Opportunity: Careful redevelopment or conversion extension and new street façade cladding, in accordance with the Finchley Road Design Code, would considerably enhance Finchley Road and provide highly desirable residential accommodation in an area well served by public transport and shopping facilities.

Appropriate uses include a retail unit or community facility, such as an NHS GP practice, at ground-floor level to support the growth of existing retail activity on Finchley Road as has been planned on the west side, or contribute to social cohesion and inclusion[118].

Such a site, with its high PTAL rating, and proximity to retail and leisure facilities, could provide ideal accommodation to cater for older age groups, among which population growth in the Plan Area is forecast to be concentrated. It should be redeveloped as a car-free site and redundant parking space to the rear used to provide substantial greening and biodiversity measures, including trees, native hedgerows and a natural pond, providing a link to the adjoining copse.

Constraints: Meridian House is currently occupied by unknown tenants, including Allied Irish Bank. It is likely that the owner of the building would be sympathetic to the idea of redevelopment[119].

Conclusion: It is possible that the site is available, and the Forum will need to liaise with Network Rail, which owns the site and Overground line running beneath. A four-storey residential block, in brick and stone, would add a significant number of units and at the same time enhance the Finchley Road streetscape.

It is highly desirable that any replacement building will include an urban pocket park, such as below. This would considerably enhance Finchley Road and provide amenity in a part of the Plan Area with poor access to green space.

In keeping with the Conservation Area principles, a gap is to be incorporated on either side, between it and neighbouring buildings, in order to afford view to rear gardens and rear garden tree corridors.

Site reference RF 2: Conrad Court, 27 Redington Gardens

Address: Conrad Court, 27 Redington Gardens, London NW3 7RX

Photo DS 3: Conrad Court, 27 Redington Gardens, Aerial View

118 "An Effective Town Centre First Policy: what needs to be in the new PPS6", December 2007. The Association of Convenience Stores (ACS) , the Campaign to Protect Rural England (CPRE), the Food Access Network, Friends of the Earth and the Women's Institute.

119 Dutch & Dutch tel. con, re Meridien House

Photo DS 4: 27 Redington Gardens, Front Elevation

Description:

Currently owned by the Republic of Poland, of 47 Portland Place, London W1B 1JH and occupied by Embassy staff. It is adjacent to 24 and 25-26 Redington Gardens both of which have been subject to recent applications for demolition. These and other buildings in the Conservation Area, notably those constructed between the 1950s to 1980s, have frequently been demolished and replaced.

However, such accommodation is given protection by Policy H5 of the Camden Local Plan. Paragraph 3.133 states, "Where the existing housing is for key workers or provided in connection with a job, redevelopment should provide for the same group of occupiers unless their needs have been met elsewhere, in which case social affordable rented housing and intermediate housing will be sought".

The site is located in close proximity to two tributaries to the underground Cannon Stream.

Site area: 1,168 sq. metres

Opportunity: The site could be redeveloped in accordance with the Redington Frognal design code to provide up to 40 units of accommodation, car-free and possibly incorporating community meeting space. The Forum would look favourably on any development scheme which seeks to take advantage of the opportunity to daylight the underground stream(s) beneath the Redington Gardens carriageway and between Templewood Gardens and Heysham Lane.

Constraints: The building is currently occupied, providing 41 self-contained bedsits. No development plans have yet been submitted.

Conclusion: This site is suitable, achievable and potentially available. It is within easy walking distance of Finchley Road and bus routes between central London and to Mill Hill, North Finchley and Golders Green.

A new development at this site would be expected to adhere to the Redington Frognal Design Code. The situation, adjacent to mature woodlands, means that any enhancements to biodiverse habitat here would be especially valuable.

It is also notable that the development site lies directly above the underground Canon Stream. Basement excavation here is likely to create considerable problems for the watercourse, both upstream and downstream. To alleviate such problems for the community, consideration should be given to daylighting the fresh water section of the underground Canon Stream. This will also help to prevent flooding at the junction of Heath Drive and Finchley Road and help to meet Camden's Policy CC3 to ensure that development "does not increase flood risk and reduces the risk of flooding where possible".

Site reference RF 3: 1 Platt's Lane

Address: 1 Platt's Lane, London NW3 7NP

Photo DS 5: 1 Platt's Lane, Aerial View

Photo DS 6: 1 Platt's Lane, Streetscape

Site area: 500m2

Description: This site is a former old people's home, currently arranged as 22 self-contained bedsits. Unsympathetic front, side and roof extensions to the original CHB Quennell house have resulted in a building which forms a negative contribution to the streetscape. Notwithstanding a PTAL rating of 3, the site incorporates excessive off-street parking.

Amount of development: Accommodation for community or educational use or use as a health centre / GP practice.

Opportunity: Recent planning consents for new large developments on Finchley Road and Kidderpore Avenue can be expected to lead to a growing local demand for school places. The Plan Area includes just one state primary school, St. Luke's Church of England School in the north west of the Neighbourhood Plan area and does not have any nursery school provision.

In Camden's 2017 Annual School Places Planning Report[120], Area PA1 (which includes the Plan Area) had surplus places of just 2% in 2017, compared with the 5-10% surplus which DfE considers to be an acceptable margin for meeting a reasonable level of parental preference. At offer day for school year 2017/18, Area PA1 was the only Camden school area to have no available school places. Although increased provision of primary school places is expected to alleviate some of this pressure, primary schools elsewhere in Area PA1 are situated at some distance from the Neighbourhood Plan area.

120 2017 Annual School Places Planning Report (Primary and Secondary) https://opendata.camden.gov.uk/Children-Schools-Family/2017- Annual-School-Places-Planning-Report-Primary-/ue2m-tg54

If the Mayor's Clean Air targets were to be achieved, and the Ultra-Low Emission Zone implemented (in 2020 or before), the site could be utilised to enable the expansion of the adjacent and highly over-subscribed St. Luke's primary school, or a new state primary school (or primary academy)[121, 122]. The Forum consider that community use is an appropriate aspiration for this site, with the specific use to be determined by the community's future needs.

Constraints: The registered owner of the building, Ferncroft Investments Ltd, could not be contacted.

Conclusion: The site is suitable for residential use and a variety of community uses, from educational (nursery, primary and tertiary) use, as well as for a health centre or GP practice, but is not currently known to be available.

If it were to become available in the future, the Neighbourhood Plan would support a development that adheres to the Redington Frognal Housing and Development Policy and Design Code and maximises the opportunity for tree planting, to help counter current high particulate levels.

Site reference RF 4: Garages (eight) on south side of Frognal Lane

Address: Frognal Lane, London NW3 7DX

Photo DS 7: Frognal Lane Garages, Aerial View

Photo DS 8: Frognal Lane Garages Streetscape

Site area: 210 square metres

Description: This site, on the south side of Frognal Lane, opposite number 3, comprises eight garages.

This is not consistent with Camden's land use and sustainable transport policies, and garages in the Redington Frognal area are increasingly being sold for development. Between 2010 and 2015, garages at six sites were demolished to make way for residential development. The majority of the garages are unused.

121 St. Luke's Expansion Case Update
122 Email correspondence with SLS, August 2016

Amount of development: 6 residential units

Opportunity: The site could be utilised for a low-level residential development, which does not obscure the daylight to the house with the pitched rood, sited directly behind the garages.

Constraints: The garages are owned by residents of Palace Court, 250 Finchley Road.

Site reference RF 5: Rear of 23-27A Frognal

Address: Rear of 23-27A Frognal, London NW3 6AR

Photo DS 9: Garages to Rear of 23-27A Frognal, Aerial View

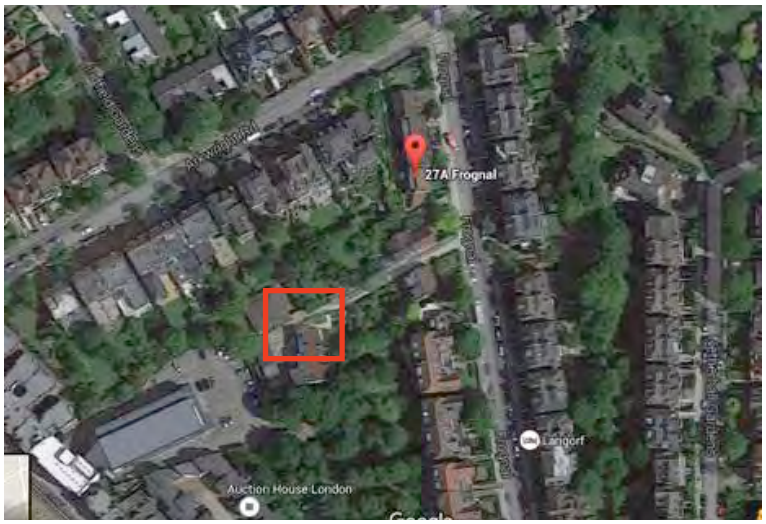


Photo DS 10: Garages to Rear of 23-27A Frognal, Streetscape

Site area: 650m2

Description: The site accommodates a number of backland garages. It is situated close to Finchley Road, in an area where trees and soft landscape have become depleted, and in a part of the Plan Area which is classified as open / green space deficient.

At the time of writing (June 2016) the two garages to the left of the photo, with blue stencilling, were the subject of a planning application (2015/6231/P).

Amount of development: c. 2-3 units, or as appropriate.

Opportunity: The site could be utilised to contribute to Camden's requirement for new homes while, at the same time, meeting the Redington Frognal goal of increasing green space, biodiversity, native trees and hedges. The Arup / Redington Frognal underground rivers research shows this to be close to an underground river and to have formerly supported many natural ponds. New residential units are to be complemented by new biodiverse green space.

Constraints: Currently car parking and hard surfaced, with poor access. Any new development must not cause overlooking, loss of natural light and / or loss of privacy to neighbouring properties and gardens. The site is owned by two separate owners.

Conclusion: The site is suitable, and at least part of the site is available.

The site is suitable for redevelopment, but only part is currently available. The entire site is therefore able to be designated only as an aspiration for the neighbourhood forum.

The redeveloped site should also include substantial permeable soft surface, trees and hedging, ideally with a natural pond, as part of the green corridor and bat flight paths, to support the bats which fly overhead[123].

Site reference RF 6: Hampstead Gate, 1A Frognal, London NW3 6AL

Address: Hampstead Gate, 1A Frognal, London NW3 6AL

Photo DS 11: Hampstead Gate Aerial View

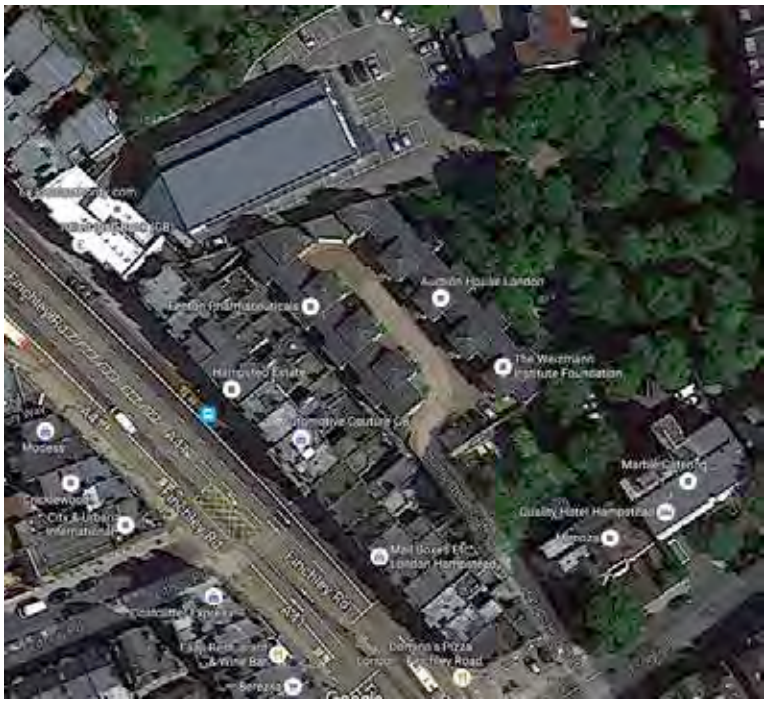


Photo DS 12: Hampstead Gate Internal Site Streetscape

123 Furesfen *25B Frognal Bat Survey*, July 2012

Site area: 1775 m2

Description: The site is currently in use as an office accommodation complex of nine office buildings over three floors, with garages and parking spaces. Despite the high 6A PTAL rating, it has an excessive amount of hard surfacing and off-street parking places. Future development would expect better, more efficient use of the land through a higher density development of workshops and co-working facilities, incorporating soft landscape and trees and contributing towards Camden's employment development targets.

Amount of development: c.16 units

Opportunity: The site would meet need for workshop employment and training and co-working space in Camden and would be very attractive to a developer seeking to acquire non-residential land.

Constraints: Currently offices, with a number of separate freehold owners. The present ownership structure of the site could cause complications for a developer wishing to acquire the entire site.

Conclusion: The site is suitable, but not currently available, although a recent advertisement[124] notes that, "Vendors may also consider selling freehold interest".

If the site were to become available during the lifetime of the Neighbourhood Plan, the Plan would support a scheme that adheres to the Redington Frognal design code, with substantial permeable soft surface, trees, hedging, benches, outdoor seating and a wildlife pond. A wildlife pond is suggested not just for its strong biodiversity benefits[125], including to the adjoining copse, but for the minimal once yearly maintenance that it requires.

Hampstead Gate is well-situated to accommodate workshops, co-working and other employment space, and a café, which could be complemented by a local Post Office functioning as a Community Enterprise Hub[126] (if this would be commercially viable).

A development such as this, in accordance with the Design Codes, would introduce some charm and greenery, and revitalise this bleak area, also providing an amenity to guests at the adjacent Quality Hotel.

124 Grovelands, 1A Hampstead Gate, Frognal, NW3
http://www.grovelands.net/property/hampstead-gate-1a-frognal-london-nw3

125 Promoting dragonfly diversity in cities: major determinants and implications for urban pond design
https://link.springer.com/article/10.1007/s10841-012-9522-z

126 https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection

Site Reference RF 7: Rear of 166-200A Finchley Road and Adjacent to Hampstead Gate, London NW3 6BX

Address:

Photo DS 13: Rear of 166-200A Finchley Road and Adjacent to Hampstead Gate, Aerial View

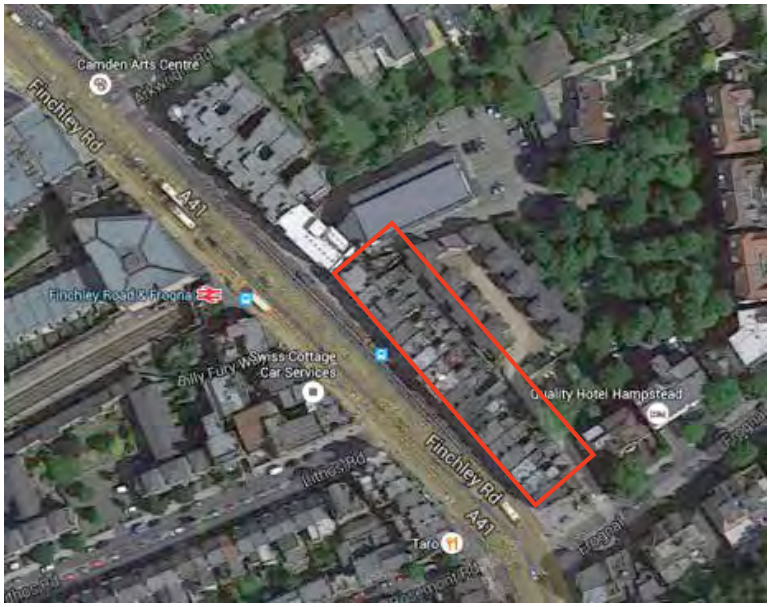
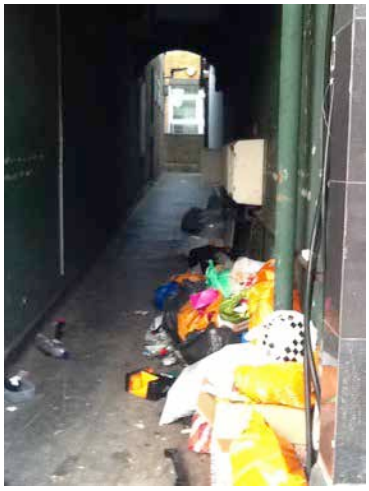


Photo DS 14: Rear of 166-200A Finchley Road and Adjacent to Hampstead Gate, Streetscape

Photo DS 15 Internal Site Alleyway Photo DS 16 Front doors to Flats at Rear of Finchley Road



Site area: 1900m2

Description: The site consists of residential flats, situated directly to the rear of and above Finchley Road retail and office units and immediately to the west of Hampstead Gate. The flats are accessed via a seedy alleyway, which suffers from antisocial behaviour and (in May 2016) rat infestation. A further entrance exists from Frognal, which is shared with the Hampstead Gate office development. Each unit has its own entrance fronting onto the alleyway. The accommodation is unlikely to conform to London Plan standards.

Amount of development: c.36 units

Opportunity: The apartments are in need of refurbishment. This can be achieved without affecting the Finchley Road facades. The very convenient location means that the refurbished apartments would become highly desirable accommodation, for older people, young people and key workers alike.

Constraints: The accommodation has a variety of private owners and is not currently deliverable or available for redevelopment.

Conclusion: The site is suitable for redevelopment, but there is no indication that it is available currently or in the short to medium term. If the site were to become available in the future, either as a whole or in part, the Neighbourhood Plan would support any development that adheres to the Redington Frognal Design Code. This must include the retention of the entire Finchley Road façade, which is included on Camden's Local List.

Site reference RF 8: 282-284 Finchley Road

Address: 282-284 Finchley Road, London NW3 7AD

Photo DS 19: 282-284 Finchley Road Aerial View

Photo DS 20: 282-284 Finchley Road, Streetscape

Site area: 360 m2

Description: The site accommodates a pair of two-storey semi-detached houses, two garages and off-street parking. To the north of the site are buildings of four storeys high, at Studholme Court, and a five-storey Edwardian mansion block is immediately to the south.

If the sites were to become available they could be re-developed more intensively, to a height of 4-5 storeys, but retaining gaps on both sides, to provide views to rear garden trees, and soft-surfaced front and rear gardens with hedges. Any replacement building must conform to the Redington Frognal Design Code.

Amount of development: c. 12 units

Opportunity: A new four to five-storey building of twelve units would be more in keeping with the height of other buildings lining Finchley Road and could present a highly desirable development, as at 38 Heath Drive.

Constraints: Both houses are privately owned, by different owners. It is possible that, if offers were made, the owners might be pleased to sell.

Conclusion: The site is suitable for redevelopment, but there is no indication that it is available currently or in the short to medium term. To be effective, the sites would ideally be 'assembled' by a developer capable of taking them on over time and developing an effective block.

If the site were to become available in the future, the Neighbourhood Plan would support any development that adheres to the Redington Frognal Design Code.

Site reference RF 9: Kidderpore Hall

Address: Kidderpore Hall, Kidderpore Avenue, TQ 25334 85848.

Photo DS 21: Kidderpore Hall Aerial View

Photo DS 22: Kidderpore Hall Streetscape

Site internal area: 1036.7 m2

Description: This is a Grade II listed stuccoed Greek revival house built in 1843. by T. Howard for John Teil, a Nabob who ran a flourishing leather concern in Kidderpore near Calcutta. Following John Teil's death in 1854 and subsequent changes in ownership, his Hampstead estate was broken up. The grounds became a private park.

In 1889, Westfield College, founded as a Christian women's college in 1882, bought the house and two acres of land. In 1991 Westfield College merged with Queen Mary College. The Westfield Campus which spread over both sides of Kidderpore Avenue became surplus to requirements and was offered for sale. In 2014, Kidderpore Hall and the Kidderpore Avenue north campus was acquired by Mount Anvil.

In May 2015, the Neighbourhood Forum obtained sworn affidavits of community use of Kidderpore Hall (also called Old Hall) from former staff and pupils of Westfield College the Spiro Institute and London Jewish Community Centre (LJCC). Kidderpore Hall had previously been used for King's College functions and LJCC continued to use Kidderpore Hall until 2005. It was additionally used by St. Margaret's School.

The Forum's application to designate Kidderpore Hall as an Asset of Community Value was rejected by Camden in April 2015, due to the building not having had community use in the "recent past".

Opportunity: The Forum has obtained written confirmation of interest in utilising Kidderpore Hall by University of the Third Age (U3A)[127] and Youth Music Centre (YMC)[128]. Other potential community uses could include a Post Office-supported community enterprise hub. Research by Royal Society for the encouragement of Arts, Manufactures and Commerce (RSA) notes that "the growth of microbusinesses, self-employment and homeworking presents Post Offices with an opportunity to make themselves indispensable hubs for local business communities"[129, 130] .

127 130 Email of 18.2.15 from David Bramson

128 Email of 20.8.15 from Marina Solarnek

129 "Making the Connection", 1 February 2014, RSA: https://www.thersa.org/discover/publications-and-articles/reports/making-the-connection

130 The Post Office is providing support for community and outreach branches and notes that, "A growing microbusiness community, an ageing population, isolation among older people as well as young people in rural areas, and the development of community-based approaches to public service reform are among the trends creating the need for 'Community Enterprise Hubs' across the country….."

131 London's ultimate fixer-upper home https://www.homesandproperty.co.uk/luxury/property/london-s-ultimate-fixerupper-home-historic-hampstead-mansion-comes-with-10-million-towards-the-cost-a109441.html

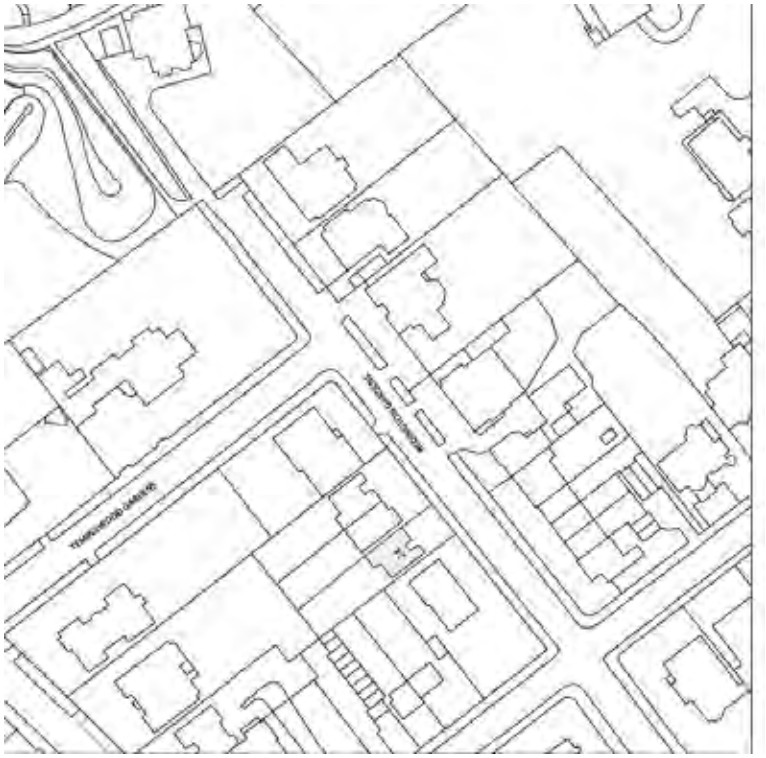
Constraints: Kidderpore Hall was being marketed in 2017 as a single ten-bedroom residential unit with an internal area of 11,159 sq. ft or as two five-bedroom residential units of 5,765 sq. ft. and 5,394 sq. ft. The asking price of £17 million129 was not achieved and, in a declining property market and with the prospect of Brexit by April 2019, alongside stamp duty rises and the removal of tax breaks for buy-to-let investors, it was uncertain that Kidderpore Hall would find a buyer. By May 2018, Mount Anvil had decided,

"the work needed is too much for Mount Anvil to take on. It says the hall is easier to sell off as fixer-upper, mainly because its Grade II listed status means it can't be carved up into multiple apartments. It's leaving battles with English Heritage, which may be needed to convert the property, to someone else; the main house is for sale partially refurbished as a house or to be split two duplex apartments".130

Interior changes may require planning permission, due the building's listed status.

Site reference RF 10: 24 Redington Gardens, Planning Consent: 2016/1015/P

24 Redington Gardens: Existing Site Plan



The planning officer's report to the Members' Briefing Panel notes that Redington Gardens is within an area that is characterised by generously spaced houses set in a mature landscape. The consented planning application 2016/1015/P is for a replacement single-dwelling house of three and a half storeys above ground and a basement of 6.5 metres deep that would extend out to the rear of the property by approximately 11 metres. A forecourt at the front is to provide off-street parking for two vehicles131., .

Conclusion: In the event that sufficient funding cannot be raised in order for construction to commence by 22 July 2019 (for the planning consent to remain extant), the site could be used to construct a replacement building of three flats, in accordance with the Redington Frognal Design Codes and to a scale in keeping with the modest houses opposite.

The development site lies directly above the underground Canon Stream. Basement excavation here is likely to create considerable problems for the watercourse, both upstream and downstream. To alleviate such problems for the community, consideration should be given to daylighting the fresh water section of the underground Canon Stream. This will also help to prevent flooding at the junction of Heath Drive and Finchley Road and help to meet Camden's Policy CC3 to ensure that development "does not increase flood risk and reduces the risk of flooding where possible".

Site reference RF 11: 25-26 Redington Gardens, Planning Consent: 2015/3200/P

24 and 25-26 Redington Gardens: Existing Elevation

24 and 25-26 Redington Gardens: Proposed Elevation

This consented planning proposal is for two single-dwelling replacement houses. At the time of the application, Redington Frognal Association noted that the proposal for two five-storey houses, including a basement (ranging in depth from 5 to 7 metres), would be about 250% of the size of the existing two houses.

The proposals are considered objectionable in that they represent a massive over-development of the site. Concern also exists over the proposal to fell three trees “to permit development”, and that the two-storey basement is to extend 18 metres into the rear garden and 8 metres into the front garden. It will additionally provide off-street parking for two vehicles per house132, leaving inadequate spaces at the side boundaries for landscape and planting.

Heath and Hampstead Society considered the proposals “would alter the character of Redington Gardens detrimentally” 133, while neighbours described the designs as an “abomination”134.

Conclusion: In the event that sufficient funding cannot be raised in order for construction to commence by 3 February 2019 (for the planning consent to remain extant), the site is to be used to construct two replacement buildings of three to five flats each, in accordance with the Redington Frognal Design Codes and to a scale in keeping with the modest houses opposite.

The development site lies directly above the underground Canon Stream. Basement excavation here is likely to create considerable problems for the watercourse, both upstream and downstream. To alleviate such problems for the community, consideration should be given to daylighting the fresh water section of the underground Canon Stream. This will also help to prevent flooding at the junction of Heath Drive and Finchley Road and help to meet Camden’s Policy CC3 to ensure that development “does not increase flood risk and reduces the risk of flooding where possible”.

Developers' Aspirational Sites

9. Alongside the above aspirational development sites, developers may well have other views on additional sites capable of being developed.

10. The Forum will consider schemes for applications made in the light of the Neighbourhood Plan's Policies and their conformity with the Redington Frognal Design Codes. It will also address those which may not comply.

11. The presumption against demolition of heritage assets and overdevelopment on green spaces will be major determinants of development potential in type and scale.

FR: FINCHLEY ROAD: RESIDENTIAL AND RETAIL ENVIRONMENT

Introduction

1. The carriageway and footway of Finchley Road are both managed by Transport for London (TfL). It is governed by the Highways Act and planning consent for works to the carriageway and footway are not subject to the Town and Country Planning Act.

2. Finchley Road forms the western boundary of the Redington Frognal Conservation Area and is lined by Edwardian mansion blocks and other architecture of high merit. It is home to thousands of residents: large stretches are exclusively residential and other parts comprise residential accommodation over shops or offices.

3. Its footways have high pedestrian counts, generated by residents accessing schools, community facilities, shops, other businesses and public transport.

4. Formerly an elegant tree-lined boulevard, trees, hedges and gardens have been lost due to the road widening programme of the mid 1960s, which necessitated the appropriation of front gardens135. Its appearance has been further degraded by the lack of a succession planting programme to replace felled trees, leaving gaps in the tree canopy.

FR 1 Finchley Road: Residential and Retail Environment

i. Victorian and Edwardian shop fronts are to be retained, even if the use of the property has changed.

ii. Restoration and reinstatement of heritage features that have been lost are encouraged. These include unpainted surfaces, pilasters, corbels, glazing bars, stall risers, part-glazed doors and facias.

iii. Wide and high-quality footways, compatible with a Conservation Area, and in accordance with Section 7 of TfL's Streetscape Guidance, are supported.

Iv. The Plan supports development which conforms to the Redington Frognal Design Codes and is serviced through a common utilities duct.

v. Where possible, pavement width is to be maximised to enable trees and other planting, along with the provision of seating and resting facilities.

Application

5. The Forum encourages Camden to work with TfL, the Mayor of London and Historic England to revitalise the retail section and generate increased pedestrian flows, through the restoration of heritage features to improve the streetscape.

6. Planning applications relating to retail premises should seize the opportunity to restore and reinstate heritage features that have been lost, such as unpainted surfaces, pilasters, corbels, glazing bars, stall risers, part-glazed doors and fascias.

7. Where development opportunities allow, provision should be made for consolidated areas of green space to achieve a wider range of green space benefits and provide flexibility of use. Where possible, planning consents should also provide contributions for other significant greening measures, such as the creation of pocket parks.

   Planning consents should aim to ensure planting of trees and hedges within the site boundaries, where this is feasible or possible.

8. Where an original shopfront survives, in whole or in part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should replicate the original. An example of an original Finchley Road shopfront is provided below136.

10. Active frontages are desirable for premises with non-residential use classes.

UWF: UNDERGROUND WATER FEATURES AND BASEMENT EXCAVATION

UWF 1: SCREENING

Intent

1. When applications for basement development are submitted, applicants generally possess only limited understanding of the geological, hydrological and hydrogeological complexity of the Redington Frognal Area.

2. This has meant that complex engineering issues affecting neighbouring properties have been left to be settled by section 106 agreements and under the Party Wall Act 1996, leaving many unresolved issues and typically incurring high levels of expenditure by neighbours for the commission of reports by expert consultants 137, 138, 139, 140, 141.., , , , .

3. Basements are often substantial engineering operations142. The need to submit engineering calculations prior to determination of a planning application was affirmed by the Planning Inspectorate, in appeal decision APP/X5210/W16/3164577 in relation to 28 Redington Road. In this case, the Inspector noted, "that basement development will only be permitted once it has been demonstrated that the proposal would not cause harm to neighbouring properties."

Ground Movements

4. The ground beneath Redington Frognal is a complex layering of Bagshot Sand, Claygate Member and band D of the London Clay Formation. The top two layers have a high silt and sandy component rendering them susceptible to high water conductivity, as well as being potentially less stable: even band D of the London Clay Formation, while less permeable, still has a variable but significant silt content with a degree of erodibility, and can contain water under pressure in sand partings.

5. Excavation of the earth creates stresses in the ground: vertical, horizontal and water stress. Prior to excavation all these stresses are perfectly balanced. Digging will cause the sides of the trench to cave in, the base to rise and the water to drain out of the soil, unless the ground is appropriately supported and its groundwater managed.

6. The excavation for a basement also causes change to the water pressures in the ground. Groundwater flow becomes diverted beneath neighbouring properties, requiring water drainage measures to be incorporated, if calculations indicate such drainage measures to be advisable. When the water pressure in the soil decreases, this causes the soil to consolidate. This can lead to brittle failure and plastic failure, if the water pressure in the soil is affected. If drainage is introduced, the water pressure decreases and soil particles move, creating soil consolidation. These changes in the ground, once started, are 99% irreversible143..

7. Very little evidence exists of damage to neighbouring properties, because home owners do not wish to affect the saleability of their properties. However, it has been demonstrated that soil consolidation can take ten years to complete and that this is the time lag between construction and cracks and distortions beginning to appear.

Groundwater movements

8. Redington Frognal is situated on the southern and western slopes of Hampstead, one of the largest and highest hills in London, with the highest rainfall of the Greater London area, and much of it located on the flank of this large hill. As a consequence, a significant number of Redington Frognal streets are downward sloping, where hard standing or building footprint enlargement produces additional surface run-off and drainage requirement, increasing flood risk in storm periods to vulnerable lower areas such as Frognal and West Hampstead.

9. In parts of Redington Frognal the 'water table' ground water flow (across the top of both the Claygate beds and band D of the London Clay Formation) is constantly present and at times it can be rapid. Basement excavation can sometimes break into continuous flow of these water tables, but also will constrain and divert the ground water present throughout the area. Sometimes velocities of flow can be sufficient to cause erosion of the high silt and sand content of Redington Frognal's soil types leading to small but significant volume loss. This can result in the subsidence and cracking of neighbouring buildings, causing water ingress, and the formation of cavities under roadways and services.

10. A report by Alan Baxter for the Royal Borough of Kensington and Chelsea144notes that, where basements constructed in clay, they "effectively form a hole in the clay which can fill up with water and which is not able to drain away naturally. Although the hole appears to be completely filled in by the new basement structure which displaces water, the hydrostatic water pressures in the basement are present because of water at the interface between the clay and the basement construction up to the top of the clay or slightly higher than this depending on the ground conditions above the clay. This issue needs to be carefully considered in the design. The structure needs to be designed to resist the hydrostatic pressure, unless something is done to relieve it. Flotation can also be an issue, particularly for basements in clay subsoil beneath rear gardens or internal basements with little load on top of them." This problem is accentuated where swimming pools are constructed, as care must be taken to ensure their structure remains stable when they are emptied. This can be dealt with by designing in accordance with current standards and codes (e.g. BS8012 and BS EN 1997).

11. Groundwater is present throughout the neighbourhood Plan Area. To better understand the complexity of the area and its sub surface water features, Redington Frognal Neighbourhood Forum commissioned a study by Arup of the area's sub surface water features. This includes a detailed map which records the manifestation of water at or near ground level in the form of known spring lines, underground streams, ponds, wells, soggy gardens and pumps, showing that many streets lie above, or in very close proximity to, underground streams and spring lines.

12. The policy seeks to ensure that potential problems arising from basement excavation are addressed at application stage. It also aims to prevent water damage to nearby properties arising from the diversion of underground water features and incorporates guidance in Supplementary Planning Document adopted by the Royal Borough of Kensington and Chelsea. The policy applies to all applications involving excavation for basement development. Basement development is defined as the construction or extension of one or more storeys of accommodation below the prevailing ground level of a site or property.

UWF 1 Screening and Analysis

i. Screening measures to be undertaken, at the earliest possible stage in the planning application process, include review of the map developed for Redington Frognal Neighbourhood Forum, Arup Fig 7 – Results Map - latest version. A copy of the map is to be marked with all existing and proposed basements and sub surface water features within a radius of 100 metres, to help assess the cumulative impact.

These maps are to form part of a the BIA, alongside the documents cited in the latest Camden Planning Guidance for Basements and are to be submitted in the BIA report.

ii. Contours of predicted vertical settlement and predicted impacts on neighbours, both upstream and downstream, must be included with all planning applications, at the earliest possible stage. This relates to both ground-water induced and excavation-induced movement.

iii. Evidence must be provided, at the earliest possible stage, that damage to neighbouring properties will be less than or equal to 1 on the Burland Scale.

iv. It is encouraged that the number, type and expected position of cracks to neighbouring properties are indicated, at the earliest possible stage.

v. An assessment of current ground and geology conditions, topography and groundwater levels will be required. This should include details of the structure and foundations of the existing building and neighbouring properties.

Application

13. A copy of the review of the map developed for Redington Frognal Neighbourhood Forum, Arup Fig 7 – Results Map (latest version) is to accompany all planning applications involving basement excavation. Developers are to encourage to also provide detailed calculations of the design, based on site-specific facts, i.e. not merely the preliminary design calculations, to neighbours within 20 metres or four times the basement depth, according to which ever measure is greater. The calculations must include contours of predicted vertical settlement and the predicted impacts on neighbours.

14. The cumulative effect of several underground developments in proximity can be more significant than the impact of a single basement. Applicants must provide a map showing all existing and proposed basements within a distance which is determined at the scoping stage of the Basement Impact Assessment. The distance to be considered will depend on the site's geology, topography, the basement proposals, the nature and density of surrounding structures and infrastructure etc. including the basement's extent and ground conditions, in order to assess the cumulative basement impact. The map must also show all known sub surface water features, as identified by Arup in the "Arup Fig 7 – Results Map" (latest version).

15. Differing soil types, e.g. claygate member beds, Bagshot sands, gravel and band D of the London Clay Formation must also be mapped, indicating the site of the proposed basement and existing and other proposed basements around all surrounding properties, and further afield, if the circumstances warrant this.

16. Burland Scale tests and a ground movement assessment will be required from the applicant, prior to the determination of the planning application. Applicants must understand that the Burland calculations relate to walls with no windows or doors, and judge accordingly when assessing the relevance of their calculations to the delicate structures that may be nearby.

17. Justification for the assessment of the Burland Scale damage level assessment is also to be provided. Requirements for delicate structures will be assessed on a case-by-case basis.

Recommendation

18. It is desirable to daylight the clean water section of the underground Cannon Streams between Redington Gardens and Heysham Lane. This will relieve pressure on the sewer network and reduce the risk of surface water flooding downstream in West Hampstead, where floods occurred in 2002 145, 146. , .

UWF 2: BASEMENT IMPACT ASSESSMENTS

Intent

19. Camden's Local Plan Policy A5 has a clear requirement to demonstrate that basement development "does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment".

20. Camden currently requires a staged approach to screening and scoping. However, the process assumes that the excavation and construction work will proceed according to plan. But, works have not always proceeded according to plan, and there have been examples of harm which has been caused to properties in Redington Frognal, as a result of nearby basement excavation147. Moreover, the independent assessor does not always meticulously scrutinise the basement impact assessments148, 149..

21. The requirements adopted by the Royal Borough of Kensington and Chelsea, as set out in its Basement Supplementary Planning Document, are appropriate, as a minimum, for the substantially more complex hydrogeological structure of the north west slopes of Hampstead.

22. This policy, therefore, requires rigorous site investigations and seeks to ensure that potential problems arising from basement excavation are addressed at or before application stage. It also aims to prevent water damage to nearby properties arising from the diversion of underground water features.

UWF 2 Basement Impact Assessments

iThe requirements below are additional to those set out in the latest Camden Planning Guidance for Basements.

i. Engineering design should be advanced to Detailed Proposals Stage (equivalent to RIBA Stage D), as set out in the Services of ACE (Association of Consultancy and Engineering) Agreement 1: Design, 2009 Edition).

ii. As a minimum, BIAs must incorporate the following information and data:

   a) The sequencing of the basement excavation and construction.

   b) Soil samples, including those near boundaries with neighbours must be taken to a depth below the footing of the proposed base of the basement. The boreholes measurements may need to be conducted in periods of contrasting rainfall and over a period of several months covering wet and dry seasons. In some cases, when boreholes measurements show a groundwater risk, an automatic log water measurements recorder may need to be left activated in the boreholes over a sustained period of contrasting rain cycles to demonstrate local groundwater and water table levels and the local extent of groundwater surges during and immediately following storms.

   c) In some cases, when boreholes measurements show a groundwater risk, an automatic log water measurements recorder may need to be left activated in the boreholes over a sustained period of contrasting rain cycles to demonstrate local groundwater and water table levels and the local extent of groundwater surges during and immediately following storms.

   d) Bore holes data, ground movement and ground water flow calculations must be included as part of a factual report. An interpretative report will not be sufficient.

iii. In accordance with best practice, lateral drainage and digging by hand will be required, where basement excavation necessitates the installation of drainage.

iv. The BIA must include appropriate drawings that describe the detail of the engineering designs and illustrate how the construction addresses the following:

a) Groundwater
b) Drainage
c) SuDS
d) Flooding
e) Vertical loads
f) Lateral loads
g) Movements
h) Ground conditions
i) Trees and planting
j) Infrastructure
k) Vaults
l) Existing structures
m) Adjoining buildings and structures
n) Overall stability (permanent and temporary works o) Underpinning (if proposed)
p) Piling (if proposed)
q) Special considerations e.g. cantilevered stone stairs and landings, balconies or other important functions or features in an existing building which need special consideration.

v. The BIA must also demonstrate that trees will not be felled or liable to die.

vi. Where appropriate, a BCP, written by a structural engineer, is to accompany the BIA, to be submitted at the time of applying for planning consent. The BCP should set out ways in which potential problems arising from ground movement will be resolved.

vii. In order to protect against sewer flooding, Thames Water recommends the installation of a positive pumping device. This should be installed in each new basement development, unless a strong case for alternative measures can be made.

Application

23. Due to the potential damage from basement development, all issues related to the BIA, or raised by the Independent Assessor appointed by Camden, must be resolved to the fullest extent possible prior to the determination of the planning application, rather than being deferred as a requirement of the Section 106 agreement. The purpose of this policy to promote sustainability in development.

24. The sequencing of the basement excavation and construction, and how the work affects ground movements, are of utmost importance and this must be set out in the BIA. Planning consent is to be linked to geotechnical instrumentation, if the results of the screening and analysis show this to be advisable.

25. For the BIA, it will be necessary to dig holes in the soil, inspect the soil below ground and identify the different soil layers. The soil must be inspected and the sides of the holes checked for signs of caving in during different weather conditions, including how the sides of the holes respond to rain.

26. The BIA is to include estimations of ground movements by a qualified structural engineer, to be prepared in accordance with Camden's latest Basements Planning Guidance and based on ground characterisation provided by a qualified geologist. Both the engineer and the geologist should be chartered. Ground movements and ground water flow calculations will be required for different soil types and conditions, taking account of the differing rates at which water travels through differing soil types.

APPENDICES

BD 1

BD 3

BD 4

BGI 1

BGI 2

BGI 3

BGI 4

BGI 5

CF 1

CF 2

CF 3

FR 1

FR 2

UWF 1

UWF 2

MODERN SUBURBAN HOUSES

BY

C·H·B·QUENNELL

ARCHITECT

MODERN SUBURBAN HOUSES

A SERIES OF EXAMPLES
ERECTED AT HAMPSTEAD & ELSEWHERE

FROM DESIGNS BY

C. H. B. QUENNELL
ARCHITECT

LONDON
B. T. BATSFORD, 94 HIGH HOLBORN
MCMVI

PREFACE

THIS [illegible] builders and others interested in the development [illegible] done with a certain amount of success from [illegible] that it will be more convincing than a [illegible] been carried out. All the houses illustrated [illegible] of varying width; they have been built for [illegible]

[illegible] originality in the designs illustrated; plan has been the first consideration, and the accommodation has had to be contrived in economical fashion; unnecessary ornamentation has been avoided. One plan has developed from another, and the work has had the consequent interest of a tradition of its own.

The speculating builder is often held up to scorn as a Vandal; in some cases he may be, but where he is working on a building agreement with borrowed money, the freeholders and others are equally to blame; the builder then is not a free agent.

In time it may be realized that a beautiful suburb such as Hampstead, with its glorious Heath and charming old-world surroundings, is an asset not only to its own inhabitants but [illegible] suburbs must be built over then let architects and builders work [illegible] and mortar as much at home with their surround- [illegible]

[illegible] possible to give either the "prime cost" or selling [illegible] this book is published for the use of practical men, it [illegible] Price is settled so much by the neighbourhood [illegible] the builder goes to work.

My thanks [illegible] builders, whose names are mentioned, for permission to [illegible], and to Mr. H. W. Bennett, of Ilford, for his excellent [illegible]

C. H. B. QUENNELL.

[illegible]

DESCRIPTIVE NOTES ON THE PLATES

TYPE NO. I (PLATES 1-3).

A pair of semi-detached houses built at Hampstead, on thirty-foot plots. The walls are faced externally with red bricks, and rough cast at first floor level. The roof is covered with red tiles. The windows are fitted with casements. The ordinary type of plan has been somewhat improved here by the addition of a pantry, which serves as well to disconnect kitchen from hall. The kitchen is brightened by the window placed high up to the left of the range. The drawing room of house illustrated is used as the dining room.

Builder: G. W. Hart.

TYPE NO. II (PLATES 4 and 5).

A pair of semi-detached houses built at Hampstead, on thirty-foot plots. The walls are faced externally with red brick, with red tiled roof, and casement windows. The endeavour here was to disconnect the two drawing rooms, so that piano-playing should not be a nuisance to neighbours, and to get a ground floor lavatory and w.c. A large hole in the middle of site necessitated taking walls down, and the space was utilized to form cellars.

On the first floor four bedrooms were contrived, instead of three as Type No. I.

It was not possible to obtain satisfactory photos of the back elevations, but these are very similar to those of Type No. I.

Builder: G. W Hart

TYPE NO. III (PLATES 6-9)

An irregular pair of semi-detached houses built at Hampstead. The walls are faced externally with red bricks, and the roof covered with red tiles. The windows are fitted with lifting sashes. The kitchen and offices of house on the left hand were kept to that side, so as to come next to those of house adjoining. In the same way the offices of house on the right hand are kept inside, so that the reception rooms might adjoin those of the next house on that side. The land had been made up in places, and where the walls had to be taken down the space was utilized for cellars, etc. Either house could form one of a symmetrical pair, No. 6 having the advantage of both reception rooms being away from the party wall.

Builder: G. W. Hart.

TYPE NO. IV (PLATES 10 and 11).
A pair of semi-detached houses at Hampstead, on a corner site, built as an alternative to the ordinary method of showing the flank elevation of one of the houses in the road to the right hand of picture.
The walls externally are faced with red bricks to ground floor level, with rough cast over. The roof is covered with red tiles, and the windows fitted with casements.
Builder: G. W. Hart.

TYPE NO. V (PLATES 12-14).
A pair of semi-detached houses built at Hampstead. The walls are faced externally with red brick, and rough cast over at first floor level, with red tiled roof. The windows are fitted with casements. The site sloped down from front to back, and the space as shown by dotted lines under ground floor was utilized to form a billiard room.
Builder: G. W. Hart.

TYPE NO. VI (PLATES 15 and 16).
A pair of semi-detached houses built at Hampstead, on fan-shaped sites, wider at the back than front. The walls are faced externally with red bricks. The roof is covered with red tiles, and the windows fitted with casements. The slope of land enabled a full-sized billiard room to be planned under the dining room, and part of the offices were placed under the kitchen. The five bedrooms are all on the first floor.
Builder: G. W. Hart.

TYPE NO. VII (PLATES 17-19).
A pair of semi-detached houses at Hampstead. The walls are faced externally with red bricks, the roof is covered with red tiles, and the windows are fitted with lifting sashes.
The accommodation is much the same as in Type No. VI, except that the site being fairly level there is not a billiard room in basement.
Five bedrooms were planned on first floor, one being somewhat disconnected from the others for the use of servants.
Builder: G. W. Hart.

TYPE NO. VIII (PLATES 21-23).
A pair of semi-detached houses built at Hampstead. The walls are faced with red bricks. The houses are roofed with red tiles, and fitted with sash windows.
The plan was mainly determined by the requirement of a billiard room, to be approached from the landing of staircase.
Builder: G. W. Hart.

TYPE NO. IX (PLATES 24 and 25).
A detached house built at Purley, Surrey. The walls are faced externally with red brick, and rough cast over. The roof covered with red tiles. The windows are fitted with casements. The sun and views being at the back, the two best rooms were placed there, and kitchen and offices as shown; the hall being so arranged that a third room could be formed if desired. The five bedrooms are all on the first floor, one being disconnected from the others for the use of servants.

Builder: H. Quennell.

TYPE NO. X (PLATES 26-28).
A detached house built at Bickley, Kent. The walls are covered externally with rough cast on red brick base. The roof tiled. The windows fitted with iron casements in wood frames with leaded lights.
The endeavour here was to plan a better hall than is general in the small house.
The five bedrooms are all on the first floor, one being disconnected from the others for the use of servants.

Builder: H. MacIntyre.

TYPE NO. XI (PLATES 29 and 30).
Detached house built at Hampstead. The walls externally are faced with red bricks at ground floor level, with tilehanging over at first floor level. The roof is covered with red tile, and the windows fitted with casements.

Builder: G. W. Hart.

TYPE NO. XII (PLATES 32-34).
A detached house at Hampstead. The walls are faced externally with red bricks. The roof is covered with red tiles, and the windows fitted with casements.
A billiard room is planned under the drawing room, opening out into garden.

Builder: G. W. Hart.

TYPE NO. XIII (PLATES 35-37).
A detached house at Hampstead. The walls are faced externally with red bricks. The roof covered with red tiles, and the windows fitted with casements. The site is higher at the back than front, and service stairs are arranged under the main stairs to good cellars, and a servants' sitting room. A billiard room leads off the landing of the main stairs over the kitchen and offices.

Builder: G. W. Hart.

TYPE NO. XIV (PLATES 38 and 39).

Detached house at Purley, Surrey. The walls covered with rough cast externally, on red brick base. Red tiled roof and casement windows.

The five bedrooms and dressing room are all on the first floor, which is doubtless appreciated by the servants, and tends to minimize the work.

It should be noted that where wider frontages can be obtained, and the house placed longways to the road, a much better effect is secured.

Builder: H. Quennell.

TYPE NO. XV (PLATES 40-43).

Detached house at Hampstead. The walls externally faced with red bricks. The roof covered with red tiles, and the windows fitted with lifting sashes.

A footpath at the right hand of site assured the kitchen and offices of ample light. The library is available as a full-sized billiard room if desired. The bedrooms are all on the first floor.

Builder: G. W. Hart.

TYPE No. 1. FRONT VIEW

[illegible] FRONT VIEW

TYPE No. III. BACK VIEW.

TYPE No. IV. FRONT VIEW.

TYPE No. 5. FRONT VIEW.

TYPE No. VI. FRONT VIEW.

TYPE No. VII. FRONT VIEW.

TYPE No. VII. FRONT VIEW.

TYPE No. VIII. BACK VIEW.

TYPE No. XI. FRONT VIEW.

Hampstead

TYPE No. XII. BACK VIEW

TYPE No. XIII. FRONT VIEW

TYPE No. XV. FRONT VIEW.

TYPE No. XV. BACK VIEW.

GENERAL VIEW OF HOUSES IN FERNCROFT AVENUE, HAMPSTEAD


CATERERS


Hollycroft Avenue, Hampstead.

PLATTS LANE BRIARDALE GARDENS, Hampstead, 1900s

House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed
13	Arkwright Road	Theodore Green		1870s	*Victorian and Edwardian Hampstead*, Alistair Service, p.34		
28	Arkwright Road	Robert A Briggs		1880s	*Victorian and Edwardian Hampstead*, Alistair Service, p.34	Known as Bungalow Briggs	Grade II
Camden Arts Centre	Arkwright Road	Arnold S Taylor		1897	*Victorian and Edwardian Hampstead*, Alistair Service, p.36		Grade II
3	Bracknell Gardens	Pite and Balfour		1904	*Victorian and Edwardian Hampstead*, Alistair Service, p.73		
6	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	*Victorian and Edwardian Hampstead*, Alistair Service, p.73		
8	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	Victorian and Edwardian Hampstead, Alistair Service, p.73		
10	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	Victorian and Edwardian Hampstead, Alistair Service, p.73		
12	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	Victorian and Edwardian Hampstead, Alistair Service, p.73		
14	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	Victorian and Edwardian Hampstead, Alistair Service, p.73		
9	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	Victorian and Edwardian Hampstead, Alistair Service, p.73		
11	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	Victorian and Edwardian Hampstead, Alistair Service, p.73		
13	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	Victorian and Edwardian Hampstead, Alistair Service, p.73		
15	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	Victorian and Edwardian Hampstead, Alistair Service, p.73		
16	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73		
18	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73		
20	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73		
22	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73		

24	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73
26	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73
17	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73
19	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73
21	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73
23	Bracknell Gardens	C.H. Saunders	William James King	1910-13	Victorian and Edwardian Hampstead, Alistair Service, p.73
28	Bracknell Gardens			1913	*Victorian and Edwardian Hampstead*, Alistair Service, p.73
29	Bracknell Gardens	Randall and Pile		1921	*Victorian and Edwardian Hampstead*, Alistair Service, p.73
30	Bracknell Gardens			1913	*Victorian and Edwardian Hampstead*, Alistair Service, p.73
31	Bracknell Gardens	Randall and Pile		1921	*Victorian and Edwardian Hampstead*, Alistair Service, p.73
1	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.67
3	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
4	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
5	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
6	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
7	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
8	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
9	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
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11	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
12	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
13	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
14	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
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34	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67	
35	Briardale Gardens	CHB Quennell	George Washington Hart	1898-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67	
	Birchwood Drive	Bickerdike Allen Simovic		1982-87	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.234	
12	Clorane Gardens	CHB Quennell	George Washington Hart		Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.53, http://www.british-history.ac.uk/vch/middx/vol9/pp73-75	
14	Clorane Gardens	CHB Quennell	George Washington Hart		Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.54, http://www.british-history.ac.uk/vch/middx/vol9/pp73-75	
16	Clorane Gardens	CHB Quennell	George Washington Hart		Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55, http://www.british-history.ac.uk/vch/middx/vol9/pp73-75	
18	Clorane Gardens	CHB Quennell	George Washington Hart		Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.56, http://www.british-history.ac.uk/vch/middx/vol9/pp73-75	
1	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
2	Ferncroft Avenue	CHB Quennell	George Washington Hart	1901-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
3	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
4	Ferncroft Avenue	CHB Quennell	George Washington Hart	1901-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
5	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
6	Ferncroft Avenue	CHB Quennell	George Washington Hart	1901	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	Grade II
7	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
8	Ferncroft Avenue	CHB Quennell	George Washington Hart	1901	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	Grade II
9	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	

10	Ferncroft Avenue	CHB Quennell	George Washington Hart	1901-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
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15	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
16	Ferncroft Avenue	CHB Quennell	George Washington Hart	1901-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
17	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
18	Ferncroft Avenue	CHB Quennell	George Washington Hart	1901-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
19	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.64	
20	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
21	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar	
22	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
23	Ferncroft Avenue	CHB Quennell	George Washington Hart	1900-2	Prof. E. McKellar	
24	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
26	Ferncroft Avenue	CHB Quennell	George Washington Hart	1898	Prof. E. McKellar, Redfrog CA Statement	Grade II
26A	Ferncroft Avenue	CHB Quennell	George Washington Hart	1898	Prof. E. McKellar, Redfrog CA Statement	Grade II
28	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
29	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
30	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
31	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	

32	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
33	Ferncroft Avenue	CHB Quennell	George Washington Hart	1902	Prof. E. McKellar	Grade II
34	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
35	Ferncroft Avenue	CHB Quennell	George Washington Hart	1902	Prof. E. McKellar	Grade II
36	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
37	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
38	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
39	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
40	Ferncroft Avenue	CHB Quennell	George Washington Hart	1904	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.64	Grade II
41	Ferncroft Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar	
42	Ferncroft Avenue	CHB Quennell	George Washington Hart	1904	Prof. E. McKellar, , Victorian and Edwardian Hampstead, Alistair Service, p.63	Grade II

Palace Court	Finchley Road		1926	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
St. Andrew's Church	Finchley Road		1902-04	
Arkwright Mansions	Finchley Road		1897-99	http://freepages.family.rootsweb.ancestry.com/~treevecwll/arkwright.htm

2	Frognal	E. H. & H. T. Cave	1889-91	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
4	Frognal	E. H. & H. T. Cave	1889-91	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
6	Frognal	E. H. & H. T. Cave	1889-91	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
8	Frognal	E. H. & H. T. Cave	1889-91	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
10	Frognal	E. H. & H. T. Cave	1889-91	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
12	Frognal	E. H. & H. T. Cave	1889-91	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
14	Frognal	E. H. & H. T. Cave	1889-91	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
16	Frognal	E. H. & H. T. Cave	1889-91	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
33	Frognal		1893	
35	Frognal		1893	
37	Frognal		1888	

39	Frognal	Norman Shaw		1885			Grade II
39a	Frognal	Norman Shaw		1885			Grade II
University College School	Frognal	Arnold Mitchell		1906-07		Also gates and railings	Grade II
Porter's Lodgel, 56	Frognal	Arnold Mitchell		1906-07			Grade II
49	Frognal	Sir Reginald Blomfield	Sir Reginald Blomfield	1895	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42	Architect of Lambeth Bridge	
51	Frognal	Sir Reginald Blomfield	Sir Reginald Blomfield	1895	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
59	Frognal		D.E. Harrington	1938	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
61	Frognal		D.E. Harrington	1938	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
63	Frognal		D.E. Harrington	1938	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
65	Frognal		Miss W.B. Acworth	1934	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
88	Frognal	Keith D. Young	Hall		Victorian and Edwardian Hampstead, Alistair Service, p.79		
1-6	Frognal Close	Ernest Ludwig Freud		1937			
5	Frognal Lane	CHB Quennell - possible			http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
7	Frognal Lane	CHB Quennell - possible			http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
9	Frognal Lane	CHB Quennell - possible			http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
11	Frognal Lane	CHB Quennell - possible					
39	Frognal Lane	Richard Norman Shaw		1885	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
Hall Oak, 42	Frognal Lane	Sir Basil Champneys		1881	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
Frognal Priory	Frognal Lane (west side)	Richard Norman Shaw		1881-2	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42		
	Grange Gardens	Ted Levy, Benjamin & Partners	Barratt	1981-83	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.234	Landscaping by Derek Lovejoy	
1	Heath Drive			c. 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		
2	Heath Drive			c. 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		
3	Heath Drive			c. 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		
4	Heath Drive			c. 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		
5	Heath Drive			post 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		
6	Heath Drive			post 1851	Victorian and Edwardian Hampstead, Alistair Service, p.62		
4	Heath Drive			post 1852	Victorian and Edwardian Hampstead, Alistair Service, p.62		
10a	Heath Drive	in the style of Edward Maufe		post 1853	Victorian and Edwardian Hampstead, Alistair Service, p.62		
20	Heath Drive			1905	Victorian and Edwardian Hampstead, Alistair Service, p.62		

22	Heath Drive	CHB Quennell		1905-1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
23	Heath Drive	CHB Quennell		1905-1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
24	Heath Drive	CHB Quennell		1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II
25	Heath Drive	CHB Quennell		1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II
26	Heath Drive	CHB Quennell		1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II
27	Heath Drive	CHB Quennell		1905-1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
28	Heath Drive	CHB Quennell		1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
29	Heath Drive	CHB Quennell		1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
30	Heath Drive	CHB Quennell		1905-1907	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
31	Heath Drive	CHB Quennell		1905	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II
32	Heath Drive	CHB Quennell		1905	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II
33	Heath Drive	CHB Quennell	George Washinghton Hart	1905	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.63; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II

2	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66
3	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66
4	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66
5	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66

6	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
7	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
8	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
9	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
10	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
11	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
12	Hollycroft Avenue	CH Saunders	William James King	1904	*Victorian and Edwardian Hampstead*, Alistair Service, p.66 (property register for date)	A Conveyance of 12, 13, 14, 17 and 19 Hollycroft Avenue dated 14 March 1904 made between (1) The Hampstead West Heath Land Company Limited (Vendors)
13	Hollycroft Avenue	CH Saunders	William James King	1904	*Victorian and Edwardian Hampstead*, Alistair Service, p.66 (property register for date)	A Conveyance of 12, 13, 14, 17 and 19 Hollycroft Avenue dated 14 March 1904 made between (1) The Hampstead West Heath Land Company Limited (Vendors)
14	Hollycroft Avenue	CH Saunders	William James King	1904	*Victorian and Edwardian Hampstead*, Alistair Service, p.66 (property register for date)	A Conveyance of 12, 13, 14, 17 and 19 Hollycroft Avenue dated 14 March 1904 made between (1) The Hampstead West Heath Land Company Limited (Vendors)

15	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
16	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
17	Hollycroft Avenue	CH Saunders	William James King	1904	*Victorian and Edwardian Hampstead*, Alistair Service, p.66 (property register for date)	A Conveyance of 12, 13, 14, 17 and 19 Hollycroft Avenue dated 14 March 1904 made between (1) The Hampstead West Heath Land Company Limited (Vendors)
18	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
19	Hollycroft Avenue	CH Saunders	William James King	1904	*Victorian and Edwardian Hampstead*, Alistair Service, p.66 (property register for date)	A Conveyance of 12, 13, 14, 17 and 19 Hollycroft Avenue dated 14 March 1904 made between (1) The Hampstead West Heath Land Company Limited (Vendors)
20	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
21	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
22	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
23	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
24	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
25	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
26	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
27	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
28	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
29	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
30	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
31	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
32	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66	
33	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.65	

34	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66		
35	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.65		
36	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66		
37	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.65		
38	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66		
39	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.65		
40	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66		
41	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.65		
42	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66		
43	Hollycroft Avenue	CHB Quennell	George Washington Hart	1905	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.65		Grade II
43A	Hollycroft Avenue	CHB Quennell	George Washington Hart	1905	Prof. E. McKellar		Grade II
44	Hollycroft Avenue	CH Saunders	William James King	arly 1900s	*Victorian and Edwardian Hampstead*, Alistair Service, p.66		
45	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.65		Grade II
46	Hollycroft Avenue	Sir Guy Dawber		1907	*Victorian and Edwardian Hampstead*, Alistair Service, p.65	Architect of 59-60 Pall Mall	
47	Hollycroft Avenue	CHB Quennell	George Washington Hart	1905	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.65		Grade II
49	Hollycroft Avenue	CHB Quennell	George Washington Hart	1905	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.65		Grade II

Birkdale, 1	Kidderpore Avenue	Arthur H. Keen (probable)		c. 1900	*Victorian and Edwardian Hampstead*, Alistair Service, p.67, 73; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		
6	Kidderpore Avenue	Arthur H. Keen (probable)		c. 1900	*Victorian and Edwardian Hampstead*, Alistair Service, p.67		
Oak House, 7	Kidderpore Avenue			c. 1900	Victorian and Edwardian Hampstead, Alistair Service, p.73		
9	Kidderpore Avenue	CHB Quennell			; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		
St. Luke's Vicarage, 12	Kidderpore Avenue	Sir Basil Champneys		1899	*Victorian and Edwardian Hampstead*, Alistair Service, p.67, 73; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		Grade II
St. Luke's Church	Kidderpore Avenue	Sir Basil Champneys		1898	*Victorian and Edwardian Hampstead*, Alistair Service, p.70		Grade II*
14	Kidderpore	Arthur H. Keen		1901	Victorian and Edwardian Hampstead, Alistair Service, p.71		

King's	Kidderpore	Percy Morley	1928-29		Grade II
Kidderpore	Kidderpore		c. 1843		Grade II
Maynard	Kidderpore	Robert Falconer MacDonald	1889		Grade II
Skeel	Kidderpore	Robert Falconer MacDonald	1903-04		Grade II
Summerhou	Kidderpore		mid 19th c		Grade II

1	Kiddepore Gardens		George Washington Hart	c. 1906	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.67
3	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar
5	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	*Victorian and Edwardian Hampstead*, Alistair Service, p.67
7	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.67
9	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
11	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
13	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
15	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
17	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
19	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
21	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.67
23	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	*Victorian and Edwardian Hampstead*, Alistair Service, p.67

3	Oakhill Avenue	CHB Quennell	George Washington Hart	1911	*Victorian and Edwardian Hampstead*, Alistair Service, p.75
4	Oakhill Avenue	CHB Quennell	Alfred Henry Hart and Percy Leslie Waterhouse	1909	Prof. E. McKellar and *Victorian and Edwardian Hampstead*, Alistair Service, p.75
5	Oakhill Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.73, 75
6	Oakhill Avenue	CHB Quennell	George Washington Hart	1910	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.75

7	Oakhill Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.73, 75		
8	Oakhill Avenue	Randall and Pile	Alfred Henry Hart and Percy Leslie Waterhouse		Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.75		
9	Oakhill Avenue	CHB Quennell	George Washington		Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair		
10	Oakhill Avenue	CHB Quennell	George Washington	1910	Victorian and Edwardian Hampstead, Alistair Service, p.75	DEMOLISHED!	
11	Oakhill Avenue	CHB Quennell	George Washington Hart	1909	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.73, 75		
12	Oakhill Avenue	CHB Quennell	George Washington Hart	1910	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.75		
13	Oakhill Avenue	CHB Quennell			Prof. E. McKellar		
14	Oakhill Avenue	CHB Quennell			Prof. E. McKellar		
15	Oakhill Avenue	CHB Quennell			Prof. E. McKellar		
	Oakhill Avenue	CH Saunders			*Victorian and Edwardian Hampstead* , Alistair Service, p.75		
17	Oakhill Avenue	CHB Quennell			Prof. E. McKellar		
	Oakhill Avenue	CH Saunders	William James King	1910	*Victorian and Edwardian Hampstead* , Alistair Service, p.75		
19	Oakhill Avenue	CHB Quennell			Prof. E. McKellar		
	Oakhill Avenue	CH Saunders	William James King	1910	*Victorian and Edwardian Hampstead* , Alistair Service, p.75		
21	Oakhill Avenue	CHB Quennell	William James King	1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.75		Grade II
23	Oakhill Avenue	CHB Quennell	William James King	1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.75		Grade II
25	Oakhill Avenue	CHB Quennell	William James King	1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.75		Grade II
27	Oakhill Avenue	CHB Quennell	William James King	1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.75		Grade II
8	Platts Lane	Charles Francis Annesley Voysey		1895-96	*Victorian and Edwardian Hampstead* , Alistair Service, p.71; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		Grade II*
18	Platts Lane	CHB Quennell	George Washington Hart	1899-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55		
20	Platts Lane	CHB Quennell	George Washington Hart	1899-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55		
22	Platts Lane	CHB Quennell	George Washington Hart	1899-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55		
24	Platts Lane	CHB Quennell	George Washington Hart	1899-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55		
29	Platts Lane	CHB Quennell	George Washington Hart	1898	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		

31	Platts Lane	CHB Quennell	George Washington Hart	1898	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232
33	Platts Lane	CHB Quennell	George Washington Hart	1898	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232
35	Platts Lane	CHB Quennell	George Washington Hart	1898	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232
37	Platts Lane	CHB Quennell	George Washington Hart	1898	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232
39	Platts Lane	CHB Quennell	George Washington Hart	1898	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55
41	Platts Lane	CHB Quennell	George Washington Hart	1903	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55
43	Platts Lane	CHB Quennell	George Washington Hart	1903	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55
45	Platts Lane	CHB Quennell	George Washington Hart	1903	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55
47	Platts Lane	CHB Quennell	George Washington Hart	1903	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55
other houses		George Pritchard		1884-1886	http://www.british-history.ac.uk/vch/middx/vol9/pp73-75
Water Board cottages		P. Bell		1875	http://www.british-history.ac.uk/vch/middx/vol9/pp73-75

1	Redington Gardens	CHB Quennell - probabl	George Washington Hart	1874	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.61, http://www.british-history.ac.uk/vch/middx/vol9/pp33-42
2	Redington Gardens	CHB Quennell - probabl	George Washington Hart	1915-1917	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.61
3	Redington Gardens	CHB Quennell - probabl	George Washington Hart	1915-1917	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.61
4	Redington Gardens	CHB Quennell - probabl	George Washington Hart	1915-1917	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.61
Oak Tree House	Redington Gardens	Basil Champneys		1873	Victorian and Edwardian Hampstead, Alistair Service, p.61

2	Redington Road	Philip Webb	Ashby Brothers	1876	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42, Victorian and Edwardian Hampstead, Alistair Service, p.78	Grade II
4	Redington Road	Philip Webb	Ashby Brothers	1876	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42, Victorian and Edwardian Hampstead, Alistair Service, p.78	Grade II*
6	Redington Road	Theodore K. Green		1875-76	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42, Victorian and Edwardian Hampstead, Alistair Service, p.78; *The Buildings of England, London 4* : North, Bridget Cherry and Nikolaus Pevsner, p.231	
Wellesley House, 12	Redington Road			1877-78	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231	
One Oak, 16	Redington Road	Arthur H. Mackmurdo		1889	http://www.british-history.ac.uk/vch/middx/vol9/pp33-42, Victorian and Edwardian Hampstead, Alistair Service, p.75; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231	Grade II
The White Cottage, 18	Redington Road			1900	Victorian and Edwardian Hampstead, Alistair Service, p.75	
The Red Cottage, 20	Redington Road	CHB Quennell	George Washington Hart	1909	*Victorian and Edwardian Hampstead* , Alistair Service, p.75; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231	
Oakhill, 22	Redington Road	CHB Quennell	George Washington Hart	1908	*Victorian and Edwardian Hampstead* , Alistair Service, p.75	
28	Redington Road	Arnold Bidlake Mitchell Free Classical style		1906	*The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231; Conveyance dated 20.6.1906*	
30	Redington Road	Theodore K. Green - perhaps		1875-76	*The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231*	
Redington Lodge, 35	Redington Road	Horace Field		1887	*http://www.british-history.ac.uk/vch/middx/vol9/pp33-42, Victorian and Edwardian Hampstead, Alistair Service, p.75;The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231*	
37	Redington Road	Horace Field		1887	*Victorian and Edwardian Hampstead, Alistair Service, p.75; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231*	
39	Redington Road	W.W. Bull - probable		1903	*The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231*	
41	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55	
42	Redington Road	?		1907-08	Victorian and Edwardian Hampstead, Alistair Service, p.59	
43	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55	
45	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55	
46	Redington Road	unknown		1907-08		
47	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55	

48	Redington Road	CHB Quennell - possible	1906	*Victorian and Edwardian Hampstead*, Alistair Service, p.58; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231	
49	Redington Road	CHB Quennell	1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231	
51	Redington Road	CHB Quennell	1904-05	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55	
52	Redington Road	CHB Quennell - possible	1906	*Victorian and Edwardian Hampstead*, Alistair Service, p.58	
53	Redington Road	CHB Quennell	1904-05	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55	
54	Redington Road	CHB Quennell	1908-09	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II
55	Redington Road	CHB Quennell	1904-05	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55	
56	Redington Road	CHB Quennell	1908-09	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.57 ; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II
57	Redington Road	CHB Quennell	1904-05	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.56	
58	Redington Road	CHB Quennell	1908-09	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
59	Redington Road	CHB Quennell	1904-05	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.56	
60	Redington Road	CHB Quennell	1908-09	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
61	Redington Road	CHB Quennell	1904-05	Victorian and Edwardian Hampstead, Alistair Service, p.56	
62	Redington Road	CHB Quennell	1908-09	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
63	Redington Road	CHB Quennell	1904-05	*Victorian and Edwardian Hampstead*, Alistair Service, p.56	
64	Redington Road	CHB Quennell	1909	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
65	Redington Road	CHB Quennell	1904-05	*Victorian and Edwardian Hampstead*, Alistair Service, p.56	
66, The Wabe	Redington Road	Dr. William Garnett	1902	*Victorian and Edwardian Hampstead*, Alistair Service, p.57	Reference to *Jabberwocky* by Lewis Carroll
67	Redington Road	CHB Quennell	1904-05	*Victorian and Edwardian Hampstead*, Alistair Service, p.56	

68	Redington Road			1905	Victorian and Edwardian Hampstead, Alistair Service, p.58		
69	Redington Road	Voysey influenced			*Victorian and Edwardian Hampstead, Alistair Service, p.56*		
70	Redington Road	CHB Quennell		1912-14	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.58; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	One of Quennell's last designs	
71	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.56; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		
73	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.56 ; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		
75	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.56; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		
77	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.56; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		
81	Redington Road	Sir Edward Maufe		1921	Victorian and Edwardian Hampstead, Alistair Service, p.57	Designer of Guildford Cathedral	
Hill House, 87	Redington Road	Oliver Hill and gardens by Christophe Tunnard		1936-38	Victorian and Edwardian Hampstead, Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Gardens by Christoper Tunnard	
89	Redington Road	unknown		1926	Victorian and Edwardian Hampstead, Alistair Service, p.57		
91	Redington Road	unknown		1926	Victorian and Edwardian Hampstead, Alistair Service, p.57		
93	Redington Road	unknown		1926	Victorian and Edwardian Hampstead, Alistair Service, p.57		
95	Redington Road	unknown		1926	Victorian and Edwardian Hampstead, Alistair Service, p.57		
97	Redington Road	unknown		1926	Victorian and Edwardian Hampstead, Alistair Service, p.57		
1	Rosecroft Avenue	CHB Quennell	Boddy and Chapman		*Victorian and Edwardian Hampstead* , Alistair Service, p. 53 and 66		
7	Rosecroft Avenue	CHB Quennell		1898	*http://www.british-history.ac.uk/vch/middx/vol9/pp73-75*		
17	Rosecroft Avenue	CHB Quennell		1989-99	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.61; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233	Plaster panels by Benjamin Lloyd	Grade II
18	Rosecroft Avenue	CHB Quennell		1989-99	Prof. E. McKellar; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233	Plaster panels by Benjamin Lloyd	Grade II
20	Rosecroft Avenue	CHB Quennell		1898	Prof. E. McKellar, http://www.british-history.ac.uk/vch/middx/vol9/pp73-75		Grade II
Phyllis Court, 22	Rosecroft Avenue	CHB Quennell		1900 or 1905	http://www.british-history.ac.uk/vch/middx/vol9/pp73-75; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233		

1	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
2	Templewood Avenue	CHB Quennell		1910-11	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
3	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
4	Templewood Avenue	CHB Quennell		1910-11	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
5	Templewood Avenue	CHB Quennell			Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
5a	Templewood Avenue	Trevor Dannatt		1960	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	
6	Templewood Avenue	CHB Quennell	George Washington Hart	1910-11	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
7	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
8	Templewood Avenue	CHB Quennell	George Washington Hart	1910-11	Prof. E. McKellar	
9	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
10	Templewood Avenue	CHB Quennell	George Washington Hart	1910-11	Prof. E. McKellar	
11	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	
12	Templewood Avenue	CHB Quennell	George Washington Hart	1910-11	Prof. E. McKellar	
14	Templewood Avenue	CHB Quennell	George Washington Hart	1910-11	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59	Grade II
15	Templewood Avenue	CHB Quennell		1910-11	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59-60; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Grade II

1	Templewood Gardens	CHB Quennell	George Washington Hart	1915-17	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.61	
2	Templewood Gardens	possible Quennell	George Washington Hart	1915-17	Victorian and Edwardian Hampstead, Alistair Service, p.61	
3	Templewood Gardens	possible Quennell	George Washington Hart	1915-17	Victorian and Edwardian Hampstead, Alistair Service, p.61	
4	Templewood Gardens	possible Quennell	George Washington Hart	1915-17	Victorian and Edwardian Hampstead, Alistair Service, p.61	

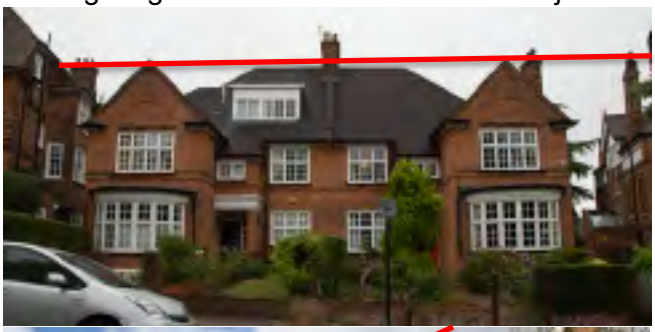
8	Templewood Gardens	CHB Quennell			*Victorian and Edwardian Hampstead*, Alistair Service, p.		
Oak Tree House	Templewood Gardens	Basil Champneys		1873	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		
9	West Heath Road	James Gowan		1962-64	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233		Grade II
11	West Heath Road			c. 1900	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233	Also fine garden and gate piers	
Ashmount, 13, 13b, 13c	West Heath Road			1894	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233	Also boundary walls and piers	Grade II
Burleigh House, 19	West Heath Road			early 1900s	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233	The Buildings of England, Londo	
Sarum Chase, 23	West Heath Road		Vyvyan Salisbury	1932	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233	Also gates, railings and wall. Hollywood Tudor	Grade II

APPENDIX BD 4 REDINGTON FROGNAL DESIGN CODES FOR DEVELOPMENT SITES, INCLUDING NEW BUILDINGS, EXTENSIONS AND ALTERATIONS

Appendix BD 4.1 Terraced and semi-detached houses, including those divided into flats

Appendix BD 4.1 Terraced and semi-detached houses, including those divided into flats, and infill development	
Mandatory features	**Mandatory details**
Storeys and roofline	Heights are to be no more than 3 to 4 storeys and to follow the roofline of adjacent houses
Plot proportions	A minimum gap of 4 metres shall be retained between buildings at the end of terraces or a minimum of 2 metres between semi-detached houses. This is to be applied universally throughout the Plan Area. New development and building extensions will be expected to provide a generous front garden and provide rear garden space in accordance with Policy BGI. Where it is proposed to replicate traditional form and detail in any new building, massing proportions and details proposed must be fully-worked through based on local historical precedent. Full construction details of the external envelope shall be included with planning submissions to ensure adherence to this principle.
Solid to void ratio	This must be within 10% of the average of that on surrounding buildings.
Façade style	The proportions must match adjacent houses of the same building type.
Fenestration	Windows mut be spaced at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation. The mirroring of regular, geometric fenestration is seen in the images below and in Appendix BD 2. Locations of proposed windows must be spaced based on the architectural period displayed in that building. Dormers are acceptable if they are located to the rear of a building and do not rise to the ridge line nor reach to the main wall line, do not dominate or over-fill the surrounding roof area and are in a style sympathetic to existing dormers generally, including proportions of windows.
Level of decoration	Architectural detailing shall typically display elements that equate to those on existing traditional buildings, including variable roofline, string course, cornice at the eaves, and door surrounds or porches, and occasionally parapet wall at the eaves. A medium to high level of decoration or detail is expected on all new building elevations, based on existing original buildings within the adjacent area. All detailing must relate to human scale, with larger elements divided into smaller proportions. Dominant features such as large, plain panels of stone, brick or glass will not be acceptable. Extensions or alterations to existing terraced or semi-detached houses must demonstrate a respect for the existing level of detailing displayed in the original buildings in the area.
Materials and detailing	It is not suggested that new buildings should replicate traditional forms and details, but that equal detail and interest appropriate to the building type and style must be invested. Materials are to use a typical palette of plain red and yellow London stock bricks with lime only pointing, timber windows painted white and white cornicing, porch surrounds and string courses. New terraced or semi-detached houses shall demonstrate a respect for the existing materials palette used in the area, which is likely to vary subtly by street Materials proposed in new houses, extensions or alterations shall be agreed by the Neighbourhood Forum or Conservation Area Advisory Committee to ensure their quality and appropriateness. Materials for building extensions are to match those in the existing building.
Desirable features	**Desirable details**
Porches and balconies	Existing recessed porches that are part of the original architectural style, should not be enclosed, even if using clear glass. Balconies should not be added to existing terraced or semi- detached houses.
Biodiversity support	Sensitive roof renovations and construction of new housing should incoporate spaces for internal bat roosts, including in the eaves for bird and bat roosting, and bat and bird bricks.

Storeys and rooflines: Any new terraced or semi-detached house shall respect the existing height and follow the roofline of adjacent houses.



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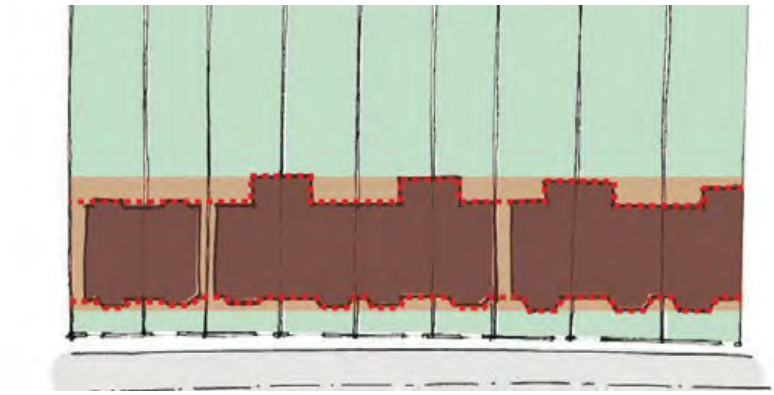
Appendix BD 4.1 Terraced and semi-detached and detached houses, including those divided into flats

Plot proportions: A minimum gap of 4 metres shall be retained between buildings at the end of terraces or between semi-detached houses



Appendix BD 4.1 Terraced and semi-detached houses, including those divided into flats

Façade styles: Proportions must match adjacent houses of the same building type

Appendix BD 4.1 Terraced and semi-detached houses, including those divided into flats

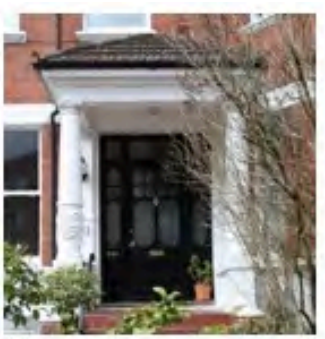
Fenestration: windows at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation.

Appendix BD 4.1 Terraced and semi-detached houses, including those divided into flats

Porches: The enclosure of existing recessed porches, including proposals using glass, that are part of the architectural style is not acceptable. The photos below show recessed porches in different period architectural styles.

Appendix BD 4.1 Terraced and semi-detached houses, including those divided into flats

Level of decoration: A medium to high levels is expected, displaying elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and elevations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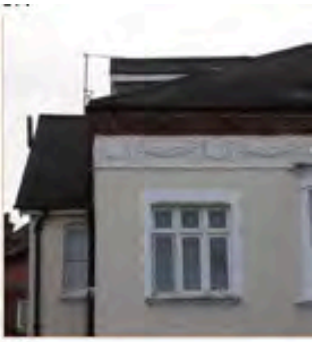
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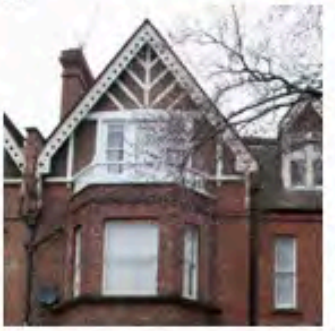
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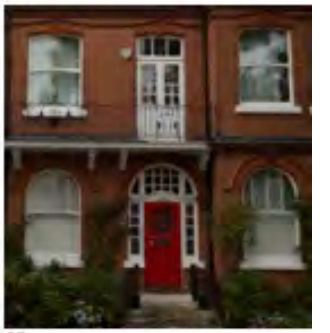
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Appendix BD 4.1 Terraced and semi-detached houses, including those divided into flats

Materials and detailing: to match the existing building or, for new houses, to respect for the existing materials palette used in the area.


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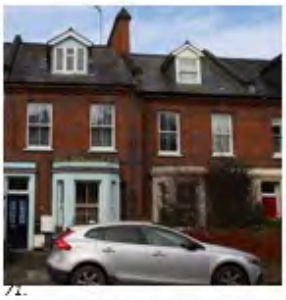
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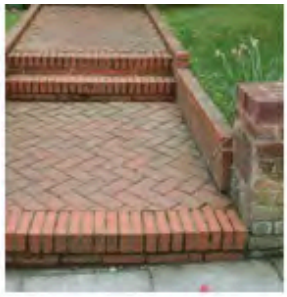
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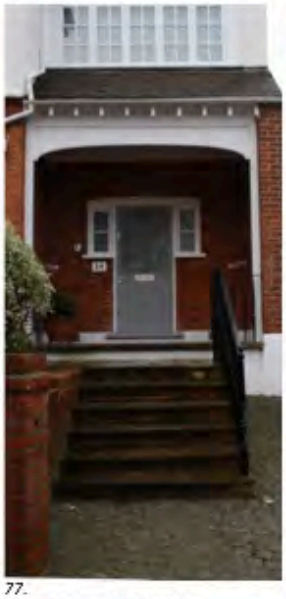
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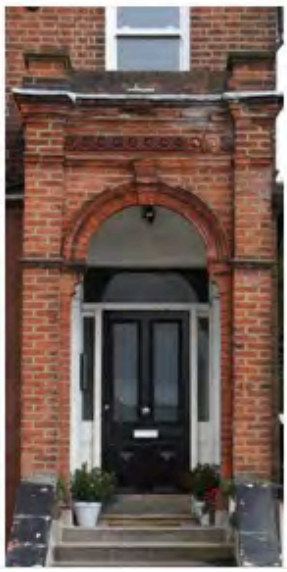


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Appendix BD 4.2 Detached houses, including those divided into flats	
Mandatory features	**Mandatory details**
Storeys and roofline	Heights are to be no more than 3 to 4 storeys and to follow the roofline of adjacent houses
Plot proportions	A minimum gap of 4 metres shall be retained between buildings between detached houses. New development shall respect the existing building lines. Plans must demonstrate how they retain and enhance gardens to ensure the setting of the building is maintained and enhanced, in accordance with Policy BGI, and that gaps between it and adjacent buildings are provided. New houses will be expected to provide generous front and rear gardens. Where it is proposed to replicate traditional form and detail in any new building, massing proportions and details proposed must be fully-worked through based on local historical precedent. Full construction details of the external envelope shall be included with planning submissions to ensure adherence to this principle.
Solid to void ratio	This must be within 10% of the average of that on surrounding buildings.
Façade style	Building façades must indicate the importance of each storey, through composition of building elements and increased height for the most prominent floor, and level of architectural detailing used. The proportions must match adjacent houses of the same building type.
Fenestration	Windows mut be spaced at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation. Locations of proposed windows must be spaced based on the architectural period displayed in that building type.
Level of decoration	A medium to high level of decoration or detail is expected on all new building frontages, based on local historical precedent. Large, plain panels of stone, brick or glass proposed in all development will not be acceptable. Where period details are proposed, they must be based on local historical precedent. Extensions or alterations to existing detached houses must demonstrate a respect for the existing level of detailing displayed in the original buildings in the area.
Materials and detailing	It is not suggested that new buildings should replicate traditional forms and details, but that equal detail and interest appropriate to the building type and style must be invested. Materials are to use a typical palette of red and yellow London stock bricks, timber windows painted white and white cornicing, porch surrounds and string courses. Where period details are proposed, they must be based on local historical precedent. Extensions or alterations to existing detached houses must demonstrate a respect for the existing level of detailing displayed in the original buildings in the area. Material palettes for use in new houses, extensions or alterations shall be agreed by the Neighbourhood Forum or Conservation Area Advisory Committee, to ensure quality and appropriateness.
Desirable features	**Desirable details**
Porches and balconies	Existing recessed porches, that are part of the architectural style, should not be enclosed, including proposals using glass. Balconies should not be added.
Biodiversity support	Sensitive roof renovations and construction of new housing should incoporate spaces for internal bat roosts, including in the eaves for bird and bat roosting, and bat and bird bricks.

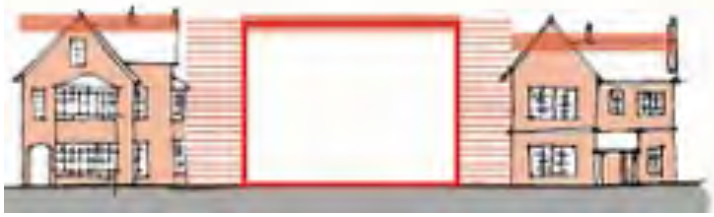
Appendix BD 4.2 Detached houses, including those divided into flats

Storeys and rooflines: Any new detached house shall respect the existing height and follow the roofline of adjacent houses.

83.

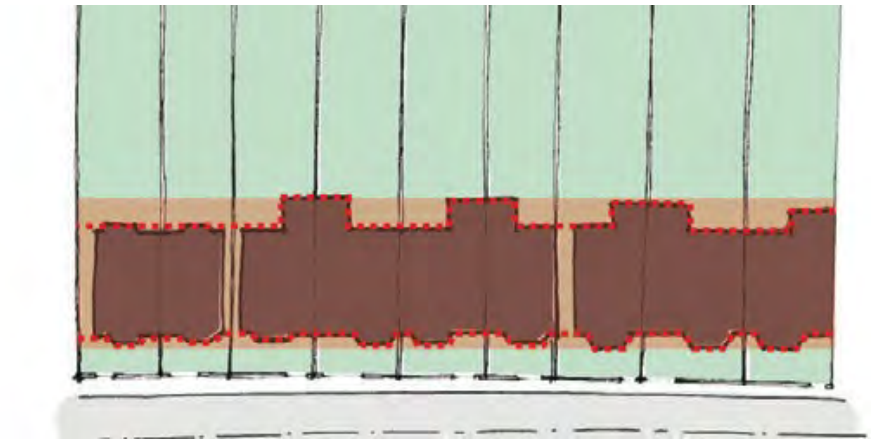
82.

84.



Appendix BD 4.2 Detached houses, including those divided into flats

Plot proportions: A minimum gap of 4 metres shall be retained between detached houses or other adjacent house types.



BD Policy 4.2 Detached houses, including those divided into flats

Façade styles: Proportions must match adjacent houses of the same building type and indicate the importance of each storey through a combination of composition of building elements, increased height for the most prominent floor and the level of architectural detailing used.

89.

90.

Appendix BD 4.2 Detached houses, including those divided into flats

Fenestration: windows at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation.

93.

94.

95

96

Appendix BD 4.2 Detached houses, including those divided into flats

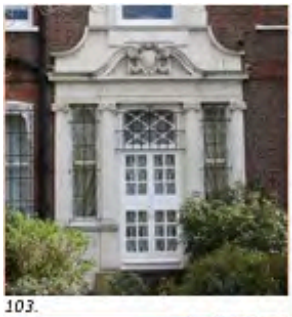
Porches: The enclosure of existing recessed porches, including proposals using glass, that are part of the architectural style is not acceptable. The photos below show an original porch and balconette detail. Original porches must be retained and balconies may not be added, where not an original architectural element.

97.

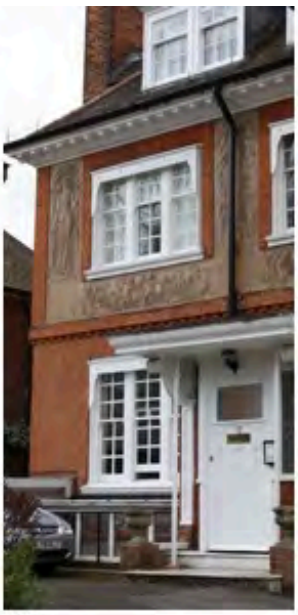
98.

Appendix BD 4.2 Detached houses, including those divided into flats

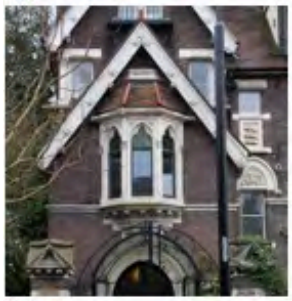
Level of decoration: A medium to high levels is expected, displaying elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and elevations. Examples of period details are shown in the photos below**.**


103.


104.


105.


106.


107.


108.


109.


110.


99.


100.


101.


102.

Appendix BD 4.2 Detached houses, including those divided into flats

Materials and detailing: to match the existing building or, for new houses, to respect for the existing materials palette used in the area. The photos below show some of the materials and detailing used on detached houses in the area.

Appendix BD 4.3 Office blocks, blocks of flats and mansion blocks	
Mandatory features	**Mandatory details**
Storeys and roofline	The number of storeys must not exceed that of adjacent buildings.
Plot proportions Solid to void ratio	A minimum gap wide shall be retained between buildings . Proposals which close the gap between adjacent buildings will not be acceptable. Block of flats shall be located to respect the existing building line and accommodate a generous front garden, to provide a green setting to the building and enhance the public realm. Or, they shall be set to the back of the pavement to create an active frontage. Plots are to provide generous, well-maintained public or communal gardens. This must be within 10% of the average of that on surrounding buildings.
Façade style	Building façades must indicate the importance of each storey, through composition of building elements and increased height for the most prominent floor, and level of architectural detailing used.
Level of decoration	Architectural detailing shall display elements that equate to those on existing traditional buildings and which provide interest, scale and texture to form and elevations. These include a variable roofline, a string course for each storey, eaves cornice, door surrounds, balconies and parapet wall at eaves. A medium to high level of decoration is expected for frontages, with the level of detail based on the detail used on adjacent existing buildings. Period details may be appropriate, but based on local historical precedent or vernacular in the area. Large, plain panels of stone, brick or glass proposed in all development will not be acceptable. Parapet walls or ornamental railings provided on balconies shall display a level of decoration used locally.
Fenestration	Windows must be spaced at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation. Locations of proposed windows must be spaced based on the architectural period displayed in that building.
Materials and detailing	Materials are to use a typical palette of red and yellow London stock bricks, timber windows painted white and white cornicing, porch surrounds and string courses.
Desirable features	**Desirable details**
Balconies	Balconies are likely to be acceptable in new mansion blocks and blocks of flats, provided that they are in proportion with the building frontage and provide meaningful areas for use
Biodiversity support	Sensitive roof renovations and construction of new housing should incoporate spaces for internal bat roosts, including in the eaves for bird and bat roosting, and bat and bird bricks.

Appendix BD 4.3 Office blocks, blocks of flats and mansion blocks

Storeys and rooflines: The number of storeys must not exceed that of adjacent buildings.

123.

125.

127.

Appendix BD 4.3 Office blocks, blocks of flats and mansion blocks

Façade styles: Proportions must indicate the importance of each storey through a combination of composition of building elements, increased height for the most prominent floor and the level of architectural detailing used. The photo below illustrates the importance of the ground floor through increased height.

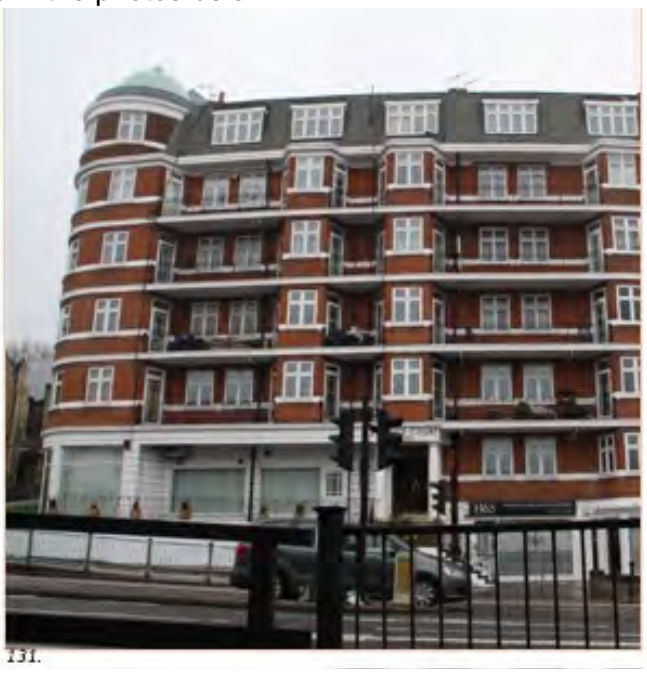
128.

Appendix BD 4.3 Office blocks, blocks of flats and mansion blocks

Fenestration: Windows at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation, as in the photos below.

129.

130.



131.

Appendix BD 4.3 Office blocks, blocks of flats and mansion blocks

Balconies: Balconies are likely to be acceptable in new mansion blocks and blocks of flats provided that they are in proportion with the building frontage and provide meaningful areas for use, allowing for opening of full-height doors for the greater enjoyment of the room behind. The photo below to the right shows decorative balconettes, whilst they add decoration to the façade, they do not provide outside space for relaxation and contemplation.

132.

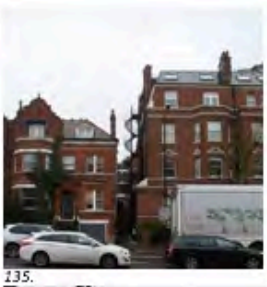
133.

Appendix BD 4.3 Office blocks, blocks of flats and mansion blocks

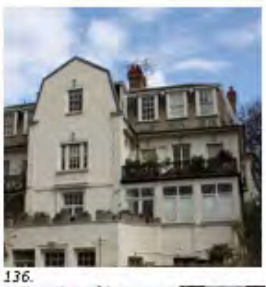
Level of decoration: A medium to high levels is expected for frontages, displaying elements that equate to those on adjacent traditional buildings which provide interest, scale and texture to form and elevations. Examples of period details are shown in the photos below**.**

134.

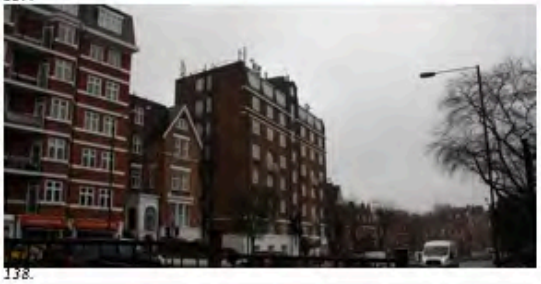
137.



135.



136.



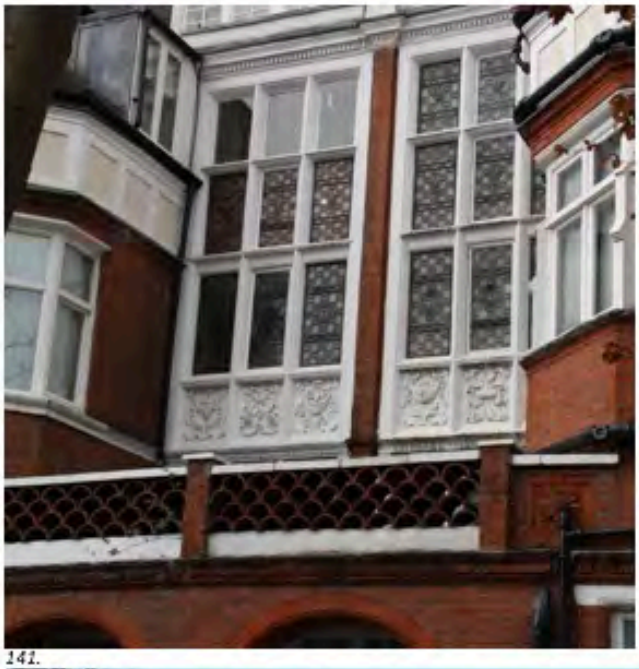
138.

139.

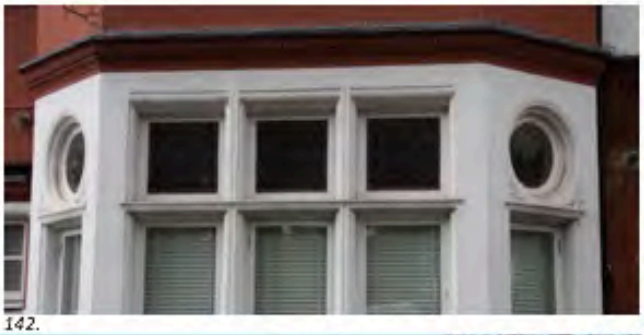
Appendix BD 4.3 Blocks of flats and mansion blocks

Materials and detailing: to demonstrate a respect for the existing materials palette used in original buildings in the area. The photos below show some of the materials and detailing used in mansion blocks and blocks of flats across the area.

140.



141.

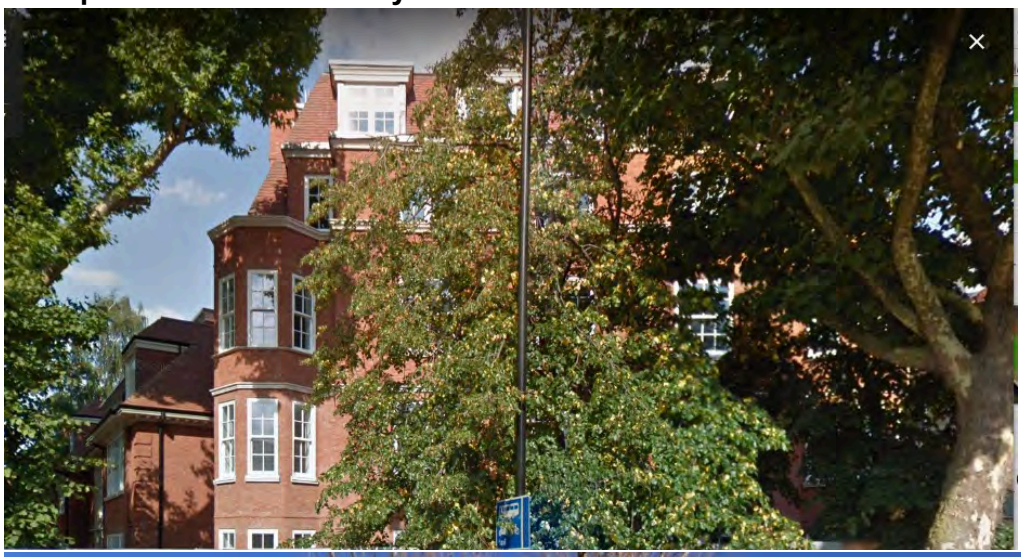


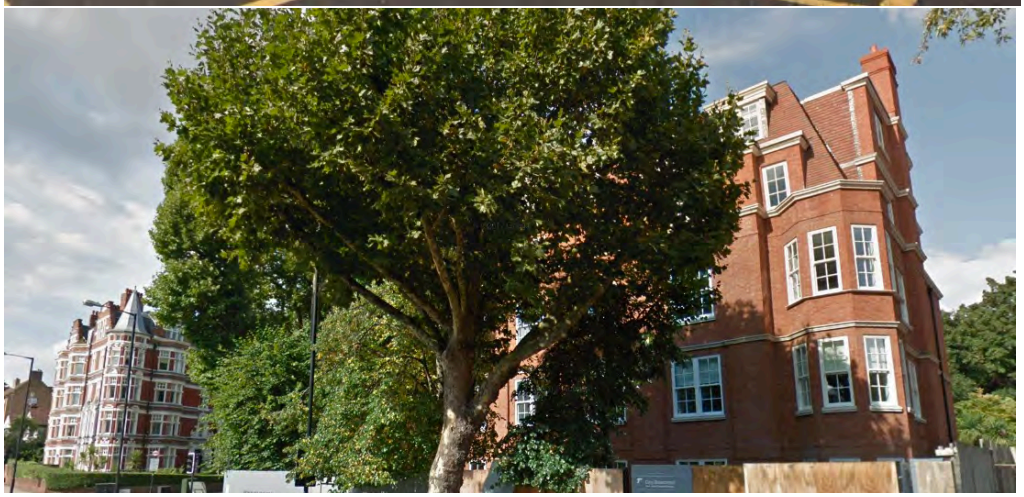
142.

143.

Example of Local Conformity: New Block of Flats at 38 Heath Drive from Heath Drive

Example of Local Conformity: New Block of Flats at 38 Heath Drive from Finchley Rd.





Example of Local Conformity: Design for Retail, Office and Residential Block

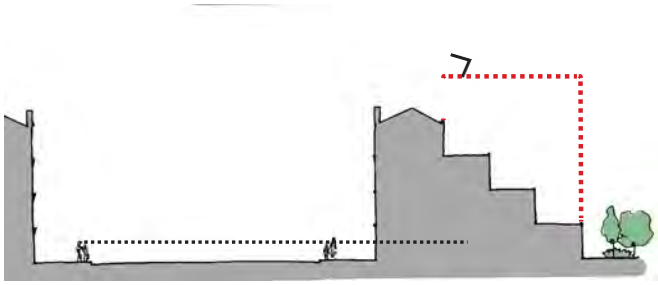
Appendix BD 4.4 Finchley Road (eastern side)	
Mandatory features	**Mandatory details**
Roofline	In any new development of extension, existing rooflines along the eastern side of Finchley Road are to be respected, in order to maintain a consistent roofline along the street. Any infill development between existing buildings of different heights should create a staggered roofline to integrate the new development and create rhythm along the street.
Storeys	An additional storey may be acceptable on buildings on Finchley Road, where this is set well back from the main façade and therefore not visually dominant in views from the street, and where it does not lead to loss of light and overshadowing or rear gardens of adjacent properties to side and rear. An increase in building height, where the proposed building would exceed the height of adjacent buildings, in unlikely to be acceptable. Proposed development must not exceed six storeys.
Building façades	Period details, such as pilaster and cornices, shall bne retained and, where these features have been covered or removed, they shall be reinstated. Proposals that affect the shop front must also cponsider the rest of the building, and frontages shall be cleaned and repointed to maintain architectural quality. The proportions used in Finchley Road frontages, with shops at ground floor, are demonstrated in Appendix BD 4.4. These proportions are to be retained,
Fenestration	The size, location and number of windows in building frontrages shall be maintained. Appendix BD 4.4 illustrates the pattern and balance of windows in the façades. Glazing in shop fronts is divided by mullions and transoms in a pattern, which shall reflect the proportions of the shop and the rest of the building. This practice is to be followed, maintaining the line of the existing fascias. A transon should divide the window at the same level as the line between the door and door light. Mullions should line up above and below the transom and shall reflect vertical alignment of windoiws in the upper floors.
Shop fronts, signs and advertising	The design of each shop front shall consider the effect on the rest of the street. The proposed proportions, materials and details shall reinstate or maintain the original design between each building. Shop fronts shall respect the original proportions, materials and details of the existing building as a whole. Original design details shall be retained and restored where necessary to maintain the quality of architecture. New shopfronts in existing buildings must respect the proportions, scale, vertical or horizontal emphasis, materials, and type and amount of decoration on the original building. The removal of all or part of a shopfront from a Listed Building, or building in a Conservation Area will not normally be permitted if it is contemporary with the original building, appropriate to the building, or is of architectural or historic interest in its own right. Shop signage along Finchley Road shall be unified through the use of well-proportioned and well-designed facia. Signage shall be contained within facia panels which shall be consistent in size along the street and they shall be situated at the same height on each building, located below the original cornice. Signage shall not be placed on the upper storeys of the building fronts. Image 150 of Appendix HD 2 represents Finchley Road, following implementation of a shop front strategy. Lettering shall be hand painted or cut-out letters on a 150 matt facia panel and shall be part of the shopfront design, respecting the existing architectural details. The style and font used for lettering may be individual; however this must not conflict with other building elements. Signs, lighting and security measures must be integrated within the design of the shopfront: therefore a competent designer, high quality materials and craftsmen must be used.
Desirable features	**Desirable details**
Materials and use of colour in shop fronts	Materials shall be selected to complement the character of the building, keeping the number and type of materials to a minimum. Selected materials must be durable, high quality and easy to maintain. Traditional materials, such as timber and glass, must be used in shop fronts. Proposed palettes of materials for walls, windows, doors and signs shall be agreed by the Neighbourhood Forum or Conservation Area Advisory Committee to ensure their quality and appropriateness. Shop fronts and signage should use matt finish materials in a muted colour palette. Shiny reflective materials, projecting light boxes and bright lurid colours shall be avoided. shall be selected to complement the character of the building, keeping the number and type of materials to a minimum. Selected materials must be durable, high quality and easy to maintain.
Relationship to the street	Redevelopment of existing commercial properties should retain the existing set back from the road, to maintain a consistent building line and pavement widths. The active space, adjacent shop fronts and the relationship to the pavement are illustrated in Appendix BD 4.4.
Biodiversity support	Sensitive roof renovations and construction of new housing should incoporate spaces for internal bat roosts, including in the eaves for bird and bat roosting, and bat and bird bricks.

Appendix BD 4.4 Finchley Road (eastern side)

Roofline: In any new development or extension existing rooflines along the eastern side of Finchley Road should be respected to maintain a consistent roof line along the street, as in the photo below.

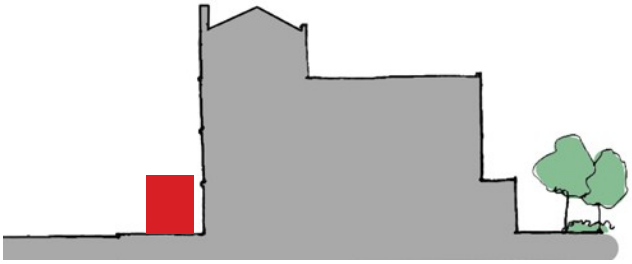
Any infill development between existing buildings of different heights should create a staggered roofline to integrate the new development and create rhythm along the street (see photo below).

Storeys: Building heights must not be increased to above the height of adjacent buildings and heights must not exceed six storeys.



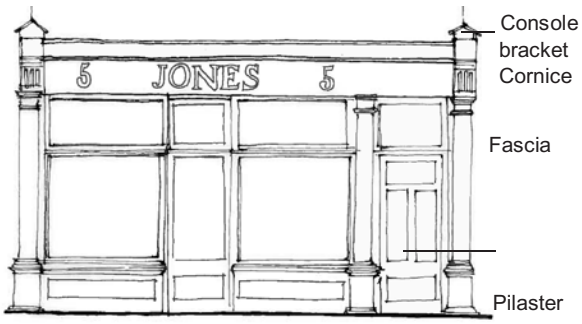
Appendix BD 4.4 Finchley Road (eastern side)

Relationship to street: Redevelopment of existing commercial properties must retain the existing set back from the road to maintain a consistent building line and pavement widths. The drawing below illustrates the active space adjacent shop fronts and the relationship to the pavement.



Appendix BD 4.4 Finchley Road (eastern side)

Building facades: Period details arte to be retained and, where covered or removed, reinstated.

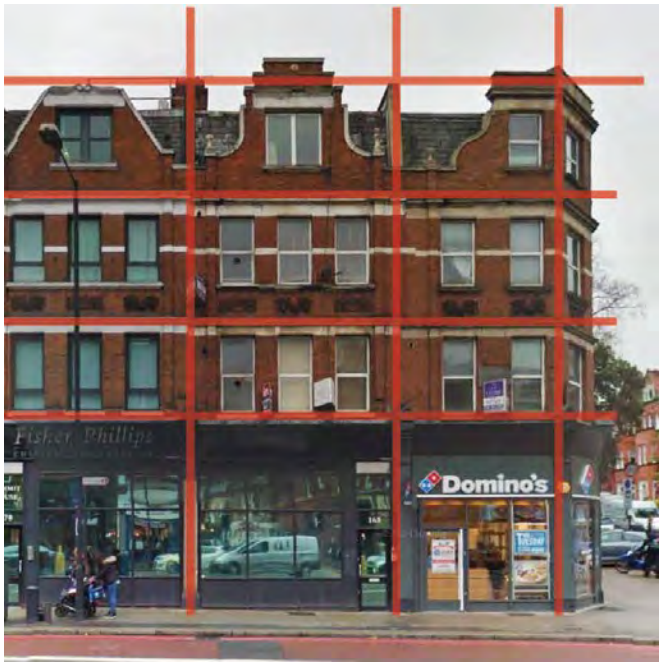


The proportions used in the Finchley Road façades with shops of the ground floor, are to be retained.

Appendix BD 4.4 Finchley Road (eastern side)

Fenestration: The size, location, scale and number of windows in building frontages shall be maintained. The photo below illustrates the pattern and balance of windows in the façades.

A transom should divide the window at the same level as the line between the door and door light. Mullions should line up above and below the transom and shall reflect vertical alignment of windows in the upper floors.



Appendix BD 4.4 Finchley Road (eastern side)

Shop fronts, signs and advertising: The proposed proportions, materials and details shall reinstate or maintain the original design between each building. Shop fronts shall respect the original proportions, materials and details of the existing building as a whole. Original design details shall be retained and restored, where necessary, to maintain the quality of architecture

New shopfronts in existing buildings must respect the proportions, scale, vertical or horizontal emphasis, materials, and type and amount of decoration on the original building.

Lettering shall be hand painted or cut-out letters on a *150.* matt fascia panel and shall be part of the shopfront design, respecting the existing architectural details.

Appendix BD 4.4 Finchley Road (eastern side)

Examples of shop front designs retaining scale, character and period details

Bethnal Green Road, London: Asymmetrical shop front adhering to the existing architectural pilaster, console brackets, cornice, fascia and plinth detailing. The shop front fills the entire width of the elevation. This also shows regular lettering using letters painted to matt fascia panel.

151.

Kensington Park Road, London: Symmetrical shop front with existing architectural details retained. This demonstrates an appropriate scale and materials used for the lettering, and a simple palette of materials

152.

Govan High Street, Glasgow: Modern shop front designs along one terrace. A set palette of colours and lettering has been used within the fascia of each shop front. Lettering is in varying typefaces to allow individual corporate styles to be used.

153.

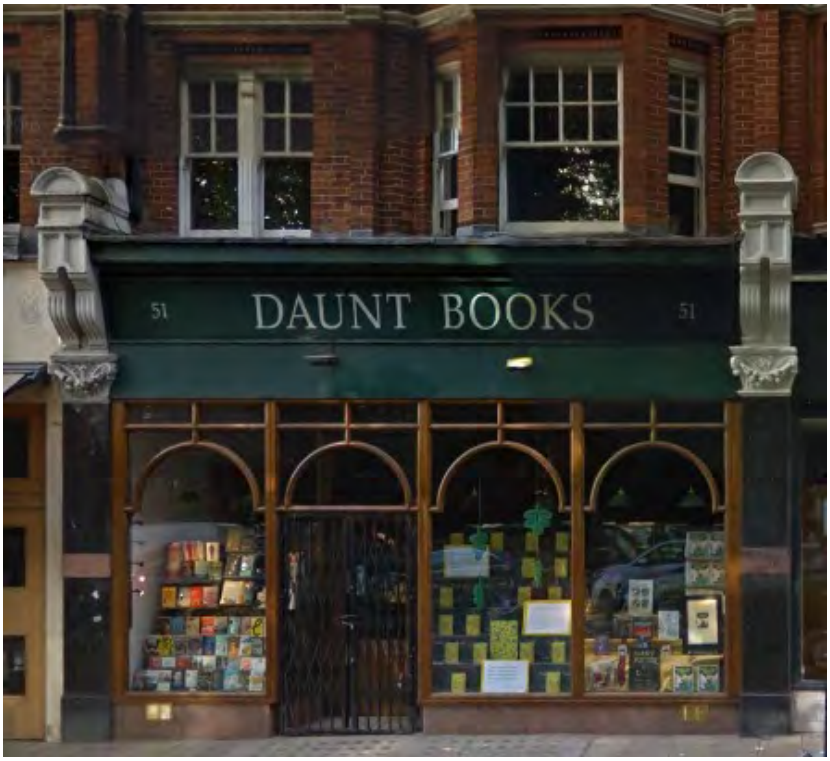
Kensington Gardens, Brighton: A traditional shop front with period details such as the pilaster and console bracket retained. A new fascia has been fixed to the building which matches the surrounding single muted paint colour applied to the shop front.

154.

Local examples: Finchley Road

Heath Street

South End Road



West End Lane

Marylebone Road

Holloway Road

West End Lane: Design for Retail, Office and Residential Block

APPENDIX BGI 1: MAP OF PRIVATE GARDENS BY SUB AREA

Note: continuous redlines delineate Redington Frognal Neighbourhood Forum Area; broken red lines delineate the sub Areas of the Redington Frognal Conservation Area; green areas indicate private gardens

Source: EA Studio Green Corridors report, November 2016

APPENDIX BGI 2 NATURAL ENGLAND ACCESSIBLE GREEN SPACE STANDARDS (ANGST)

Natural England's accessible green space standards (ANGSt) stipulate that:

– no person is to be located more than 300 metres from the nearest natural green space of at least 2 hectares (ha) in size; and
– the provision of at least 1 ha of Local Nature reserve per 1,000 population.

This contrasts with a provision per 1,000 population for the Frognal and Fitzjohn's ward of just 0.04 ha per 1,000 population in 2016-17 and a projection of 0.07 ha per 1,000 population in 2041.

GLA Sites of Importance for Nature Conservation within the Frognal and Fitzjohn's Ward

GLA Ecological Designations		SINC size (ha)		Ward population		SINC ha per 1,000	
		2016	2041	2016	2041	2016	2041
Frognal Lane Gardens (privately owned)	CaL07	0.55	0.55				
King's College Hampstead Campus	CaB1109	0	0.40 e)				
Total		0.55	0.95 e)	12,949	13,467	0.04	0.07

e) estimate

Source: Redfrog based on *LWT Review of Sites of Importance for Nature Conservation in the London Borough of Camden, July 2014* and *GLA 2015 Round Population Projections 'Camden Development', Capped AHS Persons*

GARDEN FOR A LIVING LONDON

As our climate changes, gardens are becoming even more vital to wildlife and people.

They can provide shade, absorb carbon, soak up flood water and help to cool buildings. A well managed network of gardens stretching across the capital would also help wildlife to move more freely and adapt to climate change.

London Wildlife Trust's 'Garden for a Living London' campaign is asking Londoners to do one thing to create a wildlife and climate friendly garden. This 'How to' guide shows how to plant a mixed hedgerow. Follow the simple tips and get your garden working to help our city and its wildlife cope with climate change.

For more information on our campaign and to pledge your support visit www.wildlondon.org.uk/gardening

How to plant a mixed hedgerow

SKILL LEVEL: ■■■□□
TIME OF YEAR: NOVEMBER–MARCH
WILDLIFE-FRIENDLY: A mixed hedgerow provides food, nesting places and shelter for lots of birds, mammals and insects.
CLIMATE-FRIENDLY: Hedges create cool, shady places in what might otherwise be a hot, exposed site.
WHERE TO BUY: A good independent garden centre (try to shop locally where possible).

Planning your hedge

Include mostly native plants

- Generally these provide the best habitat for the widest range of wildlife.

Mix at least five different species throughout your hedge

- Aim for varied foliage, fruits and flowers throughout the year.
- Include evergreen and thorny plants for winter shelter and protection from predators.
- Add trees if you have space for diversity, height and extra shade. Good medium-sized trees include holly, crab apple or rowan. Good larger trees include oak, ash, whitebeam or silver birch.

A good planting mix

- 70 percent from a choice of hawthorn, blackthorn, buckthorn, privet, beech, hazel and dog rose.
- 25 percent from a choice of guelder rose, field maple, spindle, crab apple, holly and yew.
- 5 percent from a choice of climbers, such as honeysuckle, blackberry, ivy and native clematis.

Getting started

What type of plant?

- Choose bare-rooted plants, which are inexpensive and generally establish well.

When to plant?

- November-March when growth is slowest (but DON'T plant in frozen ground).

How many plants?

- One plant per metre gives a reasonable hedgerow but five per metre provides greater variety and more rapid cover.

What planting pattern?

- You can plant in a single straight line. For a thicker hedge, plant a staggered double line. For a more natural hedgerow, plant in an irregular pattern rather than in long blocks of individual plants.

How to plant a mixed hedgerow (cont'd)

Planting your hedgerow

- Mark the shape and length of your hedge with cane and string.
- Dig a trench along the line at least 45cm wide and 30cm deep (or big enough for the roots to fit comfortably). Double the width if you're planting a double staggered row of plants.
- Stack the soil alongside the trench.
- Remove weeds to reduce competition for water and nutrients.
- Loosen the sides and base of the trench to help roots to grow and to improve drainage.
- Place your plants in the trench one by one. Add plenty of peat-free organic compost as you back-fill with the spare soil around the roots.
- Lightly firm the soil around the base of the plant until it is stable and level with the surrounding ground.
- Keep the roots of waiting plants in a bucket of water or cover with moist soil. DON'T leave the roots exposed because they will dry out quickly.
- Occasionally step back to check you are still following your planting line.
- Water each plant so that the water reaches just beyond the depth and spread of the roots. Keep plants well watered for at least one year until they are established (preferably use rain water collected in a water butt and do not overwater).

Finishing touches

When your hedge is established you can add plugs of woodland-edge species and native wildflowers. Make sure your plants come from reputable dealers and are not taken from the wild.

Looking after your hedgerow

Weeding

- Remove weeds by hoe or by hand to reduce competition for water.

Pruning

- Allow plants to establish for at least a year before pruning.
- Late winter is a good time to prune because fruit and berries will have been eaten and your plants will be dormant.
- Trim your hedge to keep it at the height and spread you want. Cut out diseased stems and dangerous branches and stop species such as beech, hawthorn and hazel from growing into trees (unless you want to include a tree or two).
- Don't trim all your hedge at once - ideally, divide it into thirds and trim one third every year. This provides some undisturbed areas for wildlife and encourages flowering.

The Value of Different Tree Species for Invertebrates and Lichens

The table below shows the number of insects and epiphytic (growing on plants) lichens which have been recorded in association with common trees and shrubs in Britain. The figures in brackets include mite species as well as insects.

Tree or Shrub	Associated Insect Species	Associated Lichen Species
Oak (pedunculate & sessile)	**284 (423)**	**324**
Willow species	**266 (450)**	**160**
Birch (silver & downy)	**229 (334)**	**126**
Hawthorn	**149**	**no data**
Blackthorn	**109**	**no data**
Poplar species (including aspen)	**97**	**no data**
Crab Apple	**93**	**no data**
Scots Pine	**91**	**132**
Alder	**90**	**105**
Elm	**82**	**187**
Hazel	**73**	**160**
Beech	**64 (98)**	**206**
Ash	**41**	**255**
Spruce*	**37**	**no data**
Lime	**31**	**83**
Hornbeam	**28**	**44**
Rowan	**28**	**125**
Field Maple	**26 (51)**	**93**
Juniper	**20**	**no data**
Larch*	**17**	**no data**
Fir*	**16**	**no data**
Sycamore*	**15**	**183**
Holly	**7 (10)**	**96**
Sweet Chestnut*	**5**	**no data**
Horse Chestnut*	**4**	**no data**
Yew	**4**	**no data**
Walnut*	**4**	**no data**
Holm Oak*	**2**	**no data**
Plane*	**1**	**no data**
Rhododendron*	**0**	**no data**

*** Introduced Species**

Important Notes:

The table above is a useful tool, although it does not begin to provide the whole picture of the value of different tree species for wildlife. It should by no means be assumed that because the table shows relatively few animal/lichen species associated with a particular tree species, that this species is therefore of little value for wildlife.

The table should be read with the following cautionary points in mind:

- No one individual tree of a particular species will harbour all the species of insects/mites/lichens known to be associated with that tree species. Indeed, no single woodland is likely to contain all of the species associated with its constituent tree species.

- Trees of the same species in different geographical areas of Britain will have different sets of associated fauna and lichens. Climatic and geographical variations, as well as the mobility of the associated species concerned will all influence which insect/mite/lichen species can colonize individual trees and survive in a particular area.

- **Species diversity is not the same as biomass**. A tree species may have relatively few insect species associated with it, but if the insects which are associated with it occur in huge numbers (e.g. aphids) then that tree may harbour an enormously important source of food for other animals. A tree's value for wildlife does not therefore necessarily equate to the number of species directly associated with it.

- Much of the table above is derived from a paper by Southwood (1961). The data from this immensely useful paper is based upon tree foliage eaters. However, trees obviously provide a range of resources for species other than those simply eating their foliage. Southwood also concentrated on species specifically linked to particular tree species and deliberately omitted those species feeding on a wide range of host tree species

- (This point is related to the above.) The value of individual trees for wildlife depends upon the age of the tree. Different species may be associated with an individual tree at different stages of its lifecycle. For example, insects associated with flowers and fruits, will only be able to benefit from a particular tree once it has grown sufficiently and is mature enough to flower. Older trees also have a much greater variety of microhabitats available for colonization. (More here.)

The table above listing the value of trees for insects and lichens is derived from a variety of sources including the Forestry Commission and BTCV.

The original source references for the number of species are:

Insects

Southwood, T.R.E. (1961) The numbers of species of insect associated with various trees. J. Animal Ecology 30: 1-8

Lichens

Rose F. and Harding, P.T. (1978) Pasture and woodlands in Lowland Britain and their importance for the conservation of the epiphytes and invertebrates associated with old trees. Nature Conservancy Council & The Institute of Terrestrial Ecology.

Further Notes

Southwood's original paper was updated by:

Kennedy, C.E.J. and Southwood, T.R.E. (1984) The number of species of insects associated with British trees: a re-analysis. J. Animal Ecology 53: 455 -478

The subject has also recently been revisited by:
Alexander, A., Butler, J. and Green, T. (2006) British Wildlife 18(1): 18 - 28.

This is an extremely useful paper which gives a broad view of the value of trees for wildlife. It takes into account a wide range of other species associated with trees including mycorrhizal communities; soil organisms; dead wood decay communities; epiphytes; as well as flower and fruit feeders. It

should be a 'must read' for anyone interested in or working with the topic.

APPENDIX BGI 5: NON-EXHAUSTIVE LIST OF REDFROG VETERAN TREES

Address	Co-ordinates	No. of veterans	Notes
28 Redington Road, NW3 7RB: rear garden	51.557496, -0.186989	2	
22 Redington Road, NW3 7RG: rear garden	51°55712.9, -0°18647.6	1	
37A Redington Road, NW3 7QY: front garden	51.556849, -0186508	1	
52 Redington Road, NW3 7RS: side garden, bordering no. 50	51.559803, -0.188913	1	
33-35 Redington Road, NW3 7QY: rear garden	51.556466, -0.186267	1	
54 Redington Road NW3 7RS: side garden, bordering no. 50	51.559883, -0.188722	1	
2A Oakhill Avenue, NW3 7RE: front garden	51°55678.4, -0°18711.4	1	Street tree
8 Oakhill Avenue, NW3 7RE: front garden	51°55638.6, -0°18794.1	1	
10 Oakhill Avenue, NW3 7RE: front garden	51°55613.1, -0°18850.2	2	
10A Oakhill Avenue, NW3 7RE: front garden	51°55617.5, -0°18841.1	1	Badly pruned
14 Oakhill Avenue, NW3 7RE: front garden, corner Bracknell Gardens	51°55568.8, -0°18938.7	1	
20 Oakhill Avenue, NW3 7RE: rear garden	51°55583.1, -0°16791.0	1	
Greenaway Gardens, opposite 11 Oakhill Avenue	51°55583.1, -0°18791.0	1	
14 Arkwright Road, NW3 6BG: rear garden	51.552572, -0.179362		
Sarum Chase, 23 West Heath Road, NW3 7UU: front garden	51°56250.5, -0°18992.9	1	
Telegraph Hill, Platts Lane, NW3 7NU: embankment between Telegraph Hill and Platts Lane	51°56197.3, -0°19048.1 51°56193.7, -0°19048.8, 51°56189.8', -0°19050.4	4	Includes heavily pollarded sycamore
85 Platts Lane, NW3 7NL: front garden	51°56137.3, -0°19271.3	1	
7 Kidderpore Avenue, NW3 7SX: rear garden	51°55615.9, -0°19194.2	1	Bat hole and bat droppings
9 Kidderpore Avenue, NW3 7SX: rear garden	51°55620.1, -0°19244.4 51°55615.2, -0°19238.4	2	
5 Templewood Avenue, NW3 7UY: front garden	51.559669, -0.187711	1	
5A Templewood Avenue, NW3 7UY: front garden	51.559734, -0.187871	1	
14 Templewood Avenue, NW3 7XA	51.560547, -0.186463	1	
18 Templewood Avenue, NW3 7XD, behind Grange Gardens	51.562049, -0.185926	1	
1 Templewood Gardens, NW3 7XB: rear garden	51.559160, -0.186632	1	Some veteran features

Source: Redfrog research

APPENDIX BGI 6 THE ECOLOGY CONSULTANCY: RECOMMENDED PLANTING LIST

ORNAMENTAL AND NATIVE SPECIES OF WILDLIFE VALUE

The list below gives some easily sourced plants which are of proven value to wildlife. It includes a number of ornamental species which are not native and can be used in combination with native species in more formal situations. In informal landscapes the emphasis should be on the use of native species. Different horticultural varieties of the following species are commonly available, but where possible standard stock is advised, especially for native species. Single flowering plants should be chosen over double flowering ('flore pleno') varieties. With exception of * (biennials) and ** (annuals) all species ar e perennial. E = Exotic, N = Native.

TREE

Cherry *Prunus spp.*, *P. avium* (wild cherry) N or *P. cerasifera* (cherry plum) E,

Ash *Fraxinus excelsior* N

Apple *Malus spp.*, *M. domestica* (edible apple), *M. sylvestris* (crab apple) N
Pear *Pyrus spp.*, *P. communis* (edible pear) or *P. calleryana* (callery pear) E
Small-leaved lime *Tilia cordata* N
Silver birch *Betula pendula* N Yew
Taxus baccata N
Foxglove tree *Pawlonia tomentosa* E Lacebarks
Hoheria spp., *H. glabrata*, *H. lyallii* E Tulip tree
Liriodendron tulipifera E
Beech *Fagus sylvatica* N

NB: many of the shrub species below will form small trees when mature. LARGE

SHRUBS

Shrubby veronica *Hebe spp.* E

Hawthorn *Crataegus monogyna* N

Blackthorn *Prunus spinosa* N NB: can become invasive in small landscaped areas.

Rose *Rosa canina* (dog rose) *R. arvensis* (field rose) *R. pimpinellifolia* (burnet rose) N *Rosa rugosa* (Japanese rose) E

Elder *Sambucus nigra* N

California lilac *Ceanothus spp.*, *C. arborea* E Wild

privet *Ligustrum vulgare* N

Common holly *Ilex aquifolium* N
Barberry *Berberis spp. B. darwinii*, *B. thunbergii*, *B. x stenophylla* E Daisy
bush *Olearia spp.*, *O. x hastii*, *O. macrodonta* and *O. traversii* E Firethorn
Pyracantha coccinea E
Hazel *Corylus avellana* N *C. maxima* E
Viburnum *Viburnum spp.*, *V. lantana* (wayfaring tree) N, *V. opulus* (guelder rose) N, *V. tinus* (laurustinus) E Note: *V. lantana* can become invasive in more open habitats such as chalk grassland.
Buddleia *Buddleja spp.*, *B. davidii*, *B. alternifolia*, *B. globosa* E Note: *B. davidii* can become invasive in more open habitats and around infrastructure.
Dogwood *Cornus sanguinea* N
Broom *Cytisus scoparius* N

Mexican orange bush *Choisya ternata* E
Portuguese laurel *Prunus lusitanica* E
Flowering currant *Ribes sanguineum* E Cherry laurel *Prunus laurocerasus* E
Escallonia *Escallonia macrantha* E cultivar '*Langleyensis*' is a hardier version
Hardy fuchsia *Fuchsia magellanica* E
Buckthorn *Rhamnus cathartica* N
Spindle *Euonymus europaeus* N Tutsan *Hypericum androsaemum* N Yew *Taxus baccata* N

Note: some of these species can be trained (along with climbers) to create 'living' or 'green walls'.

HERBACEOUS PERENNIALS AND SMALL SHRUBS

Tree mallow *Lavatera spp. L. arborea* N, or *L. olblio*, *L. thuringiaca* E Ice plant *Sedum spectabile* E
Lavender *Lavandula spp.*, *L. angustifolia*, *L. x intermedia* E Globe thistle *Echinopsis ritro* E
Foxglove *Digitalis purpurea** N or *D. lutea*, *D. x mertonensis* E
Michaelmas daisy *Aster novi-belgii* E
Teasel *Dipsacus fullonum** N
Sunflowers *Helianthus annus*** E Red valerian *Centranthus rubra* E
Hemp agrimony *Eupatoria cannabinum* N
Common knapweed *Centaurea nigra* N
Black-eyed susan *Rudbeckia spp.*, *R. hirta*** or *R. fulgida* E
Rosemary *Rosmarinus officinalis* E
Rock rose *Cistus spp.* E
Shrubby cinquefoil *Potentilla fruticosa* N
Oregon grape *Mahonia aquifolium* E

CLIMBERS

Star jasmine *Trachelospermum jasminiodes* E
Jasmine *Jasminum spp.*, *J. officinale* (summer jasmine) *J. nodiflorum* (winter jasmine) E Ivy *Hedera helix* N
Climbing hydrangea *Hydrangea anomala ssp. petiolaris* E
Honeysuckle *Lonicera spp. L. periclymenum* N or *L. japonica*, *L. fragrantissima*, *L. standishii* E
Clematis *Clematis spp.*, *C. vitalba* N or *C. armandii*, *C. alpina*, *C. montana*, *C. tangutica* E Hop *Humulus lupulus* N
Firethorn *Pyracantha atalantioides* E
Nasturtium *Tropaeolum majus*** E

BULBS

English bluebell *Hyacinthoides non-scripta* Note: Spanish bluebell *Hyacinthoides hispanica* is not recommended as it can escape from gardens and out-compete and hybridise with the UK native species.

Squill species *Scilla spp*. N/E

Snowdrop *Galanthus nivalis* N Winter

aconite *Eranthis hyemalis* E Grape

hyacinth *Muscari neglectum* E

Glory-of-the-snows *Chinodoxa spp*. E

Crocus species *Crocus spp*. *C. nudiflorus* (autumn crocus), *C. tommasinianus* (early crocus), *C. vernus* (spring crocus) E

Wild daffodil *Narcissus pseudonarcissus* N

Onion species *Alliums spp*. *A. ursinum* (ransoms) N or *A. giganteum* (giant onion) E Note: *A. triquetrum* (three cornered leek) can become invasive.

Wood anemone *Anemone nemorosa* N

Appendix CF 1: Role of Tertiary Education and Cultural Facilities in Redington Frognal

History

1. Sub Area Three on the north west corner of the Redington Frognal Conservation Area has a history as a tertiary education and cultural hub. At its heart was Westfield College, which formed part of the University of London from 1882 to 1989. Dedicated to women's education, it occupied a large site spanning both sides of Kidderpore Avenue, as a teaching campus with on-site student accommodation[1] and the important College chapel.

2. The college was originally intended for both Christian spiritual and educational progress. The campus became co-educational in 1964. Residences developed in 2016-19 on the former campus are in retained Listed buildings named after former luminaries, mostly women for and by whom the college was established.

3. The college was founded in and funded from 1882 by Ann Dudin Brown (1822-1917) daughter of a wealthy family; Constance Maynard (1849–1935) was the first woman Cambridge graduate in philosophy and the first Mistress of the new college.

4. Caroline Skeel was born and educated in Hampstead and became professor of history at Westfield College. She is remembered for her pioneering work in Welsh social and economic history and the library at Westfield which she had run and its successor named after her in 1971. She had bequeathed a large sum to the college in 1951.

5. Rosalind Franklin (1920-58) was a Cambridge graduate chemist and expert crystallographer whose work at Kings College was instrumental in promoting the monumental revelation of DNA. She was said to have been recommended for the Nobel Prize alongside Wilkins Crick and Watson in 1962 but the prize is not available posthumously.

6. Baron Cameron of Balhousie, principal of Kings College from 1980-85, was a distinguished airman defence services staff chief and government adviser.

[1] Castle Adamant by Janet Sondheimer, published by the College in 1983

Students at the Former Westfield College

Source: www.aim25.ac.uk

Internal Courtyard July 2014, Originally for Students

7. In 1989 Westfield College merged with Queen Mary College, to form Queen Mary and Westfield College, and sold half of its campus to King's College London (KCL) for occupation from 1992. In 1995 Queen Mary and Westfield College merged with St Bartholomew's Hospital Medical College and the London Hospital Medical College to form the School of Medicine and Dentistry. Part of the then science park on the south side of Kidderpore Avenue was sold for the development of a block of flats with underground car parking named Westfield. The remainder was sold to KCL. KCL owned and used Kidderpore Hall and all buildings on the north side of Kidderpore Avenue, stretching from Queen Mother's Hall to Lord Cameron and Rosalind Franklin Halls, adjacent to Croft Way. Buildings owned on the southern side of the site included 19-23 Kidderpore Avenue, the new Skeel Library, and 312-324 Finchley Road [2].

8. Until June 2009, KCL continued to occupy many of the buildings that formed the Westfield College campus. These included Old House, Maynard Wing, Dudin Brown Wing, Chapman Wing, Orchard I & II, Kidderpore Hall and the Queen Mother's Hall. The Library remained unused. [3]

9. From about 2010, KCL no longer required most buildings on the **south side** of Kidderpore Avenue. These were sold off for residential development to Barratt London. The buildings included in that sale, and their previous uses by KCL, were:

i. 19 Kidderpore Avenue, which was let to Hampstead School of Art

ii. 21 and 23 Kidderpore Avenue, used for administration and as offices

iii. New Skeel Library, used as examination centre until 2001, then left unoccupied

iv. 312-324 Finchley Road, utilised for various academic departments and offices.

10. The remaining buildings on the south side of Kidderpore Avenue were a group of 1970s student housing blocks at 27-43 Kidderpore Avenue and 2-4 Platts Lane. These were emptied in 2015 and purchased by Barratt London to extend its residential scheme. Demolition of these blocks took place in 2015.

11. In May 2014, King's College disposed of the entire **north side** campus to Mount Anvil for the development of 156 flats and houses. The site included the Borough Grade II Site of Interest for Nature Conservation CaB1109, which was to be excavated for an underground car park.

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2 Queen Mary University of London Archives: http://archives-catalogue.library.qmul.ac.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=WFD%2F12

3 Queen Mary University of London Archives: http://archives-catalogue.library.qmul.ac.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=WFD%2F12

Kidderpore Hall (also known as "Old House")

Community Use of the King's College Site from 1992 to 2015/16

12. This is the oldest building on the campus, acquired for Westfield college by Ann Dudin Brown. From 1993 until 2005 it was let as a whole to Spiro Institute succeeded by London Jewish Cultural Centre (LJCC) and used for lectures for adult education, according to evidence obtained by Redington Frognal Association[4]. St Margaret's School also used the site[5].

13. From 2005, when LJCC moved out to its new building, Kidderpore Hall became disused. Hampstead School of Art tried to lease it, also to keep the building in community use, but KCL was unwilling to grant a secure lease because of the possible campus disposal plans. The school came to Redington Frognal from a stay in what is now the Camden Arts Centre and continued to be housed at 19-21 Kidderpore Avenue until summer 2016, prior to the move to new purpose-built premises on the south site, opening on 9 September 2016. Its small café is now a useful local resource.

Kidderpore Hall (The White House), July 2014

15. In March 2015, Redington Frognal Neighbourhood Forum applied to the London Borough of Camden for Kidderpore Hall and the Borough Grade II Site of Interest for Nature Conservation CaB1109 to be designated as Assets of Community Value. Both applications were rejected.

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4 Redington Frognal Association, the umbrella body for street associations in the Redington Frognal Conservation Area, obtained evidence of the tertiary education and cultural use in the form of sworn affidavits provided by eleven former students and staff and a statement by the former principal of London Jewish Cultural Centre.

5 St. Margaret's School planning objection 4.8.15 in relation to planning application 2015/3936/P

Skeel Hall

16. Skeel Hall is the 2-3 storey building which was Westfield's College Library, then a dining area. Until recently, it contained the main entrance for the KCL Campus administration, security staff and some upstairs offices and meeting rooms, including one which was regularly used by Redington Frognal Association for Committee meetings. KCL maintained and let out the hall to St Margaret's School for a number of years[6] but never used it for its own purposes.

Skeel Hall, July 2014

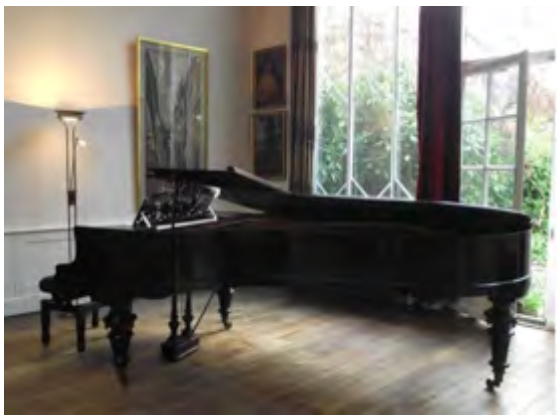
18. So, changing priorities and demand, with KCL property management imperatives, led to the demise of this major facility, to be converted to private housing. The loss of the well-behaved and well-liked students was unfortunate and inspires a determination to promote all conceivable alternatives for community service and use.

Other Tertiary Education and Cultural Sites

19. Therefore, tertiary education and cultural sites within the Forum area now include the continuation of Hampstead's artistic tradition in Camden Arts Centre (CAC), originally the Hampstead Central Library of 1897, and Hampstead School of Art (HSoA). Musical activity in Craxton Studios, an international resource for music recording and concerts originating from the 1940s, and Florian Leonhard Fine Violins a world-class violin workshop and instrument authenticator, where musical soirées are held on occasion. These form the splendid basis of Redington Frognal's cultural heritage.

[6] Statements by staff and former pupils

Craxton Studios Concert Hall



http://www.craxtonstudios.org.uk

Sheku Kanneh-Mason of the Chineke Foundation Rehearsing at Florian Leonhard, March 2016

Sheku at Florian Leonhard

20. Camden Arts Centre and HSoA charity-status histories are linked in the the Hampstead Artists' Council, started in 1946 in Hampstead Hill Gardens by UNESCO Councillor, Richard Carline, and fellow artist, Fred Uhlman, specifically to support local artists. Some of them became members of the Royal Academy and exhibited at the Tate Gallery. HAC moved to Burgh House in the 1950s and exhibited there until 2006, moving to CAC. It ran Heath Street open air exhibitions from 1949-1983, and exhibited across the UK and world-wide. It exhibited in the Royal Free hospital in a valuable display in the main entrance corridor contributing to RFH charitable trust, now unconscionably dispersed. HAC lives on as re-incorporated with HSoA. Both institutions serve the local and wider communities.

21. Camden Arts Centre, at the corner of Arkwright Road and Finchley Road, was formed by HAC's move to the building and opened with the support of Alan Bowness, art historian and later Director of the Tate Gallery and Gerald Issman then Ham & High editor.

22. Camden Arts Centre hosts an internationally-acclaimed programme of exhibitions, residencies, artists' projects and public events. These are aimed at families, schools and colleges and young people. Such activities, together with the popular café with free wifi, and garden, should ensure the venue's continuation as a high-quality community facility. Good spaces are available for groups' hire and its central location is important for local people as for visitors. At time of writing, CAC was facing the need soon to renew its lease on the site owned by Camden. It therefore becomes an important focus of Redfrog's aim to retain existing facilities and CAC was proposed to Camden as a Secured Asset of Community Value designation, seeking its acquisition for community use in perpetuity.

Camden Arts Centre Exterior
Arkwright Road

Finchley Road

Indoor Café

Garden and Outdoor Café

Exhibition, 2012

For further information see https://www.camdenartscentre.org/

23. Hampstead School of Art grew out of HAC and CAC, operated from 19 Kidderpore Avenue, now enjoying its own new 4-storey building on Penrose Gardens. This was a small locational step, a great leap psychologically for the school and Redfrog's area, securing the artistic thread. Each week it serves hundreds of students of all ages. Redfrog had argued for retention of this particular facility threatened with loss in the early 2000s and it was supported by Barratt London developing the KCL south campus. The school was formed in the 1950s, "under the aegis of the HAC to establish a centre of artistic excellence, with Hampstead's rich artistic tradition reaching back to John Constable and George Romney." HAC chairman Jeanette Jackson and sculptor Henry Moore were instrumental in establishing its art school, which today provides as HSoA a range of art classes for all ages across the community. The HAC used a room at the School once a month for artists to submit their work for its exhibitions. Hampstead School of Art also exhibit and sell work by their members in the new gallery and online, and it manages an important outreach programme 'Drawn Together'.

New Hampstead School of Art and Café

Workshop at HSoA

For further information see https://www.hampstead-school-of-art.org/community.html

Health and Fitness

26. Croft Way in Sub Area Three is home to the West Heath Lawn Tennis Club. This has been operational on the site since 1902 and comprises three grass courts and two all-weather courts and a small clubhouse with changing facilities. Members are drawn from within a five-mile radius and include about 200 children from local schools.

27. A more recently established facility, but of equal importance, is the UCS Active gym in Frognal, which offers an indoor gym, swimming pool, group exercise classes and outdoor tennis. UCS offers its facilities for community meetings from time to time on request.

Acknowledgements

Queen Mary, University of London Archives

Appendix CF 2 Population Growth in the Redington Frognal Plan Area

28. The Redington Frognal Neighbourhood Plan Area supports a mixed population, of whom 55% are from minority ethnic groups. In terms of passports, 65% hold a UK passport, 16% other EU, 10% North America and the Caribbean and 9% have a passport from the Middle East and North Africa. A significant proportion do not have a religion (22%). Among those declaring a religion, 32% identify as Christian, and 16% identify as Jewish, while 21% did not state their religion.

29. The Plan Area's population is growing as a result of new developments of flats, including:

i. the conversion of the Westfield College campus to 433 residential units (149 at Westfield; 128 at Kidderpore Green (Barratt) and 156 at Hampstead Manor (Mount Anvil). The vast majority of residents at Westfield are elderly and remain at home for most of the day. Similar age profiles are expected at Kidderpore Green and Hampstead Manor.

ii. The ZEN development of 21 flats on Heath Drive[1]

iii. The Tower Service Station development[2] of 28 flats at 617 Finchley Road, on the border of the Forum Area

iv. Many other developments along Finchley Road[3].

Table CF 1: GLA Population Projections, 2016 to 2041 by Age Group for the Frognal and Fitzjohn's Ward

	Number of persons				Increase or decrease per period			Cumulative
Age band	2016	2021	2031	2041	2016-21	2021-31	2031-41	2016-2041
0-3 years	599	608	582	576	9	(26)	(6)	(23)
4-10 years	1,131	1,096	1,036	999	(35)	(60)	(36)	(132)
11-18 years	1,096	1,219	1,213	1,173	122	(6)	(39)	77
19-29 years	2,492	2,530	2,430	2,476	37	(100)	46	(17)
30-59 years	5,540	5,877	5,679	5,476	337	(198)	(203)	(64)
60-74 years	1,249	1,207	1,584	1,741	(41)	376	157	492
75-90 years	841	912	913	1,026	71	0	113	184
Total	**12,949**	**13,449**	**13,436**	**13,467**	**500**	**(13)**	**31**	**518**

Source: Redfrog based on GLA 2015 Round Population Projections 'Camden Development', Capped AHS Persons

30. The GLA population projections above for the Frognal and Fitzjohns ward are based on the 2011 Census estimate of 11,977 persons[4]. This compares with a Redington Frognal Neighbourhood Plan Area (RF NPA) estimate for 2011 of 6,838 persons, implying that the RFNPA represents 57% of the ward's population.

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1 http://www.zendevelopments.co.uk/current-developments/heath-drive-hampstead-nw3/

2 https://www.architectsjournal.co.uk/news/oma-offshoot-neubau-architecture-wins-planning-for-contentious-barnet-cubes/10019947.article
And
https://www.northwesttwo.org.uk/wp-content/uploads/2016/04/Tower-Station-Newsletter-Issue-1.pdf

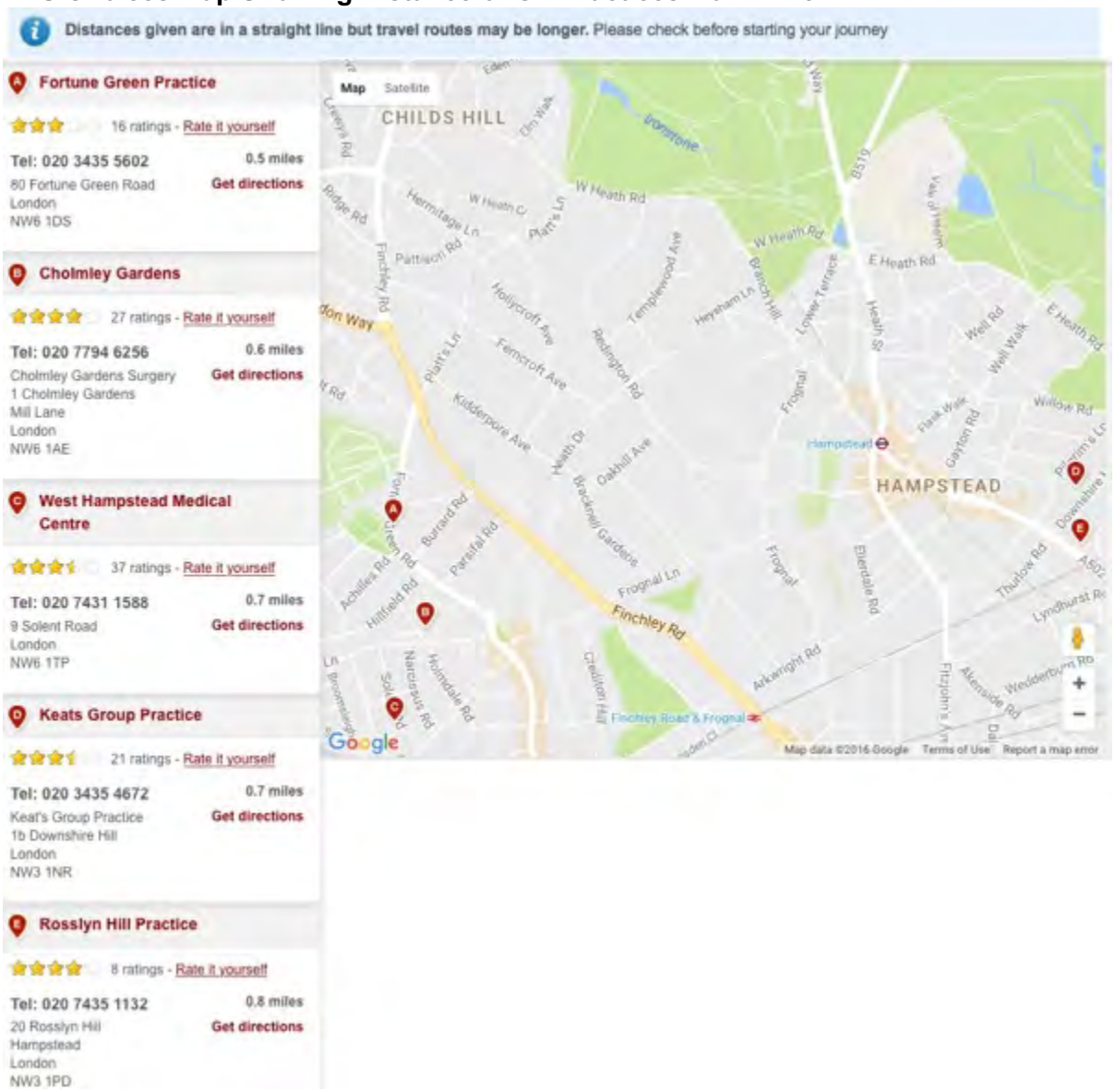
3 St. Luke's Expansion Case, Updated March 2016

4 https://opendata.camden.gov.uk/People-Places/Population-Projections-latest-GLA-Set-/mnm7-vqke and Population_20Projections_20_latest_20GLA_20set_.xlsx

31. GLA projections for the Frognal and Fitzjohns ward forecast that the ward's population will increase by 518 persons over the period from 2016 to 2041, suggesting that the population of the RF NPA might be expected to increase by 295 persons.

Appendix CF 3 Lack of GP Practices

NHS Choices Map Showing Distance of GP Practices from NW3 7RX



Source: NHS Choices website

APPENDIX FR FINCHLEY ROAD

FR 1: HERITAGE AND CHARACTER OF FINCHLEY ROAD

HISTORY

1. Originally named Finchley New Road[1], it was built as a turnpike road in the late 1820s/early 1830s to provide a by-pass to the existing route north from London through Hampstead. It followed the boundaries of the fields which existed at the time.
2. The residential sections of the street continue to have a good sense of rhythm, with the eastern and western sides complementing one another, and a good sense of continuation as the road progresses north[2].

   Finchley New Road, 1905

3. The Central Library followed and was opened in 1897 by its benefactor, Sir Henry Harben, then Deputy Chairman of the Prudential Assurance Company. The library became central to the life of Finchley Road residents was extended in the 1920s.

[1] Weinreb, Ben; Christopher Hibbert. The London Encyclopedia. Julia Keay, John Keay (3rd ed.). Macmillan. p. 291. ISBN 978-1-4050-4924-5 and https://en.wikipedia.org/wiki/Finchley_Road.

[2] English Heritage Training for CA Appraisal update, 23.6.14

Hampstead Central Library Interior

4. Blocks of mansion flats were constructed during the late Victorian / early Edwardian period including, notably, Arkwright Mansions. Arkwright Mansions was constructed over the period 1897 to 1899, opening in 1900. Architectural features included a leadwork covered, half-mansard roof and dormer windows in a Dutch decorated style.

Arkwright Mansions, Finchley Road

5. During the 1930s Finchley Road became home to many refugees fleeing Nazi persecution in central Europe. The Cosmo restaurant, immediately to the

south of the Plan Area became a central meeting point for refugees from Berlin and Vienna[3], with a clientele including Sigmund Freud, James Mason, Frederick Forsyth and, in later years, Kenneth Williams, James Fox, Dudley Moore, Rowan Atkinson and Harry Enfield[4].

Cosmo Restaurant Interior, Finchley Road

Association of Jewish Refugees

7 Many refugees found accommodation in the street's elegant mansion blocks[5] and, until the road widening of the mid 1960s, Finchley Road retained its status as an elegant tree-lined boulevard with prime residential apartments and wide pavements.

[3] Financial Times, 15 November 2013, https://www.ft.com/content/1ffb7cd0-47e3-11e3-88be-00144feabdc0

[4] Camden New Journal, 21.11.13 http://www.camdenreview.com/node/984420

[5] http://freepages.family.rootsweb.ancestry.com/~treevecwll/arkwright.htm

APPENDIX FR 2: FINCHLEY ROAD NON-PLANNING COMMUNITY ASPIRATIONS

1. Finchley Road is a key arterial road, and a Red Route, operating at 95% saturation during peak traffic flows. The high traffic volumes and lack of green infrastructure result in poor air quality, with levels of nitrous oxides and particulate matter which are frequently in breach of EU maxima .

2. High traffic volumes also create noise nuisance, which causes a variety of health problems, including stress, sleep disturbance and heart disease. Recently, the World Health Organisation estimated that at least one million healthy life years are lost every year from traffic-related noise in the western part of Europe, with 1.8% of ischemic heart disease solely due to traffic noise[6].

3. Research by the campaign group, Healthy Streets[7], identifies the ten indicators of a healthy street. These include being welcoming places for everyone to walk, spend time and engage with other people; making walking, cycling and public transport use more convenient, pleasant and appealing than private car use; spacious and clean pavements; being easy to cross, with safe crossing points; clean air; not too noisy; provision of regular opportunities to stop and rest; feeling safe when walking and cycling; visually appealing street environments; and provision of shade and shelter.

6 *Burden of disease from environmental noise, Quantification of healthy life years lost in Europe*, World Health Organization Regional Office for Europe, WHO, Copenhagen (2011)

7 TfL *Healthy Streets* http://content.tfl.gov.uk/healthy-streets-for-london.pdf

Appendix FR 2: NON-PLANNING COMMUNITY ASPIRATIONS

I. In the event that CS11 is constructed between Swiss Cottage and Hendon Way, the Forum will welcome:

a) the installation of multi-purpose underground conduits beneath the road for the purpose of housing electrical and telephone cables, gas piping, fibre broadband, water supply and sewerage lines in single bundles. This obviates the need to dig up roads which, in turn, minimises interruptions to traffic flow and maintains a stable supply of essential utilities, when problems arise.

b) tree planting and cycle parking on segregation islands.

ii. Wide and high-quality footways, compatible with a Conservation Area, and in accordance with Section 7 of TfL's Streetscape Guidance, are supported.

iii. The use of heritage street furniture, notably in retail areas, is sought, to enhance the public realm.

iv. Where possible, pavement width is to be maximised to enable trees and other planting, along with the provision of seating and resting facilities.

v. If a change to the layout of Finchley Road were to be proposed, such as a lane closure or footway buildout, the space released is to be utilised for tree planting.

vi. The provision of cycle parking is encouraged. However, this should be achieved without reducing the effective width of the pavement.

vi. The Plan supports the application of traffic calming measures from Finchley Road into side roads, in accordance with TfL's Streetscape Guidance.

RECOMMENDATIONS

A Healthy Street

8. The Forum seek to deliver enhancements to the environment of Finchley Road through substantial green infrastructure measures.

9. It therefore supports the excavation of a trench, between the pavement and the road, or beneath the carriage way, to accommodate a common utilities duct. This will enable utilities to be channeled through the duct and to release road and pavement space for tree planting, including succession planting. Moreover, it will significantly reduce the need for road closures to perform utility maintenance and repairs.

10. The installation of a quiet road surface, such as porous asphalt, would serve to reduce road noise, improve drainage and reduce splash and spray in the rain[8].

8 Euro Cities *Low-noise road surfaces.* https://workinggroupnoise.files.wordpress.com/2013/03/leafletlayout_v2_simplecover_final.pdf

11. Gaps in the street tree canopy are to be filled, as a matter of urgency. The Plan favours large-canopy species which provide biodiversity benefits.

12. Traffic calming measures from Finchley Road into side roads leading eastwards, such as raised entry treatments, are to be implemented in order to achieve a combination of objectives relating to safety and user priority. This should comply with TfL's *Streetscape Guidance*, as set out on pages 154 to 162 [9].

14. The Plan supports effective measures to control the speed of traffic on Finchley Road and reduce noise and vibration, in particular at night.

15. Certain traffic calming measures (such as speed bumps) cause noise and vibration, and are therefore undesirable for roads leading east from Finchley Road.

16. This Plan recommends traffic calming through:

a. visually narrowing lanes;

b. sharpening curves;

c. curve extensions;

d. the appropriate positioning of trees and planters at corners, entrances and on alternating sides of the road;

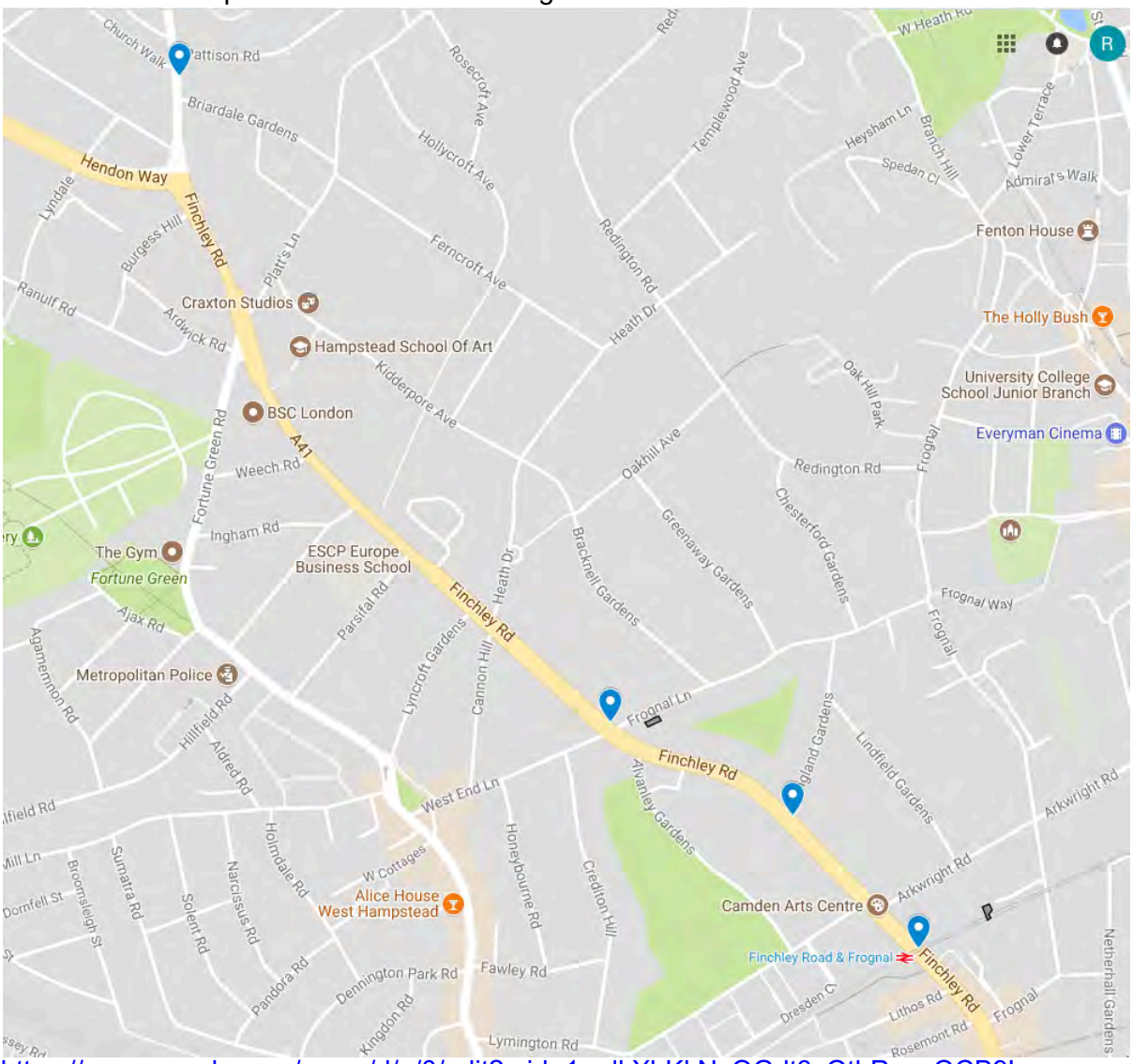
e. rush-hour entry restrictions from Finchley Road into the streets leading eastwards from Finchley Road;

f. installation of speed cameras on known rat runs, in order to discourage high vehicle speeds and reduce congestion, while improving the streetscape.

17. Highway redesign should adopt a holistic view, taking account of the whole Plan Area, in order to discourage rat running and speeding.

9 TfL *Streetscape Guidance* http://content.tfl.gov.uk/streetscape-guidance-.pdf

18. Four New Proposed Pedestrian Crossings



https://www.google.com/maps/d/u/0/edit?mid=1mdkXbKkNzOGdt3vOtbPyugQCB9LU939t&hl=en&ll=51.550884699683564,-0.18392718842471822&z=18

a: Crossing from Briardale Gardens to northbound bus stop. 51.5607, -0.19692

b: Crossing from Frognal Lane to West End Lane. 51.55304, -0.18872

c: Crossing from Langland Gardens to northbound bus stop. 51.55194, -0.18524

d. Crossing from Finchley Road southbound bus stop to Finchley Road and Frognal Overground. 51.55036, -0.18284

19. All bus shelters are to incorporate Countdown boards providing customers with live bus information.

20. The loss of the 82 bus route has resulted in reduced bus frequencies in an already overcrowded section of the 13 and 113 bus routes. Bus frequencies should be reviewed.

A High-Quality Pedestrian and Retail Environment

21. It is also the gateway to the NW3 Education Park, with 55 schools and 12,500 pupils[10], compared with 1,396 children of school age living in Hampstead at the time of the last census. Notwithstanding (unenforced) School Travel Plans, the area is notorious for its school run problems, as acknowledged in the Camden Local Plan.

22. It is likely that greater numbers of parents would embrace walking and active transport modes, if Finchley Road were to be upgraded into a safer, easier, cleaner, greener and more appealing environment.

23. By increasing the number of people walking, considerable public health benefits would derive, including reducing the risk of type 2 diabetes, coronary heart disease, depression, dementia, hip fractures and some cancers.

24. Streets with a high footfall are also more likely to be commercially viable for traders. Evidence from TfL's London's Town Centre Study 2011 shows that pedestrians spent an average of £373 per month, compared with £226 per month for car users[11]. Average spend is also linked to the time a consumer intends to spend in the area.

25. Similarly, research by Just Economics for Living Streets (The Pedestrians' Association)[12] found that case study evidence suggests well-planned improvements to public spaces can boost footfall and trading by up to 40%.

26. Through investing in better streets and spaces for walking, a competitive return can be provided: when compared to other transport projects, walking and cycling projects can increase retail sales by 30%[13] [14].

27. In the same vein, Arup's *Cities Alive* report, notes that,

> *"Accessible, comfortable and well maintained seating facilities where people can gather, rest and converse are fundamental tools to catalyse social activities in public space. According to William H. Whyte's Street Life Project, a direct observation experiment on people's patterns of use of public space "you can calculate that where pedestrian flows bisect a sittable place, that is where people will most likely sit"*.[15]

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10 *School run traffic*, Church Row and Perrins Walk Neighbourhood Forum submission to TfL, 3.3.16

11 http://content.tfl.gov.uk/town-centre-study-2011-report.pdf

12 The pedestrian pound: The business case for better streets and places https://www.livingstreets.org.uk/media/1391/pedestrianpound_fullreport_web.pdf

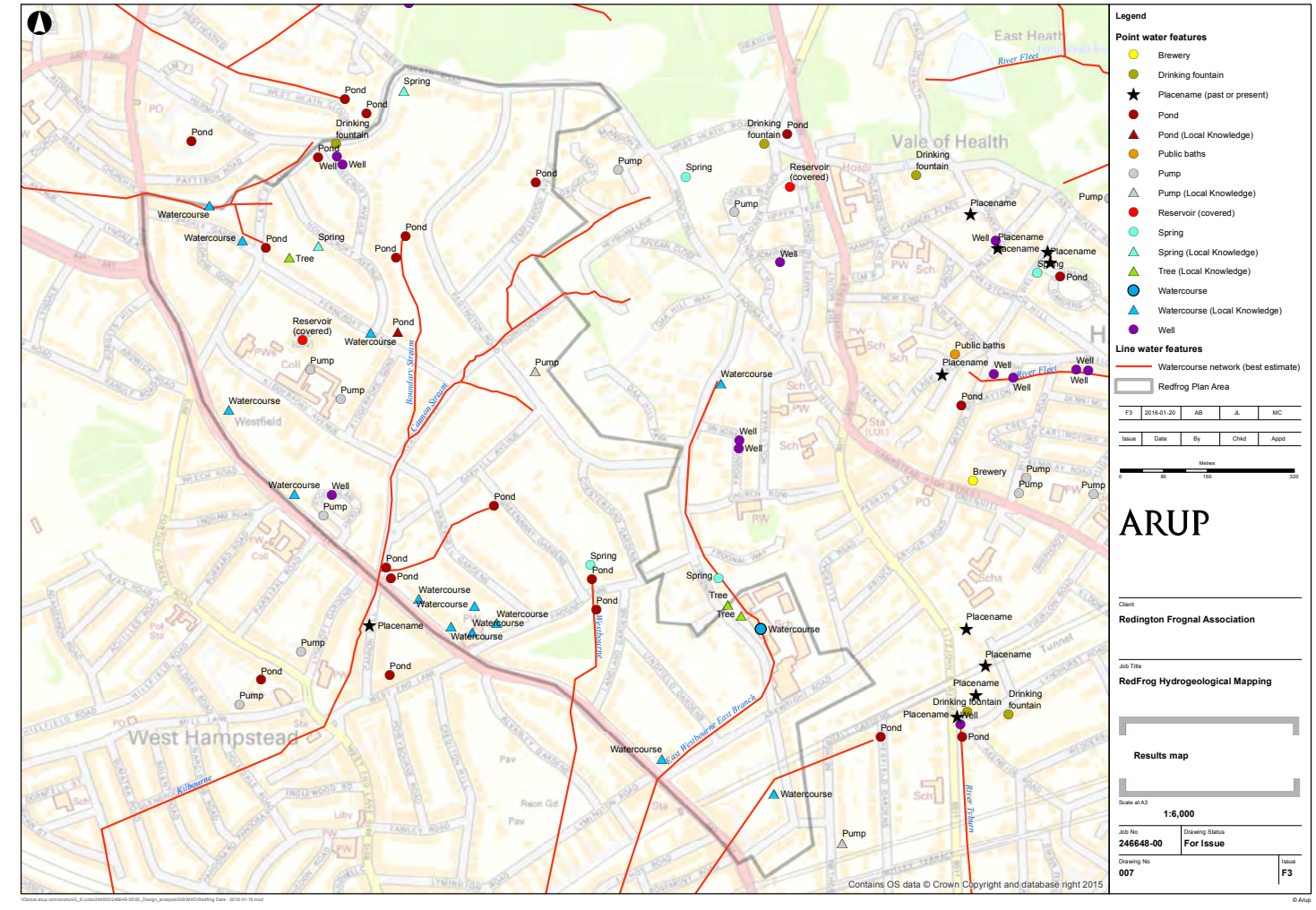
13 Todd Alexander Litman. 2003. "*Economic Value of Walkability*." Transportation Research Record: Journal of the Transportation Research Board 1828 (-1): 3–11. http://www.vtpi.org/walkability.pdf

14 Dan Burden and Todd Alexander Litman. 2011. "*America Needs Complete Streets*." ITE Journal 81 (4): 36–43. https://www.aarp.org/content/dam/aarp/livable-communities/act/transportation/america-needs-complete-streets-2011-aarp.pdf

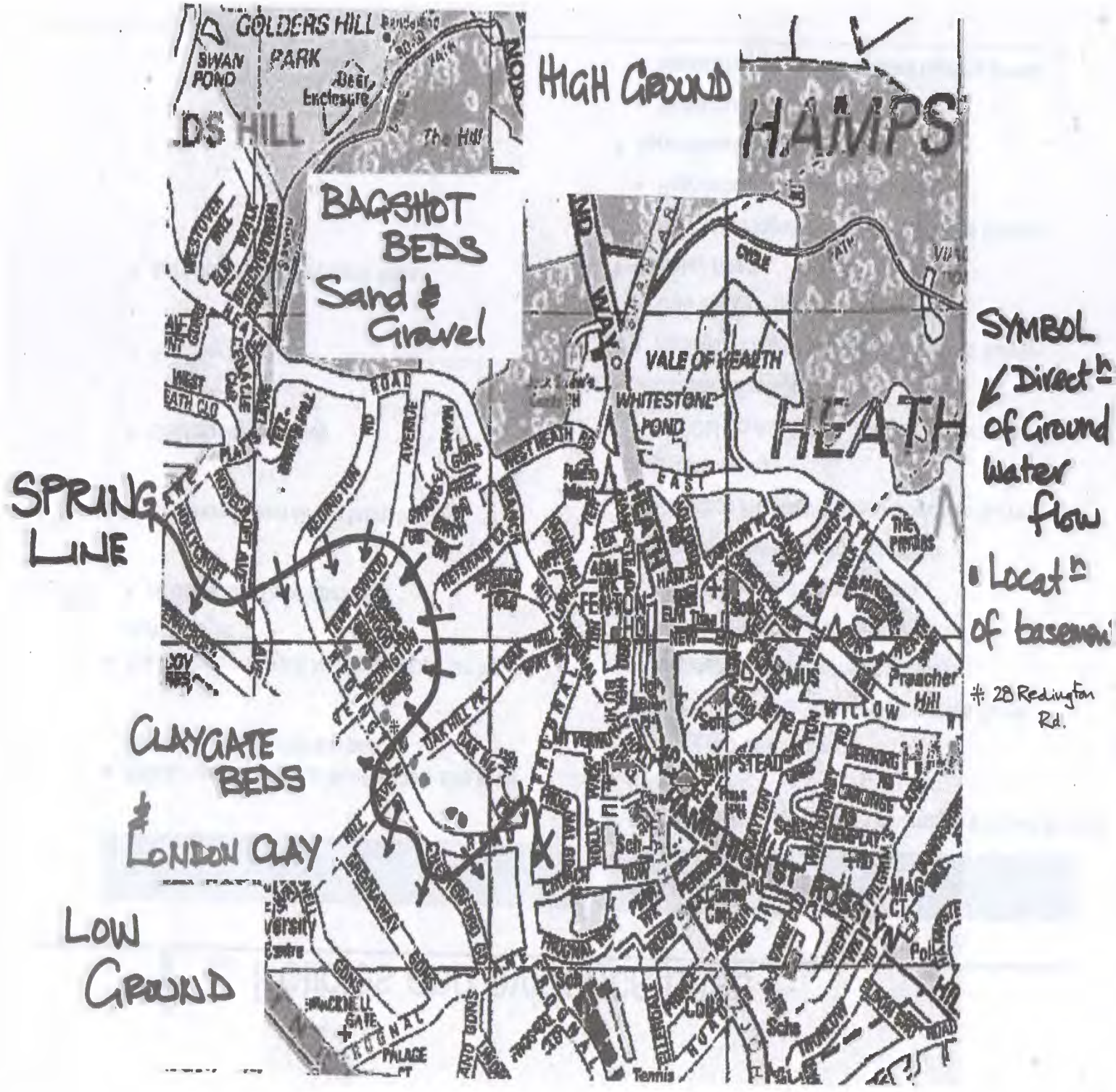
15 "The Social Life of Small Urban Spaces", by William H. Whyte. 1988. The Conservation Foundation. https://archive.org/details/SmallUrbanSpace

Appendix UWF 1 Arup Sub-Surface Water Features Mapping, Figure 7 Results Map

A3



UWF 2 Redington Frognal Spring Line



Source: Dr. Michael de Freitas for 28 Redington Road Planning Inspectorate Appeal, 12.9.17

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Source: DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2 and http://planning.islington.gov.uk/NorthgatePublicDocs/00394021.pdf (page 1)

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- 'Will' means a firm intention or obligation. eg "the Local Authority will keep records", or "development will be required to produce plans".
- 'Shall' (or 'must') is used to show or create an enforceable obligation or duty on another person to act (or not) in a certain way. "The applicant shall produce evidence of ownership" or "Plans must show".
- 'Should' does not carry the same total obligation, and is weaker than 'will' or 'shall'. It suggests a responsibility for or desirability of something which can be subject to judgement or modification, but when decisions are made on planning applications will still be a material consideration, eg. "Development should replace existing trees and plantings…", as in "You should not park your car near the school gates".