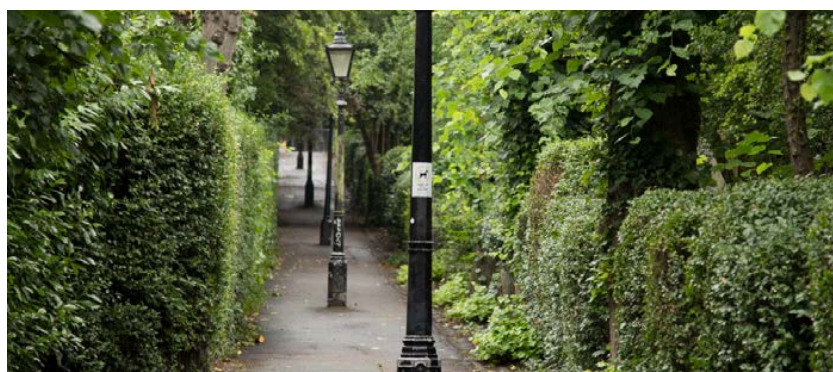


**REDINGTON FROGNAL**  
NEIGHBOURHOOD PLAN



**Redington Frogna**  
Neighbourhood Plan

Referendum Version –  
March 2021

**2021 to 31.12.2045**

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## 1.0 INTRODUCTION

### 1.1 BACKGROUND

The Neighbourhood Plan has been written to guide future development in Redington and Frognal. The Plan has been written to meet the Basic Conditions, including:

- having regard to national planning policy and guidance,
- being in general conformity with strategic policies (Camden Local Plan, adopted on 3 July 2017),
- helping to achieve sustainable development
- not breaching EU obligations or human rights law.

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 Neighbourhood Area and the Redington Frognal Neighbourhood Forum were formally designated by Camden on 5 September 2014 and the Forum was re-designated on 25 October 2019.

The Neighbourhood Plan is statutory planning policy, together with Camden's Local Plan. Its policies seek to ensure that development is sustainable, and preserves or enhances the character or appearance of the conservation area, which is virtually synonymous with the Redington Frognal Neighbourhood Area.

The incorporation of design policies seeks 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..."<sup>1</sup>. The aim is to support creative development that complements the garden suburb characteristics of the area.

### 1.2 EVIDENCE

Policies are supported by a detailed Evidence Base, funded by Redington Frognal Association, government grants and funding allocations from the local element of the Community Infrastructure Levy (CIL). The Evidence Base is published on the Neighbourhood Forum website.

Community Infrastructure Levy funds were allocated by the Neighbourhood Forum to Camden at the beginning of 2018, in order for Camden to update its 2003 Redington Frognal Conservation Area Guidelines and Statement. The purpose of providing funding was to provide a current Conservation Area appraisal as evidence of need for the SD and BGI policies. During 2020, a new draft conservation appraisal has been prepared.

In the absence of an up-to-date Conservation Area appraisal, the Plan is reliant on the 2003 Redington Frognal Conservation Area Statement and Guidelines, the AECOM Redington Frognal Heritage and Character Assessment, dated September 2015, and evidence collected by Redington Frognal Association to support the case for the introduction of an Article 4 direction for much of its evidence relating to policies SD and BGI. These documents are found in the Evidence Base, numbered (1), (2), (12 ii), (131) and (132).

### 1.3 INVOLVEMENT OF PROFESSIONALS

Preparation of the neighbourhood plan would have been impossible without the involvement of professionals. We are grateful to many independent consultants but, particularly, to: Dave Chetwyn of Urban Vision Enterprise; AECOM; Create Streets; Dr. Adam Broadhead of Arup; Dr. Greg Carson of the Ecology Network; Danny Hyams of Ordnance Survey; Greenspace Information for Greater London; Hampstead Conservation Area Advisory Committee; Dr. Michael de Freitas and Dr. Christine Butenuth of First Steps; Trees Design Action Group and Paul McKenzie Studio. Very valuable assistance and advice has also been received from Frognal and Fitzjohn's ward councillors; Mr. Robin Lacey (artist and sculptor) and a large number of resident volunteers from both Hampstead and Redington Frognal Neighbourhood Forums.

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

<sup>1</sup> This relates specifically to the New End Nurses' Home development, but may equally be applied to new developments in Redington Frognal (eg Redington Gardens and Redington Road):

[https://www.heathandhampstead.org.uk/wp-content/plugins/hhs\\_pdf\\_parse/pdf/2018-05.pdf](https://www.heathandhampstead.org.uk/wp-content/plugins/hhs_pdf_parse/pdf/2018-05.pdf)

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## 2.0 VISION, OBJECTIVES AND AIMS

### 2.1 OVERALL APPROACH

The Forum recognises that the area is likely to evolve over time as a result of changes to the climate, existing buildings, the 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.

The Neighbourhood Plan therefore aims to provide a clear framework for future development through a robust set of Policies. They offer a vision of sustainable growth and development which is appropriate, strikes a balance between enabling growth to meet need, while ensuring that it takes account of the needs of future generations, social, economic and environmental sustainability, and is supported by Forum residents.

#### **Vision, Objectives and Aims**

We seek a future for the 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 Redington Frogna! neighbourhood should celebrate its heritage and history and should continue to be a delightful area in which to stroll and enjoy.

The Plan's Vision and six Objectives and Aims are:

1. to preserve and enhance the Redington Frogna! characteristics as a picturesque garden suburb, supporting a diverse population;
2. protecting and improving green space and biodiversity;
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 a Centre for Tertiary Education the Arts and Culture;
6. ensuring that basement development does not impact local hydrology or cause damage to neighbouring properties.

The Vision, Objectives and Aims Statement and Survey are provided in the Evidence Base and on the Forum website at: <https://www.redfrogforum.org>

## 3.0 COMMUNITY ENGAGEMENT AND CONSULTATION

### 3.1 COMMUNITY ENGAGEMENT

The Neighbourhood Forum have carried out extensive public engagement, firstly to establish the neighbourhood area boundaries in March 2014, and later seeking residents' feedback on planning issues of concern, to help in developing the Plan vision, objectives, aims and policies. Initial themes emerged and a survey was developed, which ran between February and March 2014 (Evidence Base document (130) Neighbourhood Plan Vision, Objectives and Aims Survey April 2014) to gauge the degree of support. By 31.3.14, almost 100 responses had been received to the on-line survey. Respondents to the on-line survey were individually thanked and invited to join the Redington Frognal Neighbourhood Forum. The responses informed the Vision, Objectives and Aims brochure, and a more detailed survey followed. The Vision, Objectives and Aims Statement and Survey were formally launched at a public meeting on 15 March 2015, held at University College School. Flyers were hand-delivered through c. 2,000 letterboxes in time for the 15 March 2015 meeting. Laminated posters advertised the meeting on all lampposts.

Almost 50 residents and local businesses attended the discussion on 15 March 2014. The survey continued until December 2015 and generated 184 responses and very high support of 95% for the Vision, Objectives and Aims. These documents are presented as part of the evidence base (Evidence Base documents (130) Neighbourhood Plan Vision, Objectives and Aims Survey February-March 2014, (131) RedFrog Vision, Objectives and Aims Brochure and (132) Vision, Objectives and Aims Survey Data\_All\_151206). They are also hosted on the Neighbourhood Forum website at:

<http://www.redfrogforum.org/vision-and-objectives/>

As policies began to take shape, continuing feedback was sought at widely publicised AGMs, held in a variety of venues, through summer fetes and other community engagement and social events. The policies were refined and the evidence base developed.

### 3.2 STATUTORY CONSULTATION

A Regulation 14 public consultation was launched on 28 October 2018, running until 23 January 2019. This resulted in feedback both from residents and statutory consultees, the latter leading to substantial editing and restructuring. The changes included the introduction of a new policy KR Kidderpore Reservoir, following advice received that the bid to protect Kidderpore Reservoir through Local Green Space designation was unlikely to succeed, the re-writing of the Design Codes as Guidance, and removing over prescription to better reflect the character of the Conservation Area.

In the light of these changes, a further Regulation 14 public consultation, with a lighter touch, ran between 24 June and 5 August 2019.

Significant revisions made as a result of the second Regulation 14 consultation were the:

- deletion of Finchley Road – a Healthy Street, as this concerned non-planning matters
- removal of the policy on Key Views, which would be unlikely to prove effective
- retitling of guidance document, 6.3 Design Guidance for Planning Applicants (variously titled Design Codes, Guidance Notes for Developers and Design and Landscape Guidance)
- downgrading of the policy for Aspirational Development Sites to Guidance for Possible Redevelopment Opportunities
- removal of the table setting out estimates of the potential number of deliverable housing units.

Further detail of the community engagement carried out is set out in the Consultation Statement, which is available on the Neighbourhood Forum website at:

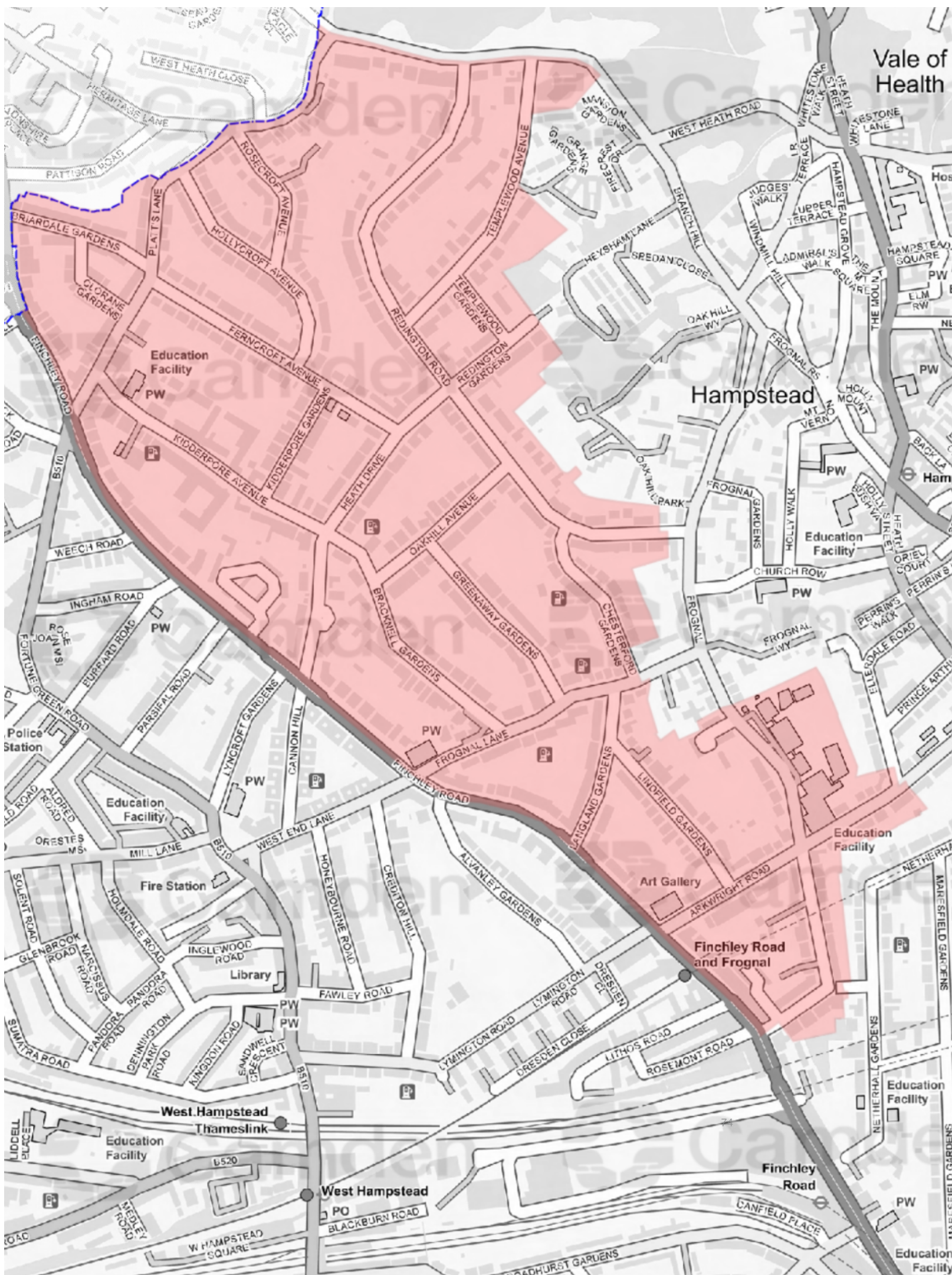
<http://www.redfrogforum.org/accompanying-documents/>



Map 1 (a): Redington Frogal Neighbourhood Area (shaded)

dotted blue line: LB Camden boundary

A higher resolution map showing individual properties can be accessed at:  
[camden.gov.uk/neighbourhoodplanning](http://camden.gov.uk/neighbourhoodplanning)



Redington Frogal Neighbourhood Area

2-February-2021

Scale = 5000

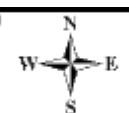
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dotted blue line: LB Camden boundary

A higher resolution map showing individual properties can be accessed at:  
[camden.gov.uk/conservation-areas](http://camden.gov.uk/conservation-areas)





## 4.0 POLICIES

The following pages contain a set of policies for development, relating to the Neighbourhood Plan Area, as shown in Map 1 (a). The Redington Frognal Conservation Area is shown for comparison in Map 1 (b).

The policies are formatted as follows:

- Rationale and evidence
- The policy (in shaded box)
- Application (notes on how the policy should be applied).

# SD SUSTAINABLE DEVELOPMENT AND REDINGTON FROGNAL CHARACTER

## SD 1 REFURBISHMENT OF EXISTING BUILDING STOCK

### 4.1 RATIONALE AND EVIDENCE

The Plan area has many development constraints, including hydrogeological, an absence of community, social and health care infrastructure and a deficiency in open green space. Private residential gardens constitute an important ecological network in which one communal private garden<sup>2</sup> is designated as a Site of Importance or Nature Conservation.

For designated heritage assets, such as the Redington Frognal Conservation Area, paragraph 185 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.

The Conservation Area status of the Plan Area, mostly comprising heritage housing stock (non-designated heritage assets and listed buildings), and the scarcity of large, unconstrained development sites, means opportunities for new construction will have to be particularly sensitive. 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 2050.

The Neighbourhood Plan is written within the context of accommodating population growth, as set out in the Camden Local Plan. The Neighbourhood Plan provides detail to shape growth and ensure that it is sustainable. It does not make any site allocations of its own, but informally recognises potential redevelopment opportunities. Section 5 Possible Redevelopment Opportunities shows current known vacant or under-used sites.

Growth is to be delivered through:

- change of use
- re-use / refurbishment
- redevelopment

in accordance with sustainable car-free design policies, which address the Plan area’s “green and picturesque” Victorian and Edwardian suburb character, its verdant setting, hydrogeology and local amenity. Through adherence to these policies, growth will be provided for a variety of homes and jobs<sup>3</sup>.

This policy additionally aims, in accordance with the five principles of sustainable development, to help to ensure a “strong, healthy and just society” (paragraph 8 the National Planning Policy Framework). Natural Environment Guidance from MHCLG, published 21.7.19, emphasises the importance of green infrastructure, including private gardens, and for planning to consider biodiversity and wider environmental net gain (Paragraph: 021 Reference ID: 8-021-20190721). It also has regard to Part 6 of the Environment Bill, published 15.10.19, and Section 40 of the Natural Environment and Rural Communities Act 2006 (duty to conserve biodiversity), as currently being amended by the Environment Bill.

Support for the policy is provided by the following Evidence Base documents:

- (1) 2003 Redington Frognal Conservation Area Statement and Guidelines
- (2) AECOM Redington Frognal Heritage and Character Assessment, dated September 2015
- (3) National Planning Policy Framework, February 2019
- (4) London Plan Policy G5 Urban Greening Factor
- (5) MHCLG National Design Guide
- (6) Natural Environment Guidance, MHCLG, 21.7.19
- (7) Frognal & Fitzjohn’s Ward Population Profile, 2011
- (8) Frognal and Fitzjohn’s population projections
- (9) A Policy for Trees in Islington (paragraphs 28.5.3, 28.6.1, 28.7.2, 28.7.3, 28.9.2).
- (9 i) Islington Tree Policy 2019

2 Formerly two private gardens were SINCS

3 Objective 4 of the Redington Frognal Vision, Objectives and Aims Statement

- (9 ii) Policy G7 Trees and woodlands | Draft New London Plan
- (9 iii) RBKC Trees and Development
- (9 iv) Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas
- (124) Natural Capital Committee Advice to government on net environmental gain, May 2019
- (125) GRaBS Expert Paper 6 the green space factor and the green points system
- (143) Biodiversity net gain. Good practice principles for development
- (145) GLA Grey to Green
- (146) Planning Practice Guidance – Natural Environment
- (158) Two rear extensions appeal decision Appeal Ref- APP/X5210/D/20/3254388.pdf

## **SD 1 REFURBISHMENT OF EXISTING BUILDING STOCK**

**Redevelopment or extensions to the existing building stock should include consideration all of the following, as appropriate:**

- i. Development should avoid adverse impacts on biodiversity and wildlife habitat, including through loss of garden space.**
- ii. If there is likely to be a significant adverse impact, this should be offset by gains elsewhere within the site, such as tree and hedge planting.**
- iii. The achievement of a net gain in biodiversity is strongly encouraged<sup>4</sup>.**
- iv. Where single houses have been sub-divided into flats, and where units are 20% or more below London Plan private internal space standards, they may be amalgamated to form fewer units, provided the reduction in units is no greater than necessary to meet the standards. This applies to all development of a site since 26 June 2006<sup>5, 6</sup>.**
- v. The creation of garden development and building extensions should be in accordance Policies SD 2 to SD 5, and maximise the area of soft, natural landscaping, to act as a carbon sink and help mitigate climate change and the urban heat island effect.**
- vi. Front garden boundary walls and hedges, which contribute to the character and appearance of the area, should be preserved or reinstated for new developments and refurbishments of existing building stock.**
- vii. Use of hedges as front, side and rear garden boundaries is encouraged, to enhance amenity, biodiversity and streetscapes.**

<sup>4</sup> [https://www.london.gov.uk/sites/default/files/urban\\_greening\\_factor\\_for\\_london\\_final\\_report.pdf](https://www.london.gov.uk/sites/default/files/urban_greening_factor_for_london_final_report.pdf)

<sup>5</sup> This date has been advised by Camden. See <https://www.camden.gov.uk/web/guest/camden-planning-guidance>

<sup>6</sup> An environmental objective – helping to improve biodiversity:

<https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development>

## 4.2 APPLICATION

Full landscaping details should be submitted with planning applications, including landscaping of front and back garden space, to demonstrate compliance with Policy SD 1.

Sections 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character and 6.3 Design Guidance for Planning Applicants may be helpful in achieving compliance with Policy SD 1.

In addressing harm and enhancement of biodiversity, achievement of high urban greening scores is helpful, recognising the wide range of urban greening opportunities likely to be achievable on many sites. Applicants could set out plans for biodiversity net gain and demonstrate how this is to be achieved, referencing the London Plan Policy G5 Urban Greening Factor<sup>7</sup>.

Planning conditions may be a way of preventing erosion of character through depaving of front gardens and removal of hard surfacing / non-natural soft surfacing in rear gardens.

The impact of development on trees in the Conservation Area will be a material consideration. This includes consideration of pruning works or root disturbance for foundation excavations that would be required to enable a development to be constructed<sup>8</sup>.

Areas of soft natural surface can be increased by converting hard-surfaced garden areas to soft, natural surface.

Developers are encouraged to use Thames Water's free pre-planning service:

<https://www.thameswater.co.uk/media-library/home/developers/larger-scale-developments/planning/water-and-wastewater-capacity/pre-planning-enquiry-application-form.pdf>

This service can tell developers at an early stage if Thames Water will have capacity in its water and / or waste water networks to serve their development, or what Thames Water will do, if it does not. The developer can submit this as evidence to support a planning application and Thames Water can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.

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<sup>7</sup> [https://www.london.gov.uk/sites/default/files/urban\\_greening\\_factor\\_for\\_london\\_final\\_report.pdf](https://www.london.gov.uk/sites/default/files/urban_greening_factor_for_london_final_report.pdf)

<sup>8</sup> (9 iii) RBKC Trees and Development - see Appendix 2

## SD 2 REDINGTON FROGNAL CONSERVATION AREA

### 4.3 RATIONALE AND EVIDENCE

The Redington Froggnal 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.

The Redington Froggnal Conservation Area is a “heritage asset”<sup>9</sup>, comprised of listed buildings and non-designated heritage assets. Paragraph 197 of the NPPF requires that,

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

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 192).

The NPPF also notes in paragraphs 194-196 that planning applications causing “any harm to, or loss of the significance of a designated heritage asset”, or substantial harm, should be refused, “unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and;
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefits of bringing the site back into use.”

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 195 of the National Planning Policy Framework.”*

An inventory of the Redington Froggnal Conservation Area’s non-designated heritage assets is provided in section 6.1 Non-Designated Heritage Assets for Local Listing. This is in accordance with MHCLG Historic Environment Guidance (updated 12 July 2019), which states.

*“Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers.”*

The loss of a non-designated heritage asset must be based on an assessment of harm to its significance and the contribution made to the significance of the designated heritage asset, ie the Redington Froggnal Conservation Area.

Camden’s Redington Froggnal 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 Evidence Base document (20) Sustainable Development and Redington Froggnal Character – recent harm) and a mixed assortment of architecture. The cumulative impact of this development is to erode the unique characteristics of the Redington Froggnal Conservation Area and to harm the settings of historic buildings.

<sup>9</sup> NPPF Annex 2: Glossary

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment - non-designated>



Recent new developments (eg in Redington Road, Redington Gardens and Finchley Road) lack detailing to the façades, fenestration and roofscapes. They may be without front gardens, side gardens, trees or hedges, and incorporate excessive hard surfacing.

This policy aims to preserve the Area's Victorian and Edwardian buildings, in addition to post 1930 buildings of high architectural merit, and their green settings.

Support for the policy is provided by:

- (1) 2003 Redington Froggnal Conservation Area Statement and Guidelines
- (2) AECOM Redington Froggnal Heritage and Character Assessment, dated September 2015
- (5) MHCLG National Design Guide
- (10) MHCLG Guidance Historic Environment
- (11) 28 Redington Road appeal decision 3164577
- (12 i) RedFrog Association Article 4 meetings with Camden, 2011, 2013
- (12 ii) Article 4 Direction presentation
- (12 iii) Article 4 Direction presentation, 15.2.20
- (17) Communities across England encouraged to nominate heritage assets
- (20) Sustainable Development and Redington Froggnal Character – recent harm
- (21) Neighbours' costs for 28 Redington Road
- (107) Environment Bill, 15.10.19
- (132) Redington Froggnal Vision, Objectives and Aims Survey (questions 1 and 2)
- (159) POST-PB-0036.

## SD 2 REDINGTON FROGNAL CONSERVATION AREA

**New developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes retention of buildings or features that contribute to that special interest, including gaps between buildings, trees, hedges and the open garden suburb character created by well-vegetated front, side and rear gardens.**

### 4.4 APPLICATION

In applying this policy, it is important to recognise that the character and appearance of the Conservation Area owes as much to the garden and landscape character as to buildings.

Buildings which contribute to the special interest of the Redington Froggnal Conservation Area, including those forming a positive contribution and those by "not known" architects, may be adapted and extended in accordance with Sustainable Design Policies (SD) and the Biodiversity and Green Infrastructure Policies (BGI). This is to ensure that buildings and their settings are retained and that they remain an integral part of the Area's streetscape and character.

It should be recognised that unlisted buildings in the Conservation Area individually and collectively contribute to the special interest of the area. Non-designated heritage assets may be identified through the following.

- identified in the Redington Froggnal Conservation Area Statement as positive or neutral contributors, either on their own, or as a group of buildings; or
- included in the Local List; or
- otherwise identified as non-designated heritage assets;

However, these address buildings only, whilst the special architectural or historic interest of the area is fundamentally about its garden suburb features, including trees, landscape and gardens.

The policy is to be applied in close consideration with policies SD and BGI.

## SD 3 ELECTRIC VEHICLE CHARGING POINTS

### 4.5 RATIONALE AND EVIDENCE

With the population of Redington Frogнал 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, in accordance with chapter 9 of the NPPF, the new London Plan policy T6, the Mayor's Healthy Streets for London approach (to encourage more Londoners to walk, cycle and use public transport) and TfL's aspiration for traffic reduction (chapter 2 and proposal 22 of the Mayor's Transport Strategy, March 2018).

Support for this policy is available from the following Evidence Base documents:

- (13) Camden Planning Committee members' briefing 14.12.17 (paras. 6.37-6.39, page 447)
- (14) SD 3 Air Quality.

### SD 3 ELECTRIC VEHICLE CHARGING POINTS

**The provision of charging points for electric vehicles for proposed and existing parking places is encouraged.**

### 4.6 APPLICATION

The policy applies to all kinds of development, whether or not involving demolition, and including where parking spaces are re-provided in a different way.

The aim of the policy is to encourage more sustainable private motor vehicle use, thus leading to improvements in air quality.

## SD 4 REDINGTON FROGNAL CHARACTER

### 4.7 RATIONALE AND EVIDENCE

Policy SD 4 places heritage and biodiversity at the centre of the Area's sustainable development. Its aim is to provide clear parameters for sustainable design for the Redington Frognal Neighbourhood Plan Area, which is virtually congruent with the Redington Frognal Conservation Area. It is intended to ensure that future development proposals and change within the Plan Area will preserve or enhance the character and appearance of the Conservation Area, and deliver growth that is sustainable and provides local amenity.

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.

The policy aims to ensure that development does not involve the loss of any buildings or features that contribute to the area's special interest. It builds on Local Plan Policies D1, which require that high quality design "preserves or enhances the historic environment", and the requirements of D2 for conservation areas.

Policy SD 4 encourages 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.

It is also intended that the policy will prevent cumulative harm to and reverse the steady erosion of the Conservation Area / Neighbourhood Plan Area and its setting, and that sustainable development will be delivered, in accordance with paragraphs 10 to 12 of the NPPF.

Use of the GLA Urban Greening Factor is encouraged for all development and not just those set out in Policy G5 of the London Plan.

In building on Local Plan policies D1 Design and D2 Heritage, Policy SD 4 provides certainty for developers and supplies specific local detail. This approach is supported by the National Planning Policy Framework, which states that in paragraph 125 that, "Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development"

The following Evidence Base documents are relevant to this policy:

- (1) 2003 Redington Frognal Conservation Area Statement and Guidelines
- (2) AECOM Redington Frognal Heritage and Character Assessment, dated September 2015
- (3) National Planning Policy Framework, February 2019, paragraph 200
- (5) MHCLG National Design Guide
- (18) MHCLG Design Guidance
- (19) Brokenshire orders house builders to protect wildlife
- (20) SD4 Sustainable Design and Redington Frognal Character – recent harm
- (21) Neighbours' costs for 28 Redington Road
- (22) Conservation Studio 28 Redington Road appeal representation – 18 May 2017
- (23) HCAAC objection to 38 Red Rd, 5.3.19
- (24) RedFrog NF objection – 36 Redington Road
- (25) HCAAC objection to 25-26 Redington Gardens
- (26) HHS objection 25 and 26 Redington Gardens
- (27) HHS objection, 24 Redington Gardens
- (28) Other objections to 25-26 Redington Gardens
- (29) Further objections to 25-26 Redington Gardens
- (30) Marketing brochure, 24 and 25-26 Redington Gardens
- (107) Environment Bill, 15.10.19
- (111) Living with Beauty – Building Better Beautiful Commission, 30.1.20
- (125) GRaBS Expert Paper 6 the green space factor and the green points system

- (143) Biodiversity net gain. Good practice principles for development - A practical guide
- (144) Planning Practice Guidance - light pollution.pdf
- (145) GLA Grey to Green.pdf
- (146) Planning Practice Guidance - Natural Environment.pdf
- (147) Garden building appeal decision APP/Y5420/W/20/3254270 .pdf
- (153) CPG Amenity - artificial light, July 2020 draft.pdf
- (159) POST-PB-0036.

#### **SD 4 REDINGTON FROGNAL CHARACTER**

Development, including redevelopment, should complement the distinctive character of the Redington Frognal area and the immediate site context. This includes consideration of all of the following, as appropriate:

- i. The scale, massing and height of development should complement the established characteristics of the area, responding to the prevailing 2-4 storey building height.
- ii. Mid-rise development of up to six storeys for sites fronting Finchley Road, between Frognal and Frognal Lane; up to four to five storeys between Frognal Lane and Platt's Lane and two to four storeys north of Platt's Lane, where the prevailing building heights are much lower, may be appropriate.
- iii. Development should cause no significant detriment through loss of light or increased shading to neighbouring properties and gardens.
- iv. The degree of setback from the street, and resulting sense of enclosure of street frontages created by built development, should reinforce the established townscape character.
- v. The plot coverage ratio of buildings to open space should respond to the existing character of the area, including provision of extensive garden areas.
- vi. Garden space should be provided to reinforce the established pattern of front and rear garden spaces around the site.
- vii. The area of soft natural garden space within the site should be maintained or increased.
- viii. Landscaping should be an integral part of the design and layout of development and should include trees and other planting using species with a high value to biodiversity, as set out in section 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character.
- ix. The spacing of houses should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semi-detached or detached houses. Where the established character includes wider gaps, then this will be appropriate in the spacing of new development.
- x. Where traditional materials are used in new buildings, they should be authentic traditional materials and reflect the palette of materials in the surrounding area and not comprise synthetic materials, such as uPVC or materials with an imprinted or applied surface to imitate traditional materials. Where modern materials are used, they should be durable, with a high standard of finish.
- xi. Development should provide active frontages (with doors and windows) to streets and spaces, including at ground floor level, so as to provide overlooking and surveillance.
- xii. Development that incorporates eaves and spaces for internal bat roosts, and the use of bird bricks and other features to support wildlife, will be particularly welcomed.
- xiii. Creative, bespoke design solutions will be welcomed, especially where they complement the architectural and townscape quality, variety and diversity of the area and incorporate superior environmental performance.

## 4.8 APPLICATION

The policy applies across the Conservation Area's eight sub areas and section of Finchley Road on the eastern side which, in October 2019, was not covered by conservation area status. The eight sub areas achieve homogeneity, with differences between them based largely on the density, style and scale of buildings, the period of construction, topography and density of vegetation. Although there is considerable variation in architectural detailing, the common style and age of buildings generally results in a harmonious character, with the garden suburb character as the main unifying characteristic.

By law, special attention must be paid in considering new development to the desirability of preserving or enhancing the character or appearance of the conservation area. This includes consideration of the area's gardens and landscape.

To comply with the requirement for biodiversity and landscape design to be an integral part of the design, it would be helpful for design and access statements to include landscaping details for front and back garden space. Examples of planting to benefit biodiversity are provided in section 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character. A very high urban greening score is encouraged.

To achieve high quality design, development proposals will be expected to demonstrate how they respond to the context and how the Redington Frogna Design Guidance for Planning Applicants in Section 6.3 has been applied. Consideration of the contribution made by the following would be helpful:

- the garden suburb character;
- the relationship between the green environment and built development;
- the typical patterns of built form that contribute positively to local character;
- the street pattern, their proportions and landscape features;
- the proportions of buildings framing spaces and streets;
- the local vernacular, polite architectural influences, other architecture and architectural features that contribute to local character.

Pictorial guidance for development that would preserve or enhance the area is provided in section 6.3 Design Guidance for Planning Applicants.

Developers are encouraged to use Thames Water's free pre-planning service: <https://www.thameswater.co.uk/media-library/home/developers/larger-scale-developments/planning/water-and-wastewater-capacity/pre-planning-enquiry-application-form.pdf>

This service can tell developers at an early stage if Thames Water will have capacity in its water and / or waste water networks to serve their development, or what Thames Water will do, if it does not. The developer can submit this as evidence to support a planning application and Thames Water can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.



## SD 5 DWELLINGS: EXTENSIONS AND GARDEN DEVELOPMENT

### 4.9 RATIONALE AND EVIDENCE

Policy SD 5 aims to ensure that extension and garden development is subordinate to the use of the host building, that it maximises the preservation of gardens for the health and wellbeing of current and future occupiers and increases the area’s resilience, including to provide a natural approach to flood management. Its aims are in line with paragraph 70 of the NPPF, which advises that,

*“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.”*

The Redington Froggnal Conservation Area is unique in Camden in benefitting from properties with large gardens, generally increasing in size with proximity to Hampstead Heath.

A substantial cumulative area of natural soft-surfaced garden has been lost since 1948. The Forum made attempts to quantify the loss, but these proved futile, as infra-red technology is unable to detect the surface type where obscured by vegetation, while Ordnance Survey maps exclude extensions and new buildings carried out under permitted development rights (PD) and are unable to distinguish between different surface types within “gardens”. Notwithstanding these limitations, Ordnance Survey has been able to demonstrate that:

- the area of the footprint of buildings and extensions (excluding those under PD) has increased from 141,265 sq. metres in 1954-55 to 186,982 sq. metres in 2018 – an increase of 32%;
- the area of “roads, pavements and other” grew at a compound annual rate of 0.2% between 2001 and 2018. Data are not available for 1954-55 but, if the compound average growth rate is applied over the 63-year period, it can be estimated that the area of road, pavements and other has expanded by 13% from 179,371 sq. metres to 203,431 sq. metres;
- the area of “garden” has consequently reduced by from 481,664 sq. metres to 411,886 sq. metres, a decrease of -14% (as set out in Evidence Base document (31) SD 5 Garden Loss). This reduction, however, does not allow for losses due to hard surfaced off-street parking, patios, decking, swimming pools, changing rooms, tennis courts, outdoor kitchens, garden buildings and outbuildings, including those constructed under permitted development rights. This is a serious and unsustainable rate of loss (equivalent to one in six gardens) at a time of growing surface water flood risk and climate change

**Table 1 Changes in Built and Unbuilt Areas in Redington Froggnal Neighbourhood Plan Area, 1954-55 Compared with 2018**

	Area (square metres)			% change 2018 ÷ 1954-55
	1954-55	2001	2018	
Buildings	141,265	175,729	186,982	32%
Gardens	481,664	429,960	411,886	-14%
Roads, pavements and other 1)	179,371	196,611	203,432	13%
Total Plan Area	802,300	802,300	802,300	0%

Note: 1) 1954-55 estimated from 2001 to 2018 annual growth rate

Source: RedFrog based on Ordnance Survey

A number of planning permissions have been granted for development of separate structures (beneath tree corridors) whose function is unlikely to be secondary 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)
- 2016/3691/P: Demolition and replacement rear extension and garden studio (granted 08-11-16)
- 2018/4206/P: Erection of an outbuilding spanning across two rear gardens, with washing facilities, toilet, study rooms, sitting area, plumbing, etc., following removal of a tree. A certificate of lawfulness was granted on 4.12.18.

Relevant Evidence Base documents include:

- (2) AECOM Redington Frogna Heritage and Character Assessment, dated September 2015
- (5) MHCLG National Design Guide, which “applies to proposals of all sizes, including small scale incremental changes”
- (31) SD 5 Garden Loss
- (32) RF Extensions 2010 to 28.10.17.xlsx
- (33) SD 5 Examples of rear garden loss, detailing specific example
- (34) London Garden City, GiGL
- (35) CPG Altering and extending your home, March 2019
- (36) RF Association response to CPG Alterations and Extensions, 1.11.19
- (107) Environment Bill, 15.10.19.
- (124) Natural Capital Committee Advice to government on net environmental gain, May 2019.pdf
- (143) Biodiversity net gain. Good practice principles for development - A practical guide.pdf
- (145) GLA Grey to Green.pdf
- (146) Planning Practice Guidance - Natural Environment.pdf
- (149) High Court holds that some residential gardens are not brownfield
- (151) The Environment Bill Explanatory Notes
- (152) 1 Elsworthy Terrace APPEAL DECISION 3177331.pdf
- (158) Two rear extensions appeal decision Appeal Ref- APP/X5210/D/20/3254388.pdf
- (159) POST-PB-0036.

## **SD 5 DWELLINGS: EXTENSIONS AND GARDEN DEVELOPMENT**

**Extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context. This includes the consideration of all of the following, as appropriate:**

- i. Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building.**
- ii. The massing, scale and set-back of the extension should ensure that it is subordinate to the main building.**
- iii. Extension into garden space, including outbuildings, should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site.**
- iv. The spacing of houses including the extension should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semi-detached or detached houses. Where the established character includes wider gaps, then this will be appropriate in the spacing of new development.**
- v. Recessed porches should not be enclosed, including by glass, where the established character is based on open porches**
- vi. Balconies should not be added to existing frontages where it would harm the amenity of neighbouring properties or would be out of keeping with the established character of the property and surrounding area.**
- vii. Hedges (front, side and rear) and front boundary walls, which contribute to the character and appearance of the Conservation Area, should be retained.**

## 4.10 APPLICATION

The policy establishes standards for the size and impact of extensions and garden development.

The policy aims to guard against further erosion of the Area's total garden space and, in accordance with paragraph 175 of the NPPF, it seeks to encourage "opportunities to incorporate biodiversity improvements in and around developments ... especially where this can secure measurable net gains for biodiversity."

Harm caused by over-large extensions could include loss of visual privacy, outlook, sunlight, daylight and overshadowing.

Matching the style of the existing building is often a good approach. However, there are circumstances where using contrasting materials and styles can be a more sensitive approach. For example, using a matching pitched roof for a rear extension may involve obliteration of more of the original elevation than if a flat or mono-pitched roof is used. The quality of design and authenticity and quality of materials are key factors.

Extensions making extensive use of glass are discouraged, due to their propensity to cause light pollution and harm to the amenity of neighbours and to wildlife.

The retention of front and side hedges is strongly encouraged, along with depaving of hard surface and reinstatement of natural landscape.

## SD 6 RETENTION OF ARCHITECTURAL DETAILS IN EXISTING BUILDINGS

### 4.11 RATIONALE AND EVIDENCE

The buildings within Redington Frogнал 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. Also, there are very individualistic architect-designed buildings. This creates an architectural diversity, drawing on local, national and international influences. It is important that original buildings and their existing architectural features are retained to preserve the original design intention and style.

The Redington Frogнал Area exhibits a wide variety of period architectural detailing, such as intricate brick bonds, friezes, gothic detailing, hung tiles and pargeting. For some buildings, the character is less about decorative detailing and more about materials, construction and finishes. It is impossible to generalise.

The AECOM Heritage and Character Assessment (Evidence Base document (2)), however, notes that "modernisation of some buildings has resulted in the loss or simplification of important architectural details, such as the smoothing over of rough render, replacement of traditional doors and windows with modern alternatives and the removal of friezes and other ornamentation."

This policy therefore aims to preserve architectural detailing and the character appearance of the Area. It applies to all development which falls outside of the scope of the General Permitted Development Order.

Evidence Base document (37) SD 6 Modern Suburban Houses by CHB Quennell provides photographs and descriptions of architectural details for the many houses in sub areas 1 and 2 of the Redington Frogнал Conservation Area designed by Charles Henry Bourne Quennell.

Relevant supporting evidence documents are:

- |                     |   |
|---------------------|---|
| (38)                | Historic England Making Changes for Heritage Assets |
| (37)                | SD 6 Modern Suburban Houses by CHB Quennell         |
| (58), (59) and (60) | Original streetscapes and boundaries                |
| (116)               | FR Heritage and Character of Finchley Road.         |

### SD 6 RETENTION OF ARCHITECTURAL DETAILS IN EXISTING BUILDINGS

**Front boundary walls and original architectural details, such as chimneys, windows and porches, which contribute positively to the character and appearance of the area, should be retained. Where such features have been removed previously, their reinstatement is encouraged.**

### 4.12 APPLICATION

This policy is to be applied throughout the neighbourhood area. Removal of the following Redington Frogнал character features is likely to cause harm, particularly in 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
- front and side boundary hedges
- low retaining front boundary walls.

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

Where architectural details have been removed in the past, replacement with suitable copies will be sought. Photographs of some original front boundary treatments and architectural features should be used, where available.

Applicants are encouraged to select materials to be used by recourse to pre-application advice and by engaging with the local community.

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, exact copies of the original doors are preferable.

Original photographs of some front boundary treatments are available.



## BGI BIODIVERSITY AND GREEN INFRASTRUCTURE

### BGI 1 GARDENS AND ECOLOGY

#### 4.13 RATIONALE AND EVIDENCE

Well vegetated gardens with mature (and veteran) trees and shrubs are the setting for the Conservation Area (and Neighbourhood Plan Area) and its non-designated heritage assets. Their importance to the area's character is noted in Guidelines RF 1 and RF 8 of the 2003 Redington Froggnal Conservation Area Statement and Guidelines and in the Green infrastructure and public realm section of AECOM's Heritage and Character Assessment, which emphasises the contribution of "mature established gardens."

Private gardens made up 50% of the land area of the Froggnal and Fitzjohn's ward (in which Redington Froggnal is situated) in 2011, with just 8% of the land used as public green space and open water (compared with 42% for London as a whole).

Evidence outlining the importance of the Area's private gardens is set out in Evidence Base document (39) BGI The Need for a Biodiversity Policy.

Para 174 of the NPPF states that "To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Para 170 of the NPPF states that "Planning policies and decisions should contribute to and enhance the natural and local environment by ..... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

The Neighbourhood Plan is intended to provide additional clarity and guidance for applicants and decision makers on how the special architectural interest and historic interest of the Redington Froggnal Conservation Area can be protected: this Plan should be read alongside Camden Council's Redington Froggnal Conservation Area Character Appraisal and Management Plan.

This Policy aims to deliver enhancements to green infrastructure, in order to improve connectivity and secure improvements to local biodiversity, in effect creating a local nature recovery strategy for birds and bats, through application of the following sub policies:

- BGI 1 Gardens and Ecology
- BGI 2 Tree Planting and Preservation
- BGI 3 Lighting
- BGI 4 Local Green Spaces.

Policy G5 of The London Plan (Publication) and the approach to urban greening and the following Evidence Base documents provide specific support:

- (3) National Planning Policy Framework, February 2019 (para.70)
- (4) London Plan Policy G5 Urban Greening Factor
- (39) BGI The need for a biodiversity policy
- (40) Urban domestic gardens (IV): the extent of the resource and its associated features
- (41) Blooming London – Greenspace Information for Greater London
- (42) Scaling up from gardens: biodiversity conservation in urban environments
- (43) Urban domestic gardens (IX): Composition and richness of the vascular plant flora, and implications for native biodiversity
- (44) London Assembly Planning Committee – London Plan response, March 2018 (paras. 9.11, 9.15, 9.18)
- (45) House of Lords Select Committee on NERC 2006 – written and oral evidence (oral evidence provided on 16 January 2018 (QQ 197-208) to the Select Committee on the Natural Environment and Rural Communities Act, by the Rt. Hon. Michael Gove MP.
- (46) Benefits of restoring ecosystem services in urban areas

- (47) Spaces Wild, London Wildlife Trust
- (51) Surface water – The biggest flood risk of all – GOV.UK
- (52) and (52i) to (52 xxxiii)
- (53) AECOM - Contribution of Trees to the Townscape.pdf
- (54) Nature Recovery Network report for DEFRA.pdf
- (55) Doses of Neighborhood Nature- The Benefits for Mental Health of Living with Nature.pdf
- (56) DEFRA house sparrow losses.pdf
- (57) WLGf policy support\_Redacted.pdf
- (107) Environment Bill, 15.10.19
- (112) MHCLG Natural Environment Guidance, 21.7.19
- (135) Flood and Surface Water Management Act, 2010
- (136) DEFRA Surface Water Management An Action Plan, July 2018
- (143) Biodiversity net gain. Good practice principles for development - A practical guide.pdf
- (144) Planning Practice Guidance - light pollution.pdf
- (146) Planning Practice Guidance - Natural Environment.pdf
- (147) Two rear extensions appeal decision Appeal Ref- APP/X5210/D/20/3254388.pdf
- (149) High Court holds that some residential gardens are not brownfield.pdf
- (151) The Environment Bill Explanatory Notes.pdf
- (152) 1 Elsworthy Terrace APPEAL DECISION 3177331.pdf
- (153) CPG Amenity - artificial light, July 2020 draft.pdf
- (158) Two rear extensions appeal decision Appeal Ref- APP/X5210/D/20/325438.pdf
- (159) POST-PB-0036.

The London Borough of Camden is designated a “lead local flood authority”. In 2002, Frognal, Finchley Road, Templewood Avenue, Templewood Gardens, Chesterford Gardens, Bracknell Gardens and Platt’s Lane were flooded<sup>11</sup>. The Chief Executive of the Environment Agency describes in his speech of 17 October 2018 how “surface water flooding is a risk which is growing” and “surface water flooding is now included on the national risk register”. In Hampstead in 1975, a surface water flood caused 250 people to be made homeless and the closure of four railway stations.

Moreover, recommendation 9 of the Sir William Pitt review of the 2007 floods states that, “Householders should no longer be able to lay impermeable surfaces as of right on front gardens and the Government should consult on extending this to back gardens and business premises.” Camden’s Local Plan policy CC2 also notes (para 8.36) the role of green spaces / gardens in reducing surface water run-off

Within London, gardens are vital as 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<sup>12</sup>.

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

Research by the Neighbourhood Forum has identified a significant cumulative loss of gardens, particularly large gardens, from development. Conservation Area appraisals note 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.”* (Guideline RF 1 of the 2003 Redington Frognal Conservation Area Statement and Guidelines); and

*“The arrangement of built forms set in extensive garden spaces creates the suburban, rather than urban, townscape character...”* (Redington Frognal Conservation Area Character Appraisal and Management Plan, 2021).

AECOM’s March 2016 study, The Contribution of Trees to the Townscape Character of the Redington Frognal Area (Evidence Base document (53)) highlights 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.”*

11 Map 6: Historic flooding and Local Flood Risk Zones, page 241, Camden Local Plan, 2017

12 <https://www.wildlondon.org.uk/londons-living-landscapes>

The benefits of restoring ecosystem services in urban areas are recognised in scientific research<sup>13</sup> and the London Environment Strategy (May 2018) acknowledges that “living in greener neighbourhoods can have a big impact on people’s health and quality of life, and on how attractive a place London is in which to live, visit and do business.”

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 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<sup>14</sup>, The Ecology Consultancy<sup>15,16</sup>, Furesfen<sup>17</sup> and John Cromar’s arboricultural report<sup>18</sup>.

The benefits of restoring ecosystem services in urban areas are recognised in scientific research<sup>19</sup>, and the London Environment Strategy (May 2018) acknowledges that “living in greener neighbourhoods can have a big impact on people’s health and quality of life, and on how attractive a place London is in which to live, visit and do business.”

Policy BGI 1 therefore addresses the need to restore ecological networks and to provide potential foraging, roosting and nesting sites. New development in gardens should 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.

Where formal hedges are used for boundaries in gardens, they create a physical and visual barrier between the buildings and the street. This is recognised in Camden’s 2003 Redington Frognal Conservation Area Statement and Guidance (Evidence Base document (1)), AECOM’s Redington Frognal Heritage and Character Assessment (Evidence Base document (2)) and in the Redington Frognal Neighbourhood Plan SD policies.

The traditional front boundary treatment in the Forum area typically comprises retaining walls in combination with hedges (Camden Local Plan policy T2 para. 10.21 and Redington Frognal Conservation Area Statement and Guidelines, 2003 Guideline RF 8)). In many streets, gardens have been converted to hard-surfaced car parks and boundary treatments removed, causing the street scenes to become degraded. Evidence has been prepared to support the introduction of an Article 4 direction (Evidence Base documents (12 ii) and (12 iii)), although this is not currently in place. It is recognised, that, due to Permitted Development rights, it will not be possible to implement this policy for all applications, in the absence of an Article 4 direction.

Soil types are predominantly clay, and the removal of front gardens exacerbates water run-off and flood risk. Camden’s Local Plan Policy T2 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.”*

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

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13 Evidence Base (55) Doses of Neighbourhood Nature - The Benefits for Mental Health of Living with Nature

14 Evidence Base (52 i), (52 ii) and (52 iv)

15 Evidence Base (52 iii), (52 iv) and (52 v)

16 Evidence Base (52 xi), (52 vii) and (52 xix)

17 Evidence Base (52 xx)

18 Evidence Base (52 viii)

19 Evidence Base (55)

## 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). Sometimes, these views are the only views onto green space that are available. 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.

BGI 2 seeks to re-green streets, to preserve traditional front boundary treatments and to enhance the street scenes, subject to permitted development rights that may apply to certain proposals.

Photo 1: Front Garden Hedge and Retaining Wall, Bracknell Gardens, Sub Area 6



Photo 2: Front Garden Hedge and Retaining Wall, Platts Lane, Sub Area Two



Supporting Evidence Base documents are:

- (1) 2003 Redington Froggnal Conservation Area Statement and Guidelines
- (4) London Plan Policy G5, Urban Greening Factor
- (5) MHCLG National Design Guide
- (10) MHCLG Guidance Historic Environment
- (42) Scaling up from gardens: biodiversity conservation in urban environments
- (46) Benefits of restoring ecosystem services in urban areas
- (47) Spaces Wild, London Wildlife Trust
- (48) Camden Local Plan, 2017 (map 6, page 266)
- (49) Managing flood risk in Camden (figure 5.1, page 11; page 24 case study; and page 25 (paving of front gardens and basements))
- (50) Sir William Pitt - 2007 Floods Review (recommendation 9)
- (51) Surface water – the biggest flood risk of all
- (52) BGI 1 Gardens and Ecology
- (52 i) to (52 xxxii) Ecology Network and various other biodiversity records
- (53) AECOM - Contribution of Trees to the Townscape
- (54) Nature Recovery Network report for DEFRA
- (55) Doses of Neighbourhood Nature – The benefits for mental health of living with nature (BioScience, Volume 67, Issue 2, 1 February 2017, Pages 147–155),
- (56) DEFRA house sparrow losses
- (57) WLGf policy support
- (61 i) to (61 vi) Examples of tree felling
- (107) Environment Bill, 15.10.19.



- (134) Camden Planning Evidence – Biodiversity
- (143) Biodiversity net gain. Good practice principles for development - A practical guide.pdf
- (144) Planning Practice Guidance - light pollution.pdf
- (146) Planning Practice Guidance - Natural Environment.pdf
- (151) The Environment Bill Explanatory Notes.pdf

## **BGI 1 GARDENS AND ECOLOGY**

**Open/unbuilt areas within development sites should be designed to enhance their ecological, wildlife and residential amenity values. This includes consideration of all of the following, as appropriate:**

- i. Retaining, providing and reinstating trees, hedgerows and other planting using species, especially those of high value to biodiversity, as set out in the 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character.**
- ii. Achieving an urban greening score in excess of the London Plan target.**
- iii. Maximising the area of soft landscaping and using planting with high value to pollinators and insects, as set out in the 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character.**
- iv. Minimising hard surface areas to those necessary for the functioning of the site, such as footpaths to doors, and ensuring they are permeable to allow drainage of surface water.**
- v. Retaining hedges and walls and taking opportunities to use hedges as boundary treatments, instead of or in addition to walls and fences.**
- vi. Where tree removal is unavoidable, such as removal of dead, dying, unsafe trees or invasive species, they should be replaced within the site by a similar or other native species, unless it can be demonstrated to the Council's satisfaction that this is not possible.**
- vii. The inclusion of new water features, such as natural wildlife ponds.**

## 4.14 APPLICATION

As required in para. 8.5.1 of Policy G5 of The London Plan (Publication), the inclusion of urban greening measures in new development will result in an increase in green cover, and should be integral to planning the layout and design of new buildings and developments. This should be considered from the beginning of the design process.

Applications should demonstrate their compliance with this policy by providing plans for planting, hedging and soft surfaces for gardens and boundary treatments.

Planting and native hedges may be used to screen parking, refuse, recycling bins and other facilities, in order not to negatively affect the streetscape and to provide visual privacy for neighbours.

The policy requires consideration of the quantum of the existing and proposed areas of soft natural surface. Decking, patios, lightwells and artificial grass are deemed to be hard surface. Wherever possible, additional areas of soft surface and greening measures are encouraged to offset the loss of soft garden space.

The location of all extensions or new development should be carefully situated to sustain and enhance existing connectivity for wildlife. Opportunities should be taken to restore and intensify any areas of the ecological network that have become degraded or where connectivity has been compromised.

Hedgerow species should include native evergreen and thorny plants for winter shelter and protection from predators.

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

Possible ways of creating 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.

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) (Evidence Base document (94) and hosted on the Neighbourhood Forum website at:

<http://www.redfrogforum.org/evidence-base/>

Guidance for the planting of native hedges, trees and plants with a high biodiversity value is set out in 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character, which covers:

- 6.2.1 Relative Importance of Trees Found in the London Survey for Supporting Insects
- 6.2.2 How to Plant a Mixed Hedgerow
- 6.2.3 The Ecology Consultancy: Recommended Planting List
- 6.2.4 Design Guidance for Living Roofs and Living Walls

From the numerous bat surveys commissioned, it can be concluded that all gardens within the Plan Area lie on bat foraging and commuting routes, and many hedges and trees support nesting birds. A bat and bird survey screening assessment should therefore be undertaken in line with Camden Planning Guidance – Biodiversity 17. This is 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.

If Camden determines that bats and / or birds could be present, an initial appraisal should be undertaken by a qualified ecologist

## BGI 2 TREE PLANTING AND PRESERVATION

### 4.15 RATIONALE AND EVIDENCE

The Redington Frogнал 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.

The prominence given to tree planting is apparent from the 1866 Ordnance Survey Map. Forum members, together with Heath and Hampstead Society, have surveyed the remaining veteran trees and trees with developing veteran features and have identified some 55 remaining within the Plan area. The co-ordinates of those identified are provided in Evidence Base document (61) BGI 2 Tree Planting and Preservation, although it is likely that many others exist. 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 and trees with developing veteran features from avoidable felling: it would take many decades before trees planted to replace them could provide a similar contribution.

Data provided by *ProximITREE* indicate that there were 8,009 trees in the neighbourhood plan area in 2010, with a canopy cover of 30%, considerably higher than elsewhere in London and demonstrating the contribution of trees to the character and sense of place.

As noted in the AECOM report, Contribution of Trees to Townscape Character (Evidence Base document (53)), 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.

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 in winter, by buffering the impact of cooling winds. They are important, also, for reducing the risk of flooding by reducing surface water run-off, and improving water quality by filtering out pollutants

Trees contribute to ecosystems by providing food and habitat for birds, pollinators, 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. Building on the “right tree in the right place” approach, the right trees within the context of this ecological network are those with a high biodiversity value and a generous leaf canopy. This approach is also adopted in Policy G7 of the emerging London Plan.

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.

As a result of development, and the conversion of front gardens to car parks, the tree canopy has been considerably eroded to 23% coverage, with widespread loss of trees.

The *ProximITREE* data below indicate a 40% reduction in the number of Redington Frogнал trees (private and Camden) between 2010 and 2016, demonstrating the clear harm to the appearance of the Conservation Area and its special interest, with implications for air quality and biodiversity.

#### Number of Trees by Height in the Redington Frogнал Area, 2010 and 2016

Height (metres)	2010	2016	% change
2-5m	2,747	73	-97%
6-10m	2,415	1,155	-52%
11-15m	1,491	1,615	8%
16-20m	1,086	1,237	14%
21-25m	245	703	187%
26-32m	25	279	1016%
<b>total</b>	<b>8,009</b>	<b>5,062</b>	<b>-37%</b>

The felling of trees with a high water consumption, 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 <sup>20</sup>, even requiring the installation of pumps (e.g. University College School and 262 Finchley Road). The location of soggy gardens 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). (Evidence Base document (77) and hosted on the Neighbourhood Forum website at:

<http://www.redfrogforum.org/evidence-base/>

Evidence Base document (61) BGI 2 Tree Planting and Preservation provides an indication of the high and unsustainable level of tree fellings to facilitate development. A map of some of the area's trees veteran trees (non-designated heritage assets) and trees with developing veteran features is included in the Evidence Base document.

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 Froggnal gardens will once more become home to sparrows, starlings, thrushes, bats and butterflies

Policy BGI 2 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.

Supporting Evidence Base documents are:

- (9) A Policy for Trees in Islington
- (9 i) Islington Tree Policy 2019
- (9 ii) Policy G7 Trees and woodlands | Draft New London Plan
- (9 iii) RBKC Trees and Development
- (9 iv) Planning Practice Guidance - Tree Preservation Orders and trees in conservation areas
- (10) MHCLG Guidance Historic Environment
- (15) British Standard 5837, RPA - Woodland Trust.pdf
- (16) BRITISH STANDARD Trees in relation to construction — Recommendations BS 5837-2005.pdf
- (61) and (61 i) to (61 iv), providing details of the loss of 40% of the Redington Froggnal tree canopy in six years;
- (62) 7111\_FC\_Urban\_Tree\_Manual\_V15;
- (63) Hackney-Advice-Note-Biodiversity-and-the-Built-Environment: Section 2.2 Biodiversity Enhancing Landscape Design Principles A), B) and C).
- (77) Arup RedFrog Subsurface Water Features Mapping
- (126) Camden Local Area Requirements

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<sup>20</sup> These are gardens where wet ground conditions are observed, at least on a seasonal basis



## BGI 2 TREE PLANTING AND PRESERVATION

- i. Trees should be retained and incorporated in any development. Where felling is required, on grounds of safety or because it is an invasive species, supported by a suitably qualified expert, one or more trees should be planted in replacement, unless it can be demonstrated to the Council's satisfaction that replacement planting is not appropriate.
- ii. For redevelopment, landscaping proposals should include tree planting, with species selected on the basis of local character, high biodiversity value and / or high value to insects.
- iii. Development should protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area.
- iv. Development should seek opportunities to create, strengthen and restore tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps.
- v. Veteran trees must be fully protected during construction. The required minimum buffer zone for veteran trees is 15 times larger than the stem diameter of a veteran tree when measured 1.5 metres above ground level, or 5m from the edge of its canopy, if that's greater. Deadwood is to be retained where possible. Canopy reduction will only be acceptable if the root system of a large maturing tree has substantial decay, making it potentially hazardous, or if it is proven to be causing subsidence. The tree root protection zone radius required for non-veteran trees is 12 times the stem diameter measured at breast height and capped at a radius of 15 metres.

### 4.16 APPLICATION

All trees (and any structures) in garden spaces and / or vegetated boundaries proposed to be removed and / or altered should be mapped as part of planning applications for development, particularly any notable / large / old trees which could contain bat roosts. Their value may be assessed, using a recognised tree valuation method, such as i-Tree Eco, with substitute planting to replace the losses also set out.

Should the need for a bat and / or bird survey be determined by Camden Council, an initial appraisal of the trees / structures must be undertaken by a qualified ecologist. Any intrusive work (for example use of an endoscope) would require that the surveyor has an appropriate bat license.

A list of trees with high biodiversity value, in terms of the number of insect species supported, is provided in section 6.2.1 Relative Importance of Trees for Supporting Insects from The London Survey. A majority of the trees selected should have a long life expectancy, ie. over 100 years, to ensure a diverse tree canopy.

Natural England's "Standing Advice for Ancient Woodland and Veteran Trees" contains useful advice.

The area includes 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 (Evidence Base document (77) and hosted on the Neighbourhood Forum website at: <http://www.redfrogforum.org/evidence-base>. For such sites, it is advisable to plant trees with a high water demand, such as willow, poplar, elm and oak .

To protect their provenance, native trees should be UK sourced and grown, in compliance with the Woodland Trust's UK Sourced and Grown (UKSG) Assurance initiative.

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

**BGI 3 LIGHTING****4.17 RATIONALE AND EVIDENCE**

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.

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).

The presence of bats throughout the Area is confirmed by a number of bat surveys conducted by The Ecology Network <sup>21</sup>, The Ecology Consultancy <sup>22, 23</sup>, Furesfen <sup>24</sup> and John Cromar's arboricultural report <sup>25</sup>. Rear garden tree corridors are vital to their survival.

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 <sup>26</sup>.

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.

Policy BGI 3 seeks to limit harm to the environment and nuisance to residents by reducing the level of light pollution, notably in rear gardens.

Relevant Evidence Base documents are:

- (52) BGI 1 Rear Gardens and Ecology
- (52 i) to (52 xxxii) various wildlife records
- (64) Pollard A. (2009) Visual constraints on bird behaviour
- (65) Letter from (redacted) of The Ecology Consultancy to (redacted) Principal Planning Office
- (66) ilp-guidance-note-8-bats-and-artificial-lighting-oct-1
- (139) White LED Blue Light and its effect on Humans and Wildlife Habitat
- (144) Planning Practice Guidance - light pollution.
- (153) CPG Amenity - artificial light, July 2020 draft.pdf

**BGI 3 LIGHTING**

**External lighting within development sites should have no significant impact on wildlife or local amenity. This means:**

- i. avoiding short wavelength (cool white / blue spectrum) lighting;**
- ii. avoiding 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;**
- iii. providing focused lighting and avoiding wide or dispersed floodlighting and**
- iv. avoiding lighting of trees, hedges and other areas of high potential for biodiversity.**

21 Ecology Network Bat Activity Survey, September 2016

22 Ecology Consultancy Kidderpore Avenue, Hampstead Bat Surveys, December 2012

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

24 Furesfen 25B Frognal Bat Survey, July 2012

25 Arboricultural report for 5 Templewood Avenue, 24.1.17

26 Pollard A. (2009) Visual constraints on bird behaviour. University of Cardiff.

## 4.18 APPLICATION

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.

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

Photo 3: Motion Sensor Lighting, Illuminating Specific Areas Only When Needed



## BGI 4 LOCAL GREEN SPACES

### 4.19 RATIONALE AND EVIDENCE

Research affirms the importance of access to green space and it is one of the indicators used in British Standard ISO 37120 Sustainable Cities. As noted in the September 2014 report by Public Health England and UCL Institute of Health Equity, "Local action on health inequalities: Improving access to green spaces" proximity to plentiful, good quality green space has an important influence on the health of local populations.

Figure 5.4 and 5.5 of the Camden Open Spaces Study, compiled by Atkins, show that most of the Frognal and Fitzjohn's ward is deficient in access to public parks and other open space, while figures 6.2 and 6.3 reveal a deficiency in access to children's play provision and figures 7.1 and 7.2 confirm a lack of natural green space provision. The Plan Area also does not meet Natural England Accessible Green Space Standards (ANGSt), which 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 for the Frognal and Fitzjohn's ward of just 0.0414 ha (about 4450 square ft), for the entire population of 6,838 persons (2011 Census), if a small section of the proposed LGS 6 gains Site of Importance for Nature Conservation (SINC) designation.

A lack of children's play provision and public parks is also noted on page 159 of Camden's Open Space, Sport and Recreation Study, 2014.

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".

The following areas have been identified as Local Green Space and fulfil the criteria outlined in NPPF (99) and (100). The table below evaluates the sites to be designated against these criteria.

Support for the designation of Local Green Space in general is provided by Section 40 of the Natural Environment and Rural Communities Act 2006, the Environment Bill Part 6 and the following Evidence Base documents:

- (67) "Nature Nearby" Accessible Natural Greenspace Guidance Including Maida Vale case study, pages 79-80
- (68) Public Health England- Improving green space access (page 17 onwards)
- (69) BGI 5 Local Green Space Support and (69 to 69 vi), providing further information and support for each of the proposed designations, LGS 1 to LGS 6.
- (127) Camden Open Space Study, 2013 (128) Camden schedule of open spaces, incl WHLTC (site 286).
- (128) Camden Schedule of open spaces, incl WHLTC (site 286)
- (138) Effect of exposure to natural environment on health inequalities
- (139) West Heath Road on Telegraph Hill – painting by RF McIntyre
- (122) Natural England ANGSt.pdf
- (146) Planning Practice Guidance - Natural Environment.pdf
- (149) High Court holds that some residential gardens are not brownfield.pdf
- (151) The Environment Bill Explanatory Notes.pdf
- (152) 1 Elsworth Terrace APPEAL DECISION 3177331 .pdf

Table 2: Compliance with NPPF Paragraph 100 Tests

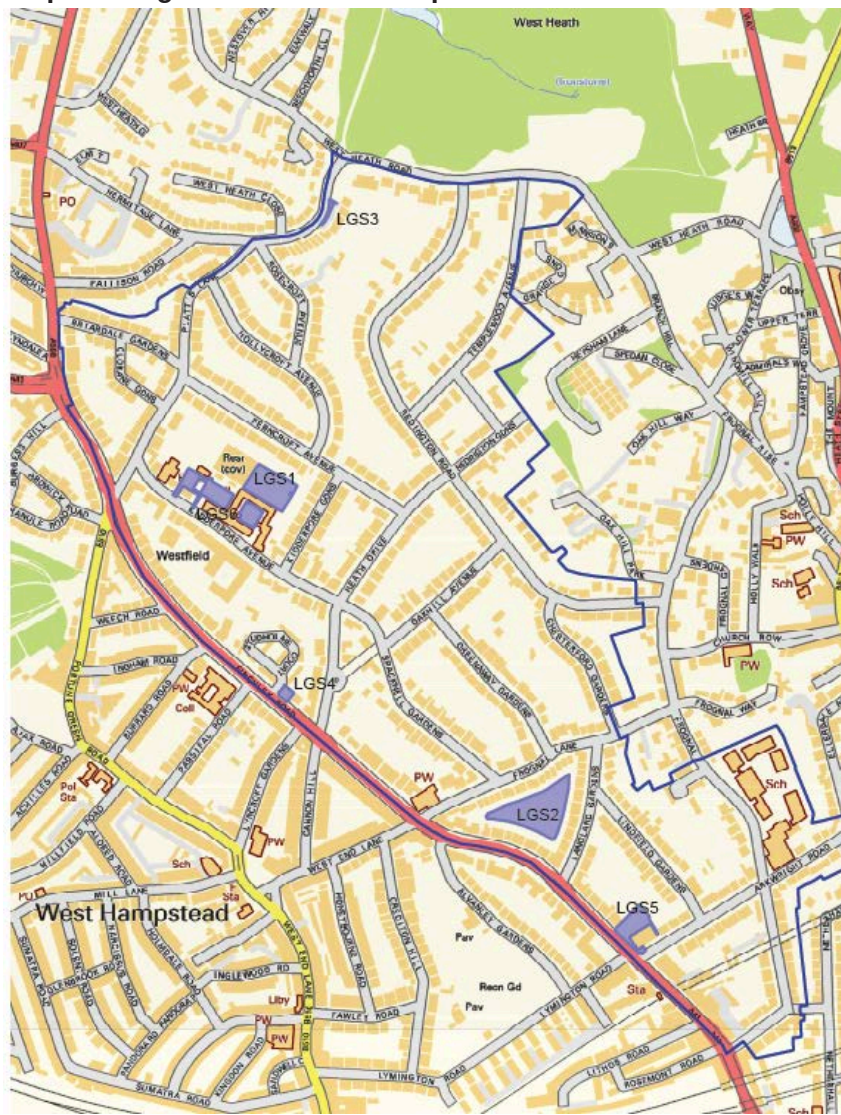
Para 100 NPPF LGS tests			
	a) in reasonably close proximity to the community it serves?	b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	c) local in character and is not an extensive tract of land.
LGS 1 West Heath Lawn Tennis Club	Yes	Provides the opportunity for outdoors exercise, a social meeting place, with club tournaments, suppers, picnics etc. is used by local residents. It is important also for older residents and children. The site has mature native trees, nettles, native ivy and lies on a bat foraging and commuting corridor. Other wildlife sightings include owls and dragonflies.	It is a compact urban green space, which has been in use since 1912 by residents and schools in the immediate vicinity. It is a green, wooded site.
LGS 2 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 contains a frog pond and has many mature native trees and ground cover. It is also used by birds, bats 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. The gardens are well used by local residents for socialising and relaxing.
LGS 3 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, it is a locally distinctive small space.
LGS 4 Studholme Court - the hatched area	Yes	The garden was established by Marie Studholme for the function of providing residents with a natural green space. It is a valuable amenity for residents in a green space deprived area. It contains many fruit trees and is also used by many birds and invertebrates. The garden is valued by residents for relaxation, socialising, exercising, picnics, children's birthday parties, nature and biodiversity.	The garden surrounds the blocks of flats and community which it serves.
LGS 5 Rear Garden at Camden Arts Centre, Arkwright Road, NW3 6DG	Yes	Used by visitors as a quiet retreat and a lush green space in which to picnic, read and observe the wildlife. It is additionally used by CAC for events, artists' residencies, performances, art exhibitions and for education, including courses, schools projects (eg for local disadvantaged and disabled young people), families and youth programmes. It is maintained to incorporate a wild area, and has been used for projects that have engaged with this habitat. The entire site is designated an Asset of Community Value (ref. CAMACV41)	This has been a public space since 1897, when the premises opened as the Central Public Library.
LGS 6 Hampstead Manor Gardens, 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. The site is important as a bat-foraging and commuting area and includes a natural pond. The development site was being marketed in 2017 for its biodiversity and contribution to local nature conservation. SINC status is expected for the new wildlife area that has been created.	From 1882, the grounds formed part of Westfield College, dedicated to women's education. The campus became co-educational in 1964. Public access is a condition of the development. The site, with many benches, is used both by residents of the development and residents of the surrounding area.

Public green space within the study area is very limited. The West Heath Lawn Tennis Club (WHLTC) and Frognal Lane Gardens constitute the most substantial areas of open space.



**BGI 4 LOCAL GREEN SPACES**

**Map 2 Designated Local Green Spaces 1 to 6**



**Camden** Local Green Spaces in Redington Frognal  
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**BGI 4 LOCAL GREEN SPACES**

**The following spaces are designated as Local Green Spaces:**

- LGS 1: West Heath Lawn Tennis Club
- LGS 2: SINC CaL07 Frognal Lane Gardens
- LGS 3: Embankment between Platt’s Lane and Telegraph Hill
- LGS 4: Green Space at Studholme Court
- LGS 5: Rear garden at Camden Arts Centre
- LGS 6: Hampstead Manor Gardens.

**LGS 1: West Heath Lawn Tennis Club (site 286 on Camden's schedule of open spaces)**

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 local residents in the area and from elsewhere. WHLTC also provides a social meeting place, with club tournaments, suppers, picnics etc.

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 because the land is “operational land” as defined in section 263 of the Town and Country Planning Act 1990.

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 (Outlined in Red) to be Designated Local Green Space

**Map 3 LGS 1 West Heath Lawn Tennis Club - Site Boundary**



## LGS 2: SINC CaL07: Frognal Lane Gardens

This is a small private communal garden bounded by Langland Gardens, Finchley Road and Frognal Lane, owned by Frognal Lane Gardens Ltd. It is estimated that the gardens can be seen from 170 flats/dwellings, while another 25-40 which have view of the trees, but probably not the ground. 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.

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.

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

**Map 4 LGS 2 SINC CaL07 Frognal Lane Gardens - Site Boundary**





### LGS 3: Embankment between Platt's Lane and Telegraph Hill

The embankment between Platt's Lane and Telegraph Hill was originally part of West Heath<sup>27</sup> 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, fulfills criteria 99 and 100 of the NPPF outlined above and is to be designated as Local Green Space.

Telegraph Hill is additionally of historic importance, having marked the Anglo-Saxon boundary between Hampstead and Hendon. It was also the site of an optical telegraph station constructed by the Admiralty during the Napoleonic wars as a means of communication with the fleet where the beacon was lit to carry the tidings of the Spanish Armada.

#### Map 5 LGS 3 Embankment Between Platt's Lane and Telegraph Hill - Site Boundary

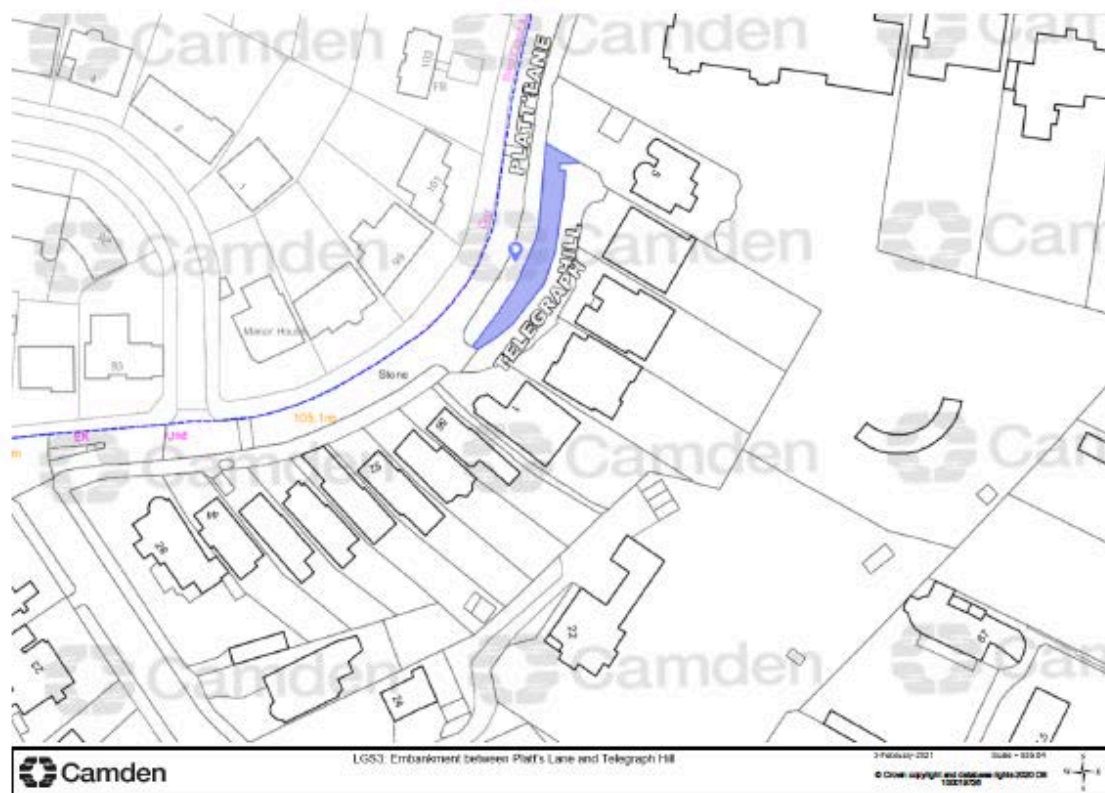


Photo 4 Embankment Between Platt's Lane and Telegraph Hill - Aerial View



Photo 5 Embankment Between Platt's Lane and Telegraph Hill - Streetscape



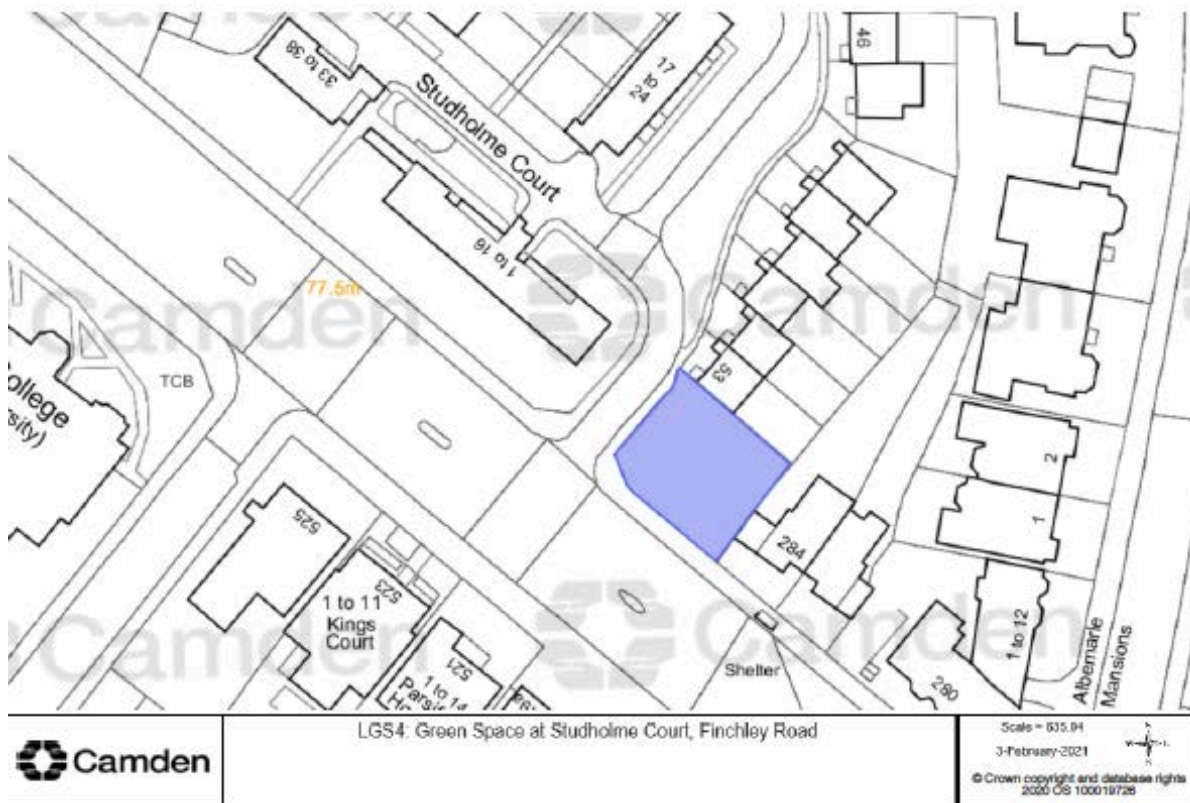
27 West Heath Road and Telegraph Hill – painting by RF McIntyre  
<http://www.hampsteadheath.net/search?q=tele>

**LGS 4: Green Space at Studholme Court, Finchley Road, NW3 7AE**

Studholme Court was constructed within an orchard on part of the garden of Marie Studholme's former Hampstead home. The site retains many trees, including fruit trees. The verdant setting, its trees and green space are highly valued by residents in the 53 family flats at Studholme Court, for their health and wellbeing and social events take place in summer.

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 rectangular area as Local Green Space.

**Map 6 LGS 4 Green Space at Studholme Court, Finchley Road, NW3 7AE - Site Boundary**



**Photo 6: Green Space at Studholme Court, Finchley Road, NW3 7AE - Aerial View**



**Photo 7: Green Space at Studholme Court, Finchley Road, NW3 7AE - Setting in Relation to Residential Blocks**



**LGS 5: Rear Garden at Camden Arts Centre, Arkwright Road, NW3 6DG**

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 provides a green backdrop to the Camden Arts Centre café and to adjoining properties in Arkwright Road, Lindfield Gardens, Finchley Road and a green aspect to a small section of the Finchley Road streetscape.

It is to be preserved as unbuilt, natural green space through designation as Local Green Space.

**Map 7 LGS 5 Rear Garden of Camden Arts Centre - Site Boundary**





**LGS 6: Hampstead Manor Gardens, Kidderpore Avenue**

Formerly a Borough Grade II Site of Importance for Nature Conservation (SINC) forming part of King's College London, the site had been enjoyed by students at King's College.

Following the sale of the site for new housing, the gardens have been reconfigured as three discrete areas and are subject to a s.106 agreement, providing public access. The agreement stipulates that the site 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).

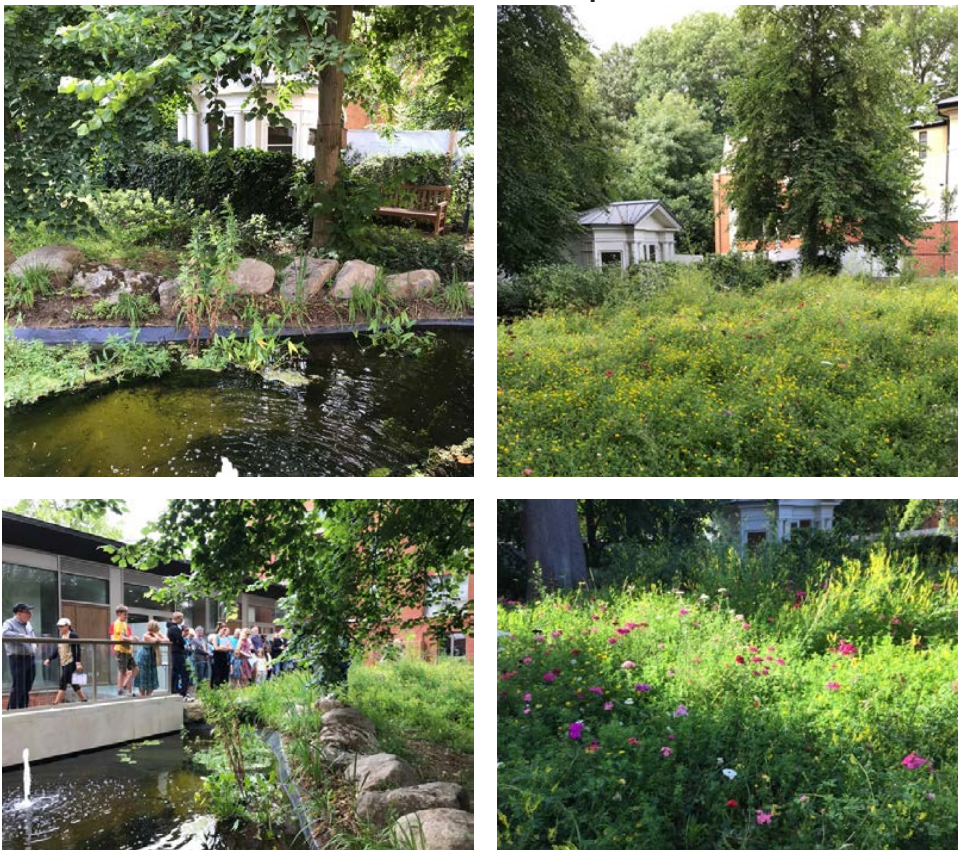
The natural area (to the north of the site) features a wildflower meadow and a natural pond, providing an opportunity for members of the public, including children, to experience nature, such as bees, butterflies and dragonflies during the day, and insect-eating bats at dusk.

The expansive mown grassed area above the underground car park is lined with benches, where members of the public can relax and enjoy the sun. To the south of the site is the historic courtyard garden, accessed through an archway. The courtyard garden incorporates the only remaining mature trees, including a fine catalpa, and provides a contrasting quiet, shaded environment.

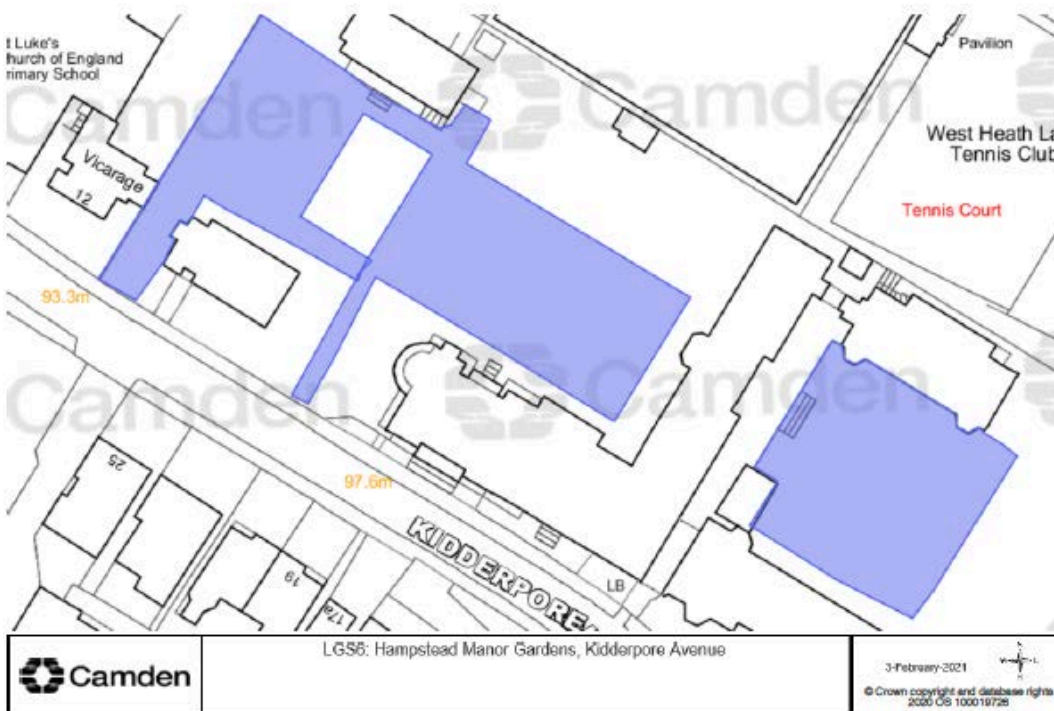
The site is used by residents of the development and also greatly valued by non-residents, living in flats without garden access. In July 2019, the Redington Froggnal Residents Association organised a wildlife gardening workshop, in conjunction with FrogLife, for local residents. The event was attended by 90 local residents, gaining coverage in the local newspaper (see Evidence Base document (69 vi) LGS 6).

The site has become a valuable community asset and the Plan therefore wishes to designate all the gardens (hatched in the map below) as Local Green Space. The natural pond, in the north-western corner of the site (adjacent to the Vicarage garden), is expressly included within this designation, on account of its high value to biodiversity.

**Photos 8 to 11: Natural Area and Pond at Hampstead Manor Gardens**



**Map 8 LGS 6 Hampstead Manor Gardens - Site Boundary**



**4.20**

**APPLICATION**

The policy designates green spaces with community value as Local Green Space. This provides a level of protection similar to Green Belt land.

## CF COMMUNITY FACILITIES

### CF 1 COMMUNITY FACILITIES

#### 4.21 RATIONALE AND EVIDENCE

The Plan area has a rich history as a cultural and tertiary education hub, as summarised in Evidence Base document (114 CF 1 The Role of Tertiary Education and Cultural Facilities in Redington Frognal.

Cultural, leisure and tertiary education facilities are vulnerable to pressure from uses which attract higher land values and, once lost, cannot easily be replaced. The Neighbourhood Plan seeks to help sustain and protect existing cultural, leisure, community and tertiary education facilities, especially those aimed at the elderly and young. Such facilities are essential both to social cohesion and to the health and well being of residents and people working in the area.

The Area lacks many such essential facilities, including 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. Support for such provision is set out in Evidence Base document (115 Cultural, Leisure, Tertiary Education and Community Facilities Need.

Community facilities are defined as those facilities in use class E 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.

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 well being of residents. This use of a community facility is supported by 79% of those responding to the Vision, Objectives and Aims Survey and confirmed in writing by U3A and YMC.

A Post Office is also an important community facility, and the establishment of a Post Office 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 Office with an opportunity to make themselves indispensable hubs for local business communities". The Post Office similarly acknowledges its role in providing support for community and outreach branches, 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....."*

This Policy applies aims to protect community use of the remaining cultural, leisure and tertiary education facilities and will support the development of new facilities.

Supporting Evidence Base documents are:

- (70) U3A emails, 13.2.15
- (71) Youth Music Centre emails, 20.8.15
- (72) RSA-Report\_Making-the-Connection\_Feb-2014
- (73) The Post Office Community Fund
- (114) CF1 The Role of Tertiary Education and Cultural Facilities in Redington Frognal
- (115) Cultural, Leisure, Tertiary Education and Community Facilities Need
- (116) FR Heritage and Character of Finchley Road.

### **CF 1 COMMUNITY FACILITIES**

**Applications for change of use, adaptation or extension of land or buildings used for community facilities in use class E will be supported, providing:**

- i. there is no loss in the community value of the site; or**
- ii. there is evidence that a community use is no longer viable; and**
- iii. an alternative and comparable facility is provided in a suitable, nearby location within the neighbourhood.**

**Applications for new community facilities in use class E will be supported.**

#### **4.22 APPLICATION**

The policy protects against the loss of existing community facilities in use class E and enables new use class E community facilities in sustainable locations.

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.

A nearby location is defined as within maximum walkable distance, from the centre of the Plan Area, of 1.2 kilometres, based on Guidance from the Chartered Institution of Highways and Transportation.

## CF 2 LOCAL COMMUNITY INFRASTRUCTURE PRIORITIES

### 4.23 RATIONALE AND EVIDENCE

The NPPF (para.175) states that the Local Community Infrastructure Levy (LCIL) should

*“Place control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place”.*

In areas with approved Neighbourhood Plans, the government has resolved that a minimum of 25% of LCIL 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 LCIL money in this Area.

The availability of LCIL revenues presents an opportunity for the Neighbourhood Forum to implement community infrastructure facilities in fulfilment of Redington Frogнал’s Vision, Objectives and Aims. The 2015 Vision, Objectives and Aims Survey is included as Evidence Base Document (132).

### CF 2 LOCAL COMMUNITY INFRASTRUCTURE PRIORITIES

Priorities for expenditure on community infrastructure projects are:

- Greening the area, including tree planting and landscaping;
- Installing high quality street furniture and signage and reduction of street clutter;
- Development of small ‘pocket’ parks;
- Improvement of footpaths;
- Upgrading ground surfaces with high quality paving and wide footways.

### 4.24 APPLICATION

The policy sets out preferences for use of Local Community Infrastructure Levy money and should be taken into account by the local planning authority in deciding how to allocate such funds.



## FR FINCHLEY ROAD: TRADITIONAL SHOPFRONTS

### 4.25 RATIONALE AND EVIDENCE

The A41 Finchley Road forms part of the Transport for London Road Network (TLRN) for which Transport for London (TfL) is the highway authority. The carriageway and footway of Finchley Road are both managed by TfL. The road 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.

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. Details of the road's heritage and character are provided in Evidence Base document (116) FR Heritage and Character of Finchley Road.

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

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 gardens.

Its appearance has been further degraded by the lack of a succession planting programme to replace felled trees, leaving gaps in the tree canopy.

By working with Historic England to restore the heritage features of traditional shopfronts, the retail section of the Finchley Road streetscape can be revitalised, generating increased pedestrian flows.

Streets with a high footfall are 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. Average spend is also linked to the time a consumer intends to spend in the area.

Relevant Evidence Base documents are:

- (74) TfL Town Centre Study, 2011
- (116) FR Heritage and Character of Finchley Road
- (123) NW Leicestershire Shop Fronts SPD

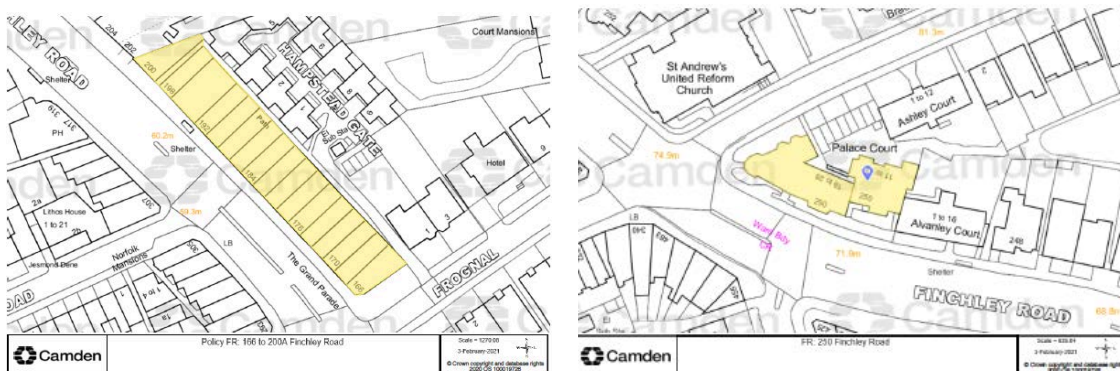
### FR FINCHLEY ROAD: TRADITIONAL SHOPFRONTS

**Traditional shopfronts at 166 to 200A and the ground floor units at 1-6 Palace Court, 250 Finchley Road (as shown in Map 9) should be retained and relevant development proposals should address the following:**

- i. **New shopfronts should complement the Victorian or Edwardian character of the street and must include a shop window, doorway, stallriser, fascia, corbels and pilasters.**
- ii. **Shopfronts should use a palette of materials similar to the original Victorian or Edwardian frontages, including:**
  1. **timber frames, glazing bars and fascias;**
  2. **part-glazed timber doors;**
  3. **timber or render stallrisers;**
  4. **timber, stone or render pilasters;**
  5. **paint finishes.**
- iii. **Where the shopfront incorporates panelling, it should comprise constructional timber panels and not be created through the application of timber beading to a flat timber surface.**
- iv. **Shopfronts should be retained, including where shops change to alternative uses, such as offices.**

The policy applies to all those traditional shopfronts highlighted in yellow on the two maps below.

**Maps 9a and 9b Traditional Shopfronts at 166 to 200A Finchley Road and at Palace Court, 250 Finchley Road (both highlighted in yellow)**

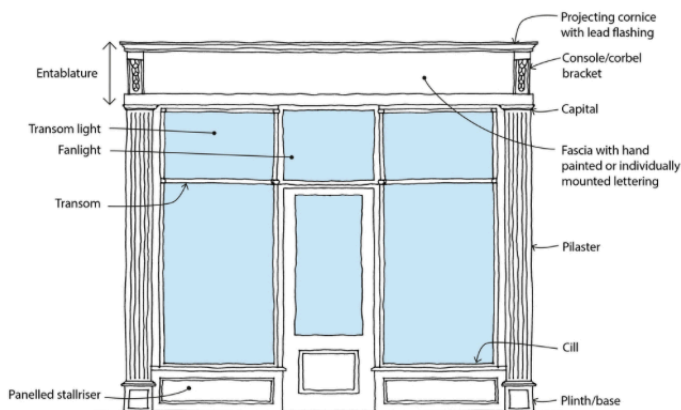


**4.26 APPLICATION**

The policy sets out the essential components of shop fronts to complement the Victorian and Edwardian character of the street, whilst avoiding being prescriptive on stylistic details.

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, glazing bars, stall risers, part-glazed doors and fascias.

**Key Elements of a Traditional Shopfront Design**



**Photo 12: Restored Shopfront at Bartlett's, 175-177 Holloway Rd, London N7 8LX**



As recommended in Section 7 of TfL's Streetscape Guidance, Yorkstone slabs should be prioritised as the most appropriate material for footways for a Conservation Area.

Street furniture should be in a single black colour, with surplus furniture removed, in order to reduce street clutter.

**Photo 13: Victorian / Edwardian Shopfront at 483-485 Finchley Road**



The original fascia at no. 485 has been obscured by the Chessams sign, detracting from overall appearance and the window frames and doors painted in an inappropriate colour.

**Photo14: Original and Existing Shopfronts at 200 Finchley Road**



Original arches at street level, shown in the photo to the left, have been lost.

## UD UNDERGROUND DEVELOPMENT

### UD 1 UNDERGROUND DEVELOPMENT

#### 4.27 RATIONALE AND EVIDENCE

##### 4.27.1 HYDROGEOLOGY

The Plan Area borders a Regionally Important Geological and Geomorphological Site (GLA 42), which the London Plan seeks to protect and promote. It is also situated on unstable soils (London clay, Claygate Member and Bagshot Formation) above a large body of underground water, including the underground River Westbourne (also known as the Cannon) and its tributaries, and the local authority is designated a "Lead Local Flood Authority".

Arup was engaged to map the lost streams and natural springs of the Redington and Frognal Plan Area. A method was developed for the community to co-create and maintain a live online map, by combining local community-sourced knowledge collected by the Forum with a range of analyses undertaken by Arup. These desk-based analyses included topographic flowpath modelling, review of historical maps and records, and a review of hydrogeology to indicate the location of spring lines. Local knowledge from residents, such as the discovery of culverted watercourses beneath properties, or boggy patches in gardens, was reviewed and mapped, and this often supported other lines of evidence.

The study identified that the neighbourhood was once home to the headwaters of London's most famous lost rivers: the Westbourne, Tyburn and Fleet. The study also demonstrated how the history of the area is intrinsically linked with the wells and springs that were exploited by Victorians for the perceived health benefits of the groundwater. While there are few visible clues to the public at street-level, the analysis indicates that the water is likely to still be flowing beneath the surface, including in pipes or sewers.

The map is presented in Evidence Base document (77) Arup Red Frog Sub-surface Water Features Mapping and hosted on the Redington Frognal Neighbourhood Forum website. However, it is important to point out, as noted by First Steps chartered engineering geologists, that the map will be liable to misinterpretation,

*"by those unfamiliar with the subject as indicating that water does not exist other than where shown. Groundwater is everywhere and the Arup map simply records its manifestation at or near ground level."*

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 from the Supplementary Planning Document adopted by the Royal Borough of Kensington and Chelsea. The policy applies to all applications involving excavation for underground 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.

Supporting Evidence Base documents include:

- (5) MHCLG National Design Guide
- (49) Managing Flood Risk in Camden
- (53) AECOM - Contribution of Trees to the Townscape
- (75) London's Foundations – Policy 7.20, page 13
- (76) UD Hydrogeology, Ground and Groundwater Movement
- (77) Arup Red Frog Sub-Surface Water Features Mapping
- (77i) Arup Camden geological, hydrogeological and hydrological study *Guidance for subterranean development*, November 2010
- (78) Can the Laws of Nature and Land Coexist in a Basement
- (79) First Steps tracked changes UWF draft 1, 8.10.17, showing comments made by First Steps to Success <https://firststeps-geo.co.uk/about-us.html>
- (80) RBKC Basements SPD
- (81) Redington Road spring line emails 2011
- (82) UD Soil Depths – Redington Frognal background
- (83) Soil Depth Telephone Conversations, 26.2.18 and 6.3.18
- (84) Seething Lane 2 metres (Section 7 Positive reflections)

- (85) Islington Basement Development SPG – section 7.4 Basements in Proximity to Trees and, particularly, 7.4.11 to 7.4.16
- (86) Applied Tree Biology – page 155
- (87) UCL - The Hampstead Storm, August 1974
- (88) Surface water- The biggest flood risk of all - GOV.UK
- (89) Environment Agency - RedFrog surface water flood risk
- (90) Recent downstream surface water flooding
- (91) CIRIA report C723 - Water Sensitive Urban Design
- (92) RedFrog-Spring-line-map
- (93) Spring line sinkhole.pdf
- (94) Arup Figure 7 - Results Map (Rev F3 21.5.16) – sub-surface water features in the Redington Frogнал Neighbourhood Plan area
- (95) Need for cumulative impacts assessment - Email from affected resident to Ward Councillor
- (96) Camden New Journal - residents' basement experience 15.3.18
- (97) Emails re Camden's Basement Policy 23.3.18
- (98) Evidence to DCLG inquiry 6.1.17
- (99) Ham and High - basement assessment problems, 14.1.16
- (100) Mary Poppins house ceiling collapses after neighbour built extension | Daily Mail Online
- (121) TfL SuDs in London, 2016
- (135) Flood and Water Management Act, 2010
- (136) DEFRA Surface Water Management An Action Plan, July 2018
- (141) 20171229/P – 5 Templewood Avenue
- (142 i) 3 Greenaway Gardens car lift – HHS objection
- (142 ii) 3 Greenaway Gardens consent – 2017/1499/P
- (143) Biodiversity net gain. Good practice principles for development.
- (144) Planning Practice Guidance – Light Pollution.

#### 4.27.2 GARDEN VIABILITY

Paragraph 170 of the NPPF requires that development contributes to and enhances the natural and local environment, including, “d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”

There is an increasing trend for domestic basement extensions in the Plan Area (as noted in Evidence Base document (82) UD Soil Depths. 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<sup>28</sup>. 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, 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<sup>29</sup>.

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.

Generous land plots with well-vegetated gardens are intrinsic to the setting of the Redington Frogнал 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. The development of basements often results in tree loss and reduces the scope for future planting of large-canopy native trees, which are so intrinsic to the Redington Frogнал Conservation Area.

28 Examples are the Mount Anvil, Barratt and Westfield developments in Kidderpore Avenue, 5 Templewood Avenue (2017/1229/P) and 3 Greenaway Gardens (2017/1499/P)

29 5 Templewood Avenue: 2017/1229/P



The Underground Development 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.

### 4.27.3 BASEMENT IMPACT ASSESSMENTS

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".

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 caused to properties in Redington Frogнал, as a result of nearby basement excavation. 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. 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.

#### UD 1 UNDERGROUND DEVELOPMENT

- i. Residential basements and other underground development, including car parking and swimming pools, should have no significant adverse impact on:
  - a. the viability of garden spaces. This requires maintaining 3 metres of depth for roots of large trees and 2 metres of depth for roots of medium trees. Large and medium trees are defined as:
    - large trees (ultimate height of 15m+): a minimum of 30 m<sup>3</sup>
    - medium trees (ultimate height of 8 -15m): a minimum of 20 m<sup>3</sup>;
  - b. the character and verdant amenity of garden spaces, including through the impact of light wells, car lifts and other surface features;
  - c. the viability of trees with ecological or amenity value and potential for future tree planting. This requires maintaining 3-metres of depth for roots of large trees and 2-metres of depth for roots of medium trees;
  - d. underground streams or spring lines, including through cumulative impact, and
  - e. neighbouring properties, though impacts, and cumulative impacts, on ground water and land stability.
- ii. Development proposals that include new water features to manage drainage, including daylighting of underground rivers, will be encouraged;
- iii. Development proposals should be accompanied by sufficient information to allow proper assessment of impacts, including how they:
  - a. will not cause cumulative erosion of garden space; and
  - b. will not contribute to localised groundwater flooding.

### 4.28 APPLICATION

It will be helpful to demonstrate compliance with policy UD 1 through the steps set out under headings:

- 4.28.1 Screening and Information to Accompany Planning Applications,
- 4.28.2 Basement Impact Assessment Guidance and
- 4.28.3 Basement Impact Assessments.

However, not all of this guidance will be relevant for every application for underground development.

#### 4.28.1 SCREENING AND INFORMATION TO ACCOMPANY PLANNING APPLICATIONS

Developers are encouraged 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 should include contours of predicted vertical settlement and the predicted impacts on neighbours.

The cumulative effect of several underground developments in proximity can be more significant than the impact of a single basement. Applicants should 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 should also show all known sub surface water features, as identified by Arup in the Evidence Base document (94) "Arup Fig 7 – Results Map".

Differing soil types, e.g. Claygate Member beds, Bagshot sands, gravel and band D of the London Clay Formation should 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.

Burland Scale tests and a ground movement assessment will be required from the applicant, prior to the determination of the planning application. Applicants should understand that the Burland calculations relate to walls with no windows or doors, and judge accordingly when assessing the relevance of their calculations to nearby structures. Justification for the Burland Scale damage level assessment is also to be provided, where there are properties within the likely zone of influence

Applications are to be accompanied by a report prepared by the engineer detailing how the assessments and design will be executed, cross-referenced to established industry practice, to allow planning approval with conditions. The Planning Office should then review this at the appropriate time after design has been fully completed, to check if the conditions have been met.

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 – (Evidence Base document (94)). The map is also hosted on the Redington Frognal Neighbourhood Forum website at: <http://www.redfrogforum.org/evidence-base/>

A copy of the map is to be marked with all existing and proposed basements and sub surface water features within the zone of influence, as determined by the scoping exercise, 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.

Evidence should be provided, at the earliest possible stage, that damage to neighbouring properties will be less than or equal to 1 ("very slight") on the Burland Scale.

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

#### 4.28.2 BASEMENT IMPACT ASSESSMENT GUIDANCE

This section provides helpful guidance to avoid potential damage from basement development and demonstrate compliance with policy UD 1.

It is advisable that all issues related to the BIA, or raised by the Independent Assessor appointed by Camden, are 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 is to promote sustainability in development.

The sequencing of the basement excavation and construction, and how the work affects ground movements, are of utmost importance, and this should 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.

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 should 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.

The BIA is to include estimations of ground and underground water movements, including cumulative impacts, made 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 hydrogeologist. Chartered qualifications and suitable experience are encouraged for both the engineer and the hydrogeologist. Subject to the findings of the BIA screening and scoping exercises, 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

The guidance below is additional to that set out in the latest Camden Planning Guidance for Basements and applies to both excavation and basement construction.

#### 4.28.3 BASEMENT IMPACT ASSESSMENTS

The following information should be provided as a minimum and provide evidence that the ground will withstand underground development without causing any adverse impacts.

- i. All engineering calculations and specifications that can be provided before commissioning a building contractor should be made public at the earliest possible stage.
- ii. Engineering design should be advanced to Detailed Proposals Stage (equivalent to RIBA Stage 3), as set out in the Services of ACE (Association of Consultancy and Engineering) Agreement 1: Design, 2009 Edition).
- iii. As a minimum, BIAs should incorporate the following information and data:
  - a) The sequencing of the basement excavation and construction.
  - b) Soil samples, where they are required, including those near boundaries with neighbours should 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 / flooding during and immediately following storms.
  - c) Boreholes data, ground movement and ground water flow calculations should be accompanied by a factual report that meets the Council's requirements. An interpretative report alone will generally not be sufficient.
  - d) Hydrological modelling, to show whether it will be possible through the inclusion of drainage systems, to prevent any significant harm from changes to groundwater levels or flow. Hydrological modelling only needs to be done if it cannot be demonstrated through screening and scoping that there is no risk.

- iv. Depending on the outcomes of the screening and scoping stages, the BIA should 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) Cumulative impacts on ground stability and underground water 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 should also demonstrate that trees of category A or B, or included in the list of trees with a high value to insects (shown in 6.2.1 Relative Importance of Trees for Supporting Insects from The London Survey) will not be felled or liable to die.
- vi. Where a BCP is requested (as set out in CPG: Basements), the BCP should be written by a structural engineer, and submitted alongside the BIA at the time of applying for planning consent. The BCP should set out ways in which potential problems arising from cumulative impacts on ground stability and underground water movements 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.
- viii. Basement applications should not be determined until all technical outstanding issues are resolved to the largest extent possible, prior to the commissioning of a building contractor.
- ix. Where the independent assessor is to be present at a planning meeting, an engineer of at least Specialist or, preferably, Advisor grade in the UK Register of Ground Engineering Professionals (RoGEP) is recommended. The register is held by the Institution of Civil Engineers.

## UD 2 DEVELOPMENT IMPACTS

### 4.29 RATIONALE AND EVIDENCE

Construction Management Plans should include limits on hours of construction as set out in the policy text box below.

The relevant Evidence Base documents are (101) Hampstead Neighbourhood Plan – Policy BA3 and Application (134) RBKC Code of Construction Practice (pages 28-29).

#### UD 2 DEVELOPMENT IMPACTS

- i. **High impact activities will be restricted to 9 am till 5.30 pm on weekdays. At no time should there be any works on Saturdays, Sundays or public holidays.**  
**High impact activities include:**
  - a. Demolition, ground-breaking and excavation works using percussive equipment.
  - b. Percussive piling operations and percussive pile reduction and pile break-out works.
  - c. Percussive and grinding power tools on party walls/floors of adjoining occupied properties.
  - d. Removal of clay and sub soil during excavation by means of conveyor belts, lorries, etc.
- ii. **Deliveries and collections involving these activities should take place between 9.30 am and 4.30 pm.**

### 4.30 APPLICATION

Limits on hours of construction, high impact construction activity and collections and deliveries will be matters for planning conditions.



## KR KIDDERPORE RESERVOIR

### 4.31 RATIONALE AND EVIDENCE

Kidderpore Reservoir was constructed in 1867 to store treated water extracted from the Thames at Hampton. It is a distinctive area of flat, open space in an area of high ground in the north west of the Plan Area and is shown on Camden Council Local List as a ‘Natural Feature or Landscape’.

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.

At ground level, use as a nature reserve will achieve the Redington Frognal Vision, Objectives and Aims supported goal and help meet the Natural England Accessible Natural Green Space Standards (ANGSt).

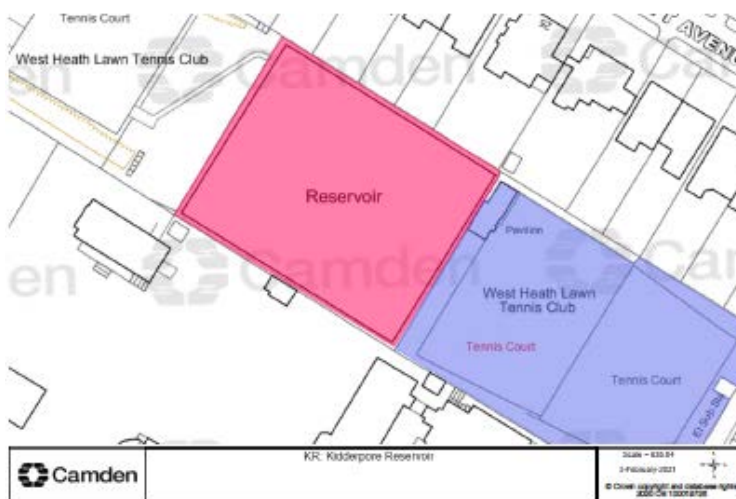
Supporting information is available in the ITV video embedded at:

<https://www.itv.com/news/london/update/2013-09-16/rare-victorian-brickwork-exposed/>

and in Evidence Base documents:

- (102) Kidderpore Reservoir (and the Noble Adventures of Quackpot) - London - October 2013 | UK Draining Forum | 28DaysLater.co.uk
- (103) Royal Commission on Water Supply – para. 118
- (104) Victorian Public Health | Tomb With a View
- (105) Reservoir roof replacement reveals Victorian gem - WWT
- (106) Kidderpore reservoir images
- (122) Natural England ANGSt.
- (150) Kidderpore Reservoir Heritage Value and Recommendations

#### Map 10 Kidderpore Reservoir Site Plan - outlined in red



Note: Policy KR refers to the red shaded area, while the mauve shaded area is designated local green space LGS 1.

#### Photo 15: Victorian Engineering Beneath Covered Water Reservoir



## **KR KIDDERPORE RESERVOIR**

- i. Development proposals affecting Kidderpore Reservoir (Map 10) should have no significant adverse impact on the architectural or historic interest of the structure, or on the contribution it makes to the special architectural or historic interest of the Redington Frognal Conservation Area and should respect the adjacent land designated as Local Green Space.
- ii. Creative and sensitive adaptation of the reservoir is encouraged, in particular where it would create public access to the structure, with greening at ground level. Suitable uses may include a nature reserve in conjunction with commercial use below ground.
- iii. Development proposals affecting Kidderpore Reservoir will be supported, if they enable adaptation to create a biodiverse natural space.

### **4.32 APPLICATION**

This policy recognises the heritage significance of the reservoir to the special interest of the Redington Frognal Conservation Area and protects that significance, while allowing for appropriate and biodiverse development to achieve the Redington Frognal Vision, Objectives and Aims supported goal and help to meet the Natural England Accessible Natural Green Space Standards (ANGSt).

Potential uses for the underground water reservoir could include a:

- nature reserve
- sunken garden
- underground vertical farm to help meet the demand for sustainably, locally grown produce. The area beneath ground level could be ideal for sustainable farming methods, which do not require natural light, such as hydroponics, aeroponics or acquaponics.

## 5.0 POSSIBLE REDEVELOPMENT OPPORTUNITIES

### INTENT

The Plan does not allocate any sites for development.

The primary aim for Redington Frognal possible redevelopment opportunities 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. If the sites, described briefly below, were to become available, the following options could be considered.

This Neighbourhood Plan does not make site allocations. However, possible redevelopment opportunities are recognised in the following pages, where the Forum would support development that accords with the Policy SD 4 Sustainable Design and Redington Frognal Character and BGI policies, along with 5.1 Guidance for Possible Redevelopment Opportunity Sites.

### POSSIBLE REDEVELOPMENT OPPORTUNITIES

Development, redevelopment or improvement of the following locations is encouraged. They are not intended as site allocations, but guidance, in the event that any of the sites RF 1 to RF 9 come forward for development. Development should take account of the development principles set out below.

Guidance (not policy) is provided for each of the following potential redevelopment opportunities, with site references:

- RF 1 Meridian House: a new development set back from the building line to enable the creation of a pocket park and contribute greening to the streetscape. This would change the character of the area but could also enhance it by creating an attractive new green space.
- RF 2 Conrad Court: studio flats, including a contribution to daylighting the small section of the underground stream between the entrance to Branch Hill Woods and Templewood Gardens.
- RF 3 1 Platt's Lane: community use and / or upgraded studio flats.
- RF 4 Garages on south side of Frognal Lane: a low-level residential development.
- RF 5 Garages to the rear of 23 to 27A Frognal: a low-level residential development within a biodiverse, green setting.
- RF 6 Hampstead Gate: a car-free development of workshops and co-working facilities, within a setting of, predominantly, natural soft surface and with native trees.
- RF 7 Rear of 166 to 200A Finchley Road: comprehensive rear extensions with active rear frontages, to improve the quality of the environment. An active frontage would include windows, doors and/or balconies.
- RF 8 282-284 Finchley Road: a mid-rise mansion block of up to five storeys, taking account of policies SD and BGI.
- RF 9 Studholme Court Garages: redevelopment as a community facility for use by Studholme Court residents.

## 5.1 GUIDANCE FOR POSSIBLE REDEVELOPMENT OPPORTUNITY SITES

Development, redevelopment or improvement of the following locations is encouraged. They are not intended as site allocations, but guidance, in the event that any of the sites RF 1 to RF 9 come forward for development. Development should take account of the development principles set out below and under the DS Possible Redevelopment Opportunities of the Neighbourhood Plan.

Guidance (not policy) is provided for each of the following potential redevelopment opportunities below.

### Site reference RF 1: Meridian House

Address: 202 Finchley Rd, London NW3 6BX.

**Map 11: Meridian House, Site Plan**



**Photo 16: Meridian House, 202 Finchley Road, Front Elevation**



**Map 12: Meridian House, 202 Finchley Road, 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 Froggnal 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. Above Allied Irish Bank are eight residential flats: 1A, 2A and flats B to G.

#### Potential development

Ten 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

A redevelopment here, in conformity with policy BD4 and the BGI policies here would be favourably considered if it were to be set back in order to incorporate a pocket park. Although setting back the development would change the character of the Finchley Road streetscape, such a set-back would deliver improved townscape benefits, including the potential to create a pocket park.

Although it is a relatively recent block, buildings dating from the 1960s have already been or are due to be demolished and replaced, eg in Redington Road and Redington Gardens.

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 at 317 Finchley Road, or contribute to social cohesion and inclusion<sup>30</sup>.

Such a site, with its high PTAL rating, and proximity to retail and leisure facilities, could also 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 may be that the owner of the building would be sympathetic to the idea of redevelopment<sup>31</sup>.

### Conclusion

It is possible that the site is available, and the Council 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

**Photo 17: Potential Pocket Park to the Front of 202 Finchley Road**



30 “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

31 Dutch & Dutch tel. con, re Meridien House



## Site reference RF 2: Conrad Court, 27 Redington Gardens

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

**Map 13: Conrad Court, 27 Redington Gardens, Aerial View**



**Photo 18: 27 Redington Gardens, Front Elevation**



**Map 14: 27 Redington Gardens, Site Plan**



### 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". Notwithstanding this protection, it is noted in the emerging London Plan (policy H12 para. 4.12.5 that, "one-bedroom units play a very important role in meeting housing need, and provision in new developments can help reduce the pressure to convert and subdivide existing larger homes. However, one-person and one-bed units are the least flexible unit type so schemes should generally consist of a range of unit sizes."

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 Froggnal Neighbourhood Plan policies SD and BGI to provide up to 40 units of upgraded 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 be informed by the Redington Froggnal Neighbourhood Plan policies SD and BGI. 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. It will also help to reduce sewer flooding by alleviating pressure on Thames Water's sewers. Thames Water Utilities encourages all initiatives that either keep rainwater out of the sewer network or, slow down the rate of flow into sewers <sup>32</sup>.

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<sup>32</sup> Thames Water support for daylighting

### Site reference RF 3: 1 Platt's Lane

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

**Map 15: 1 Platt's Lane, Aerial View**



**Photo 19: 1 Platt's Lane, Front Elevation**



**Map 16: 1 Platt's Lane, Site Plan**



#### 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 nursery school places. The Plan Area does not have any early years provision and it is suggested that the site could help to meet this gap in provision for an age group if the Mayor's Clean Air targets are achieved, and the Ultra-Low Emission Zone implemented (in 2020). As has been noted in email correspondence by the Head of Governors at St. Luke's Church of England School, the site could be utilised to meet the demand for nursery education (or child care, as a result of forecast growth in the 0 to 3 years age group).

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

It has not been possible to make contact with the registered owner of the building.

#### Conclusion

The site is suitable for residential use and a variety of community uses, from educational (nursery / child care or 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 is informed by the Redington Froggnal Neighbourhood Plan policies SD and BGI 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

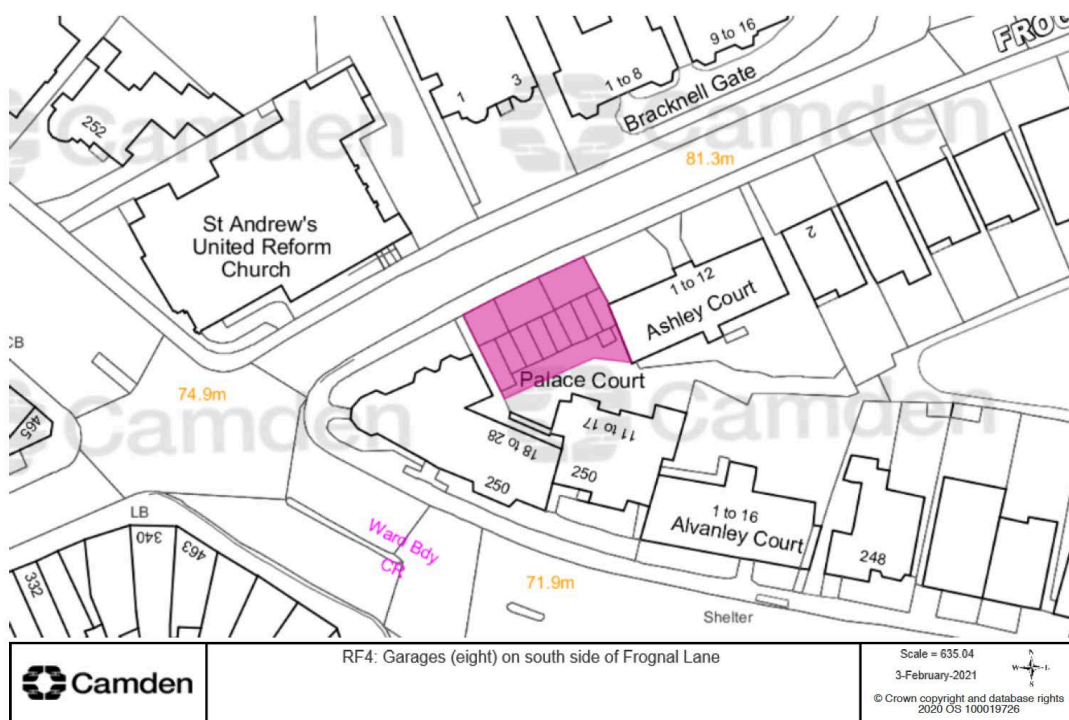
**Map 17: Frognal Lane Garages, Aerial View**



**Photo 20: Frognal Lane Garages, Streetscape**



**Map 18: Frognal Lane Garages, Site Plan**



Site area: 210 square metres

#### Description

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

This is not an efficient land use, is not consistent with sustainable transport policies, and Local Plan Policy T1 10.19 supports the development of parking space for alternative uses. The Forum note that 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.

#### Opportunity

The site could be utilised for a low-level residential development, subject to any impacts on amenity being satisfactorily addressed.

#### 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

The site area is shown shaded in pink.

**Map 19: Garages and land to rear of 23-27A Frognal, Site Plan**



**Photo RF 21: Garages to Rear of 23-27A Frognal,**



Site area: 650m<sup>2</sup>

#### Description

The site accommodates seven backland garages, and the access way between 25s and 25c, leading to behind 25b Frognal as described in Land Registry title number LN121820. The site 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

#### Amount of development

The site could be holistically developed to accommodate c. 2-3 car-free units (or as appropriate) within a green setting.



### Opportunity

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

### Constraints

Currently car parking and hard surfaced, with poor access. Any new development would be subject to any impacts on the amenity of neighbouring properties and gardens being satisfactorily addressed.

The land is owned by separate owners and is comprised of the following Land Registry titles: LN 121820, NGL 201021, NGL 85340, LN 154773, LN 250891, NGL 161814, NGL 199290, LN 147289.

### Conclusion

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

The redeveloped site should also include substantial permeable natural 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<sup>33</sup>.

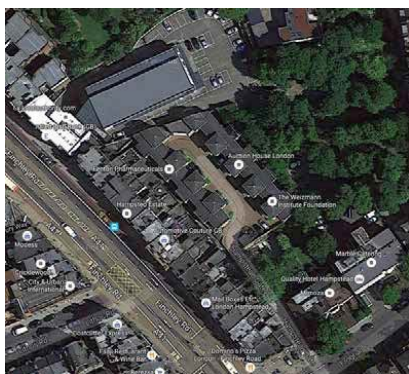
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33 Furesfen 25B Frogna! Bat Survey, July 2012

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

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

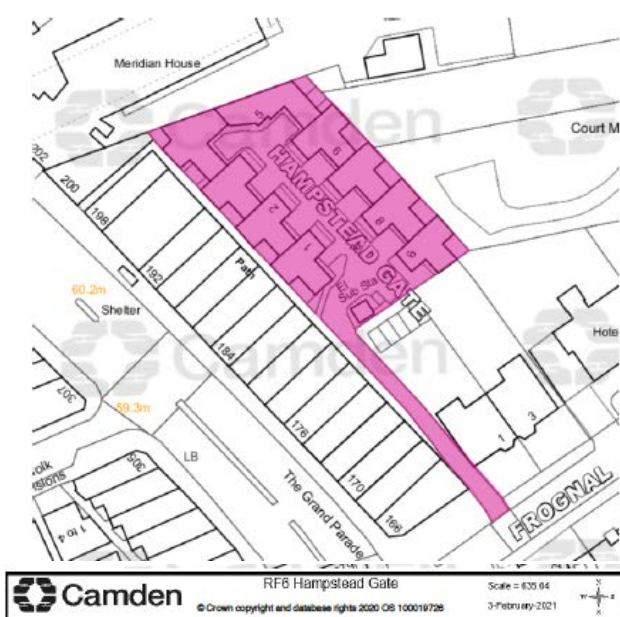
**Map 20: Hampstead Gate, Aerial View**



**Photo 22: Hampstead Gate, Internal Site Streetscape**



**Map 21: Hampstead Gate Site Plan**



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. The site is located above a tributary to the underground River Westbourne<sup>34</sup> and in an area at risk of surface water flooding<sup>35</sup>.

Future redevelopment would expect better, more efficient use of the land through alternative use of garages, reduced parking provision, a higher density development of workshops and co-working facilities, incorporating soft landscape and trees and contributing towards Camden’s employment development targets. Alternatively, if considered appropriate, the site could be utilised for a mid-rise car-free residential or mixed-use development in which hard surface is returned to natural soft surface (in accordance with the emerging London Plan) and the design is informed by the Redington Frognal Neighbourhood Plan SD and BGI policies.

Amount of development: c.16 employment units (or a greater number of residential units).

34 Arup report “Redington Frognal Sub-Surface Water Features Mapping”

35 Flood risk from surface water: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

### 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, it would be desirable for the site to be developed as a whole.

### Conclusion

The site is suitable, but not currently available, although a recent advertisement<sup>36</sup> notes that, "Vendors may also consider selling freehold interest".

If the site were to become available during the lifetime of the Neighbourhood Plan, the Forum would encourage a scheme with substantial permeable<sup>37</sup> soft surface, trees, hedging, benches, outdoor seating and a natural wildlife pond. A natural wildlife pond is suggested not just for its water storage capacity but also for biodiversity benefit<sup>38</sup>, including to the adjoining copse, and the minimal once yearly maintenance requirement.

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<sup>39</sup> (if this would be commercially viable).

A redevelopment such as this would introduce some charm and greenery, and revitalise this area, also providing an amenity to guests at the adjacent Quality Hotel.

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36 Grovelands, 1A Hampstead Gate, Frognal, NW3

<http://www.grovelands.net/property/hampstead-gate-1a-frognal-london-nw3/>

37 i.e. surface that allows water to percolate into the soil to filter out pollutants and recharge the water table.

38 Promoting dragonfly diversity in cities: major determinants and implications for urban pond design

<https://link.springer.com/article/10.1007/s10841-012-9522-z>

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

### Site Reference RF 7: Rear of 166-200A Finchley Road, London NW3 6BX

Map 22: Rear of 166-200A Finchley Road, Aerial View



Photo 23: Alley Leading to Rear of 166 to 200A Finchley Road



Photo 24: Rear of 166 to 200A Finchley Road - Front Elevation



Map 23: Rear of 166 to 200A Finchley Road, Site Plan



Site area: 1900m<sup>2</sup>

#### Description

The site is comprised of a group of late 19th century terraces on the east side of Finchley Road, included within reference no. 584 on Camden's Local List (evidence base document (146) Camden Local List, 2015).

The flats to the rear of the Finchley Road retail facade 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.

Amount of development: c.36 units in total.

#### Opportunity

The apartments are in need of refurbishment. This can be achieved without affecting the Finchley Road facades through the addition of comprehensive rear extensions with active rear frontages. The very convenient location means that the refurbished apartments would become highly desirable accommodation, for all age groups.

#### 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 Forum would support any refurbishment that is informed by the Redington Frognal Neighbourhood Plan policies. This should include the retention of the entire Victorian facade fronting Finchley Road, which is included on Camden's Local List (reference 584).



### Site reference RF 8: 282-284 Finchley Road

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

Map 24: 282-284 Finchley Road, Aerial View



Photo 25: 282-284 Finchley Road, Streetscape



Map 25: 282-284 Finchley Road, Site Plan



Site area: 360 m<sup>2</sup>

#### 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 should conform to the Redington Froggnal SD and BGI policies.

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.

#### 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 Forum would support any development that adheres to the Redington Froggnal policies for Sustainable Design and Character and Biodiversity and Green Infrastructure.

Site reference RF 9: Row of Ten Garages at Studholme Court

Address: Studholme Court, Finchley Road, NW3 7AE

Map 26: Studholme Court: Site Plan

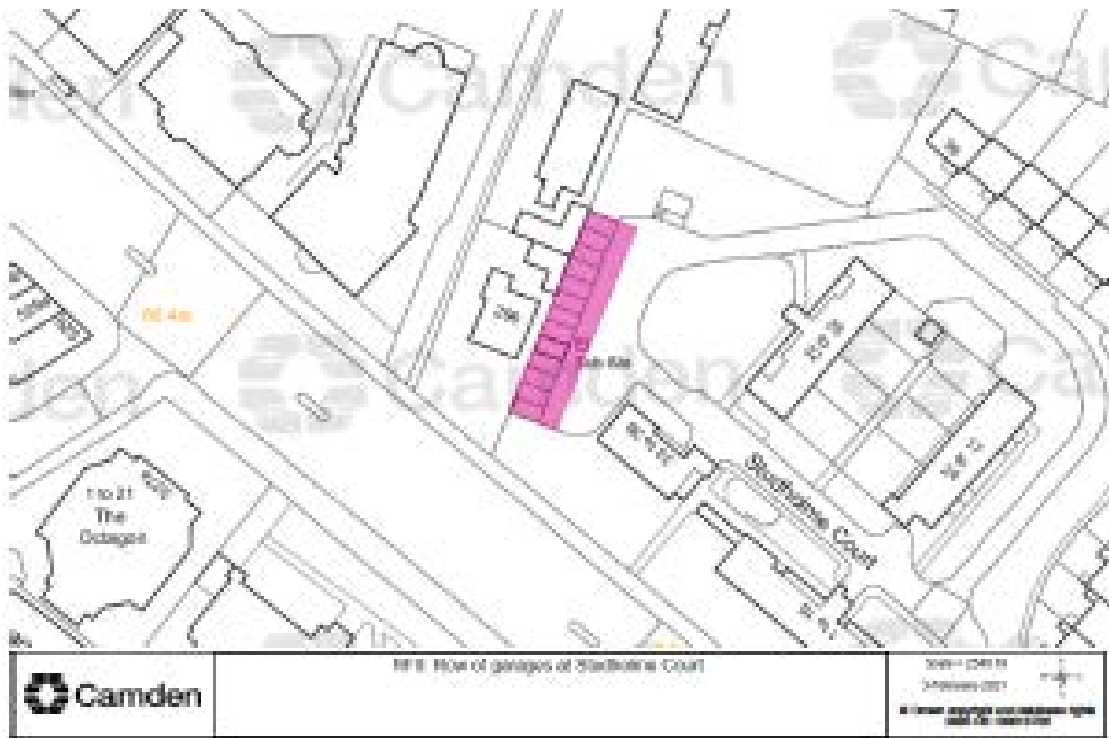


Photo 26: Studholme Court: Row of Ten Garages Backing onto Croft Way



In the event that the garages in public ownership at Studholme Court become redundant, these might in future be utilised as a community facility, eg shared office space or workshops, for use by Studholme Court residents.

## **6.0 ANNEX**

- 6.1 Inventory of Designated and Non-Designated Heritage Assets**
- 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character**
- 6.3 Design Guidance for Planning Applicants**
- 6.4 List of Evidence Base Documents Underpinning the Policies**  
<https://www.redfrogforum.org/evidence-base/>

## 6.1 Inventory of Designated and Non-Designated Heritage Assets

Non-designated heritage assets in the Redington Frogna Conservation Area include those on Camden's Local List and those identified in the 2003 Conservation Area Statement as making a positive contribution, either individually or as part of a group of buildings. In March 2021, Camden Council was reviewing the 2003 Conservation Area Statement and expects to publish an updated Conservation Area Character Appraisal and Management Plan during 2021.

### LISTED BUILDINGS, BUILDINGS AND GROUPS OF BUILDINGS FORMING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA AND NON-DESIGNATED HERITAGE ASSETS ON CAMDEN'S LOCAL LIST

House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
12-14 (even)	Arkwright Road						Positive contributors
18-20 (even)							Positive contributors
13	Arkwright Road	Theodore Green		1870s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.34		Positive contributor
15-47 (odd)	Arkwright Road						Positive contributors
28	Arkwright Road	Robert A Briggs		1891	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.34	Also boundary walls and piers	Grade II
30-34 (even)	Arkwright Road						Positive contributors
38-48 (even)	Arkwright Road						Positive contributors
Camden Arts Centre	Arkwright Road	Arnold S Taylor		1897	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.36	Also boundary walls and piers	Grade II
5	Bracknell Gardens						Positive contributor
6	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
7	Bracknell Gardens						Positive contributor
8	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
9	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
10	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
11	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
12	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
13	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
14	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
15	Bracknell Gardens	William A. Burr	James Tomblin	1907-8	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
16	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
17	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
18	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
19	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
20	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
21	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
22	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
23	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
24	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
25	Bracknell Gardens						Positive contributor
26	Bracknell Gardens	C.H. Saunders	William James King	1910-13	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
27	Bracknell Gardens						Positive contributor
29	Bracknell Gardens	Randall and Pile		1921	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
31	Bracknell Gardens	Randall and Pile		1921	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor







House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
St. Andrew's Church	Finchley Road			1902-04			Grade II
Arkwright Mansions	Finchley Road			1897-99	<a href="http://freepages.family.rootsweb.ancestry.com/~treevecwl/arkwright.htm">http://freepages.family.rootsweb.ancestry.com/~treevecwl/arkwright.htm</a>		Positive contributor
Langland Mansions	Finchley Road						Positive contributor
Leinster Mansions	Finchley Road						Positive contributor
164-200 (even)	Finchley Road						Local List, ref. 584
214-226 (even)	Finchley Road						Positive contributors
230-248 (even)	Finchley Road						Positive contributors
254A			Gliksten family - probable				Local List, ref. 789
260-262 (even)	Finchley Road						Local List, ref. 582
280	Finchley Road						Local List, ref. 583
302-334 (even)	Finchley Road						Positive contributors
Heath Court	Frognaal						Positive contributor
2	Frognaal	E. H. & H. T. Cave		1889-91	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		Positive contributor
4	Frognaal	E. H. & H. T. Cave		1889-91	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		Positive contributor
6	Frognaal	E. H. & H. T. Cave		1889-91	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		Positive contributor
8	Frognaal	E. H. & H. T. Cave		1889-91	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		Positive contributor
9-23 (odd)	Frognaal						Positive contributors
10	Frognaal	E. H. & H. T. Cave		1889-91	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		
12	Frognaal	E. H. & H. T. Cave		1889-91	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		
14	Frognaal	E. H. & H. T. Cave		1889-91	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		
16	Frognaal	E. H. & H. T. Cave		1889-91	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		
18-48 (even)	Frognaal						Positive contributors
33	Frognaal			1893			Positive contributor
35	Frognaal			1893			Positive contributor
37	Frognaal			1888			Positive contributor
39	Frognaal	Norman Shaw		1885			Grade II
39a	Frognaal	Norman Shaw		1885			Grade II
University College School	Frognaal	Arnold Mitchell		1906-07		Also gates and railings	Grade II
Porter's Lodgel, 56	Frognaal	Arnold Mitchell		1906-07			Grade II
41	Frognaal	Alexander Flinder		1966-68	The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.228		Positive contributor
49	Frognaal	Sir Reginald Blomfield	Sir Reginald Blomfield	1895	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>	Architect of Lambeth Bridge	Grade II
51	Frognaal	Sir Reginald Blomfield	Sir Reginald Blomfield	1895	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		Grade II
1-2 and 5-6	Frognaal Close	Ernest Ludwig Freud		1937			Grade II - nos. 1-2 and 5-6
1-3	Frognaal Lane						Positive contributors
2-34, 38	Frognaal Lane						Positive contributors
9	Frognaal Lane	CHB Quennell - possible			<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		
11	Frognaal Lane	CHB Quennell - possible					
13-17 (odd)	Frognaal Lane						Positive contributors
2-17 (odd and even)	Greenaway Gardens						Positive contributors

House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
Albermarle Mansions	Heath Drive						Local List, ref. 583
1	Heath Drive			c. 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
2	Heath Drive			c. 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
3	Heath Drive			c. 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
4	Heath Drive			c. 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
5	Heath Drive			post 1850	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
6	Heath Drive			post 1851	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
8	Heath Drive			post 1852	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
10	Heath Drive						Positive contributor
10a	Heath Drive	in the style of Edward Maufe		post 1853	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
11-11A	Heath Drive						Positive contributor
12-22 (consecutive)	Heath Drive						Positive contributor
20	Heath Drive			1905	Victorian and Edwardian Hampstead, Alistair Service, p.62		Positive contributor
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		Positive contributor
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		Positive contributor
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		Positive contributor
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		Positive contributor
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		Positive contributor
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		Positive contributor
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 Washington 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
35-38 (consecutive)	Heath Drive						Positive contributors
1	Hollycroft Avenue						Positive contributor
2	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
3	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
4	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
5	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
6	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
7	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
8	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
9	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
10	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor
11	Hollycroft Avenue	CH Saunders	William James King	early 1900s	Victorian and Edwardian Hampstead, Alistair Service, p.66		Positive contributor

House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
12	Hollycroft Avenue	CH Saunders	William James King	1904	<i>Victorian and Edwardian Hampstead</i> , 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	<i>Victorian and Edwardian Hampstead</i> , 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)	Positive contributor
14	Hollycroft Avenue	CH Saunders	William James King	1904	<i>Victorian and Edwardian Hampstead</i> , 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	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
16	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		
17	Hollycroft Avenue	CH Saunders	William James King	1904	<i>Victorian and Edwardian Hampstead</i> , 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)	Positive contributor
18	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		
19	Hollycroft Avenue	CH Saunders	William James King	1904	<i>Victorian and Edwardian Hampstead</i> , 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)	Positive contributor
21	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
23	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
24	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
26	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
27	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
28	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
29	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
30	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
31	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
32	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
33	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65		Positive contributor

House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
34	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
35	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65		Positive contributor
36	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
37	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65		Positive contributor
38	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
39	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65		Positive contributor
40	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
41	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65		Positive contributor
42	Hollycroft Avenue	CH Saunders	William James King	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
43	Hollycroft Avenue	CHB Quennell	George Washington Hart	1905	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , 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	early 1900s	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.66		Positive contributor
45	Hollycroft Avenue	CHB Quennell	George Washington Hart	1906-	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65		Grade II
46	Hollycroft Avenue	Sir Guy Dawber		1907	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65	Architect of 59-60 Pall Mall	Positive contributor
47	Hollycroft Avenue	CHB Quennell	George Washington Hart	1905	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65		Grade II
49	Hollycroft Avenue	CHB Quennell	George Washington Hart	1905	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.65		Grade II
51-53 (odd)	Hollycroft Avenue						Positive contributors
Public bench opposite 8 Platt's Lane	Kidderpore Avenue						Local List ref. 372
Birkdale, 1	Kidderpore Avenue	Arthur H. Keen (probable)		c. 1900	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67, 73; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		Positive contributor
1A	Kidderpore Avenue						Positive contributor
2-4 (even)	Kidderpore Avenue						Positive contributors
3-5 (odd)	Kidderpore Avenue						Positive contributors
6	Kidderpore Avenue	Arthur H. Keen (probable)		c. 1900	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
6A	Kidderpore Avenue						Positive contributor
Oak House, 7	Kidderpore Avenue			c. 1900	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73		Positive contributor
9	Kidderpore Avenue	CHB Quennell			; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		Positive contributor
St. Luke's Vicarage, 12	Kidderpore Avenue	Sir Basil Champneys		1899	<i>Victorian and Edwardian Hampstead</i> , 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	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.70		Grade II*
14	Kidderpore Avenue	Arthur H. Keen		1901	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.71		Positive contributor
19-25 (odd)	Kidderpore Avenue						Positive contributors
King's College: Dining Hall, Dudin Brown Building, Chapman Wing and Orchard Wing	Kidderpore Avenue						Positive contributors
Queen Mother's Hall	Kidderpore Avenue					DEMOLISHED	Positive contributor
King's College Chapel	Kidderpore Avenue	Percy Morley Horder and Verner Rees		1928-29			Grade II and Local List ref. 226
Kidderpore Hall	Kidderpore Avenue			c. 1843			Grade II
Maynard Wing	Kidderpore Avenue	Robert Falconer MacDonald		1889			Grade II
Skeel Library	Kidderpore Avenue	Robert Falconer MacDonald		1903-04			Grade II
Summer house	Kidderpore Avenue			mid 19th c			Grade II



House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
Old Hall Lodge	Kiddepore Gardens						Positive contributor
1	Kiddepore Gardens		George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
2-8 (even)	Kiddepore Gardens						Positive contributors
3	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar		Positive contributor
5	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
7	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
9	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
11	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
13	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
15	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
17	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
18	Kiddepore Gardens						
19	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
21	Kiddepore Gardens	CHB Quennell	George Washington Hart	c. 1906	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.67		Positive contributor
2-8 (even), 12 and 3-31 (odd)	Langland Gardens						Positive contributors
1-27 (odd), 6-10 (even) and 22	Lindfield Gardens						Positive contributors
2A	Oakhill Avenue						Positive contributor
3	Oakhill Avenue	CHB Quennell	George Washington Hart	1911	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
4	Oakhill Avenue	CHB Quennell	Alfred Henry Hart and Percy Leslie Waterhouse	1909	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
5	Oakhill Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73, 75		Positive contributor
6	Oakhill Avenue	CHB Quennell	George Washington Hart	1910	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
7	Oakhill Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73, 75		Positive contributor
8	Oakhill Avenue	Randall and Pile	Alfred Henry Hart and Percy Leslie Waterhouse		Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
9	Oakhill Avenue	CHB Quennell	George Washington Hart		Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75	DEMOLISHED!	Positive contributor
10	Oakhill Avenue	CHB Quennell	George Washington Hart	1910	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
11	Oakhill Avenue	CHB Quennell	George Washington Hart	1909	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.73, 75		Positive contributor
12	Oakhill Avenue	CHB Quennell	George Washington Hart	1910	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
14	Oakhill Avenue	CHB Quennell			Prof. E. McKellar		Positive contributor
15	Oakhill Avenue	CH Saunders	William James King	1912	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
17	Oakhill Avenue	CHB Quennell	William James King		<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
19	Oakhill Avenue	CHB Quennell	William James King		<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
21	Oakhill Avenue	CHB Quennell	William James King	1910	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Grade II
23	Oakhill Avenue	CHB Quennell	William James King	1910	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Grade II
25	Oakhill Avenue	CHB Quennell	William James King	1910	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Grade II
27	Oakhill Avenue	CHB Quennell	William James King	1910	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Grade II
3-27 (odd)	Platt's Lane						Positive contributors
8	Platt's Lane	Charles Francis Annesley Voysey		1895-96	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.71; <i>The Buildings of England, London 4: North</i> , Bridget Cherry and Nikolaus Pevsner, p.232		Grade II*
14-16, 26-40, 44-56 (even)	Platt's Lane						Positive contributors
18	Platt's Lane	CHB Quennell	George Washington Hart	1899-1900	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.55		Positive contributor
20	Platt's Lane	CHB Quennell	George Washington Hart	1899-1900	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.55		Positive contributor
22	Platt's Lane	CHB Quennell	George Washington Hart	1899-1900	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.55		Positive contributor

House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
24	Platt's Lane	CHB Quennell	George Washington Hart	1899-1900	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55		Positive contributor
29	Platt's 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		Positive contributor
31	Platt's 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		Positive contributor
33	Platt's 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		Positive contributor
35	Platt's 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		Positive contributor
37	Platt's 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		Positive contributor
43	Platt's Lane	CHB Quennell	George Washington Hart	1903	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55		Positive contributor
45	Platt's Lane	CHB Quennell	George Washington Hart	1903	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55		Positive contributor
47	Platt's Lane	CHB Quennell	George Washington Hart	1903	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.55		Positive contributor
49-67 (odd)	Platt's Lane						Positive contributors
1	Redington Gardens	CHB Quennell - probable	George Washington Hart	1874	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.61, <a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a>		Positive contributor
2	Redington Gardens	CHB Quennell - probable	George Washington Hart	1915-1917	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.61		Positive contributor
3	Redington Gardens	CHB Quennell - probable	George Washington Hart	1915-1917	Prof. E. McKellar and Victorian and Edwardian Hampstead, Alistair Service, p.61		Positive contributor
15	Redington Gardens						Positive contributor
2	Redington Road	Philip Webb	Ashby Brothers	1876	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a> , Victorian and Edwardian Hampstead, Alistair Service, p.78		Grade II
4	Redington Road	Philip Webb	Ashby Brothers	1876	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a> , Victorian and Edwardian Hampstead, Alistair Service, p.78		Grade II*
5-33, 79, 83, 85 (odd)	Redington Road						Positive contributors
6	Redington Road	Theodore K. Green		1875-76	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a> , Victorian and Edwardian Hampstead, Alistair Service, p.78; <i>The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231</i>		Positive contributor
Wellesley House, 12	Redington Road			1877-78	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a> ; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		Positive contributor
One Oak, 16	Redington Road	Arthur H. Mackmurdo		1889	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a> , 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		Positive contributor
The Red Cottage, 20	Redington Road	CHB Quennell	George Washington Hart	1909	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		Positive contributor
Oakhill, 22	Redington Road	CHB Quennell	George Washington Hart	1908	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.75		Positive contributor
24	Redington Road						Positive contributor
26	Redington Road						Positive contributor
28	Redington Road	Arnold Bidlake Mitchell Free Classical style		1906	<i>The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231; Conveyance dated 20.6.1906</i>		Positive contributor
Redington Lodge, 35	Redington Road	Horace Field		1887	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp33-42">http://www.british-history.ac.uk/vch/middx/vol9/pp33-42</a> , Victorian and Edwardian Hampstead, Alistair Service, p.75; <i>The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231</i>		Positive contributor
37	Redington Road	Horace Field		1887	<i>Victorian and Edwardian Hampstead, Alistair Service, p.75; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231</i>		Positive contributor
39	Redington Road	W.W. Bull - probable		1903	<i>The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231</i>		Positive contributor
41	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55		Positive contributor
42	Redington Road	?		1907-08	Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
43	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55		Positive contributor
45	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55		Positive contributor
46	Redington Road	unknown		1907-08			Positive contributor
47	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.55		Positive contributor

House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
48	Redington Road	CHB Quennell - possible		1906	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.58; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		Positive contributor
49	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.55; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		Positive contributor
51	Redington Road	CHB Quennell		1904-05	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.55		Positive contributor
52	Redington Road	CHB Quennell - possible		1906	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.58		Positive contributor
53	Redington Road	CHB Quennell		1904-05	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.55		Positive contributor
54	Redington Road	CHB Quennell		1908-09	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , 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, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.55		Positive contributor
56	Redington Road	CHB Quennell		1908-09	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , 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, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56		Positive contributor
59	Redington Road	CHB Quennell		1904-05	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56		Positive contributor
60	Redington Road	CHB Quennell		1908-09	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		Positive contributor
61	Redington Road	CHB Quennell		1904-05	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56		Positive contributor
62	Redington Road	CHB Quennell		1908-09	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		Positive contributor
63	Redington Road	CHB Quennell		1904-05	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56		Positive contributor
64	Redington Road	CHB Quennell		1909	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232		Positive contributor
65	Redington Road	CHB Quennell		1904-05	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56		Positive contributor
66, The Wabe	Redington Road	Dr. William Garnett		1902	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57	Reference to <i>Jabberwocky</i> by Lewis Carroll	Positive contributor
67	Redington Road	CHB Quennell		1904-05	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56		Positive contributor
68	Redington Road			1905	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.58		Positive contributor
69	Redington Road	Voysey influenced			<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56		Positive contributor
70	Redington Road	CHB Quennell		1912-14	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.58; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	One of Quennell's last designs	Positive contributor
71	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		Positive contributor
73	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		Positive contributor
75	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		Positive contributor
77	Redington Road	CHB Quennell		1907-08	Prof. E. McKellar, <i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.56; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.231		Positive contributor
79	Redington Road						
81	Redington Road	Sir Edward Maufe		1921	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57	Designer of Guildford Cathedral	Positive contributor
83-87	Redington Road						
Hill House, 87	Redington Road	Oliver Hill and gardens by Christophe Tunnard		1936-38	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.232	Gardens by Christopher Tunnard	Positive contributor
89	Redington Road	unknown		1926	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57		Positive contributor
91	Redington Road	unknown		1926	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57		Positive contributor
93	Redington Road	unknown		1926	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57		Positive contributor
95	Redington Road	unknown		1926	<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.57		Positive contributor
3-5 (odd)	Rosecroft Avenue						Positive contributor <sup>2</sup>
7	Rosecroft Avenue	CHB Quennell		1898	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp73-75">http://www.british-history.ac.uk/vch/middx/vol9/pp73-75</a>		Positive contributor
17	Rosecroft Avenue	CHB Quennell		1989-99	Prof. E. McKellar and <i>Victorian and Edwardian Hampstead</i> , 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

House number	Street	Architect	Builder	Date	Sources	Comments	Whether listed or positive contributor
20	Rosecroft Avenue	CHB Quennell		1898	Prof. E. McKellar, <a href="http://www.british-history.ac.uk/vch/middx/vol9/pp73-75">http://www.british-history.ac.uk/vch/middx/vol9/pp73-75</a>		Grade II
Phyllis Court, 22	Rosecroft Avenue	CHB Quennell		1900 or 1905	<a href="http://www.british-history.ac.uk/vch/middx/vol9/pp73-75">http://www.british-history.ac.uk/vch/middx/vol9/pp73-75</a> ; The Buildings of England, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233		Positive contributor
23	Rosecroft Avenue						Positive contributor
6-16, 24-28 (even)	Rosecroft Avenue						Positive contributors
1-5	Telegraph Hill						Positive contributors
1	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
1A	Templewood Avenue						Positive contributor
2	Templewood Avenue	CHB Quennell		1910-11	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
3	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
4	Templewood Avenue	CHB Quennell		1910-11	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
5	Templewood Avenue	CHB Quennell			Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
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		Positive contributor
7	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
8	Templewood Avenue	CHB Quennell	George Washington Hart	1910-11	Prof. E. McKellar		Positive contributor
9	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
10	Templewood Avenue	CHB Quennell	George Washington Hart	1910-11	Prof. E. McKellar		Positive contributor
11	Templewood Avenue	CHB Quennell		1910	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.59		Positive contributor
12	Templewood Avenue	CHB Quennell	George Washington Hart	1910-11	Prof. E. McKellar		Positive contributor
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
19	Templewood Avenue						Positive contributor
1	Templewood Gardens	CHB Quennell	George Washington Hart	1915-17	Prof. E. McKellar, Victorian and Edwardian Hampstead, Alistair Service, p.61		Positive contributor
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			<i>Victorian and Edwardian Hampstead</i> , Alistair Service, p.		
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	Positive contributor
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
17, 21	West Heath Road						Positive contributors
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, London 4: North, Bridget Cherry and Nikolaus Pevsner, p.233	Positive contributor
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

## 6.2 PLANTING GUIDANCE TO ENHANCE BIODIVERSITY AND CONSERVATION AREA CHARACTER

### 6.2.1 TREES

**Table 3: Relative Importance of Trees for Supporting Insects from The London Survey**

Species	Scientific name	Total	Beetles	Flies	True bugs	Wasps and sawflies	Moths and butterflies	Other
Willow	Salix	450	64	34	77	104	162	9
Oak (English and Sessile)	Quercus petraea and robur	423	67	7	81	70	189	9
Birch	Betula	334	57	5	42	42	179	9
Common Hawthorn	Crataegus monogyna	209	20	5	40	12	124	8
Poplar	Populus	189	32	14	42	29	69	3
Scots Pine	Pinus sylvestris	172	87	2	25	11	41	6
Blackthorn	Prunus spinosa	153	13	2	29	7	91	11
Common Alder	Alnus glutinosa	141	16	3	32	21	60	9
Elm	Ulmus	124	15	4	33	6	55	11
Crab Apple	Malus sylvestris	118	9	4	30	2	71	2
Hazel	Corylus avellana	106	18	7	19	8	48	6
Common Beech	Fagus sylvatica	98	34	6	11	2	41	4
Norway Spruce	Picea abies	70	11	3	23	10	22	1
Common Ash	Fraxinus excelsior	68	1	9	17	7	25	9
Mountain Ash	Sorbus aucuparia	58	8	3	6	6	33	2
Lime	Tilia	57	3	5	14	2	25	8
Field Maple	Acer campestre	51	2	5	12	2	24	6
Common Hornbeam	Carpinus betulus	51	5	3	11	2	28	2
Sycamore	Acer pseudoplatanus	43	2	3	11	2	20	5
European Larch	Larix decidua	38	6	1	9	5	16	1
Juniper	Juniperus communis	32	2	5	7	1	15	2
Spruce	Abies	16	8	0	5	0	3	0
Sweet Chestnut	Castanea sativa	11	1	0	1	0	9	0
Holly	Ilex aquifolium	10	4	1	2	0	3	0
Horse Chestnut	Aesculus hippocastanum	9	0	0	5	0	2	2
Common Walnut	Juglans regia	7	0	0	2	0	2	3
Yew	Taxus baccata	6	0	1	1	0	3	1
Holm Oak	Quercus ilex	5	0	0	1	0	4	0
False Acacia	Robinia pseudoacacia	2	0	0	1	1	0	0

Note: Where multiple tree species are denoted (in parentheses), insect species reflect the total associated with all hosts.

Source: *Valuing London's Urban Forest Results* of the London i-Tree Eco Tree Project. Data from Southwood (1961) and Kennedy and Southwood (1984).



## 6.2.2 MIXED HEDGEROWS

### LONDON WILDLIFE TRUST: HOW TO PLANT A MIXED HEDGEROW

**Time of year:** November to 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 per cent from a choice of hawthorn, blackthorn, buckthorn, privet, beech, hazel and dog rose.
- 25 per cent from a choice of guelder rose, field maple, spindle, crab apple, holly and yew.
- 5 per cent from a choice of climbers, such as honeysuckle, blackberry, ivy and native clematis.

#### 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.

## 6.2.3 SHRUBS, CLIMBERS AND BULBS

### THE ECOLOGY CONSULTANCY: RECOMMENDED PLANTING LISTS FOR ORNAMENTAL AND NATIVE SPECIES OF WILDLIFE VALUE

The lists below set out some easily sourced plants which are of proven value to wildlife. They include a number of ornamental species which are not native but 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 are perennial. E = Exotic, N = Native.

#### 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. obliquo, 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 annuus\*\* 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 jasminoides* E

Jasmine *Jasminum* spp., *J. officinale* (summer jasmine) *J. nudiflorum* (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

## 6.2.4 LIVING ROOFS AND WALLS

### Design Principles: living roofs

The ideal living roof should include a mix of substrates:

- Growing medium: The predominate area of roof should be formed of a suitable growing medium with an average depth of not less than 150mm. Substrate depth should vary between 100-200 mm <sup>40</sup> to encourage different plant species, with troughs facing away from the prevailing wind.
- Wildflowers and herbs: Wildflower plugs should ideally be planted on the growing medium with 16 plugs per m<sup>2</sup>. This can produce a meadow when grown with grasses. A high proportion of species with biodiversity value should be used, particularly native species as listed below.
- Aggregate mix: Rubble and similar material can be used to create habitat resembling brown-field sites and provide habitat for species such as black redstarts. When using recycled materials from development, issues of pollutants should be addressed.
- Sedum: The use of sedum mats should be limited unless the only option, as they have limited biodiversity benefits. However, they can be used mixed alongside the above substrates. In all cases wildflowers should be seeded within the mat.
- Dead wood: Piles of logs should be placed to provide invertebrate habitat.
- Shrubs: In deeper substrate, shrubs with biodiversity value may be planted. This can also create more intensive living roof habitat where access may be given to create amenable garden space. This however will require stronger roofs to account for the additional loading and higher maintenance.

<i>Agrimonia eupatoria</i> / Agrimony	<i>Linaria vulgaris</i> / Common toadflax
<i>Anthyllis vulneraria</i> / Kidney vetch	<i>Lotus corniculatus</i> / Bird's-foot trefoil
<i>Briza media</i> / Quaking-grass	<i>Malva moschata</i> / Musk mallow
<i>Centaurea nigra</i> / Common knapweed	<i>Origanum vulgare</i> / Wild marjoram
<i>Echium vulgare</i> / Viper's-bugloss	<i>Plantago media</i> / Hoary plantain
<i>Galium verum</i> / Lady's bedstraw	<i>Primula veris</i> / Cowslip
<i>Festuca ovina</i> / Sheeps fescue	<i>Prunella vulgaris</i> / Selfheal
<i>Hypericum perforatum</i> / Perforate St. Johnswort	<i>Ranunculus acris</i> / Meadow buttercup
<i>Knautia arvensis</i> / Field scabious	<i>Ranunculus bulbosus</i> / Bulbous buttercup
<i>Koeleria macrantha</i> / Crested hair-grass	<i>Reseda lutea</i> / Wild mignonette
<i>Leontodon autumnalis</i> / Autumn hawkbit	<i>Sanguisorba minor</i> / Salad burnet
<i>Leontodon hispidus</i> / Rough hawkbit	<i>Silene vulgaris</i> / Bladder campion
<i>Leucanthemum vulgare</i> / Oxeye daisy	

Source: London Borough of Hackney Advice Note: *Biodiversity and the Built Environment*

40 <https://www.sciencedirect.com/science/article/abs/pii/S0925857416305535>



### **Design Principles: living walls**

The preferred type of living wall is extensive. These are more sustainable, as they potentially do not need a watering system, are low maintenance and have higher biodiversity benefits, particularly for birds. They are also considerably cheaper. [Intensive green walls are formed of containers of plants fastened into a grid system.]

Several different species of climbing plants should be used. Suitable species include clematis and honeysuckle.

Creepers can be grown on up a modular trellis system; a grid in which creepers can be grown away from the wall, preventing damage from species such as English Ivy. A cable and wire-rope system can also be used; this provides greater design flexibility.

Drainage must be considered. The run-off from the adjacent roof can be recycled for use in watering climbing plants.

The design of each living wall should be based on the functions it will be required to perform, primarily biodiversity, but also amenity and / or sound insulation.

Source: London Borough of Hackney Advice Note: *Biodiversity and the Built Environment*

### **Design Principles: living walls**

- Several different species of climbing plants should be used. Suitable species include clematis and honeysuckle.
- Creepers can be grown on up a modular trellis system; a grid in which creepers can be grown away from the wall, preventing damage from species such as English Ivy. A cable and wire-rope system can also be used; this provides greater design flexibility.
- Drainage must be considered. The run-off from the adjacent roof can be recycled for use in watering climbing plants.
- The design of each living wall should be based on the functions it will be required to perform, including biodiversity, amenity or sound insulation.

**Detailed advice on the structure and design of living roofs and walls is available at:**

<http://www.livingroofs.org/>

## 6.3 DESIGN GUIDANCE FOR PLANNING APPLICANTS

### Rooflines

In most parts of the area, rooflines are generally fairly uniform, especially where streets are formed from one or a few past developments. In other parts of the area, rooflines are varied. It is important to assess the character of existing townscape.



Occasional variations in the roofline of original buildings are also apparent, adding grandeur and drama, for example by the addition of a spire, as at the junction of Rosecroft Avenue and Hollycroft Avenue, and in Redington Road.



The prevailing heights of three to six storeys on the eastern side of Finchley Road between Frognal and two to four storeys north of Frognal Lane.

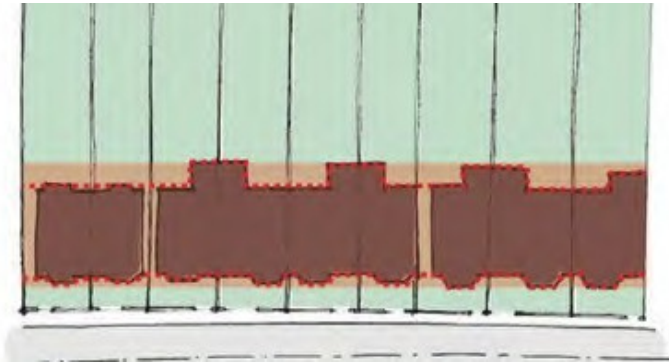


### **Garden Suburb Character – Gaps and Gardens**

The area is characterised by significant gaps between buildings at the end of terraces or between semi-detached houses, allowing glimpses to the landscaped rear gardens. Where the established character includes wider gaps, then this should be reflected in the spacing of new development.

A further key characteristic of the garden suburb is the generous front garden and rear gardens. So the siting, set-back and degree of plot coverage of new housing should be based on an analysis of these characteristics for each location.

#### **Plot proportions indicating front gardens and generous rear gardens free of outbuildings**



### **Example of modern infill development**



The infill detached house above is discreetly situated behind trees and a front boundary wall. Its construction uses the same yellow stock bricks as its neighbours, but makes excessive use of glass and hard surfacing behind the boundary wall. Large expanses of glass produce light pollution, harming amenity and wildlife. The gap affording views through to the rear has effectively been closed.

### **Example of new block of flats viewed from Heath Drive and Finchley Road**



The new block of flats above demonstrates appropriate use of materials and a hedge and front boundary wall. However, it fails to respond to the garden suburb character, especially in the lack of appropriate landscape characteristics and plot proportions.

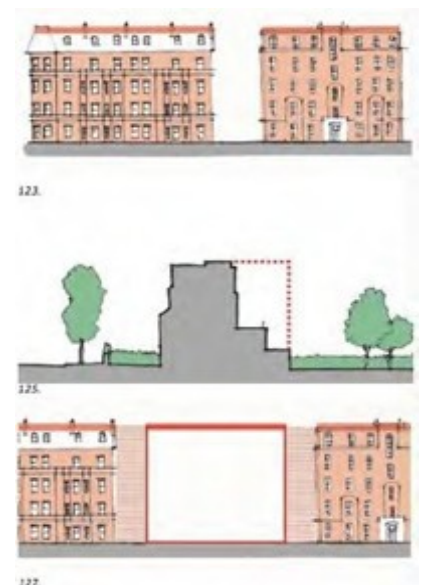
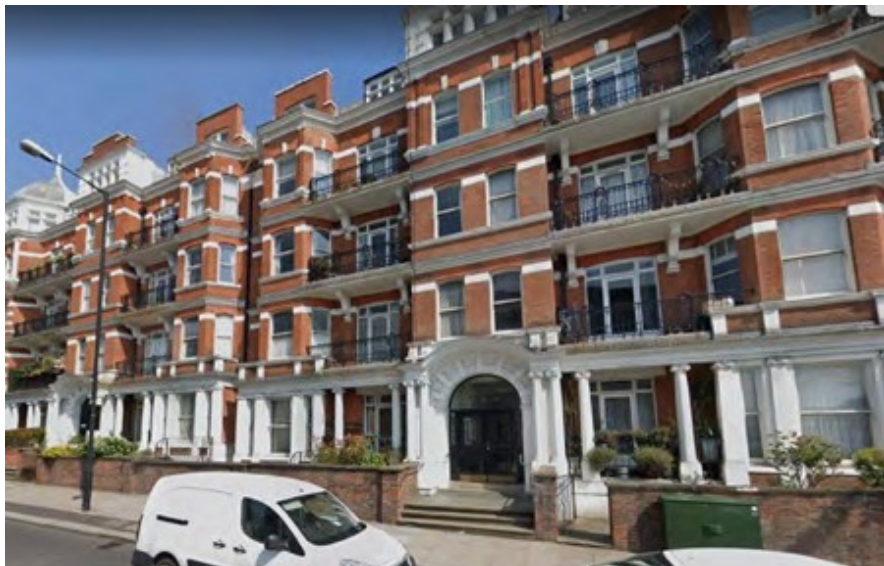


## Proportions and Composition

Responding to the proportions of existing properties can be a visual way of responding to context, especially in streets of uniform houses. The photo below illustrates the importance of the ground floor through increased height and the entrance.



The importance of each storey can be emphasised through a combination of composition of building elements, increased height for the most prominent floor architectural treatment. The photo below illustrates the importance of the ground floor through increased height and the entrance.



## Fenestration

Windows in new houses create active frontages and natural surveillance to surrounding streets and spaces. The window treatment depends on the architectural language being employed. In streets of more uniform character, approach is to reflect the predominant window lines of adjoining properties. The locations of proposed windows in existing detached houses must be spaced based on the architectural period displayed in that building.

Dormers may be acceptable if they do not rise to the ridge line, but this depends on the property in question. Where dormers are added, they should not dominate or over-fill the surrounding roof area and are in a style sympathetic to existing dormers generally including proportions of windows. Many original buildings incorporate front dormers, eg those built by the Quennell-Hart partnership.

The addition of flush roof lights at the front of a house is not encouraged, but would usually be permitted development.



93.



94.



95.



96.

Irregular spacing of windows is part of the free-style or Arts and Crafts influence in some properties.



## Porches

Porches are important to the character of the area.



The enclosure of existing recessed porches that are part of the original architectural style should be avoided. If being undertaken as permitted development, use of minimal and clear glass will lessen the impact.

In new development, porches can be a way of emphasising front doors and creating visual interest.

The photos above show recessed porches in different architectural styles. These could also be adapted to modern houses.

## Materials and Detailing

Predominant materials used in the area are soft red bricks, or yellow stock bricks, with lime pointing, sandstone detailing, hung red tiles, white-painted timber windows, rough cast render, tiled footpaths, timber doors, windows and entrance gates, hedges for front boundaries and side boundary hedges. This is a varied palette of materials.

Where it is proposed to use traditional materials, form and detail in a new building, it is important to be authentic, drawing on local historical precedent. Non-traditional materials treated to look like traditional materials should be avoided. It is not the purpose of this plan to suppress creativity – creativity created the area. Pedantic stylistic imitation is discouraged, as it has implications for the authenticity of the area.

The use of metal railings for front boundaries is discouraged, as it is not an original characteristic. The photos below show some of the materials and detailing in the area.





72.  
Lava brick, red brick and  
stone front boundary wall



73.  
Timber entrance gate  
with green arch



Tiled footpath, front boundary wall  
and well-vegetated front garden







113.



114.



111.



112.



119.



116.



115.



118.



120.



117.



121.



122.



141.



140.



142.





Local examples of shop front designs retaining scale, character and period details

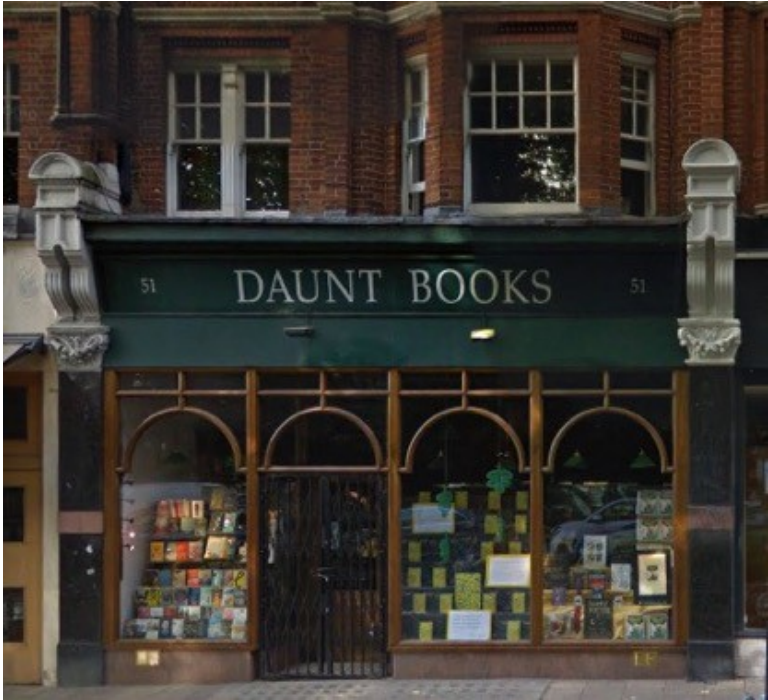
Finchley Road



Heath Street



South End Road



West End Lane



## 6.4 EVIDENCE DOCUMENTS UNDERPINNING THE POLICIES

Evidence base documents that underpin the policies are hosted on the Neighbourhood Forum website. These documents are listed below.

- (1) 2003 Redington Frogнал Conservation Area Statement and Guidelines.pdf
- (2) AECOM Redington Frogнал Heritage and Character Assessment, dated September 2015.pdf
- (3) National Planning Policy Framework, February 2019.pdf
- (4) London Plan Policy G5 Urban Greening Factor
- (5) MHCLG National Design Guide, 1.10.19.pdf
- (6) Natural Environment Guidance, MHCLG, 21.7.19.pdf
- (7) Frogнал and Fitzjohn's Ward population Profile, 2011
- (8 i) GLA Frogнал and Fitzjohn's population projections
- (8 ii) ONS long trend 2017 base.pdf
- (9) A Policy for Trees in Islington
- (9 i) Islington Tree Policy 2019
- (9 ii) Policy G7 Trees and woodlands | Draft New London Plan.
- (9 iii) RBKC Trees and Development
- (9 iv) Planning Practice Guidance – Tree Preservation Orders and Trees in Conservation Areas
- (10) MHCLG Guidance Historic Environment.pdf
- (11) 28 Redington Road appeal decision 3164577.pdf
- (12 i) RedFrog Association Article 4 meetings with Camden, 2011, 2013.pdf
- (12 ii) Article 4 Direction Presentation, 13.4.11.pptx
- (12 iii) Article 4 Direction Presentation, 15.2.20.pdf
- (13) Camden Planning Committee members' briefing 14.12.17.pdf
- (14) SD 3 Air Quality.pdf
- (15) BRITISH STANDARD Trees in relation to construction – Recommendations BS 5837-2005.pdf
- (16) British Standard 5837, RPA - Woodland Trust.pdf
- (17) Communities across England encouraged to nominate heritage assets.pdf
- (18) MHCLG Design Guidance.pdf
- (19) Brokenshire orders house builders to protect wildlife.pdf
- (20) Sustainable Development and Redington Frogнал Character - recent harm.pdf
- (21) Neighbours' costs for 28 Redington Rd.pdf
- (22) Conservation Studio 28 Redington Road appeal representation - 18 May 2017.pdf
- (23) HCAAC objection to 36 Red Rd, 5.3.19.pdf
- (24) RedFrog NF objection - 36 Red Rd.pdf
- (25) HCAAC objection to 25-26 Redington Gardens.pdf
- (26) HHS objection 25 and 26 Redington Gardens.pdf
- (27) HHS objection, 24 Redington Gardens.pdf
- (28) Other objections to 25-26 Redington Gardens.pdf
- (29) Further objections to 25-26 Redington Gardens.pdf
- (30) Marketing brochure, 24 and 25-26 Redington Gardens.pdf



- (31) SD 5 Garden loss, Ordnance Survey.pdf
- (32) RF extensions 2010 to 28.10.17.pdf
- (33) SD 5 Examples of rear garden loss.pdf
- (33 i) RedFrog NF objection to 40b Hollycroft.pdf
- (33 ii) Neighbour objection to 40b Hollycroft.pdf
- (33 iii) HHS objection to 40 Hollycroft Redacted.pdf
- (33 iv) 40 Hollycroft site plan.pdf
- (33 ix) 14 Hollycroft after two and three rear extensions.pdf
- (33 v) 14 Hollycroft consented summer house, 2008.pdf
- (33 vi) 14 Hollycroft D&A - 2nd rear extension, 2008.pdf
- (33 vii) 14 Hollycroft summer house RedFrog Assn objection, 2016.pdf
- (33 viii) rear extensions near to 14 Hollycroft Avenue in 2015.pdf
- (33 x) 34 Hollycroft Design and Access Statement.pdf
- (33 xi) 34 Hollycroft Existing and Proposed Drawings.pdf
- (33 xii) 16 Hollycroft rear extension to match 14 Hollycroft.pdf
- (33 xiii) 16 Hollycroft EXISTING and PROPOSED rear extension.pdf
- (33 xiv) 16 Hollycroft, prior to rear extension, 22 July 2015.pdf
- (33 xix) 4-4A Lindfield Gardens summer house footprint.pdf
- (33 xv) 16 Hollycroft, post rear extension 23.8.18.pdf
- (33 xvi) 46 Hollycroft Avenue rear extension.pdf
- (33 xvii) Arkwright Road, garden loss 12.1.12.pdf
- (33 xviii) 9 Arkwright Road garden loss.pdf
- (33 xx) Lindfield Langland Neighbourhood Association re 4-4A Lindfield Gardens.pdf
- (33 xxi) HHS re 4-4A Lindfield Gardens\_Redacted.pdf
- (33 xxii) 41 Frognaal.pdf
- (34) LondonGardenCity, GiGL.pdf
- (35) CPG Altering and extending your home, March 2019.pdf
- (36) RF Association response to CPG Alterations and Extensions, 11.1.19.pdf
- (37) SD 6 Modern Suburban Houses by CHB Quennell.pdf
- (38) Historic England Making Changes to Heritage Assets.pdf
- (39) BGI The need for a biodiversity policy.pdf
- (40) Urban domestic gardens (IV)- the extent of the resource and its associated features.pdf
- (41) Blooming London – Greenspace Information for Greater London.pdf
- (42) Scaling up from gardens- biodiversity conservation in urban environments.pdf
- (43) Urban domestic gardens (IX)- Composition and richness of the vascular plant flora, and implications for native biodiversity.pdf
- (44) London Assembly Planning Committee – London Plan response, March 2018.pdf
- (45) House of Lords Select Committee on NERC 2006 – written and oral evidence .pdf
- (46) Benefits of restoring ecosystem services in urban areas.pdf
- (47) Spaces Wild, London Wildlife Trust.pdf
- (48) Camden Local Plan 2017.pdf

- (49) Managing flood risk in Camden.pdf
- (50) Sir William Pitt - 2007 Floods Review.pdf
- (51) Surface water - The biggest flood risk of all - GO .UK.pdf
- (52) BGI 1 Gardens and Ecology – bat reports and other sightings.pdf
- (52 i) Ecology Network May 2016 Redington Frognal BAT\_Redacted.pdf
- (52 ii) Gardens advice from The Ecology Network.pdf
- (52 iii) Ecology Consultancy Kidderpore Avenue Barratt site Bat Surveys, December 2012\_Redacted.pdf
- (52 iv) Ecology Consultancy 25 Kidderpore Avenue Bat Survey, 12.2.14.pdf
- (52 v) Ecology Consultancy - King's College Halls - Bat Survey, December 2015\_Redacted.pdf
- (52 vi) Ecology Network Bat Survey summary data - 17 Frognal, 25.6.18.pdf
- (52 vii) Bat hole and droppings, 7 Kidderpore Ave veteran oak 17.11.15.pdf
- (52 viii) 5 Templewood Av Arboricultural report - bat roost, 24.1.17.pdf
- (52 xix) 9 Kidderpore Ave Horse Chestnut bat hole and droppings, 17.11.15.pdf
- (52 xx) 25 Frognal BAT SURVEY, July 2012 - REDACTED.pdf
- (52 xxi) Bat Activity Survey - 25 Frognal, October 2018\_Redacted.pdf
- (52 xxii) Frognal Gardens observations.pdf
- (52 xxiii) 17 Frognal gardener, 8 July 2018 \_Redacted.pdf
- (52 xxix) Heysham Lane & Firecrest Woodland-Sightings and Nests.pdf
- (52 xxx) Firecrest sightings, June 2016\_Redacted.pdf
- (52 xxxi) GiGL RedFrogSummary data, March 2019.pdf
- (52 xxxii) GiGL RedFrog\_Factsheet, March 2019.pdf
- (53) AECOM - Contribution of Trees to the Townscape.pdf
- (54) Nature Recovery Network report for DEFRA.pdf
- (55) Doses of Neighborhood Nature- The Benefits for Mental Health of Living with Nature.pdf
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- (57) WLGf policy support\_Redacted.pdf
- (58) Original boundary 10a-11 Heath Drive 1933.pdf
- (59) Original Ferncroft Ave streetscape.JPG.pdf
- (60) Original Platt's Lane boundaries.pdf
- (61) BGI 2 TREE PLANTING AND PRESERVATION.pdf
- (61 i) 21 tree removals at Kidderpore north site - Barratt - tree survey 2008.pdf
- (61 ii) Sarum Chase notices of intent\_Redacted.pdf
- (61 iii) Kings College north site boundary fellings.pdf
- (61 iv) 41 trees to be removed, King's College north site, 1.7.15.pdf
- (61 v) 2019-3087-T mature sycamore felled for garden building, 25.7.19.pdf
- (61 vi) 12 tree fellings at 41 Frognal.pdf
- (61 vii) 13 trees + hedge at 28 Redington Road.pdf
- (62) 7111\_FC\_Urban\_Tree\_Manual\_V15
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- (68) Public Health England- Improving green space access.pdf
- (69) BGI 5 Local Green Spaces support.pdf
- (69 i) LGS 1 WHLTC.pdf
- (69 ii) LGS 2.pdf
- (69 iii) LGS 3.pdf
- (69 iv) LGS 4.pdf
- (69 v) LGS 5.pdf
- (69 vi) LGS 6.pdf
- (70) U3A emails 13.2.15.pdf
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- (82) UD Soil Depths - Redington Frognal background.pdf
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- (103) Royal Commission on Water Supply, para. 118.pdf
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- (108) Camden Streetscape Design Manual, November 2000.pdf
- (109) Our Camden Plan.pdf
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- (111) Living with Beauty - Building Better Beautiful Commission, 30.1.20.pdf
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## GLOSSARY

**Amenity.** A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

**Appearance.** The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. (As defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015).

**Article 4 Direction.** A direction which withdraws automatic planning permission granted by the General Permitted Development Order for some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.

**Backland development.** Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

**Basement development:** the construction or extension of one or more storeys of accommodation below the prevailing ground level of a site or property.

**Biodiversity.** The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

**Biodiversity net gain.** Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development.

**Buffer zone:** a transitional area situated between biodiverse land and less biodiverse habitat.

**Building type.** Buildings differentiated by form, use, interior and exterior layout in relation to streets, public spaces and other buildings.

**Built environment.** The entire ensemble of buildings, neighbourhoods and cities and associated infrastructure.

**Car free:** no cars or motor vehicles to be accommodated within the plot curtilage (nor in a basement).

**Character.** A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity

**Community Infrastructure Levy (CIL).** A charge made on new development to raise money for new infrastructure in the area, related in scale and kind to the development. In London, planning applications must pay a Mayor's CIL for spending by the Mayor on roads or other transport facilities (notably Crossrail). London boroughs can set a local CIL based on its own needs. Ealing has set a rate to meet the requirements of its Infrastructure Delivery Plan.

**Conservation:** the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance<sup>9</sup>, of the significance of the Redington Froggnal Conservation Area, is the principal heritage policy objective reflecting the statutory duty which must be accorded considerable importance and weight.

Source: DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2 and

<http://planning.islington.gov.uk/NorthgatePublicDocs/00394021.pdf> (page 1)

**Conservation Area.** An area "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." (s69(1)(a) Planning (Listed Building and Conservation Areas) Act 1990). It is the duty of the Local Authority to designate such areas and to use their legal powers to safeguard and enhance their special qualities.

**Conversions.** The sub-division of residential properties into self-contained flats or maisonettes

**Cumulative Impact.** A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.

**Density.** In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

**DEFRA.** Department for the Environment, Food and Rural Affairs

**Design Code.** A set of illustrated design rules and requirements which instruct and advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision for a site or area.

**Designated heritage asset.** This includes Listed Buildings, Conservation Areas and assets identified by the local planning authority (including local listing), designated under the relevant legislation. Because of their heritage interest, they are identified as having a degree of significance meriting consideration in planning decisions.

**Detailing:** the degree to which architectural enrichment is used, these examples do not indicate copying of past features other than in repairs and renewals of existing but possible aims for investing character in otherwise flat featureless modern building.

**No detailing.** limited use of architectural features;

**Low detailing:** equivalent level of restrained detail to the Georgian period;

**Medium detailing:** equivalent to mid Victorian period of general embellishment of building elevations;

**High detailing:** equivalent to the exuberance and richness of sculptural details of the late Victorian or Edwardian periods.

**Development.** This includes new development, extensions and alterations to existing buildings and garden buildings.

**Ecological network.** A network of natural, semi-natural and man-made green spaces, such as parks, gardens, allotments, river banks, ponds, woodlands, private and street trees, tree corridors, hedges, green roofs, green walls, green bridges, that support natural and ecological processes, as well as providing benefits for human health and wellbeing

**Elevation.** The actual facade (or face) of a building, or a plan showing the drawing of a facade.

**Flight path.** The route taken by birds and bats between destinations.

**Green corridor.** Relatively continuous areas of open space leading through the built environment, which may link to each other and the Green Belt or Metropolitan Open Land. They often consist of....extensive areas of private gardens.

**Green infrastructure.** A network of multi-functional green space, including private gardens, which is capable of delivering a wide range of environmental and quality of life benefits for local communities and biodiversity.

**Habitat.** An area of nature conservation interest.

**Heritage asset.** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. 'Heritage asset' includes designated heritage assets and assets identified by the local planning authority (including local listing). (NPPF Annex 2, Glossary).

**Infill development:** development within the Plan area that "fills" in a gap between the existing built form

**Local Green Space (LGS).** A green area of particular importance to a local community designated as such through a local development plan or neighbourhood development plan. (NPPF paras 76 & 77.)

**London Plan.** The London Plan 2018 is the latest version of the Mayor's overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

**MHCLG.** Ministry of Housing, Communities and Local Government.

**National Planning Policy Framework (NPPF).** The national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.

**Non-designated heritage asset.** Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage asset. The Mayor of London includes veteran trees within this definition

**Open space.** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building.** An original building is defined in the National Planning Policy Framework 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->

Most buildings in the Plan Area date from the Victorian and Edwardian era.

**Over-development.** An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of impact on local amenity and character.

**Overlooking.** The effect when a development or building affords an outlook over adjoining land or property, often causing loss of privacy.

**Overshadowing.** The effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.

**Permeable surface.** A surface that allows water to percolate into the soil to filter out pollutants and recharge the water table.

**Public realm.** Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.

**Public Transport Accessibility (or Access) Level (PTAL).** The generally used measure of connectivity to the public transport network in London. The PTAL value combines information about how close public transport services are to a site and how frequent these services are. The highest level of connectivity has a PTAL of 6b and the lowest has a PTAL of 0.

**Public space.** A publicly or privately owned green and/or hard landscaped space that is available, without charge, for everyone to see, use and enjoy.

**Roofscape.** A view of roofs, particularly in terms of its aesthetic appeal.

**Setting of a heritage asset.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy).** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Site of Importance for Nature Conservation (SINC):** Sites of Importance for Nature Conservation are areas that are deemed high in a biodiversity and substantive conservation context. They are vital for enabling the planning system to recognise and thus protect or enhance areas of substantive nature conservation value outside the limited network of statutorily protected SSSI (Sites of Special Scientific Interest).

**Soggy garden:** a garden where wet ground conditions are observed, at least on a seasonal basis, and which has a tendency to become waterlogged.

**Stepping stones:** pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

**Street:** a movement system allowing connectivity across an area onto which buildings or public spaces face. Streets are primarily public but include front gardens, pavements or shared surfaces.

**Streetscape.** The appearance of all of the elements of a street, including the carriageway, pavement, street furniture, planting, and the buildings or structures along its edges, particularly the front boundary treatments, trees and hedges and vegetation on each side of the street.

**Tree corridor:** a line of trees along or close to the boundary of one or more adjoining gardens.

**Tree Preservation Order (TPO):** a mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

**Underground development:** construction or extension of one or more storeys of accommodation below the prevailing ground level of a site or property.

**View:** a sight or prospect from a particular position. Views are one way in which heritage assets and an area's character and sense of place are experienced. (Historic England - Seeing the history in the view.)

**Vernacular:** the way in which buildings were built in a particular place, making use of local styles, techniques and materials.

**Veteran tree:** a tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage. They are referred to as non-designated heritage assets in the new London Plan.

**Walkable distance.** A maximum walkable distance is defined by the Chartered Institute of Highways and Transportation as 1.2 kilometres.

**Wildlife corridor, habitat corridor, or green corridor:** an area of habitat connecting wildlife populations separated by human activities or structures (such as roads, and development). This allows an exchange of individuals between populations, which may help prevent the negative effects of inbreeding and reduced genetic diversity (via genetic drift) that often occur within isolated populations.

Corridors may potentially moderate some of the worst effects of habitat fragmentation where urbanisation divides habitat areas, causing animals to lose both their natural habitat and the ability to move between regions to use all of the resources they need to survive. Habitat fragmentation due to human development is an ever-increasing threat to biodiversity, and habitat corridors are a possible mitigation.

**Will, shall, or should.** Uses in this Plan are as follows:

- '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".