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Key Findings from Site Visit to Redington Froggnal Feb 17 2016

Summary of Neighbourhood Forum representatives' comments

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

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

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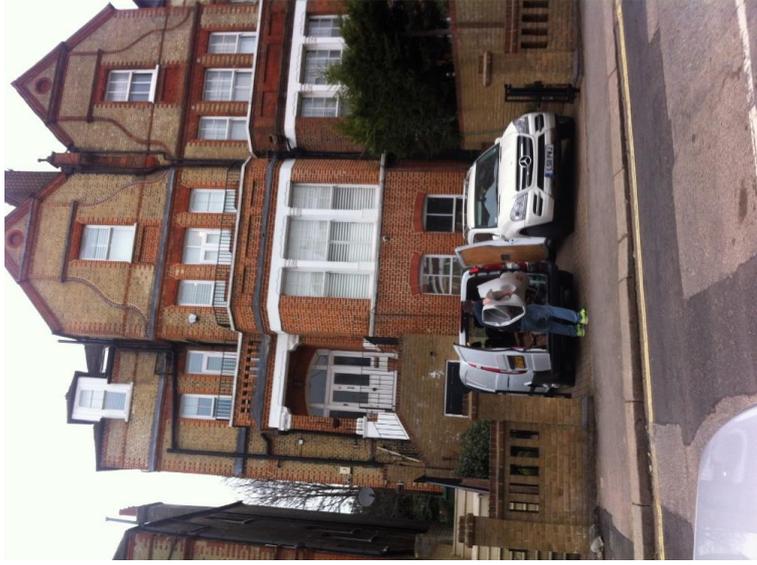


Mansion Blocks on Finchley Road are seen as a strength

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

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Numerous architectural details:

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



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

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

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

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Willow trees outside school – NF keen to see if anything can be done to encourage more tree planting, which brings biodiversity

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

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

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Large bushes are traditional characteristic of front gardens –
present on many but there is a trend towards fewer. Brings
biodiversity

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

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Many garages undermine the character of streets

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Former Kings College Site / development is opportunity site –
however much work has already begun and it may be too late for
the Neighbourhood Plan to have an impact here.

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