

# REDINGTON FROGNAL NEIGHBOURHOOD FORUM

## SD KEY VIEWS DESIGNATION

1. The underlying landform of the Area is closely linked to its complex hydrology, defined by a series of rivers and streams. These run off Hampstead Heath from the north and were diverted underground before the area was developed. The action of these watercourses on the underlying geology has resulted in an undulating topography which differs across the area.
2. This unique topography creates many views across the Area and along valleys, where there is an increased sense of enclosure, such as Redington Road and Heath Drive, and along prominent elevated ridge lines, such as Platt's Lane. Such views are important for the widely appreciated sense place, and views of the distant skyline. Also of particular note are the view corridors providing views along streets (often from high ground towards lower ground) and towards a distant skyline.
3. Framed, glimpsed views between houses into the mature rear gardens of properties are a distinctive feature of the area and reinforce the visual link between the urban street and more natural appearance of the hinterland<sup>1</sup>.

### SD Key Views Designation

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

4. Historic England advises that views into, through and from the Conservation Area and its surroundings, are to be taken account of<sup>39</sup> and a number of these view corridors, numbered A to S below, are considered to be of particular merit and worthy of special protection.

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

TQ 528466 85722



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

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<sup>1</sup> AECOM RedFrog Heritage and Character Assessment, page 28

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

TQ 26278 85038

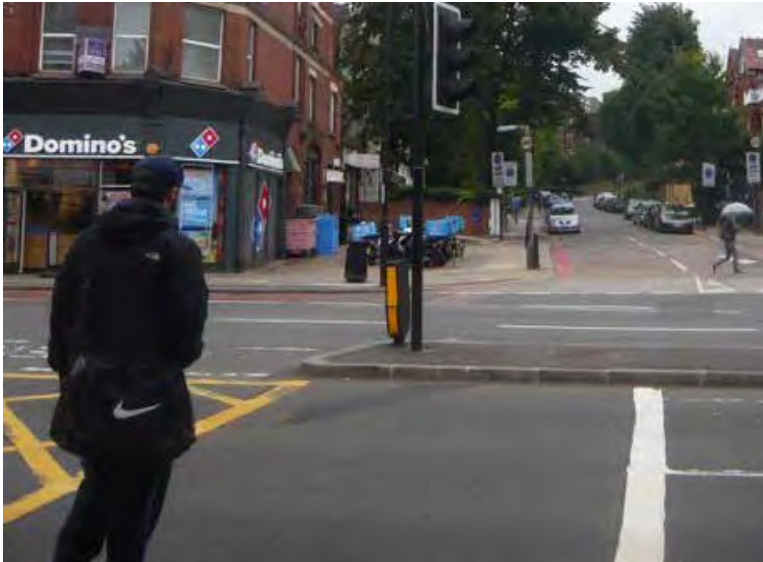


This view corridor towards the Grade II listed University College School (by Arnold Mitchell) is enhanced by front garden boundary walls and hedges, which line the street.

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

**C. Key view 3: along Frognal, looking from Finchley Road**

TQ 26163 84960



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

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

TQ 26147 85181



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

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



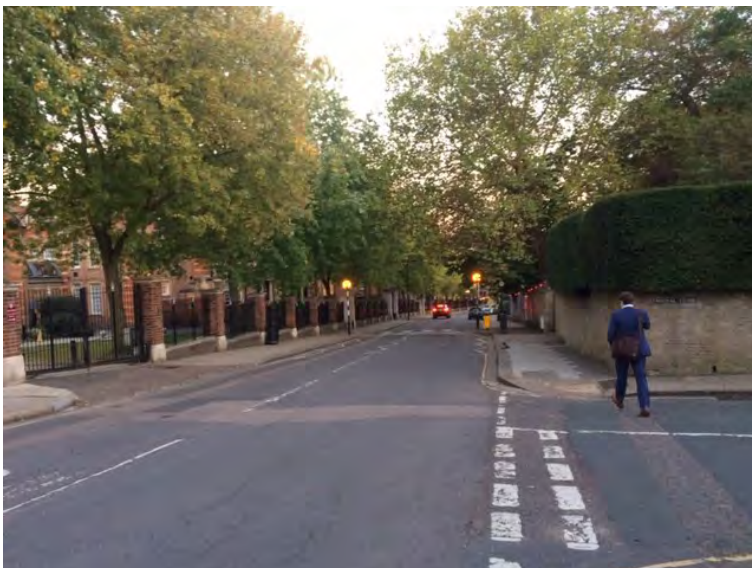
This view from Finchley Road into Arkwright Road shows The Grade II listed Camden Arts Centre to the north (on the left) and Arkwright Mansions to the south (on the right).

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



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

**G. Key view 7: University College School and Frognal**  
TQ 26133 85428



The view above of the Grade II listed school by Arnold Mitchell is framed by mature plane and willow trees within the grounds of the school and dense hedgerows on the opposite side, as the road slopes downhill into the distance.



H Key view 8: from Finchley Road / West End Lane to Frognal Lane  
TQ 25668 85335



The view from Finchley Road / West End Lane into Frognal Lane is dominated by the Grade II listed St. Andrew's Church to the north (left) and Palace Mansions to the south (right), with plane trees lining either side of Frognal as the road progresses east.

I Key view 9: from Finchley Road to Langland Gardens  
TQ 25904 85232



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

J Key view 10: along West Heath Road towards Platt's Lane  
TQ 25897 86390



The trees and hedges on the southern side of West Heath Road blend with Hampstead Heath on the north of the road to create a green arcade, buffering the Heath and providing an appropriate green connection.

K Key view 11: from Platt's Lane to Thames Water Reservoir  
TQ 25253 85974



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

**L Key view 12: east along Ferncroft Avenue from Platt's Lane**  
TQ 25347 86032



The view is of a much photographed avenue, with some of the largest and oldest trees which are around 18-20m tall with canopy spread of approximately 16-25m. Further greenery is added to the streetscape by a relatively unbroken line of mature front boundary privet hedges.

**M Key View 13 South along Platt's Lane with Telegraph Hill to the east**  
TQ 25545 86414



The ancient oaks and other mature trees and hedges create a strong visual boundary and verdant character, as the road slopes away from the Heath.



**N. Key View 14 South along Platt's Lane from Sarum**

**Chase** TQ 25547 86425



The listed gates, railings and wall to the grounds of Sarum Chase, ancient oaks and street trees and shrubs on the north side of the road form a distinct entrance to Platt's Lane.

**O Key View 15 Looking along Redington Gardens towards Branch Hill Woods**

TQ 25772 85942



Larger trees on higher ground and mature hedges dominate the street, as it leads to Branch Hill Woods.



**P and Q Key Views 16 and 17 Along Croft Way Ferncroft Avenue to Kidderpore Avenue and from Kidderpore Avenue to Finchley Road**

TQ 25419 85764



The pedestrian-only footway, with mature tall hedgerows on either side and ivy-covered walls and fencing, providing a sylvan aspect, prior to reaching the busy A41.

**R Key View 18 From Redington Road into Oak Hill Way**

TQ 25802 85813



The steeply wooded slope is framed by mature evergreen shrubs, with distant views towards Branch Hill.

**S Key View 19 From Redington Road towards Frogna**

TQ 25799 85818



The view here is of larger and generously spaced houses set back behind dense vegetation, with views leading to the slopes of Hampstead.