

## SD 4 SUSTAINABLE DESIGN AND REDINGTON FROGNAL CHARACTER – RECENT CUMULATIVE HARM

The Neighbourhood Plan Area attracts the attention of large property investment groups, including international investors backed by private equity, which fail to appreciate the heritage and character of the Conservation Area.

The SD 4 policy will provide certainty for developers and avoid situations such as the unsuccessful attempt by Linton Group to construct a very unpopular new development, which would not have conformed to policies SD 4 Sustainable Design and Redington Frognal Character and SD 2 Redington Frognal Conservation Area Non-Designated Heritage Assets. It will additionally obviate the need for neighbours to expend vast sums in challenging inappropriate planning applications and assertions made by developers .

Examples of recent planning consents (implemented in 2018), which would not conform to policy SD 4, and which have compromised streetscapes and the Area’s ecology and green infrastructure. Together, they have harmed the Conservation Area and the settings of listed buildings (Kidderpore Avenue) and non-designated heritage assets (Redington Road and Redington Gardens). Photographs are shown below.

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



New townhouses within a Site of Interest for Nature Conservation, adjacent to Grade II listed Skeele Library



**Finchley Road:** excessive bulk and massing of new development opposite Grade II listed banking hall



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



**Redington Road and Redington Gardens**



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

Those below, with large basements, have resulted in virtually the complete loss of trees and space in which to grow the large canopy species, characteristic of the Conservation Area. The large expanses of rear glazing emit light directly into an important rear garden tree corridor used by bats and owls for commuting and foraging.



