

Redington Frogнал <redfrogemail@gmail.com>

13/02/
2015

to dbramson, bcc: Farokh, bcc: Dudley, bcc: John, bcc: Hazel

Dear Mr. Bramson

Thank you for speaking to me earlier today.

Redington Frogнал Association / Redington Frogнал Conservation Neighbourhood Forum is trying to make a case to the Heritage Lottery Foundation to try to save Kidderpore Hall from being redeveloped as two luxury flats. Kidderpore Hall in Kidderpore Avenue is parallel to Finchley Road and in a neighbourhood whose population is dominated by the 50-plus age group. By 2020, it will be immediately adjacent to three purpose-built developments of flats of around 450 flats, which are also predominately occupied by the 50-plus age group.

Kidderpore Hall is well served by public transport: it is on the 13, 82 and 113 bus routes, a 15-minute walk for Finchley Road and Frogнал Overground and 20 minutes from Finchley Road, Hampstead, West Hampstead (overground and underground) and Golders Green.

I am attaching a photograph of this Grade II listed building. Its gardens are designated as a Borough Grade II Site of Importance for Nature Conservation. Kidderpore Hall forms part of Westfield College, which was one of the first colleges of tertiary education for women. Until this year, it has been owned by King's College London and has been in continuous tertiary education use until at least 2005.

We feel certain that the accommodation would easily incorporate 4,000 sq. ft of accommodation, including meeting rooms classrooms and office space. Please could you let us know when your current lease at Hampstead Town Hall expires and when you expect to begin your search for alternative accommodation.

Kidderpore Hall is situated to the right of St. Luke's Church, indicated on the map below.



With kind regards,

Nancy Mayo

Secretary

Redington Frogna Conservation Neighbourhood Forum

13/02/
2015

[REDACTED]
to me, [dbramson](#)

[David](#)

This has just been forwarded to me for info as I am vice-chair of Redfrog - nice to see you are still very much involved in voluntary organisations
I hope we might make some progress with this idea - I think we have a very reasonable chance as Redfrog has a good reputation at Camden and all our ward councillors will back us. Over to you.....

[Dudley](#)

Sent from my iPad

[Dudley Leigh](#)
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14/02/
2015

to me, [dudley.leigh](#)

[Nancy Dudley](#)

Just to confirm my conversation with [Nancy](#), yesterday.

At U3A, it is my role to look into our medium term accommodation needs. Although we are comfortable at the old Hampstead Town Hall our lease expires in 2020 and I anticipate that there will be competing demands for the space. I need to see what else may become available.

I am conscious that we can be a planning gain for a private developer and I have just started looking to see what there is coming up. Therefore, [Nancy](#)'s call was fortuitous.

As I mentioned we would be looking for about 4,000 sq feet; a mixture of room sizes for lectures and classes and a couple of small offices. I don't see the date for occupation as critical as long as it is before the end of June 2020. It would just be part of any negotiation.

Proximity to public transport is essential for our members. I will need to come to the site and assess that for myself.

Perhaps you could let me know your timescale and what you are looking for in a partner so that I can take this back to my colleagues. Before I do so, could you please keep this discussion as confidential between us as I don't want to start a hare running at U3A?

Best wishes,

[David](#)

David Bramson <davidbramson@gmail.com>

18/02/
2015

to me, Dudley Leigh

Nancy Dudley

I came to look at Kidderpore Hall. I quite see why you want to make the best use of it.

Whilst, not as good a location for public transport as our present one, I think that it is very acceptable.

I should have said that we are used to paying rent. At the moment our rental outgoings are about £65,000. These are inclusive of heating, lighting, cleaning, business rates and security. The rent is subject to VAT.

Once a week for a couple of hours we also rent a very large hall (The Peter Samuel Hall at RFH). A facility like that would be very welcome.

We also subsidise a cafe in our building and have (and would need) some disabled parking.

At the moment I have only spoken about this to one other person at U3A. I am away from tomorrow for nearly three weeks, but I am contactable by email.

I look forward to hearing from you.
