



Neighbourhood Plan Policies

Contact details

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Thank you for filling out this survey - there are just 13 questions!!

Please complete a questionnaire for each household member aged 18 and over.

Please note our email address: redfrogemail@gmail.com

1. Objective 1: To Preserve and Enhance the Redington Frogнал Conservation Area Characteristics

Redington Frogнал is a designated Conservation Area. The Neighbourhood Plan will adopt design and conservation principles to preserve and enhance the characteristics of this “picturesque Edwardian suburb”.

The Neighbourhood Plan will incorporate a presumption against demolition. It is a condition that any new buildings are to respect existing rooflines, i.e. not greater than 3-4 storeys in height, with gaps between neighbouring buildings, with front and rear gardens and with a footprint which does not exceed the one it is replacing.

Front and rear gardens are to be maintained as green, soft-landscaped surfaces in their entirety. Side gardens are required, in order to preserve gaps between buildings and views to rear gardens and trees.

Front boundary treatments of low retaining walls and hedges are to be retained and, where lost, reinstated, as the opportunity arises.

Agree strongly

Agree

Don't know

Disagree

Do you agree that a objective to preserve and enhance the Conservation Area characteristics should be incorporated into the Neighbourhood Plan?

2. Objective 2: Greenery

The gardens, trees and hedges within Redington Frognaal constitute an important green lung, for the health and well being of residents. They also provide habitat for wildlife and form an important green corridor at ground and tree canopy level used by wildlife, linking Hampstead Cemetery and the King's College Site of Importance for Nature Conservation with Hampstead Heath.

The conservation area has suffered considerable loss of tree cover, private garden space and hedges over recent years.

There will be a presumption against conversion of front gardens to parking space. The Neighbourhood Plan will require the retention of soft surfacing and trees, taking all opportunities to expand the area of soft surfacing and amount of tree cover.

Private gardens and open space are to be maintained as habitat for birds and wildlife and a succession planting programme developed for the area's trees (private and street) and hedges, to ensure that greenery is retained.

Prospects for reinstating visible water courses will be examined, for example exposure of the rivers Westbourne, Kilburn and Tyburn.

These measures will aid biodiversity, help maintain a carbon sink, mitigate air pollution and surface water run-off, provide cooling and aid health and well being.

	Agree strongly	Agree	Don't know	Disagree
Do you agree that Greenery should be an objective for the Neighbourhood Plan?				

3. Objective 3: Enhancement of the Environment of Finchley Road

The Neighbourhood Plan will seek to promote safer conditions for pedestrians and cyclists. The planned construction by TfL of Cycle Superhighway 11 between Swiss Cottage and Hendon Way provides a key opportunity to promote community cohesion and mitigate some of the destructive impacts from six lanes of traffic.

The Neighbourhood Plan will require any planning application to include landscaping, physical improvements and greening measures, in order to provide shade to pedestrians and cyclists and to help filter vehicle pollutants. Specific measures to be sought will include:

- i. Construction of a trench between the road and the pavement for laying a common utilities duct, in order to enable tree planting**
- ii. Prioritisation of walkability and the provision of wide, tree-lined, pedestrian-friendly pavements with good-quality street furniture, even pavements and the removal of unnecessary railings**
- iii. Control of traffic speeds and encouragement for HGVs to use the road at night, rather than during the day**

These actions will facilitate the development of Finchley Road as a community resource, promote the growth of pedestrian traffic and will benefit both Finchley Road residents and traders.

	Agree strongly	Agree	Don't know	Disagree
Do you agree that the Neighbourhood Plan should incorporate an objective to enhance the environment of Finchley Road?				

4. Objective 4: Sustainable Growth in Redington Froggnal Conservation Area.

A neighbourhood plan is required to support sustainable growth of homes and jobs.

Residential Growth: Camden’s Local Development Framework policy identifies a “very high” need for properties with two bedrooms (Development Policy 5.4).

The Neighbourhood Plan will incorporate a presumption against the loss of dwellings through the conversion of two or more flats into a single dwelling.

Community space is required to meet the needs of: the large-scale residential developments under construction on Finchley Road and in Kidderpore Avenue; the growth of the elderly population and the population of home workers. The Neighbourhood Plan will seek to meet the need for a civic community facility through the designation of the White House in Kidderpore Avenue as a civic community facility.

The opportunity to create Pocket Parks, new woodland and green verges will be taken whenever possible.

Business Growth: many properties in the section of Finchley Road between Arkwright Road and Froggnal are characterised by retail or service use at ground-floor level.

Improvements to the public realm at Hampstead Gate will also be sought. The Neighbourhood Plan will seek to promote business growth by driving Finchley Road footfall through greening measures and a cleaner street environment.

Home working will also be promoted.

	Agree strongly	Agree	Don't know	Disagree
Do you agree with this objective for sustainable growth of homes and businesses, along with the development of pocket parks and community space, for inclusion in the Neighbourhood Plan?				

5. Objective 5: Redington Frogna Conservation Area as Centre for Tertiary Education, the Arts and Culture

Sub Area Three has a history as an important centre for tertiary education, the arts and culture: King's College London; Queen Mary and Westfield College; Hampstead School of Art; Craxton Studios in Kidderpore Avenue. Further examples are found in Frogna Lane: Florian Leonhard Fine Violins; and in Arkwright Road: Camden Arts Centre.

These are important and established community facilities and are consistent with the cultural interests of residents. They offer the opportunity to maintain the area's tradition of adult education and are a potential venue for music concerts.

Redington Frogna Neighbourhood Plan will seek to replace any loss of this traditional use, to maintain a community balance and to promote the development of community space in a ward where home working is on the increase and where there are many elderly residents.

The designation of the White House in Kidderpore Avenue as a civic community facility will help address this need.

	Agree strongly	Agree	Don't know	Disagree
Do you agree that an objective to retain the area as a centre for				

tertiary education,
the arts and culture
should be
incorporated into the
Neighbourhood
Plan?

6. Objective 6: Creating New, Green Public Realm

A high quality and green public realm is important to well being and also to promote a sense of civic pride.

This will be achieved by retaining open space for the benefit of all residents and by taking opportunities to develop local green space, new woodland and pocket parks. The existing Borough Grade II Site of Importance for Nature Conservation is to be preserved and enhanced for the benefit of wildlife.

Where the width allows, pavements will incorporate: grass / wildflower verges and shrubbery; and the provision of benches, particularly on streets with a steep gradient.

The greening of neglected areas, such as Hampstead Gate, will be promoted, and of the land around the covered water reservoir in Platts Lane.

Civic pride is to be promoted through Conservation Area signage and wall plaques commemorating famous residents and architects.

Agree strongly

Agree

Don't know

Disagree

Do you agree that an
objective to create
new, green public
realm should be
incorporated into the
Neighbourhood
Plan?

7. Objective 7: Basement Excavation

The Redington Froggnal Conservation Area is situated in Claygate Member and Bagshot Formation in which aquifers are present. Basement excavation causes irreversible change to the water pressures in the ground.

Many residents are concerned about the fashion for basement excavation, which can leave neighbours with severe structural problems for many years. Basement

development invariably results in loss of soft landscape, endangers trees, can exacerbate surface water flooding, while attendant lightwells create unwelcome light pollution.

The Neighbourhood Plan will require full planning permission to be sought for all basement development, to be accompanied by full geological and technical surveys, including long-term monitoring of water levels and a prediction of the ground movement that is likely to accompany the excavation and an assessment of the time over which those movements are likely to occur.

Basements will be required to be contained within the footprint of the original dwelling, in order to avoid garden take-up.

They are to be no more than one storey deep (i.e. the excavation is to extend less than 3.5 metres below ground), in order to minimise interference with the water table.

Agree strongly

Agree

Don't know

Disagree

Do you agree that a policy to require full planning permission for all basement development and that they should be contained within the footprint of the original dwelling and be no more than one storey deep, should be incorporated as policy into the Neighbourhood Plan?

***8. Email address**

9. Telephone number

***10. Street address**

*** 11. To comply with government legislation, our respondents must be statistically representative of the Fitzjohn's and Frognaal ward. Please would you mind stating your age group**

Under 30

30-44

45-59

60-74

75+

*** 12. And household composition - how many people live in your household?**

*** 13. Do any members of your household work from home within the Redington Frognaal Consetvation Area?**

Yes: 1 person

Yes: 2 people

Yes: 3 or more people

No

Done

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