

a case to resist such conversions. Retaining family flats will help maintain the mix of housing and family types.

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 Kidderpore Hall (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**

The area has excellent transport links and some of the fastest broadband in the UK and is a suitable environment for home working.

The Neighbourhood Plan will seek to support home working, through the development of a community facility with meeting space, and business growth by driving Finchley Road footfall through greening measures and a cleaner street.

Many properties in the section of Finchley Road between Arkwright Road and Frognal are characterised by retail or service use at ground-floor level. Through the measures above, enhancements will be sought to the physical environment, where possible.

### **Objective 5**

#### **Redington Frognal 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 Frognal 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.

Redington Frognal 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.

### **Objective 6**

#### **Basement Excavation**

The Redington Frognal Neighbourhood 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.

Basement development beyond the building footprint results in loss of green space, endangers trees and can exacerbate surface water flooding.

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-floor level), in order to minimise interference with the water table.

Pavements should not be removed from use for more than a few weeks.

#### **Projects to be Undertaken**

- 1) The designation of Kidderpore Hall (the white building in Kidderpore Avenue) as a civic community facility to help address the unmet and growing need for a community centre (like Burgh House).
- 2) A project to mark the courses of the underground rivers Westbourne, and Tyburn will be examined.
- 3) Develop a register of street trees and trees with TPOs.

#### **PLEASE COMPLETE OUR QUESTIONNAIRE**

online (before 31 August 2015) at:

<https://www.surveymonkey.com/s/RedFrog>

Please also come along to our **Forum meeting** on:

**SUNDAY 15 March from 4 pm until 6 pm, at  
University College School Refectory, Frognal, London NW3 6XH**



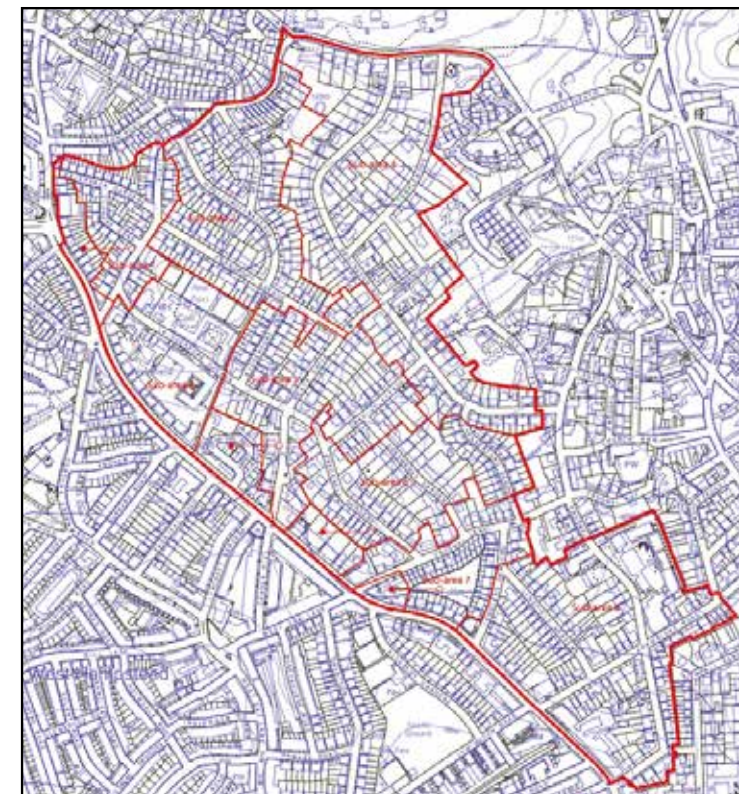
## **Redington Frognal Neighbourhood Development Plan**

The Localism Act 2011 grants local communities the right to guide and shape development in their areas through the formation of a Neighbourhood Forum and the creation of a Neighbourhood Plan. These must accord with Camden's Local Development Framework, national planning policy and the London Plan. If our Plan is successfully adopted, it will be used alongside Camden's own plans to assess planning applications in the Redington Frognal Conservation Neighbourhood Area.

#### **Vision & Objectives** *Redington Frognal Neighbourhood Area*

Our vision is a set of principles developed by Redfrog residents which help Camden implement current policy and inform and help change future policy.

We seek a future for the Redfrog area which preserves its green character and continues to serve as an area available to a wide range of family types and ages who live here rather than invest here.



## Objective 1

### To Preserve and Enhance Redington Frogna Characteristics

The Neighbourhood Plan will adopt design and conservation principles to preserve and enhance the characteristics of this green and “picturesque Edwardian suburb”, with a mixed range of population in terms of socio-economic and age groups.

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.



A “green design” policy for front and rear gardens will see gardens maintained as green, soft-landscaped surfaces. 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.

On-street residents’ parking space is to be retained, with no further losses to crossovers and front garden parking. New development is to be car-free, in line with Camden policy elsewhere in the borough, and a project to lobby for increased car club places will be launched.



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## Objective 2

### Greenery and New, Green Public Realm

The gardens, trees and hedges within Redington Frogna constitute an important green lung, for the health and wellbeing 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 area has suffered some loss of tree cover, private garden space and hedges over recent years. The replacement of green space by hard surface, in an area characterised by hills and bends, inevitably causes surface water run-off problems, places strain on the drainage system, creates blockages and reduces water availability for gardens.

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, open space, trees and veteran trees are to be retained, including those which form part of a habitat corridor, back-to-back, between rear gardens. A project will be launched to consider a succession-planting programme for the area’s trees (private and street) and hedges, to ensure that greenery is retained.

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

A high quality and green public realm is important to wellbeing and to promote a sense of civic pride. This will be achieved by retaining existing open space, for the benefit of all residents, by taking opportunities to green neglected areas, and by developing new locally protected green space, including woodland and pocket parks. The existing Borough Grade II Site of Importance for Nature Conservation (behind Kidderpore Hall in Kidderpore Avenue) is to be preserved and enhanced for the benefit of wildlife and biodiversity and designated as locally protected green space.

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

Additional locally protected green space is to include West Heath Lawn Tennis Club and a community-supported nature reserve, on the site of the covered water reservoir in Platts Lane, in the event that the reservoir should be declared redundant. The reservoir is situated on backland, surrounded by private gardens and the West Heath Lawn Tennis Club.



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

## Objective 3

### Enhancement of the Environment of Finchley Road

The Neighbourhood Plan will seek to work with TfL 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 encourage 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, level pavements and the removal of unnecessary railings

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

## Objective 4

### Sustainable Growth in the Redington Frogna Neighbourhood 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). Considerable development under way in Kidderpore Avenue and along Finchley Road will help meet this need.

The Neighbourhood Forum notes the cumulative loss of dwellings through the conversion of two or more flats into a single dwelling and will explore evidence for



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