

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

24 June, 2024

Dear Ewan,

2024/1122/P: Frognal Lane Garages – object and comment

The Neighbourhood Forum supports the principle of the redevelopment of Frognal Lane garages as residential accommodation, in accordance with section 5.1 of the Neighbourhood Plan and site reference RF4.

Non-traditional design - object

However, the block design proposed would not form a positive contribution to the streetscape and is not in accordance with section 6.3 Design Guidance for Planning Applicants.

Consideration should be given to a traditional design, responding to the proportions, composition and fenestration of the surrounding properties (pages 99-103) of the Neighbourhood Plan, but on a smaller scale.

Below is an example of a similarly incongruous design, non-traditional new build block, which has replaced a former garage at 41 Ferncroft Avenue.

New non-traditional design at 41A Ferncroft Avenue – replacement of former garage



The building above similarly incorporates a basement (and lightwells). It contributes negatively to the area and is used as an Airbnb. It could be helpful if a condition were to be

added, to a new design for Frognal Lane garages, to stipulate that the building is not to be used for short-term lets?

Front boundary treatment, hedges and garden – comment and support

A front boundary treatment, in the form a low brick wall, incorporating a native hedge behind it, would be supported (policy SD 6).

The wall should ideally be constructed from clinker bricks (also referred to as lava bricks), which are a key feature of the Frognal ward. The front boundary wall and hedge would help to repair the losses to the verdant nature in parts of Frognal Lane, caused by off-street parking.

A generous and well-vegetated rear garden, with trees and side and rear boundary hedges, should also be included, to accord with policies SD 4, BGI 1 and BGI 2.

Other comments

Due consideration will also need to be given to policies UD 1 and UD 2.

The SuDS Strategy should be corrected to refer to the lost River Westbourne and to Branch Hill Pond, the source of the River Westbourne, as the nearest surface water feature:

<https://www.redfrogforum.org/underground-rivers/>
<https://www.redfrogassociation.org/branch-hill-project/>

It will be important to guard against loss of amenity to residents at Ashley Court and Palace Court.

Yours sincerely,



Secretary

Redington Frognal Neighbourhood Forum

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