



Dear Ms Skelli-Yaoz,

Redington Frogmal Association is against the demolition of our Edwardian and Victorian architecture. We are in the process of absorbing this eastern section of Finchley Road into the Redington Frogmal Conservation Area, given that Historic England is so impressed with Finchley Road that it considers it even merits its own Conservation Area.

Number 252 is an important positive contributor to the street scene and we should not wish to see it demolished. We consider that the planned new building would have a very negative impact on the street scene and on the setting of St. Andrew's Church.

We also consider the extent of garden take-up proposed to be excessive in relation to the plot size. The plans would leave only a minimal amount of garden space for use by 14 flats in an area which is classified as green space deprived.

Furthermore we object to the construction of a large basement car park in an area that is very well served by public transport (bus, overground and underground) and situated on what is to become Cycle Superhighway 11.

Lastly, but by no means least, we are concerned about the impact of the planned development on biodiversity, with the felling of so many mature trees, including the mature ivy-covered birch tree (T20). Ivy is of huge importance to biodiversity (see [http://www.suffolkwildlifetrust.org/sites/default/files/ivy\\_0.pdf](http://www.suffolkwildlifetrust.org/sites/default/files/ivy_0.pdf)) and we are concerned by the proposals to clear all ivy from the garden.

The eastern side of Finchley Road lies on a bat foraging path and it is therefore important that all mature trees are retained.

We therefore object to these proposals.

Yours sincerely,

Nancy Mayo

Secretary  
Redington Frogmal Association

