

REDINGTON FROGNAL

NEIGHBOURHOOD FORUM

30th August 2016

Dear Mr Peres da Costa

2016/2997/P – 28 REDINGTON ROAD

On behalf of Redington and FrognaI NF, I wish to object to the above referenced application.

The grounds for objection are as follows:

- Demolition of a building which makes a positive contribution to the Conservation Area
- Proposed new build would be a negative contribution to the Conservation Area
- BIA fails to meet the basic criteria of CPG4 and DP27
- Car Parking allocation exceeds Camden Parking allocation for new developments (DP18)
- Loss of trees, green space and bio-diversity

DEMOLITION OF EXISTING BUILDING

Redington and FrognaI NF strongly objects to the demolition of this Arts and Crafts building which adds positively to the Conservation Area. We disagree with the Heritage Assessment comments about the value of 28 Redington Road to the area which is a residential suburb built during the late Victorian and early Edwardian period. The style of architecture is entirely congruent with the rest of the Conservation Area, described by Alastair Service (*Victorian and Edwardian Hampstead*) as "Quennell Land". Although there are examples of other architects, Quennell's designs dominate houses in Redington Road - 29 of which have been attributed to the partnership between Quennell and Hart.

The Heritage Statement is a confusing document, photos are mislabeled and several are missing. There are no photos of the older properties which provide the setting. Assessment of internal features of special value have been omitted.

The contribution that previous inhabitants have made to political history has been underplayed.

The original owner was **John Arthur Fallows** (1865-1935) who wrote a pamphlet entitled *The Housing of the Poor* in 1899 which describes in detail life in Birmingham's courts of back-to-back's at that time, and who also wrote against racial discrimination." [Eighteenth Century Birmingham: John Fallows](#))

The ownership of the house by Major General Rana of Nepal is also interesting as it links the property with 100 years of Nepalese history and the relationship between the UK and Nepal.

The house was owned for 20 years by **Sir Ian Auld Mactaggart**, a Unionist, Borough Councillor and then a Conservative candidate at the general elections of 1945 and 1970. He was Chairman of the Society for Individual Freedom, Chairman of the Common Market Safeguards Campaign and on the Board of the English Speaking Union. Sir Ian Auld Mactaggart was the father of Fiona Mactaggart, Labour MP for Slough who grew up at 28 Redington Road.

REDFROG OBJECTION

Comparisons have been made with 18 Redington Road, which was recently demolished. Number 18 suffered from poor alterations during the 1960s, Alistair Service describes No 18 ... *altered beyond recognition in the 1960s and is now of no architectural interest...* (p75 *Alastair Service Victorian and Edwardian Hampstead*). In contrast No 28 Redington Road (with the exception of the side extension) remains unspoilt by unsympathetic modernisation as illustrated below.

28 Redington 1950s



28 Redington 2015



Many original features remain intact including doorway, chimney, garage (built as Stables) and some windows. The house is described by Alastair Service as being "*reminiscent of the architect Arnold Mitchell*" (p53).

With imagination the house could be restored either to a family home or converted to flats.

POOR QUALITY NEW DESIGN

The proposed new design would be a **negative** contribution to the Conservation Area. Its scale and mass is overly dominant. The property has been doubled in size. Although the house is set back from the road it is raised above the pavement and would be highly visible from the street, towering above more architectural significant houses. It is suggested that dense trees and vegetation will obscure the facade, however, these are not a permanent feature and could well be cut back in the future.

Sadly the Arts and Crafts inspiration for the new design did not include Quennell. Quennell's designs (as evidenced in *Modern Suburban Houses CHB Quennell*) do not feature front balconies or ornamentation which he advises against (p. viii) thus achieving the understated elegance of Magnolia Court 70 Redington Gardens, and other buildings in the area.

The proposed new design, is a brash mishmash which jars with the overall Conservation area.

BASEMENT IMPACT ASSESSMENT

The lengthy basement impact assessment fails to address some of the basic requirements of CPG4, the purpose of which is*To enable the Council to 'assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer' as stated in DP27.3. As follows:*

The following are examples of omissions from the BIA.

REDFROG OBJECTION

- Do the qualification of the individuals who have conducted the BIA meet the Camden requirements as these are not stated
- There is no assessment of predicted damage to neighbouring properties - this is fundamental requirement and the BIA should not be accepted without giving neighbours an opportunity to understand and question the potential harm to their properties.
- No evidence of pre-consultation with neighbours
- No basement construction plan and engineering calculations
- No assessment of the cumulative impact of basements although there are others in the Road.
- The presence of the underground river in Redington Gardens has also been ignored although the river is within 100 m of the property and can be viewed from the road.
- There is no construction management plan
- How will noise managed and transport during demolition and construction

The basement excavation should be **rejected** on the basis of the BIA submitted.

BASEMENT

Should the Developer be able to demonstrate that they are able to construct a basement without harming neighbouring properties or local hydrology our expectation would be that the size and scale would be in keeping with Camden's preference as stated in CPG4.

The Council's preferred approach is therefore for basement development to not extend beyond the footprint of the original building and be no deeper than one full storey below ground level (approximately 3 metres in depth). CPG4

The Developer is requesting a basement car park for 8 cars, however this is additional to the car parking space already available for 7 cars - although this has been reduced slightly by the introduction of shrubs (see plan JCA RR PR 003 below) this would exceed Camden's car parking allocation for new developments (DP18 Appendix 2). With a redesign of the front area, retaining existing hardstanding there would be no requirement for underground parking.



Image of new build showing retention of the driveway which could be used for car parking as is current practice. There



Extract from JCA RR PR 003 showing ample space for car parking in new design. There is therefore no need to excavate a basement car park.

REDFROG OBJECTION

BUILDING USE AND PLANNING STATUS

When the building was marketed in November 2015 the use was described as

This building is currently used by a religious order in London. The site although not listed is part of the Redington & Frogna Conservation Area. We have been informed that the planning status is sui generis. (Goldsmidt and Howland November 2015.)

The developers are now describing the status as residential - **please clarify when the building use changed?**

TREE FELLING AND GREEN SPACE

The property benefits from a large and historical garden with a number of veteran trees. We are extremely concerned that the proposal involves unnecessary felling of trees with a high bio-diversity value. The developers have advertised that they are planning to present a second planning application which would involve further garden loss - we would strongly resist this.

We are particularly concerned by the lack of a CMP and TMP, whatever construction works take place neighbours will be highly inconvenienced. We would suggest that a CWG is established as part of the Section 106 agreement. This should be funded by the developer.

Please refuse this application

Penny Davis
Vice Chair

REDINGTON FROGNAL

NEIGHBOURHOOD FORUM