

**Note of meeting with Redington Frogna! Neighbourhood Forum (RedFrog), Redington Frogna! Association (RedFrog), Hampstead Conservation Area Advisory Committee (HCAAC), Linton Group, Jo Cowen Architects and Terrapin Communication held on Thursday 6th October 2016 at 28 Redington Road, NW3**

**Present:**

Gary Linton (GL)	MD, Linton Group
Niki O'Hara	Projects Director, Linton Group
Carman O'Brien	Development Manager, Linton Group
Joanne Cowen (JC)	Jo Cowen Architects
Dave Clark	Terrapin Communications
Mojgan Green	Co Chair, HCAAC
Rupert Terry (RT)	Chair, RedFrog Neighbourhood Forum
Penny Davis (PD)	Vice Chair, RedFrog Neighbourhood Forum
Nancy Mayo	Secretary, RedFrog Association
Harlan Zimmerman (HZ)	RedFrog Neighbourhood Forum Committee

## **1. Introduction**

The meeting had been called at the request of Linton Group. RedFrog and HCAAC members were invited to look round the property and admired the many original internal features, including: the grand staircase and banisters, the Arts and Crafts wooden windows at the front and the rear of the property, the larder, wooden flooring, fireplaces and doors.

The existing building comprises a basement, ground, first and second floors and significant loft space. Each floor accommodates about seven to eight generously proportioned rooms.

Attendees introduced themselves.

## **2. Brief introduction to the proposals**

RT explained that all those present had studied the proposals in considerable detail and all had already submitted their objections. The understanding of RedFrog and HCAAC had been that the purpose of the meeting was to consider proposals for the building's retention, rather than demolition, which had been unanimously rejected.

## **3. Discussion on the key concerns**

RedFrog, HCAAC and their consultants had proposed that the current building could be refurbished to house seven or eight smaller-sized apartments. RedFrog and HCAAC were keen to learn of the developer's plans for renovation.

Jo Cowen explained that she had discussed retaining the façade with Antonia Powell, Senior Planner of the Conservation Group at Camden, but this had been rejected by Linton due to the financial viability for them, due to the siting of the internal staircase and loss of floorspace required for circulation purposes.

Jo Cowen also mentioned that it would be difficult to relevel the building if it were retained. HCAAC pointed out that the releveling of existing floors may not be required as, in many similar renovated projects, exemptions were sought for non-level entry access.

RedFrog and HCAAC re-stated their position that 28 Redington Road is a very fine Arts and Crafts heritage asset and should be retained (a point made unanimously by all representatives from RedFrog and HCAAC) and that it is a positive contributor to the Redington Froggnal Conservation Area and the streetscape. HCAAC and RedFrog would be supportive of the building's refurbishment, in principle.

If Camden rejects the application for demolition, it is likely that the developer will appeal.

RedFrog and HCAAC stated that they are very used to being approached for consultation, but this invariably takes place before the developers have invested too much time and money on planning and before the planning application is submitted. Jo Cowen explained that today's meeting had been called due to the overwhelming negativity of responses to the planning application.

HZ noted that residents had requested a meeting with GL during summer 2015, stating clearly that it was the residents' desire to meet before too much work had been done and planning proposals had been submitted. The request had not been granted and residents were consulted only after the plans had been submitted. GL offered apologies that this meeting had not taken place.

HZ observed that the basement impact assessment (BIA) to excavate 12 metres down contained many holes, while PD similarly pointed out that, despite its length, the BIA incorporated a number of significant omissions, eg engineering calculations and the qualifications of the report's authors, so that the audit by Campbell Reith had been unable to pass the BIA. It is of concern that a BIA should have been submitted with significant omissions, which had led to a considerable delay to the planning application and a loss of confidence in the structural engineers.

RedFrog and HCAAC were also concerned that the basement plans should take full account of the area's hydrology, topography and underground rivers, as identified in the Arup research commissioned and funded by RedFrog. RedFrog would be pleased to make the report available to Linton and its engineers, but would require some financial contribution.

JC explained that the engineers, Anton Sawicki and Chris Bell of Mott MacDonald, had previously worked on the British Museum's six-storey World Conservation and Exhibitions Centre.

HZ asked GL whether Linton Group had developed, from start to finish, any projects similar to 28 Redington Road in terms of size, scope and proposed basement work. GL listed a number of developments but, on follow-up, responded that Linton Group had not undertaken any projects similar to 28 Redington Road in terms of size, scope and proposed basement work, although people on the team had worked on some in the past. Jo Cowen then noted that Linton's Maple Building development in Kentish Town is even larger than 28 Redington Road, but it was then established that this was a refurbishment not demolition, and it utilised existing basement space rather than excavated a basement.

HCAAC noted that it always objects to basement parking applications.

#### **4. Construction management**

Redfrog and HCAAC considered this to be premature and the topic was accordingly not discussed.

## **5. AoB**

Linton did not give any indication that they were willing to consider any alternative proposal to demolition. GL stated that, if demolition consent is withheld, then the building would probably need to be developed as a single family home. Jo Cowen said it would be up to Linton to decide whether to do that or sell it on.