

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

30th December 2016

Ms C Meynell  
Planning Officer  
London Borough of Camden

Dear Ms Meynell

**2016/6483/P - 31 Briardale Gardens**

Redington Froggnal Neighbourhood Forum wish to object to the above referenced proposals. The grounds for our objection are as follows:

1. Inadequate Design and Access Statement
2. Changes to the facade of 31 Briardale Gardens which will have a detrimental impact on the house and street scene, both of which make a positive contribution to the Conservation Area
3. Design of extension

**1. Design and Access Statement**

The Design and Access statement does not adequately explain the design principles and concepts that have been applied to this application. The local context, including the Redington Froggnal Conservation Area Statement, and the contribution of 31 Briardale Gardens to the Conservation Area have been largely ignored.

Number 31 Briardale is noted as being a positive contributor to the Conservation Area. The house and the majority of the street are the work of the architect George Quennell and the builder George Washington Hart. The design is from c1897 (using contemporary Arts and Crafts detailing). The houses are a good illustration of the early work of Quennell and Hart. Briardale Gardens is featured in *Victorian and Edwardian Hampstead Alastair Service* on p55 and p67 with a photo. In his *Architectural Guide London 4: North* - Pevsner also references Briardale Gardens (p233).

As homes in Briardale are relatively modest, they have mainly remained unspoilt by insensitive modern architecture. The street is still recognisable from the photos taken in the 1900s. The majority of extensions and development work has been carried out in a thoughtful manner to respect the original design.

The plans submitted with this application are confusing and do not show the exterior side elevations. Full and proper plans should be submitted

**2. Changes to the facade**

We are particularly concerned about the proposed changes to the facade of this property, including the replacement of traditional windows which will have a negative impact on the street scene. The Design and Access statement does not detail the type of materials which will be used for the new windows or explain why the style of window is being changed. It is the uniformity of the front of the houses in Briardale which make it both an attractive street but also so important to the Conservation Area. The houses share a common window type, (cottage style with multiple panes), which is a feature of Arts and Crafts architecture and **must be retained**. Number 31 is part of a pair, the symmetry of design will be lost by insensitive changes. Windows should be replaced with like for like in accordance with CPG1 4.7.

It is important that high quality materials are used, the Redington Frogmal Conservation Area Management Statement recommends materials which are in-keeping with the local area.

We would suggest that this application is forwarded to Camden's Conservation Officer for advice and review.

### **3. Design of Extension**

In accordance with National and Camden Policy, RedFrog encourages sustainable design. Unfortunately this application does not provide any details as to how they will meet Camden's target of 10% of project costs being used for environmental improvements. The large amount of glass proposed, together with new windows will have a negative impact on the environment we would like to see more evidence of how insulation will be improved and how light spillage will be reduced. We would also like the amount of glass proposed reduced. We note that previous applications made some efforts to demonstrate environmental improvement.

We endorse the comments of the Heath and Hampstead Society on the quality of the design and its incompatibility with the host building. The style is also incompatible with the extensions of neighbouring properties. The design fails to meet the requirements of CPG1 2.9 of *positively enhancing the character of existing buildings* and does not respect the Conservation Area.

We would therefore request that this application is refused.

Yours sincerely

Rupert Terry

Chair

REDINGTON FROGNAL

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