

Area Application

This is an application for definition of the boundary of the Redington Froggnal Conservation Neighbourhood Forum Area.

The organisation making this application is the proposed Redington Froggnal Conservation Neighbourhood Forum which is a relevant body for the purposes of Section 61G of the 1990 Act. The Forum is capable of being a qualifying body for the purposes of the Localism Act 2011 and is proposing this area application alongside an application for the Forum to be so recognised.

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1. Boundary Definition.

The exact boundary of the area is defined by the map included in this application. The proposed boundary mostly conforms with that of Camden Council's designated Redington Froggnal Conservation Area, with divergences described under 3. Boundary Description.

2. Area Description

Situated on the slopes to the west of Hampstead as they fall towards Finchley Road, the area is defined by the relationship of the streets and houses to the contours of the hills. It forms a well-preserved example of a prosperous late 19th century and Edwardian residential suburb. The area's contours and shapes are of great significance, causing numerous views and vistas and giving emphasis to many of the buildings.

The shape of the area on plan is roughly tapering shape apparently based along the east side of Finchley Road between just short of the Pattison Road junction in the north to just south of the junction with Froggnal. As such it mostly follows the existing Conservation Area Plan, but also encompasses the eastern side of Finchley Road, which forms an obvious western boundary. The western side of Finchley Road adjoins the eastern boundary of the Fortune Green and West Hampstead Neighbourhood Plan. The rest of the proposed boundary is intricately formed around property lines and on its east side and south end. The boundaries directly adjoin other proposed NF area plans, ensuring that no area is left outside a Neighbourhood Plan.

The area is mostly residential with some business educational and cultural uses, social housing and care/retirement homes.

- Residential – a preponderance of houses and flats converted from Edwardian villas. The houses are predominantly large detached and semi-detached architectural styles typical of the 19th and early years of the 20th centuries. Following demolition, some purpose-built blocks have been constructed, mostly on well spaced-out on land parcels. These incorporate large rear gardens which, 'back-to-back', produce crucial and attractive green lungs many almost rural in character. They provide green corridors, which are of importance to a range of wildlife. Large mature trees, dense vegetation and front gardens, whose boundaries are marked by hedges, form part of the street scene and constitute an important public good, also offering habitat and forage for wildlife. Side gardens are another important feature, affording views through the houses to the rear gardens and mature trees and breaking up the buildings.

- Business – a number of shops and offices fronting onto Finchley Road, in Hampstead Gate (to the rear of Finchley Road), two hotels, an important internationally-renowned music resource, Craxton Studios, and a world leading violin workshop
- Institutions and places of social amenity – Camden Arts Centre; Kings College campus, which has a long history of tertiary educational and research use; King’s College Nature Reserve, a Grade II listed Site of Importance for Nature Conservation; West Heath Tennis Club; a water reservoir; Hampstead School of Art; St. Margaret’s, an independent school, and St. Luke’s, a state-funded school; two churches, St. Luke’s, St. Andrew’s, and St Andrew’s church hall
- Demographic Profile – the area is situated in the north west of the Fitzjohns and Frognal ward. The 2011 Census for the Redington and Frognal NPA indicates that there are 2,639 households. By household tenure, 7.4% of accommodation is social rented, 53.2% owned or part-owned and 36.8% private rented. The population contains a high proportion of older residents (18.5% are aged over 60 years), including those aged 75 and over (7.1%). Families with dependent children are also strongly represented (29.2%), given close proximity to a large number of independent schools (although not sited within the area).

3. Boundary Description

The Finchley Road section is that section having most divergence from the Conservation Area.

- Starting at the far south end the proposed and CA boundaries are drawn between the properties no.2 Frognal and the neighbouring corner block;
- The proposed line is then drawn to the junction of Frognal with Finchley Road;
- Then northwards along Finchley Road to Arkwright Mansions therefore taking in all the shops offices and flats in that run as well as nos. 1-3,3a and the Quality Hotel on Frognal;
- The proposed boundary rejoins that of the CA at Arkwright Mansions continuing across the Arkwright Road junction and up to the junction of Langland Gardens;
- The CA boundary sets out at this point from the eastern edge to the centre of Finchley Road; we have not investigated the reason for this;
- The proposed boundary along Finchley Road is not intended to make this distinction, merely noting the inclusion of properties fronting the main road;
- The CA boundary sets in at the south boundary of Alvanley Court excluding it and properties at the south corner of Frognal Lane as well as a short stretch of Frognal Lane; the proposed boundary passes straight across Frognal Lane and takes in St. Andrew’s Church as does the CA;
- The proposed boundary continues along Finchley Road so that properties between St. Andrew’s and no.38 Heath Drive excluded from the CA would be included in the NF area;
- Similarly, while the CA boundary goes partly into Heath Drive to exclude the north corner properties and then around the rear of Heath Drive north side properties to exclude also the Studholme Court estate, the proposed boundary continues along Finchley Road so that all those properties would be included in the NF area;
- Both boundaries continue along to Platts Lane , the proposed NF boundary again continuing along the main road to cross the junction of Briardale Gardens thus proposing to include all the remaining properties along Finchley Road excluded from the CA;
- At the north end of its run along Finchley Road the boundary sets off from the main road at the boundary between the backs of the properties on Briardale Gardens and Pattison Road;
- From there the proposed NF boundary follows the existing CA boundary without divergence until it reached Finchley Road from the line between the properties no.2 Frognal and the neighbouring corner block from where this description began;

4. Boundary Justification

- The proposed NF is based mainly on the area subject of the Redington/Frognal Conservation Area as the particular residential area of interest and concern to local residents;

- The CA eastern boundary is shared with Hampstead's CA west boundary and this conjunction has been agreed as the basis of the RedFrog and Hampstead proposed NF's shared boundary;
- The CA southern boundary adjoins the Netherhall Neighbourhood boundary
- The CA western boundary adjoins Fortune Green and West Hampstead's eastern boundary
- Two areas of concern to both RedFrog and Hampstead NFs have been identified and agreed – one to be as now exists just at RedFrog's NE corner: the development group of Mansion Gardens, Firecrest, Grange Gardens and Beech Drive which are to remain in Hampstead's area; the north end of Arkwright Road which it is agreed also will fall to Hampstead;
- The decision to include areas on Finchley Road excluded from the RedFrog CA is due to the perceived need to ensure sustainable development, not simply to leave Finchley Road to aim for the 'canyon' effect to be expected on many main roads and to meet specific requests for inclusion from Finchley Road residents.
- Residential properties and areas are in the flats above shops at the south end near the Froggnal junction, in the blocks of flats at the south corner of Froggnal Lane, the blocks of flats and residential care/retirement homes between Froggnal Lane and Heath Drive, the charming enclave of Studholme Court and the remaining houses and now-constructing block of flats at the north end of the Finchley Road run.
- Almost all these areas front substantial green areas with opportunities for enhancement of biodiversity, a primary concern of the RedFrog area and residents. They also back onto residential areas gardens and green spaces.
- The 'business' areas along Finchley Road are not simply economic generators but also contributing to the fabric scale and character of this part of London, to develop an identity of 'place' reflecting the green area that is its hinterland as well as contributing to local activity.
- The major part of the NF is clearly defined by its consistent texture of leisurely plots and buildings setting-out with the generally large green areas of the back-to-back gardens, the larger and precious green spaces of Kings College and Westfield.

5. Boundaries Liaison with Adjoining Neighbourhood Forums

Consultation and liaison has taken place with all adjoining neighbourhood forums. Finchley Road is a shared boundary with Fortune Green and West Hampstead and a policy for Finchley Road will be developed in conjunction with Fortune Green and West Hampstead. The boundaries with Netherhall Neighbourhood and Hampstead have been jointly agreed, following discussions with key members. A neighbourhood forum is progressing for the Child's Hill area to the north in the London Borough of Barnet and will abut the northern Redington Froggnal Conservation boundary. The Church Row Neighbourhood Forum does not adjoin any of the Redington Froggnal Conservation boundaries and is contained within the Hampstead area.

6. Aims and Objectives

Aims and objectives will be guided by the views of residents and businesses in the area. An on-line survey has already indicated a very high level of interest in preserving and enhancing the area's biodiversity and green character and also its Edwardian / Victorian architecture. Future development will be required to be in accordance with the Redington Froggnal Conservation Area Statement and Guidelines.

A working group for Finchley Road will aim to enhance the environment for both residents and businesses operating there.

7. Map

This is attached in .pdf format and shown below. As at 30.4.14, the membership database was comprised of 170 individuals drawn from the NW3 6 and NW3 7 postcodes, which constitute the Redington Froggnal Conservation Area and its extension to Finchley Road.

