

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

Additional Examination Questions, 8.12.20

1. What is the boundary of Kidderpore Reservoir for the purposes of Policy KR? The site map on page 61 is different to that provided in the assessment by Urban Vision Enterprise CIC. Is there an overlap with the proposed Local Green Space at West Heath Lawn Tennis Club (LGS1)?

Thank you for the opportunity to clarify the site boundary. The map on page 61 shows all the land owned by Thames Water Utilities Ltd. This includes both Kidderpore Reservoir and West Heath Lawn Tennis Club (LGS 1).

From the attached Land Registry title plan NGL902567 and the site plan on page 61, the reservoir ends at the wall separating the reservoir from the tennis club, which is denoted by the blue line dissecting the site plan. [Note: the reservoir is to the right on the Land Registry title plan, but to the left on the map on page 61.]

Policy KR aims to protect the portion of the site occupied by Kidderpore Reservoir.

2. Policy FR refers to the shopfronts as being both "*Victorian or Edwardian*" (in i) and "*Victorian*" (in ii). Which is it? I am minded to respond positively to the representation from Historic England that the policy should address the need to reflect the age and character of the principal facade and allow greater flexibility as to the age of the building.

All of the buildings from 166 to 200A Finchley Road are Victorian, while 250 Finchley Road is Edwardian. We apologise for the omission of the words "and Edwardian" from FR ii.

3. What is the purpose of Section 6.1 detailing buildings for which local listing is sought? The desire to expand the Local List is one of the separate Actions supporting delivery of the Plan. Is it considered that all the buildings in Section 6.1 contribute to the special interest of the Conservation Area as addressed in Policy SD2? Planning Practice Guidance (Paragraph: 040 Reference ID: 18a-040-20190723) requires "*sound evidence*" to be provided for a neighbourhood plan to identify non-designated heritage assets. What is the sound evidence for the buildings in Section 6.1?

It is considered that all of the buildings detailed in section 6.1 contribute to the special interest of the Conservation Area. The aim is to strengthen the protection for these buildings.

However, the Forum understands that protection for all of the buildings making a contribution to the townscape character is now reinforced in the 2020 Conservation Area Character Appraisal and Management Plan. This records that all but a handful of buildings are positive contributors.

While pages 80 to 98 of the Neighbourhood Plan provide the sound evidence for the historic importance of these Conservation Area buildings, it may be better, as you suggest, to incorporate this as one of the Forum's separate Actions to support delivery of the Neighbourhood Plan.

Evidence of the dates of construction, the architect, the builder and information sources have been obtained for each of the buildings identified. The main information sources are:

- *The Buildings of England. London 4: North* by Bridget Cherry and Sir Nikolaus Pevsner. *The Buildings of England* is an unrivalled series of comprehensive architectural guides. Every building of note is described in a lucid gazetteer.
- *Victorian and Edwardian Hampstead: Two Walks Through its Streets and Buildings* by Alistair Service. Alastair Stanley Douglas Service CBE is the author of many standard works on late 19th and early 20th century architecture.
- Elizabeth McKellar BA, MSc, PhD is Emerita Professor at the Open University. Research articles include *C. H. B. Quennell (1872-1935): Architecture, History and the Quest for the Modern*, *Architectural History: Journal of the Society of Architectural Historians of Great Britain*, 50, 2007, 211-46.

Elizabeth McKellar has provided her attached research on Quennell houses to the Forum.

- *British History Online*. This information source was founded in 2003 by the Institute of Historical Research and the History of Parliament Trust.
- *Redington Froggnal Conservation Area Statement and Guidelines, 2003*.

It is intended to prevent harm to buildings, including loss of positive contributor status, potentially resulting in demolition, as in the case of 38 Froggnal Lane (consented planning application 2019/4220/P). The Members' Briefing is attached.

At the time of writing, a date for the consultation on the 2020 Redington Froggnal Conservation Area Character Appraisal and Management Plan had not been established.