



REDINGTON FROGNAL ASSOCIATION

Umbrella body for residents' groups in the Redington Frognal Conservation Area

**Draft minutes of AGM held at St. Margaret's School at 8 pm on Wednesday 21.9.22**

**Present**

Cll. Andrew Parkinson

Cllr. Gio Spinella

Laurence Bard (Treasurer)

Siobhan Ezra

Nancy Mayo (Secretary)

Barbara Alden

Sir Stanley and Lady Burnton

Irene Fine

Alan and Hazel Finn

Susan Grossman

Golriz Hoortash

Linda Lancon

Dudley Leigh

Linda Lucas

John Malet-Bates

Tina Marton

Caroline Merrell

Monika Shah

Jane Shaw

Marcelle Shulman

Jonathan Silver

Dilys Ward

Jenny White

Platt's Lane

Arkwright Road

Hollycroft Avenue

Chesterford Gardens

Kidderpore Avenue

Westfield

Bracknell Gardens

Kidderpore Gardens

Platt's Lane

Heath Drive

Rosecroft Avenue

Frognal

Ferncroft Avenue

Hollycroft Avenue

Platt's Lane

Redington Gardens

Platt's Lane

Ferncroft Avenue

Hollycroft Avenue

Arkwright Road

Chair, Netherhall Neighbourhood

**1. Attendees and apologies**

Apologies were received from: Victoria Barclay, Irene Bard, Emily Brettle, John Burns, Pamela Chesters, Lydia and Andrew Glennie, Janet Gompertz, Anne-Marie O'Connor (Chair), Guita Rezakhanlou, Kirsty Roberts, Val Russell, Alan Sanders, Juliette Sonabend, Dilys Ward, Nicholas White, Henrik Wijkander, Harlan Zimmerman.

In the absence of Anne-Marie O'Connor, Laurence Bard acted as Chair.

**2. Draft minutes of Forum AGM of 3.10.21**

No corrections were noted and it was agreed to adopt the minutes.



### 3. Events in 2022

- i. **New Whatsapp group.** Residents are encouraged to sign up by scanning the QR code on the RedFrog Association website:  
<https://www.redfrogassociation.org/membership/>

The group was created in October 2021 at the suggestion of Janet Gompertz. Since then, it has gained 84 participants.

- ii. **New RedFrog Conservation Area Character Appraisal and Management Plan**

In 2021, the Redington Froggnal Conservation Area Statement of 2003 was updated with the aid of LCIL money from the Froggnal & Fitzjohn's wards. The Fitzjohn's Netherhall Conservation Area Statement was similarly updated. The work was contracted to Urban Vision Enterprise, which had helped with drafting robust policies for the Redington Froggnal Neighbourhood Plan. The result is a Conservation Area Appraisal and Management Plan which reinforces the Conservation Area character and adds weight to the Neighbourhood Plan.

Camden has completed its consultation process and is due to officially adopt the Conservation Area Appraisal and Management Plan shortly.

- iii. **Summary of Branch Hill Pond and Lost River Westbourne exhibitions**

To publicise the reinstatement of Branch Hill Pond and the routes of the lost rivers in RedFrog, exhibitions were held from 6-13 February at JW3 and Burgh House. A VIP and press night, opened by the Mayor of Camden, launched the exhibitions at Burgh House. The event was covered in the Evening Standard and local press.

Attendees completed 116 questionnaires, indicating a very high level of interest in Branch Hill Pond and support for marking the former routes of the historic rivers now absorbed into the sewer network.

- iv. **Excavation of Branch Hill Pond in August, followed by clay lining in October**

Excavation of the pond was completed on 11 August. It features gently shelving edges, enabling easy access for wildlife. To support wildlife, it is important for the pond to remain low in nutrients and ensure that fish are not introduced. This will ensure a food supply [midges] for amphibians, dragonflies and bats.

The pond currently has a maximum depth of 1 metre, but a small deeper area is to be excavated to enable wildlife to overwinter. The pond will then be lined with clay and fenced for safety and to keep out dogs (to ensure that nutrients are not introduced) and then planted.



v. **Geotrails of 26.6.22 and 25.9.22 and potential support for a marked walking trail along the lost Westbourne.**

Geologist, Diana Clements, led a first Walking the Westbourne geology trail, which traced one of the routes of the former Westbourne, prior to being culverted within the sewer network. The walk was fully booked and is being repeated this Sunday at 10.30 am.

With the completion of Stage 1 of the LCIL project 042 Branch Hill Pond and Lost Rivers, Red Frog would like to progress to Stage 2 focusing on the conservation area's hydrogeology. This entails marking key points in the flow of the lost River Westbourne using cast bronze glyphs to denote the direction prior to being culverted.

**4. Association response to draft Camden Flood Risk Management Strategy consultation**

The Consultation is available on the Association website at:  
<https://www.redfrogassociation.org/water-in-redfrog/>

**5. Plaques in RedFrog**

Attention is also being drawn to RedFrog's cultural heritage, through the installation of three new commemorative plaques in 2022.

This brings the total number to 12 commemorative plaques celebrating the lives of notable residents. A very first RedFrog plaque is being added in 2022, to mark the use of 28 Rosecroft Avenue as a Sunshine Hostel, a home to Kindertransport child refugees from 1941-1947.

Further information is available on the RedFrog Association website at:  
<https://www.redfrogassociation.org/local-area/>

**6. Camden Ecological Emergency – local initiatives**

Anne-Marie is planning to launch a wildlife garden designation in association with Heath and Hampstead Society.

**7. Commuter and School Run Traffic**

Traffic surveying equipment has been observed in Hollycroft Avenue and other streets in the Crofts. Rumours are circulating of a plan by Camden to close Ferncroft Avenue between 8 am and 9 am. However, residents know nothing of the scheme and St. Margaret's School has also not received any communication.



Cllr. Parkinson offered to enquire if a Healthy School Street scheme is proposed for Ferncroft Avenue. Cllr. Spinella noted that road closures are required to be preceded by a consultation. Experience shows that the traffic is simply displaced into neighbouring streets, with the restrictions continuing to apply at times when schools are closed.

The experience of Netherhall Neighbourhood Association is that healthy school streets have considerable repercussions for neighbouring streets and pose great difficulties for the elderly and disabled, who are unable to walk up steep hills. Camden fails to account for the terrain and demographic when drawing up these schemes. Signage is very confusing for motorists.

RedFrog will need to publicise any consultation, since Camden is unlikely to extend the consultation to neighbouring streets. Once an experimental scheme is in place, it is unlikely to be removed. Residents could draw on the experience of Netherhall Neighbourhood Association in opposing similar schemes.

The overriding need is for Camden to address traffic holistically. RedFrog's LCIL application for Steer Group to include Arkwright Road within its research has been delayed for one year.

Hampstead Transport Partnership is lobbying for a holistic approach to traffic management throughout the area, but an application for LCIL funding has been rejected

It was remarked that Camden's Clean Air Action Plan 2022-26 would be unlikely to achieve World Health Organisation air quality standards by 2030. Much of its focus is on education, with little or no enforcement.

The Consultation is open until 15 October and is available at:  
<https://consultations.wearecamden.org/supporting-communities/camden-clean-air-action-plan-2022-2026/>

If you have a request for a Healthy School Street, or would like to give feedback on an existing scheme, please email: <http://healthy.school.streets@camden.gov.uk>.

## **8. Accounts and website viewing statistics**

The Association income and expenditure account for the year 1 April 2021 to 31 March 2022 indicate net surplus for the year of £554, giving a balance of £4,150 to be carried forward.

This is a most unusual result, as Nancy has this year managed to cover virtually all expenditure with grants from Camden, the City and others, including expenditure which might otherwise be regarded as overheads. This pattern will not however be repeated in the current year, as we have already incurred, for example, £396 on website support. This emphasises the continued need for members' subscriptions and donations.



Redington Froggnal Association does not, unfortunately, have charitable status so subscriptions and donations do not, therefore, attract Gift Aid. The process of converting to charitable status is not straight forward.

As at 31 March 2021, the Association's liabilities amounted to £19,008 in the form of unspent grant funding, which is covered by £23,201 of cash held at the bank, giving net assets of £4,150. The City of London Corporation will draw on the funds for Branch Hill Pond, including for a clay lining, planting, fencing and ecological enhancements.

It was agreed to adopt the accounts.

Monthly viewing figures for the Redington Froggnal Association website in 2022 ranged from 219 to 487, peaking in March when 487 users viewed 830 different pages.

The homepage was the most visited, followed by /branch-hill-project/, O2 development, membership and branch hill pond (all receiving over 200 views each in March).

## **9. Elections**

Official positions in Redington Froggnal Association are Chair, Treasurer and Company Secretary and Secretary.

Anne-Marie was re-elected as Chair and Laurence as Treasurer and Company Secretary. Nancy continues to act as Secretary, but a replacement is sought.

## **10. AoB**

### **Light pollution**

Light pollution, including garden lighting, remains a particular problem throughout the Conservation Area. Where light pollution is emitted from schools and other public buildings, soft pressure from local residents and parents could be helpful.

Artificial light nuisance is also a problem from private gardens and is harmful to nocturnal wildlife.

RedFrog could lobby Camden for a limit to the number of hours for nocturnal garden lighting and restrictions on brightness.

A light pollution policy should be developed for Camden's new Local Plan, with the Neighbourhood Forum providing input into new Camden Lighting Guidance, giving examples of nuisance lighting. However, there is no clear way of enforcing nuisance light pollution, other than by residents writing to Camden to complain.

The Executive Committee could do more to highlight the problem, including through circulating newsletters on a regular basis.



## **EV Charging**

It was noted that new electric vehicle charging points incorporate pavement buildouts and are removing on-street parking spaces, creating unsightly street clutter. They are not screened by trees and other greenery, as had originally been envisaged.

An electric vehicle charging point can be requested by please emailing [evcrequests@camden.gov.uk](mailto:evcrequests@camden.gov.uk), giving your address.