PLEASE INDEX AS

OTHER DOCUMENTS UPDATES

FILE No. TP|98|2126

JAN. FEB. MCH. APL. MAY. JUNE JUL. AUG. SEPT. OCT. (NOV.) DEC

PART	1	PART	9
PART	2	PART	10
(PART	3)	PART	11
PART	4	PART	12
PART	5	PART	13
PART	6	PART	14
PART	7	PART	15
PART	8	PART	16

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1949	Acer pseudoplatanus (sycamore)	9	60	2	Poor	Covered with ivy throughout its height. Remove to encourage growth of adjacent trees.
1950	Crataegus monogyna (thorn)	6-7	120	2.5	Poor	Covered with ivy throughout its height. Remove ivy and tidy crown.
1951	Acer pseudoplatanus (sycamore)	9	100	3.5	Good	Single straight stem tree with ivy to 2m above ground level.
1952	Ilex aquifolium (holly)	6	35	1.5	Good	Young tree leaning slightly towards the west. No works required but removal of surrounding dense shrub growth would aid establishment.
1953	Acer pseudoplatanus (sycamore)	10-12	150	5	Good	Single stem tree with ivy to half its height. Remove ivy before it becomes established.
1954	Ilex aquifolium (holly)	5-6	50	1	Good	Nice young holly requires the removal of surrounding privet.
1955	Crataegus monogyna (thorn)	6-7	110	2	Fair	Ivy covered to half its height. Branches out at 2m above ground level and leaning slightly towards the west. Selective pruning to releave congestion in canopy and removal of ivy.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1956	Crataegus monogyna (thorn)	5-6	110	2-3	Fair	Single main stem with some badly pruned side branches. Extensively ivy covered. Prune out dead wood and remove ivy.
1957	Acer pseudoplatanus (sycamore)	5	3 stems	1.5	Good	Young self set tree with 3 stems from previously coppiced base, lying close to existing boundary wall. Remove to avoid any future structural problems with wall.
1958	Acer pseudoplatanus (sycamore)	12-15	190	7	Good	Lying at the bottom of sloping ground. Previously pollarded to give 8+ shoots at 4.5m above ground level (mostly on Aubrey Walk side of tree). Some branches crossing and rubbing, with some dead wood. Ivy covering to break point. Selective pruning required to remove dead wood and congestion from canopy and to help balance crown.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1959	Acer pseudoplatanus (sycamore)	12-15	155	6.5	Good	2 main branches at 3.0m above ground level with some crossing branches within canopy and some dead wood. Not such a full shape as adjacent trees. Ivy cover to just above break point. Minor works to remove dead wood or congestion in canopy and removal of ivy from main trunk.
1960	Acer pseudoplatanus (sycamore)	13-14	190	6.5	Good	Previously pollarded to give 5 main branches at 3.5-4m above ground level. Some branches crossing and rubbing, with some dead wood. Selective pruning to remove dead wood and congestion within canopy having regard for the shape of the tree.

APPENDIX B:

Summary of Existing Trees to be Removed

Tree No.	Species	Condition	Reason for Removal
1	Ailanthus Altissima (Tree of Heaven)	Growing from base of water Tower House	Structural/ New Development
1913	Betula Pendula (Silver Birch)	Poor	New Development
Group 1	Acer pseudoplatanus/ (Sycamore)	Good	New Deveopment
1930	Acer Pseudoplatanus/ (Sycamore)	Good	New Development
1931	Acer Pseudoplatanus/ (Sycamore)	Good	New Development
1932	Acer Pseudoplatanus/ (Sycamore)	Good	New Development
1933	Acer Pseudoplatanus/ (Sycamore)	Poor	Condition/New Development
1934	Acer Pseudoplatanus/ (Sycamore)	Good	New Development/ Future stability of existing wall.
1935	Acer Pseudoplatanus/ (Sycamore)	Good	New Development

Other trees that require attention:

1923	Elm	-	Dutch Elm disease
1924	Elm	-	Dutch Elm disease
1925	Elm	-	leaning badly
1926	Elm	-	Dead
1927	Elm	-	Dead
1928	Sycamore	-	Possible structural damage to existing boundary wall
1936	Sycamore	-	Possible structural damage to existing boundary wall
1938	Sycamore	-	Possible structural damage to existing boundary wall
1939	Sycamore	-	Possible structural damage to existing boundary wall

1940	Sycamore	-	Possible structural damage to existing boundary wall
1943	Ash	-	Poor condition
1945	Hawthorn	-	Poor condition
1949	Sycamore	-	Poor condition
1957	Sycamore	-	Possible structural damage to existing boundary wall

APPENDIX C

Protection of Existing Trees to be Retained Specification.

PROTECTIVE FENCING to existing vegetation to be erected to positions as shown on drawings before all other site work commences.

- Maintain in good condition throughout the whole contract period.
- Repair any accidental damage to fencing immediately it happens.
- Take down and remove off site at end of the contract, when instructed by LA.

PROTECTIVE FENCING TO EXISTING TREES AND VEGETATION TO BE RETAINED:
To be 1.8m high Cleft Chestnut Pale Fencing, all in accordance with BS 1722 Part 4, Specification for Cleft Chestnut Pale Fences.

- Pales: Riven Sweet Chestnut, 1.8m long, pointed at base and stub pointed at top. Bound by 3 lines of 1.9mm galvanised wire.
- Posts: Pressure impregnated, round-sectioned, Sweet Chestnut, pointed at one end and driven into ground.
- Straining Posts: 2.55m long, 80mm diameter at top. Use at end, corner, and every 70 lin.m. in a straight run.
- Intermediate Posts: 2.55m long, 70mm diameter at top, maximum spacing 2.25m.
- Struts: 2.25m long, 80mm diameter at top, notch jointed to straining posts in top third of post. Fit to all straining posts.

NO-GO AREAS: Areas within protective fencing are "no-go" areas. Do not enter or encroach on these for any reason.

WORKS IN FENCED-OFF AREAS: Follow the following guidelines, unless specifically instructed otherwise.

- All work within the canopy spread of existing vegetation to be carried out with care by hand including excavation. Do not use machinery.
- Do not store materials within the canopy spread of existing vegetation.
- Do not vary ground level within the canopy spread of existing vegetation.
- Do not cut or remove existing vegetation without written permission of LA. Contractor to be liable for any penalties enforced by other authorities should any damage be caused.
- Do not sever roots over 50mm diameter.
- Do not strip or remove topsoil unless instructed by LA.

APPENDIX D

Aubrey Walk - Planting Schedule

AUBREY WALK - PLANTING SCHEDULE

APPENDIX D

SPECIES	PLANTING SIZE	PLANTING CENTRES
TREES: Main avenue, semi-public space		
Tilia euchlora	20-25cm girth	7-8m
Boundaries/gardens	12-14cm girth	5m
Fraxinus excelsior	"	"
Fraxinus angustifolia 'Raywood'	"	"
Sorbus aria	"	"
Sorbus aucuparia	"	"
Sorbus commixta	"	"
Tilia euchlora	"	"
Tilia cordata	"	"
Prunus sargentii	"	"
Robinia pseudoaccacia	"	"
Robinia frisia	"	"
Acer campestre	"	"
Betula pendula	"	"
Betula pubescens	"	"
Betula utilis jacquemontii 'Himalayan Birch'	"	"
SHRUBS		
Berberis thunbergii	450-600mm high	600mm
Berberis atropurpurea	"	"
Berberis atropurpurea 'Nana'	"	"
Choisya ternata	"	"
Cornus alba 'Aurea'	"	"
Cornus alba 'Elegantissima'	"	"
Corylus avvellana	"	"
Eleagnus ebbengii	"	"
Eleagnus pungens 'Maculata'	"	"
Escallonia 'Apple Blossom'	"	"
Hebe albicans	300-450mm high	500mm
Hebe 'Autumn Glory'	"	"
Hebe 'Marjorie'	"	"
Hebe rakaiensis	"	"

Hebe 'White Gem'	300-450mm high	500mm
Lavandula stoechas 'French Lavendar'	"	"
Mahonia media 'Charity'	450-600mm high	600mm
Prunus lusitanica	"	"
Olearia macrodonta 'Major'	"	"
Potentilla 'Elizabeth'	"	"
Potentilla Davurica 'Abbotswood'	"	"
Potentilla 'Primrose Beauty'	"	"
Photinia fraseri 'Red Robin'	"	"
Rosa pimpinellifolia	"	"
Skimmia japonica	"	"
Spiraea arguta 'Bridal Wreath'	"	"
Viburnum plicatum 'Lanarth'	"	"
Viburnum plicatum davidii	"	"
GROUND COVER		
Ceanothus thyrsiflorus repens	300mm dia. spread	450mm
Cotoneaster dammeria	"	"
Cotoneaster 'Gnom'	"	"
Lonicera pileata	"	"
Euonymus fortunei	"	"
Vinca minor	"	"
Hedera helix 'Hibernica'	"	"
Prunus laurocerasus 'Otto Luyken'	"	"
Pachysandra terminalis	"	"
CLIMBERS		
Hedera helix 'Goldheart'	500mm high	500mm
Parthenocissus tricuspidata	"	"
Parthenocissus henryana	"	"
Hydrangea petiolaris	"	"

APPENDIX E

Schedule of Hard External Finishes:

Access Roads:	Granite setts with Yorkstone banding.
Footpaths:	Yorkstone flags with Yorkstone banding.

Figures dimensions only to be used

Refer any query to Eachus Huckson

north

TP982126

AUBREY WALK

CAMPDEN HILL ROAD

KENSINGTON HEIGHTS

PUMP HOUSE

TENNIS COURTS

1867
Sycamore
Est. Height :5m
Girth : 3 stems
Spread : 1.5m

1866
Thorn
Est. Height :5-6m
Girth : 110cm
Spread : 2-3m

11
Ash
Est. Height :12-15m
Girth : 260cm
Spread : 6.5m

1868
Sycamore
Est. Height :12-15m
Girth : 190cm
Spread : 7m

1869
Sycamore
Est. Height :12-15m
Girth : 155cm
Spread : 6.5m

1870
Sycamore
Est. Height :13-14m
Girth : 190cm
Spread : 6.5m

10
Turkish Hazel
Est. Height :7-8m
Girth : 45cm
Spread : 2m

9
Turkish Hazel
Est. Height :7-8m
Girth : 45cm
Spread : 2m

8
Turkish Hazel
Est. Height :7-8m
Girth : 40cm
Spread : 1.5m

1913
Beech
Est. Height :8-10m
Girth : 80cm (3 stems)
Spread : 2.5m

1
Birch
Est. Height :10-12m
Girth : 90cm
Spread : 3m

6
Maidenhair Tree
Est. Height :6-8m
Girth : 30cm
Spread : 5m

5
Maidenhair Tree
Est. Height :8-10m
Girth : 45cm
Spread : 1.5m

4
Maidenhair Tree
Est. Height :8-10m
Girth : 35cm
Spread : 1.5m

3
Maidenhair Tree
Est. Height :8m
Girth : 35cm
Spread : 1.5m

2
Maidenhair Tree
Est. Height :8-10m
Girth : 35m
Spread : 1.5m

1
Tree of Heaven
Est. Height :12m
Girth : 90cm
Spread : 5m

GROUP 1
Sycamore
Est. Height :7+m
A group of single and multi-stemmed young sycamore with an understorey of privet, ivy and spindle.

multi stem ash outside site boundary

young multi stem ash

thorn stump

thorn stump

Shrub understorey of privet, holly, laburnum and spindle

1865
Thorn
Est. Height :6-7m
Girth : 110cm
Spread : 2m

1864
Holly
Est. Height :5-6m
Girth : 50cm
Spread : 1m

1863
Holly
Est. Height :6m
Girth : 35cm
Spread : 1.5m

1862
Sycamore
Est. Height :10-12m
Girth : 150cm
Spread : 5m

1861
Sycamore
Est. Height :9m
Girth : 100cm
Spread : 3.5m

1860
Thorn
Est. Height :6-7m
Girth : 120cm
Spread : 2.5m

1949
Sycamore
Est. Height :9m
Girth : 60cm
Spread : 2.0m

1948
Sycamore
Est. Height :9-10m
Girth : 60cm
Spread : 2.0m

1947
Laburnum
Est. Height :6m
Girth : multi-stem
Spread : 2m

1946
Thorn
Est. Height :5-6m
Girth : 80cm (2 stems)
Spread : 4m

1945
Thorn
Est. Height :5-6m
Girth : 110cm
Spread : 2-3m

1944
Oak
Est. Height :10-12m
Girth : 140cm
Spread : 4.0m

1943
Ash
Est. Height :12m
Girth : 170cm
Spread : 3.5m

young oak

1942
Sycamore
Est. Height :10-12m
Girth : 140cm
Spread : 3.3m

young oak

thorn stumps

1941
Sycamore
Est. Height :8-9m
Girth : 5 stems
Spread : 3-3.5m

1940
Sycamore
Est. Height :9m
Girth : 3 stems
Spread :55cm 3m

Shrub cover to bank comprising Forsythia and Viburnum tinus.

1939
Sycamore
Est. Height :6-7m
Girth : multi stem
Spread : 2-3m

1938
Sycamore
Est. Height :8-9m
Girth : 4 stems
Spread : 2-3m

1937
Sycamore
Est. Height :5-6m
Girth : 25cm
Spread : 2.0m

1936
Sycamore
Est. Height :8-9m
Girth :40cm 2 stems
Spread : 2.0m

1932
Sycamore
Est. Height :12-13m
Girth : 75cm (2stems)
Spread : 4.5m

young self set lombardy poplar

elm outside site boundary

1935
Sycamore
Est. Height :12m
Girth : 65cm
Spread : 2.5m

1934
Sycamore
Est. Height :12m
Girth : 3 stems
Spread : 3m

1933
Sycamore
Est. Height :12m
Girth : 55cm
Spread : 2m

elm

poplar

lombardy poplar

outside site boundary

mature sycamore outside site boundary

1929
Sycamore
Est. Height :8m
Girth : 50cm
Spread : 2.5m

1930
Sycamore
Est. Height :7-8m
Girth : 55cm
Spread : 3m

1931
Sycamore
Est. Height :8m
Girth : 45cm
Spread : 2.5m

1928
Sycamore
Est. Height :9-10m
Girth : 90cm
Spread : 3.5m

1927
Elm
Est. Height :6-8m
Girth : 25cm
Spread : 2m

1926
Elm
Est. Height :6-8m
Girth : 2 stems
Spread : 2m

1925
Sycamore/Elm
Est. Height :12m
Girth : Multi-stem
Spread : 3m

1924
Elm
Est. Height :9m
Girth : 30cm
Spread : 2.5m

1923
Elm
Est. Height :10m
Girth : 35cm
Spread : 3m

1914
Sycamore
Est. Height :7.5m
Girth : 80cm
Spread : 2m

1915
Sycamore
Est. Height :6m
Girth : 40cm
Spread : 2m

1916
Sycamore
Est. Height :6m
Girth : 25cm
Spread : 2m

1917
Sycamore (2no.)
Est. Height :9m
Girth : 40cm
Spread : 2m

1918
Sycamore
Est. Height :9m
Girth :40cm (3 stems)
Spread : 3m

1919
Sycamore
Est. Height :6m
Girth : 35cm
Spread : 1.5m

1920
Elm
Est. Height :12m
Girth : 50cm
Spread : 7m

1921
Sycamore
Est. Height :8m
Girth : 70cm
Spread : 4m

1922
Lime
Est. Height :12m
Girth : 180 200cm
Spread : 3m

KEY

Existing trees
(see Tree Survey Report)

Trees outside site boundary

NOTES:
1. Principal trees located as part of measured survey - see ALS drawings. Positions of additional trees approximate.

revisions

LANDSCAPE ARCHITECTS

Eachus Huckson

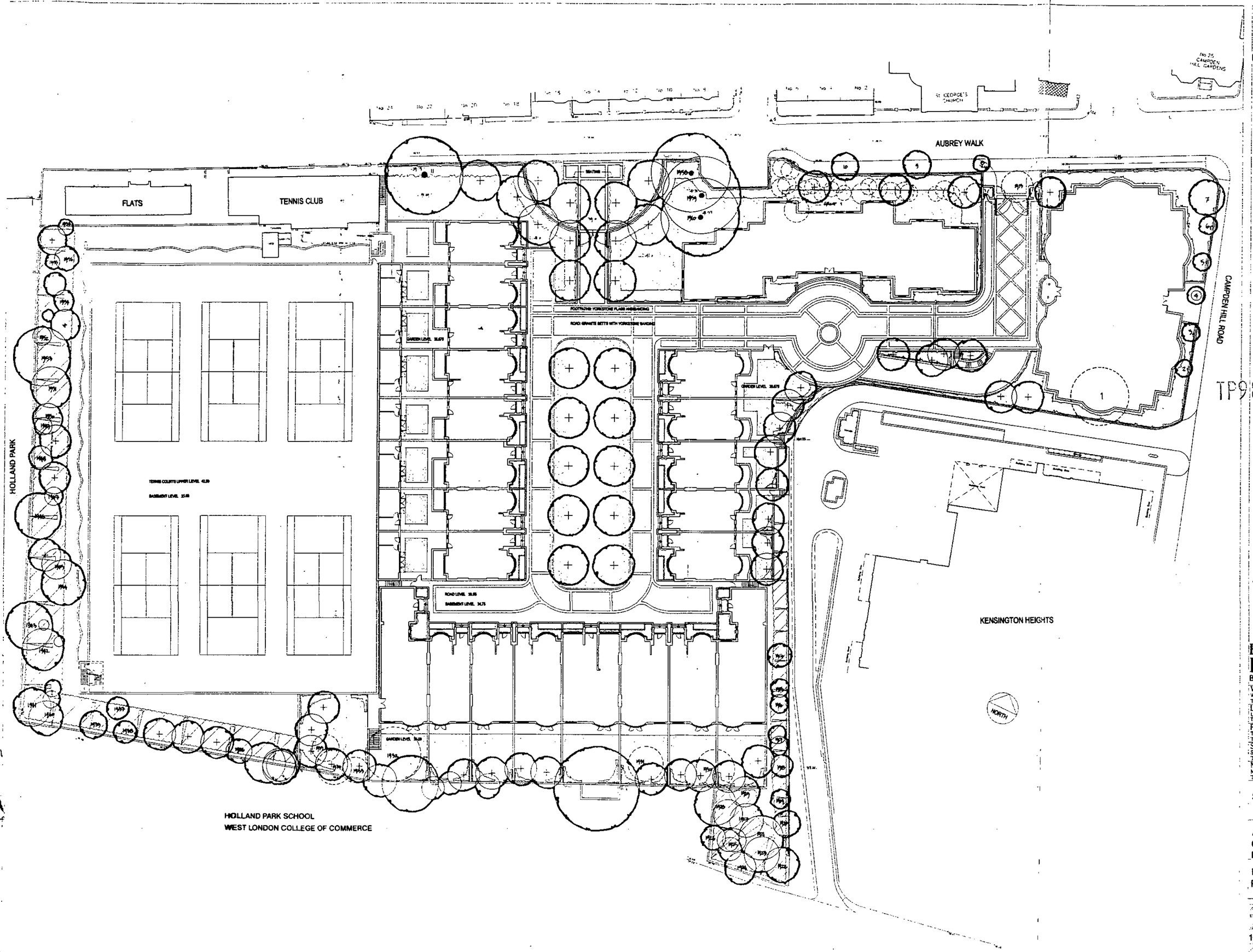
7 Church Street
Kidderminster
Worcestershire DY10 2AD
Telephone (01562 825825)
Facsimile (01562 829660)

client
St James Homes

project
Campden Hill Reservoir

drawing
Tree Survey

scale: Not to scale
date: 20 February 1998
drg no: 9742.01



CONTRACTORS ARE NOT TO SCALE DIMENSIONS FROM THIS DRAWING

KEY:

- EXISTING TREE RETAINED
- EXISTING VEGETATION RETAINED
- EXISTING TREE REMOVED
- PROPOSED TREE
- PROPOSED SHRUBS
- PROPOSED GRASS

TP982126

A SCHEME AMENDED TO NEW BUILDING ARRANGEMENTS 29.10.98

BROADWAY MALYAN
LANDSCAPE
Broadway Malyan Landscape Limited

Weybridge: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
Telephone 01932 845599 Fax 01932 846043

London: 85 Tottenham Court Road
London W1P 9HD
Telephone 0171 580 3599 Fax 0171 580 8464

Reading: Rex House, 10 High Street
Theale, Reading, Berkshire RG7 5AN
Telephone 0118 932 3456 Fax 0118 932 3461

Southampton: 8 Southampton Street
Southampton, Hampshire SO1 2ED
Telephone 01703 330808 Fax 01703 330866

Manchester: 36 King Street
Manchester, M2 6BA
Telephone 0161 819 2277 Fax 0161 819 2332

ST. JAMES HOMES

AUBREY WALK
CAMPDEN HILL
RESERVOIR

LANDSCAPE
PROPOSALS

12

SCALE	DATE	DRAWN	CHECKED
1:200	SEPT 98	SA	

JOB NO	DRAWING NO	REVISION
10337.100		A

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

TP982126

13

The Redevelopment of Water Tower House and the Former Campden Hill Reservoir, Aubrey Walk, London, W8

An Archaeological Desk-Based Assessment

for St James Homes

by Steve Ford

Thames Valley Archaeological Services

Site Code: CHRL98/64

October 1998

14

The Redevelopment of Water Tower House and the Former Campden Hill Reservoir, Aubrey Walk, London, W8
An Archaeological Desk-Based Assessment

by Steve Ford

Report 98/64

Introduction

This desk-based study is an assessment of the archaeological potential of a plot of land located at Aubrey Walk, Kensington, London W8 (TQ 250801) (Fig 1). The project was commissioned by Mr Martin Simms of St James Homes Limited, 102 The Green, Twickenham, Middlesex, TW2 5AG, as a part of their plans to redevelop the site for residential use. The-desk based assessment comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Site Description, Location and Geology

The plot of land is located on the corner of Aubrey Walk and Campden Hill Road to the east of Holland Park, Kensington (Figs 1 and 2). The site is roughly 'L-shaped' in plan and covers an area of approximately 1.54 hectares. It lies at a height of 37–38 m above Ordnance Datum (AOD) close to the summit of a gentle hill. The British Geological Survey (BGS 1981) indicates that the site lies on Head deposits although the site investigations indicate that the bedrock is London Clay. A site visit on 10th September 1998 revealed that approximately 3/4 of the site comprises a covered reservoir, the top of which is used as tennis courts. The remainder of the area is occupied by a former engine house, an office block with basements, a water shaft, and various access roads, storage areas and ancillary buildings (Fig 2). The covered reservoir is partly set into the ground, with the top of the ground slab at 34.6 m AOD and the roof at 42.5 m AOD.

Five boreholes were successfully drilled as a part of a site investigation carried out in January 1998 (Fig 2). The boreholes located around the margins of the reservoir (BH1, 2 and 3A) indicated 3–7 m of made-ground above clay. Boreholes 4 and 5 show a lesser thickness of made ground ranging from 0.4 m–1.6 m (Appendix 3).

Planning Background and Development Proposals

Planning permission is to be sought for the redevelopment of the site mostly for housing. The scheme will involve the demolition of much of the reservoir, the engine house, Water Tower House and a smaller block of flats fronting onto Aubrey Walk. The replacement scheme will comprise twenty one houses, forty one apartments as well as tennis courts at the western end of the site. Figures 3 and 4 indicate the likely plans and profiles of the submitted scheme.

The Department of the Environment's Policy and Planning Guidance Note, *Archaeology and Planning* (PPG 16 1990) provides guidance relating to archaeology within the planning process. It points out that where a desktop study has shown that there is a strong possibility of significant archaeological deposits in a development area it is reasonable to provide more detailed information from a field evaluation so that an appropriate strategy to mitigate the effects of development on archaeology can be devised:

Paragraph 21 states:

> 'Where early discussions with local planning authorities or the developer's own research indicate that important archaeological remains may exist, it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out...'

Should the presence of archaeological deposits be confirmed further guidance is provided. *Archaeology and Planning* stresses preservation *in situ* of archaeological deposits as a first consideration as in paras 8 and 18.

Paragraph 8 states:

> '...Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation...'

Paragraph 18 states:

> 'The desirability of preserving an ancient monument and its' setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled...'

However, for archaeological deposits that are not of such significance it is appropriate for them to be 'preserved by record' (ie fully excavated and recorded by a competent archaeological contractor) prior to their destruction or damage.

Paragraph 25 states:

> 'Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the development and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself ... that the developer has made appropriate and satisfactory provision for the excavation and recording of remains.'

The Policies covering Archaeology in the Unitary Development Plan of the Royal Borough of Kensington and Chelsea (RBKC 1995) are covered in section 9:

> CD81: To encourage the conservation, protection and enhancement of sites of archaeological importance and their setting and their interpretation and presentation to the public.
>
> CD82: To require where development is proposed on sites of archaeological significance or potential that archaeological field evaluation takes place before development proposals are determined; that remains and their settings are permanently preserved either in situ, or exceptionally by record; and that provision is made for an appropriate level of archaeological excavation and recording to take place prior to development commencing on site.
>
> CD84: To preserve or enhance all scheduled ancient monuments and other nationally important archaeological sites and monuments in the borough.

This particular development site does not contain any scheduled ancient monuments and does not lie within an archaeological priority area

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by Greater London Archaeological Advisory Service (GLAAS) guidance papers and the Institute of Field Archaeologists paper *'Standards in British Archaeology'* covering desk-based studies. These sources include historic and modern maps, the Greater London Sites and Monuments Record (GLSMR), geological maps, geotechnical reports and any relevant publications or reports.

Archaeological Background

A search was made of the GLSMR on 27th August 1998 for an area of 0.5 km radius around the site. This revealed just 13 entries, which are summarised in Appendix 1 and located on Figure 1. No entries were located within the development site itself and the nearest entry is for Aubrey House, a listed grade II* building which lies 50 m to the west (Fig 1, 4). The majority of the entries are for sites of Medieval or post-Medieval date which include upstanding listed buildings such as Holland House (Fig 1, 5), and the approximate locations of settlements known only from documentary sources. A small excavation on a post-Medieval stable block at Holland House found traces of an earlier 15th century brick built structure which was thought by the excavator to be part of a building of the earlier manor of West Town.

Very few entries of Roman or Prehistoric date are recorded. These comprise a Neolithic stone axe from the 'Kensington area' (Fig 1, 8) a Roman Sarcophagus from Ladbroke Square (Fig 1, 1) and the possible location of a Roman beacon (Fig 1, 6) on the road from London to Silchester. Of more interest is the late Bronze Age bronze hoard found during the excavation of a railway cutting in 1866 (Fig 1, 8). The hoard consists of ten pieces of broken metalwork including parts of axes, knives, gouges, bronze sheet, a ?button and casting jets.

The GLSMR also includes two watching briefs carried out at locations to the north-west of the site which did not reveal any deposits of archaeological interest.

Cartographic and Documentary Sources

A range of Ordnance Survey and other historical maps of the area were consulted at the British Library and the Metropolitan Records Office in order to ascertain what activity had been taking place throughout the sites' later history and whether this may have affected any possible archaeological deposits within the proposal area (Appendix 2).

The earliest map consulted was John Ogilby's map of Middlesex dated 1672 (not illustrated). This map is at a small scale and shows the settlements of Kensington and Notting Hill in schematic form. Camden House is also shown and, by comparison with more detailed later maps, this lay to the south-east of the proposal area. The precise location of the development site cannot be identified but it did lie within an area of open land.

A survey of Westminster, Chelsea and Kensington by Desmertz (Fig 5) shows the environs of the site in more detail. The site can be located in relation to Holland House and its gardens to the west and a tree-lined avenue to the east which later became Campden Hill Road. Camden House lay to the south-east. The area of the site was occupied by parts of four hedged fields and may also have included parts of the garden of a large property on the southern margins of Notting (Noding) Hill.

On John Rocque's map of 1741 (Fig 6) the site is not dissimilar to the earlier map but is now located by reference to Aubrey House. At this time the site was farmland. Milne's map of 1800 (not illustrated) shows little change from Rocque's map of 1741. However, by 1822, although most of the site appears still to be farmland, the western end may have been occupied in part by the formal gardens of Aubrey House.

The site occupied two fields on Crutchley's map of 1829 (Fig 7). This also shows that Aubrey Walk had been constructed and that the gardens of Aubrey House (Notting Hill House) had contracted in size. Davies map of 1840 is similar (not illustrated).

The Tithe map of 1844 (Fig 8) shows that the site was divided into three plots: the western one was occupied by a large house (Wycombe Lodge in 1867) and ancillary buildings. A second, smaller structure was present in the south-east corner of the middle plot. The only change shown on a parish map of 1846 (not illustrated) is that a reservoir now covered the eastern-most part of the site. This is shown more clearly on Wyld's map of 1848 (Fig 9). Stanford's map of 1867/77 shows that most of the proposal site was occupied by the Grand Junction Water Works. The reservoir at the eastern end of the site had been covered and a smaller reservoir lay beyond the southern boundary of the site. The reclaimed area of the first reservoir was occupied by a large building in the same position as the engine house in 1867 and is still in existence today.

The First Edition Ordnance Survey map of 1867 (Fig 10) shows little change from Stanford's map. However, by 1894 the Second edition Ordnance Survey map (Fig 11) shows a second reservoir added to the works. This involved the demolition of Wycombe Lodge to the west and the incorporation of this plot of land within the works complex. Also at this time the cover of the new reservoir became the Campden Hill tennis ground.

The Ordnance Survey maps of 1921 and 1965 (not illustrated) show very little change from the map of 1894 and it was not until 1975 that Water Tower House was built at the eastern end of the site and the original covered reservoir (outside of the proposal area) was decommissioned and redeveloped as Kensington Heights.

Listed Buildings

The reservoir structure was considered for listing as a building of special architectural or historic interest by English Heritage in 1996. As this reservoir is unexceptional for its type and period, and several other similar reservoirs survive elsewhere in London, the building was not added to the statutory list (Appendix 4).

Discussion

An assessment of the archaeological and cartographic evidence suggests that the site does not lie in an area of archaeological potential. Few sites or finds are recorded for the area in the Sites and Monuments Record and, although the site occupies part of a summit of a low hill, this is not a sufficiently distinct topographic location to have been preferentially occupied in earlier times. The cartographic evidence shows that the site saw no development until the mid–19th century and before this it would appear to have been farmland.

Of more importance for its impact upon the archaeological potential of the site is the presence of the reservoirs. The currently disused reservoir occupying the western 3/4 of the site is set into the ground at least 4 m below modern ground level. Even allowing for some raising of levels in the surrounding areas by relatively modern made-ground, in this location and with relatively late development it is most unlikely that several metres of deposition would have occurred and it appears that substantial truncation of the archaeologically relevant levels has taken place. This argument is supported by the evidence of the site investigations. Borehole 4 (Fig 2), adjacent to Aubrey Walk, indicated that the bedrock lay at a height of 36.79 m AOD, whereas in Borehole 1, immediately adjacent to the reservoir, the bedrock lay at a height of 34.22 m AOD (Appendix 3). The cartographic study has also shown that the original reservoir on the site constructed in c 1846 (Fig 9) occupied the whole of the eastern portion of the site adjacent to Aubrey Walk and Campden Hill Road, now occupied by Water Tower House and the engine room, etc. Construction of this reservoir must also have involved truncation of the archaeologically relevant levels. On the basis of this evidence, it is argued that the vast majority (>95%) of the site has been truncated and that the site has no archaeological potential. It is recommended that there is no further need to consider archaeology on this site.

References

BGS, 1981, *British Geological Survey*, Sheet 270, Drift Edition, 1:50000, Keyworth

PPG16, 1990, *Archaeology and Planning*, Department of the Environment Planning Policy Guidance note 16, HMSO

RBKC 1995, *Royal Borough of Kensington and Chelsea Unitary Development Plan*, Adopted August 20th 1995, Kensington

Appendix 1: Sites and Monuments Records within a 0.5 km search radius of the development site

No.	*SMR Ref*	*NGR TQ*	*Type*	*Period*	*Comment*
1	081609	2474 8049	Sarcophagus	Roman	
2	214507	24750 79750	Holland Park	Post-Medieval	
3	081652	248 796	Building?	Medieval	Part of manor of west town?
	081648	248 796	Moated Manor?	Medieval	
4	214508	24800 80600	Garden Square	Victorian	Ladbroke Square
	213528	24850 80082	Aubrey House	Post-Medieval	Listed grade II*
5	213965	24867 79717	Holland House	Post-Medieval	Listed grade I
6	081610	250 804	Beacon?	Roman	Hypothetical
7	081656	2535 8045	Village	Medieval/post-Medieval	Notting Hill
8	081547	254 797	Stone axe	Neolithic	
	081548	254 797	Bronze tool hoard	Late Bronze Age	
	081642	254 797	Vineyard	Saxon/Medieval	
9	081675	256 796	Road	Medieval/post-Medieval	

Appendix 2: Historic and modern maps consulted

1)	1672	Ogilby, survey of Middlesex
2)	1717	Desmertz, Survey of Westminster, Chelsea and Kensington (Fig 5)
3)	1741	Rocque, map of London (Fig 6)
4)	1800	Milne, land use map of London and environs
5)	1822	Map of parish of St Mary, Kensington
6)	1829	Crutchley (Fig 7)
7)	1840	Davies
8)	1844	Tithe map (Fig 8)
9)	1846	Map of parish of St. Mary, Kensington
10)	1848	Wyld (Fig 9)
11)	1867/77	Stanford
12)	1867	First Edition Ordnance Survey (Fig 10)
13)	1894	Second Edition Ordnance Survey (Fig 11)
14)	1921	Ordnance Survey
15)	1965	Ordnance Survey
16)	1975	Ordnance Survey

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8

CLIENT: Berkeley Homes Thames Valley

BOREHOLE No 5

BORING METHOD: Cable tool percussion - 150 mm dia - cased to 3.00 m

Period: 30/01/98

GROUND WATER			Date
Strike at 2.60	Inflow rate Seepage	Sealed at 3.00	Time
			BH Depth
			Casing Depth
			Water Level

REMARKS: Excavating services inspection pit from GL to 1 m for 2 hours
Gas monitoring standpipe installed at 4.00 m

Samples No	Samples Type	Depth m	SPT N	Legend	Depth m	Description
						Made ground (300 mm thickness of concrete over mixture of topsoil, brown clay and brick rubble)
1	B	1.30				
	CPT	1.30	7			
					1.60	
2	D	1.80				
3	U	2.00-2.45				Firm, becoming stiff, brown fissured silty CLAY
4	D	2.50				
5	B	3.30				
	SPT	3.30	14			
6	U	4.00-4.45				
7	D	4.50				
8	D	5.30				
	SPT	5.30	16			
9	U	6.00-6.45				
10	D	6.50				
					6.90	
						Stiff, becoming very stiff grey fissured silty CLAY
11	D	7.80				
	SPT	7.80	23			
12	U	9.00-9.45				
13	D	9.50				

23

Project No LBH1583

SHEET 1 OF 2

U=Undisturbed
B= Bulk
D=Disturbed

LBH WEMBLEY Geotechnical & Environmental

Appendix 4: Copy of correspondence confirming the non-listed status of the reservoir

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8
CLIENT: Berkeley Homes Thames Valley

BOREHOLE No 3A

BORING METHOD: Cable tool percussion - 150 mm dia - cased to 3.00 m

Period: 30/01/98

GROUND WATER			Date
Strike at	Inflow rate	Sealed at	Time
2.60	Seepage	3.00	BH Depth
			Casing Depth
			Water Level

REMARKS: Excavating services inspection pit from GL to 1 m for 2 hours
Gas monitoring standpipe installed at 6.00 m

Samples No	Type	Depth m	SPT N	Legend	Depth m	Description
						Made ground (150 mm thickness of cobblestones over 50 mm thickness of concrete over mixture of topsoil, clay, brick and concrete rubble and sand and gravel)
1	B	1.30				
	CPT	1.30	3			
2	D	1.70				
3	B	2.30				
	CPT	2.30	3			
4	D	2.60				
					3.10	
5	B	3.30				
	CPT	3.30	9			Firm, becoming stiff, brown fissured silty CLAY
6	U	4.00-4.45				
7	D	4.50				
8	D	5.30				
	SPT	5.30	17			
9	U	6.00-6.45				
10	D	6.50				
11	D	7.80				
	SPT	7.80	19			
12	U	9.00-9.45				
13	D	9.50				
					9.90	Stiff, becoming very stiff grey fissured silty CLAY

Project No LBH1583 | SHEET 1 | U=Undisturbed B= Bulk

LBH WEMBLEY

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8
CLIENT: Berkeley Homes Thames Valley

BOREHOLE No 4

Period: 28/01/98

BORING METHOD: Cable tool percussion - 150 mm dia - cased to 1.50 m

GROUND WATER			Date
Strike at	Inflow rate	Sealed at	Time
			BH Depth
None encountered			Casing Depth
			Water Level

REMARKS: Excavating services inspection pit from GL to 1 m for 2 hours

Samples No	Samples Type	Depth m	SPT N	Legend	Depth m	Description
						Made ground (250 mm thickness of reinforced concrete over brick and concrete hardcore)
1	D	0.80				Firm, becoming stiff, brown fissured silty CLAY
2	U	1.00-1.45				
3	D	1.50				
4	D	2.30				
	SPT	2.30	15			
5	U	3.00-3.45				
6	D	3.50				
7	D	4.30				
	SPT	4.30	16			
8	U	5.00-5.45				
9	D	5.50				
10	D	6.30				
	SPT	6.30	25			
					6.80	
						Stiff, becoming very stiff, grey fissured silty CLAY
11	U	7.50-7.95				
12	D	8.00				
13	D	9.30				
	SPT	9.30	27			
						Stiff, becoming very stiff grey fissured silty CLAY

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8

CLIENT: Berkeley Homes Thames Valley

BOREHOLE No 2

BORING METHOD: Cable tool percussion - 150 mm dia - cased to 6.00 m

Period: 23/01/98

GROUND WATER			Date
Strike at 4.30	Inflow rate Fast	Sealed at 6.00	Time
			BH Depth
			Casing Depth
			Water Level

REMARKS: *Excavating services inspection pit from GL to 1 m for 1 hour*
Ground water struck at 4.30 m rose to 3.50 m after a rest period of 20 minutes

Samples No	Samples Type	Depth m	SPT N	Legend	Depth m	Description
1	B CPT	1.30 1.30	9			Made ground (200 mm thickness of topsoil over mixture of topsoil, clay, brick and concrete rubble and sand and gravel)
2	B CPT	2.30 2.30	4			
3	B CPT	3.30 3.30	3			
4	B CPT	4.30 4.30	4		4.30	
5	B CPT	5.30 5.30	14			Medium dense brown SAND and GRAVEL, becoming clayey below 5.80 m - *possible made ground*
6	B CPT	6.30 6.30	14		6.30	
7	U	7.50-7.95				Stiff brown fissured silty CLAY
8	D	8.00				
9	D SPT	9.30 9.30	16			

2

Project No | SHEET 1 | U=Undisturbed

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8

CLIENT: Berkeley Homes Thames Valley

BOREHOLE No 3

BORING METHOD: Cable tool percussion - 150 mm dia - cased to 1.50 m

Period: 28/01/98

GROUND WATER			Date
Strike at	Inflow rate	Sealed at	Time
	None encountered		BH Depth
			Casing Depth
			Water Level

REMARKS: Breaking out surfacing and excavating services inspection pit from GL to 1 m for 2 hours
Chiselling on obstruction at 1.70 m for 30 mins

Samples No	Samples Type	Depth m	SPT N	Legend	Depth m	Description
						Made ground (150 mm thickness of concrete over mixture of topsoil, brick and concrete rubble and gravel - concrete (?) obstruction encountered at 1.70 m)
1	B	1.30				
	CPT	1.30	2			
					1.70	

Project No

SHEET 1

U=Undisturbed
B= Bulk

Appendix 3: Extracts from LBH Wembley site investigation report, January 1998

29

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8

CLIENT: Berkeley Homes Thames Valley

BOREHOLE No 1

BORING METHOD: Cable tool percussion - 150 mm dia - cased to 1.50 m

Period: 27/01/98

GROUND WATER			Date
Strike at	Inflow rate	Sealed at	Time
	None encountered		BH Depth
			Casing Depth
			Water Level

REMARKS: Gas monitoring standpipe installed at 6.00 m

Samples No	Samples Type	Depth m	SPT N	Legend	Depth m	Description
1	D	0.60				Made ground (100 mm thickness of topsoil over brown clay with scattered brick fragments, roots and gravel)
2	U	1.00-1.45				
3	D	1.50				
4	D	2.30				
	CPT	2.30	10			
5	D	2.80				
6	D	3.30				
	CPT	3.30	8			
7	D	4.30				
	CPT	4.30	8			
8	D	4.70				
9	D	5.30				
	CPT	5.30	13			
10	D	5.75				
11	U	6.00-6.45				
12	D	6.50				
					6.90	
13	D	7.00				Firm, becoming stiff, brown fissured silty CLAY
14	D	7.80				
	SPT	7.80	20			
15	U	9.00-9.45				
16	D	9.50				

Project No

SHEET 1

U=Undisturbed
B= Bulk

LRH WEMBLEY Geotechnical & Environmental

2-4 Cockspur Street
London SW1Y 5DH
Telephone: 0171-211 2139
Facsimile: 0171-211 2006

J George Esq
Jeffery W George and Associates
The Old Vicarage
Stowe
Shropshire LD7 1NB

Our ref
HD/5021/274/1

25 February 1998

Dear Mr George,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
CAMPDEN HILL RESERVOIR, AUBREY WALK, LONDON W8

Thank you for your letter of 19 February in which you asked for written confirmation that the above-mentioned structure has recently been rejected for inclusion in the statutory list.

The reservoir was assessed in 1996 by English Heritage, who are the Department's statutory advisers on listing matters. English Heritage commented that this brick-built, vaulted reservoir of 1869 appears to be a fairly standard example for the period, and a number of others survive. This building was therefore not considered to be of the special architectural or historic interest required to warrant listing.

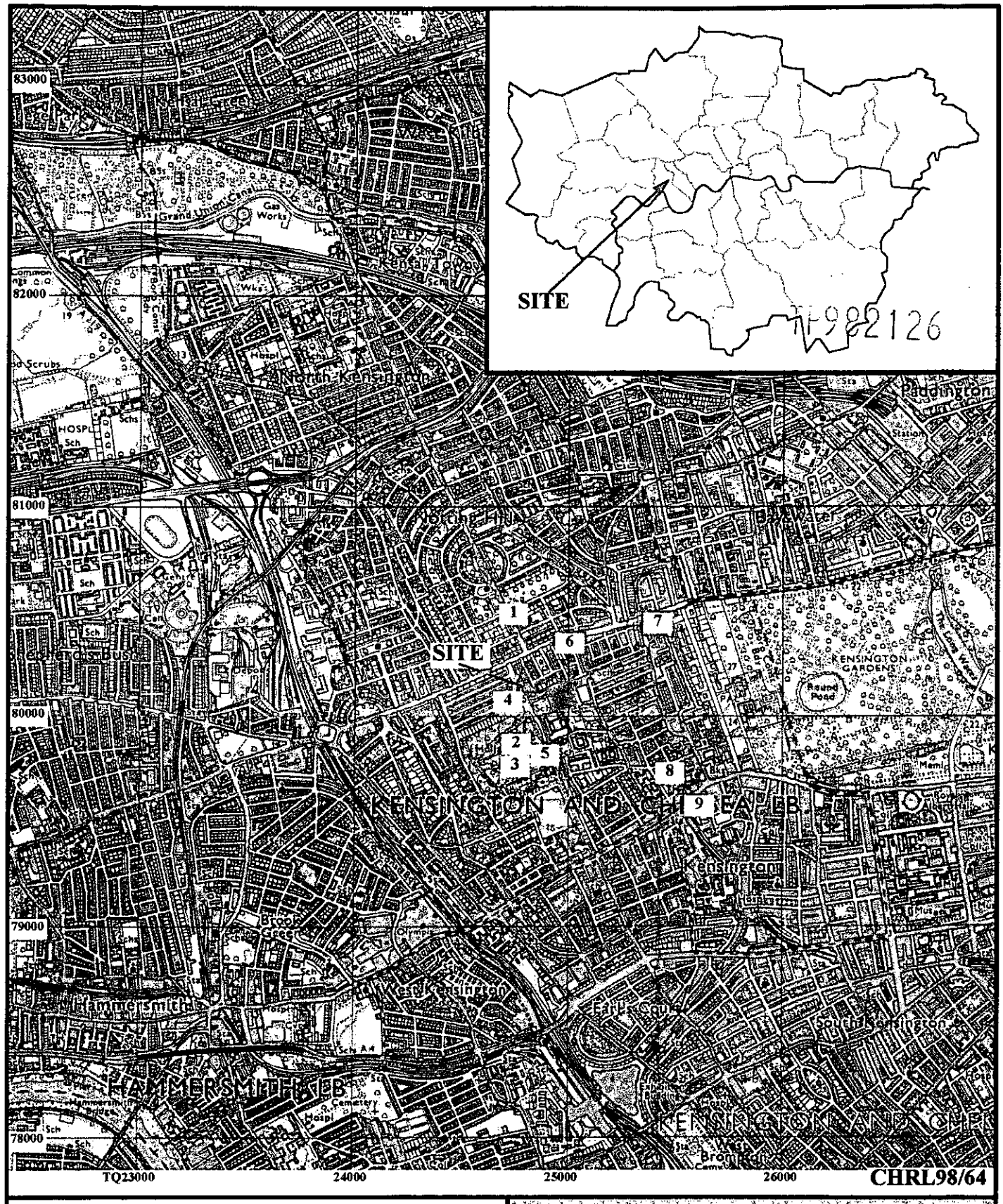
Having carefully considered all the evidence, the Department decided to accept English Heritage's advice not to add this building to the statutory list.

Yours sincerely,

D. J. Coles

DJ COLES
LISTING BRANCH

3



Campden Hill Reservoir, Kensington, Greater London, 1998

Figure 1. Location of site within Kensington and Greater London showing SMR entries.

Reproduced from Ordnance Survey Pathfinder 1175 TQ27/37 and 1159 TQ28/38 1:25000

Ordnance Survey Licence AL52324A0001

THAMES VALLEY ARCHAEOLOGICAL SERVICES

Campden Hill Reservoir, Kensington, Greater London, 1998

TP982126

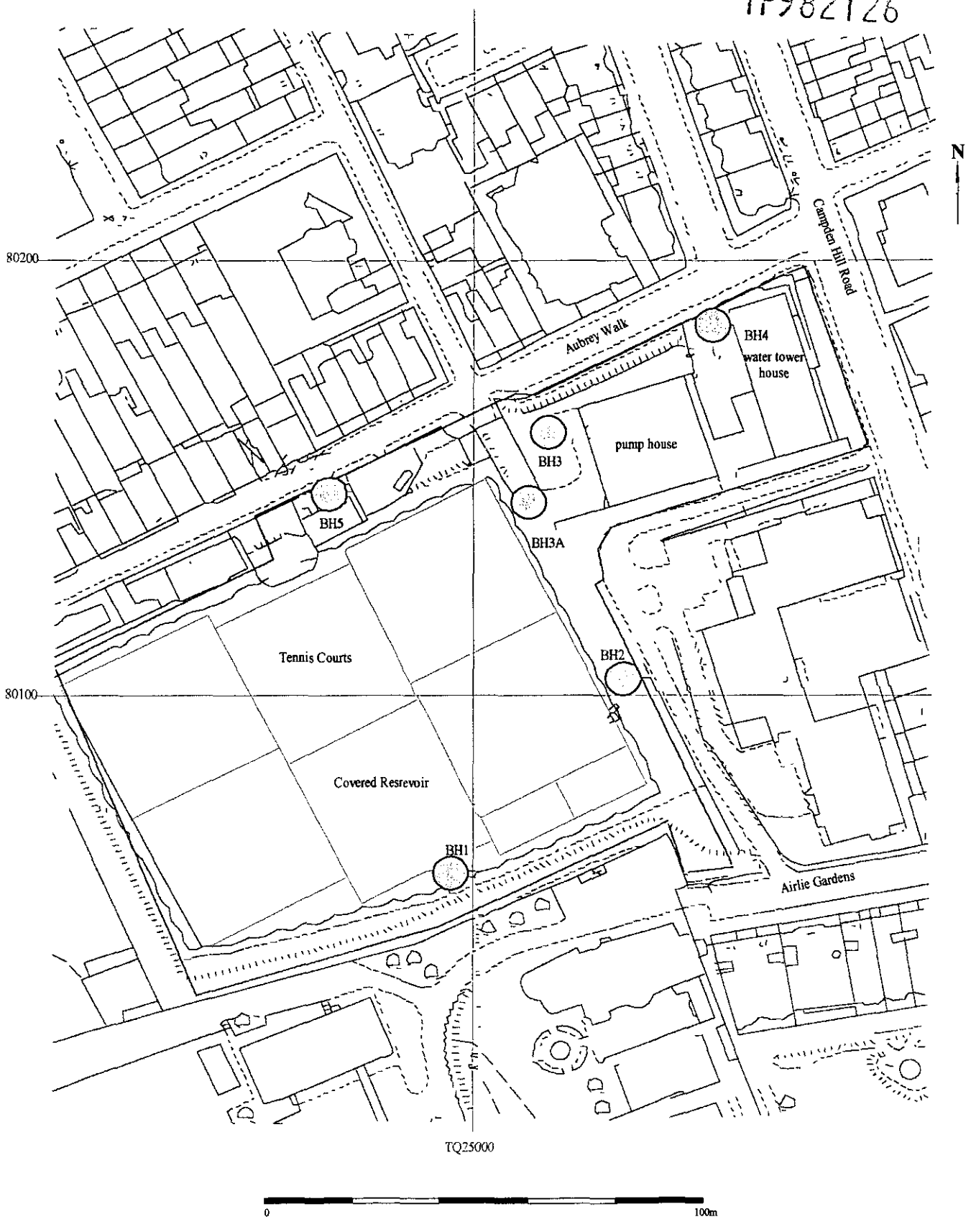


Figure 2. Location of application area showing current use and location of boreholes.

CHRL98/64

Campden Hill Reservoir, Kensington, Greater London, 1998

TF982126

34

Figure 3. Plan of application area showing development proposals and location of section. CHRL98/64

Campden Hill Reservoir, Kensington, Greater London, 1998

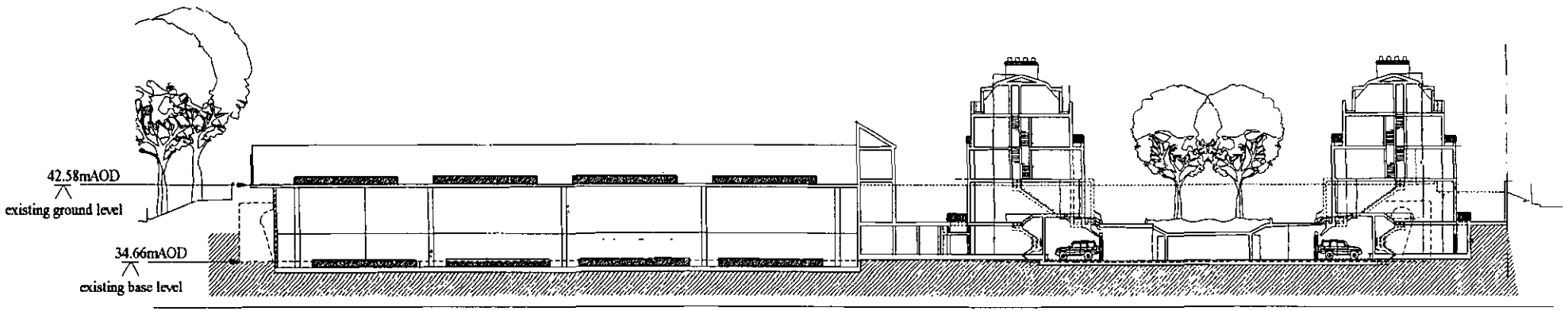
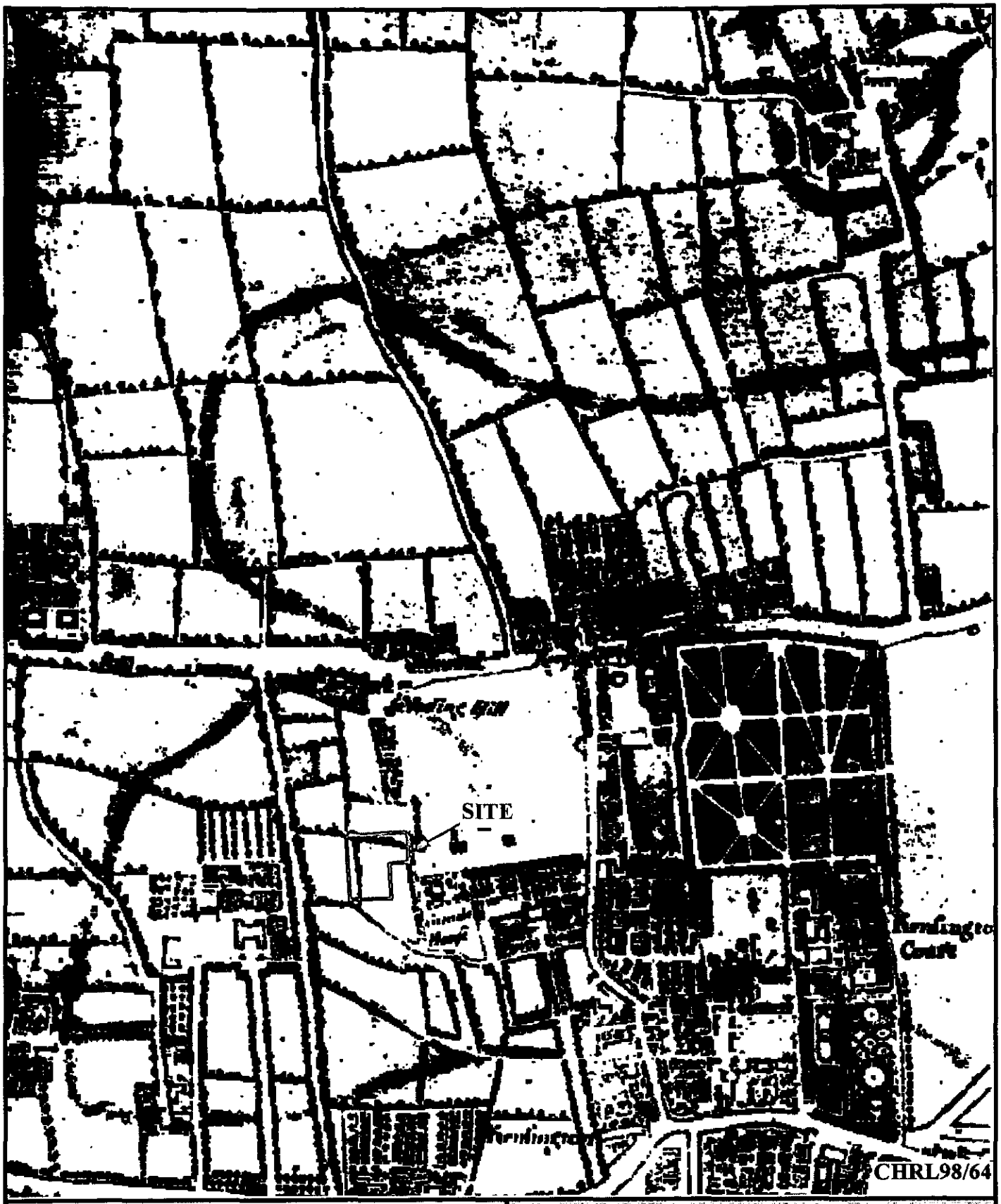


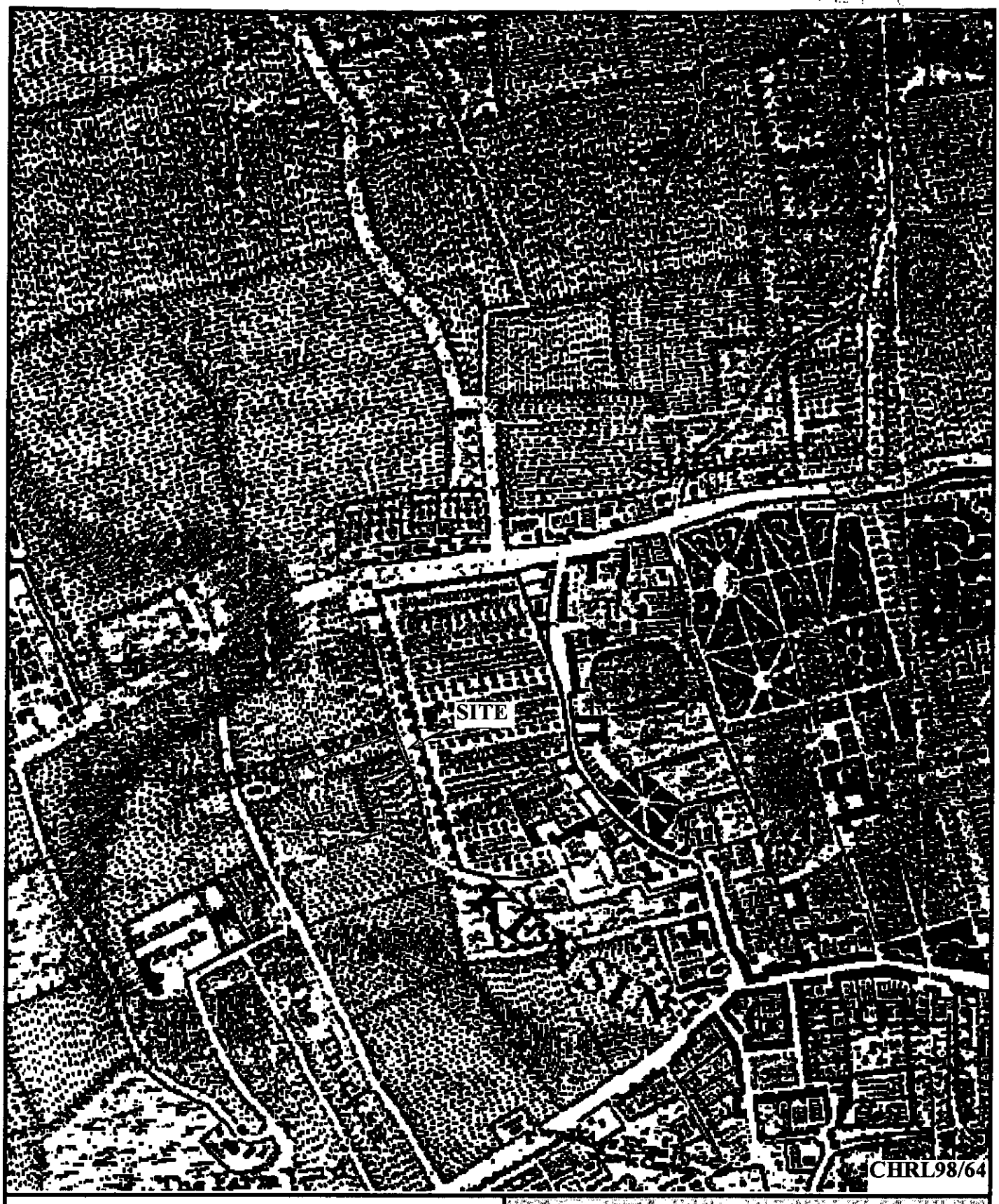
Figure 4. Section of development proposals.



Campden Hill Reservoir, Kensington, Greater London, 1998

Figure 5. Survey of Westminster, Chelsea and Kensington, Desmertz 1717.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Campden Hill Reservoir, Kensington, Greater London, 1998

Figure 6. John Roqcue's Map of London 1741.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

TP982126

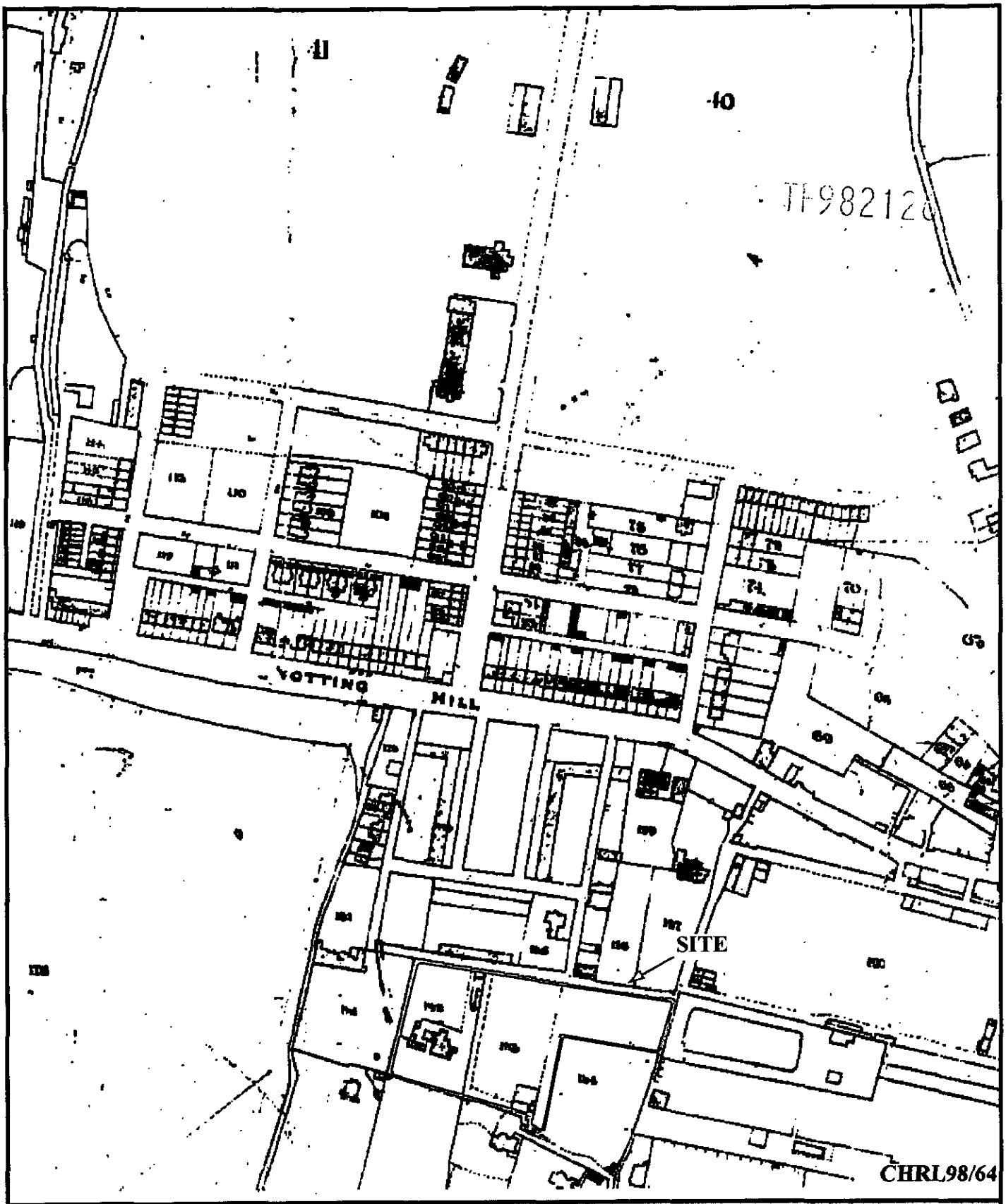
CHRL98/64

Campden Hill Reservoir, Kensington, Greater London, 1998

Figure 7. Crutchley, 1829.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

38



Campden Hill Reservoir, Kensington, Greater London, 1998

Figure 8. Tithe map of The Parish of Saint James 1844.

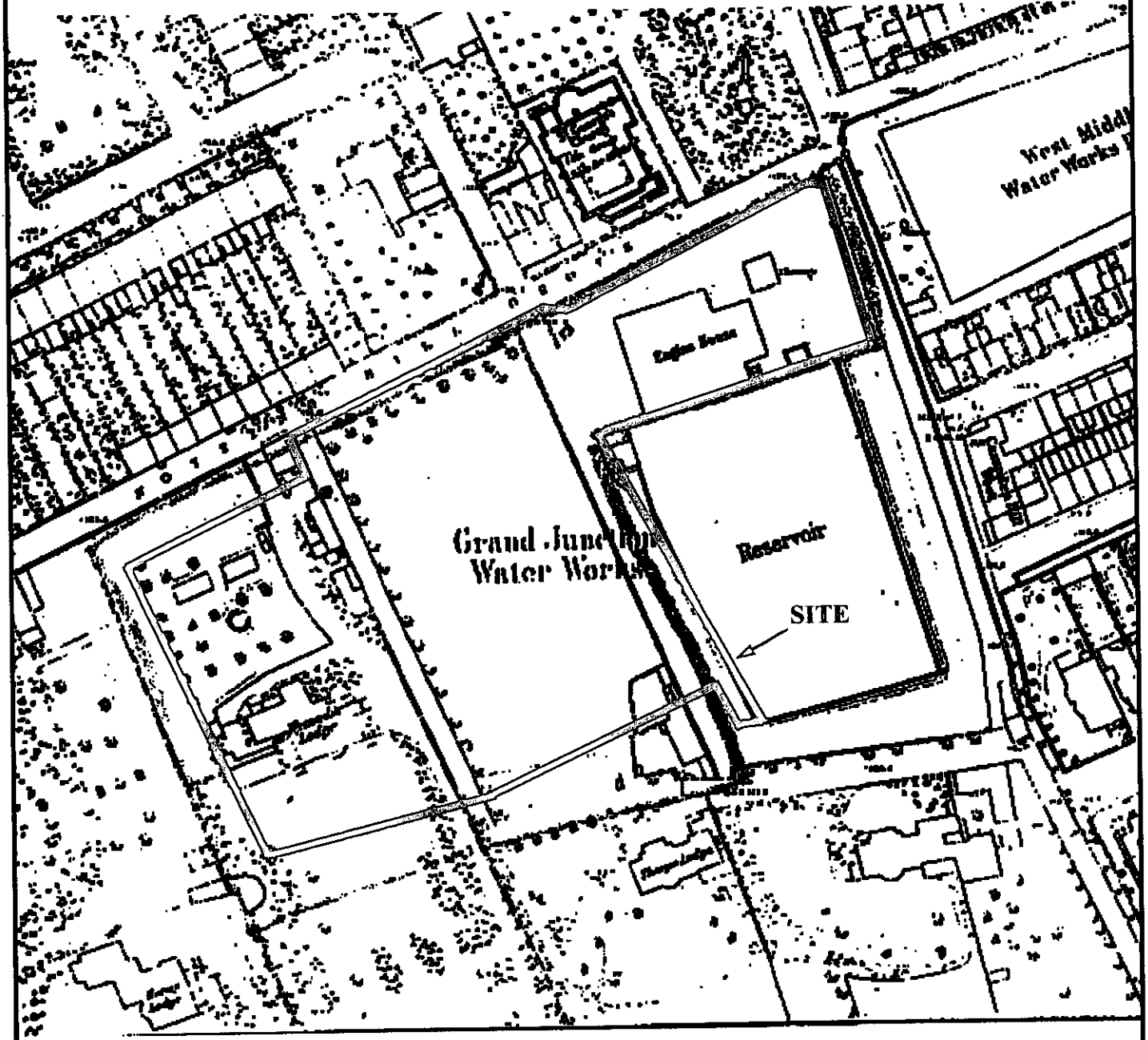
THAMES VALLEY ARCHAEOLOGICAL SERVICES

Campden Hill Reservoir, Kensington, Greater London, 1998

Figure 9. Wyld, 1948.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

TP982126



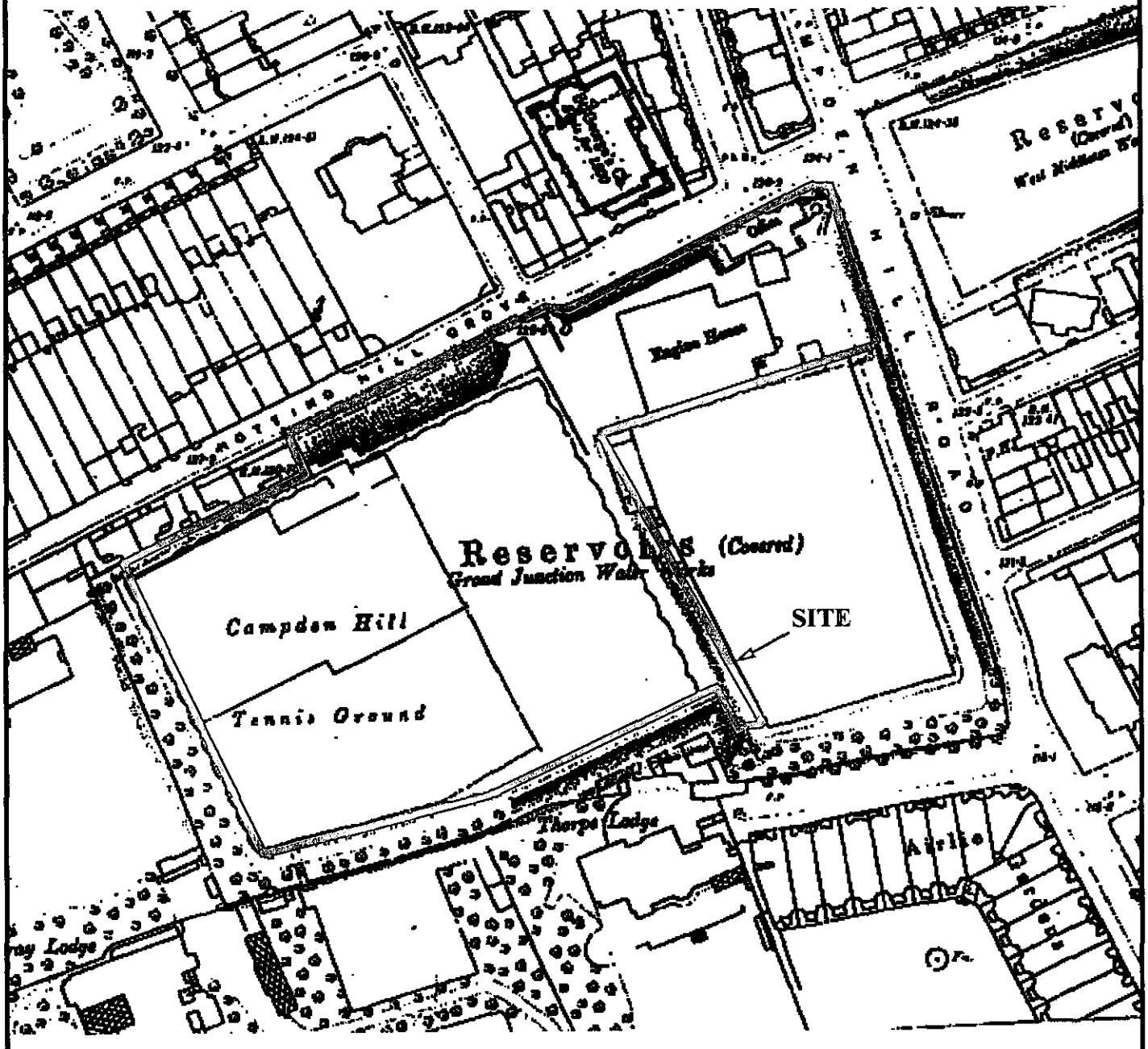
CHRL98/64

Campden Hill Reservoir, Kensington, Greater London, 1998

Figure 10. Ordnance Survey 1st. edition, 1867.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

TI 982126



CHRL98/64

Campden Hill Reservoir, Kensington, Greater London, 1998

Figure 11. Ordnance Survey 2nd. edition, 1894.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

42

LTL contracts
Lighting Specialists
54 Lower Weybourne Lane
Farnham
Surrey GU9 9HP
Tel: (01252) 331456
Fax: (01252) 331246

TP82126

Mr R Sellwood
G L Hearn Planning
175 Borough High Street
London
SE1 1XP.

29th September 1998.

Dear Sir,

Campden Hill Lawn Tennis Club – Floodlighting.

Further to our recent discussions, I am now able to provide you with some advice on the floodlighting issue at Campden Hill Lawn Tennis Club.

Existing Situation.

At present, the two double court areas are lit by five eight metre lighting columns down each side of the two blocks of courts. The scheme is based on early GEC area floodlights using 400w SON (high-pressure sodium) lamps. At the time of their installation this would have been a high quality system designed to achieve 250 LUX. This would have met the then current LTA guidelines for club level play. Whilst this system included some degree of control over light overspill, the degree of overspill is not acceptable in terms of modern technology and environmental objectives to reduce light pollution.

Continued ...

Proposed System.

It is proposed that the four eastern courts be lit using the latest 400 LUX metal halide system using high performance asymmetric floodlights. These can be mounted on 6.7 metre columns. This will meet the current LTA guidelines for this standard of court, which is for 400 LUX over the marked court. This system offers exceptional control of overspill whilst eliminating direct lamp glare from outside the area. I am currently installing this system at the Cumberland Tennis Club in Hampstead so it will shortly be possible to see this high quality solution in action.

Attached are the performance printouts for the scheme along with photographs of a similar lit double court area. The floodlight being mounted with a horizontal front glass achieves this performance. This controls all light to below the plane of the floodlight. In addition, the forward throw of the floodlight ensures excellent uniformity over the playing area. As you will see from the printout and photographs, the cut off is within a few metres of the stop netting.

I have no doubt that compared with the present system the new floodlighting will reduce the levels of glare and overspill experienced by residents in Aubrey Walk and Kensington Heights. As a consequence, the club will achieve a higher quality of floodlighting and local residents will experience less intrusion.

Hopefully, this letter and the enclosed data will be sufficient for your needs, however, more technical information can be provided if required.

Yours Sincerely.

Ian Hounsham

4K

CAMPDEN HILL TENNIS CLUB

Upper Floor Floodlighting

Date:	08-09-1998
Customer:	StJames Homes
Designer:	LTL Contracts
Comments:	Results based on a 240v supply and a maintanance factor of 0.8.

The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.

LTL Contracts

Sports Lighting Design Specialists
54 Lower Weybourne Lane
Farnham
Surrey
GU9 9HP
Telephone: 01252 331456
Fax: 01252 331246
E-Mail:

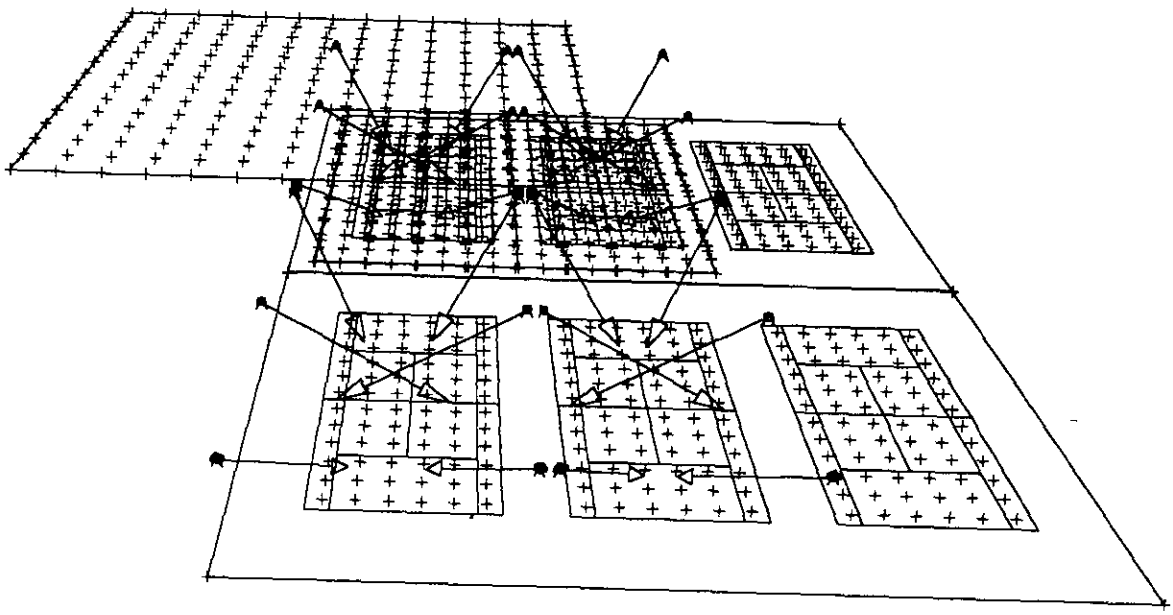
CalcuLuX Area 1.0b

Table of Contents

46

1. Project Description

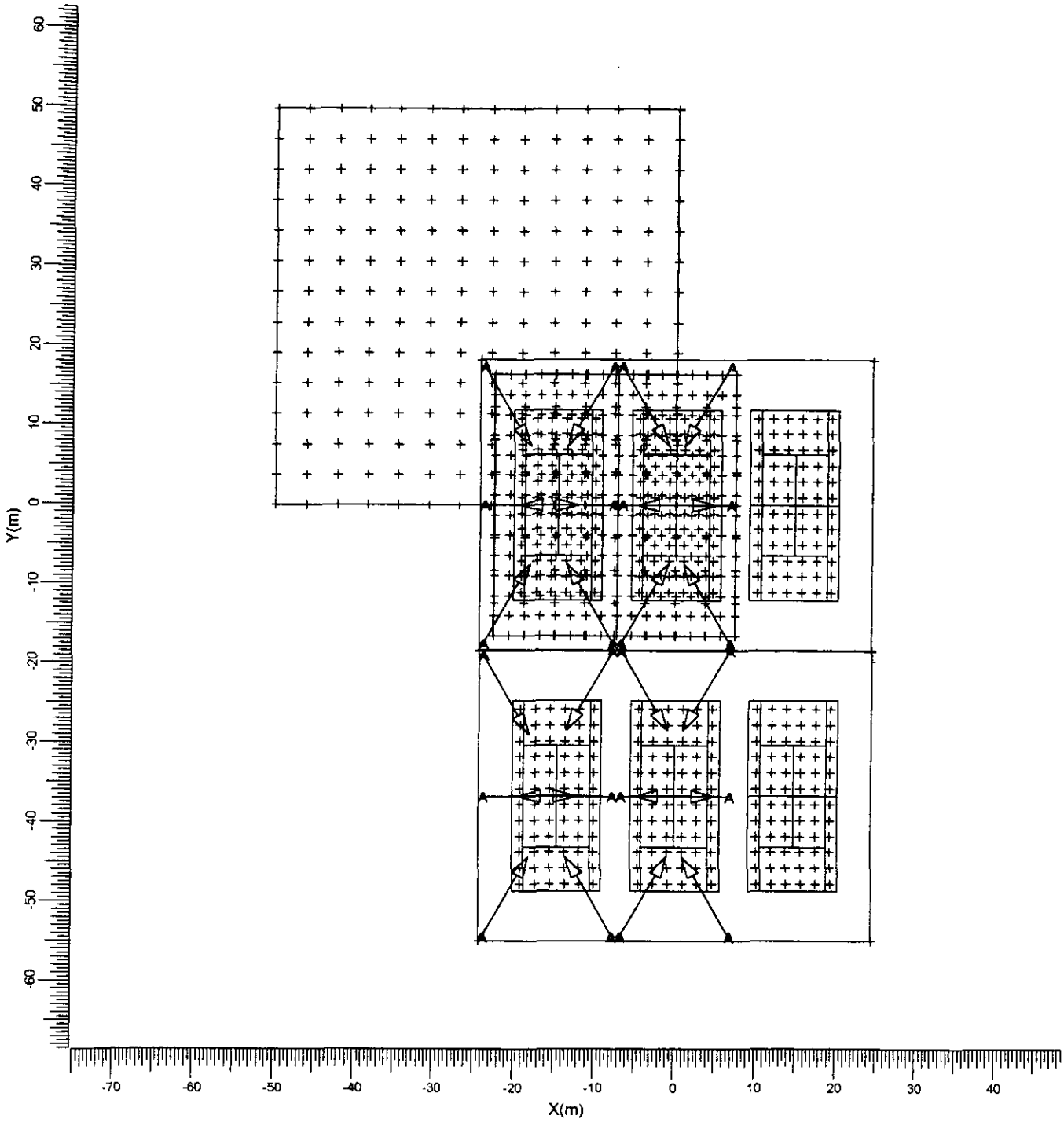
1.1 3-D Project Overview



A ——▷ MNF 210/400 57.0 SKIRT

47

1.2 Top Project Overview



A ——▷ MNF 210/400 57.0 SKIRT

Scale
1:750

46

2. Summary

2.1 General Information

Project maintenance factor is 1.00.

2.2 Project Luminaires

Code	Qty	Luminaire Type	Lamp Type	Power (W)	Flux (lm)
A	24	MNF 210/400 57.0 SKIRT	1 * MHN-TD 1kW	1060.0	1 * 100000

Code	Maintenance factor	
	Luminaire (LMF)	Lamp (LLMF)
A	0.80	1.00

The total installed power: 25.4 (kWatt)

Number of Luminaires Per Switching Mode:

Switching Mode	Luminaire Code	Power (kWatt)
	A	
Court 2 only	6	6.4
Court 1 only	6	6.4
TPA Court 1	6	6.4
TPA Court 2	6	6.4
OVERSPILL	24	25.4
TPA Court1&2	12	12.7

Number of Luminaires Per Arrangement:

Arrangement	Luminaire Code	Power (kWatt)
	A	
col2/2	4	4.2
cen2/2	2	2.1
col2/1	2	2.1
col1/1	2	2.1
cen2/1	1	1.1
cen1/1	1	1.1
col4/4	1	1.1
col4/5	1	1.1
col4/6	1	1.1
col4/7	1	1.1
col4/8	1	1.1
col4/9	1	1.1
col5/4	1	1.1
col5/5	1	1.1

Arrangement	Luminaire Code	Power (kWatt)
	A	
col5/6	1	1.1
col5/7	1	1.1
col5/8	1	1.1
col5/9	1	1.1

2.3 Calculation Results

Switching Modes:

Code

1	Court 2 only
2	Court 1 only
5	OVERSPILL

(Il)luminance Calculations:

Calculation	Switching Mode	Type	Unit	Ave	Min	Max	Min/Ave
Tennis2	1	Surface illuminance	lux	467	350	617	0.75
Tennis1	2	Surface illuminance	lux	411	299	545	0.73
TPA Court1	2	Surface illuminance	lux	384	193	559	0.50
TPA court2	1	Surface illuminance	lux	423	227	613	0.54
OVERSPILL	5	Surface illuminance	lux	98	0	891	0.00