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FILE No. TP/99/0733

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(vii) The overall effect will be harmful to the existing residential environment.

9. Conclusions

The Inspector is asked to dismiss the appeals. The future of the site is best dealt with by a development brief, where the feasibility of all options for the future of site can be properly considered in conjunction with the public.

David Holgate Q.C.

4 Breams Buildings
London EC4A 1AQ
4 August 1999

BroadwayMalyan

Campden Hill for St James

Response to Appeal Decision Conditions
(T/APP/K5600/A/99/1022704/P2)

Description of Revised Planning
Information

February 2000

Project No: 8130

Rev. A 21.06.00
Additional information added in accordance
with RBK&C requirements

Contents

1. The response to Appeal Conditions.
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3. Schedule of Appeal Drawings and Comparative Revised Drawing Submission Schedule.
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5. Storage and Disposal of Refuse Method Statement
6. Coloured detailed elevation of typical Western Terrace.
7. Coloured detailed elevation of Campden Hill Flats, Campden Hill Road Elevation.
8. Party wall and window details at 1:5 scale (including indicative window illustrations).
9. Floodlighting proposals.
10. Indicative vehicle turning areas for loading and unloading.
11. Tree protection and method statement.
12. Coloured Site Plan indicating External Materials.
13. Basement Level Site Plan Car Park/Courts drawing no. 8130/P100B indicating highlighted locations for cycle parking.
14. Copy of the Agreement with the Campden Hill Lawn Tennis Club.

- Rev. A 21.06.00
- External Facing Materials references added.
 - Additional vehicle turning diagram added.
 - Contents items Nos. 12, 13 and 14 added.
 - Condition No. 2L context plan added.

**Campden Hill for St James Homes
Job No. 8130**

**Response to Appeal Decision Conditions
(Appeal No. T/APP/K5600/A/99/1022704/P2) and Description of Revised Planning
Information**

This document makes reference to the Planning Inspectorate Appeal Decision of 14th October 1999 and subsequent meeting with the Royal Borough of Kensington & Chelsea, Derek Taylor and Steve Davies on 10th November 1999.

Conditions: (These are dealt with in the order listed by the Inspector)

- 1** It is agreed that the development permitted shall be begun before the expiration of 5 years from the date of the decision.
- 2A** The siting layout and construction standards of the 17 affordable units will be subject to RSL agreement at a later date and confirmed to the Royal Borough of Kensington & Chelsea.
- 2B** The materials used on the external faces of the buildings are as presented to the Royal Borough of Kensington & Chelsea Planning & Conservation Departments on 5 June. These are as follows (illustrated as Contents item no.12 and minor amendment submission drawings):
- i) External Hard Landscape materials: Marshall's Tegular Pennant Grey block and Marshall's Appleton diamond sawn Greenmore rustic natural stone for contrast feature bands.
 - ii) External Facing Brickwork: Williamson Cliff Stamford Sandstone Grey handmade yellow/buff.
 - iii) Feature External Stonework: Vilhonneur Marbrier natural limestone with (rubbed) egrasse finish. Sample submitted under separate cover as requested by the Royal Borough of Kensington & Chelsea.
 - iv) Roofs to Aubrey Walk Houses: Burlington Slate Ltd natural slate, colour Blue/Grey for vertical and lower mansard roof area. Traditional code no. 5 lead for upper most mansard roof area, dormer roofs and cheeks.
 - v) Tennis Courts playing surface: Doe Trojan Artificial Grass Playing Surface.

Or equivalent and approved by the Royal Borough of Kensington & Chelsea Planning & Conservation Departments.

A coloured illustration of a Typical Western Terrace Town House and Campden Hill Flats, Campden Hill Road Elevation is enclosed.

- 2C Natural slate will be used in accordance with Condition No. 2B above for the roofs of the Aubrey Walk Houses and Aubrey Walk Flats. Following the introduction of comfort cooling to the houses, floor to ceiling heights have changed slightly and although the overall ridge height remains the same the uppermost roof pitch is slightly flatter. As a consequence natural lead is now proposed rather than slate on top of the roof, as indicated on the revised planning drawings. There are no pitched roofs on the Campden Hill Flats.
- 2D Area and treatment of Open Land and Tennis Courts: As indicated on drawing no. 10337/125.
- 2E Walls, Fences and Railings: Full details of walls, fences and railings are submitted as described in drawing nos. 10337/125, 10337/155 and 10337/156.
- 2F Windows and Window Frames: Windows to be timber double-glazed units of traditional design for the Aubrey Walk Flats and Aubrey Walk Houses and metal framed double glazed units of a contemporary design for the Campden Hill Flats, as enclosed indicative 1:5 details (drawing nos. 8130/SK26, 8130/SK28, 8130/SK29, 8130/SK37, 8130/SK103 and 8130/SK104) and indicative illustrations.
- 2G Access for the Disabled: Campden Hill Flats access is provided via the Aubrey Walk access at ground floor and also at basement level. These access points give directly onto the lift lobby and 8-person lifts (minimum 900 x 1250mm) which give access to all floors of the Campden Hill Flats. Access standards within individual flats will be in accordance with Part M of the Building Regulations.

The Aubrey Walk Flats main access is opposite the ramp to the lower ground floor car park. This will be a flush threshold access which gives onto the main entrance doors of the ground floor flats. First and second floor flats will be accessed via a mobility standard staircase with maximum riser of 170mm.

Disabled access to the Aubrey Walk Houses (Western, Southern and Eastern terraces) is provided via a flush threshold at lower ground floor level, together with wheelchair access to a habitable room and a w.c. at this level. Ambulant and disabled access is provided in addition at podium level with maximum 150mm steps adjacent to the main entrance. This strategy has been agreed in principle with the Royal Borough of Kensington & Chelsea Building Control Department on 26th July 1999.

Access to the Western Terrace Flats is provided by a ramp and flush threshold to the one-bedroom dwelling adjacent to Aubrey Walk and via ambulant disabled access at podium level from within the scheme for the rear one-bedroom apartment at ground floor level.

Front entrance doors will be minimum 775mm clear opening, with internal doors for disabled access minimum 750mm opening with minimum unobstructed corridor of 900mm. Mobility access w.c. will be provided with outward opening door on a principal storey of all accommodation.

Switch and socket outlet height to be agreed with Royal Borough of Kensington & Chelsea Building Control.

- 6 The proposed car parking for the development is located at lower ground floor level within a naturally ventilated area, with access via a ramp adjacent to the Aubrey Walk apartment building. Proposed parking locations are indicated on basement level site plan car park/courts drawing no. 8130/P100B.
- 7 Insulation measures to prevent the transmission of excessive airborne or impact noise have been designed in consultation with Envirospine Acoustic Consultants and are illustrated in enclosed typical detail drawing nos. 8130 SK09A and 8130/105. Insulation standards shall comply or exceed those stated within the Building Regulations, Part E.
- 8 It is proposed that the lower ground floor car park is naturally ventilated as indicated on ground level site plan drawing no. 8130/P101B (ventilation and lightwells indicated with prefix LW). These ventilation apertures together with raised planter apertures are indicated on site section CC and DD as indicated on drawing no. 7650/P107B. The lightwell and ventilation provision adjacent to the houses has been increased from the Appeal Application drawings in order to improve both the lower ground floor, parking environment and habitable rooms adjacent to these spaces. The areas described above together with the additional ventilation provided by the ramp area will give in excess of 2.5% natural ventilation.
- 9 It is agreed that the buildings permitted within the gardens of the West Terrace shall be used only to provide ancillary accommodation to the houses of the West Terrace and shall not be used as separate dwellings.
- 10 No additional plumbing or pipes, other than rainwater pipes, should be fixed onto the external faces of the buildings permitted without prior written approval of the Local Planning Authority. With respect to the Campden Hill Flats, proposed locations internal room ventilation apertures are now indicated on Campden Hill Flat Elevations drawing 7650/112A. The particular boiler flue terminals are omitted following a review of the heating strategy by St James Homes.
- 11 It is agreed that no entrance gates to the development shall be erected and that access to the open shared areas of the proposed residential development shall not otherwise be restricted. Gate piers remain of a reduced size as indicated on Landscape drawing no. 10337/155 to provide a suitable termination for the boundary railings.
- 12 It is agreed that not more than 29 of the residential units permitted (other than the 17 affordable housing units) shall be occupied unless and until the 17 affordable housing units have been substantially completed and transferred to a social landlord registered under the Housing Act 1996, Part 1 (subject to such transfer meeting the Appeal Decision requirements 12A-12D). The detail design of the affordable housing units is subject to RSL agreement.
- 13, 14, 15 & 16 Tennis Club access occupation restrictions and floodlighting to be confirmed by Campden Hill Lawn Tennis Club.

- 2H Loading and Unloading of Vehicles: Loading and unloading of vehicles will take place within the site within new podium level shared surface access, in accordance with TPK Engineers detail design. Access is indicated on ground level site plan drawing no. 8130/P101 Rev. B. Indicative vehicle turning areas are enclosed.
- 2I Storage and disposal of refuse to be in accordance with enclosed Method Statement submitted to the Royal Borough of Kensington & Chelsea on 6th January 2000, and as described in ground level site plan drawing 8130/P101B and basement level site plan car park/courts drawing 8130/P100B.
- 2J Proposed cycle parking locations are indicated on Basement Level Site Plan car park/courts drawing no. 8130/P100B. *Reduced highlighted copy enclosed.*
- 2K Ramp access and controls are indicated on Broadway Malyan Basement level site plan no. 7650/P100 Rev. B. Security gates are located at the base of the ramp at the access points for parking for the Aubrey Walk Houses and the parking for the Aubrey Walk Flats and Campden Hill Flats. These will be controlled by residents and monitored by on-site security/management office located adjacent to and overlooking the main site entrance on Aubrey Walk within the Campden Hill Flats lobby at ground floor level. CCTV at strategic locations at both podium and lower ground floor levels will also be monitored from this management office. It is intended that there will be an on-site presence within the management office 24 hours and that this presence will also be able to monitor on-site individual dwelling fire safety and security alarms.
- A management system will be put into place to maintain the communal landscape areas and to assist with the storage and disposal of refuse as described in Response to Condition 2I above.
- 2L *Tennis Court floodlight positions are indicated on Landscape drawing no. 10337/125. Height of mast, type of lamp and design of cowls to be as on drawing and enclosed manufacturer's information, including low glare low spread details.*
- 3 The proposed landscaping scheme, including all existing trees and hedgerows and details of retention is described in the Broadway Malyan Landscape drawing nos. 10337/170, 10337/101A, 10337/101B.
- 4 It is agreed that all planting, seeding or turfing comprised in the approved details of landscaping should be carried out in the first planting or seeding seasons following the occupation of the buildings or completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- 5 Tree Protection is to be in accordance with enclosed Method Statement compiled by Broadway Malyan Landscape. Such measures shall be put in place before development commences and shall be maintained for the duration of the building operations in accordance with the Section 106 agreement.

- 6 The proposed car parking for the development is located at lower ground floor level within a naturally ventilated area, with access via a ramp adjacent to the Aubrey Walk apartment building. Proposed parking locations are indicated on basement level site plan car park/courts drawing no. 8130/P100B.
- 7 Insulation measures to prevent the transmission of excessive airborne or impact noise have been designed in consultation with Envirospine Acoustic Consultants and are illustrated in enclosed typical detail drawing nos. 8130 SK09A and 8130/105. Insulation standards shall comply or exceed those stated within the Building Regulations, Part E.
- 8 It is proposed that the lower ground floor car park is naturally ventilated as indicated on ground level site plan drawing no. 8130/P101B (ventilation and lightwells indicated with prefix LW). These ventilation apertures together with raised planter apertures are indicated on site section CC and DD as indicated on drawing no. 7650/P107B. The lightwell and ventilation provision adjacent to the houses has been increased from the Appeal Application drawings in order to improve both the lower ground floor, parking environment and habitable rooms adjacent to these spaces. The areas described above together with the additional ventilation provided by the ramp area will give in excess of 2.5% natural ventilation.
- 9 It is agreed that the buildings permitted within the gardens of the West Terrace shall be used only to provide ancillary accommodation to the houses of the West Terrace and shall not be used as separate dwellings.
- 10 No additional plumbing or pipes, other than rainwater pipes, should be fixed onto the external faces of the buildings permitted without prior written approval of the Local Planning Authority. With respect to the Campden Hill Flats, proposed locations internal room ventilation apertures are now indicated on Campden Hill Flat Elevations drawing 7650/112A. The particular boiler flue terminals are omitted following a review of the heating strategy by St James Homes.
- 11 It is agreed that no entrance gates to the development shall be erected and that access to the open shared areas of the proposed residential development shall not otherwise be restricted. Gate piers remain of a reduced size as indicated on Landscape drawing no. 10337/155 to provide a suitable termination for the boundary railings.
- 12 It is agreed that not more than 29 of the residential units permitted (other than the 17 affordable housing units) shall be occupied unless and until the 17 affordable housing units have been substantially completed and transferred to a social landlord registered under the Housing Act 1996, Part 1 (subject to such transfer meeting the Appeal Decision requirements 12A-12D). The detail design of the affordable housing units is subject to RSL agreement.
- 13, 14, 15 & 16 Tennis Club access occupation restrictions and floodlighting to be confirmed by Campden Hill Lawn Tennis Club.

17 & 18

Conservation Area Consent for the partial demolition of reservoir and total demolition of all other buildings on the site: It is agreed that the works permitted shall be begun before the expiration of 5 years from the date of the decision and the works for demolition authorised shall not be carried out before a contract has been made for the carrying out of works for redevelopment or proof of intent to carry out the works for redevelopment of the site and planning permission has been granted for the redevelopment for which the contract provides. It is understood that a copy of the St James Homes/CHLTC agreement binding St James Homes to provide the new Tennis Club in two years is acceptable proof. Contract/proof of intent is enclosed in Contents item no. 14.

Non-material changes to Planning Application drawings:

Following the detailed design process there have been a number of minor changes and refinements to the elevations of the town houses and flats. These include:

Aubrey Walk Houses:

- Lead rather than slate on top of the roofs (as described in Condition 2C),
- Refinement to proportions and portico design,
- Inclusion of increased light/ventilation well with additional adjacent habitable room (this is balanced by the loss of habitable rooms elsewhere, for example the main dressing room),
- Addition of roof lights over staircase areas,
- It is proposed that the basement room in some of the dwellings will be used as an indoor swimming pool,
- Some rear garden levels have also been reduced in order to provide enhanced environment to lower ground floor family rooms,
- Removal of the storage area located centrally between the west and east terrace to enhance natural cross ventilation of lower ground floor parking area,
- Maintenance access to the Tennis Club is provided at lower ground floor level.

Campden Hill Flats: There have been a number of minor amendments to the scheme:

- The entrance foyer has been increased in size but the footprint of the building remains the same,
- The mix in number of units has been reduced to compensate for the larger foyer, as a result there is a reduction of two flats (from 29 to 27),
- A small chiller is located in the basement and a lift overrun on the roof. The chiller was previously located on the roof,
- Small windows have been added to the bathrooms on the North and South elevations within the brickwork element of the façade. These are located at high level in order to avoid overlooking of adjacent properties and to provide privacy within the bathrooms.

Flats at the Northern end of the Western Terrace:

- These have been revised from 2 to 4 flats and an additional feature bay added to improve and refine the Aubrey Walk elevation. Thus for the whole scheme there are the same number of dwellings. A comparison schedule of accommodation highlighting the differences between the amended information and the appeal information is enclosed. Whilst the number of units remain the same the number of habitable rooms and hence density is slightly less.

Tennis Club:

- A small plant room is located to the south of the lower court playing area. This is not considered to be a material change.

Lower Ground Floor Parking:

- General refinements to the parking areas for the Aubrey Walk and Campden Hill Flats with the inclusion of Refuse Management areas,
- Addition of provision for the relocated electrical substation and switch room with associated ventilation over,
- Inclusion of tandem parking adjacent to the electrical substation. For calculation of parking, each tandem space has been counted as one in accordance with previous discussion with the Borough.

Ground Level Site Layout:

- A pergola has been added over the car park entrance to enhance the landscape design in this area,
- Integration of planter and ventilation design adjacent to the Aubrey Walk Flats.

AUBREY WALK					
CAMPDEN HILL RESERVOIR REDEVELOPMENT					
PLANNING APPLICATION					
SCHEDULE OF APPEAL DRAWINGS					
DRWG. NO.	REV.	TITLE	SCALE	SIZE	REVISION DATE
Cover		Title Sheet			
Contents		Drawing List			
P099		Ordnance Survey Site Location Plan	1-2500	A1	
P100	A	Basement Car Park / Courts	1-250	A1	March '99
P101	A	Ground Plan	1-250	A1	March '99
P102	A	Elevations Sheet 1 – Campden Hill Road and Aubrey Walk	1-200	A1	March '99
P103	A	Elevations Sheet 2 – East Terrace	1-200	A1	March '99
P104	A	Elevations Sheet 3 – West Terrace	1-200	A1	March '99
P105	A	Elevations Sheet 4 – South Terrace	1-200	A1	March '99
P106	A	Sections Sheet 1 – Section AA and BB	1-200	A1	March '99
P107	A	Sections Sheet 2 – Section CC, DD and EE	1-200	A1	March '99
P108	A	Floor Plans – House Types A, C, H, J	1-200	A1	March '99
P109	A	Floor Plans – House Types B, D, M, N	1-200	A1	March '99
P110	A	Floor Plans – House Types E, F	1-200	A1	March '99
P111	A	Campden Hill Road Flats – Plans	1-200	A1	March '99
P112	A	Campden Hill Road Flats – Elevations	1-200	A1	March '99
P113	B	Aubrey Walk Flats – Plans and Elevations	1-200	A1	May '99
AWORTH LAND SURVEYS DRAWINGS ISSUED PREVIOUSLY					
8809 Sheet 3		Campden Hill Road Elevation : West Side and K. Heights (North)	1-200(R)	A1	2-Nov-98
8809 Sheet 4		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	2-Nov-98
8809 Sheet 5		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	2-Nov-98
9029 Sheet 3		Survey Plan through reservoir structure at low level	1-400(R)	A1	2-Nov-98
9029 Sheet 4		Survey Sections through reservoirs	1-200	A1	2-Nov-98
9132 Sheet 1		Survey Site Plan Sheet 1 and Sheet 2	1-400(R)	A1	2-Nov-98
9132 Sheet 3		Survey – Aubrey Walk Elevations – North Side	1-200(R)	A1	2-Nov-98
9132 Sheet 4		Survey – Elevations to Airlie Gardens and Kensington Heights	1-200(R)	A1	2-Nov-98
9132 Sheet 5		Survey – Campden Hill Road – East Side and School Tech. Block	1-100	A1	2-Nov-98
9132 Sheet 6		Survey – Kensington Heights Car Park	1-200	A1	2-Nov-98

AUBREY WALK					
CAMPDEN HILL RESERVOIR REDEVELOPMENT					
PLANNING APPLICATION – Revised Drawing Submission – February 2000					
SCHEDULE OF DRAWINGS					
DRWG. NO	REV.	TITLE	SCALE	SIZE	REVISION DATE
Contents		Drawing List			
P099		Ordnance Survey Site Location Plan	1-2500	A1	
P100	B	Basement Car Park / Courts	1-250	A1	Dec '99
P101	B	Ground Level Plan	1-250	A1	Dec '99
P102	B	Elevations Sheet 1 – Campden Hill Road and Aubrey Walk	1-200	A1	Jan '00
P103	B	Elevations Sheet 2 – East Terrace	1-200	A1	Jan '00
P104	B	Elevations Sheet 3 – West Terrace	1-200	A1	Jan '00
P105	B	Elevations Sheet 4 – South Terrace	1-200	A1	Jan '00
P106	B	Sections Sheet 1 – Section AA and BB	1-200	A1	Jan '00
P107	B	Sections Sheet 2 – Section CC, DD and EE	1-200	A1	Dec '99
P108	B	House Plans – House Types H3, H4 and H5	1-200	A1	Dec '99
P109	B	House Plans – House Types H1, H2 and F9-F12	1-200	A1	Dec '99
P110	B	House Plans – House Types H5, H6, H7 and H8	1-200	A1	Dec '99
P111	B	Campden Hill Road Flats – Plans	1-200	A1	Dec '99
P112	A	Campden Hill Flats – Elevations	1-200	A1	Dec '99
P113	C	Aubrey Walk Flats – Plans and Elevations	1-200	A1	Dec '99
AWORTH LAND SURVEYS DRAWINGS ISSUED PREVIOUSLY					
8809 Sheet 3		Campden Hill Road Elevation : West Side and K. Heights (North)	1-200(R)	A1	2-Nov-98
8809 Sheet 4		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	2-Nov-98
8809 Sheet 5		Survey – Aubrey Walk Elevations – South Side	1-200(R)	A1	2-Nov-98
9029 Sheet 3		Survey Plan through reservoir structure at low level	1-400(R)	A1	2-Nov-98
9029 Sheet 4		Survey Sections through reservoirs	1-200	A1	2-Nov-98
9132 Sheet 1		Survey Site Plan Sheet 1 and Sheet 2	1-400(R)	A1	2-Nov-98
9132 Sheet 3		Survey – Aubrey Walk Elevations – North Side	1-200(R)	A1	2-Nov-98
9132 Sheet 4		Survey – Elevations to Airlie Gardens and Kensington Heights	1-200(R)	A1	2-Nov-98
9132 Sheet 5		Survey – Campden Hill Road – East Side and School Tech. Block	1-100	A1	2-Nov-98
9132 Sheet 6		Survey – Kensington Heights Car Park	1-200	A1	2-Nov-98

CAMPDEN HILL REDEVELOPMENT				
AUBREY WALK				
ACCOMMODATION SCHEDULE - APPEAL SCHEME				
HOUSES				
TYPE	NO	BEDS	H/ROOMS	TOTAL
A	1	5+STAFF	11	11
B	3	5+STAFF	13	39
C	1	5+STAFF	11	11
D	4	5+STAFF	13	52
E	3	5	10	30
F	2	5	10	20
G				
H	1	5+STAFF	11	11
J	2	5+STAFF	11	22
K	1	5+STAFF	11	11
L	1	5+STAFF	11	11
SUB TOTAL	19			218
FLATS				
M/FLAT	1		3	5
N/FLAT	1		3	6
SUB TOTAL	2			11
AUBREY WALK - AFFORDABLE HOUSES				
1	1	3 BED	4	4
2	1	3 BED	3	3
3	1	2 BED	3	3
4	1	2 BED	3	3
5	1	2 BED	3	3
6	1	3 BED	4	4
7	1	3 BED	4	4
8	1	2 BED	3	3
9	1	2 BED	3	3
10	1	2 BED	3	3
11	1	3 BED	4	4
12	1	3 BED	4	4
13	1	3 BED	4	4
14	1	2 BED	3	3
15	1	2 BED	3	3
16	1	2 BED	3	3
17	1	3 BED	4	4
SUB TOTAL	17			58
CAMPDEN HILL FLATS				
	21	2	3	63
	4	2+STUDY	4	16
	4	P/HSE 2	3	12
SUB TOTAL	29			91
TOTAL	67			378
92 CAR PARK SPACES (54 AWH/FL AND 38 CHF/AWF)				

CAMPDEN HILL REDEVELOPMENT					
AUBREY WALK					
ACCOMMODATION SCHEDULE - REVISED SCHEME					
HOUSES					
TYPE	NO	BEDS	H/ROOMS	TOTAL	
H1	6	5+STAFF	11+POOL	66	
H2	1	5+STAFF	11+POOL	11	
H3	1	5+STAFF	10	10	
H4	4	5	9	36	
H5	1	6+STAFF	13+POOL	13	
H6	1	4+2STAFF	11	11	
H7	4	5+STAFF	10	40	
H8	1	5+STAFF	10	10	
SUB TOTAL		19		197	
FLATS (F9-F12)					
FLAT F9/F11	2	1 BED	2	4	
FLAT F10	1	1 BED	2	2	
FLAT F12	1	2/3 BED	3+STUDY	4	
SUB TOTAL		4		10	
AUBREY WALK - AFFORDABLE HOUSES					
Subject to RSL Agreement	1	1	3 BED	4	4
	2	1	3 BED	3	3
	3	1	2 BED	3	3
	4	1	2 BED	3	3
	5	1	2 BED	3	3
	6	1	3 BED	4	4
	7	1	3 BED	4	4
	8	1	2 BED	3	3
	9	1	2 BED	3	3
	10	1	2 BED	3	3
	11	1	3 BED	4	4
	12	1	3 BED	4	4
	13	1	3 BED	4	4
	14	1	2 BED	3	3
	15	1	2 BED	3	3
	16	1	2 BED	3	3
	17	1	3 BED	4	4
SUB TOTAL		17		58	
CAMPDEN HILL FLATS					
	5	1 BED	2	10	
	16	2 BED	3	48	
	4	3 BED	4+STUDY	20	
	2	3 BED	5	10	
SUB TOTAL		27		88	
TOTAL		67		353	
92 CAR PARK SPACES (52 AWH/FL AND 40 CHF/AWF)					

BroadwayMalyan

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For the attention of Mr David Edwards

Ref: SC/dak/8130/CF/6.6/004

6th January 2000

Dear Sirs

Campden Hill Reservoir

Further to my previous letters of 22nd December 1999 and 4th January 2000, we have now received a copy of your Authority's Refuse Storage and Collection Code of Good Practice from Mr Aulsberry in your Pembroke Road offices. Having considered this, I confirm our revised proposals as follows:-

Aubrey Walk Houses & Sales Flats

Provision is required for 1 no. 1100 litre bin per 18 persons per week. As collection is provided twice weekly, this equates to an 1100 litre bin per 36 persons per week.

Occupancy is calculated as follows:

		<u>Likely Occupancy</u>	<u>Total</u>
Aubrey Walk Houses	9 no. 4 bed + staff	6	54
	9 no. 5 bed + staff	7	63
	1 no. 6 bed + staff	8	8
Aubrey Walk Sales Flats	3 no. 1 bed	2	6
	1 no. 2 bed	3	3
	TOTAL		134

4 no. 1100 litre bins are therefore required. Each house has its own refuse store for bagged waste. This is collected and removed to the bins within the refuse store, as indicated on plans, by site management staff as required.

The sales flats bring their bagged waste directly to the refuse store adjacent.



FINALIST

Other Offices:
London, Manchester, Reading
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from the company.

www.BroadwayMalyan.com

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6th January 2000

BroadwayMalyan
Architects & Designers

Access roads are designed for a single axle load of 10.17 tonnes, and turning heads are designed to avoid the need for refuse vehicles to reverse off the site.

I enclose copies of drawings 8130/P100B and P101B marked up to show the proposals described above and trust that these meet with your approval.

Yours sincerely



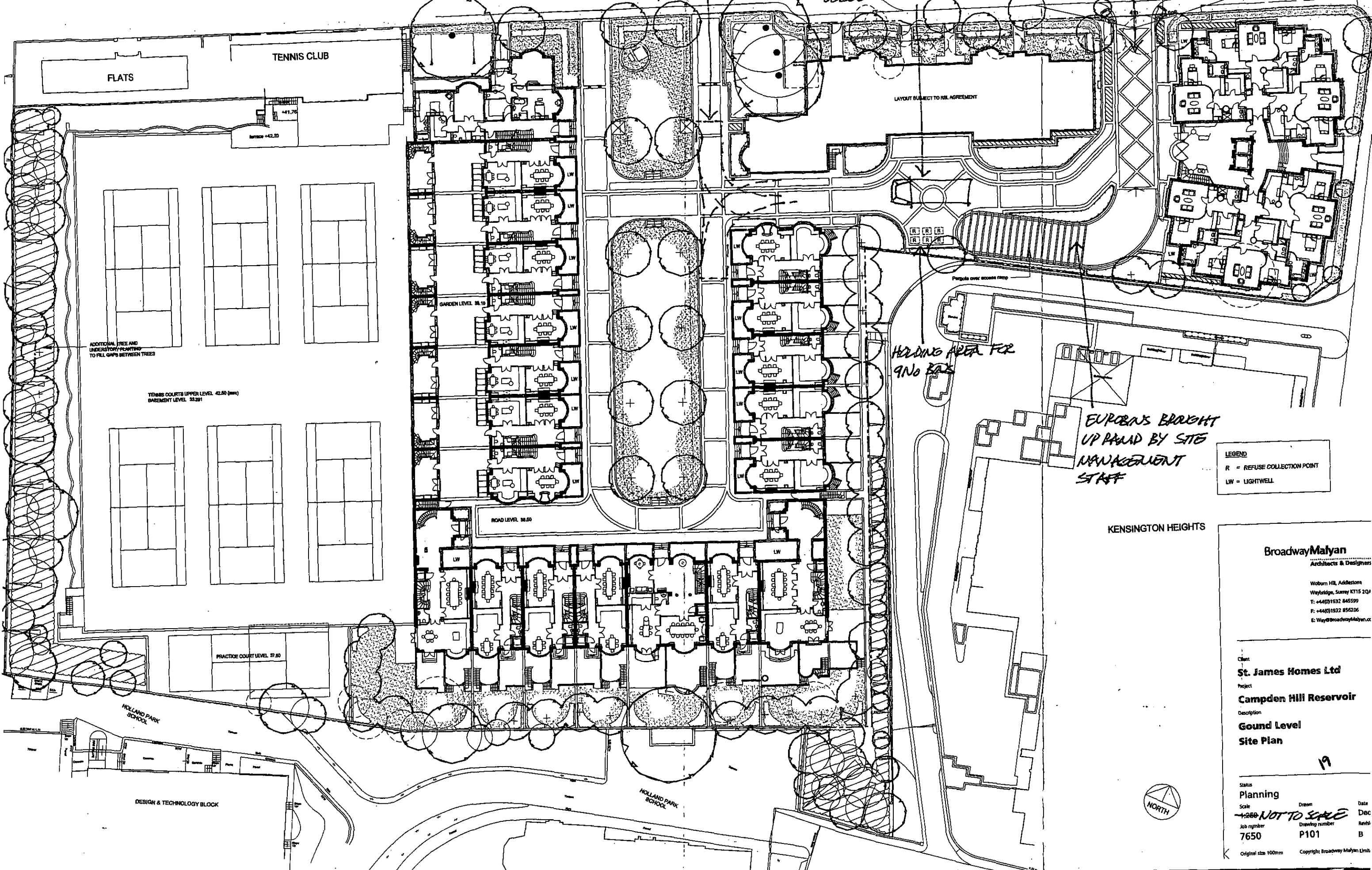
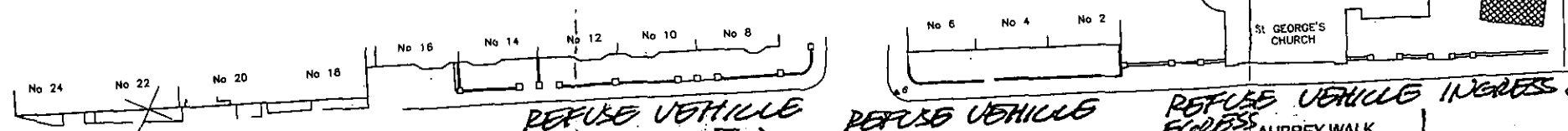
Steven Costello

Copy to:
Mr Aulsberry, RBKC
Mr D Eardley, SJH
Mr R Fortune, Mace
Mr K Rayner, WB
Mr J Biscoe, WB
Ms A Clark, AJC
Mr G Horton, LC
Mr T Curson, EA
Mr S Adams, BML
Ms P de Marco, BM
Mr A Pritchard, BM
Mr C Bennett, BM

Contractors are not to start construction until this drawing

Revision Date

A Revised Plan & Site Plan 15.03.99
B Revised for resubmission 23.12.99



LEGEND
R = REFUSE COLLECTION POINT
LW = LIGHTWELL

BroadwayMalyan
Architects & Designers

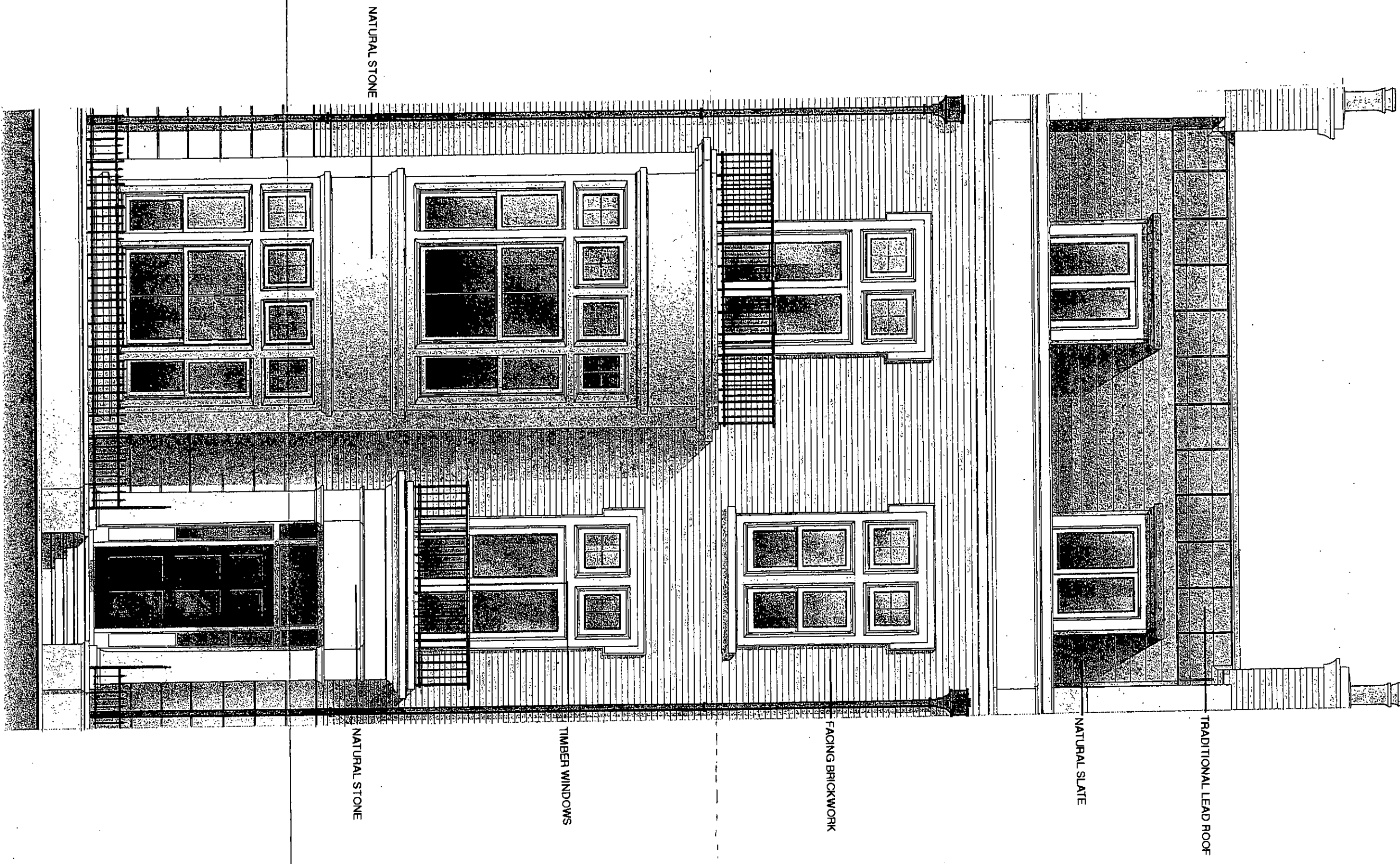
Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
T: +44(0)1832 845599
F: +44(0)1832 856206
E: Wey@broadwaymalyan.co.uk

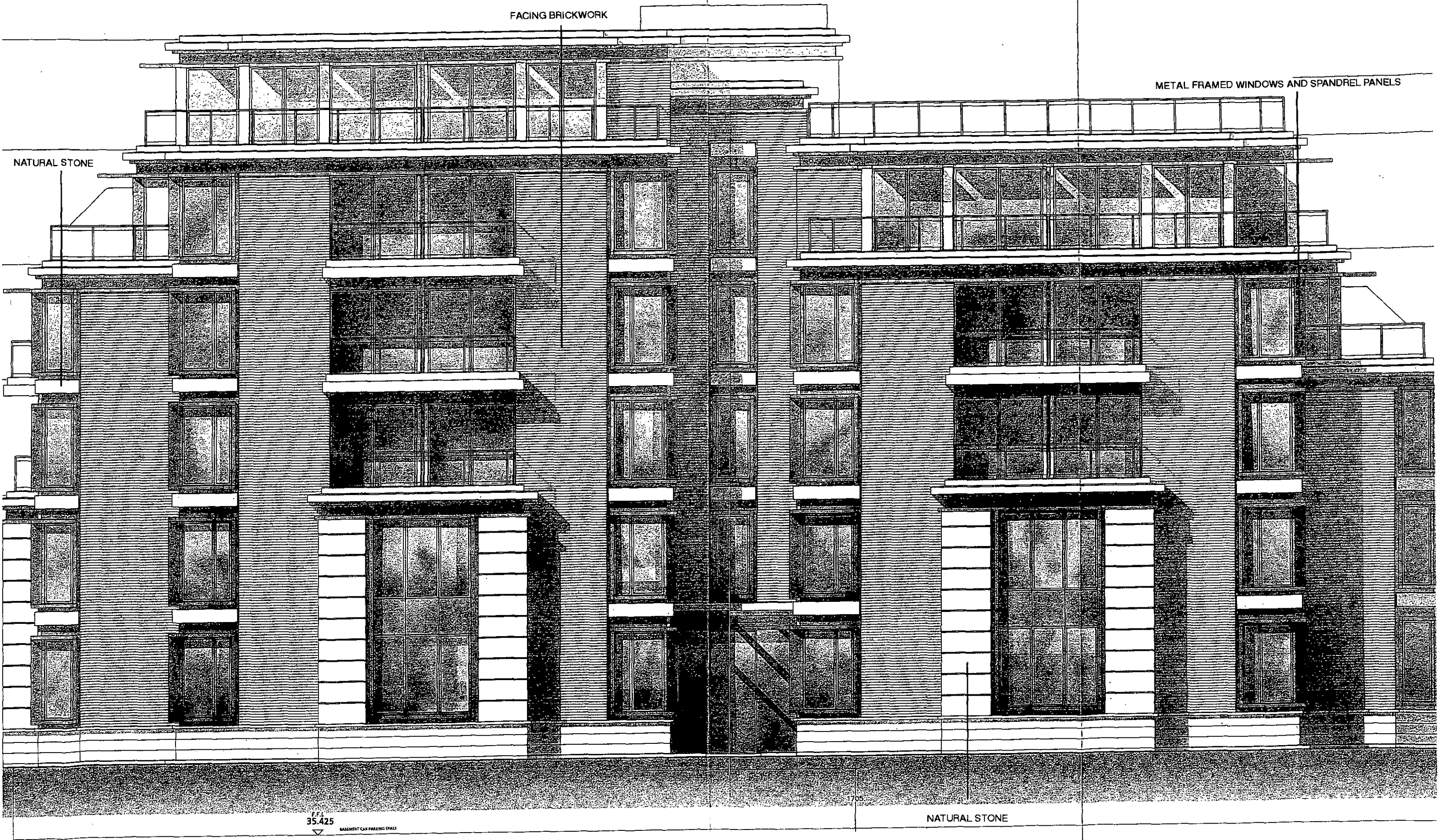
Client: **St. James Homes Ltd**
Project: **Campden Hill Reservoir**
Description: **Ground Level Site Plan**

Status: **Planning**
Scale: **1:250 NOT TO SCALE**
Job number: **7650**
Drawing number: **P101**
Date: **Dec**
Revised: **B**

Original size 100mm Copyright Broadway Malyan Units







NATURAL STONE

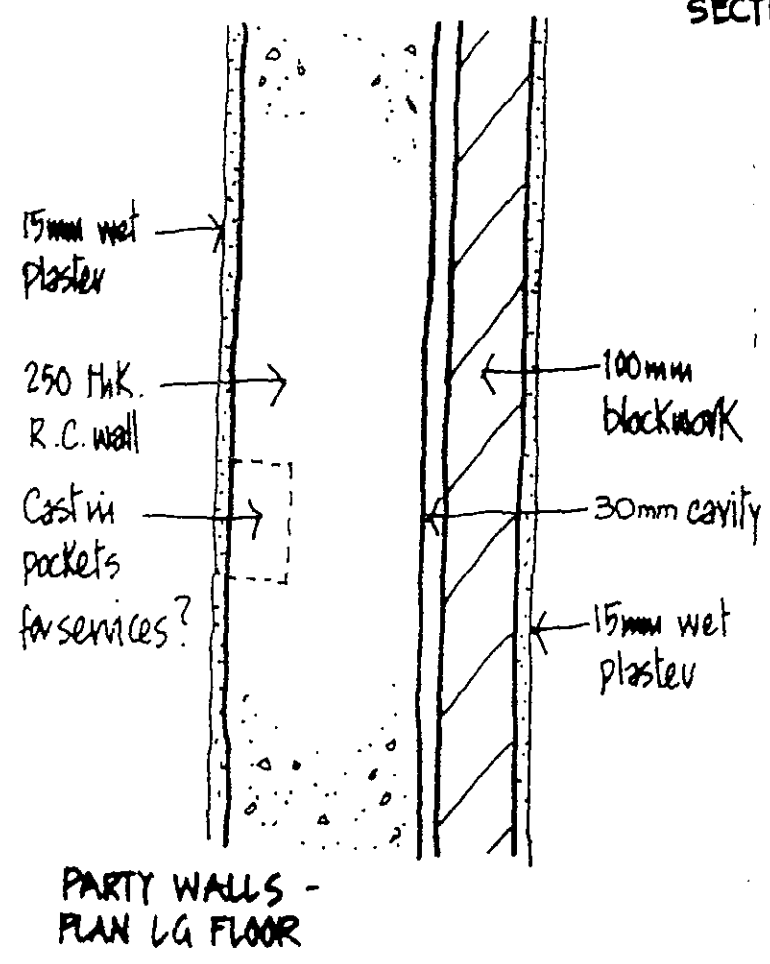
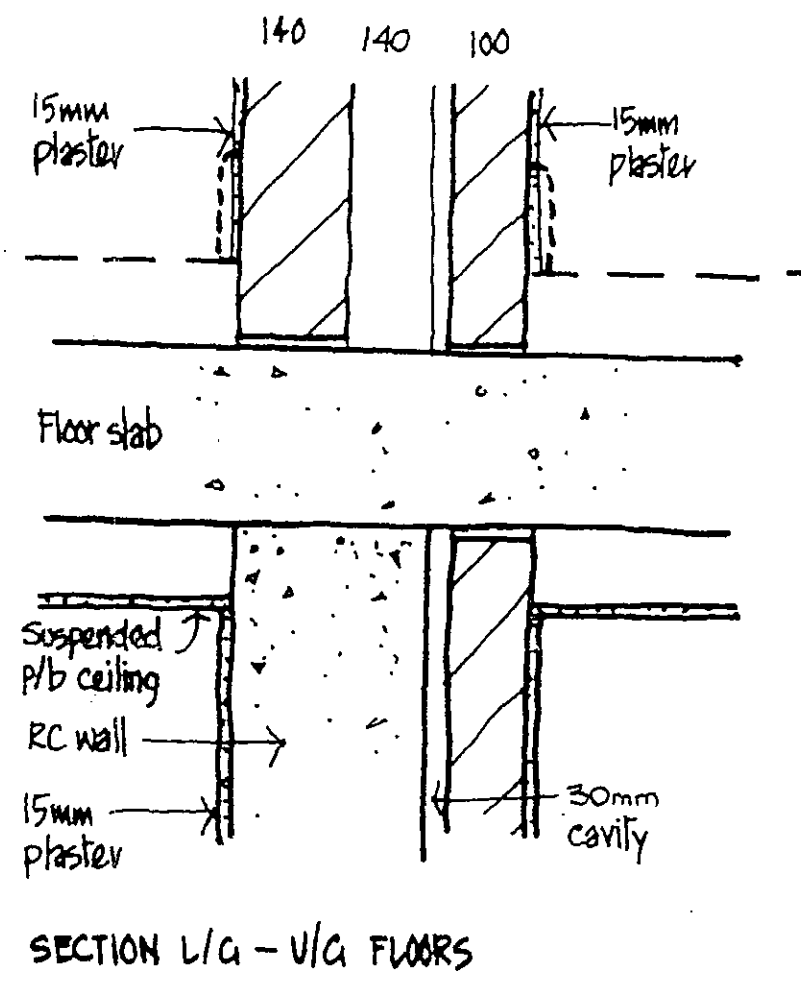
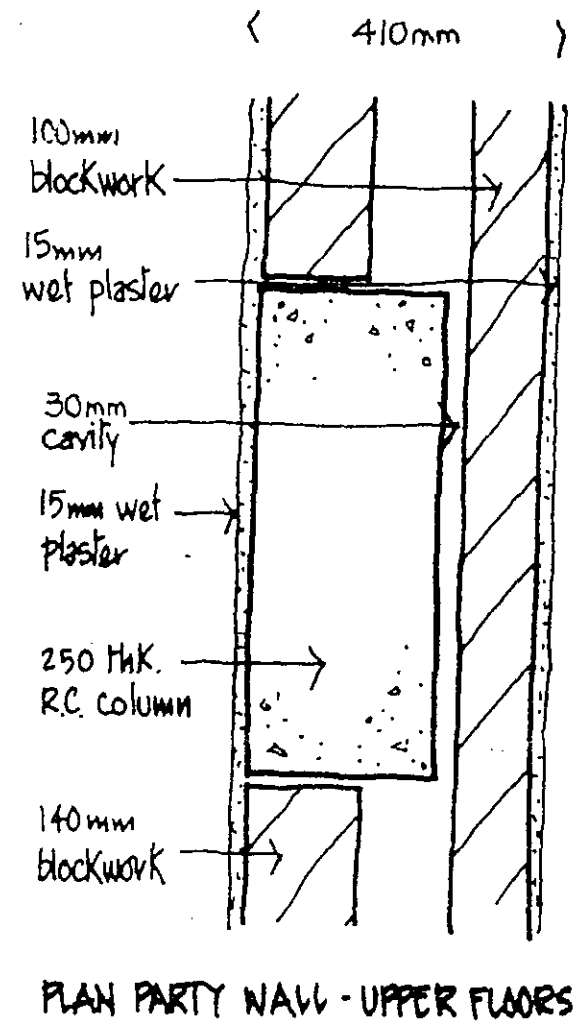
FACING BRICKWORK

METAL FRAMED WINDOWS AND SPANDREL PANELS

NATURAL STONE

F.F.L.
35.425
BASEMENT CAR PARKING SPACE

Contractors are not to scale dimensions from this drawing
 Revision _____ Date _____



Note: all blockwork to party walls to be 1990 Kg/m³

In swimming pool areas walls to receive render in lieu of plaster finish

BroadwayMalvan
 Architects & Designers

Woburn Hill, Addlestone
 Weybridge, Surrey KT15 2QA
 T: 01932 845599
 F: 01932 856206
 E: Wey@BroadwayMalvan.com

Client **St James Homes**

Project **Campden Hill**

Description **West Terrace Houses Party Wall Construction**

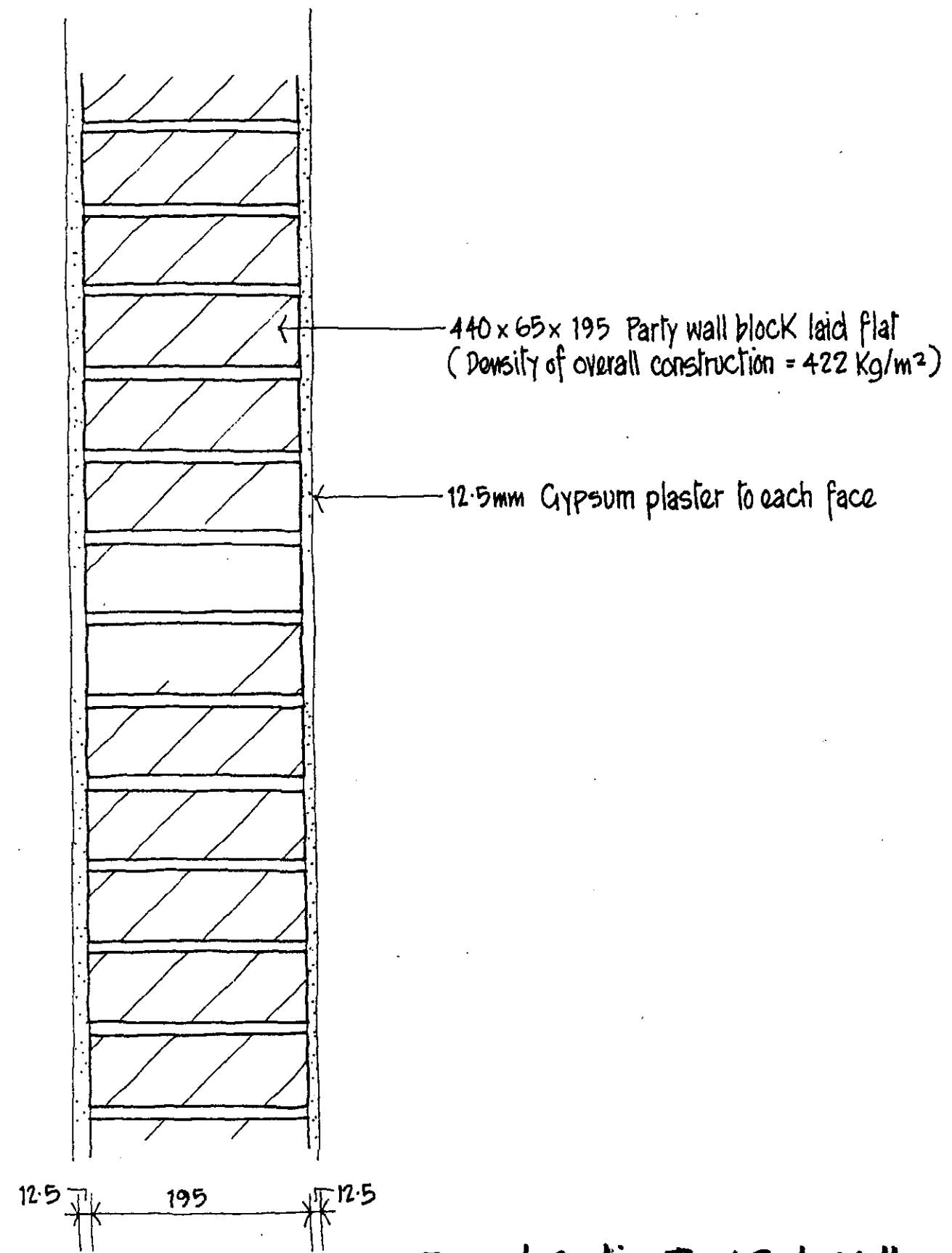
Status **Preliminary**

Scale	Date	Drawn
1:10	08-99	
Job N°	Drawing N°	Revision
8130	SK09	A

Original size 50mm © Broadway Malvan Ltd

Contractors are not to scale dimensions from this drawing.

Revision Date



Typical Section Thro' Party Wall

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Architects & Designers

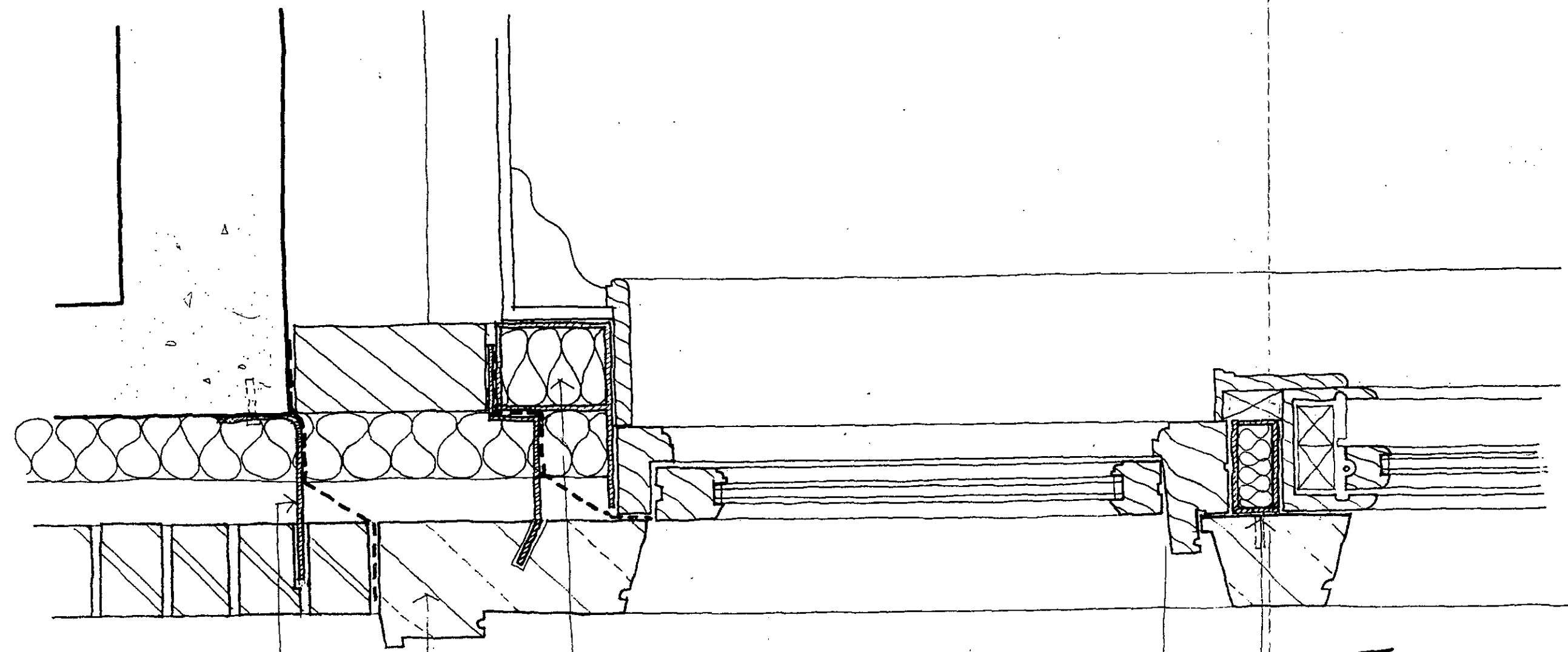
Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
T: 01932 845599
F: 01932 856206
E: Wey@BroadwayMalyan.com

Client: **St. James Homes**
Project: **Campden Mill**
Description: **Campden Mill Flats
Party Wall Section**
Status: **PRELIMINARY**

Scale: 1:5 Date: 01-00 Drawn:
Job No: 8130 Drawing No: CF(SK)105 Revision: 23

Original size 50mm © Broadway Malyan Ltd

Contractors are not to scale dimensions from this drawing
Revision Date



Note: All stone fixings to be confirmed/
detailed by stone specialist
Fixings/restraints are Stainless Steel

Steel angle supporting brick
coursing above

stone window surround
supported on steel angle

Steel box section at window head
fixed back to up conc. slab

S.W. window frame rebated behind
stone reveal

Stone transome fixed to steel
sub-frame

Section Through Typical window head

BroadwayMalyan
Architects & Designers

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Weybridge, Surrey KT15 2QA
T: 01932 845599
F: 01932 856206
E: Wey@BroadwayMalyan.com

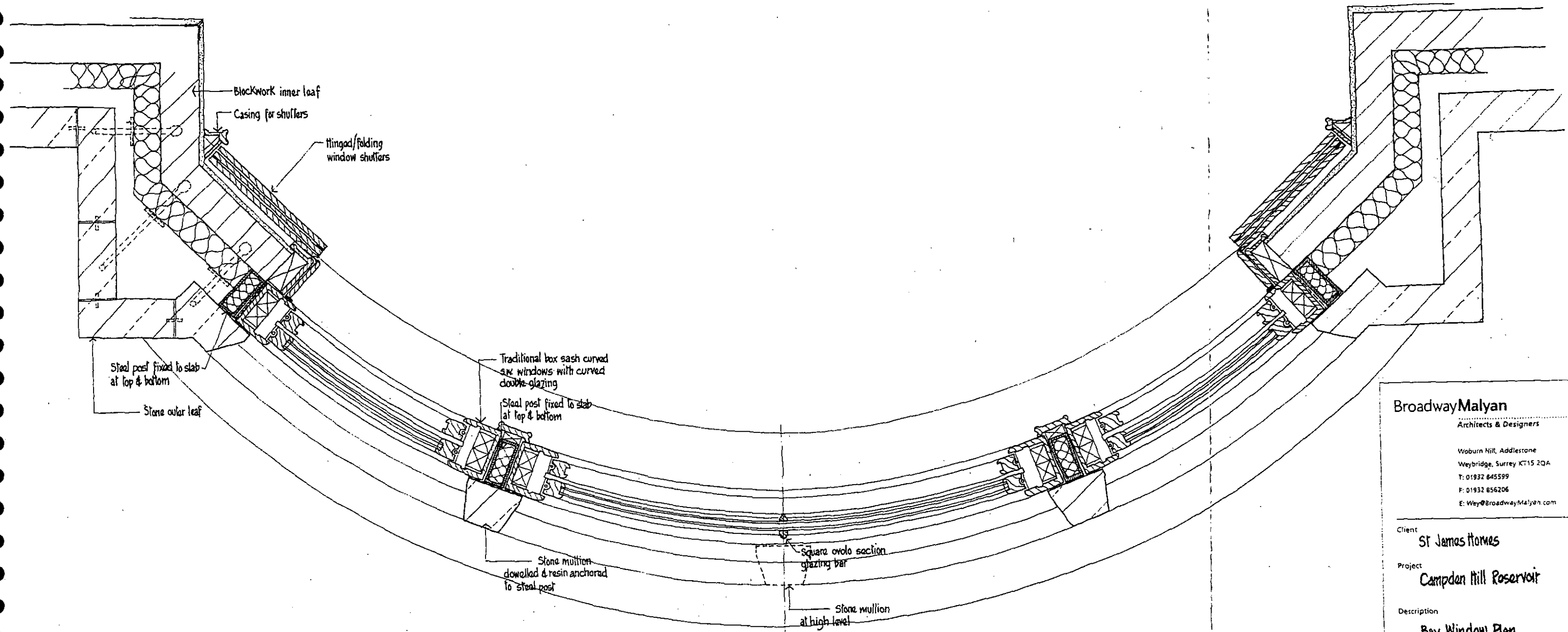
Client **St. James Homes**
Project **Campden Hill**
Description **West Terrace Houses
Window head**

Status **PRELIMINARY**

Scale 1:5 Date 09.99 Drawn
Job N° 8130 SK26 Drawing N° Revision

Original size 50mm ©Broadway Malyan Ltd

24

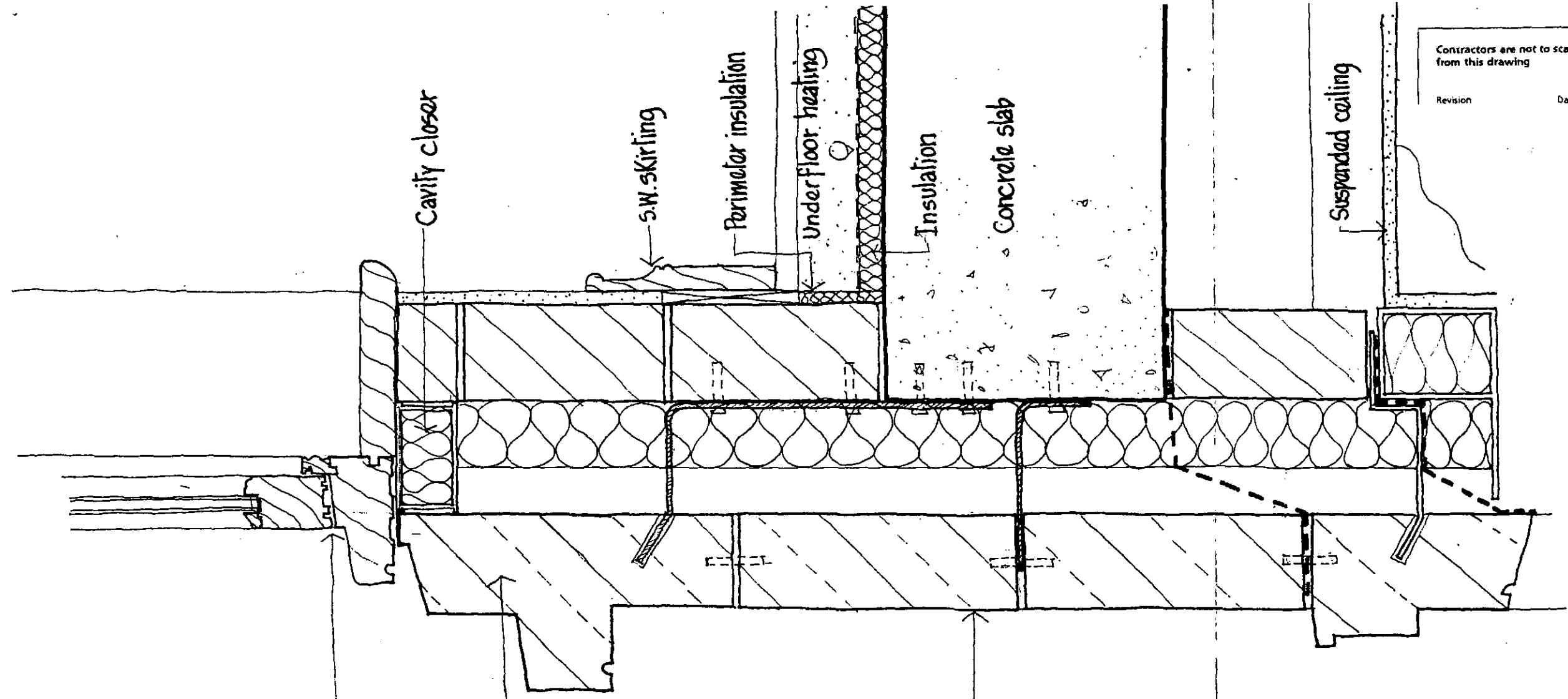


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 Architects & Designers
 Woburn Hill, Addlestone
 Weybridge, Surrey KT15 2QA
 T: 01932 845599
 F: 01932 856206
 E: Wey@BroadwayMalyan.com

Client: **St James Homes**
 Project: **Camden Hill Reservoir**
 Description: **Bay Window Plan**

Status: **PRELIMINARY**
 Scale: **1:5** Date: **10-99** Drawn:
 Job N°: **8130** Drawing N°: **SK28** Revision:
 Original size 100mm © Broadway Malyan Ltd

Revision Date



s.w. box sash window

Cavity closer

Stone cill section with restraint back to conc. slab

S.W. Skirting

Perimeter insulation

Underfloor heating

Insulation

Concrete slab

Stone facing with stainless steel fixings & restraint system

Suspended ceiling

Section through bay window cill

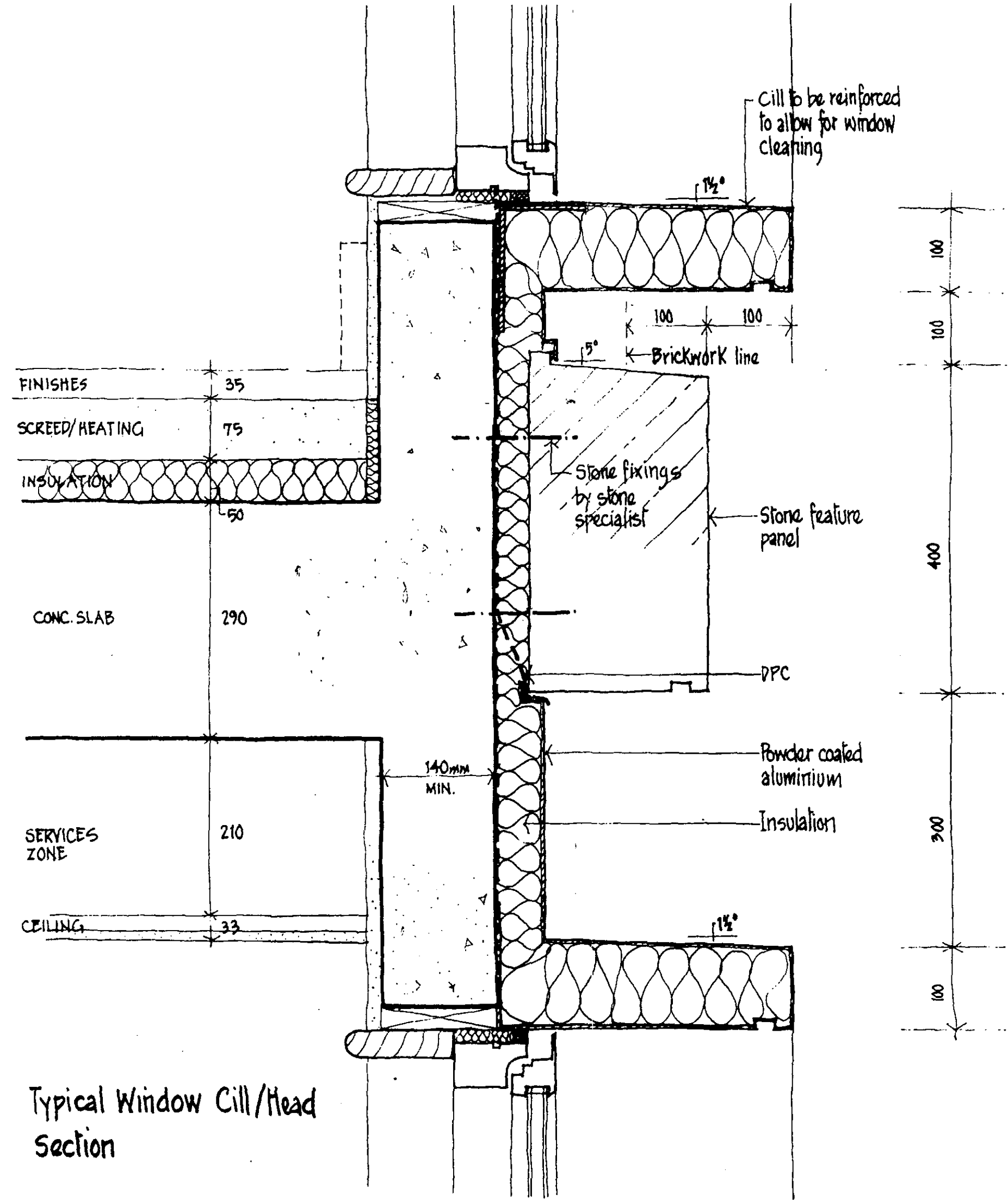
BroadwayMalyan
Architects & Designers
Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
T: 01932 845599
F: 01932 856206
E: Wey@BroadwayMalyan.com

Client: **St. James Homes**
Project: **Campden Hill**
Description: **West Terrace Houses Window cill**

Status: **PRELIMINARY**
Scale: 1:5 Date: 10:99 Drawn:
Job N°: 8130 SK29 Drawing N°: Revision:
Original size 50mm © Broadway Malyan Ltd



Indicative illustration of windows – Aubrey Walk Houses and Aubrey Walk Flats

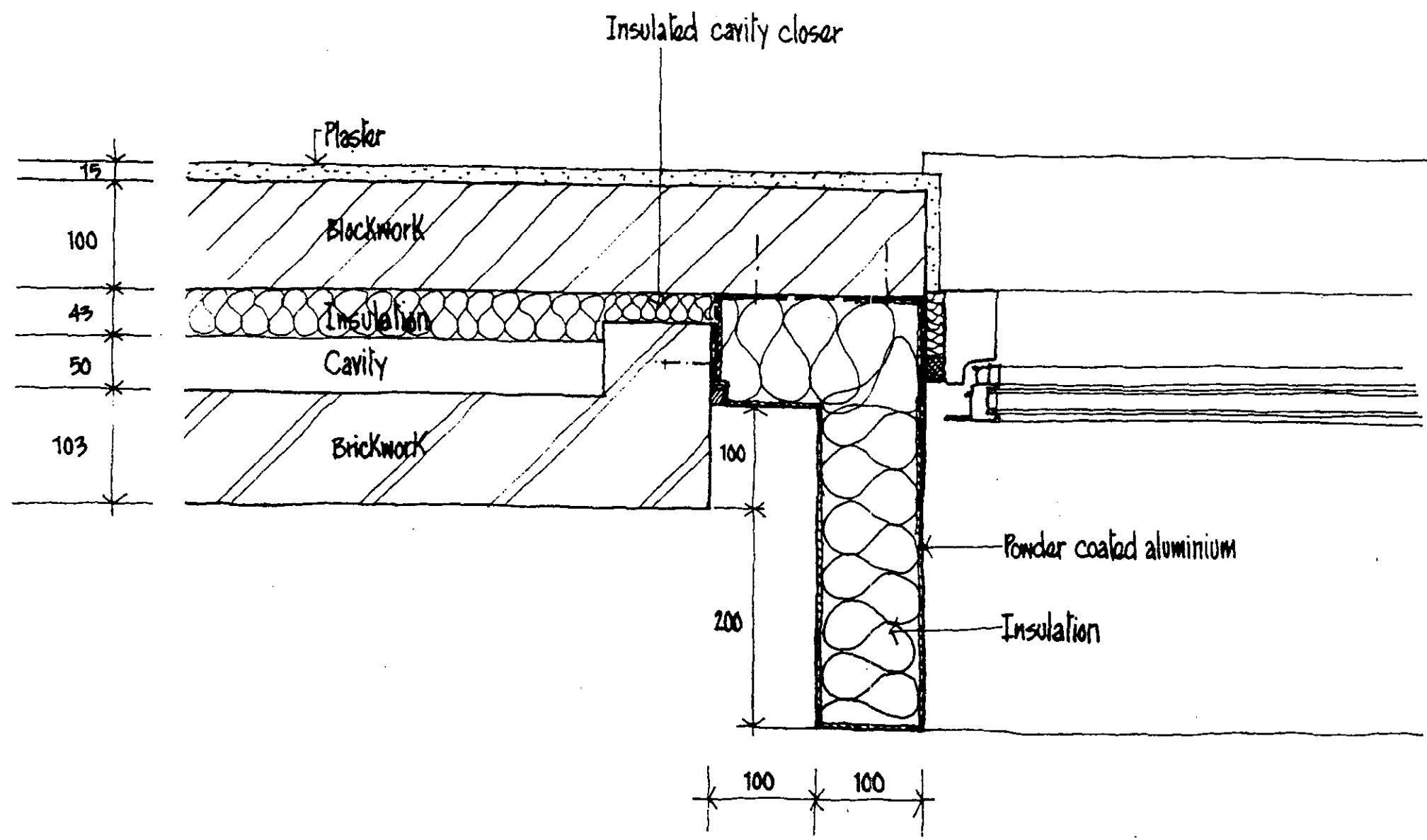


Typical Window Cill/Head Section

Broadway Malyan
 Architects & Designers

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 Weybridge, Surrey KT15 2QA
 T: 01932 845599
 F: 01932 856206
 E: Wey@BroadwayMalyan.com

Client: **St. James Homes**
 Project: **Campden Hill**
 Description: **Campden Hill Flats Window Section**
 Status: **PRELIMINARY**
 Scale: 1:5 Date: 01-00 Drawn:
 Job N°: 8130 Drawing N°: CF(SK)103 Revision: 2
 Original size 50mm © Broadway Malyan Ltd



Plan at Window Jamb

Broadway Malyan
 Architects & Designers
 Woburn Hill, Addlestone
 Weybridge, Surrey KT15 2QA
 T: 01932 845599
 F: 01932 856206
 E: Wey@BroadwayMalyan.com

Client **St. James Homes**
 Project **Campden Hill**
 Description **Campden Hill Flats
 Typical Window Jamb**
 Status **PRELIMINARY**
 Scale **1:5** Date **01-00** Drawn
 Job No **8130 CF(SK)104** Drawing No Revision



Indicative illustration of windows – Campden Hill Flats

LTL contracts

Lighting Specialists

54 Lower Weybourne Lane
Farnham

Surrey GU9 9HP

Tel: (01252) 331456

Fax: (01252) 331246

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

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 maintenance 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:

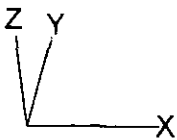
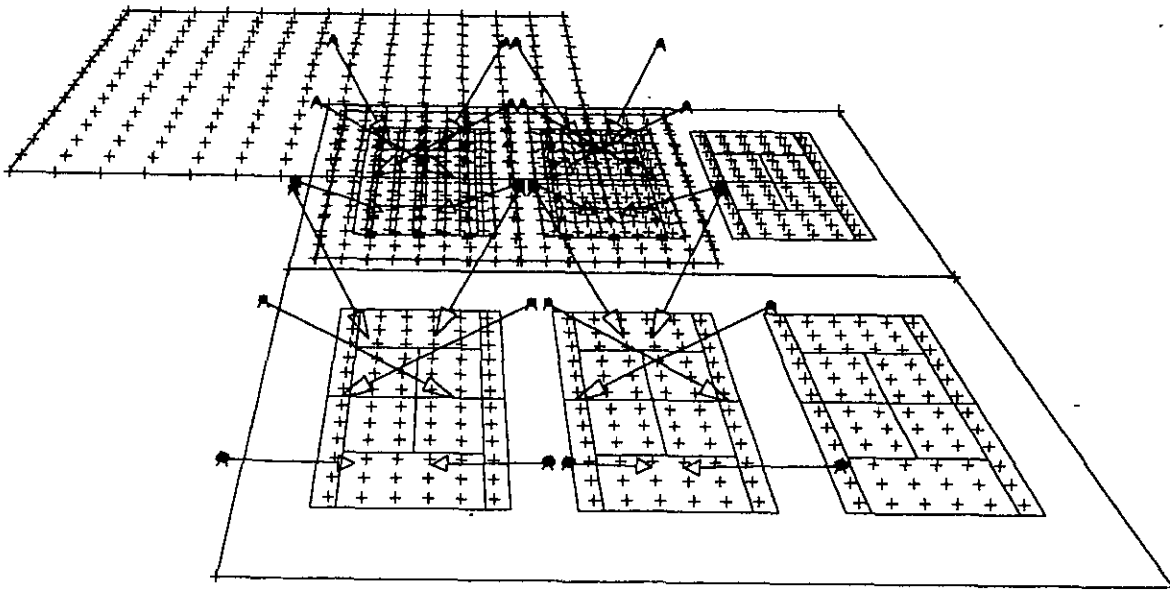
CalcuLuX Area 1.0b

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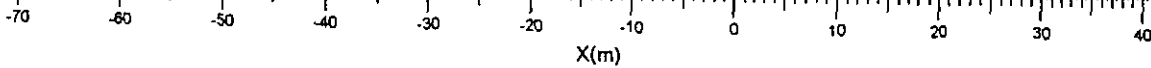
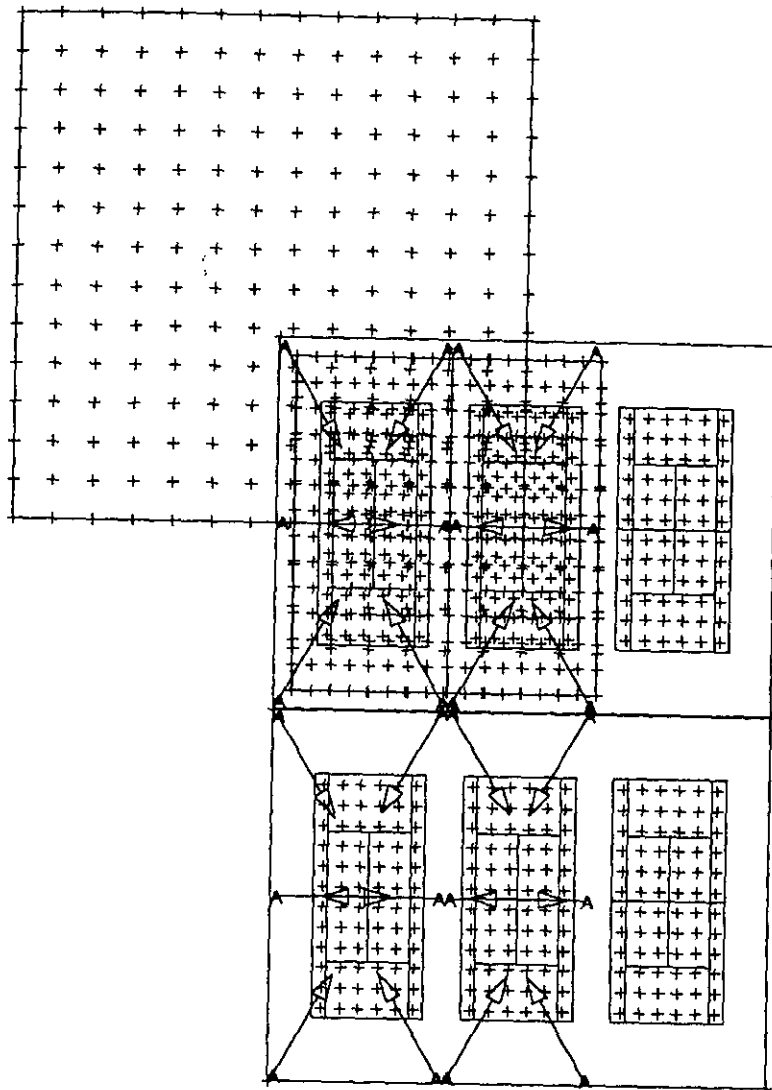
1. Project Description

1.1 3-D Project Overview



A → MNF 210/400 57.0 SKIRT

Top Project Overview



A → MNF 210/400 57.0 SKIRT

Scale
1:750

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	Description
1	Court 2 only
2	Court 1 only
5	OVERSPILL

(II)luminance Calculations:

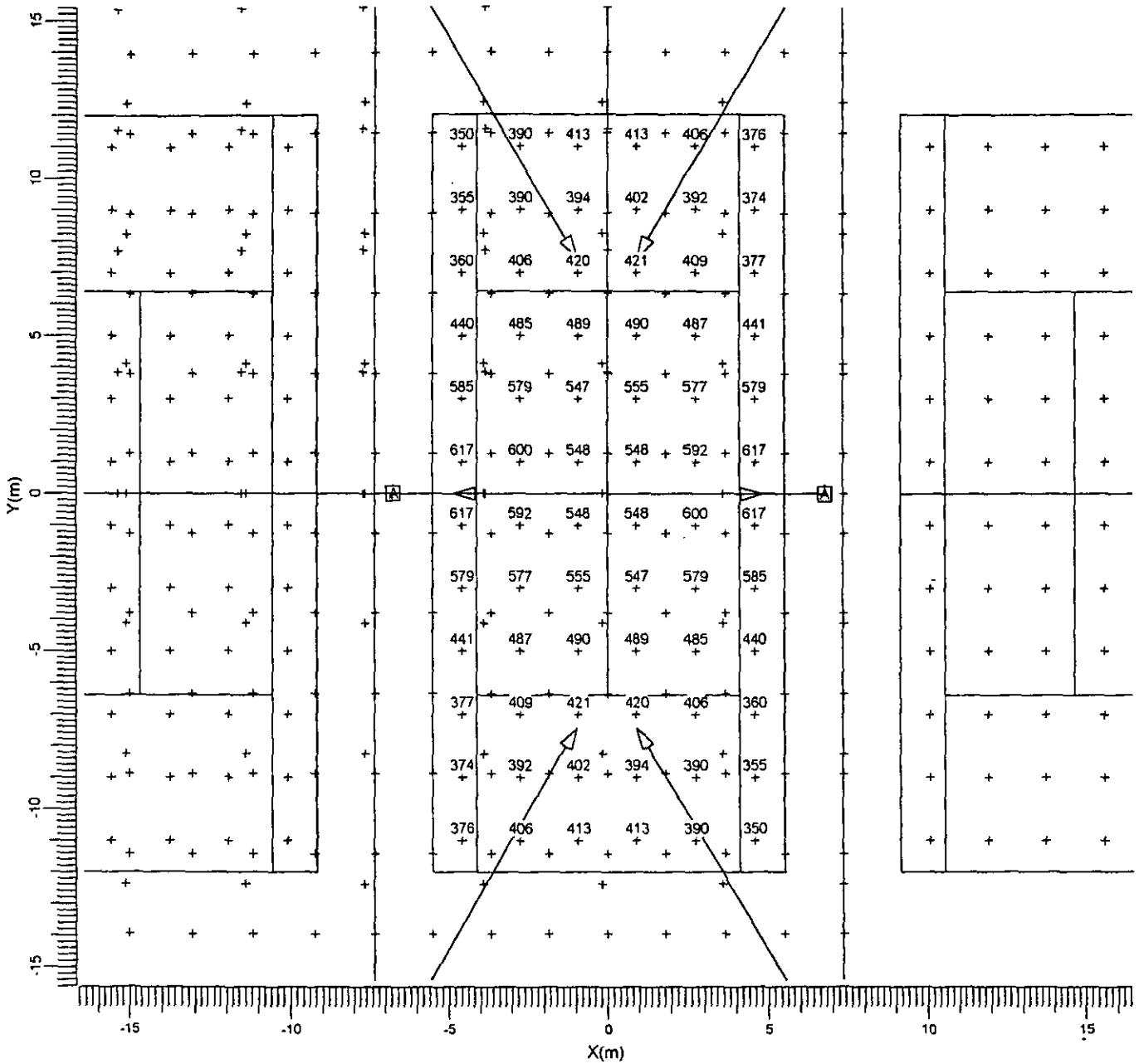
Calculation	Switching Mode	Type	Unit	Ave	Min	Max	Min/Ave
Tennis2	1	Surface illuminance	lux	467	350	617	0.75
Tennis1	2	Surface illuminance	lux	411	299	545	0.73
TPA Court1	2	Surface illuminance	lux	384	193	559	0.50
TPA court2	1	Surface illuminance	lux	423	227	613	0.54
OVERSPILL	5	Surface illuminance	lux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

3. Calculation Results

3.1 Tennis2: Graphical Table

Court 2 only

Grid : Tennis2 at Z = 0.00 m
Calculation : Surface Illuminance (lux)



A → MNF 210/400 57.0 SKIRT

Average
467 lux

Minimum
350 lux

Maximum
617 lux

Min/Ave
0.75

Maintenance factors
See summary

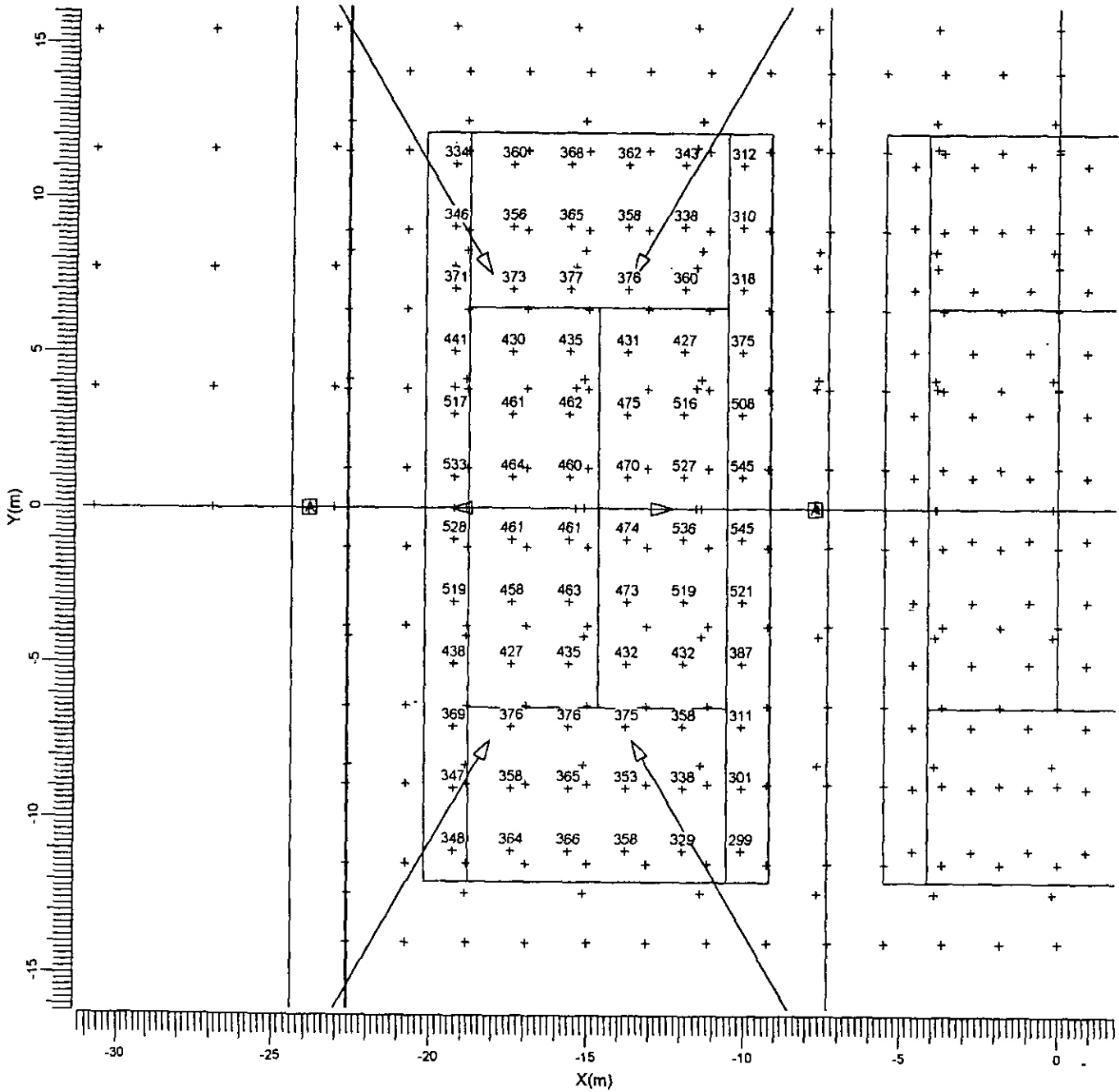
Scale
1:200

20

3.2 Tennis1: Graphical Table

Court 1 only

Grid : Tennis1 at Z = 0.00 m
Calculation : Surface illuminance (lux)



Average
411 lux

Minimum
299 lux

Maximum
545 lux

Min/Ave
0.73

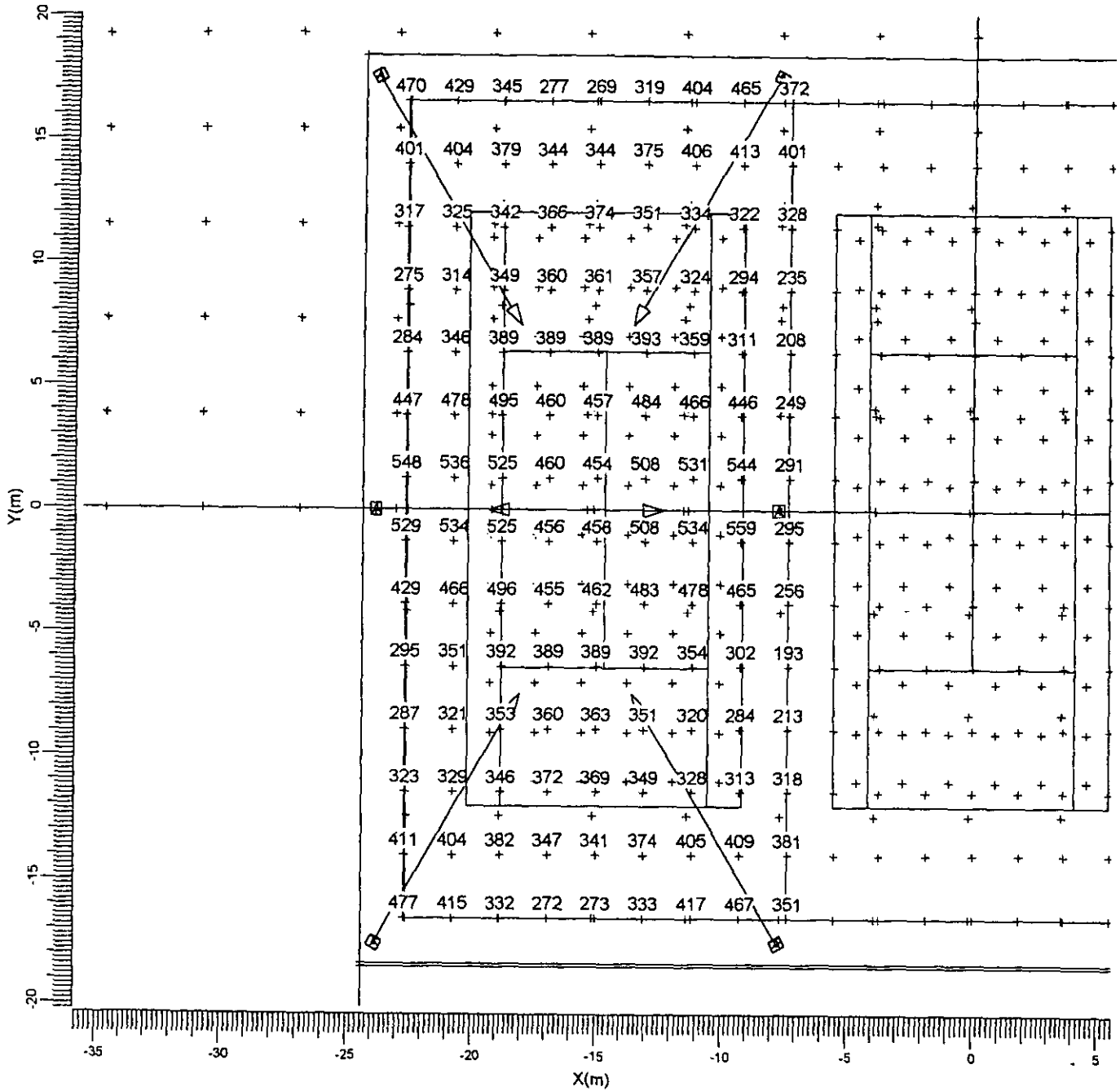
Maintenance factors
See summary

Scale
1:200

3.3 TPA Court1: Graphical Table

Court 1 only

Grid : TPA Court1 at Z = 0.00 m
Calculation : Surface Illuminance (lux)



A —▷ MNF 210/400 57.0 SKIRT

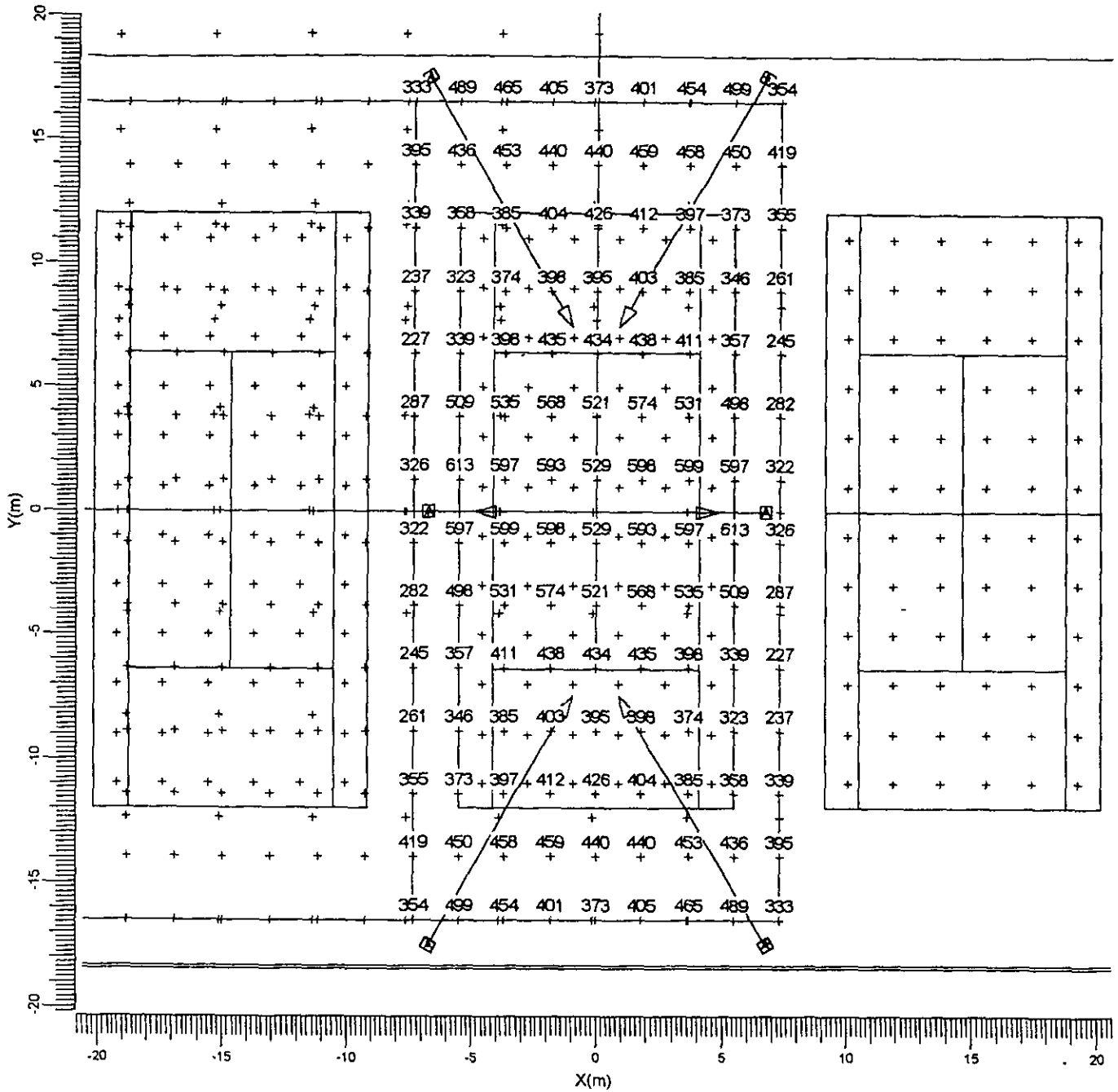
Average	Minimum	Maximum	Min/Ave	Maintenance factors	Scale
384 lux	193 lux	559 lux	0.50	See summary	1:250

42

3.4 TPA court2: Graphical Table

Court 2 only

Grid : TPA court2 at Z = 0.00 m
Calculation : Surface Illuminance (lux)



A ———▷ MNF 210/400 57.0 SKIRT

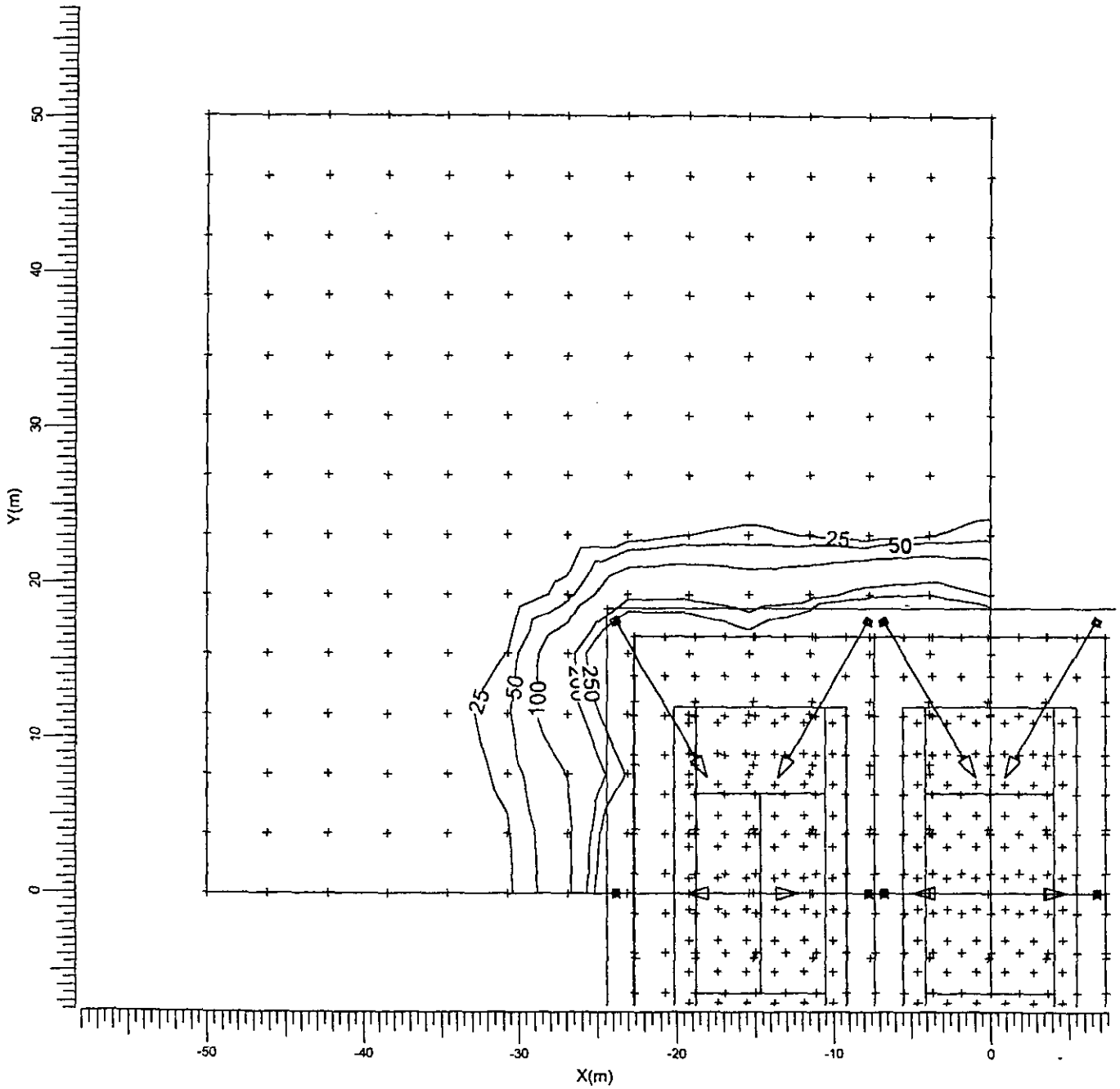
Average	Minimum	Maximum	Min/Ave	Maintenance factors	Scale
423 lux	227 lux	613 lux	0.54	See summary	1:250

49

3.6 OVERSPILL: Iso Contour

OVERSPILL

Grid : OVERSPILL at Z = 0.00 m
Calculation : Surface Illuminance (lux)



A → MNF 210/400 57.0 SKIRT

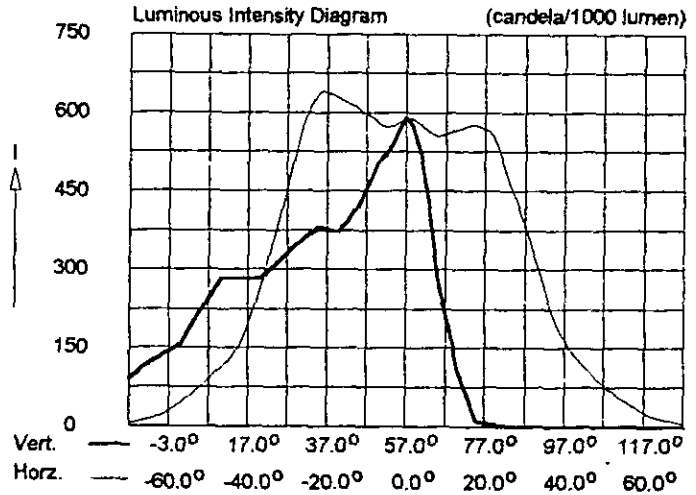
Average	Minimum	Maximum	Min/Ave	Maintenance factors	Scale
98 lux	0 lux	891 lux	0.00	See summary	1:400

48

4. Luminaire Details

4.1 Project Luminaires

Luminaire Name : MNF 210/400 57.0 SKIRT
 Lamp name : MHN-TD 1kW
 Number of lamps/luminaire : 1
 Lamp flux : 100000 lm
 Ballast : Standard
 Light output ratio's
 DLOR : 0.67
 ULOR : 0.00
 LOR : 0.67
 Luminaire wattage : 1060.0 W
 Luminaire maintenance factor : 0.80
 Lamp maintenance factor : 1.00
 Measurement code : LVW0656700



Note: This luminaire is a special version of the mentioned measurement code.

5. Installation Data

5.1 Legends

Project Luminaires:

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

Switching Modes:

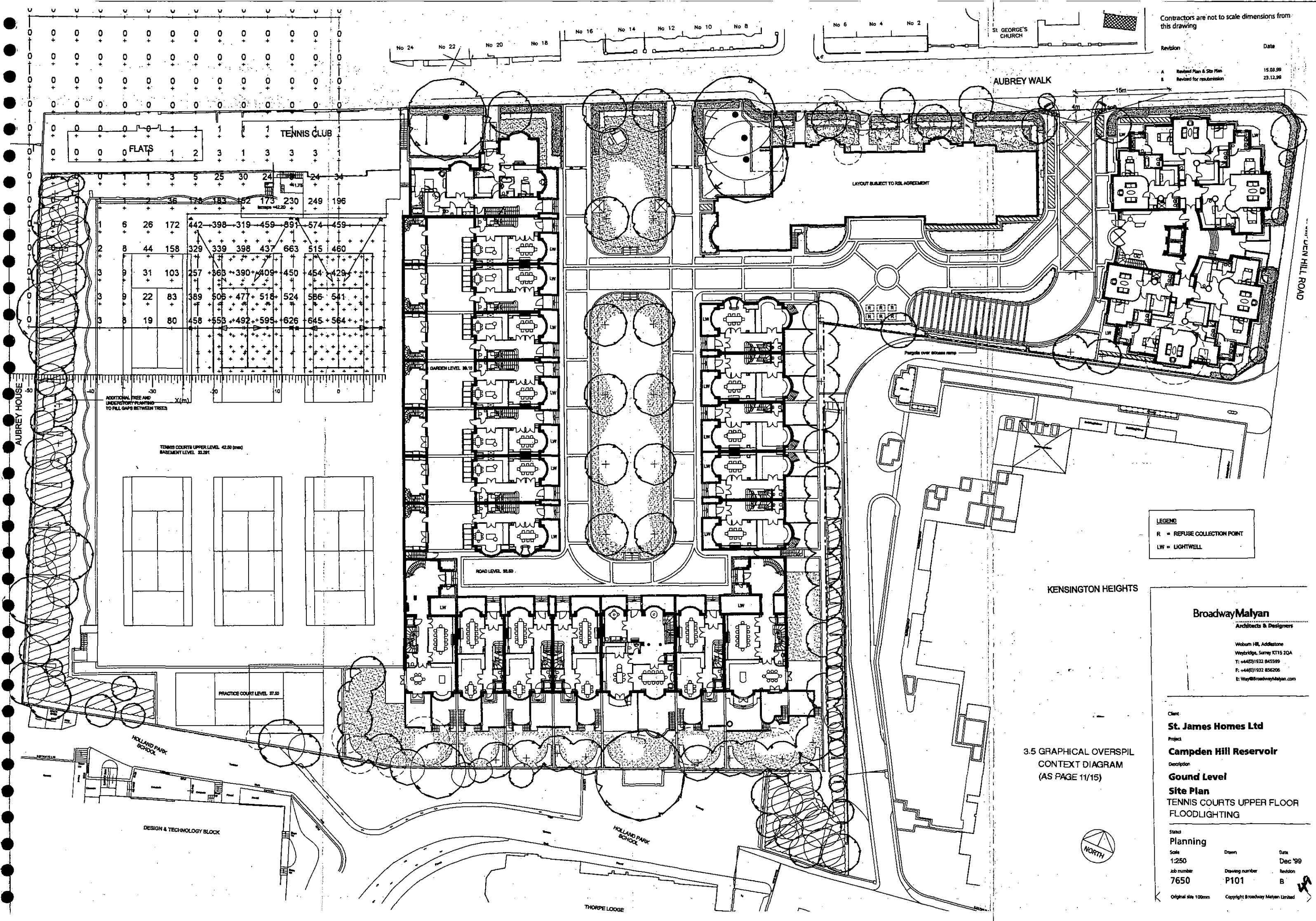
Code	Switching Mode
1	Court 2 only
2	Court 1 only
3	TPA Court 1
4	TPA Court 2
5	OVERSPILL
6	TPA Court1&2

5.2 Luminaire Positioning and Orientation

Qty and Code	Position			Aiming Angles			Switching Modes					
	X (m)	Y (m)	Z (m)	Rot.	Tilt90	Tilt0	1	2	3	4	5	6
1 * A	-23.86	-54.50	6.70	60.00	60.00	0.00	-	-	-	-	+	+
1 * A	-23.86	-36.85	6.70	0.00	60.00	0.00	-	-	-	-	+	+
1 * A	-23.86	-19.00	6.70	300.00	60.00	0.00	-	-	-	-	+	+
1 * A	-23.86	-17.50	6.70	60.00	60.00	0.00	-	+	+	-	+	-
1 * A	-23.86	0.00	6.70	0.00	60.00	0.00	-	+	+	-	+	-
1 * A	-23.86	17.50	6.70	-60.00	60.00	0.00	-	+	+	-	+	-
1 * A	-7.75	-54.50	6.70	120.00	60.00	0.00	-	-	-	-	+	+
1 * A	-7.75	-36.85	6.70	180.00	60.00	0.00	-	-	-	-	+	+
1 * A	-7.75	-18.50	6.70	240.00	60.00	0.00	-	-	-	-	+	+
1 * A	-7.75	-17.50	6.70	120.00	60.00	0.00	-	+	+	-	+	-
1 * A	-7.75	0.00	6.70	180.00	60.00	0.00	-	+	+	-	+	-
1 * A	-7.75	17.50	6.70	-120.00	60.00	0.00	-	+	+	-	+	-
1 * A	-6.75	-54.50	6.70	60.00	60.00	0.00	-	-	-	-	+	+
1 * A	-6.75	-36.85	6.70	0.00	60.00	0.00	-	-	-	-	+	+
1 * A	-6.75	-18.50	6.70	300.00	60.00	0.00	-	-	-	-	+	+
1 * A	-6.75	-17.50	6.70	60.00	60.00	0.00	+	-	-	+	+	-
1 * A	-6.75	0.00	6.70	0.00	60.00	0.00	+	-	-	+	+	-
1 * A	-6.75	17.50	6.70	-60.00	60.00	0.00	+	-	-	+	+	-
1 * A	6.75	-54.50	6.70	120.00	60.00	0.00	-	-	-	-	+	+
1 * A	6.75	-36.85	6.70	180.00	60.00	0.00	-	-	-	-	+	+

Qty and Code	Position			Aiming Angles			Switching Modes					
	X (m)	Y (m)	Z (m)	Rot.	Tilt90	Tilt0	1	2	3	4	5	6
1 * A	6.75	-18.50	6.70	240.00	60.00	0.00	-	-	-	-	+	+
1 * A	6.75	-17.50	6.70	120.00	60.00	0.00	+	-	-	+	+	-
1 * A	6.75	0.00	6.70	180.00	60.00	0.00	+	-	-	+	+	-
1 * A	6.75	17.50	6.70	240.00	60.00	0.00	+	-	-	+	+	-

MS



Contractors are not to scale dimensions from this drawing

Revision: A Revised Plan & Site Plan
B Revised for resubmission

Date: 15.03.99
23.12.99

AUBREY WALK

LAYOUT SUBJECT TO RSL AGREEMENT

Performs over access ramp

LEGEND
R = REFUSE COLLECTION POINT
LW = LIGHTWELL

KENSINGTON HEIGHTS

BroadwayMalyan
Architects & Designers

Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA
T: +44(0)1932 845599
F: +44(0)1932 856206
E: Wey@broadwaymalyan.com

Client: **St. James Homes Ltd**

Project: **Camden Hill Reservoir**

Description: **Ground Level Site Plan**
TENNIS COURTS UPPER FLOOR FLOODLIGHTING

Status: **Planning**

Scale: 1:250	Drawn:	Date: Dec '99
Job number: 7650	Drawing number: P101	Revision: B
Original size 100mm	Copyright Broadway Malyan Limited	

3.5 GRAPHICAL OVERSPIL
CONTEXT DIAGRAM
(AS PAGE 11/15)



THORPE LODGE

AUBREY HOUSE

KEN HILL ROAD

ADDITIONAL TREE AND UNDERCORY PLANTING TO FILL GAPS BETWEEN TREES

TENNIS COURTS UPPER LEVEL: 42.50 (max)
BASEMENT LEVEL: 31.20

ROAD LEVEL: 33.50

PRACTICE COURT LEVEL: 37.50

HOLLAND PARK SCHOOL

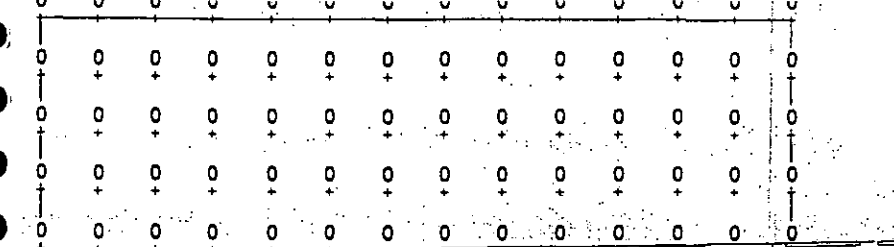
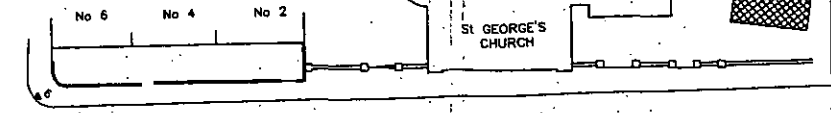
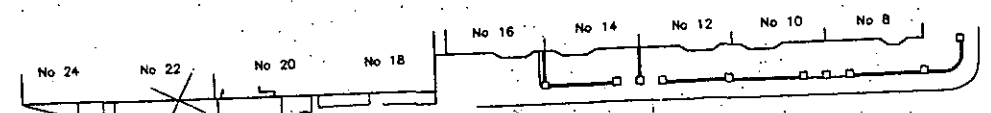
HOLLAND PARK SCHOOL

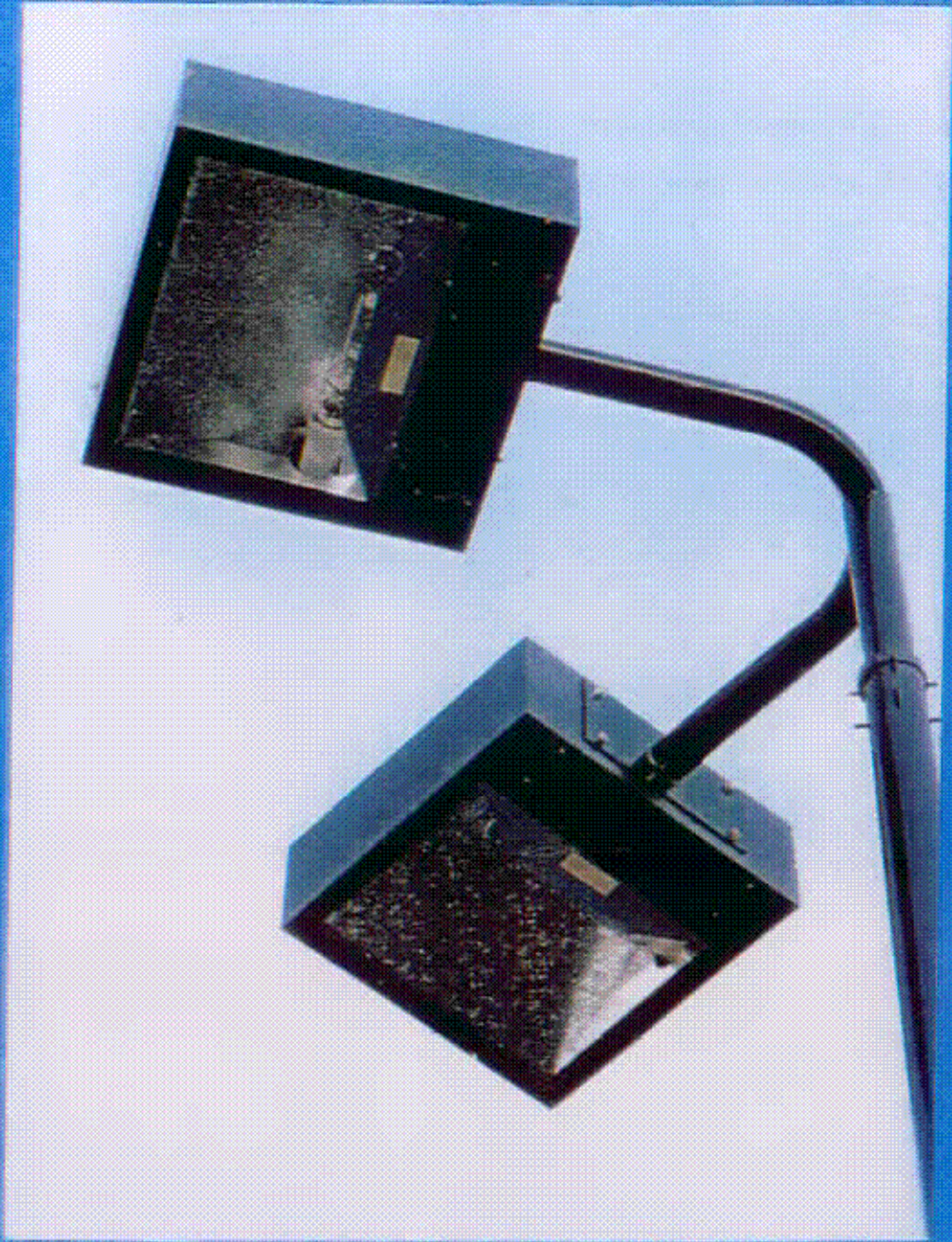
DESIGN & TECHNOLOGY BLOCK

FLATS 1 2 3 1 3 3 3 1

TENNIS CLUB

	6	26	172	442	398	319	459	891	574	459
2	8	44	158	329	339	398	437	663	515	460
3	9	31	103	257	363	390	409	450	454	429
3	9	22	83	389	505	477	515	524	586	541
3	8	19	80	458	553	492	595	626	645	564





STATIONARY
LIGHTS