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FILE No. TP/98/2126

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4th November 1998
R355.1/115653/pmb

Director of Planning & Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX



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TF982126

GL HEARN 
PLANNING

Dear Sir,

**Re: Applications for Planning and Conservation Area Consent by
St James Homes Limited, The Former Campden Hill Reservoir Site,
& Water Tower House Kensington**

On behalf of our clients, St. James Homes Ltd, we enclose duplicate planning and conservation area consent applications for the redevelopment of the former Campden Hill Reservoir and Water Tower House, Kensington. This will comprise 21 houses, 41 flats and the reinstatement of 12 tennis courts for use by the Campden Hill Lawn Tennis Club. A planning fee cheque for £9,500.00 is enclosed. This is based on the maximum fee for the residential element and has been agreed with your Administration Section.

Following discussions with Derek Taylor of your department, the precise format of the documentation and the number of copies has been agreed as follows;

The Planning Applications:

The 'main' planning application comprises six copies of each of the following documents. Four are provided for the duplicate;

- i. This covering letter
- ii The application form and Certificate B
- iii The location plan (No. 7650/PO98)
- iv The scheme plans (Nos. 7650/PO99 to PO113)
- v Plans of existing site (Nos. 8809/sheets 3 to 5, 9029/sheets 3 and 4 and 9132/sheets 1 to 6)
- vi A Planning Policy Report prepared by G L Hearn Planning
- vii A Transport Impact Assessment prepared by Tucker Parry Knowles
- viii A Design Report prepared by Broadway Malyan
- ix A Landscape Report prepared by Broadway Malyan

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Planning Application - ①



ST JAMES
HOMES

THE REDEVELOPMENT OF WATER TOWER HOUSE

AND THE REDUNDANT RESERVOIRS

AUBREY WALK, LONDON W8

T1902126



- vii A Transport Impact Assessment prepared by Tucker Parry Knowles
- viii A Design Report prepared by Broadway Malyan
- ix A Landscape Report prepared by Broadway Malyan
- x An Archaeological Report prepared by Thames Valley Archaeological Services
- xi A Lighting Report prepared by LTL Contracts Limited.

All the above items other than the plans (iv and v) have been bound together in a single volume. In order to simplify the handling of the plans, reduced A3 brochures of the plans are also enclosed for information purposes.

Applications for Conservation Area Consent

As agreed with Derek Taylor, four sets of documentation are provided for both the 'main' application and the duplicate. This comprises;

- (i) This covering letter
- (ii) The application form and Certificate B
- (iii) The location plan (No. 7650/PO98)
- (iv) Photographs of the buildings and structures to be demolished
- (v) Plans of the existing site (Nos. 8809/sheets 3 to 5, 9029/sheets 3 and 4, 9132/sheets 1 to 6).

Background Information

Since the enclosed applications are the product of a significant period of consultation and the evaluation of the alternative options, it may be of assistance to summarise the main elements of the proposals.

Thames Water Operations :

The Campden Hill site has historically been occupied by the covered reservoir, offices, depot and flats for Thames Water employees. Whilst most structures on the site date from the nineteenth century, Water Tower House (fronting onto Campden Hill Road) and the smaller block of flats on Aubrey Walk date from the early 1970's.

With the recent completion of the Ring Main, all fresh water supplies for the Holland Park area are now provided from the Ring Main rather than the Campden Hill Reservoir. Thus the *substantial brick structure which forms the covered reservoir is now redundant.*

Redundant reservoirs cannot simply be abandoned and their use and decommissioning is strictly controlled by The Reservoirs Act 1975. In order to make the reservoir site safe, Thames Water will be required to undertake a number of extensive engineering operations. These will be required whether or not the proposed development takes place.

The effect of this is to transform the reservoir site from being an essential part of the utility infrastructure of London to a disused brownfield site. As you will be aware, significant brownfield sites are a scarce resource in London and Government policy anticipates that they will be actively redeveloped for a range of priority uses including housing.

The operational position is made more complicated by the parallel proposals to construct a new water main from the junction of the M41 and Holland Park Avenue to Holland Park Road. This will have an access shaft which will emerge on the application site just south of Aubrey Walk. Following a meeting with Aubrey Walk residents in early October, where concerns were expressed about the proximity of the shaft to houses in Aubrey Walk, the design has been reconsidered by Thames Water. As a consequence, it is now proposed to construct the shaft further into the site where the effect on nearby properties can be minimised. The works, which can be undertaken under Thames Waters' own statutory powers, are scheduled to commence in late 1998 and be completed within two years. Whilst it would clearly be desirable to coordinate the works on the new shaft with the decommissioning of the reservoir and the construction of the new development proposals, this will not be possible due to the operational need to complete the new shaft. However, if planning permission for the redevelopment is not unduly delayed, it may be possible to coordinate the later parts of the shaft contract with the early stages of the development.

Transportation:

Whilst the operational use of the covered reservoir only generated a negligible amount of traffic, the use of the associated buildings as offices and a depot were significant traffic generators. However, in recent years these have been run down in anticipation of the reservoir site becoming redundant. As a consequence, the site currently only produces a small percentage of the potential traffic if the previous uses were resumed.

The TPK Transport Impact Analysis considers the impact of both the proposed development and the new access on the local traffic network. It concludes that there will be no material adverse impact compared with either the existing situation or that potentially resulting from a resumption of the former office and depot uses. A number of access solutions were considered, including access on to Campden Hill Road. This latter option would have raised conflict with other road users and would be less safe than the submitted proposal which is to rationalise the two Aubrey Walk accesses into a single point of access close to Campden Hill Road.

Loss of Recreational Facilities :

Some comment had been previously expressed about the potential loss of the tennis courts which are laid out on the surface of the reservoir. Being mindful of UDP policies to resist the loss of formal pitches and courts (LRI), Thames Water have been in discussion with the Campden Hill Lawn Tennis Club about a mutually acceptable solution which would allow the club to retain it's existing twelve courts whilst facilitating development.

As a result of these discussions, the Club and Thames Water have agreed a scheme which

provides six club standard indoor courts within the lower level of the western half of the former reservoir and six championship standard open air synthetic courts on the upper level. These latter courts will be at exactly the same level as the current courts and the four most eastern courts will be floodlit. The club wholly supports this approach since they would receive a new facility which will include covered indoor courts which can be used throughout the year. This is a facility which the club currently does not have. The club has confirmed its formal support for the scheme by recently signing an agreement for lease (subject to planning) with Thames Water which will secure the future of the club well into the next century.

In summary, the redevelopment will not only retain twelve tennis courts on the site, but it will now include both indoor and outdoor courts. In addition to maintaining a number of courts and improving the quality of the facility, the grant of planning consent will also lead to a new lease which will also guarantee the long term security of the tennis club on this site, compared with the current position where the lease can be terminated at six months notice.

Loss of Open Space

Policies LR1 and LR7 seeks to resist the loss of existing public and private open space and facilities which meet leisure and recreation needs. As noted above, the St. James proposal maintains the amount of private open space which is in recreational use and enhances its quality.

It may be suggested that the site is an open break in the urban form of Kensington and Chelsea. Such a view would fail to take into account the actual characteristics of this site. It is not a natural green space; what can be seen is the roof of a very large brick structure. Whilst the roof of the reservoir is green, it is the green of an artificial surface; not grass. It therefore has no recorded nature conservation value.

The area of tennis courts can also only be perceived as an "open space" from a limited number of vantage points. This is due to the elevated nature of the tennis courts when viewed from outside the site. Indeed, there are no public viewpoints which give a view across the tennis courts.

In addition to retaining the twelve tennis courts, the new scheme will result in the creation of a new square and an area of public open space adjacent to Aubrey Walk. Taken together, this represents a more diverse range of recreational and informal open space than exists at present.

The Design

Considerable thought has been given to the design of the scheme following meetings with Council officers and local residents. This is a redundant brownfield site with extraordinary potential and it is located within an area of London with a high quality and fine grained urban character. As a consequence, at an early stage it was decided to pursue twin objectives to enhance the Kensington conservation area.

The first objective was to demolish Water Tower House and the smaller existing Thames Water flats at 3-7 Aubrey Walk. Both buildings are undistinguished in the extreme and detract from the character of the conservation area. The poor visual quality of both Water Tower House and parts of the frontage of the application site are noted in your Council's Conservation Area Proposals Statement for the area. In the place of Water Tower House would be erected a new block of apartments of a design which befits its location in a prominent position on Campden Hill Road. A modern design for both apartment buildings was presented to a meeting of the Aubrey Walk residents in early October. Since the residents strongly felt that a modern design was inappropriate, the design has been reconsidered. As a consequence, the submitted scheme has a far more traditional appearance without seeking to copy a particular style.

The second objective was to take the opportunity provided by this large site to create a new formal London square which would reflect, but not replicate, the nearby Campden Hill Square. The scheme therefore proposes a new three sided square which would be viewed from Aubrey Walk. This view would be achieved by demolishing the existing Thames Water flats and creating a new open space, framed by trees looking into the square.

The separate design statement by Broadway Malyan provides more detail on the architectural approach. However, in summary the scheme will provide twenty one houses in the square plus forty one apartments. All properties will be provided with underground car parking accessed via a single point of access on Aubrey Walk close to the junction with Campden Hill Road (rather than the two accesses which exist at present). The scheme comprises a total of 377 habitable rooms which represents a density of only 227 hrh (92 hra) based on the site as a whole. Even if the private open space occupied by the tennis club was excluded, the density would only be 337hrh (136hra), which is consistent with the highly urbanised nature of much of the surrounding area. Furthermore, the density is an inevitable end product of a scheme which seeks to develop this site in a form which is compatible with the height and bulk of much of the adjoining Conservation Area. As such, the density accords with the guidance in Policy H11 of the UDP.

Conservation Area

All developments in a conservation area are required by statute to preserve or enhance their character. In this particular case the redundancy of the covered reservoir makes some changes inevitable and the scheme seeks to result in a net enhancement to the conservation area. This will be achieved by the demolition of the unattractive and out of character buildings and their replacement by a coherently designed scheme of the highest standard which will result in the first new formal square in Kensington and Chelsea for many years.

English Heritage has also confirmed in its letter of the 25th February 1998 that the reservoir structure has been assessed and is not considered to be of the special architectural or historical interest to warrant listing.

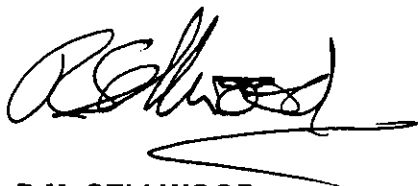
Residential Principle:

The Kensington and Chelsea UDP notes the declining number of residential development sites in the Borough. As a consequence, Policy H2 seeks to achieve residential uses in all schemes unless certain limited criteria are met. The St. James scheme proposes to demolish 15 flats, offices and a depot and replace them with forty one apartments and twenty one town houses. Not only will this enhance the quality of the residential accommodation found on site but it will also lead to a net gain of 47 units. This is wholly in accord with government policy which seeks to maximise the residential potential of sites in urban areas. It will also represent a modest contribution towards reducing the Borough Council's shortfall in meeting the UDP housing provision to 2001.

In accordance with earlier discussions with officers of the Borough Council and your letter of the 23rd January 1998, no affordable housing is proposed on site. However, St. James are committed to making an appropriate contribution towards off site affordable housing in accordance with the advice in Circular 6/98

I trust that this letter, the application and the accompanying reports will provide you with sufficient information to favourably report this scheme to your Members. However, if you require any further information or consider that a meeting would be useful, please do not hesitate to contact me.

Yours sincerely



R.M. SELLWOOD
G L Hearn Planning

cc Mr T Farrow - St James Homes Ltd
Mr W Pope - Thames Water Prop.

Encls

R355.WP6\2 November 1998

TOWN & COUNTRY PLANNING ACT 1990

CERTIFICATE B UNDER SECTION 66

I hereby declare that;

1. I have given the requisite notice to all persons, who 20 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz

	Name	Address	Date of Service of Notice
(a)	Campden Hill Lawn Tennis Club	9 Aubrey Walk, Kensington London W8 7JH	4-11-98
(b)	I B Kathuria	Cosmur Group, 27 Emporors Gate London SW7 4HS	4-11-98
(c)	Thames Water Utilities Ltd	Gainsborough House Manor Farm Road Reading RG2 0JN	4-11-98
(d)	Mr J Britnell	1 Water Tower House 97 Campden Hill Road London W8 7BA	4-11-98
(e)	Mr L A King	2 Water Tower House 97 Campden Hill Road London W8 7BA	4-11-98
(f)	Mr R G Ling	3 Water Tower House 97 Campden Hill Road London W8 7BA	4-11-98
(g)	Mr R R Plumridge	5 Water Tower House 97 Campden Hill Road London W8 7BA	4-11-98
(h)	Mr R Frayne	6 Water Tower House 97 Campden Hill Road London W8 7BA	4-11-98

- | | | | |
|-----|----------------------------------|---|---------|
| (i) | Mr J M Shield | 8 Water Tower House
97 Campden Hill Road
London W8 7BA | 4-11-98 |
| (j) | Mr P Willock | 9 Water Tower House
97 Campden Hill Road
London W8 7BA | 4-11-98 |
| (k) | Mr A P Wiles | 10 Water Tower House
97 Campden Hill Road
London W8 7BA | 4-11-98 |
| (l) | Mr K P Hart | 12 Water Tower House
97 Campden Hill Road
London W8 7BA | 4-11-98 |
| (m) | Mr & Mrs J M P C de Cusmao Fiuza | 3 Aubrey Walk
London W8 7JH | 4-11-98 |
| (n) | Mr R T Dalby | 5 Aubrey Walk
London W8 7JH | 4-11-98 |
| (o) | Mr & Mrs M P Taylor | 7 Aubrey Walk
London W8 7JH | 4-11-98 |
| (p) | London Electricity plc | Templar House
81/87 High Holborn
London WC1V 6NU | 4-11-98 |

2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed *G.L. Hearn Planning* (G L Hearn Planning)

On Behalf of St James Homes Limited

Date ..4th November 1998.

NOTICE No. 1

TOWN & COUNTRY PLANNING ACT 1990

Notice Under Section 66 of Application for Planning Permission
Planning (Listed Buildings & Conservation Areas) Act 1990
Notice Under Section 11, Part 1,
of Application for Listed Building Consent/Conservation Area Consent

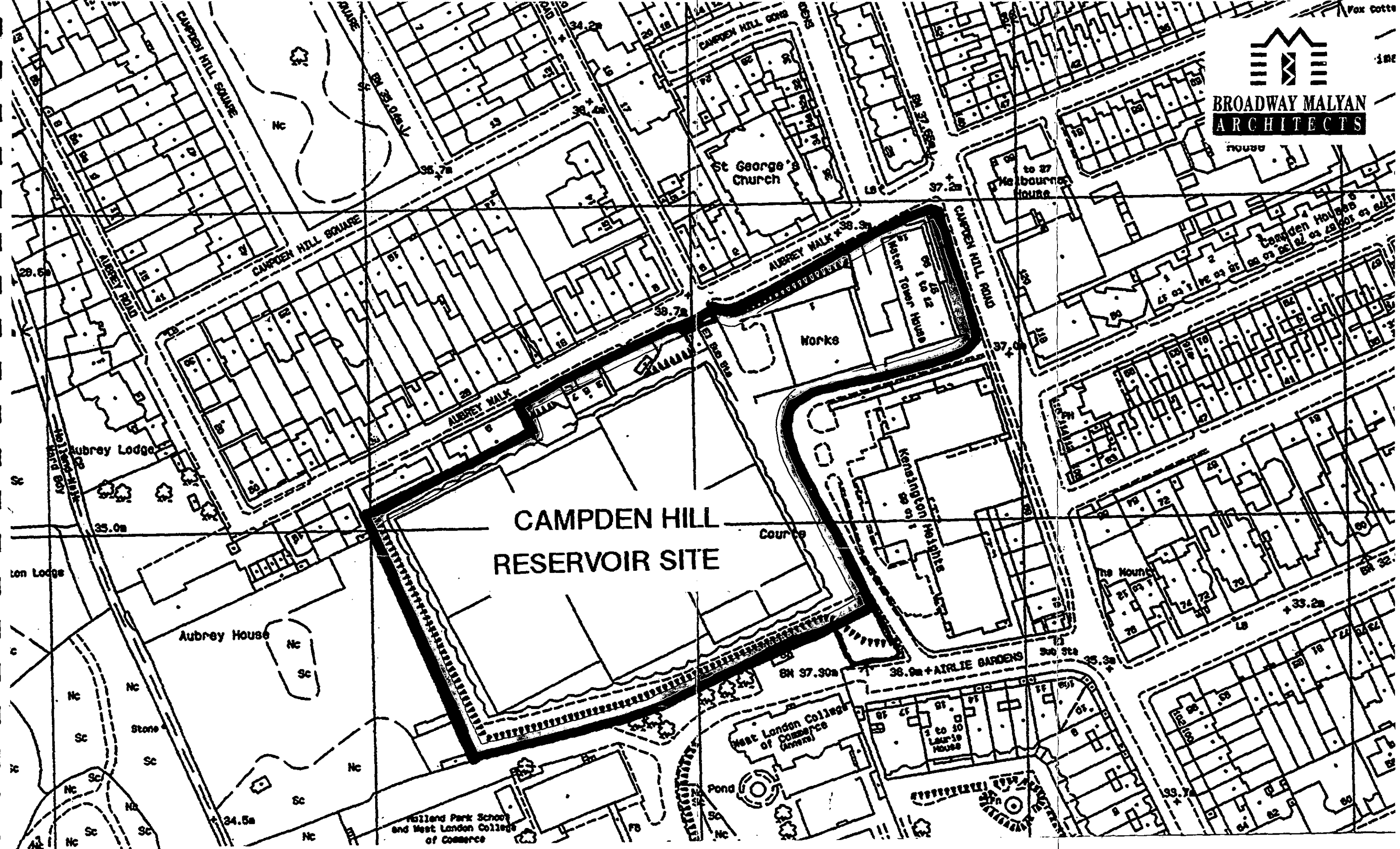
- (a) Proposed development at: Aubrey Walk/Campden Hill Road
Kensington
London
- (b) Take Notice that application is being made to **The Royal Borough of Kensington & Chelsea** by:
St James Homes Limited
- (c) For planning permission to: Redevelopment of site to provide 21 houses & 41 apartments plus 12 tennis courts (6 in lower level and 6 open courts), basement car parking, new access points for pedestrians & vehicles & landscaping.
- (d) If you should wish to make representations about the application, you should do so in writing, within 20 days of the date of service of this notice, to the:

Planning Department
The Royal Borough of Kensington & Chelsea
Council

Signed *G.L. Kern Planning*.....

On Behalf of St James Homes Limited

Date ..4th November 1998



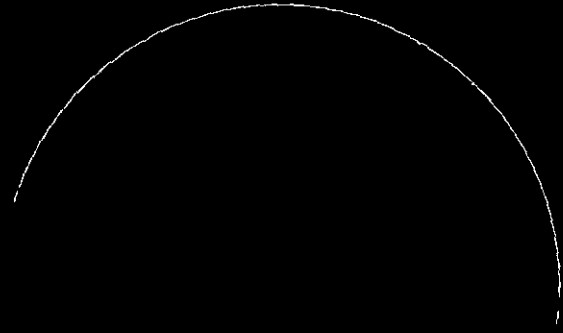
SITE LOCATION SHOWING PLANNING BOUNDARY. SCALE 1:1250 DWG NO. 7650/PO98

GLHEARN PLANNING

PLANNING AND DEVELOPMENT

FACILITIES MANAGEMENT

CHARTERED SURVEYORS



**Redevelopment of
Water Tower House & The
Former Campden Hill
Reservoir Site, Kensington**

TP982126

Planning Policy Report

on behalf of



St James Homes Limited

NOVEMBER 1998

Quality Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originator and approved by a Partner or Director.

Date	Originator	Approved
4th November 1998		
4th November 1998	Signature 	Signature 

Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of G L Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

To the extent that the document is based on information supplied by others, G L Hearn accepts no liability for any loss or damage suffered by the client.

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1. INTRODUCTION

- 1.1 This planning policy statement is submitted on behalf of St James Homes Ltd. Its objective is to provide a planning policy context against which the current redevelopment proposals for the Thames Water land holdings at Campden Hill Road and Aubrey Walk, can be assessed. Transportation issues are dealt with in the separate TIA prepared by TPK.
- 1.2 Although many of the people who submit representations in respect of the St James Homes applications will have an essentially local perspective on the scheme, it is also necessary to consider how the proposals reflect national policy issues such as promoting sustainable development and the desirability of maximising the housing potential of urban land.
- 1.3 In order to address these factors, this report is subdivided into five sections. Section 2 deals with national and regional guidance in the PPG's and RPG's which are of relevance to this site. This is followed by in section 3 by an analysis of the development plan context provided by the Kensington and Chelsea UDP. In recognition of the conservation importance of this local area, Section 4 evaluates the Conservation Area Statement for the Kensington Conservation Area. Finally, the conclusions of this policy analysis are drawn together in Section 5.

2. NATIONAL POLICY

- 2.1 PPGI (General Policy and Principles) provides an overall statement of Government Policy towards development and the environment. At its heart is the concept of sustainable development. Paragraph 5 of PPGI summarises the key elements of a sustainable planning framework which are,
- (a) to provide for the needs of development
 - (b) use already developed areas in the most efficient way whilst making them more attractive places to live and work

(c) to protect and conserve cultural and natural resources

(d) adopt development patterns which minimise the need to travel.

2.2 These objectives encapsulate the dilemma which is posed by all development proposals in seeking to meet legitimate development needs whilst minimising the impact on the environment. Given that the former Campden Hill reservoir site is a previously developed site within an urban area and well served by public transport, there can be no doubt that it fulfills the locational criteria for a sustainable pattern of land use. The second issue, which can only be resolved when looking at the policies of the UDP and Conservation Area Statement, is whether the local environmental impact of the scheme outweigh its sustainable credentials.

2.3 National policy guidance is elaborated and applied to the particular circumstances of London in RPG 3. Paragraph 1.14 of RPG3 outlines ten objectives for planning in London. Of these, four are of especial relevance to the St James Homes applications:

(a) To encourage a pattern of land use and transport which minimises harm to the environment and reduces the need to travel

(b) To promote urban regeneration, particularly in areas requiring physical improvement

(c) To maximise housing provision consistent with maintaining environmental quality

(d) To maintain and improve the urban environment

2.4 One of the few areas where the RPG gives quantitative guidance to individual Boroughs is in respect of housing. Table 4.1 (p51) of RPG3 distributes a total provision of 234,100 dwellings (1992-2006) between the Boroughs and allocates 7,750 to Kensington and Chelsea. However, the concern of the Government to maximise the yield of sustainable urban housing in London is reflected in the following statement;

“ In the light of the need to have regard to the principles of sustainable development, to ensure that as many as possible of London’s residents and workers are housed within the capital, and to respond to the continuing demand for housing as demonstrated in successive population and household projections, the figures in the table should be regarded as the minimum net additional completions over the period to be proposed in the UDP...” (para 4.8).

2.5 Whatever higher figure is proposed in a UDP needs to be tested at the public inquiry into the UDP. One of the policy tests which will be applied is the impact of the proposed level of housing on both the open and urban environment. Helpfully, paragraphs 7.2 and 7.18 of RPG3 states that it is the role of UDP’s to critically analyse the characteristics and use of open spaces within the area. Where appropriate, these should be protected by the designation of Conservation Areas or other policies to control development on open areas. The next two sections of this report assess whether the contents of the UDP and the Conservation Area Statement further reinforce the case in favour of redevelopment.

3. THE KENSINGTON & CHELSEA UDP

3.1 The Kensington and Chelsea UDP was adopted in 1995. It is the critical document in terms of both articulating, at local level, the policy approaches in the PPG’s and RPG’s and in the determination of individual applications under Section 54A of the Town and County Planning Act 1990.

3.2 The extent to which the Kensington and Chelsea UDP closely reflects national planning guidance can be seen from the four “Principal Strategic Policies” which underpin the document. In summary, these policies (STRAT 1 to 4) propose;

- (a) To give priority to the protection and enhancement of residential character and amenity (STRAT1)
- (b) To see an increase in residential accommodation and encourage residential

development on appropriate sites (STRAT 2)

- (c) To support economic growth and change (STRAT 3)
- (d) To seek an efficient and environmentally acceptable transport system in the Borough (STRAT 4).

3.3 Whilst policies STRAT 3 and 4 are important, it is STRAT 1 and 2 which are of central relevance to the residential redevelopment of the Campden Hill Reservoir site. Since these policies seek to strike a balance between the need for further housing and the impact on the natural and built environment, it is these particular UDP policies which are the focus of this section of the report.

3.4 Dealing first with the encouragement of housing on appropriate sites, paragraph (v) of the Part 1 Reasoned Justification (p80) notes how the number of sites with potential for residential development is declining. As a consequence, "a high priority must be placed on allocating all available development land for residential use" (para (v) p80). This is carried forward into Policy H2 which states that residential development will be sought on all sites unless,

- (a) a satisfactory residential environment cannot be reasonably achieved; or
- (b) the land is needed for social or community uses or
- (c) the site is required to replace existing commercial floor space.

3.5 In the case of the current application site, there can be no doubt that a satisfactory residential environment can be achieved. This is considered in the design report prepared by Broadway Malyan. This satisfies criterion (a). Turning to criterion (b), there has been no suggestion that the site should be retained for a social or community use although the existing number of tennis courts will be retained.

3.6 Whilst the site has been used in part for both office and depot uses, these have been rundown by Thames Water in recent years. Since these are a historical uses which

has grown up in conjunction with the reservoir, they are uses which are out of character with the pattern of land uses in the local area. Hence, their replacement with new commercial floorspace (Criterion C) would not be appropriate. Since the site fulfills none of the exception criteria in Policy H2, there is a strong policy presumption in the UDP that the application site should be redeveloped for residential purposes.

- 3.7. Whilst the housing figures for individual Boroughs are regarded as minimum levels of completions by the Secretary of State, recent figures from LPAC disclose that Kensington and Chelsea is falling short of the current UDP provision to 2001. During the period 1992 to the end of 1996 (the latest period for which figures are available), the Borough was already 700 units short (73%) of the provision on a pro rata basis. This is in sharp contrast to the position in London as a whole where equivalent figures show a small pro rata over provision (109%). This further emphasises the importance of maximising the dwelling potential of available 'brownfield' sites.
- 3.8 Prior to considering the detail of the residential scheme in terms of UDP policies on density, the mix of units and the provision of affordable housing, it is necessary to assess the other issue of principle raised by these applications. This is the impact of the proposals on the natural and built environment.
- 3.9 Dealing first with the natural environment, there are four groups of policies which need to be covered;
- (a) nature conservation (CD77 and CD80)
 - (b) archaeology (CD81 to CD84)
 - (c) loss of formal open space used for sports and recreation (LR1)
 - (d) loss of open space (CD21)
- 3.10 The application site is not identified as having any nature conservation importance on the UDP proposals map. This followed an extensive survey of the Borough by the London Ecology Unit. Notwithstanding this, the scheme will retain the southern and

western embankments of the reservoir. These have a significant cover of trees and shrubs which will be retained both as part of the local landscape and for any local nature conservation role. The scheme will also create new green space on part of the site currently occupied by the reservoir.

- 3.11 The site is not identified by the UDP as having any archaeological importance. However, St James Homes have sought advice on the issue from Thames Valley Archaeological Services. They have advised that at the time of the construction of the reservoir, foundations were dug to a depth of 6 metres. This would have destroyed any archaeological deposits. Similarly, the construction of Water Tower House in the late 1960's would have had the same result. The separate archaeological report addresses this issue in more detail.
- 3.12 Since the roof of the covered reservoir has for many years been used by the Campden Hill Lawn Tennis Club, the loss of this facility or a reduction in its size would be directly in conflict with Policy LR1 which seeks to resist the loss of playing fields and other recreational provision.
- 3.13 St James Homes recognise that the Campden Hill Lawn Tennis Club is an important and well used local facility. In view of this, extensive discussions have taken place between the Club and Thames Water about ways of retaining the club and upgrading its facilities whilst also achieving the redevelopment of part of the site. The result of these discussions is a scheme which retains the same number of courts (12). Six courts of club standard will be provided at the lower level in the western part of the former reservoir. These will be enclosed and will provide a facility which can be used throughout the year and in the evenings. On the upper level six new championship size courts will be provided. Of these, four will be floodlit and will replace the existing floodlit courts. These arrangements are fully supported by the Club which has recently signed an agreement for a new lease, which is conditional on the grant of planning permission. This will secure the continued presence of the Tennis Club on this site well into the next century.
- 3.14 The conclusion to be drawn from the above is that the current proposal cannot be regarded as being in conflict with Policy LR1 since the overall quantity of on site

recreational provision is maintained but its quality is enhanced. Furthermore, the new agreement for lease with the Tennis Club ensures the long term presence of the facility, which is greatly valued by the local community.

- 3.15 Policy CD21 is a wider policy than LR1 since it seeks to restrict the loss of private or public open space which is capable of making a contribution to an area's character. Whilst it cannot be doubted that much of the reservoir site appears to be an "open space" in the urban area, this ignores a number of particular characteristics which significantly reduce its value as open space. The first point that the area is not an "open space" in any natural sense. What is seen is the roof of a partially submerged reservoir which is a massive brick structure. This is covered with an artificial service and used as tennis courts.
- 3.16 As previously explained, the reservoir is also only partially below ground level. This means that from surrounding public vantage points the view is not across an open space but of an embankment. This significantly reduces the perception of the site as an open space. For these reasons it would be more correct to regard this site as being almost wholly developed with the largest structure being an elevated reservoir with a large flat roof. The fact that it is used for tennis is little more than an accident of history.
- 3.17 In addition to retaining the western part of the site as six open tennis courts, the submitted scheme also creates further areas of open space within the development. These include both private open spaces such as the rear gardens of the houses and the new formal square as well as the new area of public open space on Aubrey Walk.
- 3.18 Drawing together the aspects of this proposal which impact on the natural environment, it is clear that the massive form of the covered reservoir has led to the site having no recorded nature conservation importance or archaeological value. Similarly, it would be wrong to see the roof of a brick reservoir as an open space in any natural sense. The local importance of this site is largely limited to its use by the tennis club. This is recognised by St James Homes and the redevelopment proposals will succeed in maintaining the same number of courts whilst improving the quality of the facility. It is because of this that the proposals are supported by the Campden Hill

Lawn Tennis Club.

- 3.19 Since the site falls within the Kensington Conservation Area but does not contain any Listed Buildings, a particular concern must be that the redevelopment proposals preserve or enhance the character of the Conservation Area. Policies CD48 to CD56 of the UDP deal with development in Conservation Areas in a general sense with more detailed guidance being provided in the Kensington Conservation Area Proposals Statement. In view of this, the impact of the scheme on the built environment is dealt with in Section 4 which considers the Conservation Area Statement.

Residential Design Standards

- 3.20 The earlier part of the statement established that, in principle, residential development should be sought on development sites in the Borough. In addition to balancing the presumption in favour against the impact on the natural and built environment, it is also necessary to consider the degree to which the scheme reflects the residential design standards in the UDP.
- 3.21 The UDP seeks to strike a balance between maximising the residential potential of urban land and protecting the character of the surrounding development. To this end Policy H9 seeks to resist very low densities (below 175hrh) whilst H10 suggests that family housing should be in the range of 175 to 250hrh. Higher densities (up to 350hrh) are regarded as only appropriate for small households, special needs accommodation or where it is necessary for townscape reasons (H12).
- 3.22 The submitted scheme will provide 377 habitable rooms and the replacement courts on a site area (including 6 metres of Aubrey Walk and Campden Hill Road) of 1.66 hectares. This produces an overall site density of 227hrh which is relatively low for family housing in Kensington and Chelsea. Even if the tennis court area is excluded (despite the fact that it is an open recreational element of the overall scheme) the density is only 337hrh (136hra). However, there are significant variations between the flats which front on to Campden Hill Road and Aubrey Walk and the new square of

- town houses. Whilst overall density is in the higher" range of the UDP, it is entirely justified in townscape terms since the buildings need to be of a significant scale to successfully blend in with the surrounding Conservation Area. Within the scheme, the large family houses will have the benefits of a largely car free square and a density which is only marginally above that normally sought for family units. The density of the flats is entirely consistent for units which are unlikely to be predominantly occupied by families.
- 3.23 Policies H18 and H19 also strive to achieve a mix of unit sizes on larger developments. In the case of the submitted scheme, the development will range from small two bedroom flats (3hr) to substantial five bedroom houses (11 habitable rooms).
- 3.24 Policies H21 to H23 seek the provision of an element of affordable housing on residential sites of over 0.05h in size. This has been previously discussed with planning officers of the Borough Council who have concluded that this is not an appropriate site for on site affordable housing and suggested an off-site commuted sum. This was subsequently confirmed in a letter from the Borough Planning Officer dated the 23rd January 1998. In view of this, St James Homes will be entering into a dialogue with the Borough Council regarding an appropriate committed sum. This will be secured by a S106 agreement.
- 3.25 The UDP design standards do not put forward rigid standards for sunlight and daylight, instead each case will be assessed on its merits. St James Homes have asked McBaines Cooper to consider the impact of the submitted scheme in terms of daylight, sunlight and rights of light. It is their advice that there are no actionable infringements of rights of lights and the general impact on sunlight and daylight is within acceptable limits of amenity.
- 3.26 The scheme will utilise the base level of the covered reservoir to provide underground car parking. Spaces will be provided for all dwellings at the standard outlined in Table 5.1 of the UDP. The use of basement parking both is an efficient use of the existing structure and will mean that the ground level and square will be a largely car free environment.

4 KENSINGTON CONSERVATION AREA PROPOSALS STATEMENT

4.1 The townscape importance of the area around Campden Hill Road was reflected in the designation of the Kensington Conservation Area in 1970. The more recent Kensington Conservation Area Proposals Statement (January 1995) provides a valuable analysis of the development of the area and defines its essential character. As such, the document represents critical guidance for prospective development schemes.

4.2 The overall character of the Conservation Area is defined in the Statement as follows;

"The history and development of Kensington Conservation Area is essentially that of a quality residential area, though fluctuating commercial fortunes and the influx of poorer citizens in the last century meant that conditions were not always so favourable. The result is that the Area today offers a wide range of housing sizes and styles, so that 32 houses and gardens between Campden Street and Peel Street, for example, can be fitted on the ground occupied by 7 in Phillimore Place. This variety produces welcome flexibility in the Borough's housing stock as well as constituting an important characteristic of the area."

4.3 In the context of a character of 'a quality and varied residential area', it is self evident that the historical use of the application site for various purposes related to water supply is not part of the primary character of the area. However, the water utility use has a very long history on and around the application site and first became established around 1810 as part of the original West Middlesex Water Works. As such, the development of the site was inextricably linked to the original urbanisation of this part of Kensington and the surrounding residential areas functionally relied on the site for their water supply.

4.4 The relationship between the land holdings of the various water companies and the

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rest of the area has continued to evolve over the last one hundred and ninety years. For example, as early as 1878, Airlie Gardens was built on surplus Water Company land. The first reservoir was constructed in 1845 on land now occupied by Water Tower House and Kensington Heights. This was followed in the late 19th century by the reservoir which still exists on the site. The early reservoir became surplus some years ago, thus allowing the erection of Water Tower House and Kensington Heights in the late 1960's and 1970's. It is clear, therefore, that as the functional land requirements of the various Water Companies have shrunk over the last hundred years, the surplus land has been redeveloped for housing, in accordance with the primary land use character of the area.

4.5 Turning to the detailed issues arising from the Conservation Area Statement which apply to this site, the following points are of relevance;

- (a) **Water Tower House** is variously identified as 'a dreadful building in all townscape respects' (p31) and 'Water Tower House must regretfully be described as the Area's least appealing building' (p31). Given these unambiguous comments, it is hardly surprising that paragraph B3 (p46) encourages the redevelopment of the site 'with premises more responsive to the prominence of the site and better related to the character of the Area'.
- (b) **Paragraph C7 (p50)** identifies certain parts of Aubrey Walk as having 'never been properly considered in design terms'. In particular, the land owned by Thames Water next to 7 Aubrey Walk is highlighted as being 'featureless, but remains a prominent element in an otherwise attractive street'. It is recommended that improvements to enhance the sense of enclosure along Aubrey Walk would be welcome.
- (c) **Paragraphs E3/E4 (p51)** highlight the problems with the Thames Water frontages on both Campden Hill Road and Aubrey Walk. It is recommended that consideration should be given to the design, appearance and maintenance of these frontages. As a result 'the character and appearance

of Aubrey Walk and Hillsleigh Road would be considerably improved as a result'. (p51).

- 4.6 The Conservation Area Statement makes no reference to the townscape role or importance of the other buildings and structures on the application site. However, English Heritage has examined the application site. In their letter to Jeffrey George Associates dated the 25th February 1998 (see Appendix 4 of Archaeological Report), English Heritage has confirmed that, following consideration, listing has been rejected as an option.
- 4.7 If all the above conservation points are brought together in the context of the submitted application, the following conclusions can be drawn;
- (a) The redevelopment of this Thames Water site for housing is the continuation of a process which began over 100 years ago whereby Water Company land holdings are limited to that necessary to meet functional needs.
 - (b) Water Tower House will be demolished and replaced by an appropriately designed building on this prominent site.
 - (c) The frontages to both Campden Hill and Aubrey Walk will be designed in a coordinated and comprehensive manner.
 - (d) The new buildings fronting on to Campden Hill Road will create both an improved sense of enclosure plus a carefully designed new vista from Aubrey Walk southwards into the new square (see the Design Statement for a full description of the scheme).
- 4.8 The enclosed application is a carefully considered and comprehensive approach to the development of the whole Thames Water land holdings at Aubrey Walk and Campden Hill Road. Given that the site contains so many acknowledged detractors from the character of the Conservation Area plus some neutral elements, the

redevelopment of the site in accordance with these applications should result in a net enhancement to the character and appearance of the Kensington Conservation Area.

5 Conclusions

- 5.1 It is not often that such a large redevelopment opportunity arises in this part of Kensington. St James Homes perceive the redundant Thames Water site as a tremendous opportunity to create a design which both enhances the Conservation Area whilst retaining the tennis club.
- 5.2 The scheme will make the best use of the site by a design which will create a new Kensington Square of 21 town houses with 41 apartments on the Camden Hill Road and Aubrey Walk frontages. Not only will this contribute to the UDP housing provision, but it wholly accords with the philosophy of the present Government to move towards a more sustainable pattern of development by maximising redevelopment opportunities within urban areas.
- 5.3 As a consequence, the scheme submitted by St James Homes succeeds in both promoting a more sustainable pattern of development whilst also leading to an overall enhancement of this part of the Kensington Conservation Area.



Tucker Parry Knowles Partnership
Transportation & Infrastructure Consultants

**THE RE-DEVELOPMENT OF WATER TOWER HOUSE
AND THE FORMER CAMPDEN HILL RESERVOIR SITE**

TRANSPORT IMPACT ASSESSMENT

TI982126



**The Re-Development of Water Tower House
and the Former Campden Hill Reservoir Site**

Transport Impact Assessment

Client: St James Homes/Thames Water Property

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THE RE-DEVELOPMENT OF WATER TOWER HOUSE
AND THE FORMER CAMPDEN HILL RESERVOIR SITE
TRANSPORT IMPACT ASSESSMENT

1.0 INTRODUCTION

1.1 This report assesses the transportation impact arising from the proposed re-development of Campden Hill Reservoir in the Royal Borough of Kensington and Chelsea (RBKC). The site proposals comprise the construction of 21 houses and 41 flats together with the reconstruction of 12 tennis courts. Existing structures and facilities on site will be removed.

1.2 The report is divided into six further sections comprising:

- Existing transportation conditions
- Current and potential use of existing site
- Operational assessment of existing situation
- Re-development proposals
- Impact of re-development on surrounding highway network
- Summary and conclusions

1.3 The assessment concludes that there is no material impact on the adjoining highway network resulting from the development proposals on the site.

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2.0 EXISTING TRANSPORTATION CONDITIONS

2.1 STRATEGIC HIGHWAY NETWORK

2.1.1 Figure 1 shows the site in relation to the adjacent strategic highway network. The A40 Notting Hill Gate runs east/west to the north of the site. It is a primary designated route linking the M41 with Central London and is the responsibility of the Royal Borough of Kensington and Chelsea (RBKC). In the vicinity of the site, the A40 is single carriageway.

2.2 LOCAL HIGHWAY NETWORK

2.2.1 Figure 2 shows the site in relation to the local highway network. Campden Hill Road runs north/south between Notting Hill Gate and Kensington High Street. It is generally wide enough for opposing vehicles to pass even with cars parked on both sides of the road. Most parking along Campden Hill Road is for resident permit holders only. To the south, Campden Hill Road is one way in the northbound direction between Holland Street and Kensington High Street. Access south to Kensington High Street is achieved via Holland Street and Hornton Street. Access on to Kensington High Street from Hornton Street is left turn only. Westbound vehicles have to turn along Phillimore Walk to Argyll Road where access to Kensington High Street is provided via a signalised junction.

2.2.2 To the north, Campden Hill Road forms a signalised junction with Notting Hill Gate. At the junction Campden Hill Road has a single approach lane, Notting Hill Gate has two approach lanes westbound and two approach lanes plus a right turn eastbound.

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2.2.3 Aubrey Walk fronts the northern site boundary. It is a quiet residential road linking Aubrey Road to Campden Hill Road. The road varies in width from around 5.5m at its western end to 6.5m to the east. On-street parking limits the available carriageway width to a single lane in places. This is consistent with other residential roads in the area and is effective in encouraging slow traffic speeds. The junction with Campden Hill Road is a staggered crossroads with Kensington Place, which is a one-way link towards Campden Hill Road.

2.2.4 There are two existing accesses on Aubrey Walk into the site. The first is to the west of Campden Hill Gardens. The second is directly opposite Hillsleigh Road and is currently gated. Visibility from both accesses is restricted by development at the back of footway and by vehicles parking on-street along Aubrey Walk.

2.3 ON-STREET PARKING

2.3.1 Existing on-street parking bays in the vicinity of the site are shown on Figure 3. On Campden Hill Road there are 12 parking spaces in the vicinity of Water Tower House, which include four parking meters on the west side of Campden Hill Road, and spaces for around eight resident permit holders on the east side of Campden Hill Road.

2.3.2 Along Aubrey Walk, between Campden Hill Road and Hillsleigh Road, there are three parking meters and spaces for around seven resident permit holders on the south side, and for around four resident permit holders on the north side. To the west of Hillsleigh Road there are spaces for four resident permit holders on the south side of Aubrey Walk.

2.3.3 Waiting restrictions, in the form of single yellow lines, are in force on areas of carriageway outside the marked parking bays.

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2.4 ACCIDENTS

2.4.1 The location of Personal Injury Accidents in the vicinity of the site in the three years from June 1994 to May 1997 are shown on Figure 4.

2.4.2 There have been ten recorded accidents at or close to the junction of Notting Hill Gate and Campden Hill Road. Of these accidents only two have involved traffic turning in to or out of Campden Hill Road. It is therefore considered that there are no abnormal safety problems with turning movements at this junction.

2.4.3 Of the accidents on Campden Hill Road six have involved pedestrians. However, there has been no apparent pattern either to the cause or the location of these accidents.

2.4.4 There are no recorded accidents along Aubrey Walk or the side roads and accesses off Aubrey Walk.

2.5 PEDESTRIANS AND CYCLISTS

2.5.1 There are adequate pedestrian facilities in the area adjacent to the site. Footways are provided on both sides of all roads. There is a zebra crossing across Campden Hill Road close to junction between Campden Hill Road, Airlie Gardens and Bedford Gardens.

2.5.2 Although the signals between Notting Hill Gate and Campden Hill Road do not have a dedicated pedestrian phase, pedestrians are able to cross Notting Hill Gate unopposed by traffic. In addition there is a pelican crossing across Notting Hill Gate 140m to the east of the junction with Campden Hill Road.

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2.5.3 With the exception of Holland Walk, to the west of the site, there are no other cycle lanes or other cycle facilities on the local road network surrounding the site.

2.6 PUBLIC TRANSPORT

2.6.1 The site has excellent bus provision as shown in Table 1. The nearest bus stop is at Notting Hill Gate Underground Station. This bus stop is served by all the buses shown in Table 1, around 700 metres or within 7 minutes' walking distance of the site.

2.6.2 Figure 1 shows the underground stations in proximity to the site. Holland Park (approximately 500m or five minutes walking time from the site) and Notting Hill Gate (700m or around seven minutes walking time from the site) are both on the Central Line. Notting Hill Gate is an interchange station between the Central, District and Circle Lines. Paddington main line station is easily accessed from the site by the underground since it is two stops from Notting Hill Gate station and is within walking distance.

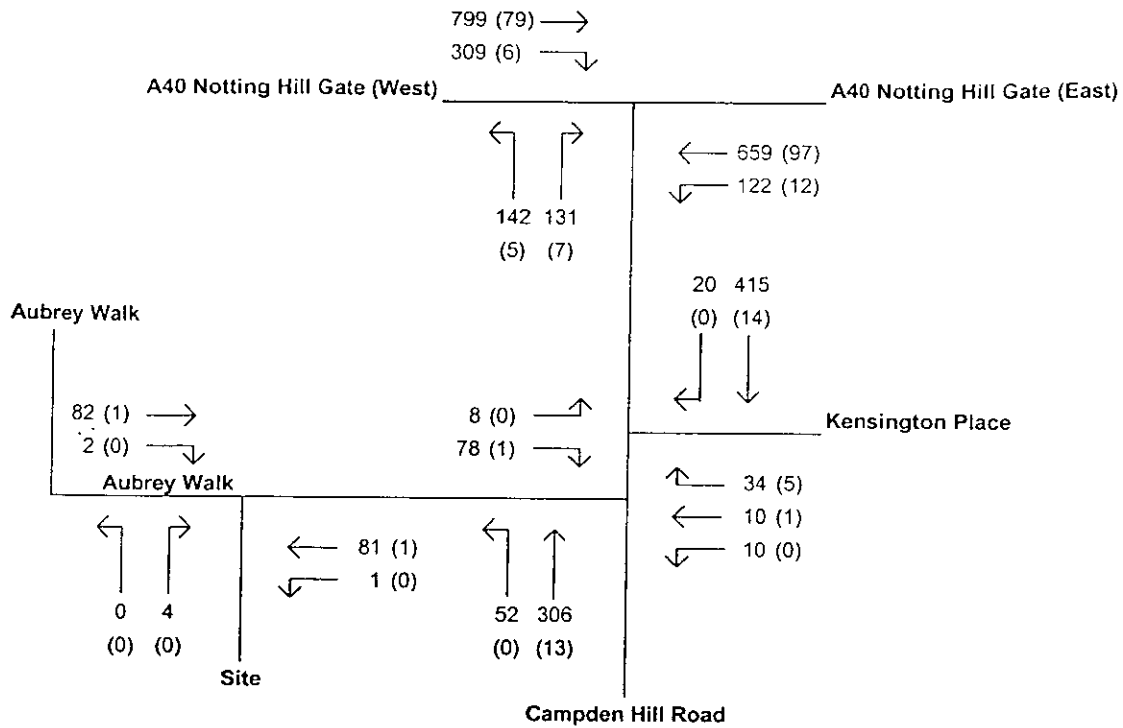
2.6.3 There is therefore excellent provision for public transport in the vicinity of the site.

2.7 EXISTING TRAFFIC FLOWS

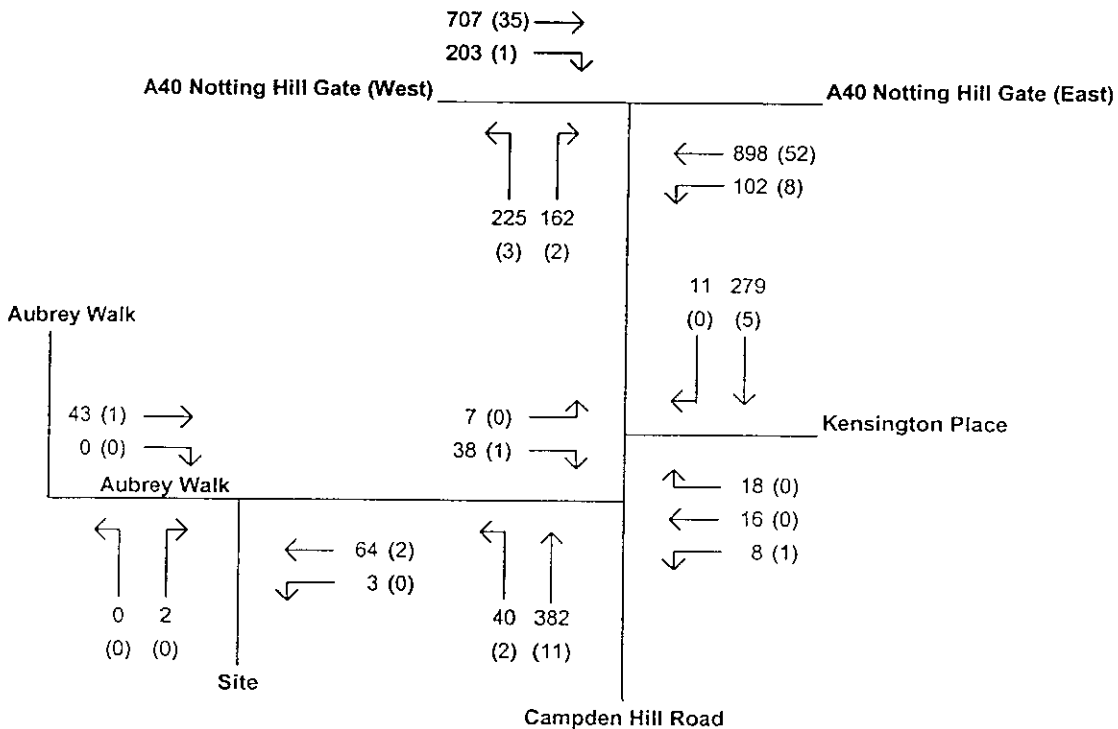
2.7.1 Morning and evening manual classified counts were undertaken between 07.30-09.30 and 16.30-18.30 on Thursday 17 July 1997 at the following junctions:

- Notting Hill Gate/Campden Hill Road

AM PEAK (0830 - 0930)



PM PEAK (1730 - 1830)



Key
 40 All Vehicles
 (2) HGVs

TITLE
 Campden Hill Reservoir
 EXISTING PEAK HOUR FLOWS



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DRAWN BY RH	CHECKED BY <i>SW</i>	TRACED BY RH	DATE SEP 1998	SCALE N.T.S.	REF FIGURE 5	DRWG NO 10145/13	REV
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**THE RE-DEVELOPMENT OF WATER TOWER HOUSE
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- Campden Hill Road/Aubrey Walk/Kensington Place

2.7.2 These counts identified the morning peak hour to be 08.30 to 09.30 and the evening peak hour to be 17.30 to 18.30. The peak period flows from these counts are shown in Figure 5.

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3.0 CURRENT AND POTENTIAL USE OF EXISTING SITE

3.1 The site has a long-standing usage by the Thames Water Authority, although in recent years the level of operations has been scaled down. The extent of each element of the existing development is as follows:

Industrial Depot (625 sqm GFA)

Office (702 sqm GFA)

12 Tennis courts

15 Private Flats

3.2 It is noted that, although operations have recently been scaled down, the office and industrial buildings have the potential to operate on a more intensive basis, thus generating additional traffic.

3.3 No records of historic traffic movements to/from the site are available so the TRICS trip generation database has been interrogated to identify land uses similar in size and location for each element of the site. The resulting trip generation rates are shown in Table 2. These trip rates were applied to the site to give the potential trip generations for the current site shown in the table in Section 3.5 below. The TRICS sites used are included in Appendix A.

3.4 Two base cases have been considered for assessment purposes:

- i) existing traffic, including the tennis courts and 15 flats
- ii) existing and potential traffic, including an allowance for the elements of the site currently vacant, but which have the potential to resume as lawful uses.

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3.5 Estimated movements for both scenarios are summarised in the tables below:

Existing Traffic Movements

	08.00-09.00			17.00-18.00		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Flats	1	4	5	3	2	5
Tennis Courts	3	1	4	21	25	46
Total	4	5	9	24	27	51

Existing Plus Potential Traffic Movements

	08.00-09.00			17.00-18.00		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Flats	1	4	5	3	2	5
Tennis Courts	3	1	4	21	25	46
Industrial/Depot	6	2	8	1	5	6
Offices	11	0	11	0	10	10
Total	21	7	28	25	42	67

3.6 The peak hour network flows for potential site traffic and existing plus potential site traffic are given in Figures 6 and 7. In both cases, traffic associated with the tennis courts and flats is inherent within existing network flows. In accordance with current arrangements, traffic associated with the tennis courts does not enter the site.

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4.0 OPERATIONAL ASSESSMENT OF EXISTING SITUATION

4.1 In urban areas it is generally accepted that junctions control the capacity of a highway network rather than links. As the proposed development is located within an urban area, junction capacity has been assessed at the following locations:

- i) Notting Hill Gate/Campden Hill Road
- ii) Campden Hill Road/Aubrey Walk.

4.2 As identified, assessments of base traffic have been undertaken on the following basis:

- i) existing traffic
- ii) existing plus potential traffic.

4.3 The A40 Notting Hill Gate/Campden Hill Road signalised junction was assessed using OSCADY3 and the results are summarised in Table 3 for scenarios (i) and (ii). The traffic signal timings were obtained from Traffic Control System Unit, Corporation of London. It can be seen from Table 3 that the junction is approaching capacity on all arms except the straight ahead movement from Notting Hill Gate (west) in both scenarios during both peak periods. The calculated queue lengths correlate with those observed on site during peak hours. These RFCs and queues are considered to be acceptable for an urban location in the peak hour.

4.4 The Campden Hill Road/Aubrey Walk/Kensington Place staggered priority junction was assessed using PICADY3 and the results are summarised in Table 4. The results show that the junction operates with significant spare capacity with either existing or existing plus potential traffic levels.

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4.5 It is noted that whereas PICADY indicates zero queuing under existing traffic flows, this does not in practice fully reflect observed peak hour conditions where some limited, short duration queuing occurs on Aubrey Walk. This is due to the intermittent blocking of traffic flow along Campden Hill Road due to constraints on either side of the junction. When traffic is stationary on Campden Hill Road, traffic exiting from Aubrey Walk is temporarily delayed and some queuing occurs. Observations during the morning peak hour indicate that these conditions are most likely to occur between 08.30 and 08.45 with queues on Aubrey Walk of 2 to 8 vehicles. The queues build up and disperse within 2 to 5 minutes. PICADY models junction capacity rather than link capacity and therefore does not detect the observed queues. The PICADY results do, however, provide a basis for the comparison of existing and future junction capacity. It is noted that for the majority of the peak period, the queues on Aubrey Walk are minimal as predicted by PICADY.

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5.0 RE-DEVELOPMENT PROPOSALS

5.1 GENERAL

5.1.1 The re-development proposals are shown on the site plan prepared by Broadway Malyan (Drg No 7650/P101) and submitted with the application. The proposals include:

- 41 flats
- 21 houses
- 12 tennis courts

5.2 ACCESS ARRANGEMENTS

5.2.1 It is proposed to close the two existing points of access from Aubrey Walk and replace them with a single access as shown on Figure 8. A 5m wide, shared surface, private drive is proposed with kerb radii of 4.0m. The access is approximately 7m to the west of the existing entrance to Water Tower House. Visibility splays of 4m x 15m are proposed in accordance with RBKC standards (Figure 5.3 of the adopted UDP 1995).

5.2.2 The proposed access represents a significant improvement over the existing site access arrangements, particularly in respect of junction visibility which is severely constrained at the two existing access points.

5.2.3 The access proposals will necessitate the relocation of three on-street parking spaces. These can be replaced adjacent to the existing reservoir site access (opposite Hillsleigh Road) as indicated on Figure 8.

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- 5.2.4 It is noted that a number of access options were assessed before the selection of the proposed solution. In particular, consideration was given to the use of the two existing site accesses serving the adjoining Kensington Heights development. One of these accesses is onto Campden Hill Road and the other is on Airlie Gardens. These two accesses currently operate on a one-way basis with inbound traffic entering from Airlie Gardens and outbound traffic exiting onto Campden Hill Road.
- 5.2.5 The Campden Hill Road exit point is immediately adjacent to a second entrance/exit point serving the Kensington Heights underground car park. Any intensification of the use of this exit point would increase conflicting turning movements at this location with the likelihood that highway safety would be adversely affected. It is also noted that there is insufficient space between Aubrey Walk and the existing Kensington heights access to accommodate an additional access onto Campden Hill Road without compromising junction spacing standards.
- 5.2.6 The possible widening of the Airlie Gardens access, to accommodate two-way traffic, was also considered but rejected on the grounds that it would increase traffic flows adjacent to several residential properties and intensify turning movements immediately outside the entrance to Holland Park School thus conflicting with existing pedestrians and vehicular traffic.
- 5.2.7 The proposed access on Aubrey Walk avoids the above difficulties by minimising the number of properties affected by additional traffic and by minimising conflicting turning movements with existing vehicular and pedestrian traffic.

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5.3 CAR PARKING

5.3.1 On site car parking provision will be in accordance with RBKC Table 5.1 of the adopted UDP (1995). This will include an allowance for visitor parking based on 0.1 spaces per dwelling and 10% disabled parking spaces.

5.3.2 The car parking requirement in accordance with UDP standards is calculated as follows:

21 houses at 2 per dwelling	42 spaces
41 flats at 1 per dwelling	41 spaces
Visitor parking at 0.1 per dwelling	9 spaces
	Total 92 spaces

5.3.3 It is proposed that each of the 21 houses will be provided with a garage plus an adjacent parking space. Car parking for the flats and visitors will be provided beneath the proposed flats (see Broadway Malyan Architects basement layout drawing 7650/P100).

5.3.4 As referred to in 5.2.3, some relocation of existing on-street parking spaces is proposed but the net amount of on-street parking space will remain unchanged.

5.4 TRIP GENERATION

5.4.1 The TRICS trip generation database has been interrogated to identify appropriate trip rates for the proposed land uses. The rates are given in Table 2 and the sites selected are given in Appendix A. The proposed generated site traffic is as follows:

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	08.00-09.00			17.00-18.00		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Flats 41 No	4	11	15	9	7	16
Houses (21 No)	2	5	7	6	5	11
Tennis Courts 12 No	3	1	4	21	25	46
Total	9	17	26	36	37	73

Traffic associated with the tennis courts does not gain access to the site and hence site access traffic amounts to residential use only.

5.4.2 It is noted that the number of tennis courts is unchanged in both the existing and future scenarios and accordingly, no net change in tennis-related traffic is envisaged. Since existing tennis traffic is already accounted for within the base traffic survey data, it has not been necessary to add the above tennis trips to the future, with development, analyses (to do so would result in double counting).

5.4.3 A comparison of the differences between existing uses, potential uses and proposed uses of the site is shown in the table below:

	08.00-09.00			17.00-18.00		
	Arrivals	Departures	Total	Arrivals	Departures	Total
(i) Existing	4	5	9	24	27	51
(ii) Existing plus Potential	21	7	28	25	42	67
(iii) Proposed	9	17	26	36	37	73
Net Difference						
(iii) - (i)	+5	+12	+17	+12	+10	+22
(iii) - (ii)	-12	+10	-2	+11	-5	+6

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5.5 TRIP DISTRIBUTION

5.5.1 Trip distribution has been based on existing observed turning movements. Trips from the site are assumed to be 95% eastwards towards Campden Hill Road and 5% westwards towards Aubrey Road. At the staggered priority junction between Campden Hill Road, Kensington Place and Aubrey Walk, allowance has been made that 5% of site bound traffic comes from Kensington Place. The distribution used is shown in Figure 9, with the proposed site flows shown in Figure 10.

5.5.2 The total turning movements with existing and site generated traffic are shown in Figure 11.

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6.0 IMPACT OF RE-DEVELOPMENT ON HIGHWAY NETWORK

6.1 GENERAL

6.1.1 The site is located within an urban network where the scope for traffic growth in the peak hours is likely to be limited and constrained by the capacity of the network. For assessment purposes, zero peak hour traffic growth has been assumed.

6.1.2 Site generated traffic is calculated to increase peak hour traffic movements on Campden Hill Road by less than 2% north and south of Aubrey Walk in the AM peak hour and less than 3% north and south of Aubrey Walk in the PM peak.

6.1.3 The junctions of Campden Hill Road/Notting Hill Gate and Campden Hill Road/Aubrey Walk/Kensington High Street have been assessed with the addition of development traffic. The results are discussed below.

6.2 JUNCTION ASSESSMENTS

6.2.1 **Notting Hill Gate/Campden Hill Road signalised Junction.**

6.2.1.1 The results of the operational assessment are summarised in Table 3 and show the comparison with the existing and existing plus potential operating conditions for the AM and PM peak periods.

6.2.1.2 It can be seen that there is a very marginal increase in the ratio of flow to capacity (RFC) for all arms of the junction in the morning and evening peak periods. The Campden Hill Road and Nottinghill Gate (East) arms of the junction already experience RFC values greater than 0.85 in the PM peak. The

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addition of site generated traffic marginally increases these RFC's but with no increase in queue length. Only one predicted queue increases by comparison with the existing traffic and this by only one vehicle on Campden Hill Road in the morning peak. No increase in queues is seen when comparison is made with the existing plus potential traffic.

6.2.2 **Campden Hill Road/Aubrey Walk/Kensington Place staggered priority junction.**

6.2.2.1 Results are summarised in Table 4 for the predicted traffic flows. Table 4 also provides a comparison of the operating conditions between the existing and predicted flows. It shows that the junction has spare capacity on all arms.

6.2.2.2 As noted in paragraph 4.5, the PICADY assessment for this junction does not model temporary queuing on Aubrey Walk caused by stationary traffic on Campden Hill Road. Figure 10 shows that the development will generate 15 outbound vehicle movements on the Aubrey Walk arm of the junction in the AM peak and 11 outbound movements in the PM peak. This represents an average of one vehicle every 4 to 5 minutes during peak hours. Clearly traffic flows of this magnitude will not in practice materially worsen existing traffic conditions.

6.3.1 **Site Access**

6.3.1.1 The site access has been assessed using PICADY3. The results of the operational assessment are summarised in Table 5. It shows that there are no queues modelled during either peak period.