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FILE No. TP/98/2126

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

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

7.0 SUMMARY AND CONCLUSIONS

7.1 This report addresses the transportation issues associated with the re-development of the Campden Hill Reservoir site for 21 houses, 41 flats and 12 tennis courts.

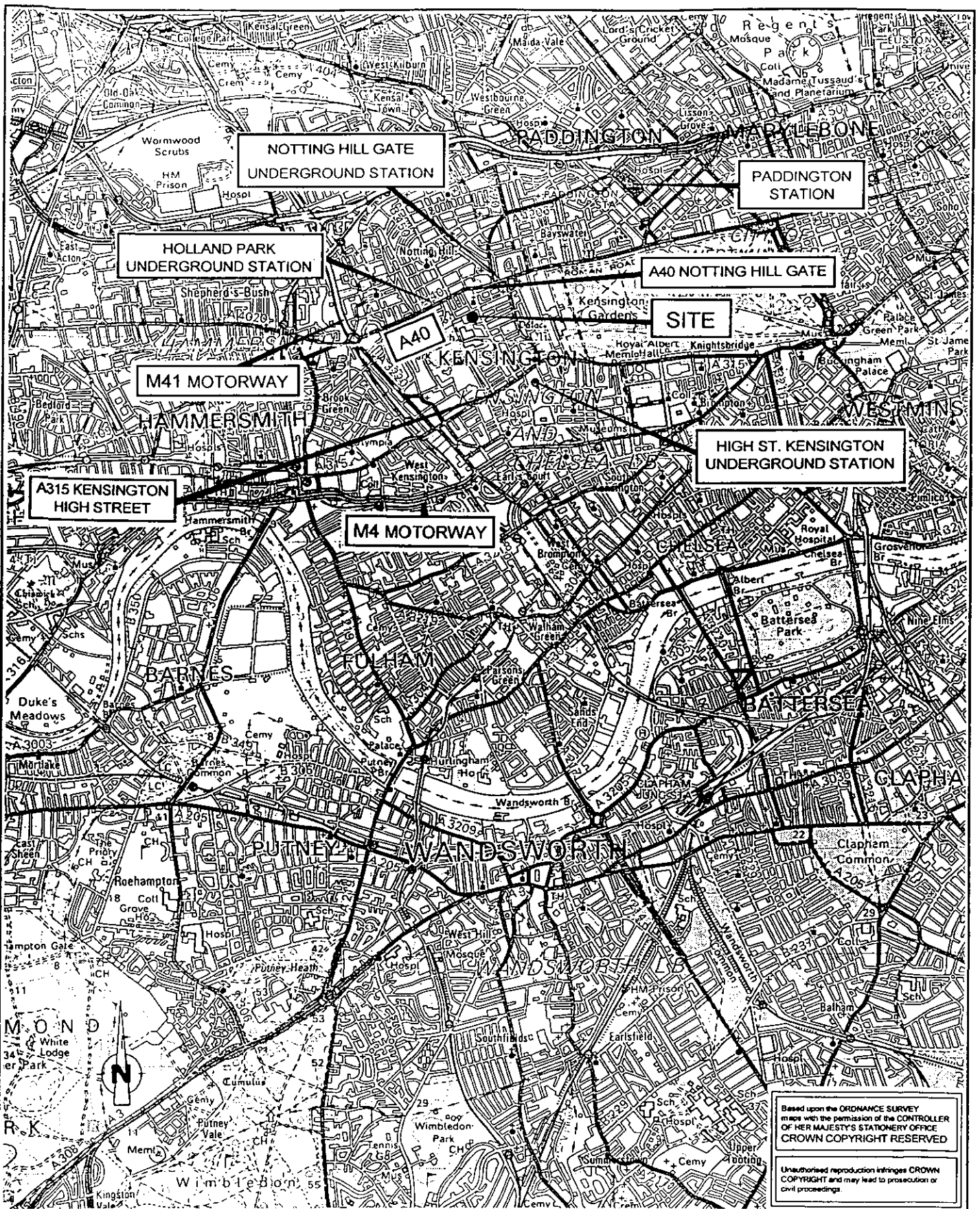
7.2 Public transport provision close to the site is excellent. There are frequent bus services on Notting Hill Gate to many other parts of London. Holland Park and Notting Hill Gate underground stations are nearby providing services on the central, district and circle lines. It is therefore clear that occupiers of the development will have a good choice of alternative travel modes and will not be reliant on the use of a car.

7.3 It is proposed to close the two existing site accesses and replace them with a single access on to Aubrey Walk approximately 18m to the west of Campden Hill Gardens. The new access will provide significantly improved geometric and visibility standards compared with the existing access arrangements. Three existing on-street parking bays are to be relocated but there will be no net change to the number of spaces available. Capacity analyses show that the access will operate with significant spare capacity.

7.4 The proposed development is estimated to generate a total of 26 vph in the AM peak and 73 vph in the PM peak. This compares with existing site uses which generate 9 vph and 51 vph in the AM and PM peaks respectively; i.e. a net increase of only 17 vph (AM) and 22 vph (PM). It is noted, however, that if the existing depot and office uses on site were to be reinstated, the site would generate around 28 vph in the AM peak and 67 vph in the PM peak, resulting in a net difference between potential and proposed uses of -2 vph and +6 vph in the AM and PM peak periods respectively.


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

7.5 The operational assessment of the critical junctions in the vicinity of the site shows that the signalised junction between Notting Hill Gate and Campden Hill Road is currently very close to capacity. The addition of site generated traffic has a very marginal effect; it increases the predicted queue on the Campden Hill Road arm in the AM peak by one vehicle (from seven vehicles to eight vehicles). The staggered priority junction between Aubrey Walk, Campden Hill Road and Kensington Place has also been assessed and the results show that the junction will continue to operate well within capacity after the site has been redeveloped. There are no increases in predicted queues as a result of the development. It is therefore concluded that site generated traffic will have a negligible impact in terms of the capacity and safety of the surrounding road network.



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TITLE		Campden Hill Reservoir			 <p>Tucker Parry Knowles Partnership Transportation & Infrastructure Consultants 3 London Road, Newbury, Berkshire RG14 1JL Tel: 01635 31440 - Fax: 01635 37268 - Email: inmail@tpk.co.uk</p>		
LOCATION PLAN							
DRAWN BY	CHECKED BY	TRACED BY	DATE	SCALE	REF	DRWG NO	REV
JCB	SW	TH	AUG 1998	1:50,000	FIGURE 1	10145/03	A

UX



TITLE

Campden Hill Reservoir

SITE LOCATION PLAN



Tucker Parry Knowles Partnership

Transportation & Infrastructure Consultants

3 London Road, Newbury, Berkshire RG14 1JL

Tel: 01635 31440 - Fax: 01635 37268 - Email: inmail@tpk.co.uk

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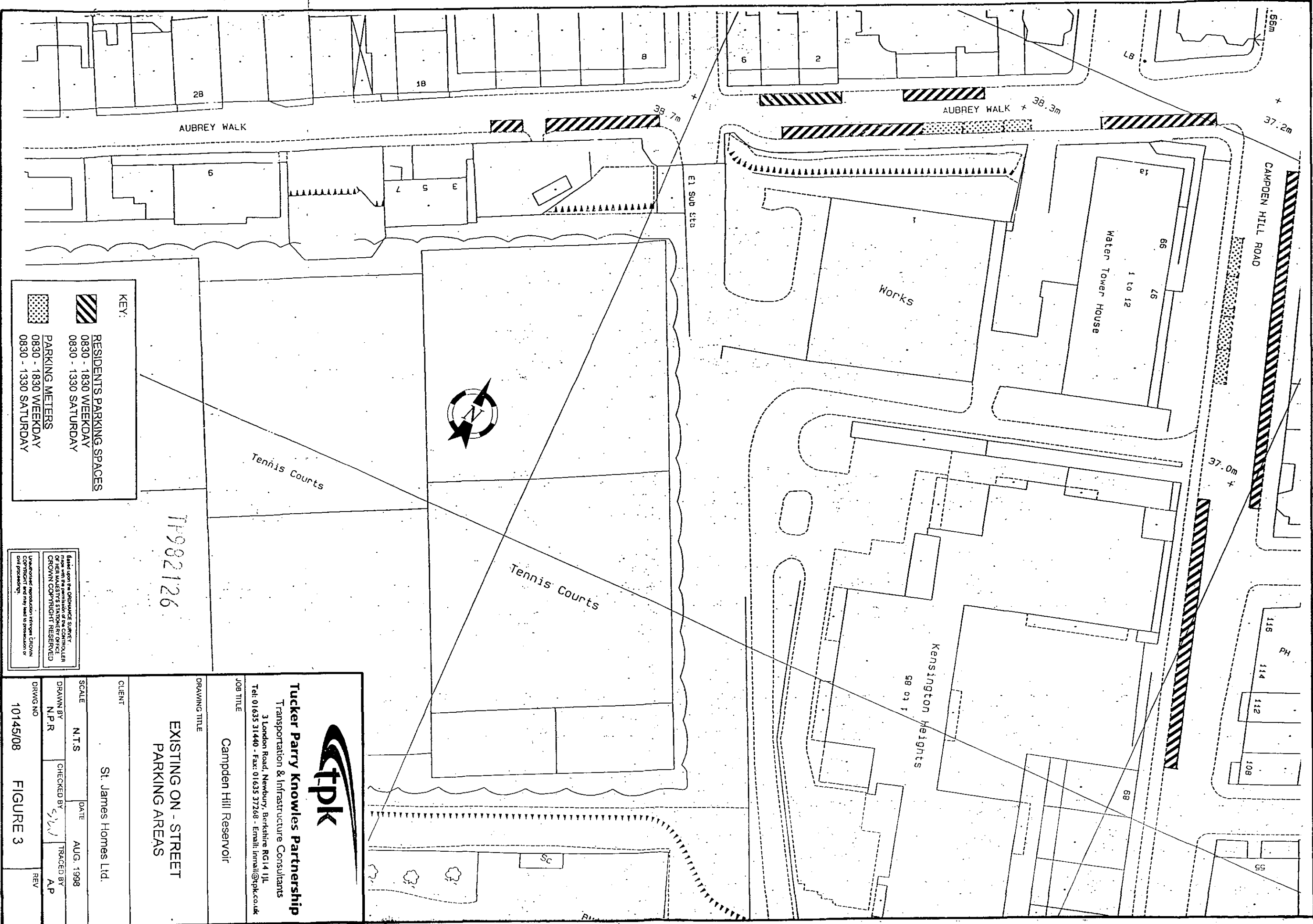
DATE
AUG 1998

SCALE
N.T.S.



REF
FIGURE 2

DRWG NO
10145/04

REV
A




KEY:

	RESIDENTS PARKING SPACES
	0830 - 1830 WEEKDAY
	0830 - 1330 SATURDAY
	PARKING METERS
	0830 - 1830 WEEKDAY
	0830 - 1330 SATURDAY

TP982126

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		JOB TITLE Campden Hill Reservoir	
DRAWING TITLE EXISTING ON - STREET PARKING AREAS		CLIENT St. James Homes Ltd.	
SCALE N.T.S.	DATE AUG. 1998	DRAWN BY N.P.R.	
DRWG NO 10145/08	CHECKED BY <i>S.V.</i>	TRACED BY A.P.	REV



TITLE
Campden Hill Reservoir

PERSONAL INJURY ACCIDENT STATISTICS
(3 years - June 1994 to May 1997)

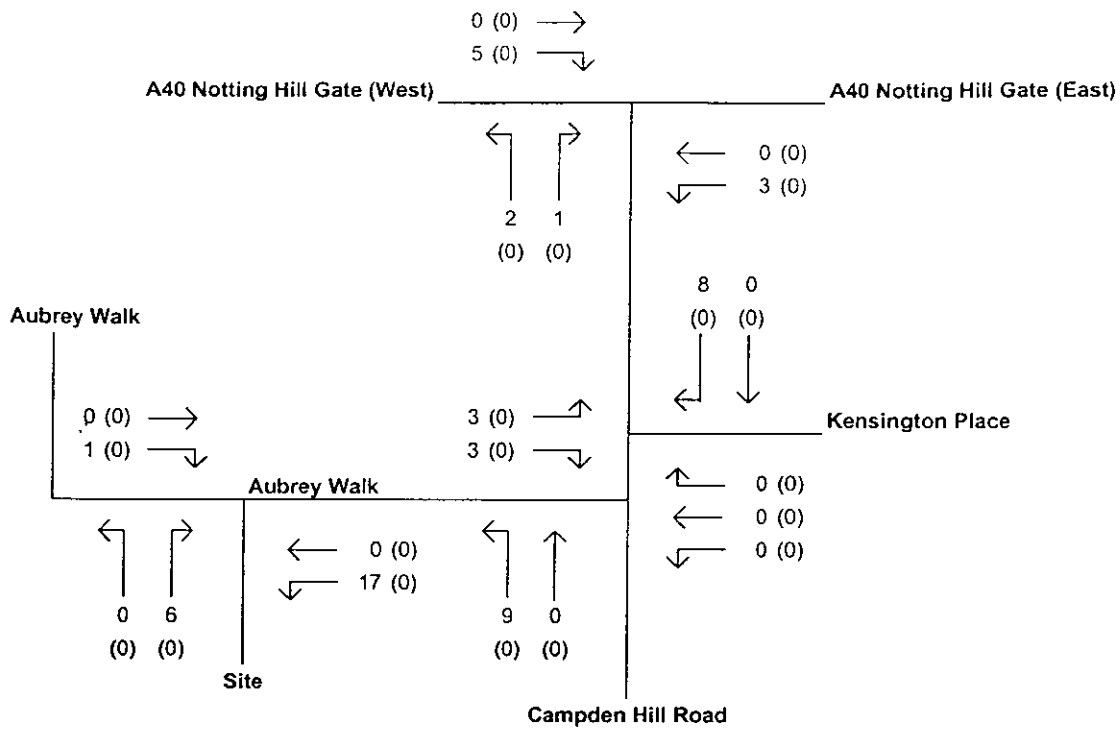


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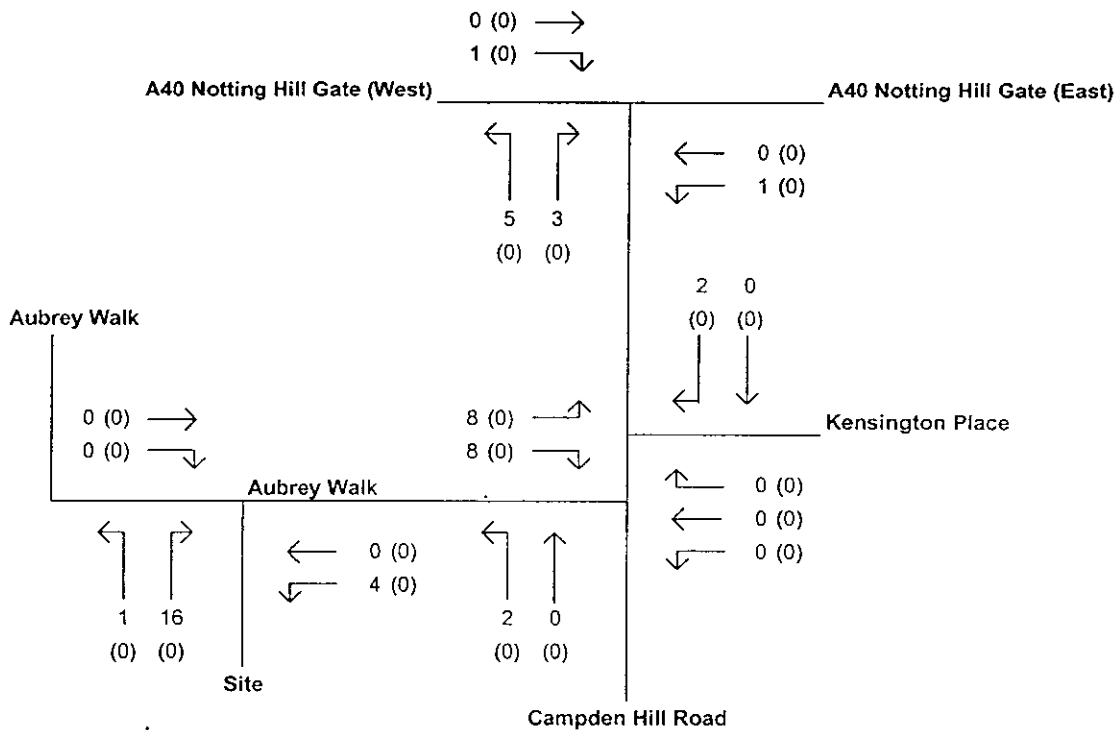
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REF FIGURE 4	DRWG NO 10145/02	REV A
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AM PEAK (0830 - 0930)



PM PEAK (1730 - 1830)



Key

- 2 All Vehicles
- (0) HGVs

TITLE: Campden Hill Reservoir

POTENTIAL SITE TRAFFIC FLOWS



Tucker Parry Knowles Partnership

Transportation & Infrastructure Consultants

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Tel: 01635 31440 - Fax: 01635 37268 - Email: inmail@tpk.co.uk

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TRACED BY: RH

DATE: SEP 1998

SCALE: N.T.S.

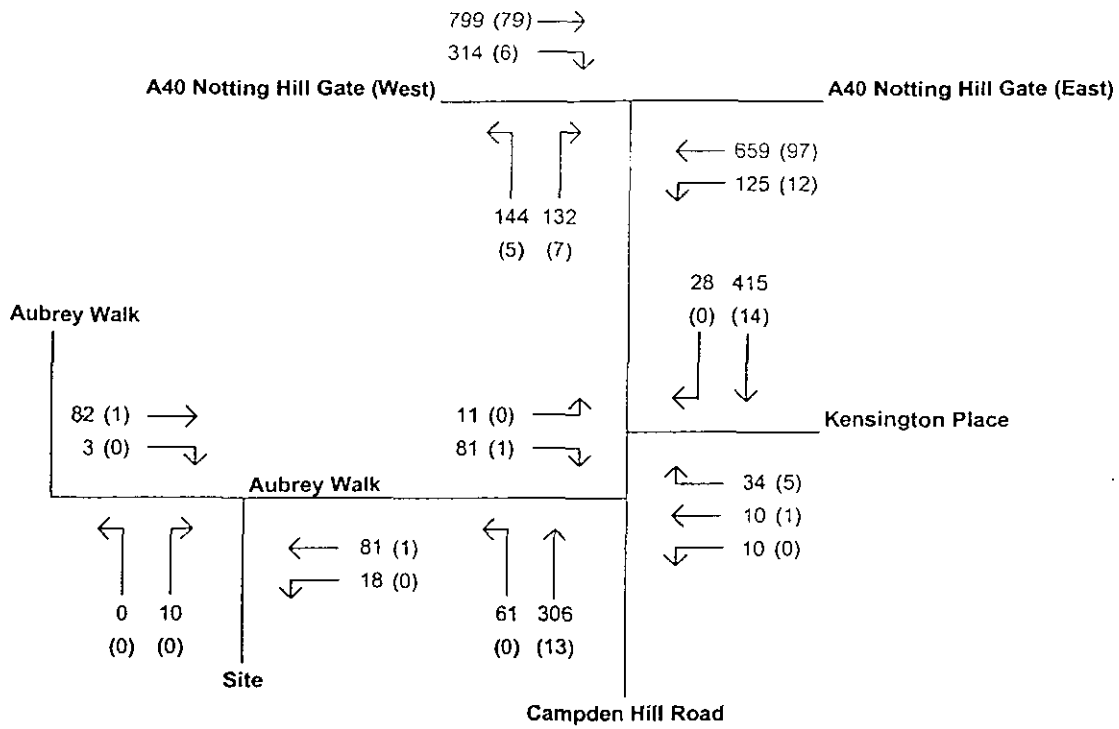
REF: FIGURE 6

DRWG NO: 10145/14

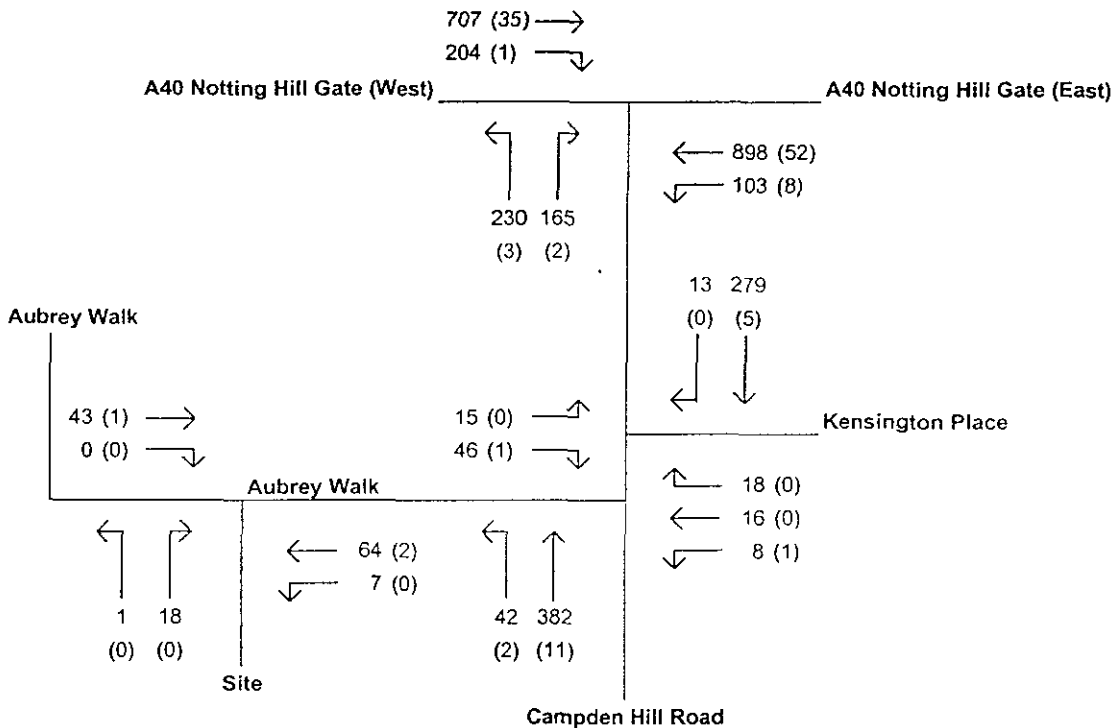
REV

6

AM PEAK (0830 - 0930)




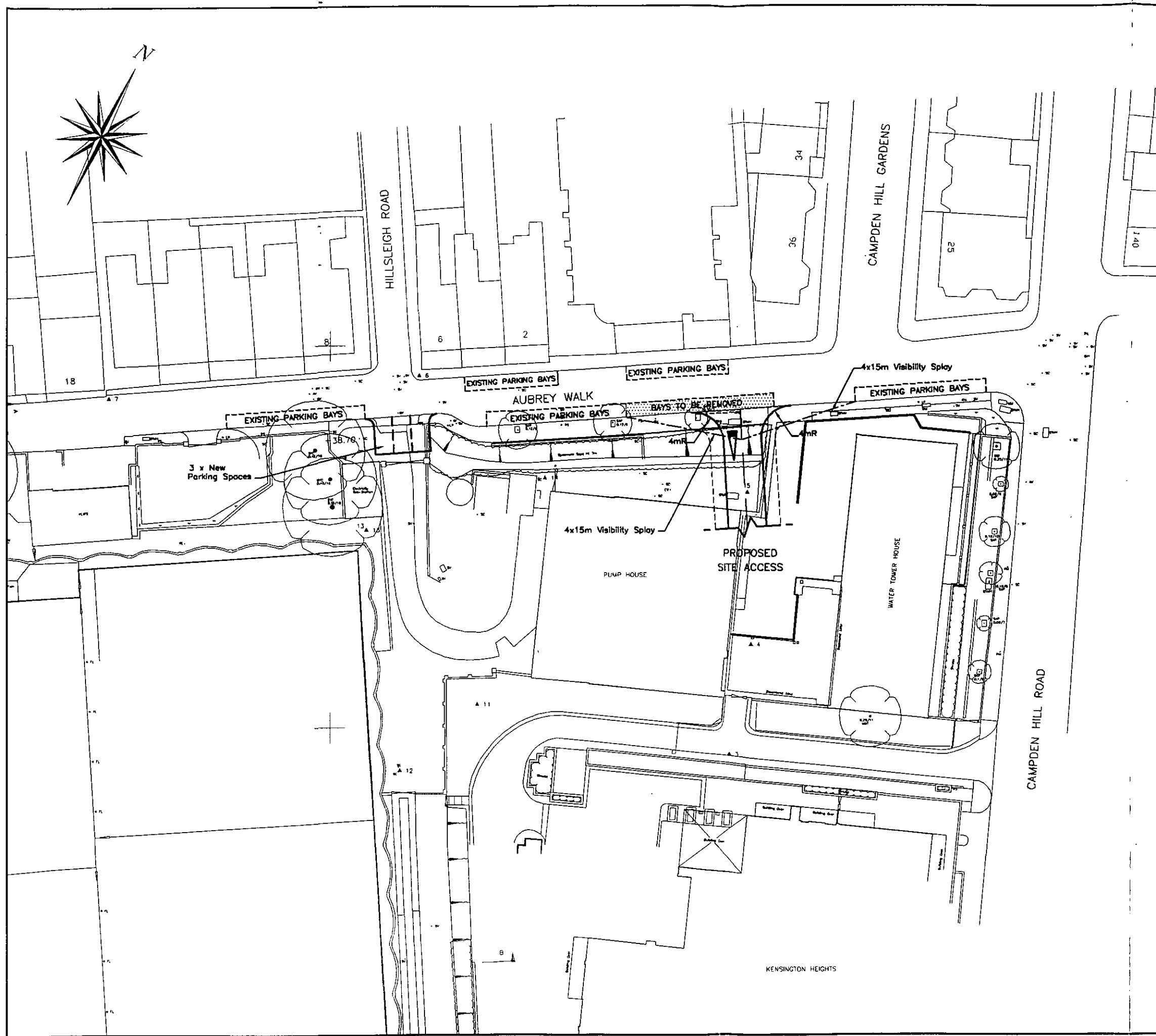
PM PEAK (1730 - 1830)



Key

- 42 All Vehicles
- (2) HGVs

<p>TITLE: Campden Hill Reservoir</p> <p>EXISTING PLUS POTENTIAL SITE TRAFFIC FLOWS</p>				 <p>Tucker Parry Knowles Partnership Transportation & Infrastructure Consultants 3 London Road, Newbury, Berkshire RG14 1 JL Tel: 01635 31440 - Fax: 01635 37268 - Email: inmail@tpk.co.uk</p>			
<p>DRAWN BY: RH</p>	<p>CHECKED BY: <i>SW</i></p>	<p>TRACED BY: RH</p>	<p>DATE: SEP 1998</p>	<p>SCALE: N.T.S.</p>	<p>REF: FIGURE 7</p>	<p>DRWG NO: 10145/15</p>	<p>REV:</p>



TP982126

REV	DESCRIPTION	DATE	NAME
AMENDMENTS			



Tucker Parry Knowles Partnership
 Transportation & Infrastructure Consultants
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 Tel: 01635 31440 - Fax: 01635 37268
 Email: inmail@tpk.co.uk

PROJECT
 Campden Hill Reservoir

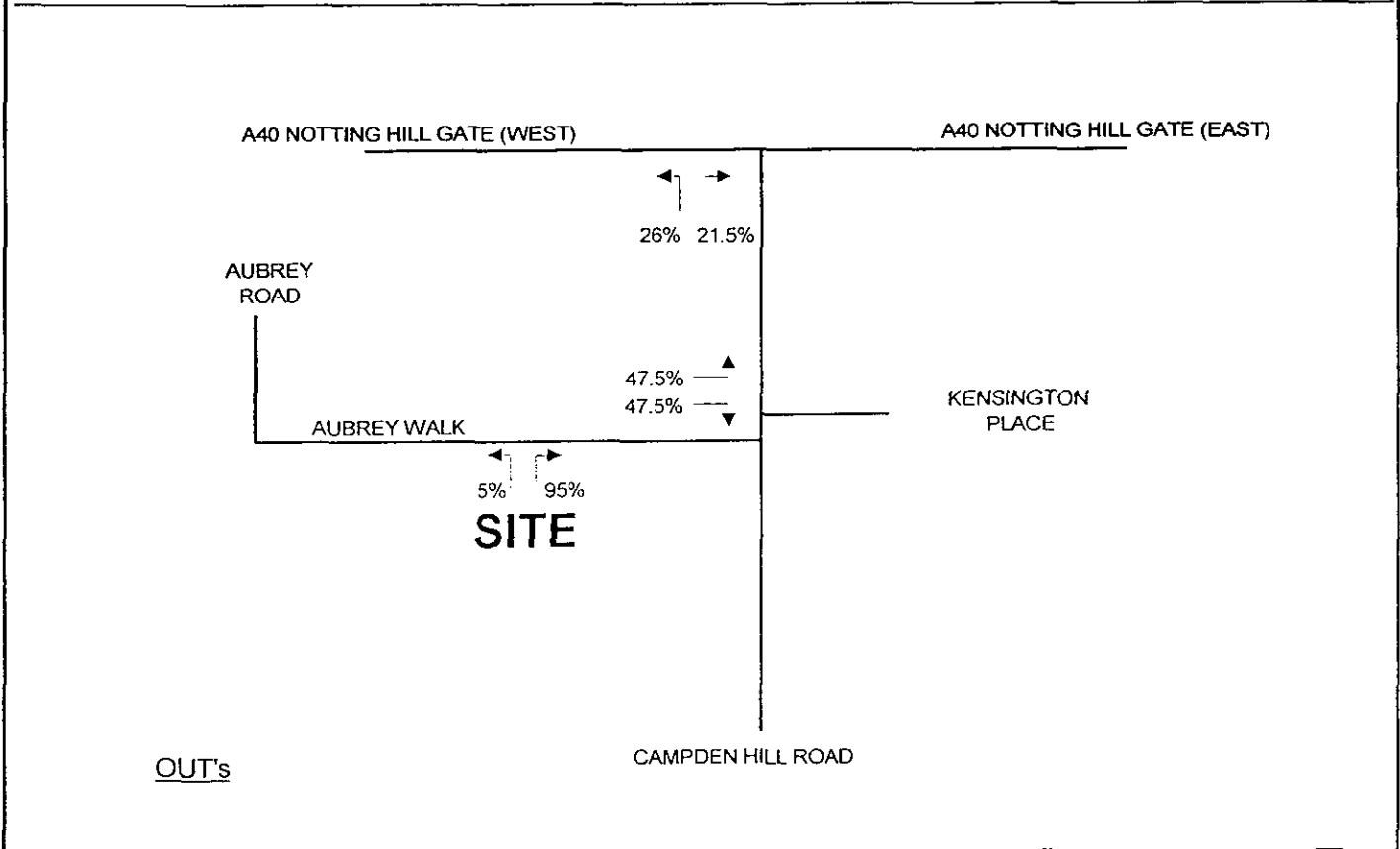
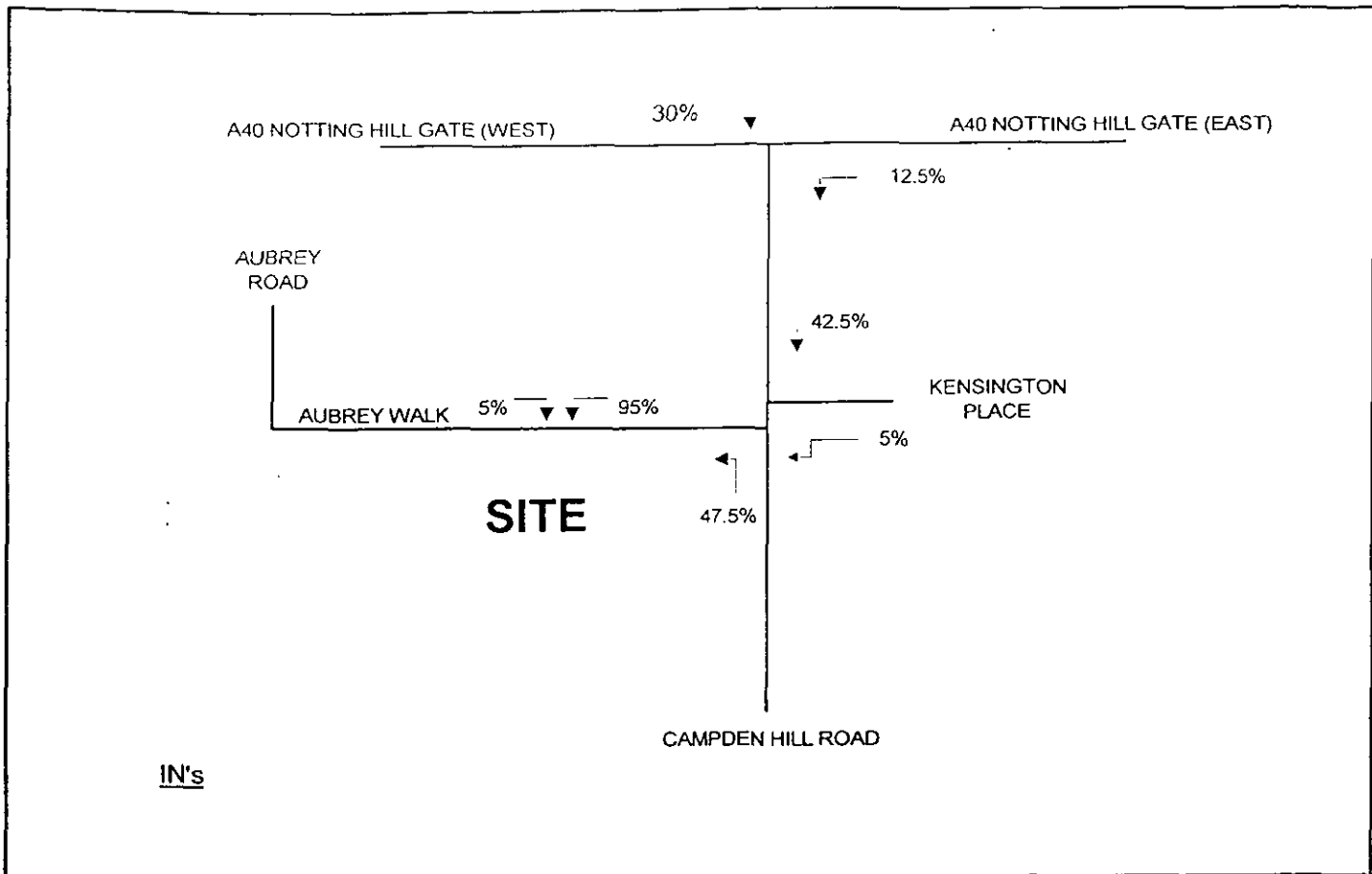
DRAWING TITLE
 PROPOSED SITE ACCESS

CLIENT
 St. James Homes Ltd.

SCALE 1:500 DATE OCT 98

DRAWN BY DJG CHECKED BY *sw* FILE REF 10145_19

DRWG NUMBER 10145/19 REVISION
 FIGURE 8 -



TITLE
 Campden Hill Reservoir

DISTRIBUTION OF
 GENERATED TRAFFIC

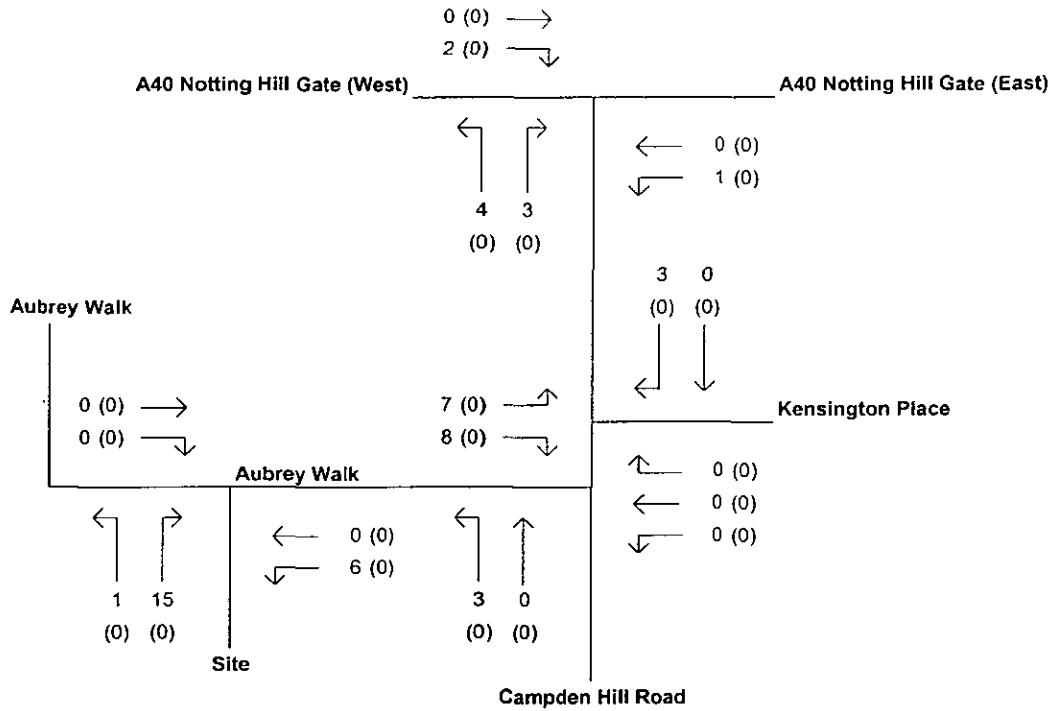


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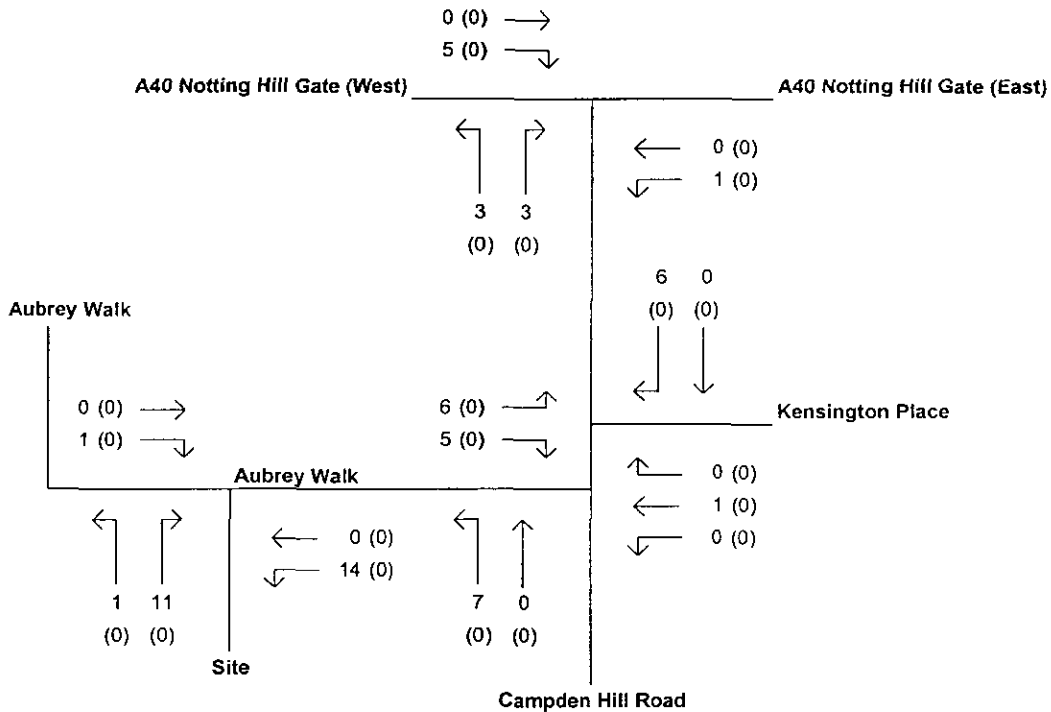
DRAWN BY JCB	CHECKED BY <i>SW</i>	TRACED BY DP	DATE AUG 1998	SCALE N.T.S.	REF FIGURE 9	DRWG NO 10145/12	REV
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(11)

AM PEAK (0830 - 0930)




PM PEAK (1730 - 1830)

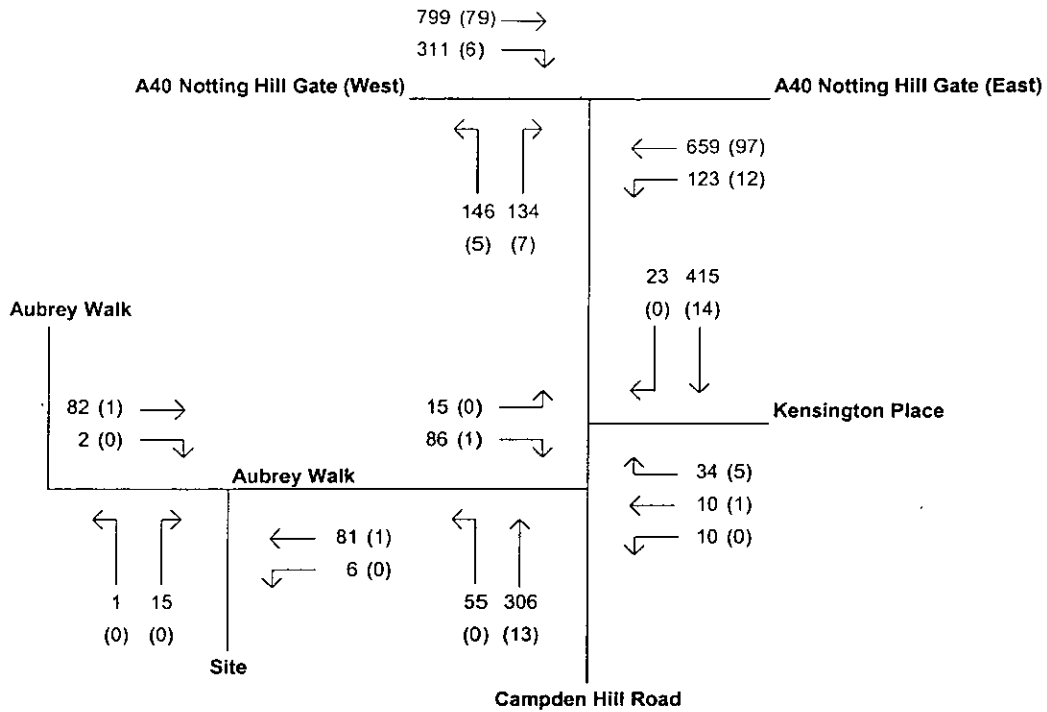


Key

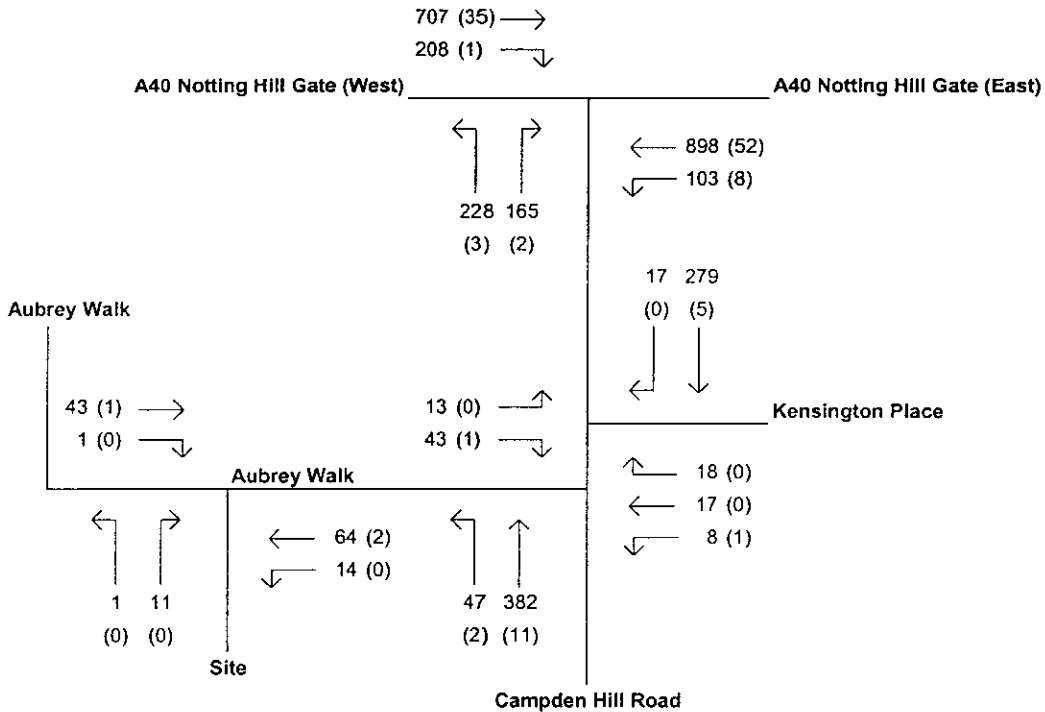
- 7 All Vehicles
- (0) HGVs

TITLE		Campden Hill Reservoir			 Tucker Parry Knowles Partnership Transportation & Infrastructure Consultants 3 London Road, Newbury, Berkshire RG14 1JL Tel: 01635 31440 - Fax: 01635 37268 - Email: inmail@tpk.co.uk		
		PROPOSED SITE TRAFFIC FLOWS					
DRAWN BY	CHECKED BY	TRACED BY	DATE	SCALE	REF	DRWG NO	REV
RH	<i>SW</i>	RH	SEP 1998	N.T.S.	FIGURE 10	10145/16	

AM PEAK (0830 - 0930)




PM PEAK (1730 - 1830)



Key
 47 All Vehicles
 (2) HGVs

TITLE		Campden Hill Reservoir			
EXISTING PLUS PROPOSED		SITE TRAFFIC FLOWS			
DRAWN BY	CHECKED BY	TRACED BY	DATE	SCALE	REF
RH	SW	RH	SEP 1998	N.T.S.	FIGURE 11



Tucker Parry Knowles Partnership
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DRWGN0	REV
10145/17	

13

ROUTE NO.	FROM	TO	FREQUENCY OF SERVICE	
			0800-0900	1700-1800
94	Acton	Piccadilly Circus	5 mins	10 mins
	Piccadilly Circus	Acton	8-9 mins	10 mins
70	Acton	Sth Kensington	8-9 mins	8-9 mins
	Sth Kensington	Acton	10 mins	10 mins
27	Camden Town	Turnham Green	10 mins	10 mins
	Turnham Green	Camden Town	10 mins	10 mins
31	Camden Town	Chelsea World's End	10-12 mins	10-12 mins
	Chelsea World's End	Camden Town	10-12 mins	10-12 mins
28	Wandsworth	Golders Green	10-12 mins	10-12 mins
	Golders Green	Wandsworth	10-12 mins	10-12 mins
12	Notting Hill Gate	Dulwich Plough	7-12 mins	7-12 mins
	Dulwich Plough	Notting Hill Gate	7-12 mins	7-12 mins

Table 1: Bus Services to Notting Hill Gate

USE	AM PEAK			PM PEAK		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Industrial/depot (trips per 100m ²)	0.97	0.30	1.27	0.21	0.74	0.95
Office (trips per 100m ²)	1.56	0.06	1.62	0.06	1.47	1.53
Tennis Courts (trips per court)	0.24	0.12	0.36	1.76	2.06	3.82
Flats (trips per flat)	0.09	0.26	0.35	0.22	0.16	0.38
Houses (trip per house)	0.12	0.22	0.34	0.27	0.23	0.50

Table 2: Trip Generation Rates

Arm	AM Peak						PM Peak					
	Existing		Existing & Potential		Existing & Proposed		Existing		Existing & Potential		Existing & Proposed	
	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue
Notting Hill Gate (East)	0.828	8	0.836	8	0.837	8	0.882	10	0.890	10	0.890	10
Campden Hill Road	0.835	7	0.841	8	0.842	8	0.884	10	0.890	10	0.890	10
Notting Hill Gate (West) S	0.389	4	0.389	4	0.392	4	0.371	4	0.374	4	0.372	4
	R 0.826	8	0.834	8	0.834	8	0.847	7	0.865	7	0.865	7

Table 3: Operational Assessments of Notting Hill Gate / Campden Hill Road Signalised Junction

Arm	AM Peak						PM Peak					
	Existing		Existing & Potential		Existing & Proposed		Existing		Existing & Potential		Existing & Proposed	
	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue
Campden Hill Road (North)	0.168	0	0.169	0	0.169	0	0.101	0	0.101	0	0.101	0
Kensington Place	0.076	0	0.095	0	0.083	0	0.044	0	0.044	0	0.057	0
Campden Hill Road (South)	0.259	0	0.274	0	0.305	0	0.131	0	0.172	0	0.158	0
Aubrey Walk	0.000	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000	0

Table 4: Operational Assessments of Campden Hill Road / Aubrey Walk / Kensington Place Staggered Priority Junction

Arm	Existing Plus Proposed Development Flows			
	AM Peak		PM Peak	
	RFC	Queue	RFC	Queue
Aubrey Walk (East of Junction)	-	-	-	-
Proposed Site Access	0.043	0	0.034	0
Aubrey Walk (West of Junction)	0.000	0	0.002	0

**Table 5: Operational Assessment of Site Access
Priority Junction**

APPENDICES

APPENDIX A

Extracts from TRICS Data

Appendix 1 - Trip Rates

Private Housing

Site	Day	AM Peak			PM Peak		
		Arrivals	Departures	Total	Arrivals	Departures	Total
GL-03-A-05	Thu	0.06	0.24	0.30	0.22	0.26	0.48
GL-03-A-02	Tue	0.08	0.22	0.30	0.30	0.24	0.54
GL-03-A-02	Tue	0.24	0.32	0.56	0.27	0.08	0.35
GL-03-A-02	Tue	0.08	0.11	0.19	0.30	0.32	0.62
	Mean	0.12	0.22	0.34	0.27	0.23	0.50

Offices

Site	Day	AM Peak			PM Peak		
		Arrivals	Departures	Total	Arrivals	Departures	Total
GL-02-A-10	Tue	3.88	0.32	4.20	0.75	2.80	3.55
GL-02-A-15	Thu	1.46	0.00	1.46	0.06	2.58	2.64
GL-02-A-11	Thu	1.41	0.00	1.41	0.00	0.70	0.70
GL-02-A-12	Thu	0.83	0.00	0.83	0.00	0.59	0.59
GL-02-A-13	Thu	0.23	0.00	0.23	0.00	0.70	0.70
	Mean	1.56	0.06	1.63	0.16	1.47	1.64

Tennis Clubs

Site	Day	AM Peak			PM Peak		
		Arrivals	Departures	Total	Arrivals	Departures	Total
GL-07-G-01	Wed	0.33	0.13	0.46	1.11	1.44	2.55
LC-07-G-01	Tue	0.13	0.11	0.24	2.50	2.75	5.25
	Mean	0.23	0.12	0.35	1.81	2.10	3.90

Industrial Depots

Site	Day	AM Peak			PM Peak		
		Arrivals	Departures	Total	Arrivals	Departures	Total
HC-02-D-02	Tue	1.39	0.30	1.69	0.31	1.33	1.64
GL-02-D-02	Thu	1.13	0.44	1.57	0.28	0.64	0.92
WS-02-D-03	Tue, Wed, Thu	0.91	0.11	1.02	0.12	0.71	0.83
GL-02-D-01	Tue, Wed, Thu	0.43	0.29	0.72	0.11	0.27	0.38
	Mean	0.97	0.29	1.25	0.21	0.74	0.94

Flats

Site	Day	AM Peak			PM Peak		
		Arrivals	Departures	Total	Arrivals	Departures	Total
GL-03-D-01	Tue	0.16	0.35	0.51	0.27	0.24	0.51
GL-03-D-02	Wed	0.07	0.15	0.22	0.11	0.15	0.26
GL-03-C-01	Tue	0.04	0.28	0.32	0.27	0.09	0.36
		0.09	0.26	0.35	0.22	0.16	0.38

**The Redevelopment of Water Tower House
and the
Former Campden Hill Reservoir Site**

TP982126

**Planning Application
November 1998**

DESIGN STATEMENT

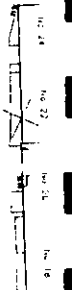
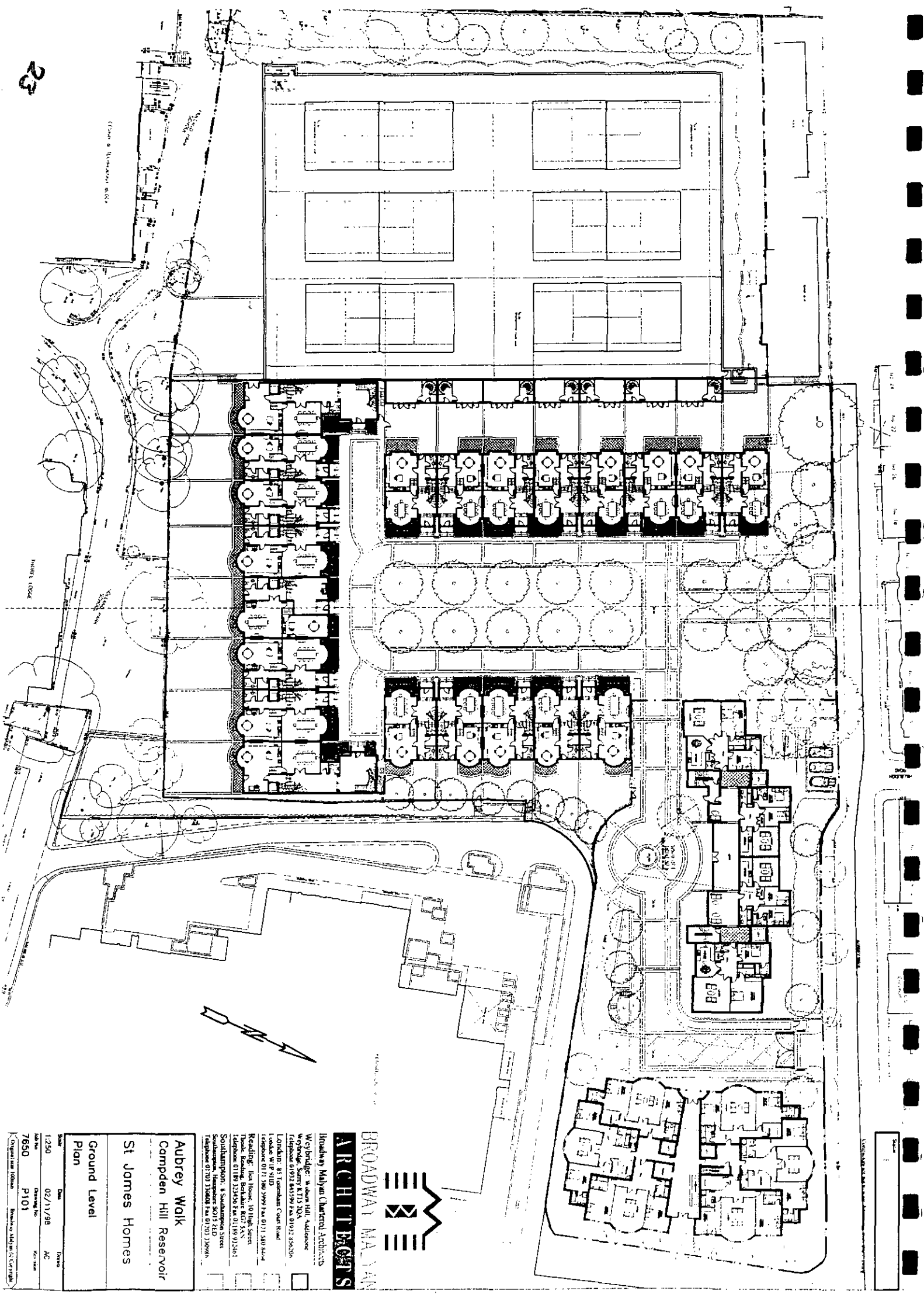


DESIGN STATEMENT

Contents

Item

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- 2.0 General Design Principles**
- 2.01 The New Tennis Building**
- 2.02 The Proposed Housing**
- 2.03 Design Approach**
- 2.04 The Proposed Apartment Buildings**
- 2.05 Aubrey Walk Apartment Buildings**
- 2.06 Vehicular Access**
- 2.07 Campden Hill Road Apartment Building**



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Aubrey Walk
Campten Hill Reservoir
St James Homes

Ground Level
Plan

Scale	Date	Issue
1:250	02/11/98	AC
Job No	Drawing No	Rev. Date
7650	P101	

Original issue: 10/09/98
 Resubmission: 02/11/98

CAMPDEN HILL RESERVOIR REDEVELOPMENT KENSINGTON, LONDON W8

PLANNING APPLICATION DOCUMENTATION

DESIGN STATEMENT

1.00 The Existing Site

The redundant status of the existing reservoir and pump house is the catalyst for this design proposal.

Its original function has been terminated and superseded by the new infrastructure works to the mains supply throughout London.

Water Tower house is widely acknowledged as building of little or no architectural merit and its replacement is considered as a good opportunity to enhance the architectural townscape of this part of Campden Hill and Aubrey Walk.

The elevated plane of the existing reservoir upper deck creates an embankment along Aubrey Walk and restricts any views into the existing site from street level. The embankment itself has the benefit of containing some large trees, however the general vista along the southern side of Aubrey Walk is marred by the various ancillary Thames Water buildings and sub station which are visually cluttered and untidy (as noted in the Kensington Conservation Area Statement).

The upper deck of the reservoir has a beneficial use to the local community as the site of the Campden Hill Lawn Tennis Club. An artificial playing surface has been laid and provides 12 playing courts and one practice court. Due to the elevation of the court surface it is not possible to view the courts from any of the surrounding streets.

2.00 General Design Principles

The design acknowledges the factors referred to above and the brief for the design was initiated by the following decisions;

- The demolition of Water Tower House
- The demolition of the Pump House
- The partial demolition of the reservoir and the retention of certain retaining structures.
- The replacement of the tennis facilities.
- Co-ordinate the design with the Thames Water Shaft location.

The demolition of the existing structures and building has created the opportunity to redevelop the site to provide both a high quality tennis facility to replace the existing, together with a prestigious new residential development.

2.01 The New Tennis Building

The new tennis facilities are created as a two-tier structure with six indoor courts below a deck with six championship courts above. This building has been designed in conjunction with Campden Hill Tennis Club who are supportive of the new design proposals.

The upper level of the courts is at the same level as the existing and will therefore be visually similar to the existing area to the west of the site. The area occupied by the courts is approximately half that of the existing releasing the balance of the site for residential development.

The design of the new courts retains the existing brickwork walling to the north and west, thus protecting the existing structures beyond. The remaining reservoir structure will be removed.

Visually, there will be very little to see, so in design terms there are no new external elevations other than the boundary wall between the courts and the new houses. The lower court level will be slightly lower than the existing, giving the height necessary for recreational tennis indoors.

2.02 The Proposed Housing

General

Twenty-one new houses of the highest quality have been designed to form a new square in the centre of the site at the level of Aubrey Walk. This creates a new open space to the south of Aubrey Walk, which will be landscaped to a high quality creating a new amenity to this area. Part of this new area will be designated as public open space.

The houses are four storeys from ground level, which will be new deck structure; this will be constructed over a basement which is constructed at the level of the old reservoir slab. This basement area provides underground parking for the residential accommodation and includes garages for the individual houses.

2.03 Design Approach

The houses have been designed with a traditional feel but they are not intended to replicate a particular period style.

The general mix of architectural style in the area is varied and no particular style predominates as noted in the Kensington Conservation Area Proposals Statement.

The buildings immediately surrounding the site vary from the brash commercial modernism of Kensington Heights to the charming eclecticism of the Aubrey Walk housing.

The new houses are designed to complement this mix and add to it by creating a new formal square. Three terraces are to be built around a landscaped courtyard and the square is open on its North side to Aubrey Walk itself with the existing housing, Nos. 8-20 forming the enclosure to the square. A mixture of public and private open space is created to the benefit of both existing and future residents.

The new square opens up the southern side of Aubrey Walk and creates more open space than currently exists by the dropping of the ground floor structure to match the existing site levels.

The materials used for the houses will be of the highest quality and includes dressed Bath and Portland stone at the lower levels with traditional London stock brickwork and stucco above.

Elements of the design and materials are consistent with other examples in the local area.

The houses to west have been designed to include a studio which in addition to offering flexible space also reduces the effect of the difference in levels between the tennis club and the housing.

2.04 The Proposed Apartment Buildings

The two apartment buildings create the transition from the new square and existing domestic residential character of Aubrey Walk to the larger and more commercial character of the buildings along Campden Hill Road.

2.05 Aubrey Walk Apartment Building

The Aubrey Walk residential building has been limited in height to 3 storeys to ensure it complements the scale of the existing buildings. It has been designed in a period style with Georgian elements but is not intended to be faithful reproduction. The building comprises 4 flats on each of the three floors, entered from one of two lift and stair cores which open into a large reception lobby.

The Aubrey Walk façade has been set back into the site as far as possible to ensure that a wide strip of dense landscape can be planted to maintain the existing green boundary to the site along the southern side of Aubrey Walk.

2.06 Vehicular Access

The main vehicular access to the new development is to the eastern end of Aubrey Walk close to Campden Hill Road, between the two new apartment buildings. Vehicles pass through a paved courtyard and then down to the car parking area located underground at the level of the base of the existing reservoir. The upper level will be for pick up/drop off only and the design dissuades people from parking.

2.06 Campden Hill Apartment Building

The new building proposed for the corner site currently occupied by Water Tower House rises in height from four storeys at the northern corner to six storeys adjacent Kensington heights. It reflects the transition in height from the buildings on north side of Aubrey Walk Campden Hill Road junction to Kensington Heights.

Pedestrian access is provided from both Campden Hill Road and the internal paved courtyard to a reception lobby located centrally in the building.

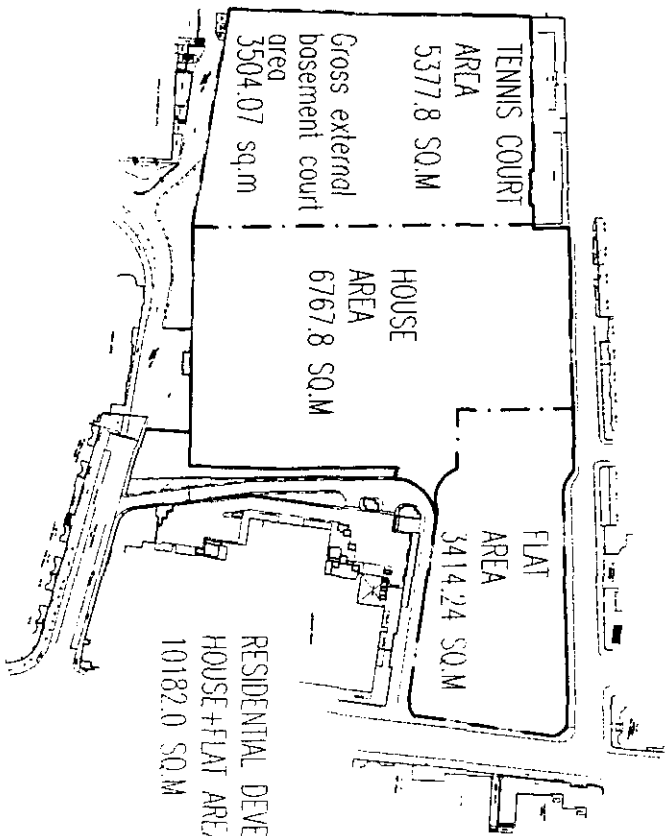
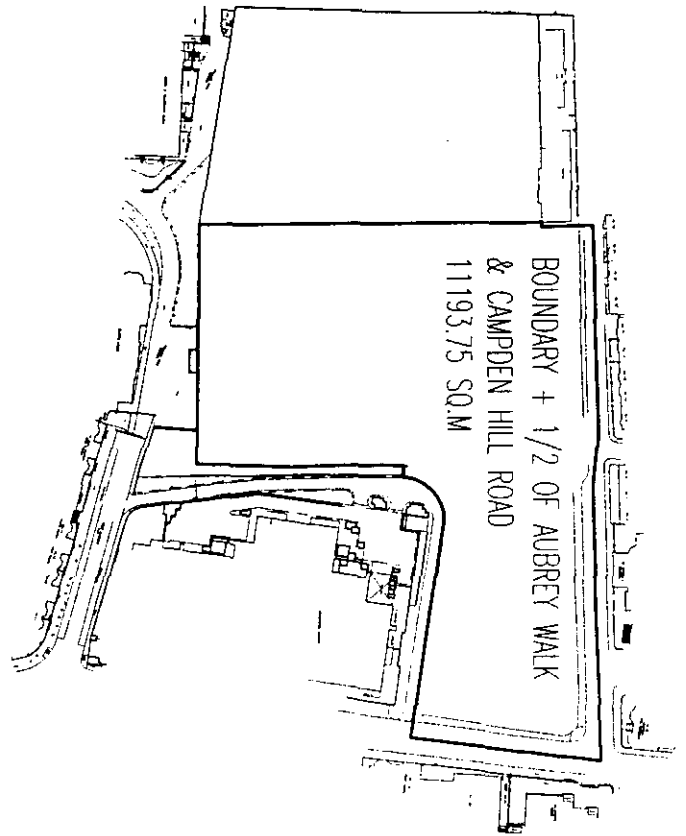
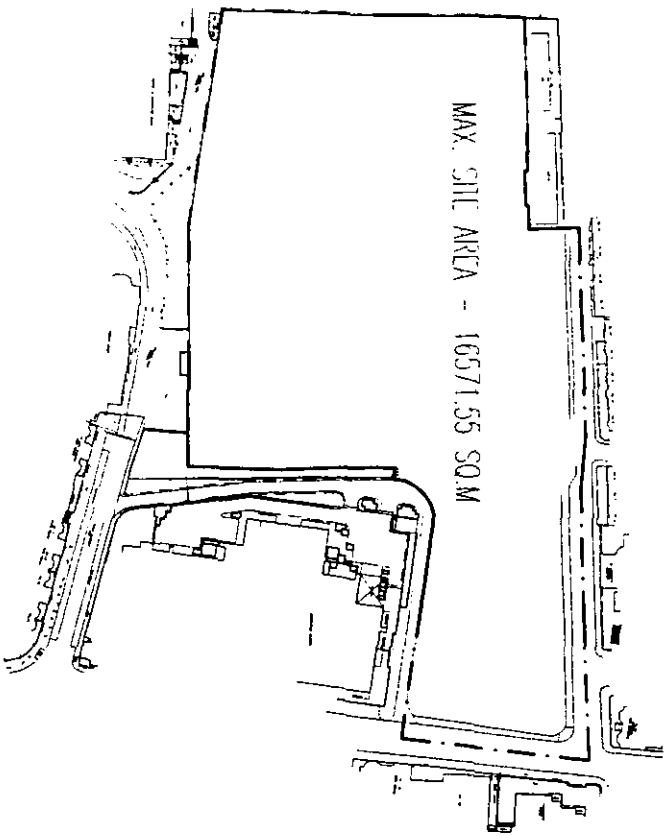
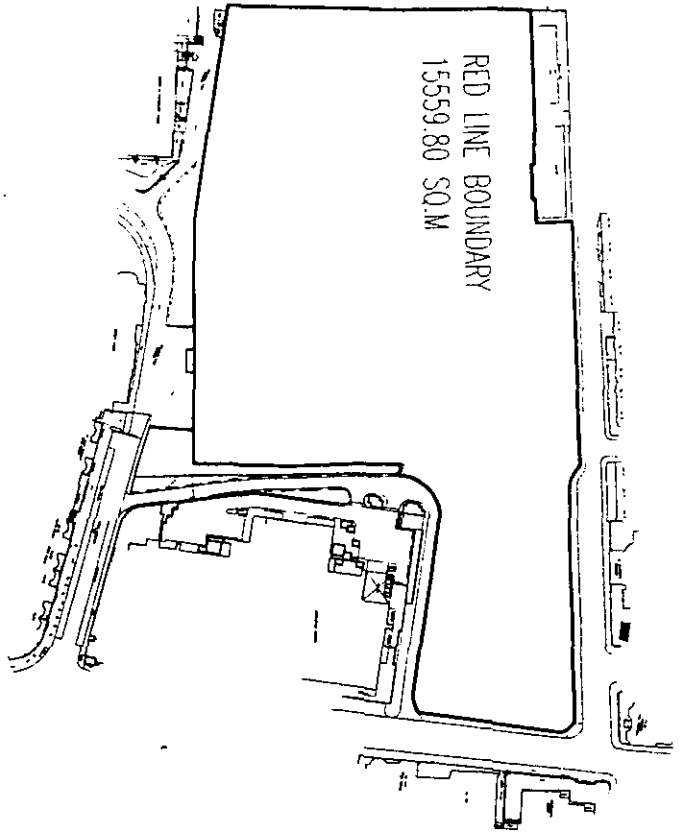
The architectural style of the building is similar to the Aubrey Walk building, but is larger in scale. The building is visually divided in two with each part at different heights to effect the stepping down of the roof-line between Kensington Heights and Aubrey Walk. The end (northern) elevation is gabled above a lowered cornice and parapet, which visually line with the building at the junction of Aubrey Walk and Campden Hill Road.

The materials selected for the apartment building will be selected brickwork above a stonework base. Samples of each type of material will be submitted to confirm the exact colour and texture of the masonry but the intention is to select stone and brickwork which is similar, but not identical to the materials used for the houses in the new square.

Large scale details and sample boards will be provided to confirm these matters in due course.

CONCLUSION

It is not often that an opportunity arises to build a new square in Kensington. This scheme reflects the varied architectural character of the area and attempts to provide modern buildings in a traditional form.



AUBREY WALK		REDEVELOPMENT		SCHEDULE OF AREAS	
HOUSE	TYPE	NO.	AREA sq.m	TOTAL AREA sq.m	PLANNING
			Gross Internal	Gross Internal	Gross External
A	5+STAFF	3	464.9	1394.7	1520.2
B	5+STAFF	3	478.9	1436.7	1566
C	5+STAFF	1	552.1	552.1	601.8
D	5+STAFF	4	418.8	1675.2	1825.9
E	5	3	391.7	1175.1	1280.8
F	5	2	340.9	681.8	743.2
G	5	1	358.2	358.2	390.4
H	5+STAFF	2	533.9	1067.8	1163.9
J	5+STAFF	2	406.8	813.6	886.8
SUB TOTAL		21		9155.2	9979
AUBREY WALK FLATS					
Ground floor including circulation etc.					593.3
G01		1	112.3	112.3	
G02		1	73.3	73.3	
G03		1	73.3	73.3	
G04		1	118.9	118.9	
First floor including circulation etc.					593.3
101		1	112.3	112.3	
102		1	122.1	122.1	
103		1	122.1	122.1	
104		1	118.9	118.9	
Second floor including circulation etc.					593.3
201		1	112.3	112.3	
202		1	122.1	122.1	
303		1	122.1	122.1	
304		1	118.9	118.9	
SUB TOTAL		12		1328.6	1779.9
CAMPDEN HILL ROAD					
Ground floor including circulation etc.					845.9
G01		1	102.2		
G02		1	112.2		
G03		1	107.3		
G04		1	114.3		
G05		1	103.9		
G06		1	103.4		
First floor including circulation etc.					825.4
101		1	116.4		
102		1	111.1		
103		1	120.1		
104		1	120.1		
105		1	111.1		
106		1	116.4		
Second floor including circulation etc.					770.6
201		1	102.8		
202		1	106.9		
203		1	109.4		
204		1	109.4		
205		1	106.9		
206		1	102.8		
Third floor including circulation etc.					749.8
301		1	142.5		
302		1	142.6		
303		1	109.4		
304		1	111.2		
305		1	102.8		
Fourth floor including circulation etc.					593.9
401		1	92.1		
402		1	101.1		
403		1	133.8		
404		1	142.5		
Fifth floor including circulation etc.					231.1
501		1	90.1		
502		1	93.7		
SUB TOTAL		29			4016.7
GRAND TOTAL		62			15775.6
NOTE : AREAS EXCLUDE GARAGES AT 33sq.m EACH AND BASEMENT PARKING/CIRCULATION					

AUBREY WALK				
CAMPDEN HILL RESERVOIR REDEVELOPMENT				
PLANNING APPLICATION				
SCHEDULE OF DRAWINGS				
DRWG. NO.	TITLE	SCALE	SIZE	DATE
Cover	Title Sheet			
Contents	Drawing List			
P099	Ordnance Survey Site Location Plan	1-2500	A1	
P100	Basement Car Park / Courts	1-250	A1	2-Nov-98
P101	Ground Plan	1-250	A1	2-Nov-98
P102	Elevations Sheet 1 - Campden Hill Rd and Aubrey Walk	1-200	A1	2-Nov-98
P103	Elevations Sheet 2 - East Terrace	1-200	A1	2-Nov-98
P104	Elevations Sheet 3 - West Terrace	1-200	A1	2-Nov-98
P105	Elevations Sheet 4 - South Terrace	1-200	A1	2-Nov-98
P106	Sections Sheet 1 - Section AA and BB	1-200	A1	2-Nov-98
P107	Sections Sheet 2 - Section CC, DD and EE	1-200	A1	2-Nov-98
P108	Floor Plans - House Types A,B,C	1-200	A1	2-Nov-98
P109	Floor Plans - House Types D,E,F	1-200	A1	2-Nov-98
P110	Floor Plans - House Types G,H,J	1-200	A1	2-Nov-98
P111	Campden Hill Road Flats - Plans and Elevations	1-200	A1	2-Nov-98
P112	Aubrey Walk Flats - Plans and Elevations	1-200	A1	2-Nov-98
P113	Tennis Court Plans	1-200	A1	2-Nov-98
8809 Sheet3	Campden Hill Road Elevation: West Side & K.Heights (North)	1-200(R)	A1	2-Nov-98
8809 Sheet4	Survey - Aubrey Walk Elevations-South Side	1-200(R)	A1	2-Nov-98
8809 Sheet5	Survey - Aubrey Walk Elevations-South Side	1-200(R)	A1	2-Nov-98
9029 Sheet3	Survey Plan through reservoir structure at low level	1-400(R)	A1	2-Nov-98
9029 Sheet4	Survey sections through reservoirs.	1-200	A1	2-Nov-98
9132 Sheet1	Survey Site Plan Sheet 1 and Sheet 2	1-400(R)	A1	2-Nov-98
9132 Sheet3	Survey - Aubrey Walk Elevations-North Side	1-200(R)	A1	2-Nov-98
9132 Sheet4	Survey - Elevations to Airlie Gardens and Kensington Heights	1-200(R)	A1	2-Nov-98
9132 Sheet5	Survey - Campden Hill Road - East Side & School Tech. Block	1-100	A1	2-Nov-98
9132 Sheet 6	Survey - Kensington Heights Car Park	1-200	A1	2-Nov-98

approximately 3m below existing covered reservoir level. The basement area accommodates a lower level of tennis courts and car parking, leaving the upper street deck level as pedestrianised arrangement with drop-off and delivery access only.

5.00 ENTRANCES/ACCESS

5.01 The main entrance into the scheme is off Aubrey Walk into a large paved courtyard space. From here vehicles can enter the basement level via a ramp under units backing onto the access to Kensington Heights or follow the narrow access route provided for deliveries and drop off.

5.02 Other pedestrian entries are provided off Aubrey Walk from a small public space and entry to the tennis courts up steps adjacent to the tennis court. Pedestrian entrances are also provided to the flats on Aubrey Walk and Campden Hill Road.

6.00 KEY SPACES/GENERAL LANDSCAPE PROPOSALS

The scheme divides into 4 main internal site areas:

- The entrance courtyard
- The main pedestrian axis off Aubrey Walk
- The tennis courts
- The turning area south of Aubrey Walk flats

6.01 Entrance courtyard

This is a predominantly hard space formed by the blocks of flats fronting onto Aubrey Walk and Campden Hill Road entered via a gated access through a wall fronting onto Aubrey Walk. It will be paved with high quality materials - granite setts with Yorkstone patterning and softened at its edges by shrub planting around the blocks of flats in raised planters.

6.02 Main pedestrian axis off Aubrey Walk

A substantial avenue of trees running at right angles to Aubrey Walk is proposed terminating in a small public seating area immediately off Aubrey Walk. This will form a pedestrian entry into the site and forms part of a "green" in the centre of the terrace of houses. This will be detailed to a high standard with granite setts and Yorkstone patterning around the green providing a surface for pedestrians and occasional vehicles and seating, Yorkstone paving and patterning at the pedestrian entrance. The public view will be of a green space off Aubrey Walk with large street trees directing views into the "green". Railings will define the edge of the public space.

6.03 Tennis courts

Two decks of tennis courts are located on the western side of the development screened from outside views by existing trees and shrubs which are retained and enhanced by some further tree planting.

6.04 Turning area south of Aubrey Walk flats

This is a feature allowing set-down of residents by car or taxi and forming a focal point

within the scheme. Again this will be detailed with granite setts in a circular pattern with radial and concentric strips of Yorkstone. It will be planted on its perimeter with shrubs in raised planters.

7.00 EXISTING TREES

7.01 There are a number of existing mature and semi-mature trees on the boundary of the site. A tree survey has been carried out by Eachus Huckson and its findings are endorsed by this report. The survey is attached in Appendix A. The great majority of the trees are retained. Generally, there will be a great deal more new trees planted than lost but 8 trees will be removed as a direct result of the development: Existing trees, their importance in the street scene, their retention or loss in the new development and replacement proposals are dealt with below. Description is given going around the boundary in clockwise direction.

7.02 Trees along Aubrey Walk

The most significant trees in terms of the character of the area are the large trees along Aubrey Walk:

- Tree no. 11 a mature ash tree immediately east of the tennis club.
- Tree nos. 1958, 1959, 1960, a group of 3 sycamores immediately west of the existing access into the site.

These are all retained and details of their protection during construction are given in section 9.00 of this statement.

7.03 Further west along Aubrey Walk are 3 young Turkish Hazel trees (tree nos: 8,9,10) in the footpath which are not currently of great value but which will mature to provide good street trees. These are retained.

7.04 The block of self-seeded vegetation to the north of the existing Pump House are not individually of great value but collectively form a block of greenery which softens the street frontage and screens views into the site. These are a group of self seeded young sycamores with one birch and an understorey of ivy and spindle. These will be lost in the new development. To compensate for this loss, there will be new shrub planting to the front of the proposed flat units along Aubrey Walk and a small public seating area well furnished with shrubs and street tree planting.

7.05 Trees along Campden Hill Road

There are 6 Gingko trees (tree nos. 2,3, 4, 5, 6) and one birch tree (tree no. 7) along the boundary with Campden Hill Road. The Gingkos are unusual trees not frequently planted in urban areas and these semi-mature specimens will grow to form valuable street trees. The birch is semi-mature and has medium value in townscape terms. These trees are all retained.

7.06 Trees along the access to Kensington Heights

There is a large specimen of Tree of Heaven (tree no. 1) growing from the base of Water Tower House and leaning heavily away from the building. The Eachus Huckson survey recommends Engineer's advice is sought regarding the proximity of this tree to the

building. However, the building is to be demolished as part of the development proposals and the retention of the tree in such close proximity to the building is not possible. This tree is removed in the new development. However new tree planting with an understorey of shrub planting will be provided as part of the development.

7.07 Trees along eastern boundary of site adjacent to Kensington Heights

Along the eastern boundary adjacent to Kensington Heights there is a strip of existing trees and shrubs on a shallow embankment. With the exception of one tree these are generally in good condition and screen views from the ground floor of Kensington Heights into the site. This strip of land is not in the ownership of the development site and these trees are all retained. (Tree nos 1914, 1915, 1916, 1917, 1918, 1919, 1921, 1922). It should be noted that one tree (no. 1920) is an elm which has died from Dutch Elm disease and should be removed.

7.08 Trees along the southern boundary

At the southern boundary the site borders Holland Park School and the West London College of Commerce. The trees along this embankment are large, self set sycamore in good condition and together with a shrub understorey represent a valuable screen between the College and the site.

At the western end of the site these trees are retained. (Tree nos 1941, 1940, 1939, 1938, 1937, 1936). Several trees are very close to the existing boundary wall and a structural engineer's advice should be sought to establish if they need to be removed (tree nos. 1936, 1938, 1939 and 1940). However, along the eastern end of the southern boundary the new private gardens to the southern terrace of housing are located. The excavations to achieve suitable levels for the new gardens will mean the loss of six existing sycamore trees/tree nos: 1930, 1931, 1932, 1933, 1934, 1935).

New tree planting will be carried out along this boundary and some shrub planting as an initial provision. This will almost certainly be enhanced by planting by the new residents.

Some Japanese Knotweed is recorded at the western end of this boundary which will need to be eradicated by persistent herbicidal treatment over a 3 year period.

7.09 Trees on Western boundary

The trees along the western boundary between the tennis courts and Holland Park occur along the embankment with a dense understorey of shrubs comprising Hawthorn,

Holly and laburnum. This belt of vegetation represents a valuable screen between Holland Park and the site although it is currently rather untidy. Tree species are quite varied including Sycamore, Ash, Oak, generally in good or fair condition.

This block of vegetation is retained. The vegetation will be protected as a block with protective fencing.

Some new tree planting will be provided to enhance this boundary.

7.10 A summary of existing trees to be removed is given at Appendix B.

8.00 TREE PROTECTION DURING CONSTRUCTION WORKS

8.01 Existing trees to be retained will be protected during construction works in accordance with BS 5837 with chestnut paling fencing 1.8m high erected generally to the extent of the tree canopies. Areas within the fencing will be 'no go' areas and no works will be carried out or materials stored in these areas. A full specification is included in Appendix C.

8.02 However, there are some instances where this is not practical:

- where tree canopies overhang existing public footpaths i.e. along Aubrey Walk and Campden Hill Road. (Tree nos 11, 1958, 8, 9, 10, 2, 3, 4, 5, 6, 7).
- where tree canopies overhang boundaries. This applies to trees on the western and southern boundary. No works are to be carried out beyond the south boundary. Protective fencing will be erected around these trees as a block on the site side.

8.03 Tree no: 11

This mature Ash is currently growing behind a retaining wall 720mm above ground level on Aubrey Walk. It is positioned on an embankment which rises a further 2m within the crown spread.

The proposal is to retain the existing retaining wall on Aubrey Walk and retain the existing access arrangement to the tennis club. Every care has been taken to ensure that new changes of level or excavation are minimalised within the tree canopy. Protective fencing will follow the back of the existing footpath.

8.04 Tree nos: 1958, 1959, 1960

This group of Sycamores are growing on an embankment behind a retaining wall on Aubrey Walk and 2 retaining walls running perpendicular to Aubrey Walk into the site. The proposal is to retain the existing wall east of the group and replace the walls north and west of the group of trees along a very similar alignment. The new block of apartments occupies the area immediately south of these trees and its floor levels have been designed to avoid excavation and construction within the tree canopies. The protective fencing will run along the Aubrey Walk boundary and around the tree canopies within the site except on the south side where a 2m working distance to the new building face will be allowed.

8.05 Tree nos: 2, 4, 5, 6, 7

This line of Ginkgo trees and one Birch will be individually protected to the full extent of their canopies except at the rear of the footpath where the protective fence will follow the back of the footpath line.

9.00 LANDSCAPE PROPOSALS IN DETAIL

The landscape proposals have three main objectives:

- to provide a substantial green boundary to the development.
- to provide a green core to the housing
- to generally soften and furnish the development with new trees and shrubs.

9.01 Green boundary

In addition to the retention or replacement of existing trees to the boundary of the site described in 7.00 above, extensive tree and shrub planting is proposed along the Aubrey Walk and Camden Hill Road frontages. Typically, a low wall and railings will define the edge of the site at the rear of the public footpaths. Between this and the residential buildings a varied mix of shrub planting and occasional tree planting will be provided commensurate with allowing views from and light into ground floor windows.

Other boundary conditions along the southern, western and eastern edges of the development comprise existing vegetation retained and enhanced and new private gardens (see 9.04 below).

9.02 Green Core

The provision of an avenue of trees perpendicular to Aubrey Walk and public seating area, described in 6.02 above.

9.03 General softening of development

All of the incidental spaces between hard circulation routes and walls or buildings will be planted to maximise the presence of greenery in the development.

9.04 Private & communal gardens

All of the green space around the new residences will be grassed with some tree and shrub planting. New residents will probably wish to personalise their private gardens. Communal garden areas and areas not in any specific ownership will be the subject of a maintenance and management regime.

9.05 Irrigation & soil depths

As some of the planted and grass areas will be on topsoil contained by planter walls on the concrete deck over the basement car park, it will be necessary to provide an irrigation system to ensure adequate water and nutrients are available to be plants. Where this occurs as private garden space, irrigation systems will be individually provided to each residence. A general irrigation system will serve other green areas over the basement. Considerable care has been taken to provide adequate topsoil depths for trees, shrubs and grass and where possible trees will be planted into vertical concrete shafts rising through the basement, filled with suitable topsoil and fill materials.

Generally, planted areas over basements will be 1500mm deep although the shrub areas immediately around the terraced houses will be shallower (between 500 to 1000mm depth).

9.06 Tree and shrub species

A full planting schedule is given in Appendix D. The intention is to use a single tree

species for the main avenue of trees and semi-public space off Aubrey Walk to provide a unified, formal appearance to this space. Elsewhere a diverse mix of tree and shrub species is proposed to give variety and individuality to garden and incidental spaces. The use of ground cover species is included to reduce maintenance. Climbers are proposed to soften new boundary walls.

10.00 MAINTENANCE

All green space outside of private ownership will be the subject of a maintenance contract which will ensure that grass areas are regularly mown, shrubs are pruned when necessary and tree health is monitored. Replacement planting will be carried out to deal with any plant failures.

11.00 SUMMARY

The proposed development will be built within a site with significant boundary tree cover which will be largely retained. Whilst eight trees will be removed as a direct remit of the development, only five are good specimens and their loss will be more than compensated for by new planting and the new tree planted "green".

New tree and shrub planting will enhance and replace where necessary the green boundary to the development and soften and furnish the spaces between new buildings.

APPENDIX A:

Eachus Huckson Existing Tree Survey

Facius Huckson

**CAMPDEN HILL RESERVOIR
TREE SURVEY - to be read in conjunction with drawing no 9742. 01**

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1	STREET TREES					
1a South and East of Water Tower House, Campden Hill Road						
1	Ailanthus altissima (Tree of Heaven)	12	90	5	Growing from base of Water Tower House.	Large tree growing immediately at the base of Water Tower House and leaning heavily away from the building. Seek Engineers advice regarding proximity to building.
2	Ginkgo biloba (Maidenhair Tree)	8-10	35	1.5	Good	Young tree in paving.
3	Ginkgo biloba (Maidenhair Tree)	8	35	1.5	Good	Young tree in paving.
4	Ginkgo biloba (Maidenhair Tree)	8-10	35	1.5	Good	Young tree in paving.
5	Ginkgo biloba (Maidenhair Tree)	8-10	45	1.5	Good	Young tree in paving.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
6	Ginkgo biloba (Maidenhair Tree)	6-8	30	1.5	Good	Young tree in paving.
7	Betula pendula (Birch)	10-12	90	3	Good	Tree set in paving.
1b Street trees to Aubrey Walk						
8	Corylus colurna (Turkish hazel)	7-8	40	1.5	Good	Street tree in edge of pavement to Aubrey Walk.
9	Corylus colurna (Turkish hazel)	7-8	48	2	Good	Street tree in edge of pavement to Aubrey Walk.
10	Corylus colurna (Turkish hazel)	7-8	45	2	Good	Street tree in edge of pavement to Aubrey Walk.
11	Fraxinus excelsior (ash)	12-15	260	6.5	Good	Large tree with 2 stems from 2m above ground level. Tree stands on elevated ground behind 1m high retaining wall. Large limbed tree which has had branches lopped in the past leading to regrowth from stems. Requires removal of any dead or dying branches together with inspection for any cavities in fork of tree (too high to be visible from ground).

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
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2 SITE TREES

Individual trees marked on site with tree tag (numbers given below)

2a Trees on a steep embankment between the existing Pump House and Aubrey Walk

1913	Betula pendula (silver birch)	8-10	max 80cm (3 stems)	2.5	Poor	Old multi stemmed tree covered in ivy and in poor condition at eastern end of Group 1.
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Gr.1	Acer pseudoplatanus (sycamore)	7+	Varies	Varies	Good	A linear group of young self set sycamore - single and multi-stemmed from ground level. The trees stand on a steep bank above a retaining wall, backed by the remains of an overgrown privet hedge.
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2b Trees to eastern side of site

The trees in this area form two distinct groups

- i) Young self set sycamore at the top of an existing retaining wall, forming the boundary with Kensington Heights. The embankment has grass cover with areas of shrubs comprising Pyracantha, Viburnum tinus, Forsythia and Coroneaster.
- ii) larger mature trees on an existing embankment at the southern corner of the site

1914	Acer pseudoplatanus (sycamore)	7.5	50	2	Good	Young self set tree very near boundary retaining wall.
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1915	Acer pseudoplatanus (sycamore)	6	40	2	Good	Young self set tree very near boundary retaining wall.
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NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1916	<i>Acer pseudoplatanus</i> (sycamore)	6	25	2	Good	Young tree splits at 0.5m above ground level.
1917	<i>Acer pseudoplatanus</i> (sycamore)	9	40	2	Good	2 young trees adjacent to retaining wall.
1918	<i>Acer pseudoplatanus</i> (sycamore)	9	40 (3 stems)	3	Good	Multi stem - 3 stems from base.
1919	<i>Acer pseudoplatanus</i> (sycamore)	6	35	1.5	Good	Young tree at top of embankment.
1920	<i>Ulmus procera</i> (elm)	12	50	7	Dead	Tree affected by Dutch Elm Disease. Remove.
1921	<i>Acer pseudoplatanus</i> (sycamore)	8	70	4	Good	Branches out from 2m above ground level.
1922	<i>Tilia europaea</i> (lime)	12	180-200	3	Good	Suckering from base with some dead/damaged wood in canopy. (Hestnut paling fence wrapped around bole of tree. Remove suckers and fence from around base. Remove dead/dying wood from the canopy having regard for the shape of the tree.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1923	Ulmus procera (elm)	10	55	3	Affected by Dutch Elm Disease.	Although the tree shows apparently live bud at higher level, affected by Dutch Elm Disease. Remove.
1924	Ulmus procera (elm)	9	50	2.5	Affected by Dutch Elm Disease.	Near to boundary wall, and affected by Dutch Elm Disease. Remove.
1925	Acer pseudoplatanus (sycamore)	12	multi-stem	3	Good	Stand of trees multi stemmed from ground level standing at base of existing bank and covering area of 1.5-2m.
	Ulmus procera (elm)				Leaning badly	One major trunk of elm leaning over boundary wall should be removed.
1926	Ulmus procera (elm)	6-8	60 (2 stems)	2	Dead	Twin stemmed tree close to boundary wall. Remove.
1927	Ulmus procera (elm)	6-8	25	2	Dead	Tree has died from Dutch Elm Disease. Remove.
1928	Acer pseudoplatanus (sycamore)	9-10	90	3.5	Good	Tree is sound but stands close to 1.5m high boundary brick wall which has a crack in it. The tree needs to be removed to avoid further damage to the wall or the boundary wall reconstructed in this area to accommodate the tree.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1929	<i>Acer pseudoplatanus</i> (sycamore)	8	80	2.5	Good	Single main stem which splits at 1.5m above ground level. Standing at top of the existing bank. The tree is leaning slightly towards the southern corner of the site. Remove any dead or damaged branches.
1930	<i>Acer pseudoplatanus</i> (sycamore)	7-8	55	3	Good	Single stem tree near internal fence.

2c Trees along the southern side of the site

These comprise mostly self set sycamore, some reasonably large, set on a shrub and grass covered embankment. At the western end the embankment has areas of dense shrub cover comprising mostly *Forsythia* and *Viburnum tinus*. Small areas of Japanese Knotweed evident at western end of site.

1931	<i>Acer pseudoplatanus</i> (sycamore)	8	45	2.5	Good	Coppiced sycamore with 6 major stems from base. Remove dead or damaged shoots.
1932	<i>Acer pseudoplatanus</i> (sycamore)	12-13	75 (2 stems)	4.5	Good	Multi stemmed tree (2 stems from ground level)
1933	<i>Acer pseudoplatanus</i> (sycamore)	12	55	2	Poor	Very young tree splits at 2m above ground level, suppressed by trees on adjacent site. Remove.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1934	Acer pseudoplatanus (sycamore)	12	40-50 (3 stems)	3	Good	Multi stemmed tree (3 stems from base) growing on top of a low concrete retaining wall. May need to be removed to avoid future problems of stability.
1935	Acer pseudoplatanus (sycamore)	12	65	2.5	Good	Single stem tree with suckers from base which should be removed.
1936	Acer pseudoplatanus (sycamore)	8-9	40 (2 stems)	2	Good	Multi stemmed tree (2 stems) growing at base of existing brick wall on perimeter of site. May need to be removed to avoid future damage to boundary wall.
1937	Acer pseudoplatanus (sycamore)	5-6	25	2	Fair	Multi stemmed self set tree growing at edge of existing steps.
1938	Acer pseudoplatanus (sycamore)	8-9	4	2-3	Good	Multi stemmed tree (4 stems from ground level) growing at the edge of concrete retaining wall. May need to be removed to avoid future problems of stability.
1939	Acer pseudoplatanus (sycamore)	6-7	multi-stem	2-3	Good	Multi stemmed tree (8-10 stems all small girth) growing at the edge of a concrete retaining wall. May need to be removed to avoid future problems of stability.

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1940	Acer pseudoplatanus (sycamore)	9	55 (3 stems)	3	Good	Multi stemmed sycamore immediately adjacent to retaining wall at the edge of the site (3 stems from 300mm above ground level). May need to be removed to avoid future damage to wall.
1941	Acer pseudoplatanus (sycamore)	8-9	5	3-3.5	Good	Multi stemmed young tree (5 stems) at bottom of existing bank with ivy cover for 2m above ground level. Remove ivy and dead wood.

2d Trees along the western side of the site

These trees are growing on a west facing embankment covered with dense areas of shrub cover comprising thorn, Euonymus, Laburnum and holly with the remains of a privet hedge forming a tall line of untidy shrubs at the top of the embankment. Only trees identifiable as individual specimens of a reasonable size are noted here.

Whilst some of the taller mature trees may have been planted, many of the specimens comprise self set sycamore of varying age. The remains of past ornamental planting is evident in species such as Laburnum.

1942	Acer pseudoplatanus (sycamore)	10-12	140	3.5	Fair	Single stem tree with young suckers from base. Ivy covered for two thirds height branching out from this point.
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TF902126

LANDSCAPE DESIGN STATEMENT

AUBREY WALK

**The Redevelopment of Water Tower House
and the Former Campden Hill Reservoir Site**

**First Draft August
Revision A: 30 September 1998
Revision B: 23 October 1998**

Job No: 10337

**Prepared by
Broadway Malyan Landscape**

AUBREY WALK - LANDSCAPE DESIGN STATEMENT

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- 5.00 ENTRANCES / ACCESS
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APPENDICES:

- APPENDIX A: EACHUS HUCKSON EXISTING TREE SURVEY
- APPENDIX B: SUMMARY OF EXISTING TREES TO BE REMOVED
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- APPENDIX D: SCHEDULE OF TREES AND SHRUBS
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1.00 INTRODUCTION

- 1.01 This landscape design statement has been prepared to support the detailed planning application and application for conservation area consent for a new residential development with re-arranged existing tennis facilities on the Campden Hill reservoir site.
- 1.02 Refer Broadway Malyan Landscape drawing no. 10337/100 and Eauchus Huckson Tree Survey.

2.00 EXISTING SITE

- 2.01 The existing site (1.6Ha) accommodates a covered reservoir with tennis courts on the cover level, an existing pump house building and the Thames Water offices known as "Water Tower House". Vehicle access into the site is gained from Aubrey Walk along its northern boundary with separate access into the rear of Water Tower House from Aubrey Walk and the access to Kensington Heights.
- 2.02 Pedestrian entry to the tennis courts is from an external stairway from Aubrey Walk alongside the tennis club building.
- 2.03 Existing landscape is confined to the boundaries and consists mostly of self seeded trees with a shrub understorey. Some of these trees are mature and significant (See 7.00).

3.00 SITE CONTEXT

- 3.01 The site is within the Royal Borough of Kensington in a generally residential area. Holland Park lies immediately to the west, Holland Park School and West London College of Commerce are immediately to the south. Residences along Campden Hill Road including Kensington Heights are located on the eastern boundary and residences along Aubrey Walk are along the northern boundary. The site is at present screened by existing trees and shrubs on its western and southern boundary, and by housing and trees on its northern boundary but with views in from the east from upper floors of the Kensington Heights block of flats and clear views from Campden Hill Road onto Water Tower House.
- 3.02 The character of the area is generally of a very high visual quality. Leafy roads and parkland and generally Georgian and Victorian housing of outstanding quality. Kensington Heights and Water Tower House are rather unsightly within this general urban fabric being 1960s period buildings of 5 and 6 floors.

4.00 THE NEW DEVELOPMENT

- 4.01 The new housing scheme takes advantage of the existing level arrangements using the floor of the existing reservoir as a new basement level. A new structure over the reservoir will act as a new level for the tennis courts set at the existing cover level. The general new street level for the housing is set close to the existing level of Aubrey Walk

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1943	Fraxinus excelsior (ash)	12	170	3.5	Poor	Badly pruned with dead wood in a badly congested canopy. Near boundary wall. Remove. Young oak adjacent.
1944	Quercus robur (oak)	10-12	140	2	Good	Very good condition clear stemmed oak leaning slightly towards tennis courts. Minor removal of dead or damaged shoots.
1945	Crataegus monogyne (thorn)	5-6	110	2-3	Poor	Decay is evident to the main tree stem and the canopy is showing signs of stress with dead branches and bark loss. Remove.
1946	Crataegus monogyne (thorn)	5-6	80 (2 stems)	4	Fair	2 stems from ground level with reasonable shaped crown. Some congestion and dead wood. Requires selective pruning to remove dead wood and tidying crown.
1947	Laburnum anagyroides (laburnum)	6	50 (multi-stem)	2	Good	Multi-stemmed from ground level.
1948	Acer pseudoplatanus (sycamore)	9-10	60	2	Good	Young sycamore.