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FILE No. TP/98/2126

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

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

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

APPENDIX B:

Summary of Existing Trees to be Removed

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

Other trees that require attention:

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

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

APPENDIX C

Protection of Existing Trees to be Retained Specification.

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

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

PROTECTIVE FENCING TO EXISTING TREES AND VEGETATION TO BE RETAINED:

To be 1.8m high Cleft Chestnut Pale Fencing, all in accordance with BS 1722 Part 4, Specification for Cleft Chestnut Pale Fences.

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

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

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

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

APPENDIX D

Aubrey Walk - Planting Schedule

AUBREY WALK - PLANTING SCHEDULE

APPENDIX D

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

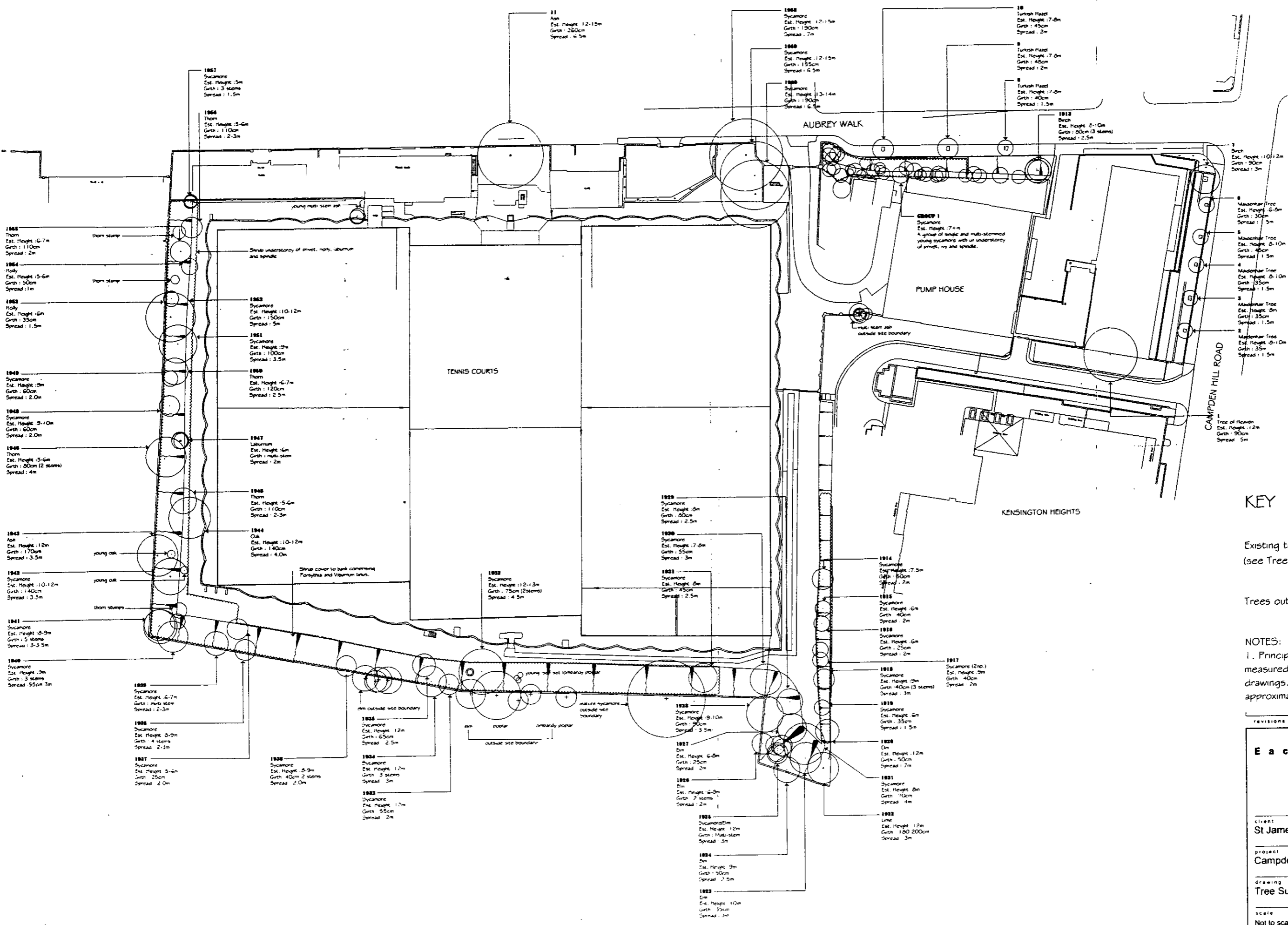
Hebe 'White Gem'	300-450mm high	500mm
Lavandula stoechas 'French Lavendar'	"	"
Mahonia media 'Charity'	450-600mm high	600mm
Prunus lusitanica	"	"
Olearia macrodonta 'Major'	"	"
Potentilla 'Elizabeth'	"	"
Potentilla Davurica 'Abbotswood'	"	"
Potentilla 'Primrose Beauty'	"	"
Photinia fraseri 'Red Robin'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

APPENDIX E

Schedule of Hard External Finishes:

Access Roads: Granite setts with Yorkstone banding.

Footpaths: Yorkstone flags with Yorkstone banding.



TF982126

KEY

Existing trees
 (see Tree Survey Report)

Trees outside site boundary

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

REVISIONS

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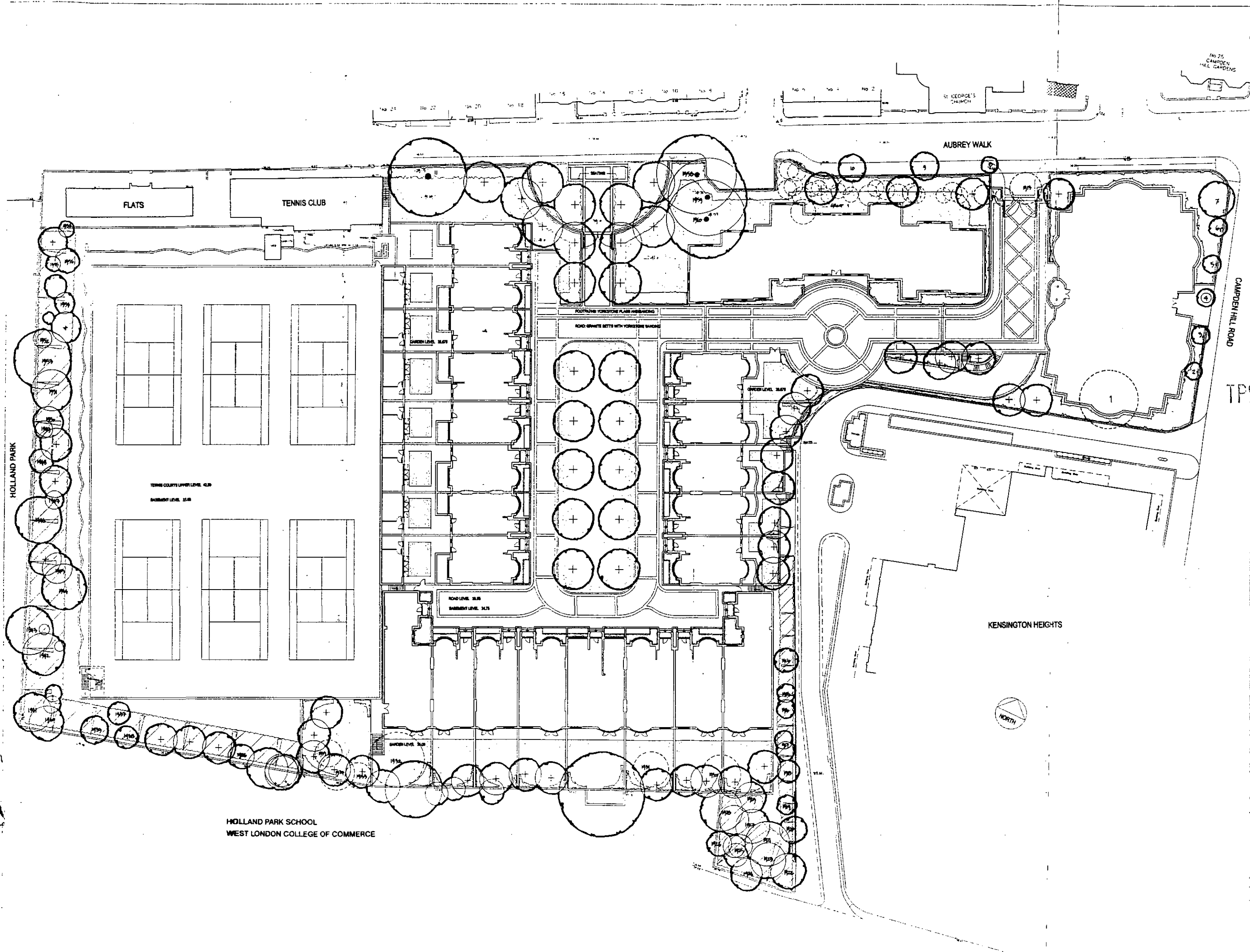
client
St James Homes

project
Campden Hill Reservoir







drawing
Tree Survey

scale date 1998

Not to scale 20 February 1998 9742.01



CONTRACTORS ARE NOT TO SCALE DIMENSIONS FROM THIS DRAWING

- KEY:**
-  EXISTING TREE RETAINED
 -  EXISTING VEGETATION RETAINED
 -  EXISTING TREE REMOVED
 -  PROPOSED TREE
 -  PROPOSED SHRUBS
 -  PROPOSED GRASS

TP982126

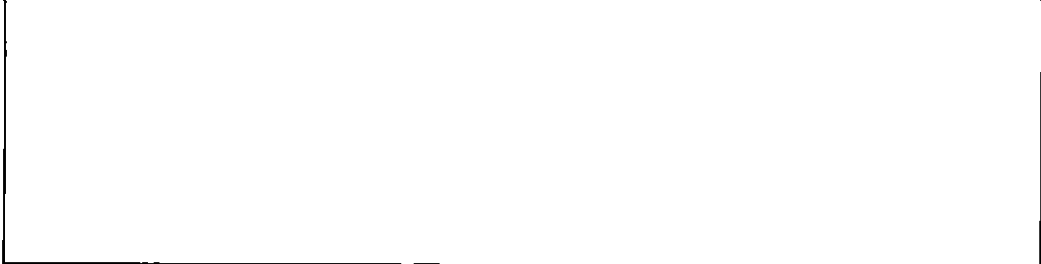
A SCHEME AMENDED TO NEW BUILDING ARRANGEMENTS 25.10.99

BROADWAY MALYAN LANDSCAPE
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ST. JAMES HOMES

AUBREY WALK
 CAMPDEN HILL
 RESERVOIR
 LANDSCAPE
 PROPOSALS

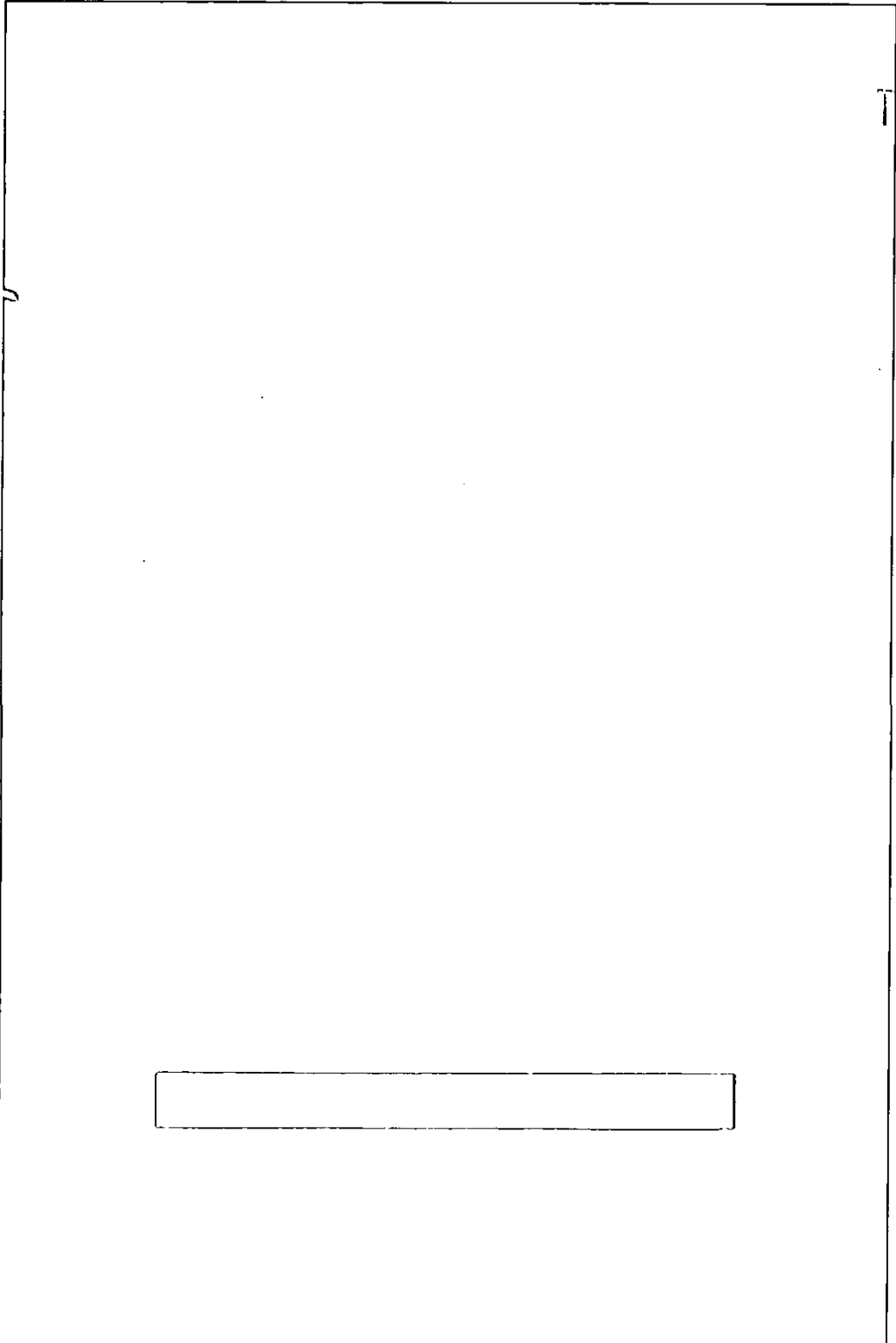
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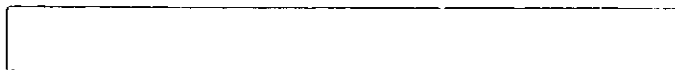
T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S



TP982126



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

**An Archaeological Desk-Based Assessment
for St James Homes**

by Steve Ford
Thames Valley Archaeological Services

Site Code: CHRL98/64

October 1998

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

by Steve Ford

Report 98/64

Introduction

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

Site Description, Location and Geology

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

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

Planning Background and Development Proposals

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

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

Paragraph 21 states:

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

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

Paragraph 8 states:

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

Paragraph 18 states:

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

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

Paragraph 25 states:

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

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

CD81: To encourage the conservation, protection and enhancement of sites of archaeological importance and their setting and their interpretation and presentation to the public.

CD82: To require where development is proposed on sites of archaeological significance or potential that archaeological field evaluation takes place before development proposals are determined; that remains and their settings are permanently preserved either in situ, or exceptionally by record; and that provision is made for an appropriate level of archaeological excavation and recording to take place prior to development commencing on site.

CD84: To preserve or enhance all scheduled ancient monuments and other nationally important archaeological sites and monuments in the borough.

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

Methodology

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

Archaeological Background

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

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

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

Cartographic and Documentary Sources

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

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

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

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

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

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

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

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

Listed Buildings

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

Discussion

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

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

References

- BGS, 1981, *British Geological Survey*, Sheet 270, Drift Edition, 1:50000, Keyworth
- PPG16, 1990, *Archaeology and Planning*, Department of the Environment Planning Policy Guidance note 16, HMSO
- RBKC 1995, *Royal Borough of Kensington and Chelsea Unitary Development Plan*, Adopted August 20th 1995, Kensington

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

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

Appendix 2: Historic and modern maps consulted

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

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8	BOREHOLE No 5
CLIENT: Berkeley Homes Thames Valley	Period: 30/01/98
BORING METHOD: Cable tool percussion - 150 mm dia - cased to 3.00 m	

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

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

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

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

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8	BOREHOLE No 3A
CLIENT: Berkeley Homes Thames Valley	
BORING METHOD: Cable tool percussion - 150 mm dia - cased to 3.00 m	Period: 30/01/98

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

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

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

































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PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8	BOREHOLE No 4
LOCATION: Berkeley Homes Thames Valley	Period: 28/01/98
DRILLING METHOD: Cable tool percussion - 150 mm dia - cased to 1.50 m	

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

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

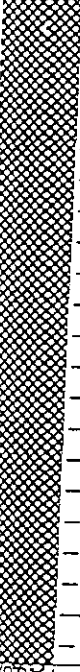
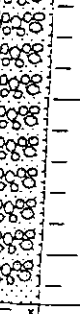

No	Samples		Depth m	SPT N	Legend	Depth m	Description
	No	Type					
							Made ground (250 mm thickness of reinforced concrete over brick and concrete hardcore)
1		D	0.80				Firm, becoming stiff, brown fissured silty CLAY
2		U	1.00-1.45				
3		D	1.50				
4		D	2.30	15			
		SPT	2.30				
5		U	3.00-3.45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

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8		BOREHOLE No 2
CLIENT: Berkeley Homes Thames Valley		
BORING METHOD: Cable tool percussion - 150 mm dia - cased to 6.00 m		Period: 23/01/98

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

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

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

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PRELIMINARY

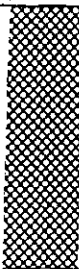
PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8
CLIENT: Berkeley Homes Thames Valley
BORING METHOD: Cable tool percussion - 150 mm dia - cased to 1.50 m

**BOREHOLE
No 3**

Period:
28/01/98

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

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

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

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

PRELIMINARY

PROJECT: Campden Hill Reservoir, Aubrey Walk, London, W8	BOREHOLE No 1
CLIENT: Berkeley Homes Thames Valley	Period: 27/01/98
BORING METHOD: Cable tool percussion - 150 mm dia - cased to 1.50 m	

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

REMARKS: Gas monitoring standpipe installed at 6.00 m

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



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

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

Our ref
HD/5021/274/1

25 February 1998

Dear Mr George,

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

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

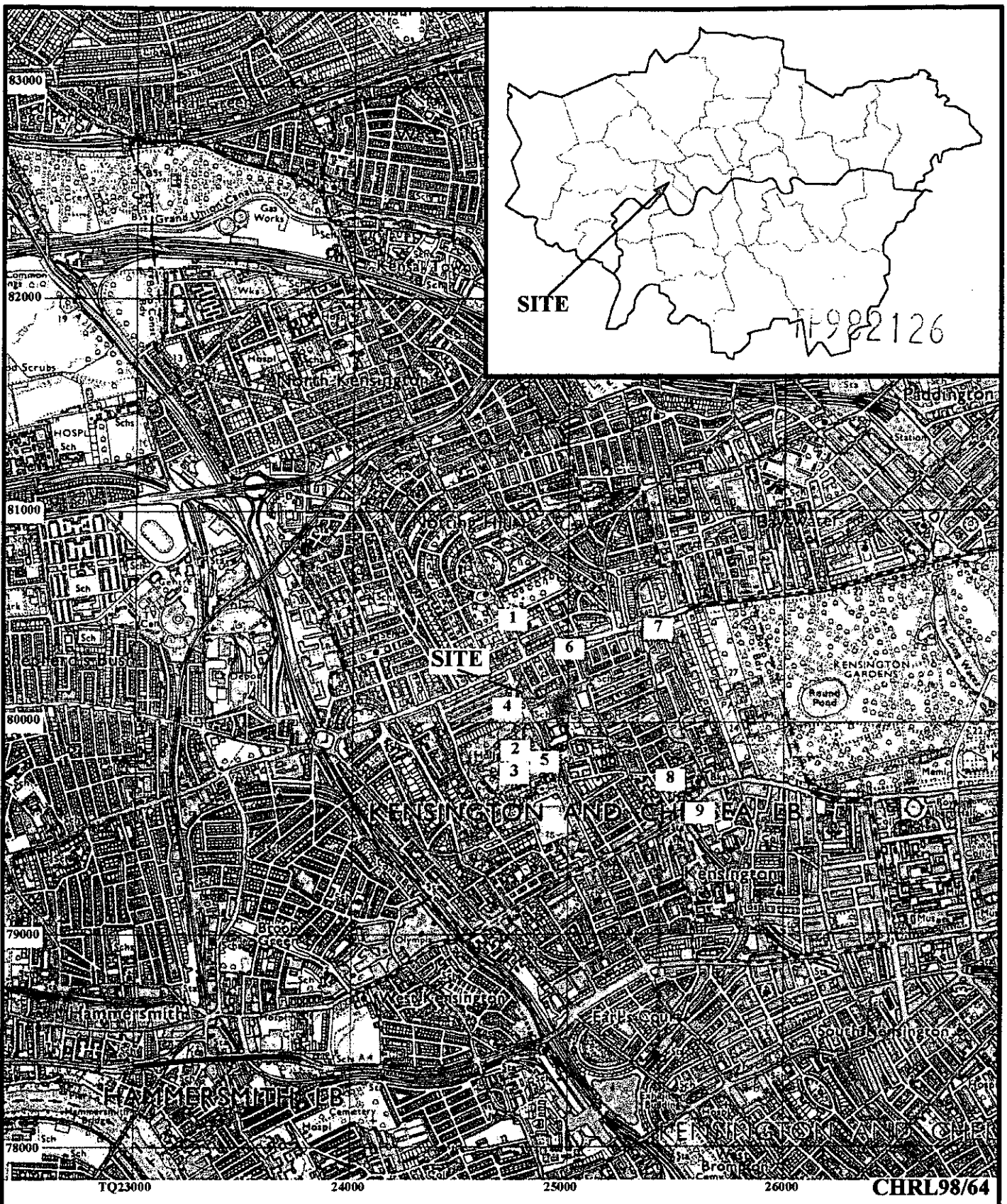
The reservoir was assessed in 1996 by English Heritage, who are the Department's statutory advisers on listing matters. English Heritage commented that this brick-built, vaulted reservoir of 1869 appears to be a fairly standard example for the period, and a number of others survive. This building was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

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

Yours sincerely,

D. S. Coles

DJ COLES
LISTING BRANCH



**Campden Hill Reservoir, Kensington,
Greater London, 1998**

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

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

Ordnance Survey Licence AL52324A0001

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES

Campden Hill Reservoir, Kensington, Greater London, 1998

TP982126

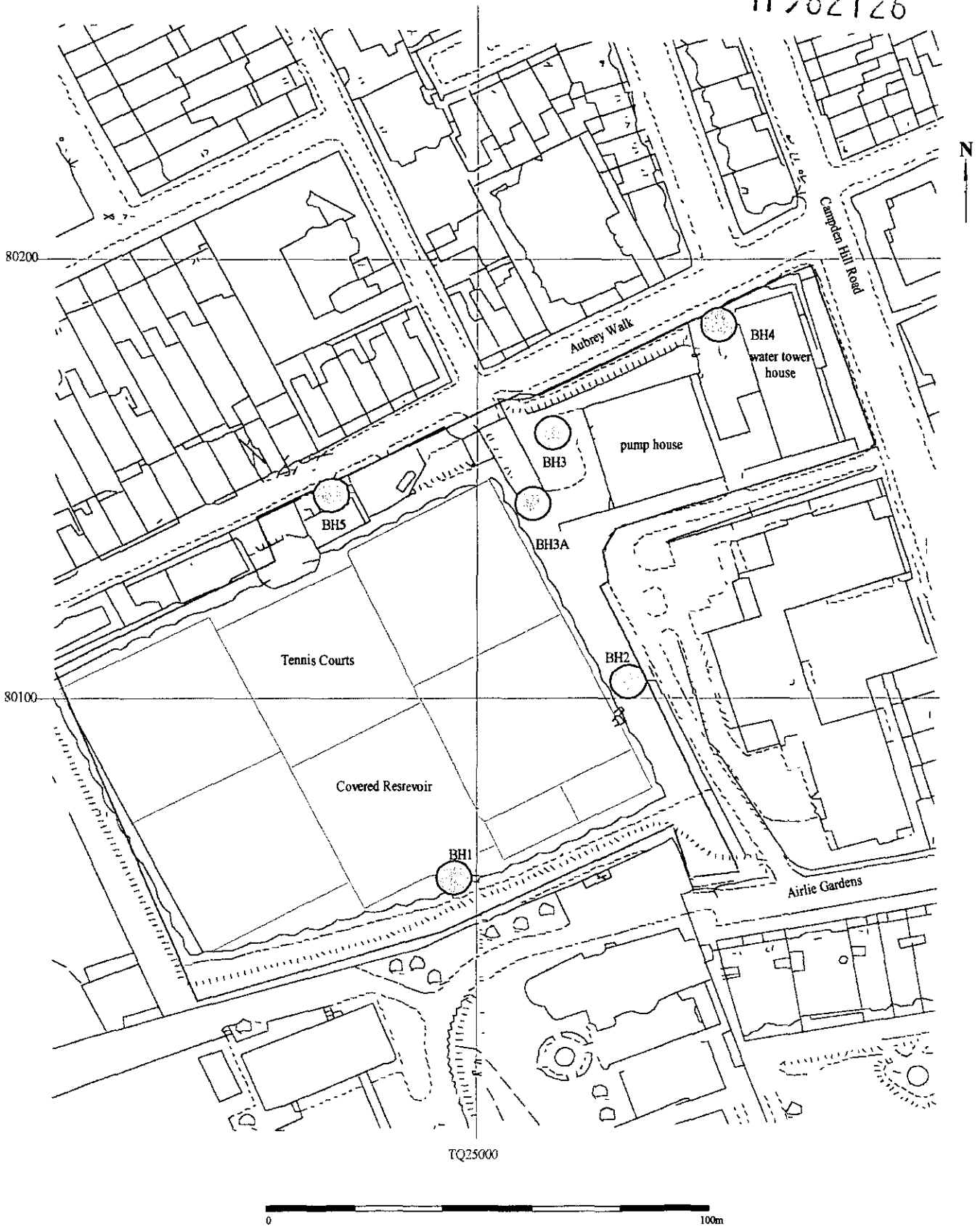


Figure 2. Location of application area showing current use and location of boreholes.

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Campden Hill Reservoir, Kensington, Greater London, 1998

TF982126



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

CHRL98/64

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Campden Hill Reservoir, Kensington, Greater London, 1998

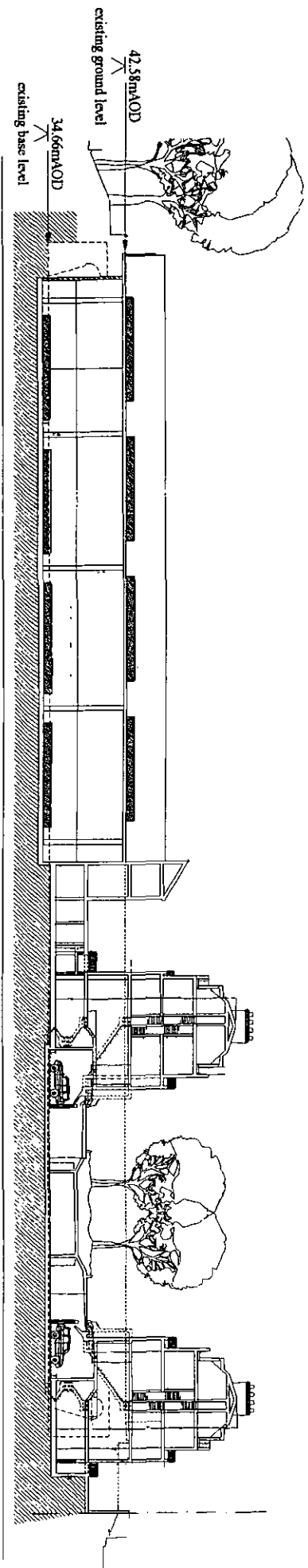
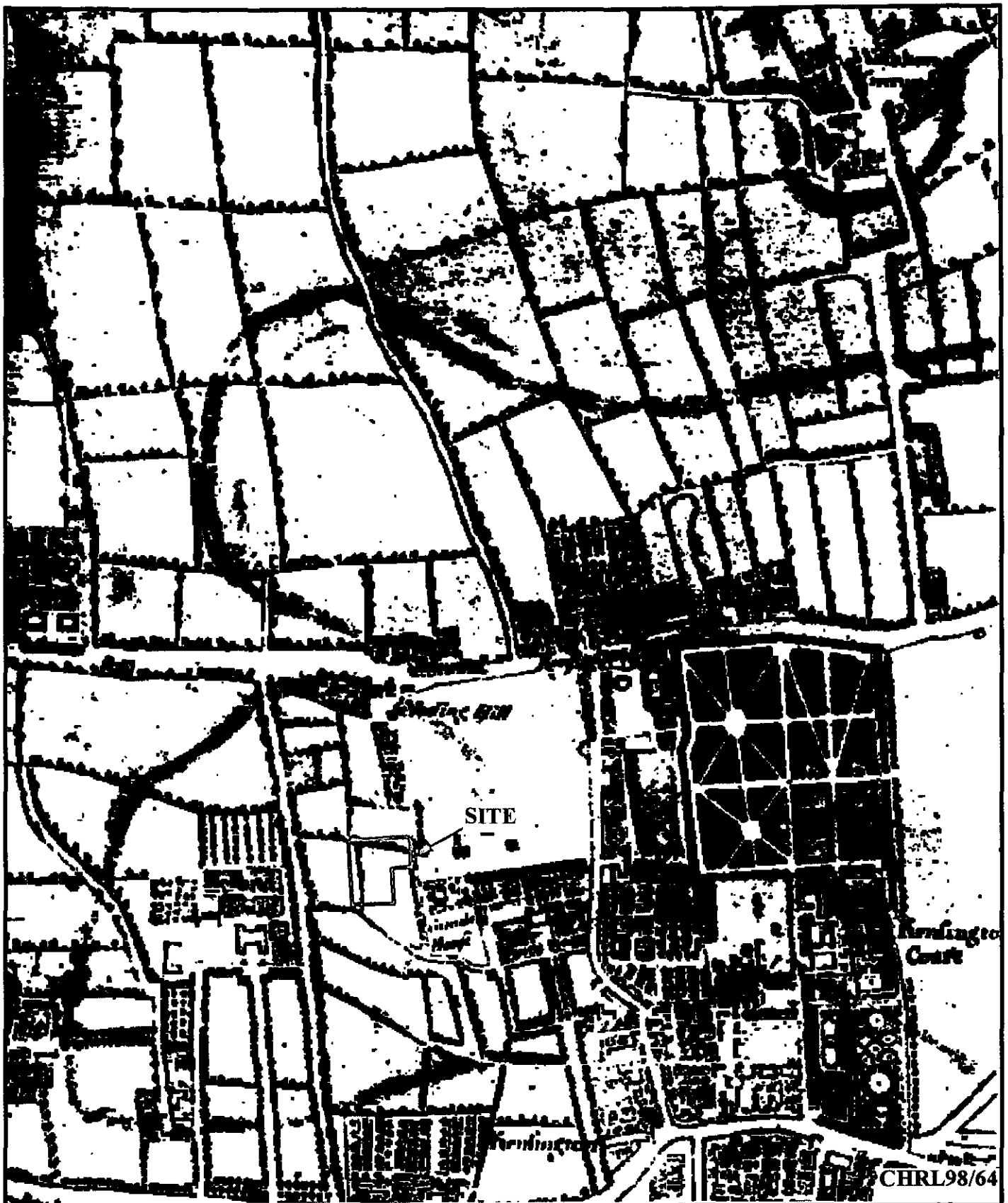


Figure 4. Section of development proposals.

35-

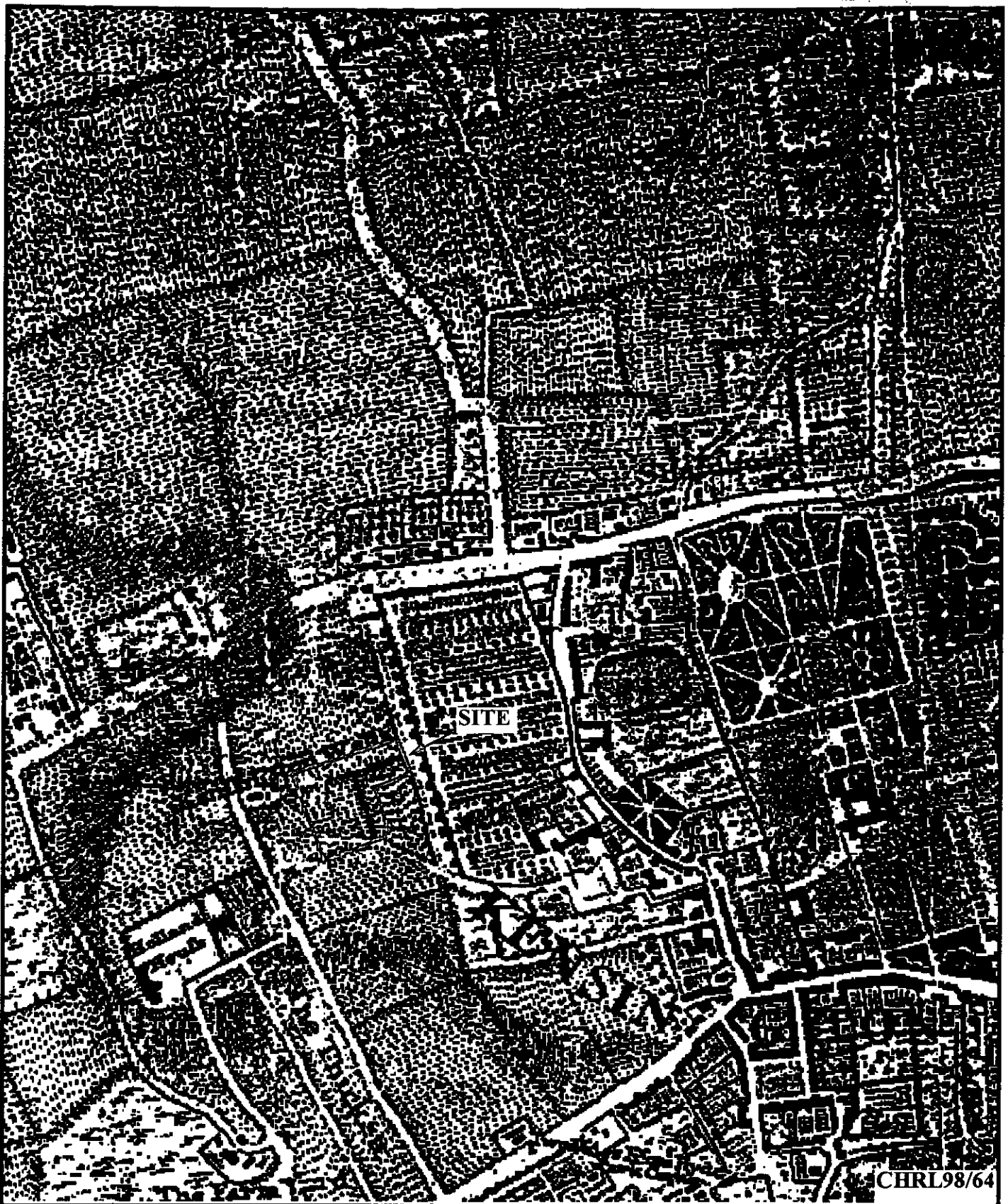
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CHRL98/64



**Campden Hill Reservoir, Kensington,
Greater London, 1998**

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

T H A M E S V A L L E Y
ARCHAEOLOGICAL
 S E R V I C E S



Campden Hill Reservoir, Kensington,
Greater London, 1998

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

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES



CHRL98/64

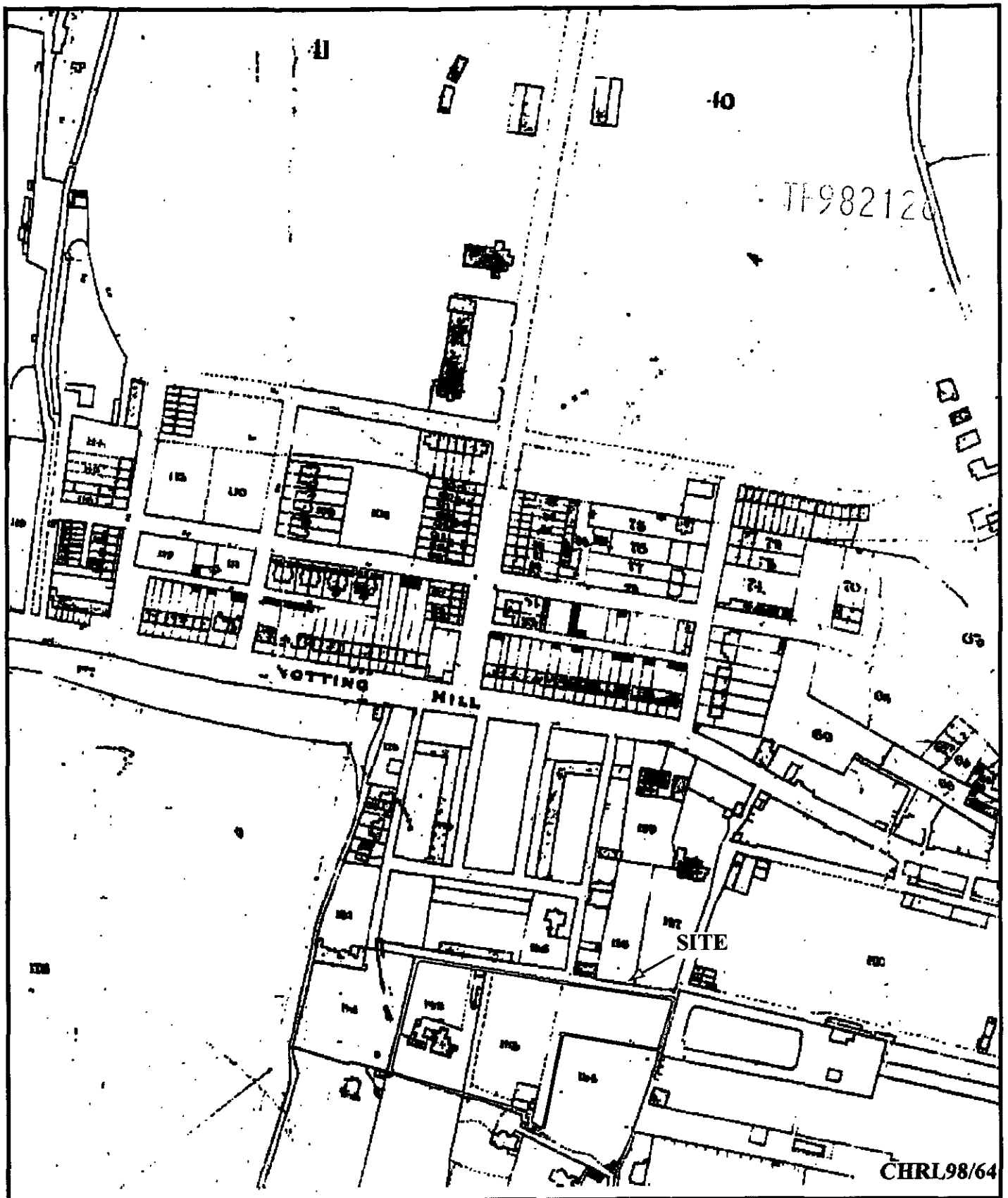
Campden Hill Reservoir, Kensington,
Greater London, 1998

Figure 7. Crutchley, 1829.

T H A M E S V A L L E Y

ARCHAEOLOGICAL

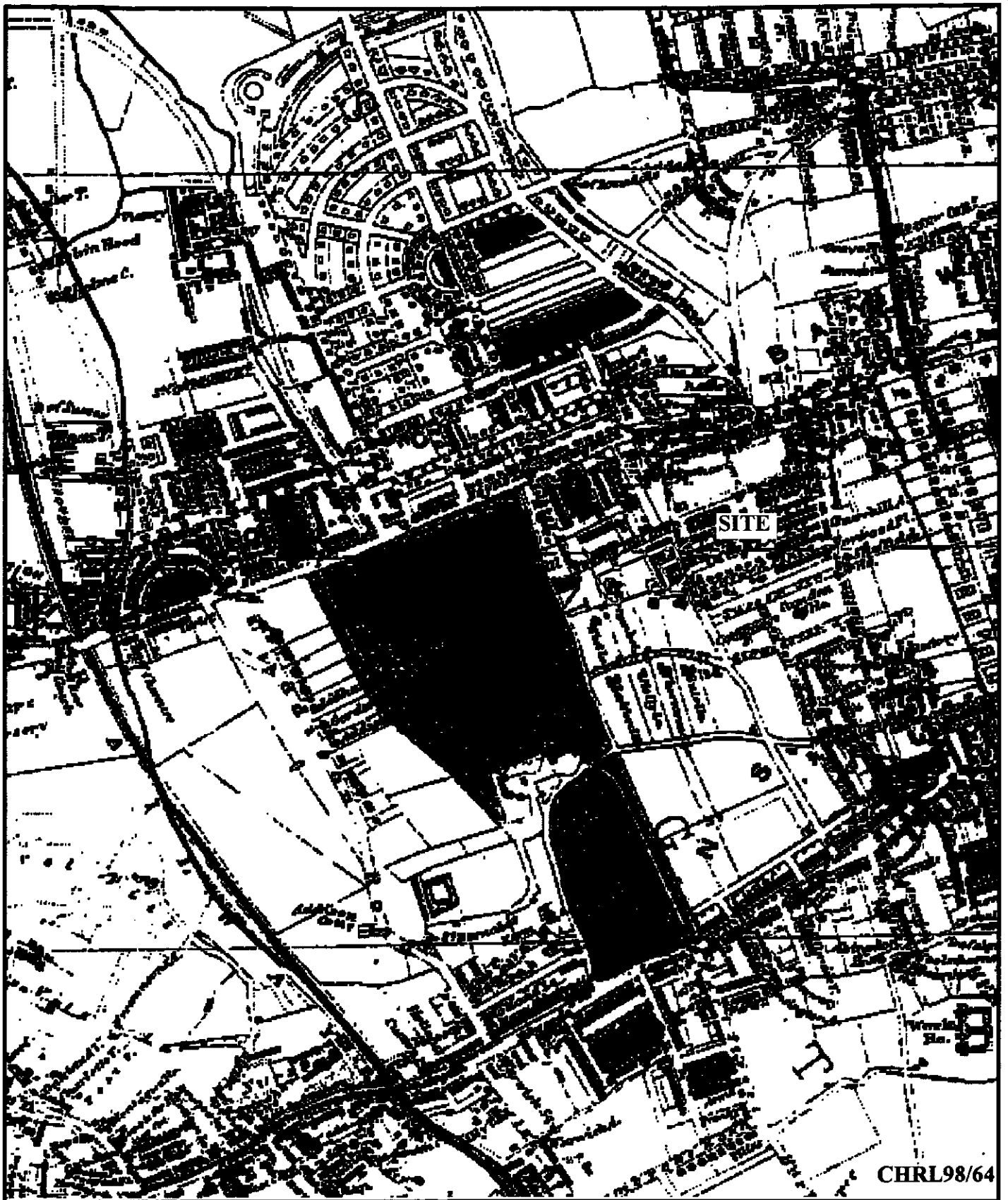
S E R V I C E S



**Campden Hill Reservoir, Kensington,
Greater London, 1998**

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

T H A M E S V A L L E Y
A R C H A E O L O G I C A L
S E R V I C E S



Campden Hill Reservoir, Kensington,
Greater London, 1998

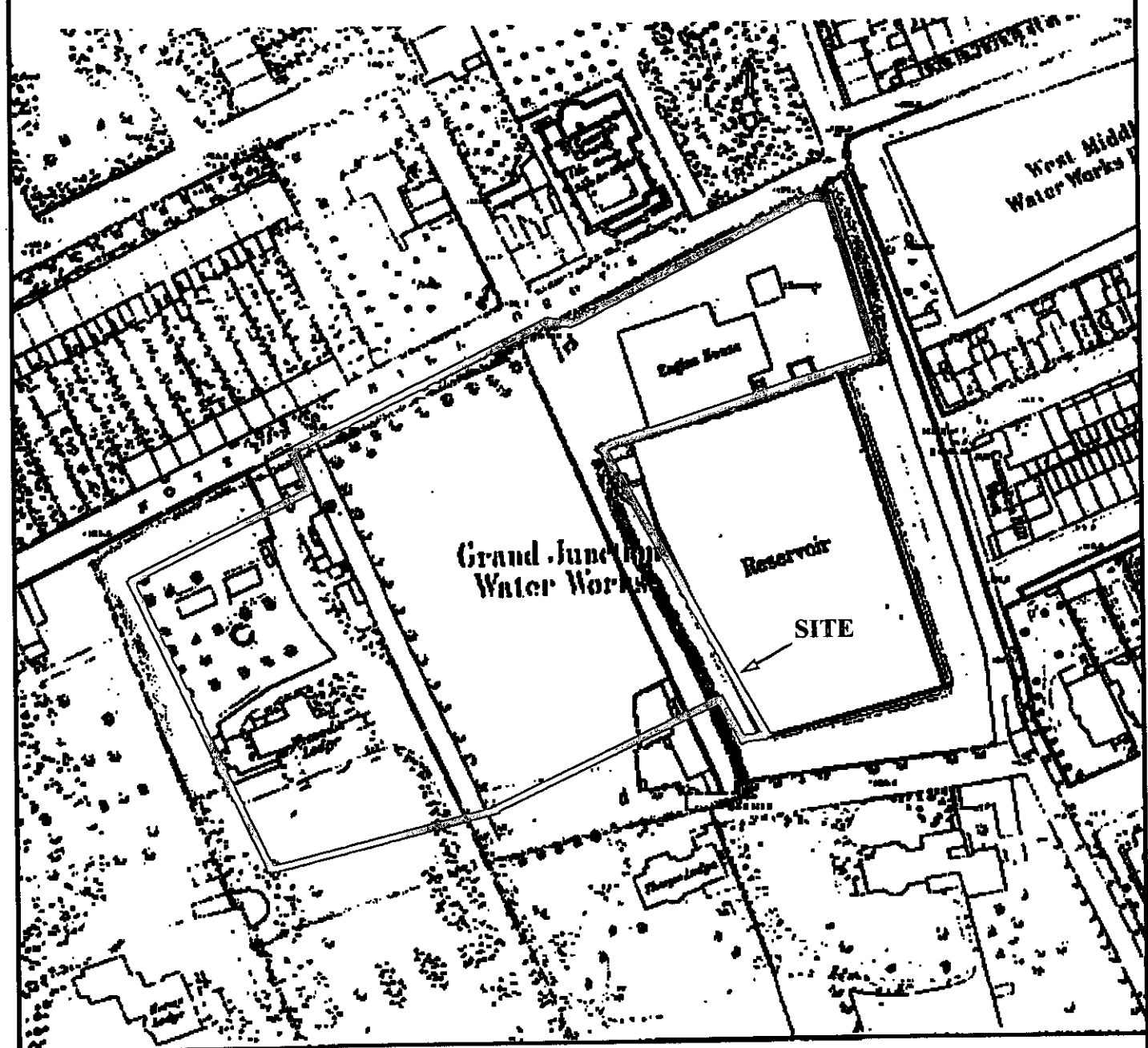
Figure 9. Wyld, 1948.

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

TP982126



CHRL98/64

Campden Hill Reservoir, Kensington,
Greater London, 1998

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

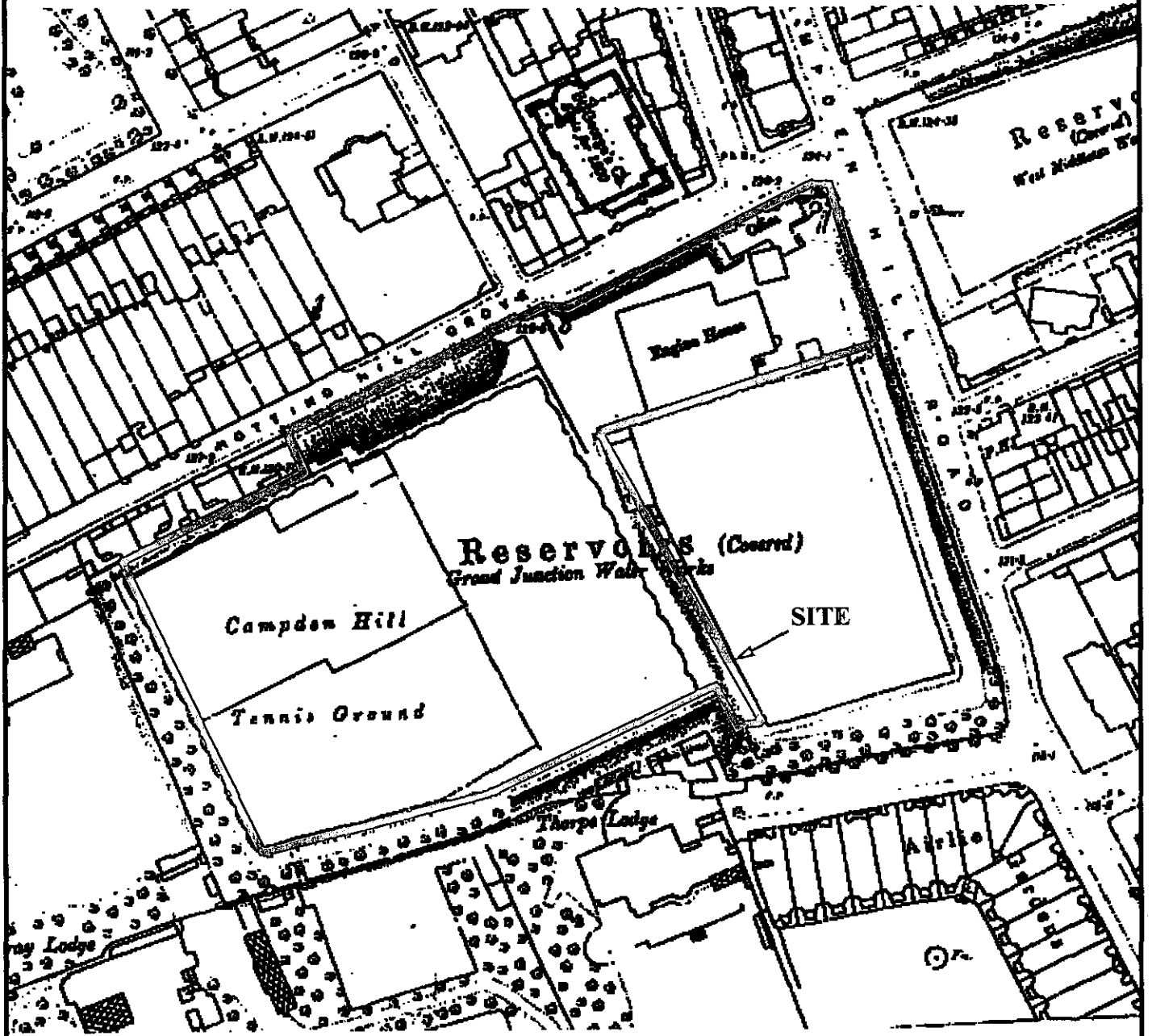
Ordnance Survey Licence AL52324A0001

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

T1982126



CHRL98/64

**Campden Hill Reservoir, Kensington,
Greater London, 1998**

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

Ordnance Survey Licence AL52324A0001

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

LTL contracts

Lighting Specialists

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

77982126

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

29th September 1998.

Dear Sir,

Campden Hill Lawn Tennis Club – Floodlighting.

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

Existing Situation.

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

Continued ...

Continued ...

29th Sep 98

Proposed System.

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

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

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

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

Yours Sincerely.


Ian Hounsham

CAMPDEN HILL TENNIS CLUB

Upper Floor Floodlighting

Date: 08-09-1998
Customer: StJames Homes
Designer: LTL Contracts

Comments: Results based on a 240v supply and a maintenance factor of 0.8.

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

LTL Contracts

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

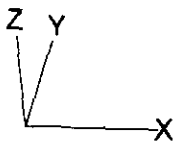
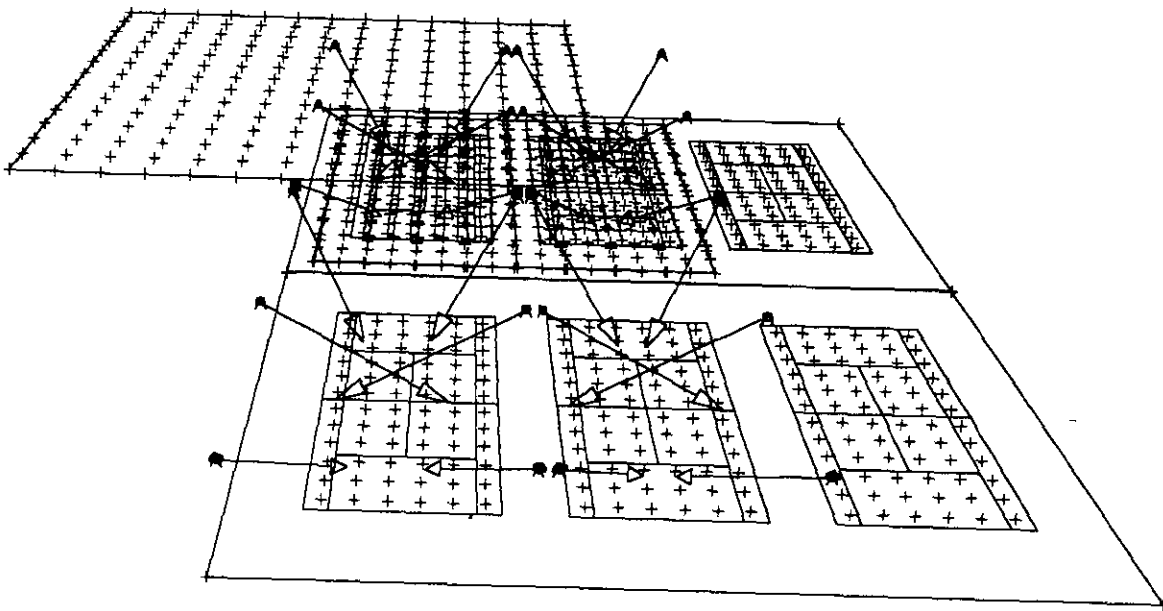
CalcuLuX Area 1.0b

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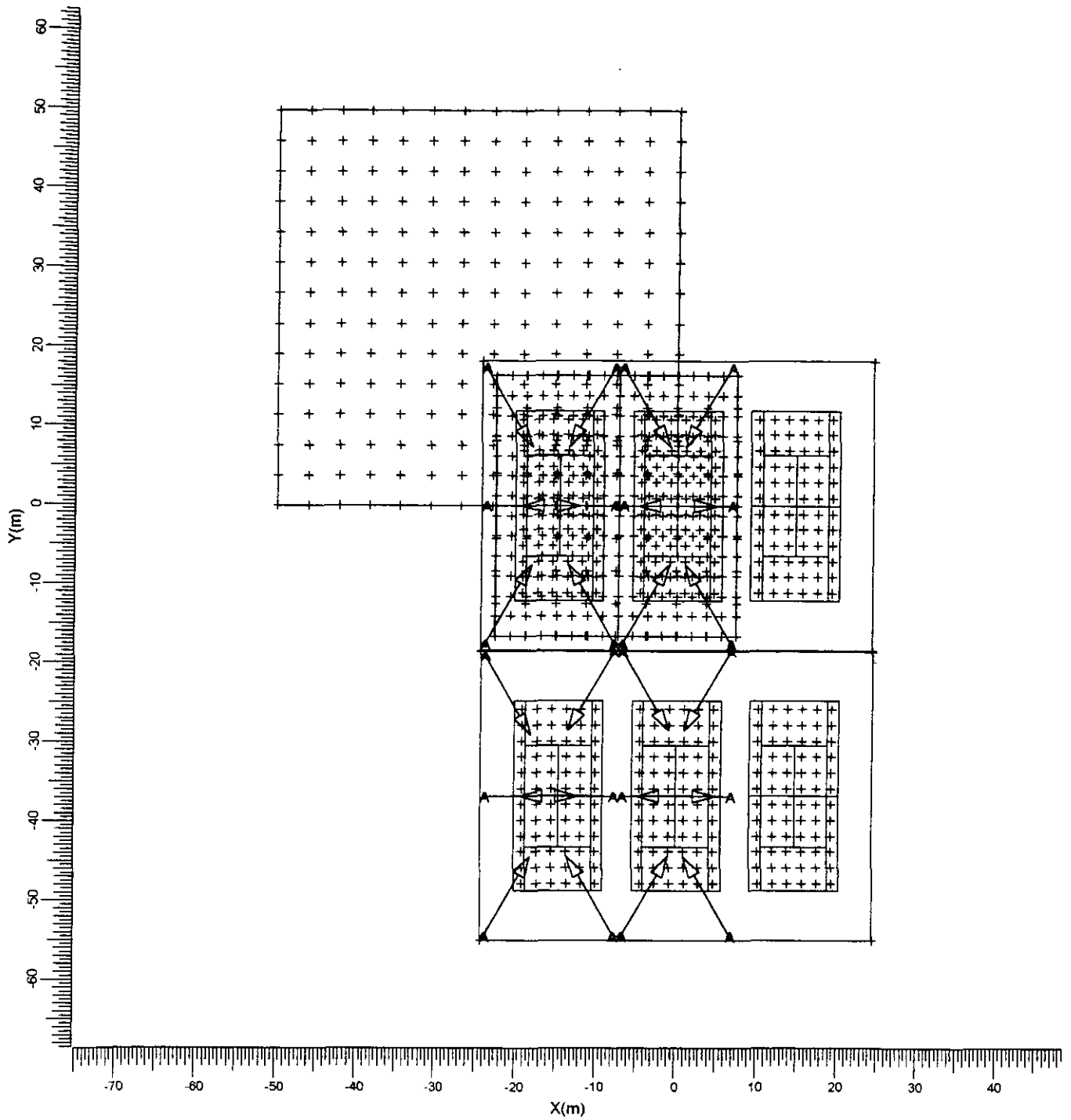
1. Project Description

1.1 3-D Project Overview



A \rightarrow MNF 210/400 57.0 SKIRT

1.2 Top Project Overview



A \rightarrow MNF 210/400 57.0 SKIRT

Scale
1:750

48

2. Summary

2.1 General Information

Project maintenance factor is 1.00.

2.2 Project Luminaires

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

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

The total installed power: 25.4 (kWatt)

Number of Luminaires Per Switching Mode:

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

Number of Luminaires Per Arrangement:

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

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

2.3 Calculation Results

Switching Modes:

Code	Description
1	Court 2 only
2	Court 1 only
5	OVERSPILL

(II)luminance Calculations:

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