

- 4.136 Western boundary - The trees along the western boundary embankment between the tennis courts and Aubrey House are all retained, and protected.
- 4.137 The landscaping proposals have been designed to provide a green boundary to the development, and a green centre to the housing in the form of the "square". Extensive tree and shrub planting is proposed for the site boundaries in addition to the trees anyway retained, with the aim of creating a "green perimeter" to the site as well as a "green centre". This is considered to be satisfactory, and although the appearance of the site may change the proposed planting scheme, combined with the retained trees, is considered to ensure that the site would still provide an important "soft" or "green" element within the Conservation Area.
- 4.138 As some of the planted and grass areas would be on topsoil above the basement car park, an irrigation system is proposed to ensure adequate water for the planting. Where this is private garden space to houses, irrigation systems will be provided individually to each property. Generally, planted areas would be 1500mm deep, although some shrub areas immediately around the terraced houses would be shallower at between 500 to 1000mm. These depths are considered to be satisfactory.
- 4.139 The Arboriculturist recommends that the submitted Tree Protection Method Statement (revision C9/3/99) is in accordance with BS:5837, and it should be imposed as a Condition on any planning permission.

Privacy

- 4.140 The Unitary Development Plan acknowledges that the Borough has the highest residential density in Great Britain, with privacy consequently being a highly valued amenity. It is also acknowledged in the Plan that some loss of privacy as a result of development may be unavoidable. The Plan advises that a distance of about 18 metres between habitable room windows reduces reduction of privacy to a degree acceptable to most people. Policy CD30 is:

**"TO REQUIRE DEVELOPMENT TO BE DESIGNED TO ENSURE
SUFFICIENT VISUAL PRIVACY OF RESIDENTS AND THE
WORKING POPULATION"**

- 4.141 The proposed site layout would result in distances of 20m between the eastern terrace of the "square" and the nearest face of Kensington Heights, although at this point only the blank flank wall of the southern terrace would face Kensington Heights, with no habitable rooms facing each other. The nearest point at which habitable rooms face each other along the boundary between the eastern terrace and Kensington Heights would be 22.5m, pulling further apart after that, also divided by new tree planting. There would be a distance of 12.5m between the southern flank of the Campden Hill Road block and the nearest part of the North side of Kensington Heights, although the North flank of Kensington Heights does contain windows to habitable rooms, and balconies. Clearly, an amount of privacy will be lost here. However, given that the principle of redevelopment on the Water Tower House site is accepted, and encouraged in Council documents, it is considered that the amount of overlooking that would occur would not be of enough significance so as to justify a refusal of planning permission on this ground.
- 4.142 There would be a 16m distance at the closest point between the Aubrey Walk block and the front elevations of nos. 2 to 6 Aubrey Walk, although other parts of the elevation

would be at 19m. There would be 12m between the closest part of the western terrace and nos. 18 and 20 Aubrey Walk. In each of these situations there would be habitable room windows facing each other. Any loss of privacy in these instances would, however, be mitigated to some extent by planting.



- 4.143 Although some loss of privacy must result from the proposed development, as where there is an open aspect at present that would be replaced by buildings containing windows, it is considered that this impact would be of a small enough degree to comply with Policy CD30. This conclusion is particularly the case when the proposed trees for the site boundaries, notably those with Kensington Heights, are taken into account. It is not considered that there would be any degree of privacy loss to nearby property that would justify a refusal of planning permission.

Daylight

- 4.144 Turning to the effect of height and bulk upon daylighting to surrounding sites, new development in these situations should satisfy the requirements of the Council's own Policies, which in turn are based upon the advice presented in the document "Site Layout Planning for Sunlight and Daylight: a Guide to Good Practice", published by the Building Research Establishment in 1991. This is commonly referred to as the "BRE Report".
- 4.145 The applicants have submitted a study based upon the BRE guidance, setting out the likely impact of their proposals upon surrounding property. This Council has commissioned its own consultant to assess the proposals, again based on the BRE guidance, and examine the study submitted by the applicants. The Guide to Good Practice" recommends that "daylighting of an existing building may be adversely affected" if the vertical sky component at the centre point of a main window is less than 27% and less than 0.8 times (80%) its former value. The Guide states that living rooms, dining rooms and kitchens are important and that, although they are less important, bedrooms should also be analysed.
- 4.146 Policies CD28 and CD29 set out the Council's position on the protection of natural light. Policy CD28 is:

"NORMALLY TO RESIST DEVELOPMENT WHICH SIGNIFICANTLY REDUCES SUNLIGHT OR DAYLIGHT ENJOYED BY EXISTING ADJOINING BUILDINGS AND AMENITY SPACES"

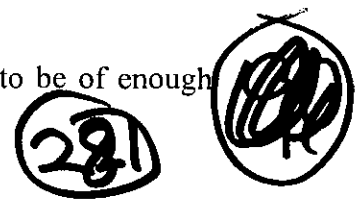
- 4.147 Policy CD29 is:

"NORMALLY TO REQUIRE DEVELOPMENT TO BE DESIGNED TO ENSURE GOOD LIGHT CONDITIONS FOR ITS BUILDINGS AND SPACES"

Aubrey Walk

- 4.148 The effect upon, in particular, nos. 2-6, 8-16, 18, 20, 22, and 24 Aubrey Walk has been assessed. It is concluded that there would be a small reduction in the amount of daylight received by the South facing rooms of properties in Aubrey Walk. The vast majority of windows currently enjoy, and would continue to enjoy, a vertical sky component (VSC) in excess of 27%. Three windows would drop below 27%, but in each of these instances they would retain more than 80% of their former value. The worst case is one ground floor window to no. 24 Aubrey Walk, where the VSC would drop marginally below 27

% to 26.49%, and 86.91% of its former value. This is not considered to be of enough significance to present a case for objection in planning terms.



Kensington Heights

- 4.149 As originally submitted, the proposed development would have resulted in the likely loss of sunlight and daylight to a number of properties around the site boundaries, notably to the lower floors of Kensington Heights at the south-eastern corner of the site. The proposals have since been amended, and the deletion of the eastern-most house from the southern side of the "square" has improved the position in relation to the nearest part of Kensington Heights.
- 4.150 Notwithstanding the revisions, Kensington Heights would still be affected in terms of daylight, mainly at first floor level on its northern side, facing the proposed Campden Hill block. It has been calculated that ten windows in this part of Kensington Heights would have their vertical sky component reduced to less than 80% of their former value. Two West facing windows would also receive such a loss.
- 4.151 Two of these windows are to kitchens, the remainder to living rooms or bedrooms. The worst affected room would be the eastmost first floor room on the North elevation, a bedroom, which would receive 58% of its existing daylight. The second most affected is a living/bedroom at first floor level facing the Campden Hill block, which would receive 62.41% of its existing daylight as a result of the proposed development. In both of these cases, the loss of daylight would clearly be material. In the remainder of cases, it is much more marginal and not considered to be of significance.
- 4.152 In one of the worst two cases an existing balcony over-sailing the window to the room artificially reduces the amount of daylight received by the room at present.
- 4.153 Consideration of this material loss of daylight must be taken in the knowledge that the Council's own approved document, the Conservation Area Proposals Statement, encourages the redevelopment of the existing Water Tower House. Any replacement building will take some daylight from Kensington Heights; the extent would depend upon its design, but some impact is considered to be inevitable. To amend the design of the presently proposed Campden Hill block to take account of the objections to its overall massing would probably help reduce the daylight impact upon these rooms, although to amend the design to remove the impact altogether might well compromise the replacement building to the extent that its townscape contribution might also be impaired.
- 4.154 It is recommended that any future proposal for a replacement building for Water Tower House should address this problem and have, at the very least, a reduced impact upon these North facing rooms than the present proposal.

Aubrey House

- 4.155 There would be no impact in either sun or day lighting terms to the building or gardens of Aubrey House, to the West of the site. Thorpe Lodge and the adjacent school buildings to the South would be similarly unaffected.
- 4.156 Applying Policy CD29, it is considered that the likely light levels within the development are sufficient to provide a satisfactory standard of natural lighting to the dwellings.

Sunlight

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- 4.157 The Guide advises that the effect of a development on sunlight availability to adjoining buildings should be considered if part of a development falls within 90 degrees of due South of a "main window" of an adjoining building. If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the year or during the winter months, then such a loss would normally be viewed as material.

2-24 Aubrey Walk

- 4.158 The studies into sunlight conclude that there would not be any material loss of sunlight to the properties along Aubrey Walk. In a few cases a gain in winter sunshine would actually be achieved. In every case these properties would retain the recommended level of sunlight and, therefore, the criteria set by the Guide are met in respect of these properties.

Kensington Heights

- 4.159 There would be no material loss of sunlight to Kensington Heights windows. Some slight reduction in sunlight hours would be noticed from the first floor flats in the West elevation of the block, estimated as a reduction from 19% of annual receivable hours to 17% in the summer months. It is not considered that this effect upon existing hours of sunlight is of enough significance to present grounds for a planning objection.

St. George's Church

- 4.160 The studies have shown that there would be no reduction to the ground floor entrance area to St. George's church.

5.0 STATUTORY AND NON-STATUTORY CONSULTATION

- 5.1 English Heritage have commented in relation to the application for Conservation Area Consent for the demolition of the reservoirs and Water Tower House, in relation to the impact upon the setting of the nearby Listed buildings, and in relation to the form and design of the proposed development and its impact upon the character and appearance of the Conservation Area.
- 5.2 English Heritage raised a number of concerns relating to the proposals as originally submitted, describing the then proposed design as a "loose fitting assemblage of architecture that fails almost entirely to address the urban context in which it is set".
- 5.3 English Heritage concluded that the original submission required amendments to the West block, the central plaza should address Aubrey Walk better, the building line of the Aubrey Walk flats need to be improved, the Water Tower House building needed re-designing, and the relationship of the South terrace to Thorpe Lodge needed re-considering. The subsequent revisions have dealt with all of these points, with the exception of the last one.
- 5.4 English Heritage remain concerned about the impact of the proposal upon the setting of the surrounding Listed buildings, in particular the relationship between the southern terrace and Thorpe Lodge to the South of the site. They consider that the difference in height of over 10m between the two buildings (which are at a distance of less than 25m at their closest) is an unreasonable exploitation of the change on ground level, and is to the detriment of the setting of Thorpe Lodge.
- 5.5 English Heritage also criticise the frontage treatment suggest the greater use of front garden boundary walls and the omission of vehicle entrance gates altogether, with the use of return walls from the boundary to stitch together the buildings, entrances, and site enclosure.

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5.6 English Heritage note that considerable improvement has been made to the scheme in revisions, but they request that consideration be given to a further simplification of the plan and elevational treatment of the Aubrey Walk flats.

5.7 Sport England (formerly the English Sports Council) were notified of the proposals. They have responded, initially, by drawing the Council's attention to their Planning Policy Statement, which sets out the policies that they will follow in relation to development proposals.

5.8 Their primary Policy is "P1", which is:

"The English Sports Council will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or part of a playing field, or land last used as a playing field in an adopted or draft deposit local plan, unless, in the judgement of the English Sports Council, one of the specific circumstances applies"

5.9 Five "specific circumstances" are set out. The first refers to an assessment of future needs concluding there would be a surplus of such provision, the second is where the proposed development is purely ancillary to the playing field, the third where the land in question is incapable of forming a playing pitch. The fourth and fifth grounds for exception to Policy P1 are applicable to the proposed development, and are as follows:

where "the playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development"

and "the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of the sport so as to outweigh the detriment caused by the loss of the playing field or playing fields"

5.10 Both of these grounds for exception are considered to be applicable to the proposed tennis court development, which is to replace the existing courts with much improved facilities.

5.11 It is noted that tennis courts are not specifically included within the definitions of "playing field" and "playing pitch".

5.12 Sport England do not, therefore, raise any objection to the proposals.

6.0 PUBLIC CONSULTATION

- 6.1 ⁵¹⁵ letters of notification have been sent to neighbouring properties in Aubrey Walk, Aubrey Road, Campden Hill Road, including the residential block of Kensington Heights.
- 6.2 Three hundred and eighty four objections have been received relating to the proposals as originally submitted. Eighty five further objections have been received following the revision of the proposals. Objections are still being received, and this number will be updated verbally at Committee.
- 6.3 In support of the objections, opinion has been submitted from Counsel.
- 6.4 Objections have been received from Councillor Freeman, Councillor Buckmaster, and Councillor Levitt, who object in particular to the principle of loss of open space, the scale of the proposed development, failure to provide social housing, and likely traffic generation. Councillor Buckmaster takes exception to the use of the phrase "brownfield site" to justify the application, and comments that such a description would not hint at the true context of the site, "an attractive leisure area on top of a reservoir, which for decades has provided a much appreciated open space in this densely populated part of London" Councillor Buckmaster concludes that the proposal "flies in the face of so many of the Borough's policies, with no countervailing national interest to consider. In this case the advantages would all go to the developers and the disadvantages to the Community"
- 6.5 Councillor Levitt observes that some degree of development would be inevitable, and that the redevelopment of Water Tower House would be welcome. He objects, primarily, on the ground that the proposal would be overdevelopment of the site as a whole, especially with the proposed vehicular access to Aubrey Walk. He also objects to the likely impairment of the setting of Aubrey House and the row of houses and church along Aubrey Walk, and the reduction of open space on the site which would be contrary to UDP policy.
- 6.6 Objections have been received from the Kensington Society, the Campden Hill Residents Association, and the Kensington Court Residents Association.
- 6.7 The Campden Hill Residents Association have objected on a number of grounds, notably the intensity of development in a Conservation Area, the loss of open space, impact upon Aubrey Walk, overdevelopment and scale and bulk of the proposed houses and flats, aggravation of the present difficulties in Aubrey Walk with traffic and parking, the possibility of a 24hr club becoming reality, the conflict with the objective of improving air quality, and the fact that the proposal would provide locked gates can only be regarded as a mockery of the public open space envisaged in the UDP.
- 6.8 The Kensington Society object to the intensity of the development in a Conservation Area, the fact that UDP Policies are unsatisfied, the likely traffic problems and the cumulative effect of a redevelopment of this site together with the King's College site on Campden Hill Road.
- 6.9 The Kensington Court Residents Association stress the need to retain open spaces, especially green spaces, and point out that although not in the Association's local area the problems being faced by Campden Hill Residents today will be someone else's case tomorrow, if open space is allowed to be threatened in this way.
- 6.10 Objections submitted on behalf of residents of nos. 2-16 Aubrey Walk cover the following grounds: demolition being a commercial expedient, not a legal requirement; overdevelopment resulting in the destruction of an area of Kensington enjoying rustic qualities

and harming the character and appearance of the Conservation Area, and absence of policy support for the proposals.

- 6.11 Guided Walks in London” have objected on the grounds that a development on the scale proposed, no matter how well designed, must have an adverse impact upon the “village” feel of the area and “destroy the unique character of this tranquil backwater”.
- 6.12 The large number of individual objections include some or all of the concerns raised by the Ward Councillors and the Associations mentioned above. The most common grounds of objection are that the proposed development is (a) too great in scale and density for this site, (b) would result in the loss of valuable open space on the site, (c) would cause a significant increase in traffic levels, and parking pressure, in the area, (d) would reduce daylight and sunlight to neighbouring properties, (e) overdevelopment, (f) the effect of these would be a marked and harmful transformation of a pleasant, attractive, backwater into a densely developed, and busy, local environment, (g) loss of trees, and (h) construction noise. Other objections relate to (i) an example of developers seeking to maximise profit at the cost of harming the character, and amenity, of the locality, (j) the removal of buildings of historic interest, and (k) impact upon neighbouring property from floodlighting and noise.
- 6.13 Many of the grounds of objection echo concerns already set out in this report, and these concerns are strongly supported by relevant Council Policies. Many of these concerns are reflected in the recommended reasons for refusal. In terms of the other concerns raised, the following comments are relevant.
- 6.14 (c) Traffic levels and parking pressure - Many objectors have stressed their concern that traffic levels in surrounding streets, Aubrey Walk in particular, would become intolerable if the proposed development were to go ahead. It is pointed out that the existing site attracts relatively little traffic, and yet it still puts further pressure upon parking spaces locally.
- 6.15 The studies carried out into likely traffic generation all reach the same conclusion; that the proposed development would not generate any significant traffic levels within Aubrey Walk or other local streets. As discussed in the main text of the report, it is considered that the change in the pattern of traffic activity may have an amenity impact, but in terms of overall vehicular numbers the redevelopment for tennis club and housing does not present grounds for a planning objection.
- 6.16 (g) loss of trees - As described in the main text of the report, although some trees would be lost it is considered that the fact that all the most important trees on the site would be protected and retained, and the fact that significant replacement planting is on offer, together lead to the conclusion that the loss of individual trees would not be a sustainable ground for objection (It should be noted that this comment relates to individual trees, not the overall planting of the embankments of the site)
- 6.17 (h) construction noise/disturbance - this is a matter controlled under the Control of Pollution Act, and is not a material planning consideration.
- 6.18 (i) Profit motive - This is not a relevant planning consideration
- 6.19 (j) Removal of buildings of historic interest - The reservoir buildings are of importance because they provide open space, but they are not of any intrinsic architectural or historic importance. They benefit from a Certificate of Immunity from Listing.

6.20 (k) Floodlighting and noise - The same number of floodlit courts is proposed as existing (four). The difference is that whereas the existing floodlighting is not subject to controls imposed by planning Conditions, if the proposed development was granted then controls could be attached to limit the hours of operation, ensure no spread of light, and so on. One objection has been submitted on behalf of the owners of Aubrey House, setting out concerns that the proposed location of four floodlit tennis courts close to Aubrey House could result in disturbance to Aubrey House by virtue of light spillage, and increased evening noise.

6.21 It is not considered that this concern would provide a reason for refusal. There are four, floodlit, courts existing, without any control whatsoever regarding light spillage, or hours of operation. In the event of planning permission being granted, the opportunity would then exist to impose controls, by Condition, upon the light fittings and their hours of operation, that would provide much greater control than existing, and much greater protection for the amenity of adjacent property.

Letters of support

6.22 62 letters of support have been received. All of these letters, with two exceptions, have been sent by members of the Campden Hill Lawn Tennis Club. The two exceptions are residents of Campden Hill Gardens and Ledbury Mews West. Unfortunately, the supporters who have written in on the tennis club's headed notepaper have not revealed whether they are residents of nearby streets who might themselves be affected by the proposals, or whether they live further afield. The standard wording of the letters of support hold the simple statement: "I am a Member of the Campden Hill Lawn Tennis Club and would like to register my support for the above planning application made on behalf of Thames Water, which includes housing and twelve [now 13] tennis courts"

6.23 A letter of support has been submitted by the Chairman of the Lawn Tennis Club. He confirms that it is the intention of the Club that the existing style and organisation of the club should be retained as far as possible. He explains that they hope to attract more interest from Holland Park School and to arrange direct access on the South side from the school. He explains that the club building will look just the same from the outside, and the open courts would look the same. He views the new sports facility, which would be enabled financially by the housing development to the East, to be an asset for the community. He confirms that the Club already restrict parking in Aubrey Walk, and that there is a street map at the entrance to the club which shows where members can and cannot park.

Revised Proposals

6.24 The revisions submitted to the original application, TP/98/2126, are the basis for the later application PP/99/0733; these proposals are now identical.

6.25 Following the receipt of revisions to the proposals, which re-worked the Campden Hill Road block, reworked the central open space, adjusted the building lines, and removed one house, a further notification was sent to all existing objectors.

6.26 Eighty five further objections have been received specifically commenting upon the revisions. A number of these comment that some improvement has been made, however all of these further objections conclude that the revisions do not go far enough and fail to address the fundamental objection to the whole scheme, which is that the site should remain open space.

6.27 Councillor Buckmaster summarises the revised scheme as one which "in no way alters my previous objections, as none of the unacceptable features have been properly addressed."

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- 6.28 Councillor Buckmaster re-stresses the relevance of the draft PPG3 (annex B), where it excludes from it's definition of "previously developed land" sites that have blended into the local landscape over time (quoted in para. 4.26 of this report). He stresses the need to retain the continuous line of open space that runs from the reservoir site through Aubrey House garden, and on to Holland Park.
- 6.29 Councillor Buckmaster points out that the Council has adopted a sequential procedure to be applied for affordable housing on developments of this size. But that the applicants' proposals for a "cascade approach" completely fail to satisfy the Council's recently agreed policy.
- 6.30 Councillor Buckmaster comments that the submitted Traffic Impact Analysis is flawed in its approach, and was taken at a time when , during the school holidays, traffic problems are at a minimum.
- 6.31 Councillor Buckmaster also raises the matter of Environmental Assessment, and is concerned that any decision on "what is one of the largest development applications" in this Borough could give grounds for subsequent review if taken without an environmental assessment.
- 6.32 Councillor Freeman notes than none of the fundamental problems with the original proposals have been addressed in the revisions.
- 6.33 He re-affirms his grounds of objection as being:
 - (1) The density of the scheme
 - (2) The height of the buildings
 - (3) The generation of additional traffic
 - (4) The lack of an environmental impac6t assessment
 - (5) The unsuitable siting of the buildings in relation to Listed buildings (PPG15)
 - (6) The loss of open space (PPG17)
 - (7) The failure to provide affordable housing on site (Circular 6/98)
- 6.34 The Kensington Court Residents Association conclude that "the revised plans offer little real improvement over the previous ones". They re-affirm their general objection to the scheme, which is "excessive in bulk and density, and which deprives the area of an important space (whether brown or green is immaterial) and threatens local amenity". The Association recommends that "a central open space should at least be left, by eliminating a substantial part of the development. The bulk and density should also be reduced, particularly the height of the block of flats".
- 6.35 The Victoria Road Residents Association comment that "although there may have been one or two minor modifications, the proposal is still grossly excessive for this important site".
- 6.36 In general, the conclusions drawn by objectors on the revised scheme are that the revisions are only minor, and seem to have ignored the main points of objection raised by residents. The deletion of the house from the southern terrace, the re-orientation of the buildings to Aubrey Walk, and the amendments to the Campden Hill block are generally seen as improvements, but they do nothing to address the fundamental objection to the loss of the existing open space on the site. One objector wishes it made plain to any prospective applicant that any further application for the site would be refused if it fails to respect the listed open space of the existing tennis courts and the contribution that the open character and appearance of Aubrey Walk, it's trees and it's vegetation, make to the Conservation Area.

7.0 CONCLUSIONS

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7.1 The following conclusions are drawn:

7.2 There is no objection to the principle of demolishing Water Tower House, as long as an acceptable scheme for its replacement is being presented.

7.3 The reservoirs, and their embankments, contain open space and attractive planting, and provide a positive and important contribution to the character and appearance of this part of the Kensington Conservation Area. There is an objection to their demolition and redevelopment where such redevelopment would result in a reduced contribution by the site to the character and appearance of the Conservation Area.

7.4 Notwithstanding the fact that the site is in fact largely covered by large buildings, the site does offer the general appearance of open space. A significant reduction in open space would present planning objections. The proposed reduction of open space on the site by a percentage of approximately 30% would be sufficient to present a ground for objection.

7.5 The site also provides a very important local recreational facility, and any reduction in this provision would also lead to a planning objection. There would be no loss of recreational space; if anything, there would be an enhancement of the facilities on this site.

7.6 The present use of the site for reservoirs is now redundant. Given the location of the site in a predominantly residential area, housing must be seen, in principle, as an acceptable land use for the site.

7.7 There is support in the Council's planning Policies and in regional guidance for the provision of housing, including affordable housing, upon suitable sites that become available. Provision of seventeen units on this site is welcomed; however, the mechanism by which the applicants seek to address the Council's policies, and Circular 6/98, is not considered likely to provide housing on site. As such, the proposal does not satisfy the Council's objectives for affordable housing.

7.8 The overall site layout, scale and form of buildings, provides for a fairly densely developed site, and it is concluded that this factor manifests itself by way of an overly bulky Campden Hill Road block as well as harmful impact upon the setting of Listed Thorpe Lodge and St. George's church.

7.9 Again a result of the scale of development on the site, there would be a harmful impact upon the levels of amenity currently enjoyed by occupants of surrounding residential property, particularly by way of reduced daylight, and increased sense of enclosure.

7.10 Whilst it appears that the likely generation of vehicular movements would not be such that would lead to objections relating to on-street traffic volumes, it is concluded that the additional activity at times that are currently relatively very quiet, such as in the winter, would disrupt the existing "balance" between residential amenity and the use of the site. The intensification of use of the site would lead to a material reduction in the levels of amenity currently enjoyed by those who live near the site.

7.11 It is concluded that the proposed vehicular and pedestrian gates are unwelcome, and would create a "gated" development that would offer little to the surrounding residential community and fail to provide an amenity that would be enjoyed as a contribution to the character or appearance of the Conservation Area.

- 7.12 It is concluded that the design detail of the proposals would generally be acceptable, but that great care would need to be taken in approving the relevant facing materials.
- 7.13 It is concluded that, given appropriate controls imposed by Condition, that the matters of floodlighting, landscaping, tree protection, refuse and site servicing would be acceptable.
- 7.14 The contribution that the site can make towards the Borough's housing targets must be weighed against the loss of 30% of the open space upon the site, and the other concerns set out above.
- 7.15 It is concluded that the proposed development would result in sufficient conflict with planning Policies, and cause sufficient harm to the character and appearance of this part of the Kensington Conservation Area, such that the benefit provided by the provision of new housing would be outweighed.
- 7.16 Therefore, it is concluded that planning permission and conservation area consent should be refused for the proposals as they stand.



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PP990733



LANDSCAPE DESIGN STATEMENT

AUBREY WALK

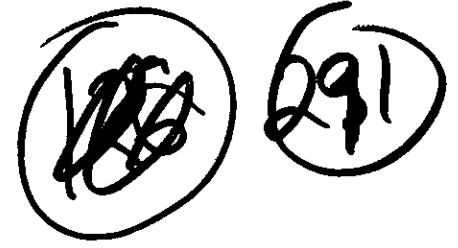
**The Redevelopment of Water Tower House
and the Former Campden Hill Reservoir Site**

**First Draft August
Revision A: 30 September 1998
Revision B: 23 October 1998
Revision C: 9 March 1999**

Job No: 10337

**Prepared by
Broadway Malyan Landscape**

AUBREY WALK - LANDSCAPE DESIGN STATEMENT



- 1.00 INTRODUCTION
- 2.00 EXISTING SITE
- 3.00 SITE CONTEXT
- 4.00 THE NEW DEVELOPMENT
- 5.00 ENTRANCES / ACCESS
- 6.00 KEY SPACES / GENERAL LANDSCAPE PROPOSALS
- 7.00 EXISTING TREES
- 8.00 LANDSCAPE PROPOSALS IN DETAIL
- 9.00 MAINTENANCE

APPENDICES:

- APPENDIX A: EACHUS HUCKSON EXISTING TREE SURVEY
- APPENDIX B: SUMMARY OF EXISTING TREES TO BE REMOVED
- APPENDIX C: SCHEDULE OF TREES AND SHRUBS
- APPENDIX D: SCHEDULE OF HARD EXTERNAL FINISHES
- APPENDIX E: METHOD STATEMENT FOR EXISTING TREE PROTECTION

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 to the west, Aubrey House immediately to the west boundary, Holland Park School and West London College of Commerce are 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

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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 a 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 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 at Aubrey Walk. This will give two pedestrian entries into the site and forms a "green" in the centre of the square of houses. This will be detailed to a high standard with granite setts and Yorkstone patterning around the central green providing a surface for pedestrians and occasional vehicles. 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

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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 6 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. A full method statement for protection of existing trees is given in Appendix E.

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 Appendix E 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.

7.05 Trees along Campden Hill Road

There are 6 Ginkgo trees (tree nos. 2,3, 4, 5, 6) and one birch tree (tree no. 7) along the boundary with Campden Hill Road. The Ginkgos 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. The birch is to be retained in situ, the Ginkgos are to be lifted prior to construction works and kept in a holding nursery to be replanted at completion of the development.

7.06 Trees along the access to Kensington Heights

There is a large specimen of *Ailanthus altissima* (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

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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 1937, 1938, 1939, 1940 and 1941). Tree no. 1936 will be removed to make way for practice tennis courts. 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. 1938, 1939 and 1940). Along the eastern end of the southern boundary the new private gardens to the southern terrace of housing are located. Three of the six existing Sycamore trees can be retained (tree nos. 1930, 1931 and 1932) but new level arrangements will mean that three have to be removed (tree nos. 1933, 1934 and 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.

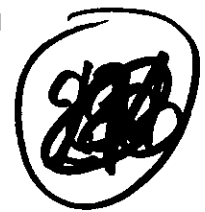
Some Japanese Knotweed is recorded at the western end of this boundary which will need to be eradicated by persistent herbicidal treatment over a 3 year period.

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.

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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 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.

8.01 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).

8.02 Green Core

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

8.03 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.

8.04 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.

8.05 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).

8.06 Tree and shrub species

A full planting schedule is given in Appendix C. 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.

9.00 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.

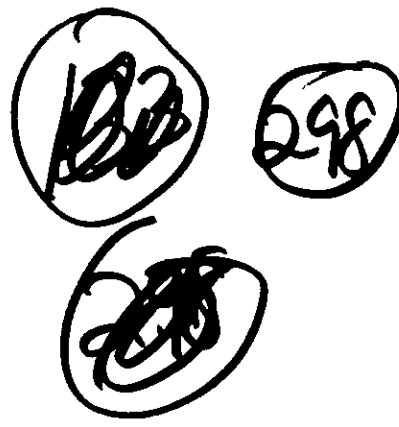
10.00 SUMMARY

The proposed development will be built within a site with significant boundary tree cover which will be largely retained. Whilst six 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



Eachus Huckson

CAMPDEN HILL RESERVOIR

TREE SURVEY - to be read in conjunction with drawing no 9742. 01

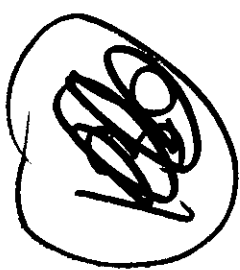


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NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1	STREET TREES					
1a	South and East of Water Tower House, Campden Hill Road					
1	Ailanthus altissima (Tree of Heaven)	12	90	5	Growing from base of Water Tower House.	Large 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.

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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 columa (Turkish hazel)	7-8	40	1.5	Good	Street tree in edge of pavement to Aubrey Walk.
9	Corylus columa (Turkish hazel)	7-8	48	2	Good	Street tree in edge of pavement to Aubrey Walk.
10	Corylus columa (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 cavaties in fork of tree (too high to be visible from ground).



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

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.
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.

2b Trees to eastern side of site

The trees in this area form two distinct groups

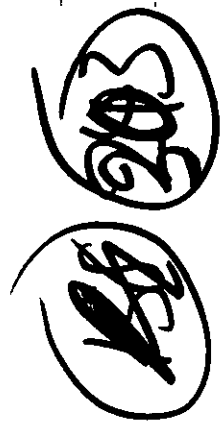
- i) young self set sycamore at the top of an existing retaining wall, forming the boundary with Kensington Heights. The embankment has grass cover with areas of shrubs comprising Pyracantha, Viburnum tinus, Forsythia and Cotoneaster.
- ii) larger mature trees on an existing embankment at the southern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

1914	Acer pseudoplatanus (sycamore)	7.5	50	2	Good	Young self set tree very near boundary retaining wall.
1915	Acer pseudoplatanus (sycamore)	6	40	2	Good	Young self set tree very near boundary retaining wall.

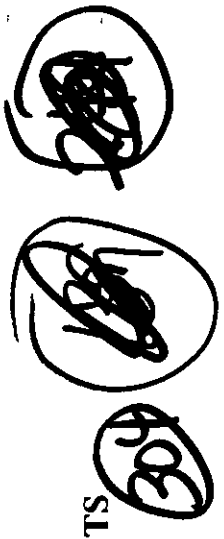


NO SPECIES ESTIMATED HEIGHT (m) GIRTH (cm) SPREAD (m) CONDITION COMMENTS

1916	Acer pseudoplatanus (sycamore)	6	25	2	Good	Young tree splits at 0.5m above ground level.
1917	Acer pseudoplatanus (sycamore)	9	40	2	Good	2 young trees adjacent to retaining wall.
1918	Acer pseudoplatanus (sycamore)	9	40 (3 stems)	3	Good	Multi stem - 3 stems from base.
1919	Acer pseudoplatanus (sycamore)	6	35	1.5	Good	Young tree at top of embankment.
1920	Ulmus procera (elm)	12	50	7	Dead	Tree affected by Dutch Elm Disease. Remove.
1921	Acer pseudoplatanus (sycamore)	8	70	4	Good	Branches out from 2m above ground level.
1922	Tilia europaea (lime)	12	180-200	3	Good	Suckering from base with some dead/damaged wood in canopy. Chestnut 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	Acer pseudoplatanus (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	Acer pseudoplatanus (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	Acer pseudoplatanus (sycamore)	8	45	2.5	Good	Coppiced sycamore with 6 major stems from base. Remove dead or damaged shoots.
1932	Acer pseudoplatanus (sycamore)	12-13	75 (2 stems)	4.5	Good	Multi stemmed tree (2 stems from ground level)
1933	Acer pseudoplatanus (sycamore)	12	55	2	Poor	Very young tree splits at 2m above ground level, suppressed by trees on adjacent site. Remove.



COMMENTS

CONDITION

**SPREAD
(m)**

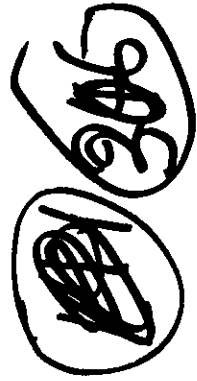
**GIRTH
(cm)**

**ESTIMATED
HEIGHT
(m)**

SPECIES

NO

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
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 monogyna (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 monogyna (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.



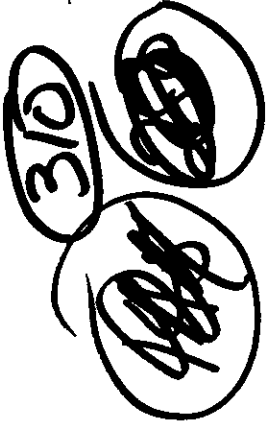

NO	SPECIES	ESTIMATED HEIGHT (m)	GIRTH (cm)	SPREAD (m)	CONDITION	COMMENTS
1943	Fraxinus excelsior (ash)	12	170	3.5	Poor	Badly pruned with dead wood in a badly congested canopy. Near boundary wall. Remove. Young oak adjacent.
1944	Quercus robur (oak)	10-12	140	2	Good	Very good condition clear stemmed oak leaning slightly towards tennis courts. Minor removal of dead or damaged shoots.
1945	Crataegus monogyna (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 monogyna (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.

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

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

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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.

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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.
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SUMMARY OF EXISTING TREES TO BE REMOVED

APPENDIX B

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Tree No.	Species	Condition	Reason for Removal
1	Ailanthus Altissima	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
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
1936	Acer Pseudoplatanus/ (Sycamore)	Good	New Development/ Future stability of existing wall.

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
- 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

AUBREY WALK - PLANTING SCHEDULE

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~~APPENDIX C~~

APPENDIX C

SPECIES	PLANTING SIZE	PLANTING CENTRES
TREES: Main avenue, semi-public space		
Tilia euchlora	30-35cm girth	7-8m
Boundaries/gardens	12-14cm girth	5m
Fraxinus excelsior	"	"
Fraxinus angustifolia 'Raywood'	"	"
Sorbus aria	"	"
Sorbus aucuparia	"	"
Sorbus commixta	"	"
Tilia euchlora	"	"
Tilia cordata	"	"
Prunus sargentii	"	"
Robinia pseudoaccacia	"	"
Robinia frisia	"	"
Acer campestre	"	"
Betula pendula	"	"
Betula pubescens	"	"
Betula utilis jacquemontii 'Himalayan Birch'	"	"
SHRUBS		
Berberis thunbergii	450-600mm high	600mm
Berberis atropurpurea	"	"
Berberis atropurpurea 'Nana'	"	"
Choisya ternata	"	"
Cornus alba 'Aurea'	"	"
Cornus alba 'Elegantissima'	"	"
Corylus avellana	"	"
Eleagnus ebbengii	"	"
Eleagnus pungens 'Maculata'	"	"
Escallonia 'Apple Blossom'	"	"
Hebe albicans	300-450mm high	500mm
Hebe 'Autumn Glory'	"	"
Hebe 'Marjorie'	"	"

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~~10/11~~

Hebe rakaiensis	"	"
Hebe 'White Gem'	300-450mm high	300mm
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	"	"
HEDGING		
Prunus lusitanica	Mature 1.5m high clipped	500mm

SCHEDULE OF HARD EXTERNAL FINISHES

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APPENDIX D

Access Roads: Granite setts with Yorkstone banding.

Footpaths: Yorkstone flags with Yorkstone banding.



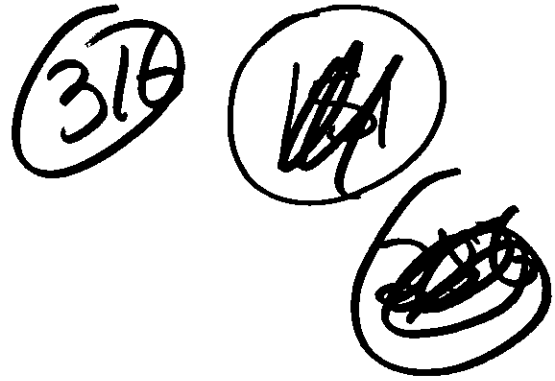
EXISTING TREE PROTECTION METHOD STATEMENT

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APPENDIX E



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5.0 Guidance on Operations within Protected Areas

References

Drawings:	10337.100	Landscape Proposals
	10337.101	Existing Tree Protection

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1.0 INTRODUCTION

- 1.01 This detailed Method Statement follows the submission of the Landscape Design Statement for Aubrey Walk as part of a planning application for development on the Camden Hill Reservoir site, and describes the protection to existing trees to be retained during demolition and construction works for the new development.
- 1.02 BS 5837 is taken as a minimum standard for guidance on operations on site.
- 1.03 Trees are to be protected by fencing as shown on drawing No 10337.101 prior to any other works on site. Fencing will be marine ply hoardings 2.4m high mounted on scaffold poles as specified in Section 2. It is to be maintained in good condition throughout the contract period.
- 1.04 Areas within protective fencing are "no go" areas. No entry into these areas will be available without authorisation and any works to be carried out in these areas must be in full accordance with this specification. Generally, no disturbance to the ground below tree canopies is acceptable. The fence position makes allowance for necessary works near trees.
- 1.05 No damage to tree branches or trunks above the protected areas or where branches extend beyond the protected areas will be allowed. The contractor must be fully aware of the extent of trees and vegetation to be retained and make allowance for no damage at all to any part of them.
- 1.06 Trees damaged or lost as a result of the works will be subject to financial penalty as set out in Section 3.

2.0 PROTECTION OF EXISTING TREES TO BE RETAINED SPECIFICATION

2.01 **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.

2.02 **Protective Fencing to Existing Trees and Vegetation to be Retained:**

To be 2.4m high marine ply hoardings supplied on vertical and horizontal scaffolding, all in accordance with BS 5837 Section 8, Clause 2.3:

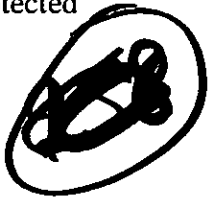
- Marine ply – 20mm exterior grade, 2.4m high.
- Scaffolding – vertical and horizontal framework, well braced to resist impacts. Verticals at 1.8m min centres driven 900mm into ground. Ref. Fig 5 from BS5837. (If preferred, a timber framework may be used for trees numbered 8, 9 and 10.)

2.03 **No-Go Areas:** Areas within protective fencing are "no-go" areas. Do not enter or encroach on these for any reason.

2.04 **Works Under Tree Canopies and 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 Landscape Architect.
- Do not sever roots over 25mm diameter.
- Do not strip or remove topsoil unless instructed by Landscape Architect.
- Do not light fires or burn any materials within 20m of any protected area.
- Do not store oil, bitumen or cement or mix concrete within 10m of any protected area.

2.05 **Works on Site** will be monitored and inspected on a regular basis.



3.0 FINANCIAL PENALTIES

3.01 If retained vegetation is cut or damaged on site without permission, including roots, the contractor shall be liable for payment of damages as set out below:

£5,000 for trees numbered 11, 1958, 1959, 1960
£3,000 for any other tree on site.

4.0 PROTECTION OF SPECIFIC TREES

4.01 West Boundary

Trees and vegetation along the western boundary are to be fenced off with protective fencing as shown on drawing No 10337.101.

All restrictions of the specification will apply.

4.02 South Boundary

Trees and vegetation along the western end of the south boundary will be fenced off with protective fencing as shown on drawing No 10337.101.

The existing boundary wall will be retained.

All restrictions of the specification will apply.

4.03 East Boundary with Kensington Heights

Trees and vegetation along this boundary will be fenced off with protective fencing as shown on drawing No 10337.101.

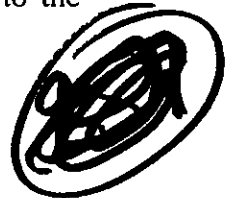
All restrictions of the specification will apply. This area is outside the site ownership.

4.04 East Boundary with Campden Hill Road

The 5 Ginkgo trees numbers 2, 3, 4, 5 and 6, will be lifted by specialist contractors prior to demolition and held at a nursery until completion of the building works. They will then be replanted along this boundary in positions sympathetic to the new building elevation.

Tree No 7 (Silver Birch) will be protected in situ with protective fencing as shown on drawing No 10337.101. The existing walls around the tree will be carefully removed to just below the new ground level. In this way disturbance to the existing roots system will be minimised. Existing paving under the tree will be carefully removed and topsoil replaced. The new boundary railings will be installed carefully to the back of the existing footpath using the existing brick wall foundation.

Apart from the works above, all restrictions of the specification will apply.



4.05 North Boundary – Aubrey Walk

Trees numbered 8, 9 10 (Turkish Hazel):

These three young street trees are to be fenced off with protective fencing as shown on drawing No 10337.101, subject to receiving approval from the relevant authorities. As the fenced off area will be quite small (approx 1m² per tree), hoardings may be mounted on a timber frame if preferred by the contractor, rather than on a scaffold frame.

All restrictions of the specification will apply.

Trees numbered 1958, 1959 and 1960 (Sycamores)

This group of Sycamores is located on an embankment 2m in height and their root systems are confined by existing retaining walls on their northern, western and eastern sides and the reservoir wall on their southern side.

It is proposed to retain the existing walls except on the western side and the existing landform will be unaltered beneath the tree canopies. The existing electricity substation to the east is to be demolished and a new retaining wall will be built between the boundary and the new block of flats. Some improvements to the existing walls will be made: refacing with brick, lowering to ground level, and installing railings.

On the western side of the trees, the existing retaining wall will be demolished and a new wall with railings will be built on an alignment slightly within one of the tree canopies. This work will be done with care without the use of mechanical excavators.

The portion of the existing reservoir wall south of the trees is to be retained.

These works will minimise disturbance of the trees' root systems. Protective fencing will be installed as shown on drawing No 10337.101. All restrictions of the specification will apply.

Tree No 11 (Ash)

This tree is located on an embankment 2m in height. The existing retaining wall and steps to the north and west of the tree will be retained with some improvement to copings and the installation of railings.

No other works are proposed around this tree, some regrading of the soil is necessary to the west of the tree canopy.

The existing close-boarded fence to the south of the tree will be retained as protection and new fencing will be installed as shown on drawing No 10337.101.

All restrictions of the specification will apply.

5.0 GUIDANCE ON OPERATIONS WITHIN PROTECTED AREAS

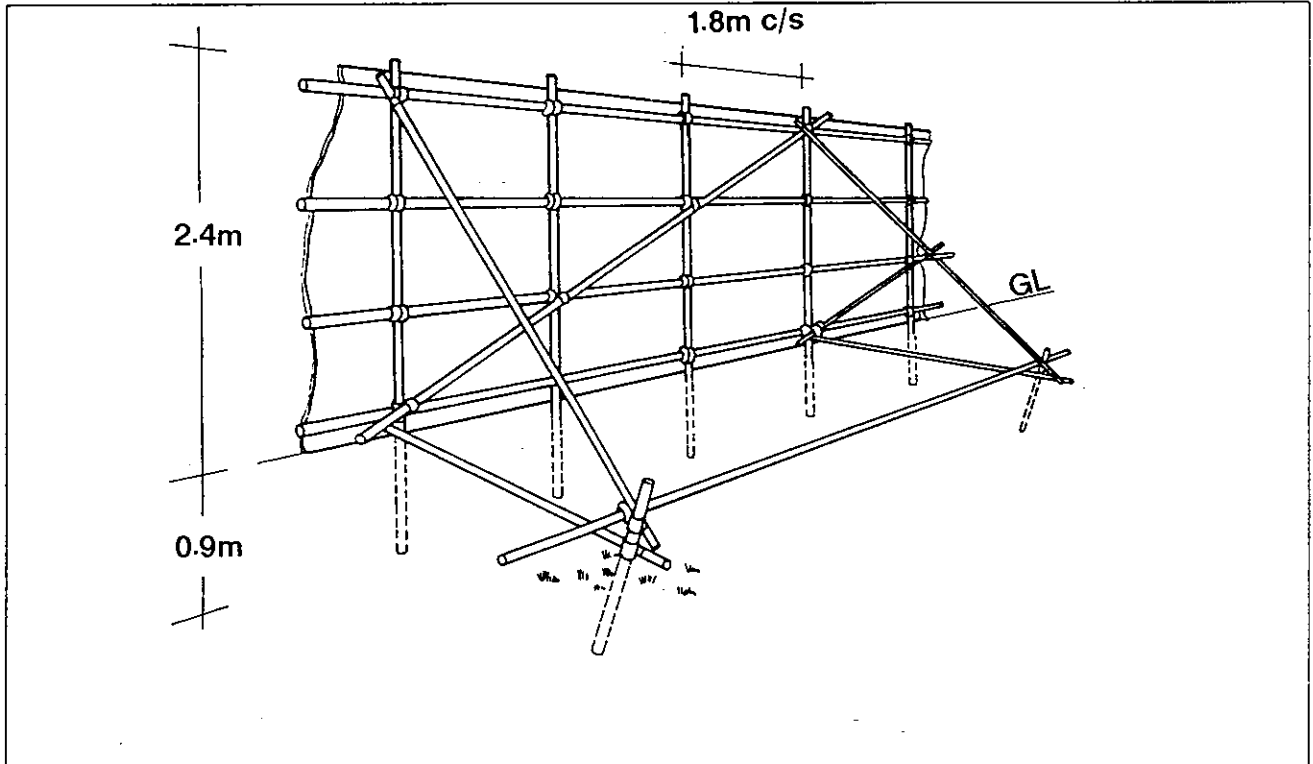
Once the development works are nearing completion, certain landscape works are to be carried out beneath tree canopies within protected areas. At this stage, protective fencing is to be removed and planting and turfing works can be carried out. All work is to be done by hand with no cultivation works. Top dressing of topsoil and the use of fertilisers will only be carried out if instructed.

- REFERENCES:** BS 5837.1991. Trees in Relation to Construction, Arboricultural Association Leaflets Nos:
- 6 Tree Roots
 - 9 Protection of Trees on Development Sites, Part 1
 - 10 Protection of Trees on Development Sites, Part 2
 - 11 Trees: Excavations and Highway Maintenance

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PROTECTIVE FENCING TO EXISTING TREES



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PP990733



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

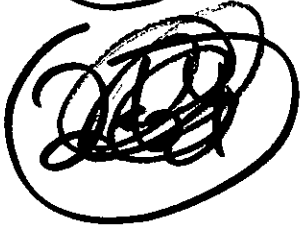
DESIGN STATEMENT

March 1999

R.B.K. & C.
TOWN PLANNING
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- 2.0 General Design Principles
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 - 2.01 The Proposed Housing
- 3.00 Design Approach to the New Housing
- 4.00 The Proposed Apartment Buildings
 - 4.01 Aubrey Walk Apartment Buildings
 - 4.02 Campden Hill Road Apartment Building
- 5.00 Materials
- 6.00 Vehicular Access
- 7.00 Conclusion

**CAMPDEN HILL RESERVOIR REDEVELOPMENT
KENSINGTON, LONDON W8**

PLANNING APPLICATION DOCUMENTATION

DESIGN STATEMENT

1.00 The Existing Site

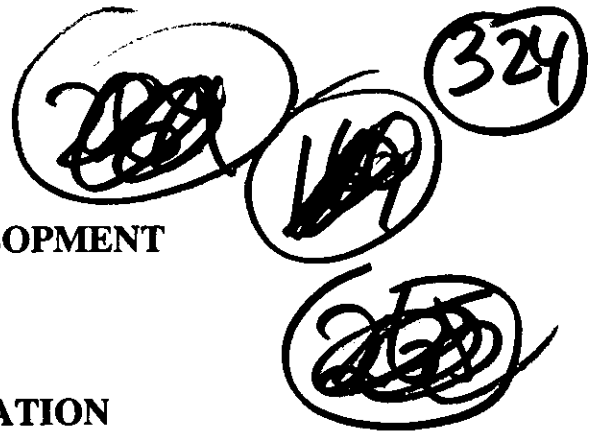
The redundant status of the existing reservoirs and pump house is the catalyst for this design proposal.

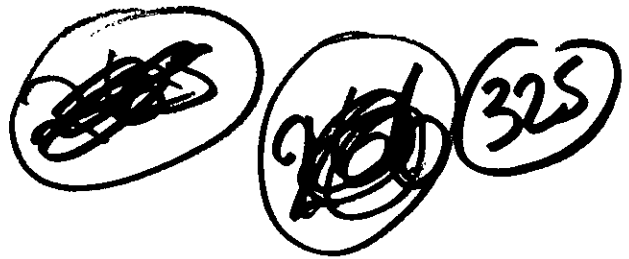
Its original function has been terminated and superseded by the new infrastructure works to the mains supply throughout London.

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 views into the existing site from street level. The embankment itself has the benefit of containing some TPO'd 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 reservoirs 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 reservoirs 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 buildings 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, together with a new practise court.

This building has been designed in conjunction with Campden Hill Tennis Club who strongly support 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.

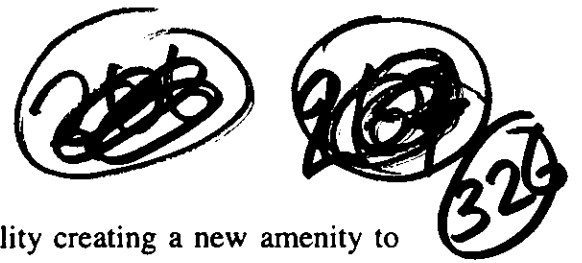
The design of the new courts retains the existing reservoir brickwork walling to the north and west, thus protecting the existing structures and landscape beyond. The remaining reservoir structure will be removed.

The design of the tennis court building has been developed since the original application to incorporate additional practice facilities requested by the Campden Hill Lawn Tennis Club. These are located on the southern side of the building adjacent the School. The practice courts are at a lower level which enables a glazed wall to be introduced on this southern elevation.

The building design enhances the brickwork of the existing reservoirs within a new elegant structure to create a modern high quality sports facility.

2.02 The Proposed Housing

Nineteen 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.

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.

At the north-west corner of the Square, the new building is continued along Aubrey Walk in place of the existing block of flats. The houses change from 4 storeys to 3 at this point and change again to two storeys as the building meets the Tennis Club. This creates continuity of the built form which was considered to be an important link between the existing buildings and the new development. Whilst there were strong reasons why the townscape would be improved by lining the facades of the new building to the Tennis Club, it was felt by the design team that it was important to retain the large ash tree which grows on this bank.

3.00 Design Approach to the New Housing

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.

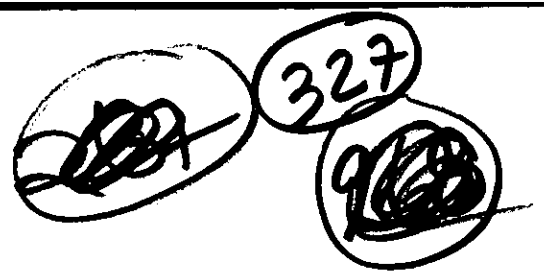
The buildings immediately surrounding the site vary from the brash commercial modernism of Kensington Heights to the charming eclecticism of the Aubrey Walk housing.

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 square which is open on its North side to Aubrey Walk, 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 openness 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 of the square 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.

4.00 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.

4.01 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 flats on the Ground Floor have direct access to Aubrey Walk.

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

The original design has been developed to give the Aubrey Walk elevation more prominence in the street, making it look like the front elevation rather than the rear.

4.02 Campden Hill Apartment Building

The architecture of the Campden Hill Apartment building has changed significantly since the original application, following consultations with the Local Planning Authority and other interested parties.

The initial design was criticised for being too bland. This resulted from the desire to create a building which was traditional in style, in an effort to be uncontroversial. However the criticism has been considered seriously and the design has been changed considerably to create a more confident and contemporary building.

The scale and massing of the new design is similar to the original design and the building steps down gradually from six storeys adjacent Kensington Heights to three storeys as it turns the corner into Aubrey Walk.

Whilst the change in the style of this building is significant, the townscape of Campden Hill Road is quite different to that in Aubrey Walk itself, and a contemporary design is considered to be a very appropriate solution to this location.



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

5.00 Materials

The materials selected for the houses and the apartment buildings 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.

6.00 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.

7.00 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.

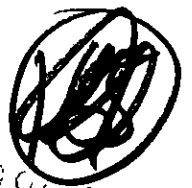
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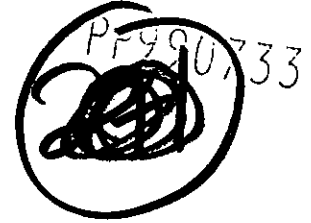


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**The Redevelopment of Water Tower House and the
Former Campden Hill Reservoir, Aubrey Walk,
London, W8**

**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 (BH1, 2 and 3A) indicated 3–7 m of made-ground above clay. Boreholes 4 and 5 show a lesser thickness of made ground ranging from 0.4 m–1.6 m (Appendix 3).

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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.

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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

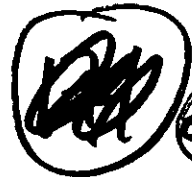
A range of Ordnance Survey and other historical maps of the area were consulted at the British Library and the Metropolitan Records Office in order to ascertain what activity had been taking place throughout the sites' later history and whether this may have affected any possible archaeological deposits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

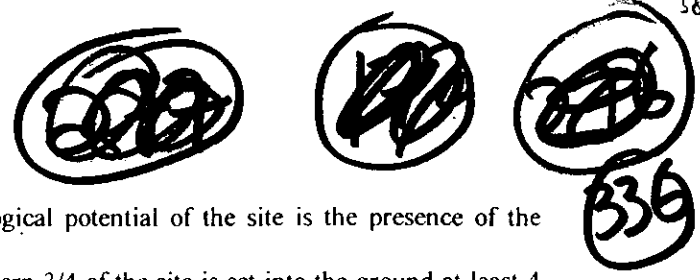
The Ordnance Survey maps of 1921 and 1965 (not illustrated) show very little change from the map of 1894 and it was not until 1975 that Water Tower House was built at the eastern end of the site and the original covered reservoir (outside of the proposal area) was decommissioned and redeveloped as Kensington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

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