

Re: Campden Hill Reservoir

443



OPINION

1. I am asked to advise Mr Henry Manisty in relation to the proposed construction of a two storey brick building to serve as a 'marketing suite' for St James Homes on the Campden Hill Site ("the Site").
2. The Site enjoys the benefit of planning permission for residential redevelopment together with a number of tennis courts. I am told that St James Homes wish to build the marketing suite for the purpose of marketing and selling the residential units that they intend to build on the Site pursuant to their planning permission.
3. It appears that the local planning authority, the Royal Borough of Kensington and Chelsea ("RBKC") takes the view that the erection of the marketing suite would constitute permitted development for the purposes of the General Permitted Development Order 1995 (S.I. 1995 No. 418) ("the GPDO"). In particular, I understand that it considers that the marketing suite would fall within Class A of Part 4, Schedule 2 to the GPDO. I am asked to advise whether that view is correct.
4. The categories of development permitted under Class A of Part 4 include:

"The provision on land of buildings ... required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land."

444

5. Such development is permitted under Class A subject, inter alia, to the condition that, when the operations have been carried out -

298

“ ... any building ... permitted by Class A shall be removed ...”.

6. The grant of permission for the erection of a building carries with it permission to carry out all necessary operations required in order to erect that building. Similarly, the purpose of Part 4, Class A is to grant permission for the temporary provision of the buildings etc. which are required as part of the same process. Its purpose is a narrow one, namely to enable the developer to carry out the physical works necessary to implement his planning permission.
7. That narrow purpose is reflected in the words used in Class A, and in the conditions to which such permission is granted. The buildings permitted are those “required”, i.e. necessary, “for the duration of operations”. That is why, when the operations have been carried out, the building must be removed.
8. Buildings that are to be used as site offices, for the temporary accommodation of site staff, for the storage of construction materials etc. could be said to be required in connection with and for the duration of the operations. Their purpose is directly connected with the operations, and the requirement for their retention would come to an end once the construction works are complete. Such buildings may therefore be said to fall within Class A.
9. By contrast, I consider that a building used for the purpose of marketing the completed development would not be permitted development within Class A. For the purposes of the implementation of a planning permission for residential development, “operations” would mean building operations, i.e. those works necessary to remove the existing structures on the site and erect those for which permission has been granted.

945-

~~945-~~

10. A building to be used for marketing the completed development is in no sense "required" in order to enable those operations to be carried out or completed. The "connection" required by the GPDO is therefore, in my view, absent. Any requirement for such a building is connected not to the "operations" but rather to the marketing and sale of the buildings that will result from those operations.

11. I therefore consider that the proposed marketing suite building would not fall within Class A of Part 4, Schedule 2 of the GPDO and that it would not be permitted development.

HEREWARD PHILLPOT
2 Harcourt Buildings,
Temple, EC4Y 9DB

17 January 2001

Re: Campden Hill Reservoir

~~446~~ 446
~~446~~

OPINION

Stork & Coles
40 Great James Street
London WC1N 3HB

020 7404 6021

(447)
(40)

The Royal Borough of Kensington and Chelsea
FORMER THAMES WATER RESERVOIR AND WATER TOWER HOUSE
97 CAMPDEN HILL ROAD, KENSINGTON, LONDON W8

Public Inquiry: 20-30 July 1999

The Town and Country Planning Act 1990

Section 78 Appeal by St James Homes Limited against the failure of the Council of the Royal Borough of Kensington and Chelsea to determine, within the statutory period, applications for (a) planning permission for redevelopment to provide nineteen houses and forty-eight apartments plus twelve tennis courts (six in lower level and six open courts) plus a practice court, basement car parking, new access points for pedestrians and vehicles and landscaping, and (b) conservation area consent for the demolition works involved.

DETR references: APP/K5600/A/99/1022704
and APP/K5600/E/99/1016054

Local Planning Authority references: PP/99/0733 and 4

SUMMARY OF PROOF OF EVIDENCE OF
DENIS FREDERICK MCCOY, FRTPi ARIBA DiplArch(Oxford)

In addition to an Introduction the evidence is presented under the following headings:

2. CONTEXT, AND SURROUNDINGS OF THE SITE
3. THE SITE ITSELF
4. THE CONSERVATION AREA AND CONSERVATION AREA PROPOSALS STATEMENT
5. THE APPEAL PROPOSAL
6. PRINCIPAL ISSUES
7. GOVERNMENT POLICIES
8. THE DEVELOPMENT PLAN
9. LOSS OF OPEN SPACE
10. DESIGN CONSIDERATIONS AND THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA
11. APPROPRIATENESS OF DEMOLITION
12. SETTING OF LISTED BUILDINGS
13. EFFECT OF DEVELOPMENT TRAFFIC UPON RESIDENTIAL AMENITY
14. OTHER AMENITY ISSUES AFFECTING NEIGHBOURING RESIDENTS
15. SECTION 54A: THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS
16. CONCLUSIONS

448

2. CONTEXT, AND SURROUNDINGS OF THE SITE

- 2.1 Development around the site is very diverse. Campden Hill Square and its service roads lie to the north, with converted and replacement buildings along Aubrey Walk, a mainly small-scale street with a village character.
- 2.2 To the west lie the secluded grounds of a large private house, and to the east there is a group of large monolithic 20th century buildings along Campden Hill Road. South of the site there are the attractive grounds of a mid-20th century school. All of the early 19th century houses which once stood around here have gone, save Thorpe Lodge. It is part of the school premises, facing the site boundary about 15 metres away. There are no views over the whole site from surrounding streets, but its openness is striking in the outlook from several dwellings.

3. THE SITE ITSELF

- 3.1 The greater site covers 1.54 hectares and about $\frac{1}{2}$ of this is covered by redundant Victorian reservoirs. There are tennis courts (operated by a club) on their roof at a level higher than surrounding streets, and embankments with trees on all sides.
- 3.2 Other buildings include 18 flats, water authority offices, a pump room building and some other ancillary accommodation.
- 3.3 89.2% of the site area is open space, as defined in the Council's Open Space Survey of 1992, in which it is recorded. The site is not identified as having any nature conservation importance, and nor is any building on it listed.
- 3.4 Vehicular access to the site is from Aubrey Walk, primarily opposite Hillsleigh Road. There is another access at the rear of Water Tower House, and a third to half a dozen parking spaces further west.
- 3.5 The site is not included in the UDP schedule of sites with Major Development Opportunities, but in the draft alterations is proposed to be included as suitable for "residential including affordable housing, tennis courts, and open space". The proportions of these uses one to another is not prescribed.
- 3.6 The draft alterations have been the subject of consultation with statutory bodies, but not with the public.

4. THE CONSERVATION AREA

- 4.1 The site is in Kensington Conservation Area. The tennis club portion was designated with Campden Hill Square and most of Aubrey Walk in 1971; the rest in 1976 when a number of conservation areas were combined.
- 4.2 Its 53 hectares display a great diversity of character. A Conservation Area Proposals Statement adopted by the Council in 1995 identified ten distinct subdivisions for the purpose of appraising townscape.

449

- 4.3 The Aubrey Walk frontage of the appeal site west of Hillsleigh Street is within area 6 (Campden Hill), the rest in area 10 (The Northern Corridor).
- 4.4 Campden Hill Square, the nucleus of area 6, appears more part of a relaxed, unrelated grid of streets than an exercise in formal design due to the size of the garden enclosure and the wealth of vegetation.
- 4.5 The varied buildings in Aubrey Road constitute appropriately informal townscape. Those in Hillsleigh Road display more wilful variety especially at roof level, in strong contrast to the quiet informality elsewhere in area 6. The less than sympathetic architectural quality of two modern blocks on the south side of Aubrey Walk is noted.
- 4.6 The appraisal of area 10's townscape notes the coarser grain of the large modern developments on the summit of Campden Hill, and the dominant impact of the traffic on Campden Hill Road. Water Tower House is noted as dreadful in all townscape respects, detracting from the character and appearance of the Area.
- 4.7 The CAPS categorises most of the site as neutral open areas. This is an acknowledgement that change can be considered, either to create other neutral features or to introduce something beneficial to the character or appearance of the Area.

5. THE APPEAL PROPOSAL

- 5.1 The project is to clear the site and replace the tennis club facilities on the western portion, including six covered courts, and redevelop the eastern portion with housing.
- 5.2 19 houses are proposed in three terraces around a central open space with one end open to Aubrey Walk. These would have accommodation at basement level and four storeys above the paved and planted area enclosed by the terraces.
- 5.3 29 flats are proposed in a part 5-storey, part 6-storey block replacing Water Tower House, 17 in a 3-storey block facing Aubrey Walk (providing affordable housing) and two more at the north end of the west terrace. The resultant density would be 223 hrh measured over the whole application site, and 331 hrh measured over that part not allocated to the tennis facilities.
- 5.4 88 basement parking spaces are proposed, with access through an on-site ramp approached from Aubrey Walk at a point some 30 metres from Campden Hill Road. The other vehicular accesses would be closed.
- 5.5 The detailed design of the houses and the Aubrey Walk block echo traditional house styles, that of the Campden Hill Road block is more contemporary and uses larger areas of glazing.
- 5.6 There are to be garden areas in the central space and other landscaped areas facing Aubrey Walk, Campden Hill Road, and Thorpe Lodge. There would be planting on the boundary with Kensington Heights and the planted embankment on the west boundary would remain.

450

6. THE PRINCIPAL ISSUES

6.1 The issues in this appeal are:

- The impact which the loss of open space would have upon the value of the site as a visual amenity to be enjoyed by residents of nearby property and as part of the character and appearance of Kensington Conservation Area;
- The effect of the proposed development upon the character and appearance of the conservation area;
- The appropriateness of the demolition works involved in the project;
- The impact of the proposal upon the setting of listed buildings close to the site;
- The altered level of activity in the vicinity;
- The likelihood of affordable housing being secured as part of the development.

6.2 Details of the social housing objection are dealt with by others. Entrance gates initially proposed are being deleted so I say nothing about the objections to them.

7. GOVERNMENT POLICIES

7.1 PPG3 confirms that making best use of urban land for housing is to be balanced with the importance of conservation. It notes the importance of respect for the local environment, and the importance of scale and density and of height and massing. PPG1 confirms the materiality of the relationship of a development to its surroundings.

7.2 PPG15 advises that new buildings in conservation areas should be designed as part of a larger whole, and that demolition in them should await approval of redevelopment proposals.

8. THE DEVELOPMENT PLAN

8.1 The Council's UDP was adopted on 28 August 1995. It aims to maintain and enhance the character and function of the Royal Borough as a residential area and to ensure it continues an attractive place to live and work. It seeks to maximise the residential capacity of the Borough to the extent that respects the quality of the environment.

8.2 The UDP explains that to do so will require lower densities than in the past and aims normally to resist housing within the density range 250-350 hrh. I consider such figures mainly an indicator, with high figures suggesting a likelihood of unacceptability for detailed reasons, as in this instance.

9. LOSS OF OPEN SPACE

9.1 Policy CD21 aims:

"to protect and enhance, and to resist the loss of existing public and private open space which makes, or is capable of making, a contribution to an area's character or appearance and to resist proposals which would adversely affect its setting".

- 9.2 The large partially sunken structures on the site do not prevent it giving an important impression of openness, even though there are limited views over it. Vegetation around them which form the skyline from some viewpoints strengthens this impression.
- 9.3 35% of the present open space would be lost, and the largest area remaining (the tennis courts) is where it contributes less to the perception of openness experienced in Aubrey Walk. This compounds the harmful policy conflict of the loss of open space.

10. DESIGN CONSIDERATIONS AND THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

- 10.1 A common boundary treatment all along the Aubrey Walk frontage would be out of character with that essentially informal street.
- 10.2 The new Campden Hill block is of too great a bulk to relate satisfactorily to the conservation area. The terraces and setbacks introduced to reduce its scale to what would be appropriate on the corner of Aubrey Walk would not succeed in that aim. It would have an over-dominant impact upon the terraces of modest properties which are important to the character and appearance of the conservation area. The building would not accord with CD25 nor with CD53.
- 10.3 The terraced houses are too grand, and the space between them too constricted, to relate harmoniously to Aubrey Walk with its mainly small domestic scale. The proportions of the space are achieved only at the cost of very limited gardens out of character with family houses nearby. The planted gardens in the space between the terraces would be no adequate substitute for the openness which this group of buildings would displace.
- 10.4 There is no comparison with the scale and character of Campden Hill Square. The erection of these terraces and the Campden Hill Road block would neither preserve nor enhance, but would harm, the character and appearance of Kensington Conservation Area.

11. APPROPRIATENESS OF DEMOLITION

- 11.1 In the absence of a satisfactory redevelopment scheme consent for all the demolition works proposed would breach CD51 and conflict with national guidance.

~~45~~ 452 ~~45~~

12. SETTINGS OF LISTED BUILDINGS

- 12.1 St George's Church and 2-6 Aubrey Walk are listed buildings whose setting would be harmed. The Church would be trivialised as a dominant feature of the streetscene, particularly when approaching from the west. The bulk of the new block would be accentuated in these views as a result of the removal of the tree-covered bank in front of the Church. As a background feature in views of the Georgian houses the new block would be unfortunate.
- 12.2 West Hill House (118 Campden Hill Road) would have a less satisfactory setting if a further excessively bulky block were to be built.
- 12.3 Thorpe Lodge, the listed building surviving in the grounds of the school, would be dominated by the proposed terrace some 10 metres higher than it only about 25.5 metres away. I think it unrealistic to anticipate the long-term retention in their gardens of a tree screen sufficient to offset this.

13. EFFECT OF DEVELOPMENT TRAFFIC UPON RESIDENTIAL AMENITY

- 13.1 Aubrey Walk, Aubrey Road and Campden Hill Square are relatively quiet roads and at present in bad weather and winter the tennis club generates virtually no traffic. With covered courts this periodic relief from activity and parking competition associated with the club would cease. Residential amenity would suffer.

14. OTHER AMENITY ISSUES AFFECTING NEIGHBOURING RESIDENTS

- 14.1 The material loss of daylight at two windows in Kensington Heights is a factor weighing against the proposal.

15. SECTION 54A: THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

- 15.1 To allow proper regard to be had to the development plan as a whole I identify a number of policies with which the proposal accords.
- 15.2 The desirability of securing an appropriate redevelopment of Water Tower House is a material consideration. So too is the need when seeking to maximise residential development to avoid overdevelopment.
- 15.3 The Government's preferred approach to the provision of affordable housing and the particular difficulties experienced in the Royal Borough emphasise the importance of securing the delivery of an appropriate provision on the appeal site.

16. CONCLUSION

- 16.1 I respectfully conclude that both appeals should fail.

CHR, PoEsum:5.7.99



BROADWAY MALYAN
LANDSCAPE

(Handwritten signature)

(Handwritten number 453)

(Handwritten signature)

R.B.K. & C.
TOWN PLANNING
22 MAR 1999
RECEIVED

PP990733

LANDSCAPE DESIGN STATEMENT

AUBREY WALK

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

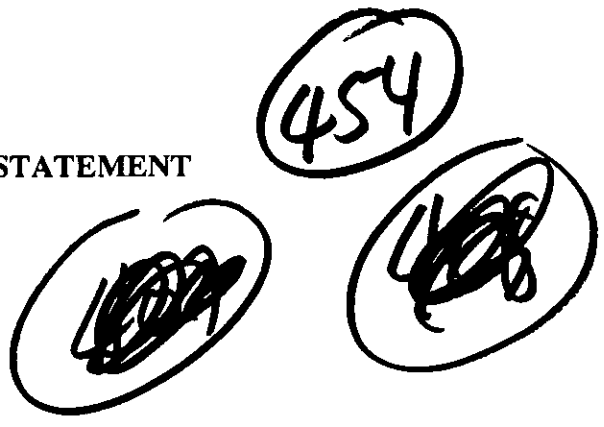
**First Draft August
Revision A: 30 September 1998
Revision B: 23 October 1998
Revision C: 9 March 1999**

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

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

radial and concentric strips of Yorkstone. It will be planted on its perimeter with shrubs in raised planters.



457

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



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.

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.

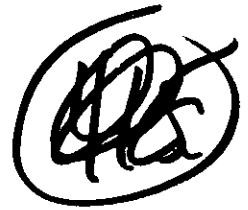
10.00 SUMMARY

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

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

1 STREET TREES

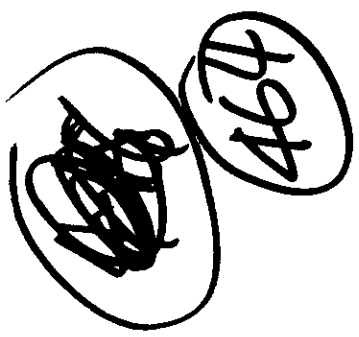
1a South and East of Water Tower House, Campden Hill Road

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.

~~462~~
462

~~463~~
463

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



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

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.

465

~~465~~

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.

466

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.

467

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.

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



~~469~~
469

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.

427
428

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.

~~194~~ 97

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.

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.

472



~~473~~ 473

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.

474

~~428~~

~~429~~

SUMMARY OF EXISTING TREES TO BE REMOVED

APPENDIX B

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



475

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'	"	"

~~476~~
476
~~476~~

Hebe rakaiensis	"	"
Hebe 'White Gem'	300-450mm high	500mm
Lavandula stoechas 'French Lavendar'	"	"
Mahonia media 'Charity'	450-600mm high	600mm
Prunus lusitanica	"	"
Olearia macrodonta 'Major'	"	"
Potentilla 'Elizabeth'	"	"
Potentilla Davurica 'Abbotswood'	"	"
Potentilla 'Primrose Beauty'	"	"
Photinia fraseri 'Red Robin'	"	"
Rosa pimpinellifolia	"	"
Skimmia japonica	"	"
Spiraea arguta 'Bridal Wreath'	"	"
Viburnum plicatum 'Lanarth'	"	"
Viburnum plicatum davidii	"	"
GROUND COVER		
Ceanothus thyrsiflorus repens	300mm dia. spread	450mm
Cotoneaster dammeria	"	"
Cotoneaster 'Gnom'	"	"
Lonicera pileata	"	"
Euonymus fortunei	"	"
Vinca minor	"	"
Hedera helix 'Hibernica'	"	"
Prunus laurocerasus 'Otto Luyken'	"	"
Pachysandra terminalis	"	"
CLIMBERS		
Hedera helix 'Goldheart'	500mm high	500mm
Parthenocissus tricuspidata	"	"
Parthenocissus henryana	"	"
Hydrangea petiolaris	"	"
HEDGING		
Prunus lusitanica	Mature 1.5m high clipped	500mm

SCHEDULE OF HARD EXTERNAL FINISHES



APPENDIX D

Access Roads: Granite setts with Yorkstone banding.

Footpaths: Yorkstone flags with Yorkstone banding.



477

~~478~~

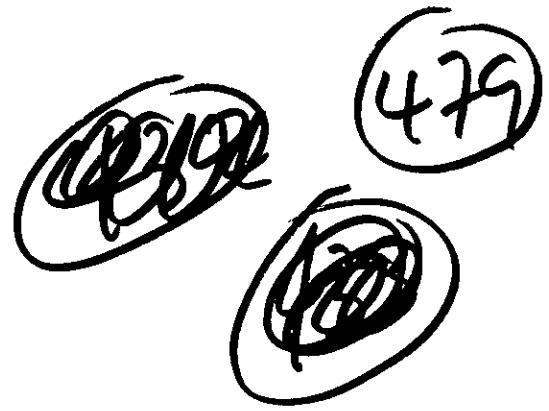
478

EXISTING TREE PROTECTION METHOD STATEMENT

APPENDIX E

~~478~~

TABLE OF CONTENTS



1.0 Introduction

2.0 Specification

3.0 Financial Penalties

4.0 Protection of Specific Trees

- West Boundary
- South Boundary
- East Boundary with Kensington Heights
- East Boundary – Campden Hill Road, Tree nos: 2, 3, 4, 5, 6 and 7
- North Boundary – Aubrey Walk, Tree nos: 8, 9, 10, 11, 1958, 1959, 1960.

5.0 Guidance on Operations within Protected Areas

References

Drawings: 10337.100 Landscape Proposals
10337.101 Existing Tree Protection

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

482

~~482~~

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.

~~482~~

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)

483

483

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.

483

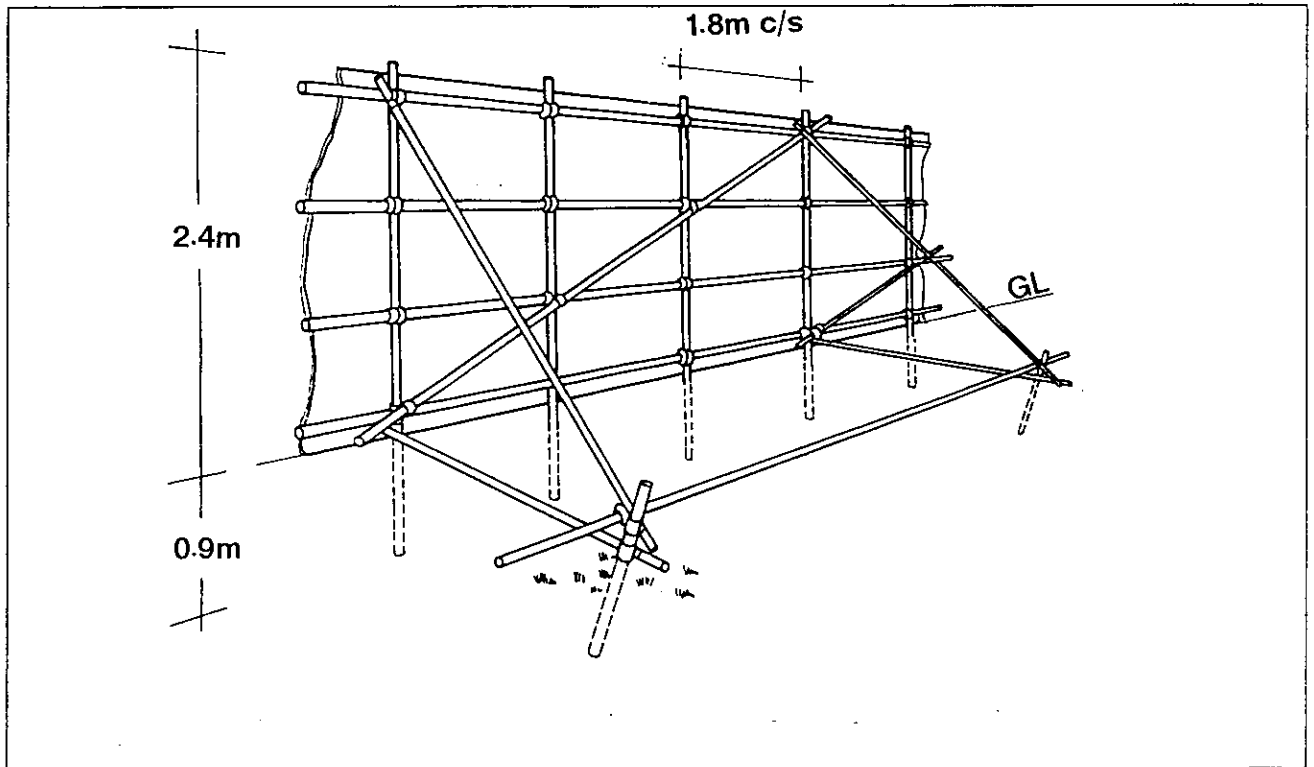
All restrictions of the specification will apply.

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

484



PROTECTIVE FENCING TO EXISTING TREES

62

~~485~~ 485
~~485~~

Statement of Case

on behalf of

St James Homes Ltd.

Campden Hill Reservoirs
and
Water Tower House, Aubrey Walk/
Campden Hill Road, London W8

Appeal References

APP/K5600/E/99/1016054
APP/K5600/A/99/1022704

June 1999

486

~~486~~~~486~~

1.0

Introduction

1.1

This Inquiry is in respect of the failure of the Royal Borough of Kensington & Chelsea to determine within the statutory period planning and conservation area consent applications relating to the Campden Hill reservoirs site, Campden Hill Road/Aubrey Walk. The references of the two appeals are;

- (a) Planning Application (LPA reference PP/99/073):
Appeal Reference : K5600/APP/A/99/1022704
- (b) Application for Conservation Area Consent (LPA reference PP/98/2127) Appeal Reference : K5600/APP/E/99/1016054

1.2

The application for Conservation Area Consent seeks the demolition of all buildings and structures on site (other than part of the retaining wall of the western and northern sides of the western reservoir). The redevelopment proposals comprise;

- (a) the erection of 19 houses and 48 flats
- (b) the construction of six open tennis courts, six enclosed courts and an open practice court
- (c) underground parking for all the residential units
- (d) the creation of one vehicular access point into the site

1.3

Although these are non determination appeals, the Borough Council put a report to Members on the 8th June 1999 which recommended reasons for refusal had the Council been in a position to determine the appeals. These reasons were;

1. The proposed redevelopment would result in the loss of a significant amount of the existing open space on this site, reducing the value of this site as a visual amenity to be enjoyed by residents



of nearby property, and harming the character and appearance of this part of the Kensington Conservation Area. As such, the proposal is contrary to policies of the Unitary Development Plan, in particular STRAT 2, STRAT 35, and Policies CD21, CD48, and CD52.

2. The bulk and layout of the proposed development, in particular the bulk of development and the restricted dimensions of the central open space, would result in a densely developed site that relates poorly to the character scale or form of its surroundings. It is considered that the proposed development would result in harm to the character and appearance of this part of the Conservation Area, contrary to Policies of the Unitary Development Plan, in particular STRAT 5, STRAT 6, and Policies CD25, CD52, CD53, and H11.
3. Given that the existing site provides a valuable contribution to the character and appearance and residential amenity of this part of the Conservation Area, and in the absence of an acceptable scheme for the future development of the site, it is concluded that the proposed demolition of the reservoirs is premature, and contrary to Policy CD51 of the Unitary Development Plan.
4. The proposed southern terrace of new houses would appear dominant and overbearing in its relationship with Thorpe Lodge, and the development along Aubrey Walk would significantly affect the setting of St George's Church, harming the setting of these Listed buildings contrary to Policy CD61 of the Unitary Development Plan.
5. The existing site generates a relatively low intensity of vehicular and pedestrian activity through the year, busiest in the summer but relatively quiet in the winter months. The proposed development

488

~~488~~

~~488~~

will generate greater levels of such activity throughout the year, with the largest difference being in the presently quieter winter months. As such, the proposed development will lead to a significant reduction in the levels of amenity presently enjoyed by those who reside near the site, contrary to Policies of the Unitary Development Plan, in particular STRAT 1, and Policy CD52.

6. The use of pedestrian and vehicular gates at the entrances to the site would restrict access to the development, separating the site from the surrounding area, contributing little to the amenity of the area, and being out of character with the predominant form of development locally where residential streets are generally accessible to all and at all times. As such, the proposed gates community is contrary to Policies of the Unitary Development Plan, in particular STRAT 1, STAT 5, and CD52.

7. The site is considered suitable for the inclusion of affordable housing, which has not been secured by an appropriate planning obligation as part of the proposed development. As such, the proposals are not considered likely to achieve the provision of affordable housing on this site, and would be contrary to Policies of the Unitary Development Plan, in particular H22 and the proposed draft alterations to this Policy, and fail to respect the advice presented in Circular 6/98.

2.0

The Appeal Site and The Surrounding Area

2.1

Both the appeal site and the surrounding area will be described in detail. With regard to the character of the surrounding area evidence will be presented demonstrating that whilst the local area is not entirely residential in character, this is the predominant use. As such, the Water Utility use of the site and the presence of two large elevated brick reservoirs is not

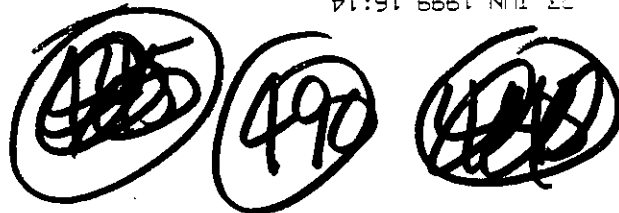


489

part of the predominant land use character of the area. Evidence will also be presented on the historical development of the area and how this is reflected in the character and appearance of the Conservation Area. Reference will also be made to the good public transport accessibility of the site.

2.2. The historical development, current appearance and use of the appeal site will be analysed and placed in the context of the local area. This will include references to:

- (a) Water Tower House which is described in the Council's Conservation Area Statement as "a dreadful building in all respects" (p.31).
- (b) The Pump House which was originally connected to the water tower. The water tower was demolished in 1970 to allow the construction of Water Tower House. The Pump House had its original machinery removed many years ago and has been used as a depot in recent years. The Department of Culture Media & Sport have issued a Certificate of Immunity of Listing in respect of this building (March 1999).
- (c) The two brick reservoirs (the 'middle' and 'west' reservoirs) were constructed in the middle of the nineteenth century. They have a roof area of 8,760m² (0.876h or 2.16 acres), an internal floor to ceiling height of 7.84 metres and a cubic capacity of 66,728 m³. The reservoirs are partially sunken into the ground, therefore the roof level varies between 3 and 4 metres above the prevailing ground level. The roof of the reservoirs is covered by a synthetic playing surface and is leased to the Campden Hill Lawn Tennis Club. There are earth embankments around the reservoir which in some areas have been colonised by trees and shrubs. The



Department of Culture Media & Sport has issued a Certificate of Immunity from Listing in terms of both reservoirs (March 1999).

3.0 Planning & Operational History

3.1 Evidence will be provided on the operational history of the appeal site by both the Metropolitan Water Board and Thames Water. This will explain how, following the completion of the London Ring Main, both reservoirs and the Pump House are now redundant. Whilst of limited relevance to the redevelopment proposal, reference will also be made to the Holland Park 'Pipetrack' scheme which entails Thames Water constructing an 8.5 metre diameter shaft on the appeal site. This work is currently underway and will be completed in the year 2000.

3.2 The planning history of the appeal site is very limited. Reference will be made to the applications in the 1960's to construct Water Tower House and Kensington Heights (which adjoins the appeal site to the east).

4.0 The Current Development Proposals

4.1 The current development proposals will be placed in the context of the discussions carried out by both Thames Water and St James Homes since 1997. Particular reference will be made to the chronology of discussions with Council officers since June 1998 and the series of amendments to the scheme which were made at the suggestion of officers. The current Conservation Area consent application was submitted on the 4th November 1998 and accompanied the original planning application scheme of that date. The current planning appeal relates to the planning application submitted on the 19th March 1999 which incorporated all the amendments agreed with officers since November 1998. On the 21st April 1999 this application was amended by the addition of five flats in the Aubrey Walk

building (an increase from 12 to 17). This amendment facilitates the provision of 17 affordable housing units in the building.

5.0 **The Principle of Development**

5.1 The Appeal site is almost entirely occupied by existing buildings, access ways and car parking. The reservoirs and the Pump House are redundant and the Borough Council has encouraged the redevelopment of Water Tower House. The draft Alterations to the Kensington UDP (1999) identify the appeal site 'as a major development site' comprising housing, affordable housing, tennis courts and open space. Since this mix of uses precisely accords with that proposed in the appeal scheme, it is clear that there is no difference between the Council and the Appellants on the principle of development. The only issue is the balance of these uses and their disposition on the site.

5.2 Evidence will be presented to demonstrate how the appeal scheme has struck the correct balance between maximising the residential potential of the site, retaining and enhancing the recreational facilities provided by the tennis club whilst meeting policy requirements to preserve or enhance the character and appearance of the conservation area. This balance will be explained in the context of existing and emerging guidance in PPG's, RPG's and the UDP.

6.0 **Reasons For Refusal**

6.1 The report that was placed before Members on the 8th June 1999 proposed seven reasons for refusal of the appeal scheme. The Appellants response to each of these proposed reasons for refusal is provided below.

Reason 1: Loss of Open Space and Impact on the Conservation Area

6.2 It is not accepted that the appeal site is open space in any conventional sense. Whilst the tennis courts on the roof of the reservoirs are recreational space they are artificially surfaced and are located between

three and four metres above the prevailing ground level. The appeal proposals will replace the same number of courts in an enhanced facility which is part open and part enclosed. For this reason the Council accept that the proposal is not contrary to policies LR1 to LR7 of the UDP. It is considered that the replacement of part of the elevated reservoirs with a carefully conceived and high quality residential scheme will enhance the character and appearance of the Conservation Area.

Reason 2: Bulk and Layout of the Scheme

6.3

The layout and massing of the scheme was extensively discussed and agreed with officers of the Borough Council and English Heritage. In particular, all significant layout amendments suggested by officers have been incorporated in the scheme before this Inquiry. Evidence will be presented which demonstrates that the scheme will relate well to the scale and form of the local area and will enhance the character and appearance of the Conservation Area.

Reason 3: Demolition of the Reservoirs is Premature

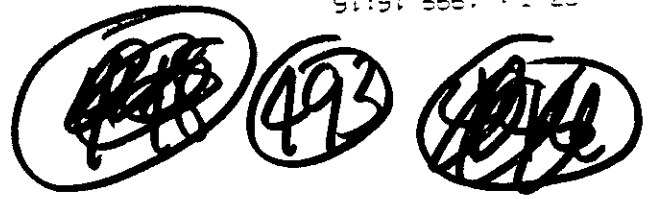
6.4

For the reasons explained elsewhere in this Statement of Case it is submitted that the scheme before this Inquiry is acceptable and should be permitted. On this basis, the granting of Conservation Consent for the demolition of the reservoirs is not premature.

Reason 4: Relationship of The Southern Terrace To Thorpe Lodge

6.5

This issue will be considered in the context of the historical development of the local area. Evidence will show how Thorpe Lodge predates the construction of the reservoirs. At that time the creation of the elevated reservoirs substantially altered the setting of Thorpe Lodge. Since the tennis club became established on the roof of the reservoirs the setting of Thorpe Lodge has been further eroded by the high wire netting and floodlighting of the courts. The setting of Thorpe Lodge has also been affected following the change of use from a single family house to



education. The replacement of these detracting elements with a carefully designed terrace of town houses will, therefore, enhance the setting of Thorpe Lodge.

Reason 5: Impact of Year Round Activity on Residential Amenity

- 6.6 Evidence will be presented to demonstrate that any change in the level of activity will be minimal in the context of the existing level of activity in the local area. For this reason there will not be a "significant reduction" in the levels of amenity presently enjoyed by local residents.

Reason 6: The Entrance Gates

- 6.7 The Appellants have agreed to delete the entrance gates from the scheme. This will be dealt with by means of a planning condition which expressly prevents the erection of gates.

Reason 7: Affordable Housing

- 6.8 If negotiations on a suitable bilateral S106 agreement cannot be concluded prior to the opening of the Inquiry, the Appellants will submit a unilateral undertaking under S106. This will reflect the sequential approach contained in the Borough Councils Interim Policy which was agreed by Members in January 1999. This will put in place an approach whereby;

- (a) St James offer to provide 17 on site units
- (b) If the Borough Council does not want on site units or no Housing Association will accept the on site units, St James will provide 22 built units off site elsewhere in the Borough
- (c) If the Borough Council indicates it would prefer a commuted sum or no Housing Association will accept suitable off site units, St James will provide an off site commuted sum.

~~494~~

494

6.9

This S106 undertaking will be drafted so that all of the trigger mechanisms are in the hands of the Borough Council and its Housing Association partner. Evidence will be presented to demonstrate that this approach accords with Circular 6/98 as well as both the adopted and emerging UDP policies and will secure the provision of affordable housing.



DOCUMENTS

1. PPG's, RPG's and Circulars (and emerging draft guidance)
2. LPAC documents:
 - Possible Future Sources of Large Housing Sites in London (July 1998)
 - London's Housing Provision 1987-1996 (1998)
3. Kensington & Chelsea Open Space Survey (1992)
4. The Kensington & Chelsea UDP (1995)
5. The draft Alterations to the Kensington & Chelsea UDP (1999)
6. The Kensington Conservation Area Proposals Statement
7. Traffic Surveys
8. Parking Surveys
9. Guidance Note No.1. "Guidelines For the Environmental Assessment of Road Traffic". Institute of Environmental Assessment
10. Site Layout Planning for Daylight and Sunlight : A Guide to Good Practice. P.J. Littlefair. BRE 1998
11. "Conservation Area Practice". English Heritage 1995
12. "Conservation Area Appraisals". English Heritage 1995

496

CAMPDEN HILL SQUARE



East side



Garden from the southern end