

1391



Arm	AM Peak						PM Peak					
	Existing		Existing & Permitted		Existing & Proposed		Existing		Existing & Permitted		Existing & Proposed	
	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue
Notting Hill Gate (East)	0.828	8	0.836	8	0.833	8	0.882	10	0.890	10	0.888	10
Campden Hill Road	0.835	7	0.841	8	0.838	8	0.884	10	0.890	10	0.888	10
Notting Hill Gate (West) S	0.389	4	0.389	4	0.390	4	0.371	4	0.374	4	0.370	4
R	0.826	8	0.833	8	0.830	8	0.847	7	0.865	7	0.862	7

Operational Assessments of Notting Hill Gate / Campden Hill Road Signalised Junction

Arm	AM Peak						PM Peak					
	Existing		Existing & Permitted		Existing & Proposed		Existing		Existing & Permitted		Existing & Proposed	
	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue	RFC	Queue
Campden Hill Road (North)	0.168	0	0.171	0	0.169	0	0.122	0	0.122	0	0.125	0
Kensington Place	0.076	0	0.096	0	0.083	0	0.102	0	0.107	0	0.121	0
Campden Hill Road (South)	0.259	0	0.273	0	0.291	0	0.134	0	0.167	0	0.160	0
Aubrey Walk	0.000	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000	0

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

1392

Operational Assessments of Site Access Priority Junction

Arm	Existing & Proposed			
	AM Peak		PM Peak	
	RFC	Queue	RFC	Queue
Aubrey Walk (East of Junction)	-	-	-	-
Proposed Site Access	0.034	0	0.028	0
Aubrey Walk (West of Junction)	0.003	0	0.002	0

1393



APPENDIX F

Letter from Chairman of Campden Hill Lawn Tennis Club



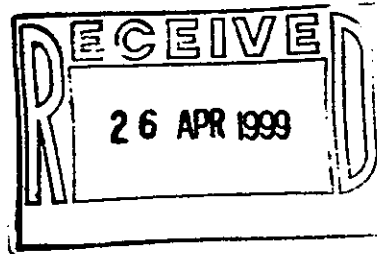
THE CAMPDEN HILL LAWN TENNIS CLUB

9 Aubrey Walk, London W8 7JH

Tel: 0171-727 4050 Fax: 0171-792 0394 Email: tennis@chlhc.prestel.co.uk

23 April 1999

Ms Gillian Palmer
Consultant, Directorate of Transport
RBK&C,
Town Hall
Hornton Street
London W8 7NX



~~1394~~
1394

Dear Mrs Palmer

Campden Hill Reservoir - Redevelopment

I understand that you have asked for details of the numbers of members (and others) visiting the tennis club, and for a comparison with the anticipated use of the proposed new tennis facilities. There are a number of preliminary points to be made.

1. The Club has 12 courts and 2 mini courts. The maximum number of members and guests playing tennis at any one time is thus 48 with, perhaps 4 others on the mini courts.
2. Our rules encourage members to "cut in" to games at the end of each set. Consequently on busy days, there may be another 40 or so members in the huts along side each court, waiting to play. In good weather, a major appeal of the club is its terrace alongside the courts where there is space for a further 40 or so people. In practice these numbers (and that in 1.) are rarely reached.
3. There is a minimum standard of tennis proficiency for full time playing members and this also applies to guests at busier times. Most courts cannot be booked - the only bookable courts are the four floodlit courts in winter and three courts on weekend mornings. This set-up does not appeal to the many tennis players who wish to play on pre-booked courts with players of their own choice. Many of these players prefer to play at commercial clubs, such as Vanderbilt, Harbour and Riverside where courts may be pre-booked. These commercial clubs have no proficiency standard.
4. It is the Committee's intention that these aspects of our Club would not change.

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5. Guests and visiting tennis teams do not create much additional demand for facilities and are included in the numbers set out below. Our tennis teams play matches at other clubs.

Comparison

It is difficult to predict what the usage of the proposed new tennis facility will be, when compared to the current usage of the Club's courts, but certain points can be made. 6 indoor courts will attract players in poor weather and winter, but in good weather and in summer fewer players (than at present) will be attracted to the new tennis facility. In poor weather, particularly mid-week in winter, the Club is virtually empty. In good summer weather, particularly at the weekend and on evenings from Monday to Thursday, the Club is crowded.

In these circumstances, I would not expect that usage of the proposed new tennis facility, taken over the year, would increase from that at present. I would expect there to be more use of the club in winter than there is at present but less use in the summer than there is at present. Membership of the Club will almost certainly not increase - at present it is greater than that which can be accommodated on the playing surfaces.

Current Membership

As at 31 March 1999, the end of our last complete membership year, we had a total of 1254 members in these categories: Full 609; Students 42; Veterans 27; Junior 276 (who are entitled to use the courts at all times although Juniors are restricted to one or two courts); Mid-week 156 (who can play from Monday to Friday up to 5pm and on floodlit tennis in winter); Social 27; Dormant 122.

We do not have accurate figures about the average numbers using the courts and the clubhouse facilities at any one time but we made a rough count last weekend and we have estimated average weekday use in April.

- (i) Weekend 17 & 18 April 1999: (weather dry and almost mild):

Each morning - 65; afternoon - 80; evening - 20

- (ii) Weekday use in April (reasonable weather)

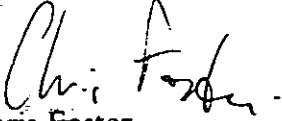
Each morning 20; afternoon 45; evening 30

We can endeavour to produce more accurate numbers, if that would assist.

Finally, I should confirm that we do not envisage that the new courts would generate any increase in traffic. Our members are asked not park in Aubrey Walk in the vicinity of the Club. This is set out in the Club's handbook and on the notice at the foot of the stairs outside the Club.

Please call me if you have any questions.

Yours sincerely



Chris Foster
(Chairman)

1396



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APPENDIX G

Correspondence and Meetings with RBKC

MEETING RECORD

1398



tpk


JOB NO 10145
JOB TITLE CAMPDEN HILL
VENUE ROYAL BOROUGH OF KENSINGTON & CHELSEA
DATE 19 JANUARY 1999

Present Gillian Palmer, RBKC
Peter Blake, RBKC
Simon Watts, TPK

ACTION

- 1.0 The meeting had been arranged to discuss the transportation aspects of the proposed redevelopment of the former Campden Hill Reservoir site.
- 2.0 Parking
 - 2.1 GP noted that the design of the three proposed on-street parking spaces opposite Hillsleigh Road was not acceptable as the bays were at 90° to Aubrey Walk. The bays should be reorientated to provide parallel parking.
 - 2.2 GP raised concern about the tandem parking bays beneath the flats and queried how these would be used in practice.
 - 2.3 GP requested that the necessary disabled parking provision (10%) be clearly identified on the basement parking layout.
- 3.0 Site Access
 - 3.1 GP confirmed that the proposed access (Figure 8 of the TIA) is acceptable but noted that the required visibility splays (4m x 15m) had not been transferred to the Broadway Malyan Landscape proposals drawing No 10337.100A.
- 4.0 Internal Access/Circulation
 - 4.1 Further clarification is required on the following issues:
 - a) Refuse collection arrangements and facilities for refuse vehicles to enter leave the site.

tpk



- b) Access and circulation arrangements for service vehicles and emergency services.
- c) The operation and position of the entry gates.
- d) The use of the ramp to the basement car park.
- e) The vehicular access requirements to the storage areas indicated in the basement.

4.2 GP noted that all servicing should be accommodated within the site and should not impact on the adjacent highway network.

5.0 **Cycle Parking**

5.1 Cycle parking to be provided in accordance with UDP standards.

6.0 **TIA**

6.1 GP confirmed that the TIA and subsequent trip distribution sensitivity testing in TPK letter of 5.1.99 are accepted.

7.0 **Traffic Calming**

7.1 RBKC are developing proposals for a traffic calming scheme in Aubrey Walk using road humps and entry treatment. PB proposed that the scheme should be funded by the development. SW did not consider that the works were strictly justified by the proposed development but agreed to give further consideration to this issue. PB agreed to provide a budget cost estimate, the works would be undertaken by the Council but funded by an agreed financial contribution secured by a appropriate legal agreement.

NOTES OF MEETING

1400
tpk
~~GB~~

JOB NO 10145
JOB TITLE CAMPDEN HILL
VENUE RBKC
DATE 23 FEBRUARY 1999

PRESENT Gillian Palmer, RBKC
Gerry Binmore, Broadway Malyan
Simon Watts, TPK

ACTION

1. The information in TPK letter of 19 February regarding trip rates, base traffic and the usage of the tennis club was discussed. GP confirmed that the trip generation rates used in the TIA were robust compared with other similar sites known to RBKC. The variation in base flows between the TIA surveys and RBKC ATC data was within the observed daily variation and not material to the conclusions of the TIA. It was accepted that the redevelopment of the tennis club as proposed would not intensify traffic activity. The availability of indoor courts would extend the duration of tennis playing (e.g. in the winter) but traffic generation would not exceed the peak levels considered in the TIA. GP requested confirmation of existing and proposed membership numbers, opening hours and estimates of the number of members on-site at various times.
2. GB and SW explained the internal parking, circulation, service and emergency vehicle access arrangements. Revised site plans are being prepared and will be formally submitted soon. These will include minor geometric alterations to accommodate service vehicles and the removal of tandem parking in the basement. The plans will also show the provision of three parallel on-street parking bays on Aubrey Walk in place of the perpendicular bays previously shown. GP confirmed that subject to the above details being incorporated on the revised plans, she would not be raising a highways objection to the proposed development.
3. With regard to parking, GP reiterated that on-site parking provision should be at least in line with UDP standards. Consideration could be given to the provision of additional spaces, possibly for use by existing Aubrey Walk residents.
4. GP recommended GB to contact the access officer, Mr Sharma, and the refuse collection department at Pembroke Road Dept before finalising the on-site access arrangements.
5. RBKC are preparing a cost estimate for the proposed traffic calming scheme and entry treatments. SW requested a cost breakdown as soon as possible.

TPK

GB

GP



Tucker Parry Knowles Partnership
Transportation & Infrastructure Consultants



Our Ref: SW/JM/10145

1 June 1999

Mrs G Palmer
Planning & Conservation
The Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
LONDON W8 7NX

Dear Mrs Palmer

**FORMER CAMPDEN HILL RESERVOIR SITE
NEW TRAFFIC SURVEY DATA**

As recently discussed, we have undertaken peak period traffic surveys at the St Marys Gate development in Marloes Road and the Brompton Park site in Seagrave Road to verify residential trip generation rates. Copies of the survey results (27/4/99) and the associated trip rates are shown on Tables 1 and 2 enclosed.

In summary, the average peak hour rates for St Marys Gate are 0.13AM and 0.12PM. Lower rates of 0.05AM and 0.04PM were derived from the Brompton Park survey. These observed rates are well below the figures used in our TIA (0.35AM and 0.38PM for flats and 0.34AM and 0.50PM for houses).

Applying the higher St Marys Gate rates to the revised appeal scheme (67 units) gives a trip generation of 9vph AM and 8vph PM, well below the 21vph AM and 26vph PM used in the TIA.

Also enclosed are the results of a traffic count carried out at the Aubrey Walk/Campden Hill Road junction on 29/4/99. Figure 1 (enclosed) summarises the TIA figures, Figure 2 shows the new survey results and Figure 3 quantifies the differences. The results indicate a reduction in flows on Aubrey Walk (-47vph AM and -39vph PM) and an increase on Campden Hill Road (+40vph AM and +122vph PM). The results show the variable nature of day to day traffic flows in this area. However, the magnitude of change is not significant in terms of the capacity of the junctions or the operational assessments contained in the TIA.

Yours sincerely

Simon A Watts
TUCKER PARRY KNOWLES PARTNERSHIP

Contd...

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1402



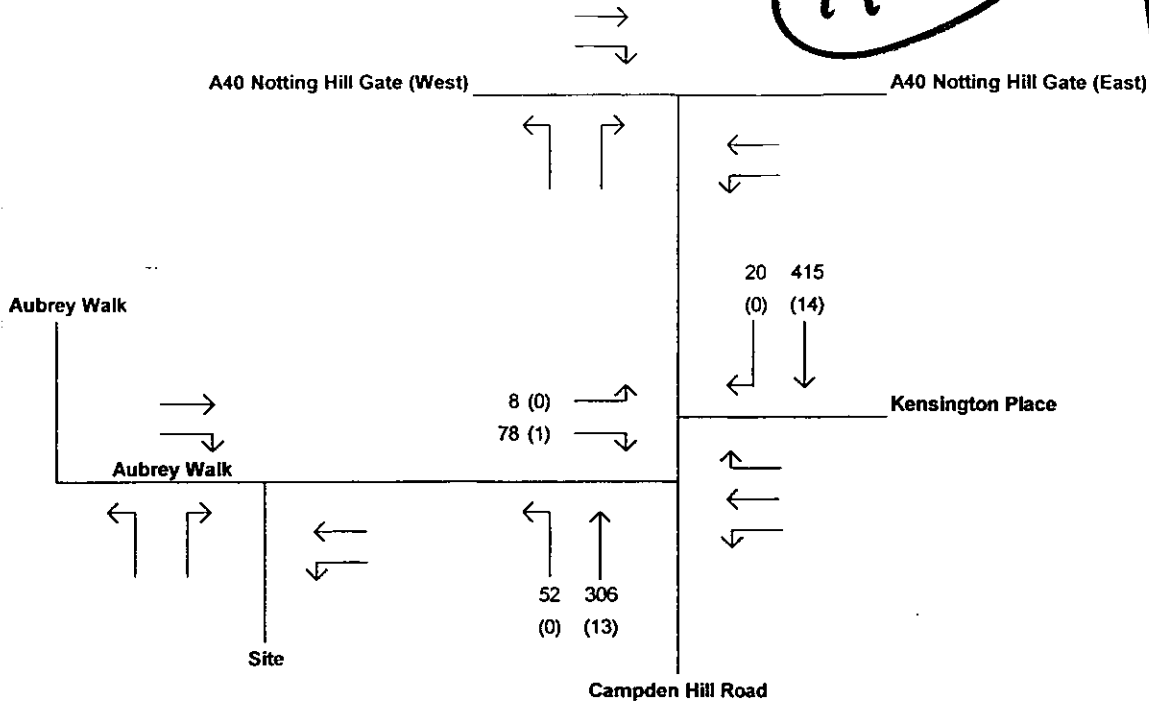


Enc: Tables 1 and 2, Figures 1, 2 and 3

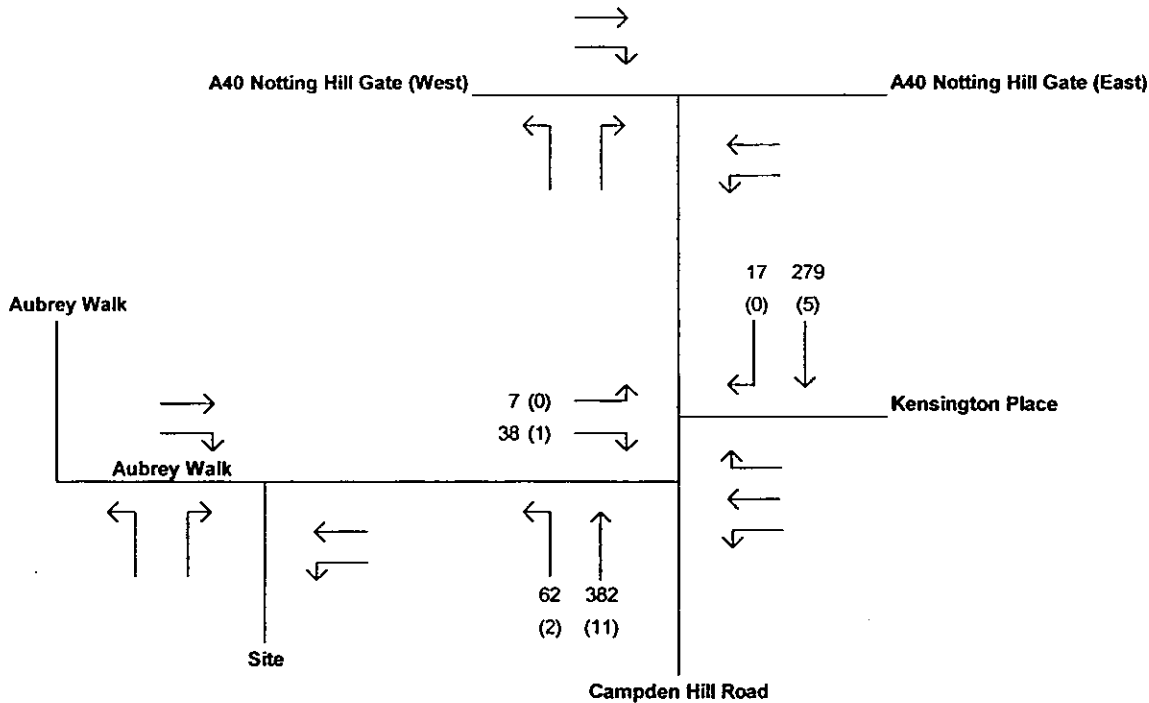
cc: Derek Taylor - RBKC
Martin Simms - St James Homes
Phil Hull - St James Homes
Nigel Hawkey - Thames Water
Trevor Blaney - Lawrence Graham
Bob Selwood - Selwood Planning
John Mills - PPS
Gerry Binmore - Broadway Malyan
James Thomas - Rothermel Thomas

AM PEAK (0830 - 0930)

1403



PM PEAK (1730 - 1830)



Key

- 62 All Vehicles
- (2) HGVs

TITLE
Campden Hill Reservoir

TIA PEAK HOUR FLOWS

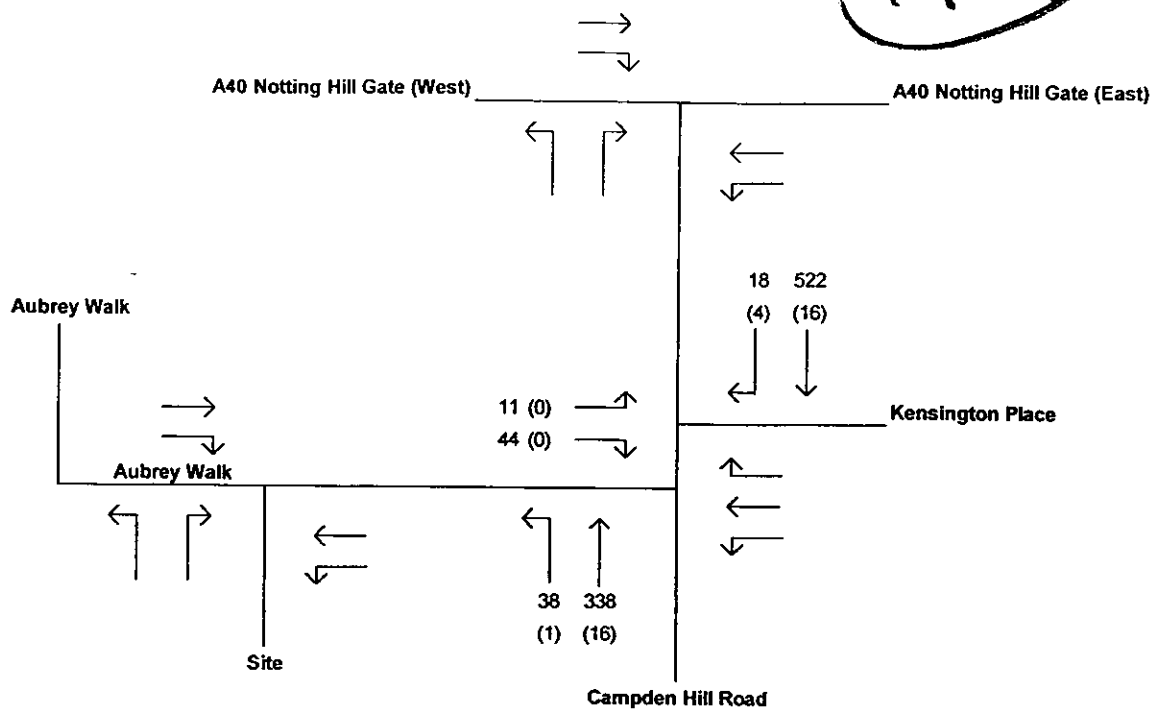


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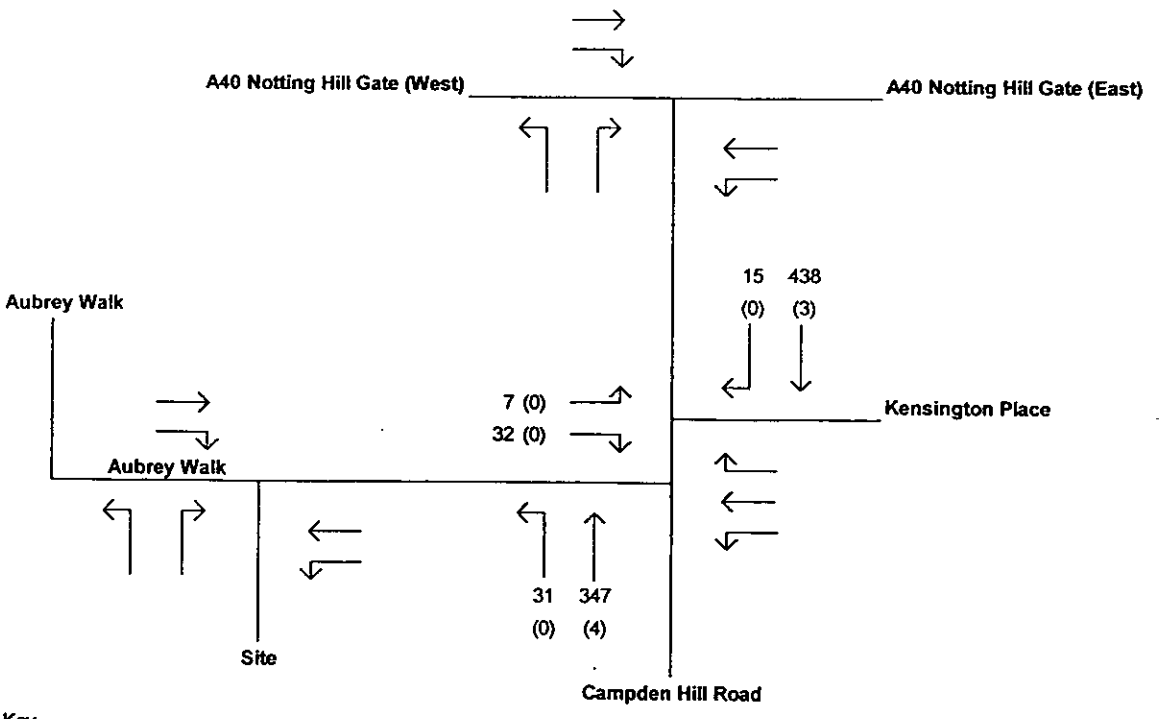
DRAWN BY RH	CHECKED BY <i>sw</i>	TRACED BY RH	DATE May 1999	SCALE N.T.S.	REF FIGURE 1	DRWG NO 10145/27	REV
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AM PEAK (0830 - 0930)

1404



PM PEAK (1730 - 1830)



Key
 31 All Vehicles
 (0) HGVs

TITLE
 Campden Hill Reservoir

OBSERVED PEAK HOUR FLOWS 29/4/99

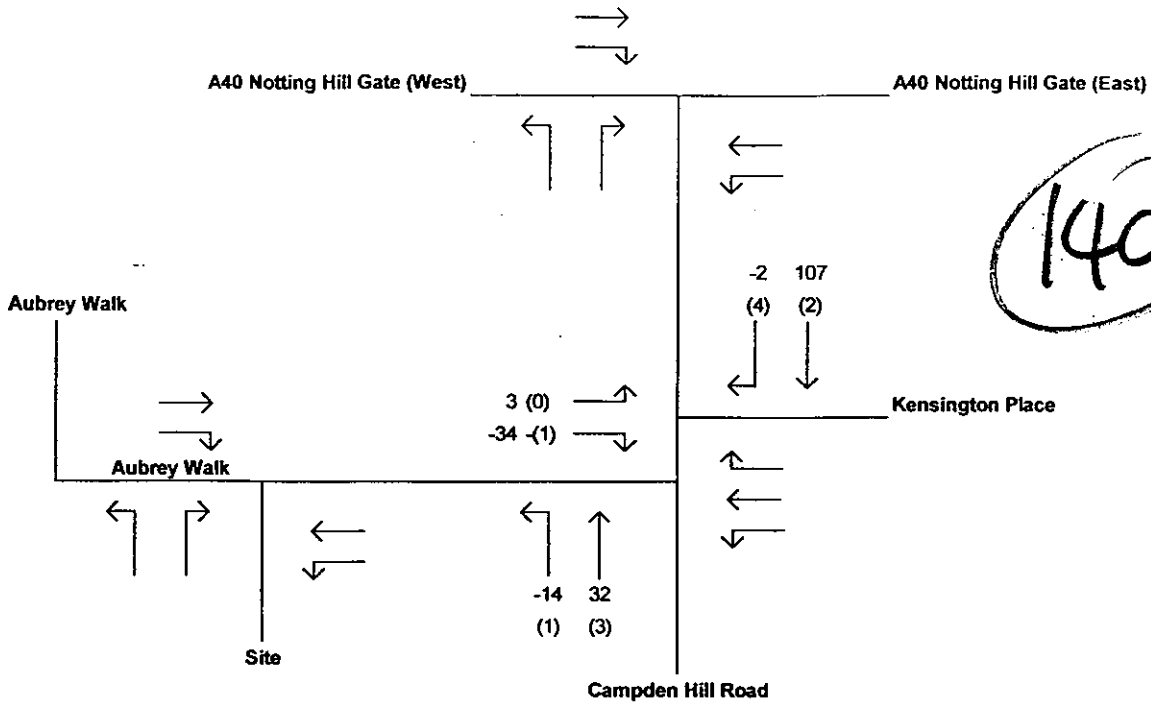
DRAWN BY RH	CHECKED BY SW	TRACED BY RH	DATE May 1999	SCALE N.T.S.
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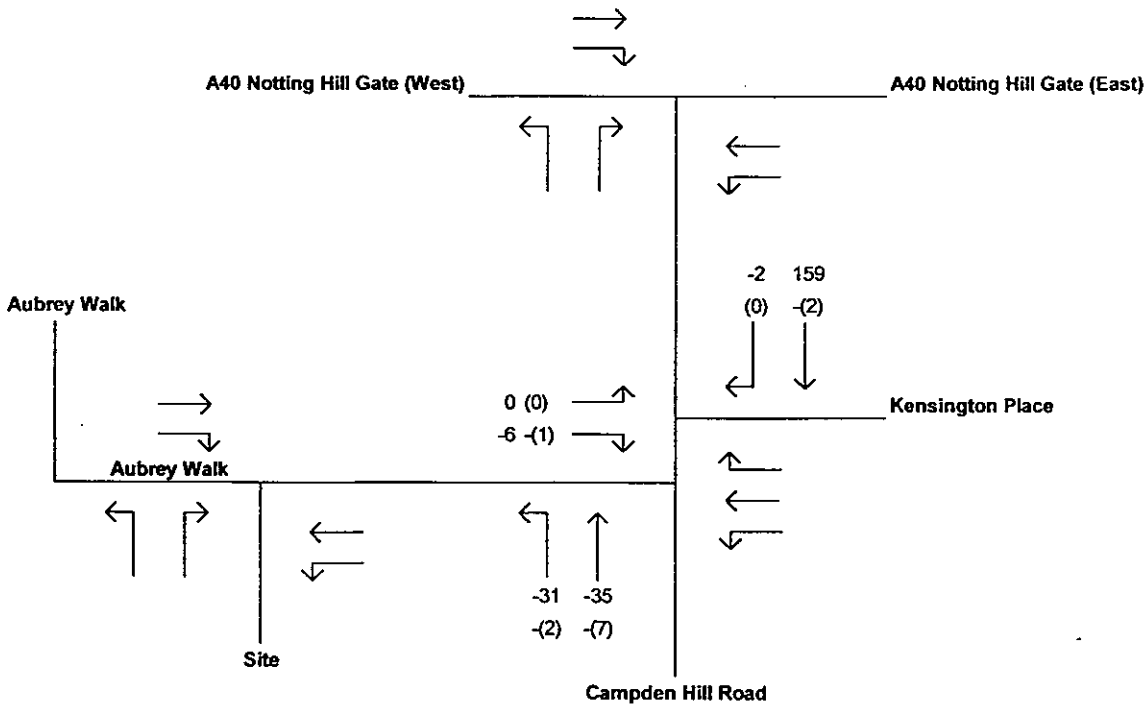
Tucker Parry Knowles Partnership
 Transportation & Infrastructure Consultants
 3 London Road, Newbury, Berkshire RG14 1JL
 Tel: 01635 31440 - Fax: 01635 37268 - Email: inmail@tpk.co.uk

REF FIGURE 2	DRWG NO 10145/28	REV
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AM PEAK (0830 - 0930)



PM PEAK (1730 - 1830)



Key

- 31 All Vehicles
- (2) HGVs

TITLE
Campden Hill Reservoir
DIFFERENCES BETWEEN OBSERVED PEAK HOUR FLOWS 29/4/99 AND TIA PEAK HOUR FLOWS



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

DRAWN BY RH	CHECKED BY SW	TRACED BY RH	DATE May 1999	SCALE N.T.S.	REF FIGURE 3	DRWG NO 10145/29	REV
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Table 1 : Trips and Trip Rates Observed on 27/4/99 for St Mary's Gate

No of units = 298

ST MARY'S GATE

1406

Time	Left in		Right in		Left out		Right out	
	Lights	Heavy	Lights	Heavy	Lights	Heavy	Lights	Heavy
0700-0715	1	0	2	1	4	0	1	0
0715-0730	0	1	1	1	3	1	4	1
0730-0745	2	0	2	0	4	0	4	0
0745-0800	1	1	2	0	3	0	3	1
0800-0815	2	0	1	0	4	0	4	0
0815-0830	1	1	2	0	3	0	3	0
0830-0845	1	0	2	1	3	0	3	1
0845-0900	3	0	3	1	2	0	2	0
0900-0915	1	0	1	4	4	2	0	0
0915-0930	3	0	3	1	4	0	4	0
0930-0945	2	0	4	0	4	2	2	1
0945-1000	1	0	4	0	4	0	4	0
TOTAL	18	3	21	24	44	1	45	14

Time	Trips		Total
	In	Out	
0700-0715	4	5	9
0715-0730	2	6	7
0730-0745	4	4	8
0745-0800	4	5	9
0800-0815	3	7	10
0815-0830	2	8	10
0830-0845	4	11	15
0845-0900	4	2	6
0900-0915	5	2	7
0915-0930	4	4	8
0930-0945	8	3	9
0945-1000	5	6	11

Time	Heavy Trips		Total
	In	Out	
0700-0800	14	19	33
0730-0830	13	24	34
0800-0900	13	28	44
0830-0930	17	19	46

Time	Trip Rates		Total
	In	Out	
0700-0800	0.05	0.06	0.11
0730-0830	0.04	0.08	0.12
0800-0900	0.04	0.09	0.13
0830-0930	0.06	0.06	0.12

Time	Left in		Right in		Left out		Right out	
	Lights	Heavy	Lights	Heavy	Lights	Heavy	Lights	Heavy
1630-1645	0	0	2	2	2	1	3	1
1645-1700	2	0	5	0	5	0	3	4
1700-1715	0	1	3	0	2	1	3	3
1715-1730	2	0	2	0	2	1	1	1
1730-1745	3	0	3	0	4	0	4	0
1745-1800	1	0	3	0	3	2	0	2
1800-1815	1	0	5	0	2	0	2	1
1815-1830	3	0	5	0	5	0	3	1
TOTAL	12	1	13	26	28	19	21	12

Time	Trips		Total
	In	Out	
1630-1645	2	4	6
1645-1700	7	7	14
1700-1715	4	6	10
1715-1730	4	2	6
1730-1745	6	4	10
1745-1800	4	3	7
1800-1815	6	3	9
1815-1830	6	4	12

Time	Heavy Trips		Total
	In	Out	
1630-1730	17	19	36
1700-1800	18	15	33
1730-1830	24	14	38

Time	Trip Rates		Total
	In	Out	
1630-1730	0.06	0.06	0.12
1700-1800	0.06	0.05	0.11
1730-1830	0.08	0.05	0.13

1407

~~1407~~

Table 2 : Trips and Trip Rates Observed on 27/4/99 for Brompton Park

BROMPTON PARK No of units = 317

Time	Left in		Right in		Left out		Right out	
	Lights	Heavy	Lights	Heavy	Lights	Heavy	Lights	Heavy
0700-0715	0	0	0	0	0	0	4	0
0715-0730	1	0	0	0	0	0	3	0
0730-0745	1	0	0	0	0	0	4	0
0745-0800	0	0	0	0	0	0	3	0
0800-0815	1	0	0	0	0	0	3	0
0815-0830	2	0	0	0	0	0	4	0
0830-0845	1	0	0	0	0	0	2	0
0845-0900	1	0	0	0	0	0	5	0
0900-0915	1	0	1	0	0	0	4	0
0915-0930	4	0	1	0	0	0	2	0
0930-0945	5	1	0	0	0	0	2	0
0945-1000	0	0	0	0	0	0	2	0
TOTAL	17	1	2	0	0	0	38	0

Time	Trips		Total
	In	Out	
0700-0715	0	4	4
0715-0730	1	3	4
0730-0745	1	4	5
0745-0800	0	3	3
0800-0815	1	3	4
0815-0830	2	4	6
0830-0845	1	2	3
0845-0900	1	5	6
0900-0915	2	4	6
0915-0930	5	2	7
0930-0945	8	2	10
0945-1000	0	2	2

Time	Hourly Trips		Total
	In	Out	
0700-0800	2	14	16
0730-0830	4	14	18
0800-0900	5	14	19
0830-0930	8	13	21

Time	Trip Rates		Total
	In	Out	
0700-0800	0.01	0.04	0.05
0730-0830	0.01	0.04	0.05
0800-0900	0.02	0.04	0.06
0830-0930	0.03	0.04	0.07

Time	Left in		Right in		Left out		Right out	
	Lights	Heavy	Lights	Heavy	Lights	Heavy	Lights	Heavy
1630-1645	2	0	0	0	0	0	0	0
1645-1700	0	0	0	0	0	0	1	0
1700-1715	5	0	0	0	0	0	0	0
1715-1730	1	0	0	0	0	0	3	0
1730-1745	3	0	0	0	0	0	1	0
1745-1800	5	0	0	0	0	0	0	0
1800-1815	2	0	0	0	0	0	3	0
1815-1830	2	0	0	0	0	0	0	0
TOTAL	20	0	0	0	0	0	8	0

Time	Trips		Turning
	In	Out	
1630-1645	2	0	2
1645-1700	0	1	1
1700-1715	5	0	5
1715-1730	1	3	4
1730-1745	3	1	4
1745-1800	5	0	5
1800-1815	2	3	5
1815-1830	2	0	2

Time	Hourly Trips		Total
	In	Out	
1630-1730	8	4	12
1700-1800	14	4	18
1730-1830	12	4	16

Time	Trip Rates		Total
	In	Out	
1630-1730	0.03	0.01	0.04
1700-1800	0.04	0.01	0.05
1730-1830	0.04	0.01	0.05



Tucker Parry Knowles Partnership
Transportation & Infrastructure Consultants



Our Ref: SW/SG/10145

1408

14 June 1999

Mrs G Palmer
Planning & Conservation
The Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
LONDON W8 7NX

Dear Mrs Palmer

**FORMER CAMPDEN HILL RESERVOIR SITE
TENNIS CLUB TRAFFIC GENERATION**

Further to our recent discussions regarding existing and future traffic associated with the redevelopment of the tennis club, we are writing to summarise our preliminary assessment of the London Research Centre survey results.

Results from Wednesday, 12 May 1999 show that for a typical summer weekday, the amount of traffic generated ranges from 0-11 vehicle movements per hour (two-way) with an average of 7 vph (two-way). These car trips are distributed throughout local roads in the area bounded by Aubrey Walk, Aubrey Road, Campden Hill road and Nottinghill Gate. The results also show that the number of people using the club during any one hour ranges from 0-57, with the busiest period occurring between 19.00 and 20.00.

Results from Saturday, 8 May show that usage at weekends is higher with traffic generation ranging from 0-20 vph (two-way) and an average of 10 vph (two-way). Again, these traffic movements are spread throughout the local road network. On Saturday, 8 May the maximum number of people on site during any one hour was 75 (between 13.00 and 14.00 hours).

The Tennis Club's letter to you dated 23 April 1999 indicates that the theoretical maximum number of people using the club at any one time could be 132, assuming all courts are in use for doubles matches, plus 40 people waiting to play, 4 on the practice courts and 40 socialising. From this we calculate that the club was operating at around 43% of its maximum theoretical capacity on Wednesday, 12 May and at 57% on Saturday, 8 May 1999.

Using the above factors, we calculate that the theoretical maximum summertime traffic generation for the club is 25 vph (two-way) on weekdays and 35 vph (two-way) at weekends.

The tennis club letter points out that the future usage of the club (after redevelopment) is likely to be slightly lower in the summertime because of members preference to play outdoors

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1409



Contd/2

14 June 1999

during fine weather, but higher during the winter. As the indoor playing capacity is half that of the present club, the typical winter traffic generation is estimated to be 0-6 vph on weekdays and 0-10 vph at weekends. The theoretical maximum usage of the club is estimated to give a traffic generation of 13 vph on weekdays and 18 vph at weekends. Again, these traffic movements will be distributed over the surrounding local road network.

The above findings are summarised in the following table:

Two-way Vehicle Trip Generation for Tennis Club (in vph)

Day	Existing Summer Use			Estimated Future Winter Use		
	Range	Average	Theoretical Max	Range	Average	Theoretical Max
Weekdays	0-11	7	25	0-6	4	13
Weekends	0-20	10	35	0-10	5	18

We would be grateful for confirmation that you are able to agree these estimates based on the LRC survey data.

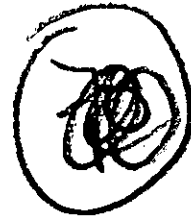
Yours sincerely

Simon A Watts

TUCKER PARRY KNOWLES PARTNERSHIP

- c.c. M Simms, St James Homes
P Hull, St James Homes
C Foster, Campden Hill Lawn Tennis Club
G Binmore, Broadway Malyan
R Sellwood, Sellwood Planning
T Blaney, Lawrence Graham
J Thomas, Rothermel Thomas
J Mills, PPS

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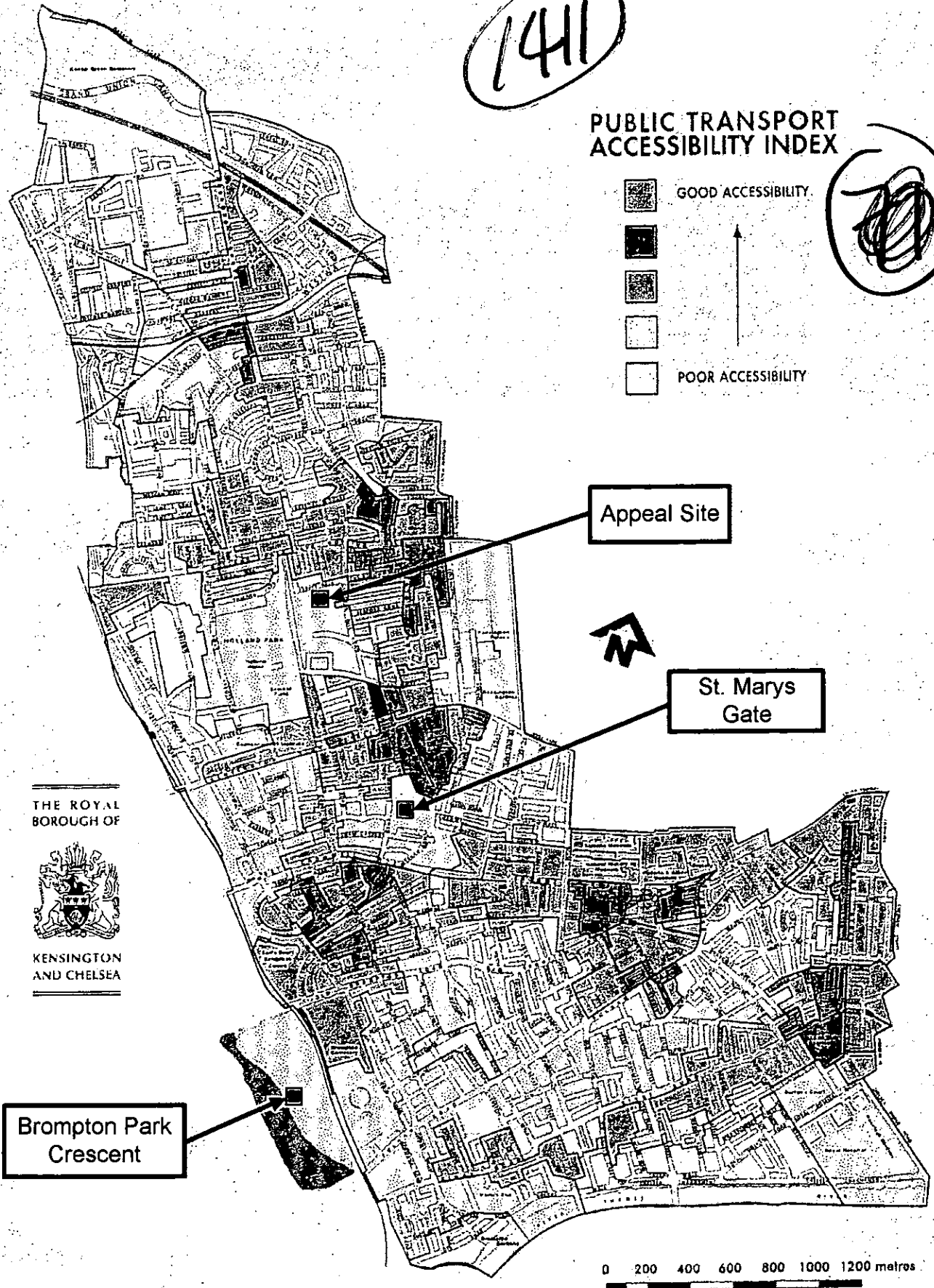
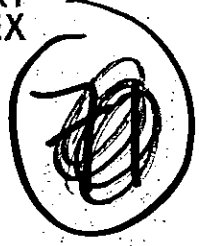
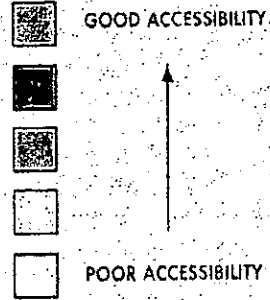


APPENDIX H

Public Transport Accessibility Maps

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PUBLIC TRANSPORT ACCESSIBILITY INDEX



THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

Brompton Park Crescent

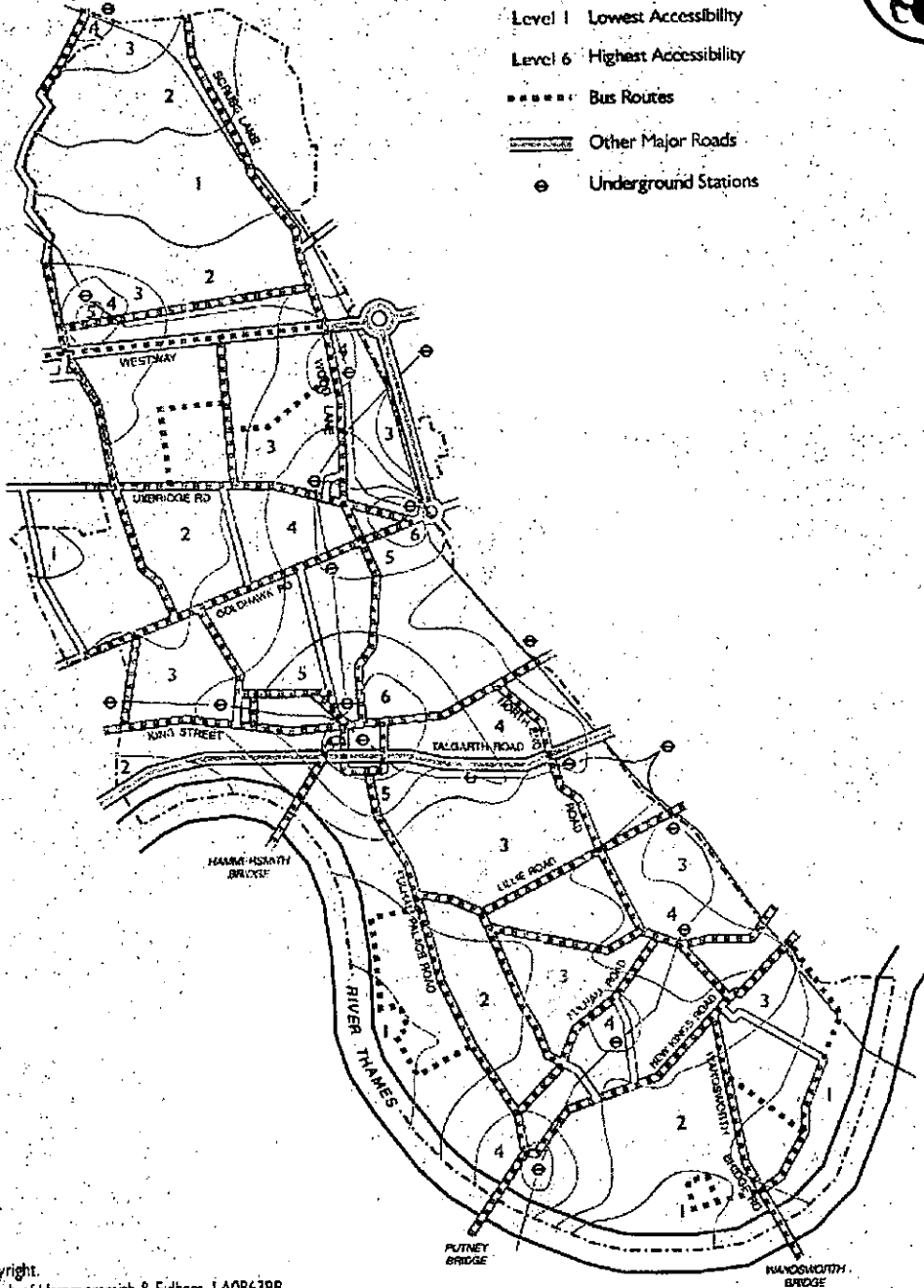
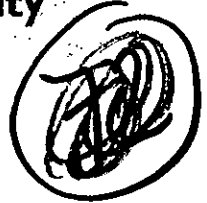
0 200 400 600 800 1000 1200 metres

Notes:

1. Information adjacent to Brompton Park Crescent interpolated from London Borough of Hammersmith & Fulham map/plan ref: Map9 - UDP

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Map 9 Public Transport Accessibility Peak Travel Period



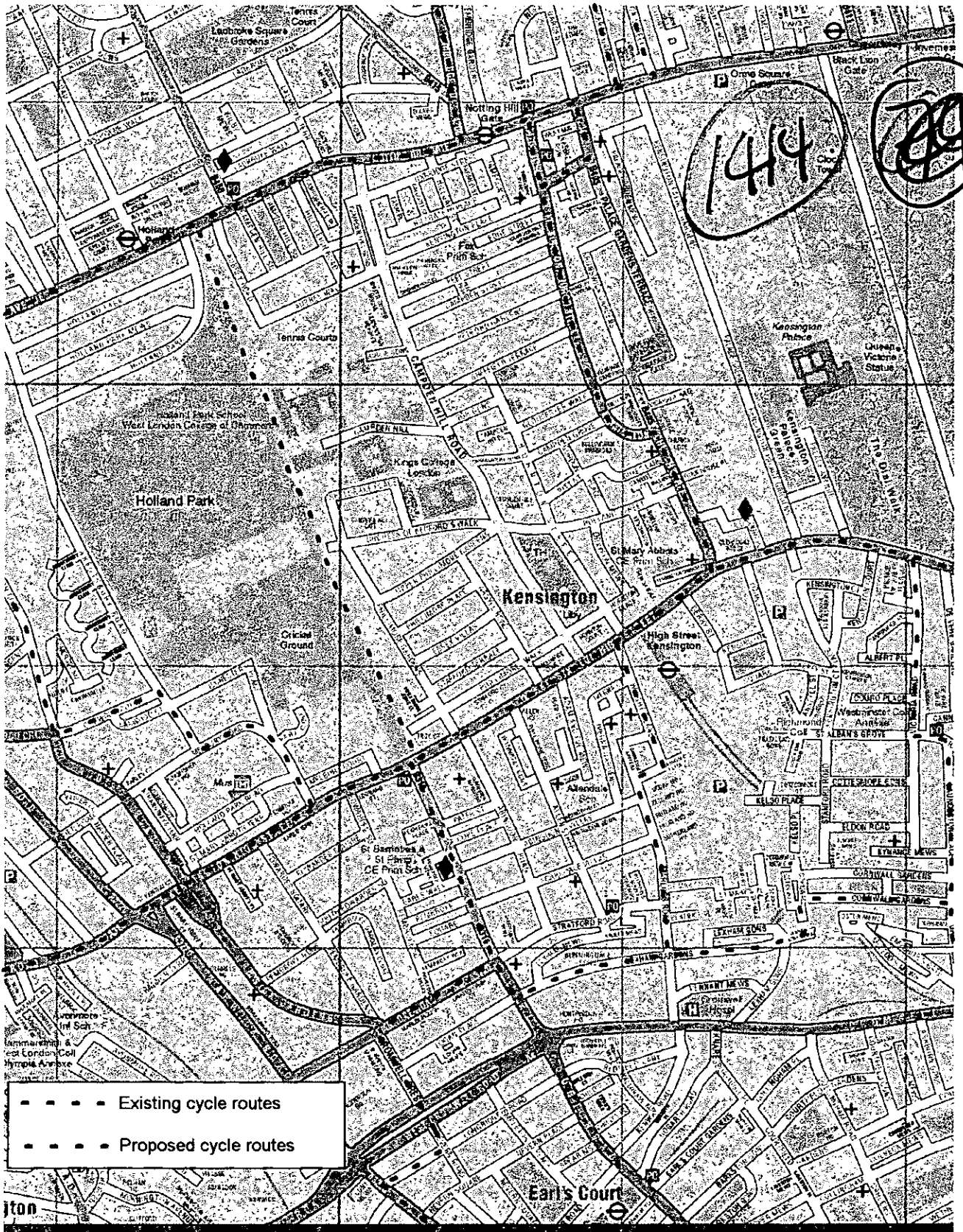
- Level 1 Lowest Accessibility
- Level 6 Highest Accessibility
- Bus Routes
- ==== Other Major Roads
- ⊙ Underground Stations

1A13

~~7B~~

APPENDIX I

Cycle Routes



TITLE

Campden Hill

**CYCLE ROUTES
BASED ON EXTRACT FROM LONDON
CYCLE NETWORK MAP 1999**



Tucker Parry Knowles Partnership

Transportation & Infrastructure Consultants

3 London Road, Newbury, Berkshire RG14 1JL

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

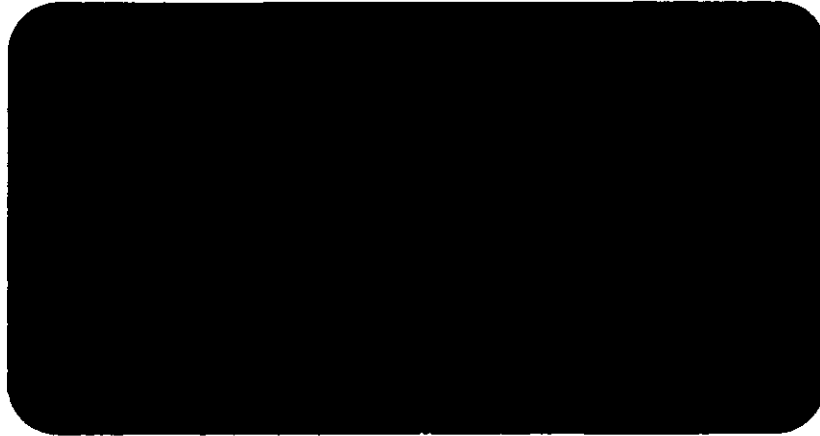
DRAWN BY AD	CHECKED BY <i>sw</i>	TRACED BY	DATE JUNE 98	SCALE N.T.S	REF cycle1	DRWG NO 10145/34	REV
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SP Sellwood
Planning

PP990733



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TOWN PLANNING
18 JUN 1999
RECEIVED



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PP990733

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

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

Planning Policy Report

on behalf of

St James Homes Limited

March 1999

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2. National Policy	2
3. The Kensington & Chelsea UDP	5
4. Kensington Conservation Area Proposals Statement	13
5. Conclusions	17

1. INTRODUCTION

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

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2. NATIONAL POLICY

2.1 PPG1 (General Policy and Principles) provides an overall statement of Government Policy towards development and the environment. At its heart is the concept of sustainable development. Paragraph 5 of PPG1 summarises the key elements of a sustainable planning framework which are,

- (a) to provide for the needs of development
- (b) use already developed areas in the most efficient way whilst making them more attractive places to live and work.
- (c) to protect and conserve cultural and natural resources
- (d) adopt development patters which minimise the need to travel.

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

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



- (a) To encourage a pattern of land use and transport which minimises harm to the environment and reduces the need to travel
- (b) To promote urban regeneration, particularly in areas requiring physical improvement
- (c) To maximise housing provision consistent with maintaining environmental quality
- (d) To maintain and improve the urban environment.

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

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

2.5 Whatever higher figure is proposed in a UDP needs to be tested at the public Inquiry into the UDP. One of the policy tests which will be applied is the impact of the proposed level of housing on both the open and urban environment. Helpfully, paragraphs 7.2 and 7.18 of RPG3 state that it is the role of UDP’s to critically analyse the characteristics and use of open spaces within the area. Where

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appropriate, these should be protected by the designation of Conservation Areas or other policies to control development on open areas. The next two sections of this report assess whether the contents of the UDP and the Conservation Area Statement further reinforce the case in favour of redevelopment.

3. THE KENSINGTON & CHELSEA UDP



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

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

- (a) To give priority to the protection and enhancement of residential character and amenity (STRAT 1)
- (b) To see an increase in residential accommodation and encourage residential development on appropriate sites (STRAT 2)
- (c) To support economic growth and change (STRAT 3)
- (d) To seek an efficient and environmentally acceptable transport system in the Borough (STRAT 4).

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

3.4 Dealing first with the encouragement of housing on appropriate sites, paragraph (v) of the Part 1 Reasoned Justification (p80) notes how the number of sites with

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potential for residential development is declining. As a consequence “a high priority must be placed on allocating all available development land for residential use” (para. (v) p80). This is carried forward into Policy H2 which states that residential development will be sought on all sites unless,

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

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

3.6 Whilst the site has been used in part for both office and depot uses, these have been run down by Thames Water in recent years. Since these are historical uses which have grown up in conjunction with the reservoir, they are uses which are out of character with the pattern of land uses in the local area. Hence, their replacement with new commercial floorspace (Criterion C) would not be appropriate. Since the site fulfills none of the exception criteria in Policy H2, there is a strong policy presumption in the UDP that the application site should be redeveloped for residential purposes.

3.7 Whilst the housing figures for individual Boroughs are regarded as minimum levels of completions by the Secretary of State, recent figures from LPAC disclose that Kensington & Chelsea is falling short of the current UDP provision to 2001. During the period 1992 to the end of 1996 (the latest period for which figures are available), the Borough was already 700 units short (73%) of the provision on a pro

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rata basis. This is in sharp contrast to the position in London as a whole where equivalent figures show a small pro rata over provision (109%). This further emphasises the importance of maximising the dwelling potential of available “brownfield” sites.

3.8 Prior to considering the detail of the residential scheme in terms of UDP policies on density, the mix of units and the provision of affordable housing, it is necessary to assess the other issues of principle raised by these applications. This is the impact of the proposals on the natural and built environment.

3.9 Dealing first with the natural environment, there are four groups of policies which need to be covered;

- (a) nature conservation (CD77 and CD80)
- (b) archaeology (CD81 to CD84)
- (c) loss of formal open space used for sports and recreation (LR1)
- (d) loss of open space (CD21)

3.10 The application site is not identified as having any nature conservation importance on the UDP proposals map. This followed an extensive survey of the Borough by the London Ecology Unit. Notwithstanding this, the scheme will retain the southern and western embankments of the reservoir. These have a significant cover of trees and shrubs which will be retained both as part of the local landscape and for any local nature conservation role. The scheme will also create new green space on part of the site currently occupied by the reservoir.

3.11 The site is not identified by the UDP as having any archaeological importance. However, St James Homes have sought advice on the issue from Thames Valley

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Archaeological Services. They have advised that at the time of construction of the reservoir, foundations were dug to a depth of 6 metres. This would have destroyed any archaeological deposits. Similarly, the construction of Water Tower House in the late 1960's would have had the same result. The separate archaeological report addresses this issue in more detail.

- 3.12 Since the roof of the covered reservoir has for many years been used by the Campden Hill Lawn Tennis Club, the loss of this facility or a reduction in its size would be directly in conflict with Policy LR1 which seeks to resist the loss of playing fields and other recreational provision.
- 3.13 St James Homes recognise that the Campden Hill Lawn Tennis Club is an important and well used local facility. In view of this, extensive discussions have taken place between the Club and Thames Water about ways of retaining the club and upgrading its facilities whilst also achieving the redevelopment of part of the site. The result of these discussions is a scheme which retains the same number of courts (12). Six courts of club standard will be provided at the lower level in the western part of the former reservoir. These will be enclosed and will provide a facility which can be used throughout the year and in the evenings. On the upper level six new championship size courts will be provided. Of these, four will be floodlit and will replace the existing floodlit courts. In addition, a practice court will be constructed at the rear of the site. These arrangements are fully supported by the Club which has recently signed an agreement for a new lease, which is conditional on the grant of planning permission. This will secure the continued presence of the Tennis Club on this site well into the next century.
- 3.14 The conclusion to be drawn from the above is that the current proposal cannot be regarded as being in conflict with Policy LR1 since the overall quantity of on site recreational provision is maintained and its quality is enhanced. Furthermore, the new agreement for lease with the Tennis Club ensures the long term presence of the facility, which is greatly valued by the local community.

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



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

Residential Design Standards

- 3.20 The earlier part of the statement established that, in principle, residential development should be sought on development sites in the Borough. In addition to balancing the presumption in favour against the impact on the natural and built environment, it is also necessary to consider the degree to which the scheme reflects the residential design standards in the UDP.
- 3.21 The UDP seeks to strike a balance between maximising the residential potential of urban land and protecting the character of the surrounding development. To this end Policy H9 seeks to resist very low densities (below 175hrh) whilst H10 suggests that family housing should be in the range of 175 to 250hrh. Higher densities (up to 350hrh) are regarded as only appropriate for small households, special needs accommodation or where it is necessary for townscape reasons (H12).
- 3.22 The submitted scheme will provide 366 habitable rooms and the replacement courts on a site area (including 6 metres of Aubrey Walk and Campden Hill Road) of 1.66 hectares. This produces an overall site density of 220hrh which is relatively low for family housing in Kensington & Chelsea. Even if the tennis court area is excluded the density is only 327hrh (136hra). However, there are significant variations between the flats which front on to Campden Hill Road and Aubrey Walk and the new square of town houses. Whilst overall density is in the higher range of the

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UDP, it is entirely justified in townscape terms since the buildings need to be of a significant scale to successfully blend in with the surrounding Conservation Area. Within the scheme, the large family houses will have the benefit of a largely car free square and a density which is only marginally above that normally sought for family units. The density of the flats is entirely consistent for units which are unlikely to be predominantly occupied by families.

- 3.23 Policies H18 and H19 also strive to achieve a mix of unit sizes on larger developments. In the case of the submitted scheme, the development will range from small two bedroom flats (3hr) to substantial five bedroom houses (11 habitable rooms).
- 3.24 The Borough Council adopted an Interim Policy relating to affordable housing on the 11th January 1999. This lays out a sequential or cascade approach to the provision of affordable housing whereby the first preference of the Council is for on site provision. The second and third preferences are for (respectively) the provision of off site units and the payment of a commuted sum. Following discussions with officers, St James Homes are committed to entering into a S106 agreement which reflects this new approach in full.
- 3.25 The UDP design standards do not put forward rigid standards for sunlight and daylight, instead each case will be assessed on its merits. St James Homes have asked McBaines Cooper to consider the impact of the submitted scheme in terms of daylight, sunlight and rights of light. It is their advice that there are no actionable infringements of right of lights and the general impact on sunlight and daylight is within acceptable limits of amenity.
- 3.26 The scheme will utilise the base level of the covered reservoir to provide underground car parking. Spaces will be provided for all dwellings at the standard outlined in Table 5.1 of the UDP. The use of basement parking is both an efficient

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use of the existing structure and will mean that the ground level and square will be a largely car free environment.



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4 KENSINGTON CONSERVATION AREA PROPOSALS STATEMENT

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

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

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

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

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- 4.4 The relationship between the land holdings of the various water companies and the rest of the area has continued to evolve over the last one hundred and ninety years. For example, as early as 1878, Airlie Gardens was built on surplus Water Company land. The first reservoir was constructed in 1845 on land now occupied by Water Tower House and Kensington Heights. This was followed later in the 19th Century by the reservoirs which still exist on the site. The earlier reservoir became surplus some years ago, thus allowing the erection of Water Tower House and Kensington Heights in the late 1960's and 1970's. It is clear, therefore, that as the functional land requirements of the various Water Companies have shrunk over the last hundred years, the surplus land has been redeveloped for housing, in accordance with the primary land use character of the area.
- 4.5 Turning to the detailed issues arising from the Conservation Area Statement which apply to this site, the following points are of relevance;
- (a) **Water Tower House** is variously identified as 'a dreadful building in all townscape respects' (p31) and 'Water Tower House must regretfully be described as the Area's least appealing building' (p31). Given these unambiguous comments, it is hardly surprising that paragraph B3 (p46) encourages the redevelopment of the site 'with premises more responsive to the prominence of the site and better related to the character of the Area'.
 - (b) **Paragraph C7 (p50)** identified certain parts of Aubrey Walk as having 'never been properly considered in design terms'. In particular, the land owned by Thames Water next to 7 Aubrey Walk is highlighted as being 'featureless, but remains a prominent element in an otherwise attractive street'. It is noted that improvements to enhance the sense of enclosure along Aubrey Walk would be welcome.
 - (c) **Paragraph E3/E4 (p51)** highlight the problems with the Thames Water frontages on both Campden Hill Road and Aubrey Walk. It is recommended

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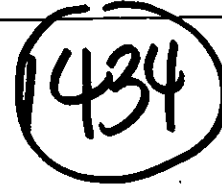
that consideration should be given to the design, appearance and maintenance of these frontages. As a consequence 'the character and appearance of Aubrey Walk and Hillsleigh Road would be considerably improved as a result.' (p51).

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

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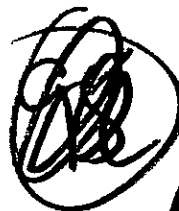
- 4.8 The enclosed application is a carefully considered and comprehensive approach to the development of the whole Thames Water land holding at Aubrey Walk and Campden Hill Road. Given that the site contains so many acknowledged detractors from the character of the Conservation Area plus some neutral elements, the redevelopment of the site in accordance with these applications should result in a net enhancement to the character and appearance of the Kensington Conservation Area.



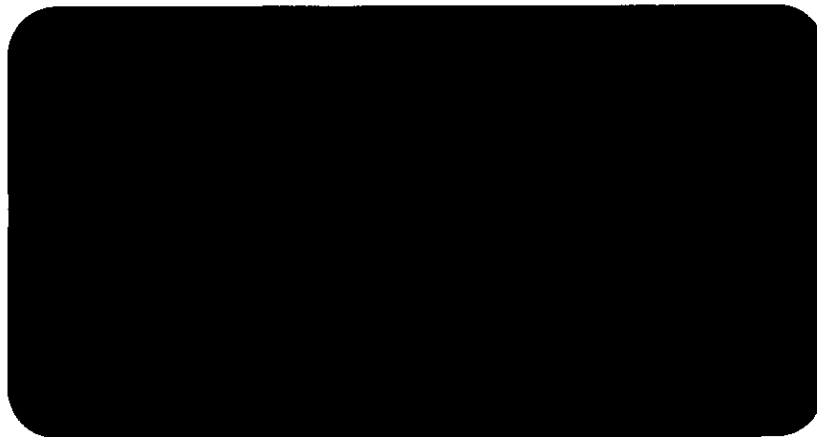
5 CONCLUSIONS

- 5.1 It is not often that such a large redevelopment opportunity arises in this part of Kensington. St James Homes perceive the redundant Thames Water site as a tremendous opportunity to create a design which enhances the Conservation Area whilst retaining the tennis club.
- 5.2 The scheme will make the best use of the site by a design which will create a new Kensington Square of 19 houses with 43 apartments on the Campden Hill Road and Aubrey Walk frontages. Not only will this contribute to the UDP housing provision, but it wholly accords with the philosophy of the present Government to move towards a more sustainable pattern of development by maximising redevelopment opportunities within urban areas.
- 5.3 As a consequence, the scheme submitted by St James Homes succeeds in promoting a more sustainable pattern of development whilst also leading to an overall enhancement of this part of the Kensington Conservation Area.

SP Sellwood
Planning



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STJA/RS/1

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R.M.SELLWOOD
BA, Dip. TP, MRTPI, FRICS

PROOF OF EVIDENCE

ON BEHALF OF
ST JAMES HOMES LTD.

THE REDEVELOPMENT OF WATER TOWER HOUSE
AND
THE FORMER RESERVOIRS, AUBREY WALK, KENSINGTON

APPEAL REFERENCES:
APP/K5600/E/99/1016054
APP/K5600/A/99/1022704

JUNE 1999

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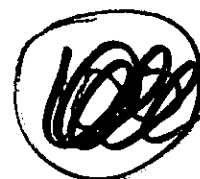
APPENDICES

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- Appendix 1: Letter from the Department For Culture, Media & Sport (23-2-98)
- Appendix 2: Letter from the Department For Culture, Media & Sport (23-3-99)
- Appendix 3: Thames Water Letter (24-6-99)
- Appendix 4: Decision Notices (Water Tower House)
- Appendix 5: Letter from the Royal Borough of Kensington & Chelsea 23-1-98
- Appendix 6: Meeting note of 23-12-98
- Appendix 7: Meeting note of 19-1-99
- Appendix 8: Borough Council letter of 20-1-99
- Appendix 9: Sellwood Planning Letter of 15-2-99
- Appendix 10: Letter from English Heritage 21-1-99
- Appendix 11: Meeting note of 19-2-99
- Appendix 12: Meeting note of 25-2-99
- Appendix 13: Meeting note of 24-3-99
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- Appendix 15: Letter from Sport England 2-6-99
- Appendix 16: Sellwood Planning letter of 21-4-99
- Appendix 17: Sellwood Planning letter of 4-6-99
- Appendix 18: Committee Report of 8-6-99
- Appendix 19: Borough Council letter 8-6-99
- Appendix 20: LPAC "Possible Future Sources of Large Housing Sites in London" (Extracts)
- Appendix 21: Thames Water letter of 18-5-97
- Appendix 22: Kensington & Chelsea UDP (Extracts)
- Appendix 23: Kensington & Chelsea Draft Alterations (Extracts)
- Appendix 24: LPAC London's Housing Provision 1987-1996 (Extracts)
- Appendix 25: RBKC Open Space Survey 1992
- Appendix 26: Borough Council Committee Report 11-1-99

EXHIBITS

- RMS1 Site Context 1 : 25,000
- RMS2 Site Plan 1 : 2,500