

1541



houses are set back from the pavement edge and create a visual widening of the street as it approaches the gates to Aubrey House.

- 5.23 Aubrey House is an important Grade II\* Listed Georgian mansion; in commercial terms possibly one of London's most valuable residential properties. It has the character of a Georgian country house set within substantial grounds and yet is within the heart of London. It also additionally enjoys the benefit of grounds backing onto Holland Park. The house is in private ownership. Its location at the head of Aubrey Walk gives the street a certain processional character.
- 5.24 In conclusion, Aubrey Walk is a difficult street to categorise. It is of varying widths. Within it there are properties of a wide range of different architectural styles and dates. There are commercial premises as well as residential properties, and in the Church and Tennis Club two very substantial civic amenities. Some of the properties, particularly the flats dating from the 1950's and the residential accommodation in Water Tower House, are poor in quality, yet at the other end of the scale Aubrey House is one of the most desirable residential properties in London. There is therefore a wide social mix within the street. Because the reservoir is no longer fully operational, the street enjoys to some extent, the atmosphere of a back water. Despite the Water Company premises, the street's predominant character is residential.
- 5.25 Holland Park School
- 5.26 To the south of the reservoir site Holland Park School and West London College of Commerce occupies a large site extending to Holland Park in the west and Campden Hill in the south. The School buildings are of modern construction, generally being flat roofed 3, 4 and 5-storey buildings. It is a substantial development with large and dominating buildings set within its own campus. As a School it is an active and busy site during term time. Within its grounds Thorpe Lodge is a listed building which lies opposite the application site. It comprises a 2-storey Regency building, much altered externally, the principal justification for its listing being high quality interiors.
- 5.27 Kensington Heights
- 5.28 On the eastern boundary of Campden Hill Reservoir site and fronting Campden Hill Road, Kensington Heights is a substantial 1970's built block of apartments constructed on land formerly in the ownership of Thames Water and originally being part of the reservoir site. The block is monolithic in scale and appearance, having banded linear windows within brickwork, relieved by large areas of patio glazing opening onto open balconies. The "U" shaped plan form opens onto an entrance courtyard fronting Campden Hill Road. An undercroft car park sits below the development accessed from Campden Hill Road and exiting into Airlie Gardens. The bland and commercial design is perhaps an unsympathetic neighbour to the high Victorian housing in Airlie Gardens and sits uncomfortably opposite a Norman Shaw style house no.118 Campden Hill Road.
- 5.29 In conclusion, the site's local context is rich in contrasting character, inconsistent in quality, piecemeal and eclectic. The richness of the variety that is found in the

1542

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area is perhaps what gives it its appeal as a distinctive and identifiable part of the borough, which has clearly evolved through time and continues to do so. This is not a Conservation area which is frozen in time or representative of any one period or style. I believe that new development should seek to enhance and continue this pattern of variety and richness and should not pay disproportional respect to any one example of the many previous styles of development.

## 6. Listed buildings

6.1 In summary of the above description of the local context, listed buildings close to the site are all as described in the Proof of Evidence of James R.G. Thomas.

Aubrey House  
2-6 and 15-19 Aubrey Walk  
The Church of St. George  
Thorpe Lodge, Airlie Gardens  
118 Campden Hill Road

## 7. History of land use on site

7.1 The Grand Junction Water Works Company first occupied premises on this site in 1843 with the first reservoir completed in 1845 standing on the site of what is now Kensington Heights. Expansion in 1857-58 included a Pumping Station and an Italianate Tower - a prominent part of the local scene which was demolished in 1970 to make way for the Kensington Heights development.

7.2 The original land holdings of the various Water Companies that have occupied this site were much larger than the residual land now identified as Campden Hill Reservoir site. Water companies' needs have evolved over the history of their occupation. As early as 1878 Airlie Gardens was built on surplus Water Company land.

7.3 The reservoirs which now occupy the site are not the original ones, but date from the late 19<sup>th</sup> century.

7.4 The pattern has been of shrinking requirements for Water Company land over many years, the surplus land having been redeveloped for housing in accordance with the primary land use character of the area.

## 8. Existing site features

8.1 The principal feature occupying the application site is the reservoirs which occupy 8,763 sq.m (94,324 sq.ft.) of footprint, and from their internal finished floor level to the roof level, are some 7.84m high. The building is therefore equivalent to a very substantial warehouse or industrial building which are normally approximately 6m to the eaves. The volume of the reservoirs is 68,728 cu.m.

8.2 The visual impact of this vast structure is substantially reduced because its internal floor level is 3.88m below the level of Aubrey Walk. Whilst the upper level of the reservoirs is 4m above Aubrey Walk, its impact is disguised by

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landscaped embankments. In addition to the embankments, existing properties that sit to the north of the reservoir between the reservoir and Aubrey Walk screen the impact of the building from the road.

- 8.3 The reservoir is contained within Bow Serpentine brick walls. Internally brick piers at close centres support brick vaulted roofs. This enclosure would have originally been no more than a large flat roof.
- 8.4 In 1884 Campden Hill Tennis Club was founded and utilised this large flat area of hard-standing on the roof of the reservoirs as a location for 12 tennis courts.
- 8.5 In 1990 the tennis courts were astro-turfed to give the appearance of a green playing surface. The combination of the landscaped embankments reducing the perceived height impact of the reservoir structure and the use of a green synthetic surface of its roof, have reduced the true character and extent of the reservoir building.
- 8.6 The reservoir is a very substantial redundant built form and its redundancy classifies the land upon which it is built as brown field land which current and evolving Government policy states is a valuable resource for redevelopment and regeneration. The fact that the camouflaging of the existing structures has meant that they may not have been acknowledged by some observers the substantial built forms which they are, should not confuse or obscure their proper classification.
- 8.7 The Pump House is in poor condition. The interiors no longer contain pump house machinery which was stripped out at some stage in its history. The building was originally attached to a large and important Italianate tower, but this was demolished when Kensington Heights was developed in 1970. The scars of that demolition and the intrusive construction of Water Tower House (described below) have robbed the building of any merit that it might once have had. Indeed redundancy has left the buildings in a semi-derelict state. They are not worthy of retention and their demolition will allow for their replacement with a more appropriate form of development which can enhance the conservation area.
- 8.8 A tall parapet hides the slate roofs behind, which encloses large volumes within which traditionally the pump engines and other machinery associated with the works were housed. They have been reviewed by English Heritage (their letter to Jeffrey George Associates dated 25<sup>th</sup> February 1998) and found not to be of merit or worthy of retention. They are not locally listed, nor described as having any local architectural character and merit within the Kensington Conservation Area Proposals Statement (January 1995).
- 8.9 The third principal building on the application site is known as Water Tower House, and comprises a five-storey 1970's block of brick construction within an exposed concrete frame. This building is described in the Conservation Area Statement as "a dreadful building in all townscape respects" (page 31), and "Water Tower House must regretfully be described as the area's least appealing building" (page 31). The building not only presents an appalling frontage to

1544

Campden Hill Road, but provides an equally poor aspect when viewed from Aubrey Walk.

- 8.10 Vehicular access into Water Tower House is enjoyed from Aubrey Walk down a short ramp into an area of garage parking beneath the building. An area of flat roofed desolate terraced paving extends beyond Water Tower House above a further area of garage parking below.
- 8.11 The flank elevation of Water Tower House to Aubrey Walk provides a totally inappropriate stop end to the view looking up Camden Hill Gardens towards Aubrey Walk.
- 8.12 I conclude that the demolition of this building and its replacement with sympathetic development should be welcomed without reservation.
- 8.13 The fourth existing building comprises a small block of flats comprising no 3, 5 and 7 Aubrey Walk. The flats are three floors above garages and are of undistinguished and inappropriate character.
- 8.14 In addition to the major structures on the application site there are a small number of ancillary structures including an aggregate storage bay, an electricity sub-station, and walls, ramps and access shafts, none of which have any merit.
- 8.15 The accompanying drawing no. 7650/300 in Appendix 6 identifies each building and its gross external floor area.
- 8.16 During 1999 Thames Water have undertaken substantial engineering works on and in the vicinity of the site. These have comprised works as described in the attached copy of an advisory newsletter, dated Winter 1998 (Appendix 7).
- 8.17 The Thames Water shaft rises from the tunnel some 50m (approximately) below the site to ground level and provides access for plant, equipment and personnel. The water mains pipework also rises within the shaft to our proposed basement level and then runs horizontally out towards Aubrey Walk below street level to provide mains water services to the neighbouring area.
- 8.18 The design of the residential accommodation at basement level has been constrained by the physical location of the vertical shaft and the horizontal run of pipework which is located within a concrete structural enclosure at this level. At ground level the requirement to provide access at the top of the shaft has influenced the location of the three-storey houses opposite the Church on Aubrey Walk. Access panels are required over the head of the shaft to enable access in the future.
- 8.19 During the early stages of design, the shaft was located nearer to Aubrey Walk and was of some concern to residents who feared there may be a risk of structural problems as the shaft and tunnel were built. However, Thames Water agreed to relocate the shaft further into the site to the benefit of the residents. The residential development was then planned around the revised shaft position.

1545



**9. Levels**

9.1 Notwithstanding the embankments to the existing reservoir, and the ramping down to the undercroft parking beneath Water Tower House, the natural levels across the site would be approximately level.

- The existing level in Aubrey Walk averages 38.84 above datum.
- The existing level in the grounds of Aubrey House averages 37.7 above datum.
- The average level within Holland Park School at the boundary of the site averages 37.2.
- The average level of land within Kensington Heights adjoining the site is approximately 40.7, but is made up land with undercroft parking below.
- The average height within Campden Hill Road adjoining the site is approximately 37.4 above datum.
- The AOD spot level of the roof of the reservoir is 42.5m.

I conclude that the artificially raised levels of the external areas outside Kensington Heights are generally at a higher level in relation to the site than all other adjoining boundaries, but that all other levels adjacent to the site are approximately level.

**10. Existing vegetation**

10.1 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 which is attached in Appendix 8. The following description is given going around the boundary in clockwise direction.

**10.2 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.

10.3 Further west along Aubrey Walk are 3 young Turkish Hazel trees (tree nos. 8, 9, 10) in the footpath which are not of great value.

10.4 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.

1546



#### 10.5 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 Gingkoes 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.

#### 10.6 Trees along the access to Kensington Heights

There was a large specimen of Tree of Heaven (tree no.1) growing from the base of Water Tower House and leaning heavily away from the building. This tree has been lost during the recent engineering works undertaken by Thames Water.

#### 10.7 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. (Tree nos. 1914, 1915, 1916, 1917, 1918, 1919, 1921, 1922).

#### 10.8 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 (tree nos. 1941, 1940, 1939, 1938, 1937, 1936) several trees are very close to the existing boundary wall. 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.

#### 10.9 Trees on the 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 Aubrey House and the site. Tree species are quite varied including Sycamore, Ash, Oak, and are generally in good or fair condition.

### 11. **Access**

11.1 The site currently enjoys principal pedestrian and vehicular access at two points along Aubrey Walk. Firstly, approximately opposite the junction between Aubrey Walk and Campden Hill Gardens, there is a ramp access down to an area of garage parking beneath Water Tower House. Secondly, opposite the junction of Hillsleigh Road and Aubrey Walk, there is an access to an area of hard-standing between the Pump House and the reservoir buildings.

1547



- 11.2 In addition to these two principal forms of access, there is a third minor access opposite nos. 12 and 14 Aubrey Walk into a small compound containing access to operational shafts. There is a further access off the concrete ramp serving Kensington Heights into the back of the garage area between Water Tower House and the Pump House. Thames Water have a Right of Access at this point, but restricted to access to the Pump House building only.
- 11.3 In addition to the vehicular points of access into the site, there is ramped pedestrian access to the front of Water Tower House from Campden Hill Road.
- 11.4 There is pedestrian access through the Campden Hill Tennis Club premises onto the tennis courts above the reservoirs.

## 12. Contamination

Site investigation has shown that there is no contamination on the site.

## 13. Views into site

- 13.1 Having described factually the form, content and character of the site and its surroundings, I will now expand upon my assessment of how the site is perceived or viewed from outside its boundaries looking into the land which is to be developed. During discussions with the Local Authority and consultations with local residents and others, there has been much consideration given to the value of the site's "openness" and the contribution that it makes to the conservation area.
- 13.2 I have previously described how it is factually incorrect to state that the site is open, as over 67.5% of the total site area is developed with building form. The fact, however, that the greater part of the site is occupied by a building which is used as a reservoir and that this use is in many ways a "silent or sleeping" activity has, I believe, led to a mistaken perception that the land is open. This perception is reinforced by the fact that the site is relatively discreet being surrounded to a majority of its frontages by private land or built form which acts as a corral or enclosure around the reservoir building.
- 13.3 There is a sense in which the reservoir is perceived to be a black hole or a void within this otherwise densely developed area. My perception is that, as such, it is a negative space which makes little or no contribution to the visual amenity of the surrounding area. It is not like a London square which is an open space providing amenity to the buildings which look into it. It is a void around which the surrounding buildings have largely turned their backs. It does not open out on to the surrounding public highway except at the upper end of Aubrey Walk. Even here between 2m and 3m high boundary walls, vegetated embankments, and tree cover, ensure that there is no view of the top of the reservoir. It is not possible to understand from street level how large the space is behind these walls. There is no depth of view.
- 13.4 The principal benefit that is derived from the space above the reservoirs is the fact that the viewer can see more sky than would be the case if 2/3 storey

1548

208

buildings were bounding the pavement to Aubrey Walk, but I maintain that the value of this benefit is substantially reduced by the lack of depth of view at ground level and that a greater and enhanced sense of openness would be enjoyed if depth of view at ground level was provided as proposed in the development.

- 13.5 Whilst little or no perception of openness exists when viewing the site from street level, there is an existing amenity enjoyed by residents of properties overlooking the tennis courts who have views over the space from their upper floor windows. Whilst protection of private views is an understandable interest for the individuals concerned, maintenance of this private and personal amenity should not be confused with maintenance of the character of the area. The character of the area can only be defined in terms of street level views or views from public buildings of importance. Because the site is within a Conservation Area our obligation is, wherever possible, to enhance, but at the very least to protect and not to harm the character. I am strongly of the view that the reservoirs do not contribute to the essential character of the conservation area, and that any sense of openness which exists as a result of the fact that they are only single storey in height can be enhanced by opening up the site at street level.
- 13.6 In addition to considering the value or otherwise of the perceived openness of the site, I have given great thought to the hypothesis proposed, particularly by local residents, that the essential character of the upper end of Aubrey Walk was of a heavily landscaped "semi rural" street. This perception contrasts and contradicts with alternative views put to us by the Design Officer representing Kensington & Chelsea during negotiations, who saw this green edge as an out of place intrusion into the true underlying character of the area, and sought to encourage us to develop a design which strengthened the enclosure of Aubrey Walk by bringing development forward to the back edge of pavement. We have respect for both points of view.
- 13.7 I believe that it is valid to say that the trees in Aubrey Walk, when combined with the perception of open skies referred to above, do create some relief from the relentless urbanity of the area. There is clearly a value to the adjoining properties in overlooking a green edge, although the value of that amenity is currently greatly reduced by the intrusive walls, signage, gateways and cross-overs, that serve the operational needs of the Thames Water site. Having recognised the current value of the amenity that is provided by this green edge, I nevertheless also understand the perhaps more academic argument which would seek to continue the traditional street frontage.
- 13.8 In bringing forward our proposals for the development of the site, we have sought to find a balance between these two conflicting views. I will describe how we have brought forward a boundary treatment which will remove detrimental boundary clutter, and maintain and enhance the visual amenity of the green edge, retaining valuable existing trees and replacing and extending other planting where this is of an inferior quality inconsistent with the creation of the long-term high quality landscape. I will explain how we have used the landscape to create a stronger and more consistent boundary edge to the street with railings and hedging, defining and enclosing the street. I will explain how



1549



the development is set back behind this landscaped edge in a way that mirrors the set back of properties at the western end of the street. Lastly, I will explain how, by turning the street into a new landscaped square opening onto Aubrey Walk, we have wrapped a continuous street frontage around the square and enclosed a new shaft of open space that will, for the first time, bring low level depth of space to street level in Aubrey Walk.

- 13.9 In addition to views into the site from Aubrey Walk, there are limited views into the site from Airlie Gardens across land forming part of Holland Park School. This view forms part of the context for Airlie Gardens themselves and of Thorpe Lodge which is a listed building. Within the school grounds the boundary is formed by an existing high brick retaining wall 1.9m high, above which an embankment runs up to the level of the reservoir roof. The change of level across this section amounts to some 5.5m from the level of the drive for Holland Park School to the reservoir roof.
- 13.10 Within the school land there is a strong screen of existing mature Poplars, Elms and Sycamores. Because of the landscaped embankments around the reservoirs and the strong screen of existing trees, the overall perception when looking into the development site from this view, is one of openness above the reservoir and of an engineering structure which has become a well disguised building of 8,763 sq.m. (94,324 sq.ft.) footprint. Thorpe Lodge is opposite the reservoir in an undesirable relationship with an inappropriate quasi-industrial neighbour.
- 13.11 The principal beneficiaries of the existing aspect are the visitors, students, and staff of the school. Oblique views to this boundary from Airlie Gardens are marginal. Airlie Gardens is a cul-de-sac beyond which access is gained only to the school. The view does not therefore make a major contribution to the perceived character of the conservation area, being discreet and limited. I will explain how the existing boundary edge to the school is to be retained, and how the view from the cul de sac will be enhanced by the proposed development which will, I maintain, be a more appropriate setting for the Listed building than the existing industrial structure.
- 13.12 We have taken cognisance of the amenity value of the existing recreational use of the roof to the reservoir and have maintained and enhanced the provision of the existing recreational amenities by the continued provision of 12 tennis courts which are described in a later section of this evidence.
- 13.13 In conclusion, views into the site are limited. Where they do exist, they are to some extent illusory because the existing reservoir buildings have been disguised. I believe that the fact that the open space above the reservoirs is at least 4m above the surrounding streets, greatly reduces the sense of openness which might well have existed if the tennis courts had been at ground level and that open space of greater value than the existing can be provided as part of a comprehensive redevelopment proposal for the site.

1550



**Part three Policy**

**14 Evolving Government policy - sustainable development on brown field sites.**

14.1 The development of Aubrey Walk will make an important and strategic contribution to the achievement of these aims and objectives in an area of London where regeneration sites are rare.

14.2 I do not repeat the evidence of Bob Sellwood on Government policy and the promotion of sustainable development on brown field sites, but as an architect, I wish to record that I welcome the promotion of urban communities that are sustainable not just in environmental terms, but in practical terms. I recognise that we must find new and better ways of developing our cities and brown land than has so often been achieved in recent years. In this instance, I strongly believe that we are not developing "open land". We are properly and responsibly developing brown land.

**15. Transport PPG13**

15.1 The proposals for residential development close to existing facilities and public transport are entirely consistent with the Government's objectives to minimise commuting traffic by car and policies of restraint on the use of the private car for journeys to work as described in the Proof of Evidence of my colleague Phil Parry of Tucker Parry Knowles.

**16. UDP design specific policy**

16.1 The Royal Borough of Kensington & Chelsea UDP was adopted on 28<sup>th</sup> August 1995. My colleague Bob Sellwood will make a full and proper appraisal of the planning policies addressed by the UDP within his Proof of Evidence. My analysis will be limited to consideration of the design related planning policies.

16.2 Chapter 5 (page 77) of the UDP sets out general policies in respect to housing. The general policies recognise that Kensington & Chelsea is primarily a residential borough. It seeks to maintain the number and quality of existing stock and to make a positive contribution to the need to provide additional dwelling houses to cope with increased demand. The first paragraph of page 80 states "a high priority must be placed on allocating all available development land for residential use." The policies seek to ensure the provision of a wide variety of housing across different social groups and different forms and types of accommodation.

16.3 In addition to seeking to maximise future housing provision by giving priority to the residential development of sites and buildings (paragraph 2.3 page 82) the UDP seeks to maintain and enhance the existing residential character of the borough (paragraph 3, page 83).

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- 16.4 Policy H4 seeks to resist the encroachment of commercial uses into residential areas which would be inappropriate by virtue of size, scale, hours of operation, traffic generation or nature of use. I would suggest that in addition to resisting future encroachment it is legitimate to seek to remove inappropriate commercial activities which are detrimental to the residential character of a locality if doing so can also enable housing provision to be maximised.
- 16.5 Policy H7 (paragraph 3.7 page 85) of the UDP seeks, where appropriate, the provision of outdoor space to all new development and in particular appropriate facilities for children.
- 16.6 Policy H8 (paragraph 3.8 page 85) of the UDP requires the provision of appropriate social and community facilities within major residential schemes. I will explain how our proposals meet both of these policy requirements by maintaining the recreational amenity currently provided by the Campden Hill Lawn Tennis Club and by enhancing this amenity by the creation of new and additional public open space in the form of communal gardens and an urban square, together with private gardens serving the proposed dwelling houses.
- 16.7 Paragraphs 3.10-3.13 (pages 85 and 86) of the UDP establish policies in respect of density. Paragraph 3.10 recognises that there is a balance to be drawn between making the best use of residential land and ensuring that housing is of a good standard. Paragraph 3.11 recognises that most of the existing housing in the borough was built in the 19<sup>th</sup> century at very high densities, and that these densities not only provide satisfactory accommodation, but also contribute to the character and environment of the borough. I would go further, and would say that in my opinion high densities of development are fundamental to the character of the area, and particularly of the character of the conservation area, and that low density housing would be inappropriate and detrimental to the character of the area.
- 16.8 Paragraph 3.13 establishes four definitions of density ranging from very low (175 habitable rooms per hectare) through to very high (above 350 habitable rooms per hectare).
- 16.9 Policy H9 (page 86) of the UDP states that the borough will resist residential development design to very to very low densities.
- 16.10 Policies H11 and H12 (page 86) of the UDP state that whilst the borough would normally resist housing design to higher densities, this policy would be waived where the development was an infill scheme where a higher density development is necessary for townscape reasons to comply with the policies of the conservation and development chapter of the UDP.
- 16.11 In later sections of this Proof I will describe our development proposals which will provide 378 habitable rooms, and the replacement tennis courts on a site area (including half the road width of Aubrey Walk and Campden Hill Road) of 1.63 hectares. This produces an overall site density of 231 habitable rooms per hectare which is within the lower range of between 175-250 HRHA.

1552



16.12 If the area of the tennis courts is excluded from the total site area and the habitable rooms density calculated on the basis of the proposed residential site area only, then the site area reduces to 1.10 hectares and the density per hectare increases to 343 habitable rooms per hectare which is within the higher range (between 250-350 HRHA) defined within the UDP, but not the very high range. I therefore propose that the development which I have designed achieves the proper balance between maximising the use of scarce urban residential land maintaining a density appropriate to the character of the conservation area, and providing appropriate amenity. It is in conformance with the standards and objectives set out in the UDP.

16.13 The UDP seeks to ensure that a wide range of housing is provided in any new development, but more importantly seeks to ensure that the mix of dwellings within a scheme is appropriate, having regard to the following factors set out in Policy H19 (page 88) of the UDP -

- (a) The physical character of the site.
- (b) The previous or existing use of the site.
- (c) Access to the private gardens or communal garden squares for family units.
- (d) The likely effect on demand for car parking.
- (e) The surrounding composition on density population.
- (f) The location of schools, shops and open spaces.
- (g) Special needs.
- (h) Proximity of busy roads or railway lines.

16.14 The purpose of the policy is to ensure that the needs of larger households and rising standards in accommodation are provided for. Particular regard is paid to the need to provide suitable accommodation for families. In response to this policy the development proposals for Campden Hill Reservoir site seek to provide a range of housing types. The proposals include provision of family housing with private gardens, apartments with access to communal gardens, and offer the potential of affordable housing located on the site. The proposals therefore conform to Policies H21, 22 and 23 which welcomes the inclusion of affordable housing within otherwise private residential schemes.

16.15 Policy H28 seeks to encourage provision of housing which is built to mobility standards. The development proposed for Campden Hill Reservoir site will include housing units in which each floor level is accessible by lift and where the space standards would exceed the minimum required to facilitate ease of movement for the disabled. The entire development will conform to the latest Building Regulations Standards which provide for an enhanced level of accessibility for the disabled (Part M).

1553

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- 16.16 I have taken it as an important part of my brief when bringing forward designs for the development of the site, not only to retain and enhance existing private recreational facilities, but for the first time to enable the site to make a major contribution to the enhancement to the Conservation Area by providing new publicly accessible open space. To reflect local concerns we have taken the gates that were originally proposed, out of the appeal scheme, therefore further enhancing the open character of the proposed development. I have sought to ensure that this open space is not only physically beneficial in terms of the amenity that it provides to the development, but that it is also visually permeable, providing views into the development from the surrounding streets.
- 16.17 I have sought to bring forward proposals which conform to Policy LR16 (page 201) of the UDP which seeks to encourage the provision of nature gardens and ecological sites for community use, by ensuring that landscaped proposals for the scheme are ecologically beneficial. Where existing habitats exist, these are protected, and where new habitats could be created, advantage is taken of the opportunity to do so.
- 16.18 Section 5 of Chapter 10 of the UDP (page 205) Policy LR32 seeks to encourage provision for both active play and separate areas of tranquillity where new open space is created. I believe that there are significant opportunities to comply with this Policy within the proposed development which includes provision for active play in the form of the retained and enhanced Campden Hill Tennis Club facilities, provides tranquil and private gardens and communal gardens, which will provide separate areas of open space.
- 16.19 Chapter 12 of the UDP (page 207) seeks proper provision of facilities for public utilities and services.
- 16.20 Policy PU6 (page 215) of the UDP requires provision of adequate and accessible storage space in all appropriate developments to enable refuse to be easily collected for disposal and recycling. The proposed development makes proper provision in accordance with standards set out in the Refuse Storage and Collection Code of Good Practice produced by the Directorate of Waste Management and Leisure of the Royal Borough of Kensington & Chelsea.
- 16.21 Chapter 13 (page 219) of the UDP sets out development standards which seek to ensure that developments meet minimum quality levels.
- 16.22 Standard 2.2 light (page 225) of the UDP seeks to ensure that new developments do not adversely affect the amenity of existing buildings, and are designed having regard to "site layout planning for daylight and sunlight ..... A Guide to Good Practice" published by the Building Research Establishment (BRE) in 1991. The proposed development has been evaluated against these standards as described in the Proof of Evidence my colleague M. Ney of McBaine Cooper.
- 16.23 Paragraph 2.4 (page 233) of the UDP sets out standards for protection of existing trees during development. I confirm existing development has been designed to enable protective fencing to be erected around existing trees to meet the intent of the standards set out in Table 2.1 (page 234) of the UDP.

1554



Where strict conformity cannot be provided due to ownership or boundary conditions, adequate protection has been agreed with the Royal Borough of Kensington & Chelsea.

- 16.24 Paragraph 2.5 (page 235) of the UDP sets out standards in respect to access and mobility with specific reference to external steps and ramps. I confirm that the proposed development meets the standards required.
- 16.25 Paragraph 3 (page 239) of the UDP establishes a series of housing standards.
- 16.26 Paragraph 3.1, (page 239) confirms the method of measurement of residential density. I confirm that this method has been used in calculating residential density as described.
- 16.27 Paragraph 3.2 (page 239) table 3.1 establishes minimum standards for the nett floor area of residential property of different types and sizes. I confirm that the proposed development meets the minimum standards in all respects.

**17. Conservation area character**

- 17.1 At every stage of our involvement with the proposed development of the Campden Hill Reservoir site we have been critically aware of the need to pay proper respect to the site's designation as part of the Kensington Conservation area and also the nearby Listed buildings. Our proposals will conserve and enhance the character which is analysed and described below.
- 17.2 The townscape importance of the area around Campden Hill Road was reflected in its designation in 1976 as part of the Kensington Conservation Area. The Kensington Conservation Area Proposals Statement (January 1995) provides a valuable analysis of the development of the whole area and defines its essential character. As such, the document represents critical guidance for prospective development schemes.
- 17.3 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."
- 17.4 In the context of a character of "a 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. As such, the development of the site was inextricably linked to the original

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urbanisation of this part of Kensington and the surrounding residential areas functionally relied on the site for their water supply.

17.5 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

17.6 Turning to the detailed issues arising from the Conservation Area Proposals 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" (page 31) and "Water Tower House must regretfully be described as the Area's least appealing building" (page 31). Given these unambiguous comments, it is hardly surprising that paragraph B3 (page 46) encourages the redevelopment of the site "with premises more responsible to the prominence of the site and better related to the character of the Area."

(b) Paragraph C7 (page 50) identifies 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 recommended that improvements to enhance the sense of enclosure along Aubrey Walk would be welcome.

(c) Paragraphs E3/E4 (page 51) highlight the problems with the Thames Water frontages on both Campden Hill Road and Aubrey Walk. It is recommended that consideration should be given to the design, appearance and maintenance of these frontages. As a result "the character and appearance of Aubrey Walk and Hillsleigh Road would be considerably improved as a result". (page 51).

17.07 The Conservation Area Proposals Statement makes no reference to the townscape role or importance of the other buildings and structures on the application site.

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Part Four Planning History and Chronology of Appointment

**18 Chronology (planning meetings and submissions)**

- 18.1 Appendix 10 includes copies of correspondence and notes of planning meetings which took place during our extensive negotiations and consultations. Our approach to the redevelopment of the site has, from the beginning, been conciliatory. We have sought to find a proper balance between our own townscape analysis of the issues affecting the site, the policies and standards of the UDP and the legitimate and reasonable interests of local residents and interested third parties and consultees.
- 18.2 Prior to our appointment Thames Water commissioned designs for the redevelopment of the Campden Hill Reservoir site from respected architects William Nimmo & Partners
- 18.3 These designs evolved through a series of development options which, at one stage, included provision of a substantial Health and Fitness Club within a retained reservoir structure. Public dissatisfaction with that proposal on the basis of the fear of traffic that may have been generated from it, caused the option to be dropped by my clients in a conciliatory act. The final scheme brought forward by William Nimmo & Partners was for a mixed development of town houses and apartments including the retention of a reduced number of tennis courts to serve the retained Campden Hill Lawn Tennis Club.
- 18.4 The scheme was presented to local residents and Planners and was, I understand, ultimately abandoned due to the negative response with which it was met, particularly from the residents.
- 18.5 In March 1998 St. James Homes, having been formed as a joint venture between Thames Water and the Berkeley Group, reviewed the Nimmo proposals and I was asked to provide my own analysis of the townscape issues.
- 18.6 I visited the site and made an initial appraisal of what I believed to be the opportunities and constraints of the site. I was subsequently provided with copies of William Nimmo & Partners' scheme proposals, and asked to compare and contrast these with my own analysis. I was also provided with copies of notes of meetings with local residents and the Planning Officers, as set out in Appendix 10.
- 18.7 I advised my client that William Nimmo & Partners' proposals were architecturally interesting and could be developed into a scheme of significant merit. However, I felt that the scheme was not sensitive enough to the need to protect the Conservation Area and its character, and that its uncompromising modernity was, perhaps, unsympathetic. I was concerned at the loss of recreational amenity imposed by the reduction in the number of courts that could be reasonably provided for the use of the Tennis Club. I was unhappy that the principal vehicular access into the development was taken from the middle of Aubrey Walk, thus imposing an unnecessary intrusion upon the street.



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- 18.8 Whilst the proposals included a large square around which town houses were proposed, the square was hidden from view behind a terrace backing onto Aubrey Walk and therefore provided no visual amenity other than to the development itself which I believed to be a missed opportunity to enhance the character of the Conservation Area.
- 18.9 Finally I was not convinced that the proposals presented a proper relationship to Aubrey Walk because the landscaped courts between the wing blocks of the apartment building were approximately 1m above the level of Aubrey Walk and behind a high wall. The wing blocks neither effectively created a street edge, nor enabled the retention or enhancement of the green edge character of the street.
- 18.10 The apartment building was a single large monolithic development which was more in scale to Kensington Heights than it was to the fragmented piecemeal and eclectic character of Aubrey Walk itself.
- 18.11 In March 1998 Broadway Malyan were appointed by St. James Homes to prepare alternative design proposals for the site. We strengthened and deepened our knowledge of the Conservation Area by undertaking a thorough analysis of its character and photographically recording existing buildings, places and street furniture. We prepared a number of alternative conceptual site layouts in simple block massing form to test alternative options against the conclusions of our urban analysis. This feasibility stage culminated in a masterplan for the site which encompassed the following principles -
- (a) The retention and enhancement of the existing Campden Hill Lawn Tennis Club facilities by the creation of two levels of tennis courts including one level enclosed within the volume of the existing reservoir.
  - (b) The creation of a new open space off Aubrey Walk providing a visual enhancement of the perceived open space.
  - (c) The open space to form a new London "square" appropriate to the character of the Conservation Area and forming part of it, not separated from it.
  - (d) The adoption of an architectural style or character which was to be respectful of the eclectic style of the existing buildings in the vicinity.
  - (e) The location of vehicular access into the site from Aubrey Walk but as close to Campden Hill Road as was technically possible.
- 18.12 On the 9<sup>th</sup> June 1998 I held the first of a series of meetings with the Planning Officers of the Royal Borough of Kensington & Chelsea and presented our preferred scheme design. Minutes of that meeting are attached in Appendix 10. Also on the 9<sup>th</sup> June I held a meeting with representatives of the local community and talked to them about our design approach. Notes of that meeting are attached in Appendix 10.
- 18.13 My intention in meeting with the local residents at such an early stage in the evolution of our design was to enable a positive dialogue to be opened up. We

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appreciated that a development of this size and scale in this locality was likely to be a matter of considerable public concern. We were aware of the reservations expressed by local residents in respect to the scheme prepared by William Nimmo & Partners and we wished to reassure them that we were aware of their criticisms of that scheme and had taken them on board when bringing forward alternative proposals of our own.

- 18.14 At the same time as we were bringing forward proposals for the redevelopment of the site, Thames Water were involved in a public consultation exercise in respect to major infrastructure works which necessitated the sinking of a substantial access shaft linking to a major mains water pipeline which would run from the site to Shepherd's Bush Roundabout. These infrastructure works were a matter of very considerable concern to local residents who feared the environmental impact of construction traffic during the construction works. It was clear at the time of our meeting with local residents that many saw a link between the construction of the shaft and the development proposals, and I believe that this perceived double blow to the short term amenity of the area through the construction of the shaft followed by redevelopment antagonised residents to the point where constructive dialogue was difficult.
- 18.15 My genuine desire to consult openly was therefore to some degree frustrated. Where reasonable and practical suggestions for the enhancement of our scheme were proposed however, we did not hesitate to take these on board.
- 18.16 Between June and September 1998 we continued to work on our design proposals and by 1<sup>st</sup> October our scheme design was well advanced.
- 18.17 On the 1<sup>st</sup> October we had a further meeting with local residents to present the proposed detailed planning application proposals to them. Once again we were met with polite hostility and considerable emotion. There was little consensus in the detailed criticisms of the scheme with individual residents assessing the merits or otherwise of the proposals on the basis of how they affect their own personal circumstances.
- 18.18 Nevertheless we once again reviewed our proposals in the light of the comments which the residents had made, and where possible sought to amend our scheme to incorporate the reasonable preferences which they expressed where these did not compromise our professional judgment.
- 18.19 One of the significant concerns of the residents was the proposed elevational treatment to the apartment building fronting Campden Hill Road. Our designs for that building were at that time contemporary in character. Residents expressed a strong view that a more traditional building would be preferred. We therefore subsequently redesigned the Campden Hill apartment building to conform with their expressed preference despite some personal misgivings on my part.
- 18.20 On the 4<sup>th</sup> November 1998 we submitted a detailed Town Planning application to the Royal Borough of Kensington & Chelsea and on the 11<sup>th</sup>, 12<sup>th</sup> and 13<sup>th</sup> December we held a public exhibition of our design proposals and entered into extensive consultation with visiting members of the community.

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- 18.21 On the 23<sup>rd</sup> December 1998 a further meeting with the Planning Officers of Royal Borough of Kensington & Chelsea was held, notes of which are included in Appendix 10. During that meeting the Planning Officers of the Royal Borough expressed surprise and disappointment that a contemporary design for the Campden Hill Road apartment buildings had been abandoned, and asked for the design to be reviewed.
- 18.22 From 22<sup>nd</sup> February 1999 the exhibition that had been mounted in Kensington Church Street moved to Water Tower House where it was open until the end of May.
- 18.23 Subsequent meetings with the Royal Borough of Kensington & Chelsea and with other consultees were able to take place at the exhibition and therefore benefit from the models and perspectives which were provided.
- 18.24 During January to March 1999 we revised our design proposals to address issues raised during the consultation process including redesign of the elevations to the Campden Hill Road flats to reintroduce a more contemporary, but nevertheless contextually appropriate character.
- 18.25 The apartment buildings in Aubrey Walk were also revised at this time to ensure that they create a positive Frontage. One of the houses within the square nearest to Kensington Heights was omitted and the design of the last house in the square nearest Aubrey Walk was amended to reflect the Planning Officers' desire to see the square linked visually to the Campden Hill Lawn Tennis Club premises and the street scape of Aubrey Walk. These amendments were discussed at meetings with the Design and Planning Officers of the Royal Borough of Kensington & Chelsea on the 19<sup>th</sup> February and 25<sup>th</sup> February, notes of which meetings are included within Appendix 10.
- 18.26 On the 19<sup>th</sup> March 1999 the revised planning application was submitted.
- 18.27 On the 24<sup>th</sup> March a further meeting with the Planning and Design Officers, together with English Heritage concluded that the revised design proposals were improvements.
- 18.28 A letter was subsequently received from English Heritage dated 8<sup>th</sup> April 1999 (see Appendix 10) which, subject to points of detail, concluded that the proposals were acceptable to English Heritage.
- 18.29 I conclude that our approach to the process of negotiating a successful planning application has been comprehensive and responsible. We have sought to inform the local community of our intentions at each stage, and to explain and justify our proposals. Where reasonable and responsible comments have been made, we have amended our proposals always trying to ensure that the personal grievances or aspirations of the individual would not compromise the wider interests of ensuring an appropriate form of development.

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**Part five**                      **The planning application proposals**

**19 Design principles**

19.1 The design acknowledges the site constraints and opportunities, the policy framework, the Conservation area and the Listed buildings, and the outcome of our public consultations. It also acknowledges our client's brief as set out below, and our own early urban design studies as to how that initial brief could be fulfilled or amended where it was beneficial to do so in urban design terms.

19.2 The principal foundations of the approach which we agreed with our client were -

- Respect for the Conservation Area and adjacent Listed buildings.
- The demolition of Water Tower House
- The demolition of the Pump House
- The retention of the functions of the existing tennis club and the enhancement of their facilities.
- Demolition or otherwise of the existing reservoirs to be consequential upon the best means of achieving enhancement of the tennis club facilities.
- Co-ordination of the design within the constraints imposed by the Thames Water shaft location and ongoing operational requirements.
- The creation of a residential development which made best use of this redundant brown field land.
- Provision of a range of residential unit types and sizes including town houses and apartments. The town houses to be substantial and appropriate in character and scale to similar existing residential developments in the nearby community. The apartments to provide an alternative life-style choice.

**20. Design proposals**

**Introduction**

The proposals are for -

- (a) Retention and enhancement of Campden Hill Lawn Tennis Club.
- (b) 19 high quality houses.
- (c) Aubrey Walk apartment building.
- (d) Campden Hill apartment building.
- (e) Associated parking and amenity space.

**20.1 New tennis club facilities**

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

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- 20.2 The upper level of the courts is at the same level as the existing and will therefore be visually similar to the existing area to the west of the site. The area occupied by the courts is approximately half that of the existing, releasing the balance of the site for residential development.
- 20.3 The design of the new courts retains the existing brickwork walling to the north and west, thus protecting the existing landscape and structures beyond. The remaining reservoir structure will be removed.
- 20.4 Visually there will be very little external change other than the boundary wall between the courts and the new houses, and the introduction of the practise court.
- 20.5 The internal lower court level will be slightly lower than the existing reservoir base, giving the height necessary for recreational tennis indoors.
- 20.6 The proposed housing
- 20.7 Nineteen new houses of the highest quality have been designed to form a new square in the centre of the site at the level of Aubrey Walk. This creates a new open space to the south of Aubrey Walk, which will be landscaped to a high quality creating a new amenity to this area.
- 20.8 The houses are four storeys from ground level which will be a new deck structure. This will be constructed over a basement which is constructed at the level of the old reservoir slab. This basement area provides underground parking for the residential accommodation and includes garages for the individual houses.
- 20.9 The houses have been designed with a traditional feel, but they are not intended to replicate a particular period style.
- 20.10 The general mix of architectural style in the area is varied and no particular style predominates as noted in the Kensington Conservation Area Proposals Statement.
- 20.11 The buildings immediately surrounding the site vary from the brash commercial modernism of Kensington Heights to the charming eclecticism of the Aubrey Walk housing.
- 20.12 The new houses are designed to complement this mix and add to it.
- 20.13 Three terraces are to be built around a landscaped courtyard and the square is open on its north side to Aubrey Walk itself with the existing housing - nos 8-20 forming the enclosure to the square. A mixture of public and private open space is created to the benefit of both existing and future residents.
- 20.14 The new square opens up the southern side of Aubrey Walk and creates the perception of more open space than currently exists by the dropping of the ground floor slab level to match the existing site levels.

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- 20.15 The materials used for the houses will be of the highest quality and include dressed stone at the lower levels with traditional London stock brickwork and stucco above. Elements of the design and materials are consistent with other examples in the local area.
- 20.16 The houses to the west have been designed to include a studio which in addition to offering flexible space also reduces the effect of the difference in levels between the tennis club and the housing.
- 20.17 The proposed apartment buildings
- 20.18 Two apartment buildings create the transition from the new square and existing domestic residential character of Aubrey Walk to the larger and more commercial character of the buildings along Campden Hill Road.
- 20.19 Aubrey Walk apartment building
- 20.20 The Aubrey Walk residential building has been limited in height to 3 storeys to ensure it complements the scale of the existing buildings. It has been designed in a style complementary to the existing Georgian housing within Aubrey Walk, but is not intended to be a faithful reproduction. These elevations are attractive and appropriate. They replace ugly and tatty boundary treatment and will enhance the character of the street. The building comprises 17 flats over three floors. The accommodation provided is consistent with the needs of affordable housing.
- 20.21 The Aubrey Walk façade has been set back into the site as far as possible to ensure that a landscape can be planted which in time will form an improvement to the existing greenery to the site along the southern side of Aubrey Walk.
- 20.22 Campden Hill apartment building
- 20.23 The new building proposed for the corner site currently occupied by Water Tower House rises in height from four storeys at the northern corner to six storeys adjacent to Kensington Heights.
- 20.24 The building provides 29 flats.
- 20.25 Pedestrian access is provided from both Campden Hill Road and the internal paved courtyard to a reception lobby located centrally in the building.
- 20.26 The building is visually divided in two with each part at different heights to effect the stepping down of the roof line between Kensington Heights and Aubrey Walk. The end (northern) elevation is gabled above a lowered cornice and parapet, which visually line with the existing building at the junction of Aubrey Walk and Campden Hill Road.
- 20.27 Vehicular access
- 20.28 The main vehicular access to the new development is to the eastern end of Aubrey Walk close to Campden Hill Road, between the two new apartment buildings. Vehicles pass through a paved courtyard and then down to the car

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parking area located underground at the level of the base of the existing reservoir. The upper level will be for pick up/drop off only, and the design dissuades people from parking.



## Detailed description

### Tennis Club

#### 20.29 Standard of Courts

20.30 The new tennis facility will provide 6 recreational standard courts in the lower level with 6 championship standard courts at the existing roof level. In addition, there will be a practise area set at a level halfway between the two courts.

#### 20.31 Internal Environment

20.32 The new indoor courts have been designed to provide a high quality interior with an up to date playing surface and specialist court lighting. In the design of the interior, a considerable effort has been made to retain the existing brickwork retaining walls to the north and west to create the visual effect of a new structure within the old building.

#### 20.33 Parking

20.34 Currently there is no parking provided for either Club members or officials. The Club actively discourages members from parking locally and these arrangements will not change after the new facilities are built.

#### 20.35 Club House accommodation

20.36 As part of the current design and planning application, the Club House itself does not change. It is outside the boundary of the site.

#### 20.37 Boundary with Aubrey House (West)

20.38 As the upper level of the courts is designed at the same level as the existing, the relationship of the courts to Aubrey House does not change. The existing landscape to the west is retained and enhanced in its entirety to preserve the setting of Aubrey House.

#### 20.39 Boundary with new residential (east)

20.40 A new boundary wall is to be constructed between the new residential units and the tennis courts.

#### 20.41 Boundary with existing residential (north)

20.42 The retention of the existing brick arched retaining wall to the north ensures that the boundary to the north is left as existing. As with Aubrey House, the setting

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of both the flats at 13 Aubrey Walk and the Listed building at 15-19 Aubrey Walk is preserved by the design principles of the new courts.

20.43 Boundary with the school (south)

20.44 The southern boundary is to be reconstructed to enable the practise court to be incorporated within the new tennis facility.

20.45 Lighting and services

20.46 Specialist lighting will be provided both internally and externally. Externally, floodlighting will be provided to 4 courts, which is a similar arrangement to the current Club facilities. New modern lighting will be designed to keep glare to a minimum and should be less intrusive than the existing floodlighting. The building will have appropriate services provided internally, but there will be no noise created by any proposed plant.

20.47 Residential site layout

20.48 The residential development comprises the remaining portion of the total site area, not including the part of the site set aside for the Tennis Club.

20.49 Vehicular Access

20.50 Vehicular access is provided via a new crossover located adjacent to but not exactly in the position of the current entrance to Water Tower House. The new entrance is sited opposite St George's Church and is located at the point along Aubrey Walk closest to Campden Hill Road, but far enough away from the junction to conform to safety standards.

20.51 The access way leads to a landscaped courtyard between the Campden Hill Road apartment building and the Aubrey Walk apartment building. From this courtyard a ramped vehicular way leads down to basement level parking which extends across the greater proportion of the site.

20.52 Parking for 38 cars is located at this level beneath the Aubrey Walk flats and the courtyard. Basement levels below the Campden Hill flats are largely taken up with plant rooms and storage areas. Provision is made at basement level for the large circular shaft and associated pipework routes which form part of Thames Water's operational requirements. A further 12 open car parking spaces provided for the use of visitors and the disabled are located at basement level underneath the southern wing of the Aubrey Walk apartments and the new square. Road access through the basement leads to garages which serve each of the dwelling houses which surround the square above.

20.53 Underneath the centre of the square, storage areas and tree pits occupy the majority of the space.

20.54 Beyond the individual garages and beneath the town houses at basement level, there is an area of ancillary residential accommodation serving each house, which generally consists of laundry rooms, family rooms and staff



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accommodation. Houses Nos 13-19 (see drwg no P101 Ground Plan) also include larger basement rooms which could be suitable for basement level swimming pools or recreation rooms.

- 20.55 At ground level the vehicular access into the site runs past the ramp down to the basement, behind the Aubrey walk apartments, before entering the new square. Within the square the road width is kept to a minimum to discourage parking whilst maintaining minimum access requirements for pantechincons and delivery vehicles. This roadway, which it is proposed should be finished as granite sets with York stone banding, is designed as a shared surface and is anticipated to be largely a pedestrian area with all permanent and visitor car parking being at basement level below.
- 20.56 In the centre of the square, a large grass plinth inset with twelve semi-mature trees, all as described in the accompanying Landscape Statement, (Appendix 12) forms a centrepiece to the development.
- 20.57 The width and proportion of this space is typical of that found in many wide streets or small London Squares, e.g. Trevor Square, South Kensington, SW7, Rutland Gate (south) South Kensington, SW7 and Talbot Square, Bayswater, W2. The overall width is approximately 26 metres, increasing to over 30 metres at the upper levels.
- 20.58 This new public space is set at the level of Aubrey Walk which is approximately 4 metres below the existing level of the reservoir's roof. Whilst the townhouses surrounding the square are three storeys plus a mansard roof level above the new square, they are only two storeys plus a mansard roof level above the existing reservoir.
- 20.59 The houses themselves are undeniably grand and substantial and they range in size from 3660 ft<sup>2</sup> (340 m<sup>2</sup>) to 6,868ft<sup>2</sup> (to 638m<sup>2</sup>), all as set out in the detailed Schedule of Areas in Appendix 3. There are eleven different house layouts within the total of 19 houses forming the square, but these variations in internal layout are contained within a strictly disciplined elevational composition which ensures that the total square reads as a single concept. It is not, however, relentlessly repetitious because the different widths of the different house types, combined with the variations in material and the disposition of bays and porches, enables a subtle rhythm to be created which will ensure that the elevations enjoy a richness and variety which is characteristic of the complexity of the architectural character of the area.
- 20.60 The houses are of a scale and proportion which is in keeping with the character of the area. They are smaller than the largest houses in Campden Hill Square, but larger than the smallest houses in Aubrey Walk. They are complementary to the rich variety of residential properties. They are representative of the best traditions in London townhouses, particularly those of the Georgian and Victorian periods, but they are designed to provide all the modern conveniences and amenities that should rightly be expected in property of this calibre.
- 20.61 At ground floor level the majority of the properties consist of an entrance hall, dining room, and large family-sized kitchen, together with ancillary

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accommodation for cloakrooms, etc. The ground floor accommodation opens onto small courtyard gardens providing private amenity.

20.62 At first floor the properties typically would include a drawing room and a further reception/sitting room.

20.63 Bedrooms are located at second and third floor levels.

20.64 As a practice, we have recently completed the restoration and refitting of No 15A Kensington Palace Gardens for the Crown Estate. The property was reported in the Evening Standard of Tuesday, 4 May 1999 (Appendix 1) as London's most expensive house ever, with an asking price of £35 million. I am confident therefore that my practice has the experience and the flair necessary to develop the houses at Aubrey Walk to the very highest standards, compatible with the best properties in the area and that the houses will be a substantial enhancement to the Conservation Area when compared with the existing reservoir and its associated redundant buildings.

**20.65 Aubrey Walk apartment building**

20.66 The apartment building proposed for Aubrey Walk consists of 17 apartments on three floors, being ground and two upper levels. The apartments are 2-bed or 3-bed flats and are consistent with the needs of affordable housing units. Individual internal layouts would be agreed with the chosen Housing Association or partner.

20.67 In architectural terms the building is designed to be complementary to the character and quality standards set by the remainder of the development such that it forms an integral and harmonious part of the overall scheme.

20.68 Although laid out as a series of apartments, the block is designed to have the rhythm and appearance of a row of houses when viewed from Aubrey Walk. This composition was subject to a considerable amount of negotiation and discussion with the London Borough of Kensington & Chelsea and with the existing residents of Aubrey Walk. Both parties felt it appropriate that the character of houses with a vertical emphasis should be maintained within Aubrey Walk. We also changed the design to accord with comments from English Heritage and the Design Officers of the Royal Borough.

20.69 The elevations are designed with stucco to the lower floor with stock brickwork above under a slate tiled roof behind a continuous parapet. The materials and scale of the building are consistent with the character of the surrounding streets.

20.70 The simple design consists of a symmetrical centre part with four porches and two bays, breaking up an otherwise simply composed elevation. To each side of the central massing two smaller and regressive wing blocks frame the principal composition. The wing to the west of the main block is set well back from Aubrey Walk respecting and protecting the location of three existing retained trees. It effectively turns the corner from Aubrey Walk into the proposed new

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square and begins the composition within the square which continues with the northern terrace of houses nearest to Kensington Heights.

- 20.71 On the internal side of the entrance courtyard to the scheme, the principal pedestrian access to the block repeats the porch design which first appears in a modified form on the large town houses in the square.
- 20.72 The Aubrey Walk apartment building is set back from the boundary of the site into Aubrey Walk enabling an area of soft landscaping and tree planting between the building and Aubrey Walk. It is this part of the site which is currently occupied by an embankment with self-sown saplings. The retention of the most important of these existing trees and the replacement of lesser species with new and more appropriate treatment is described in the accompanying Landscape Statement (Appendix 12).
- 20.73 The importance of the existing Listed Georgian houses nos. 2-6 Aubrey Walk, is recognised in the composition of the Aubrey Walk flats which are symmetrical upon the houses opposite.
- 20.74 Section DD, drawing no. 7650/P107 rev. N illustrates that the parapet height of the proposed apartment building is at 49.25 above datum which compares to a parapet height of 48.02 above datum on the existing houses opposite.
- 20.75 The scale of the proposed apartment also protects the setting of Listed St. George's Church in Aubrey Walk opposite. The apartments are considerably lower than the Church which has an eaves height of 49.28, but a ridge height of 55.17 rising to 62.78 to the top of the spire. The Church will therefore maintain its dominance in the street scene. The apartment building is set well back from the boundary of the site, ensuring that the Church which sits tight to the back edge of the pavement, will continue to dominate Aubrey Walk.
- 20.76 Between the Aubrey Walk apartment building and the Campden Hill Road apartment building the vehicular entrance to the site is centred and symmetrical upon St. George's Church tower.

#### **20.77 Campden Hill apartment building**

- 20.78 The Campden Hill Road apartments have been designed in a contemporary classic style, but of materials and finishes to a quality consistent with the remainder of the development. I have already explained how this part of the Conservation Area is not of a consistent architectural style, but is eclectic and fragmented. I believe that it is important that our development is similarly varied so as to break down the overall scale of the redevelopment into portions which are appropriate to the scale, character and grain of the Conservation Area.
- 20.79 Campden Hill Road is more commercial in character than Aubrey Walk, and contains a number of existing buildings including Kensington Heights which are contemporary. I therefore believe that it is entirely appropriate to come forward with a design for the Campden Hill Road flats which reflects the character of Campden Hill Road and contrasts it with the more residential Aubrey Walk.

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- 20.80 At the same time I am conscious of the need to turn the corner into Aubrey Walk in a way which respects its scale, and introduces us to the street. I am also aware of the need to respect the adjacent Listed buildings, most particularly St. George's Church.
- 20.81 Finally, I was conscious in bringing forward my design for the Campden Hill flats, of the need to address the long vista looking up Campden Hill Gardens towards the appeal site.
- 20.82 The proposed Campden Hill Road apartment block is designed in two parts around a central entrance reception space which runs through from Campden Hill Road into the vehicular courtyard serving the scheme. The block nearest Kensington Heights is 6 floors in height, whilst the block nearest to Aubrey Walk is 5 storeys in height, stepping down to 3 storeys on Aubrey Walk itself.
- 20.83 The building therefore forms a transition between the scale of Kensington Heights and the lower scale of the existing building at the end of Campden Hill Gardens. It also responds positively to the scale of Melbourne House on the other side of Campden Hill Road.
- 20.84 In bringing forward designs for these flats, I was inspired by examples of exceptionally high quality modern developments within the context of Listed buildings at Oxford and Cambridge Colleges, where the use of traditional materials and the highest quality of detailing, has enabled an appropriate juxtaposition of old and new to create a most pleasing and successful sense of place.
- 20.85 I believe that good quality materials and proportion, when combined with exceptional detailing, can override matters of style to create buildings which are timeless in their elegance and appropriate to their setting.
- 20.86 I believe that our designs for the Campden Hill Road flats achieve these ambitions, and therefore provide a proper transition both in terms of scale and character.
- 20.87 In plan, the building is angled so as to continue the street frontage of Kensington Heights and then turn to be orthogonal with Aubrey Walk. This device enables the building to set back from the Campden Hill Road frontage at the point where it turns into Aubrey Walk. This enables the long vista up Campden Hill Road to retain in view the gable end of the existing building at no.25 Campden Hill Gardens, which I consider to be an important part of this long view. Setting the building back from Campden Hill Road frontage also enables the retention of existing trees and the creation of appropriate levels of amenity for the residential accommodation on the lower floors.
- 20.88 The elevation to Aubrey Walk is symmetrically composed around a 2-storey bay which is, in turn, central upon a 3-storey element within the overall façade. This central bay is the focus of the long view up Campden Hill Gardens and is central upon it. The 3-storey portion of the elevation is of a scale equivalent to no.25 Campden Hill Gardens opposite with the 2-storey central bay being proportional in scale to the 2-storey bays on either side of the front door to no.25 Campden Hill Gardens.

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## 20.99 Landscaping

A detailed description of the proposed landscape and boundary treatments is included as Appendix 10 to this text.

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21.10

**Part six** Conclusion

21 Conformity with UDP policies

21.2 In conclusion, I have reviewed the relevant UDP design policies, and have shown how my design proposals conform to the policies seeking to maximise the allocation of land for residential use and to provide housing across different social groups and different forms and types of accommodation.

21.3 I have shown how we have incorporated the need for adequate external spaces in new developments, and how we have maintained provision for social and community facilities in the form of the upgraded facilities for the Campden Hill Lawn Tennis Club.

21.4 I have shown that the scheme proposals are designed at an appropriate density, having regard both to policies designed to ensure residential amenity and other policies designed to ensure that proposals are sensitive to the existing character and grain of the Conservation Area.

21.5 Our proposals meet the UDP preference for provision of housing which meets the needs of larger households and families.

21.6 The residential development which we are proposing is designed to the very highest standards including those which are required to meet the needs of the disabled.

21.7 The residential amenity of the scheme has been considered in full and our designs conform in all respects to the appropriate sections of the UDP which deal with refuse, sunlight, protection of existing trees, parking and nett floor areas.

21.8 I conclude that our design proposals are consistent with the requirements of the UDP in respect to design standards and quality.

21.9 Conformity to Conservation Area Policies

21.10 I have explained in my evidence that our desire to conserve and enhance the character of the existing Conservation Area has been a fundamental part of our design philosophy.

21.11 I have shown how we have analysed the character of the Conservation Area and found it to be eclectic.

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21.12 I have stressed my belief that the existing quasi industrial character of the redundant reservoirs and their associated buildings is out of character with the Conservation Area and detrimental to it.

21.13 I have shown how the demolition of the reservoirs and some of the very unsympathetic existing buildings on the site will enable us to bring forward development which will enhance the Conservation Area in all respects.

21.14 Relationship of proposed development to Listed Buildings

21.15 In considering the general Conservation Area character, we have had particular regard to the Listed buildings which are in close proximity to the site. We have designed a scheme which is sensitive to the setting of the Listed buildings and which seeks to provide enhancement.

21.16 We believe that the reservoir and the existing associated buildings are detrimental to the setting of the Listed buildings, in Aubrey Walk and Thorpe Lodge and are confident that whilst development will inevitably mean change, that change will be for the better. I believe strongly that the setting of these Listed buildings is not only harmed by the physical character of the existing reservoirs and associated buildings, particularly the untidy and ill considered boundary treatment to the works, but I also think that this is an inappropriate activity in what is essentially a residential area.

21.17 Conformity to evolving Government policy

21.18 I have explained in my Proof how I am personally committed to the need to provide good quality urban housing for a mix of social groups.

21.19 I believe in the need to create opportunities for good quality housing in close proximity to the places where people work and take their entertainment. Making best use of existing brown field sites in urban areas is the best way of making a real contribution to the creation of sustainable communities. Those communities should not be exclusively social housing. Cities need good quality housing in order to ensure a proper balance of social mix across society, and I believe that Aubrey Walk can make a positive contribution to the creation of a total community, and is entirely in accordance with the aspirations of Government policy.

21.20 Conformity to townscape analysis - massing

21.21 My evidence shows how we have taken careful cognisance of the relationship of the proposed development to the existing buildings, not just in terms of character, but also having proper regard to their massing and the spaces between buildings as well as the buildings themselves.

21.22 Our proposals are of an appropriate scale. I believe that they will make a positive contribution to repairing what I regard as a damaged piece of townscape, linking the commercial character of Campden Hill Road successfully to the quieter and smaller scale buildings in Aubrey Walk.

21.22 My expectation is that the development once matured into its setting, will become a seamless and appropriate contribution to the townscape which will enhance the amenity of the area.

21.23 It is too easy for local residents who are understandably cautious in anticipation of change, to presume that all new development is bad. It is interesting to note that amongst the most recent additions to Aubrey Walk are a row of terraced houses by Raymond Erith which are now Listed buildings. New development can improve and enhance the character and appearance of an area, and I believe that the inappropriate existing intrusion into the Aubrey Walk/Campden Hill area resulting from the existing reservoirs and associated buildings, will be healed and repaired by the proposed development.

21.24 Open space

21.25 I have explained that I believe that the height of the existing reservoirs above the level of Aubrey Walk, and their enclosure with existing development means that the contribution which they make to any sense of open space in this vicinity is, at best, marginal. I have shown how it is a false statement to suggest that the tennis courts are the equivalent of open recreational land.

21.26 The existing reservoirs represent buildings of extraordinary and totally inappropriate scale.

21.27 I have explained that I do appreciate the benefit that open space can make in a tight urban community and I have shown how our design proposals seek to create a new sense of open space at street level.

21.28 I believe that this results in the creation of a new public amenity which will be of great benefit to existing residents and to the character of the Conservation Area.

21.29 Existing poor landscape will be replaced by high quality long-term landscaping of an appropriate form within a managed area.

21.30 Campden Hill Lawn Tennis Club

21.31 I have set out in my Proof a description of the proposed new facilities for the Campden Hill Lawn Tennis Club.

21.32 The current facilities are improved by the creation of six indoor courts providing an opportunity for continuity of play despite the weather conditions and an alternative environment for recreation and amenity.

21.33 The creation of new facilities will ensure that the surface of play, the lighting, and all other amenities of the courts, are brought up to the highest standards, ensuring that recreational amenities are not only retained on the site, but enhanced and given a proper and secure basis for the foreseeable future.

21.34 The proposals have the support of the Tennis Club.



1573

DB

21.35 Design quality

21.36 Our designs not only conform to established policies and design standards, respond positively to the character, amenity, and grain of the existing townscape, they are also in their own right, designs of the highest quality.

21.37 Our aspirations for this development are for the creation of one of, if not the best, new residential developments in central London. Best not only in terms of its commercial specification, but in terms of the character of the place and the quality of materials and detailing which go into its creation.

21.38 I am confident that the finished scheme will be an enhancement to the area and sincerely hope that the understandable fears of the existing residents will, in time, be replaced by an acknowledgement that the development represents a positive contribution to their community.

## APPENDICES

1574

BM

### Appendix 1 Relevant experience

- 1.1 Broadway Malyan Architects are one of the four leading architectural design consultancies in the UK, employing some 275 staff in offices in Britain and overseas. We have been finalists in the Architectural Practice of the Year Awards 3 times in the last 4 years, and were runners up in the Awards in 1998.
- 1.2 The Practice was appointed by St. James Homes Ltd in March 1998 to design and implement a residential development on redundant land at the Campden Hill Reservoirs in the London Borough of Kensington & Chelsea.
- 1.3 My Practice is not new to the challenge of designing residential developments on sensitive sites of this nature and scale.
- 1.4 I am responsible for plans recently approved by Westminster City Council for proposals to redevelop a major mixed-use site between Knightsbridge and the Brompton Road opposite Harrods. (*Illustration PC 1*).
- 1.5 Knightsbridge Green is an ambitious £500m mixed use scheme for Prudential Portfolio Managers Ltd. The 4.5 acre site occupies one of London's premier residential and retail locations. The development consists of nearly one and a quarter million square feet of residential and retail space including restaurants, offices, and a health club.
- 1.6 The total site comprises two parcels of land. The major residential element designed by Broadway Malyan on the north site fronting Knightsbridge has approximately 160 quality apartments to be built on ground and twelve upper floors, together with four levels of secure basement car parking. The scheme also includes a row of town houses which completes the urban fabric of Lancelot Place. The apartment building involves a combination of new build and refurbishment.

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DB



PC1

- 1.7 We are Architects for the completed Award winning scheme at Sherwood & Mendip Wharves on the River Thames at Wandsworth, now known as Riverside Plaza (illustration PC2)



PC2

- 1.8 I am acting for St. George South London Ltd on proposals for the Effra site fronting the River Thames adjacent to Vauxhall Bridge. (illustrations PC3/PC4), now known as St. George's Wharf. That site comprises a mixed use scheme of 100,000 sq m. (1,076,400 sq ft) on one of the most important riverside sites in

London. Uses include offices, hotel, health and fitness club, retail and restaurants, and residential accommodation. Detailed planning consent was granted by the Secretary of State in October 1998 and work has now commenced on site.



PC3

12/5/98

1576

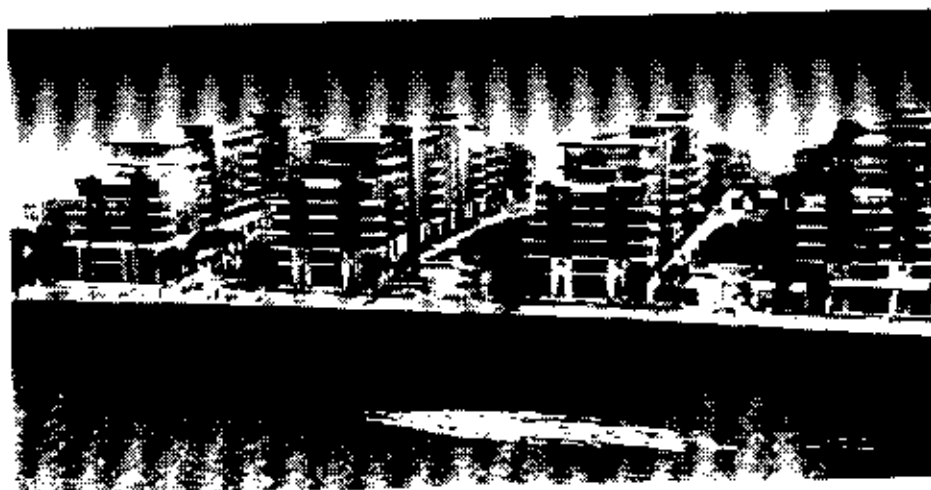


PC4

12. The Client received a detailed Town Planning Consent from Wandsworth Borough Council in February 1998 for a major mixed use development at Strugglers Wharf, fronting the River Thames near Wandsworth Bridge and now known as Riverside West. (Illustration PC5). The Client is St. George South London Ltd. The

scheme comprises some 450 residential units, an hotel, offices, work/live accommodation, retail/restaurants, and a health and fitness club. Phase one has now commenced on site

1577



BBM

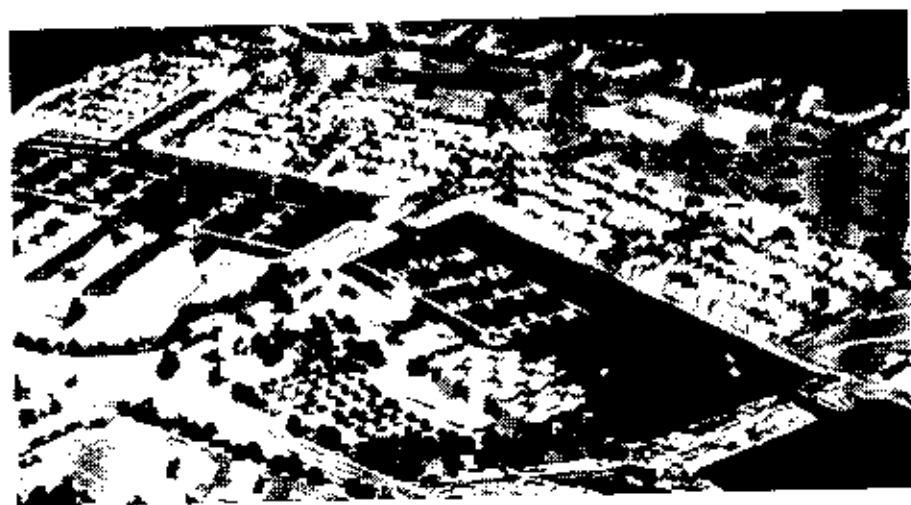
PC9

1.10 Imperial Wharf: I am currently working on detailed design proposals for the former British Gas site on the riverside adjacent to Chelsea Harbour which will be developed to create a sustainable mixed use community. The scheme comprises a new 10 acre riverside public park, private and affordable homes, community and office facilities, restaurants and shops. The development proposals seek to maximise the potential of the site for residential use providing 1,665 homes. Great care has been given to the mix and proportion of uses on the site as well as to their disposition and form. A sustainable community must provide employment opportunities that minimise the need for vehicular traffic, and allow economic and social cross-fertilisation in a lively, dynamic place to live. A pedestrian boulevard will lead to a public piazza surrounded by cafes, shops and restaurants. There will be a leisure club and provision for other community facilities. The landscaped riverside park will provide much needed leisure space for the local community. It is planned that the development will have enhanced transport services, including:

- A new bus interchange
- Extra and extended bus routes
- Provision for a new railway station on the West London line adjacent to the site with the potential in the future for an Underground station accessing the proposed Chelsea-Hackney line.

1578

1.11 The Practice has been responsible for the master planning of a number of other significant urban mixed use and residential schemes. These include St. Mary's Island at Chatham for English Partnerships with Countrywide Properties (Illustration PC6). In addition to its role as master planners, my Practice was responsible for the detailed design of the first phase of the development which is now completed on site.



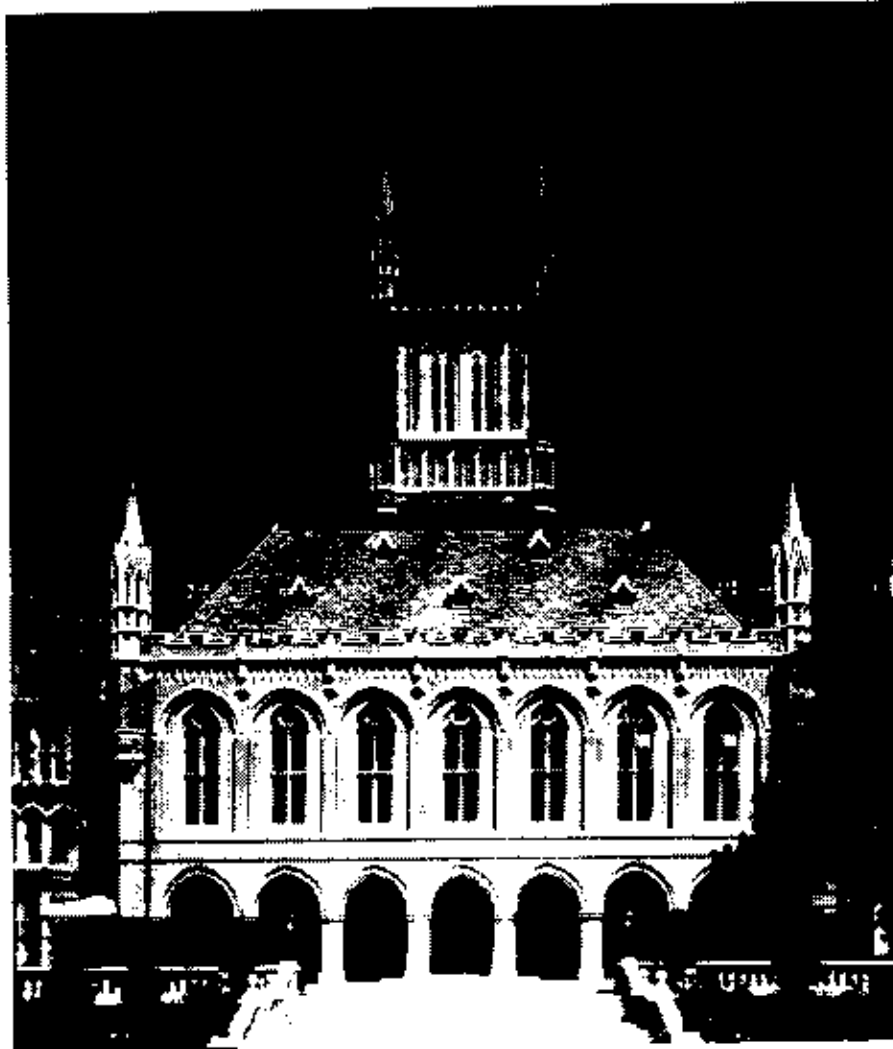
1578

PC6

- 1.12 Social housing schemes include the regeneration of 2000 homes on the Roundshaw Estate for the London Borough of Sutton, the phase one "pilot" scheme for which is currently on site
- 1.13 My Practice has also completed numerous smaller schemes for most of the capital's major Housing Associations, including Ealing Family Housing Association and Notting Hill Housing Trust
- 1.14 Within my Practice I lead a specialist team which exists to provide Cultural Heritage services, including the design of new buildings in the settings of Listed buildings and Conservation areas and the conversion and refurbishment of Listed buildings
- 1.15 The following project sheets illustrate schemes recently completed by this team or ongoing. This experience makes me and my Practice eminently suited to the task of designing a successful scheme on this site

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## Holloway Sanatorium

The commission required the Cultural Heritage team, in first on behalf of English Heritage to advise the developer on the detailed approach to the repair and conversion of this Grade II and III listed building. The building is recognised as being the 'summit of high Victorian design'. The proposal converted the disused building into 12 high quality residential units with all the modern facilities.

The building was constructed to designs by William Burges (as pupil of Sir George Gilbert Scott) for Thomas Holloway, a friend of William Morris. Although the work was complete by 1884 Holloway Sanatorium was built almost entirely with the help of newly collected one of the first women's colleges.

The exterior of Holloway Sanatorium is designed in a hard-lined base with Gothic tower, with a central tower as a bridge over. The interior where all the decoration of the lighting and fittings and grounds form a continuous pattern over the whole wall surface. The scheme has been carefully preserved and incorporated into the scheme along with the Gothic, ornamental drawings and frescoes. The scheme was sympathetically incorporates imaginative new uses for the large rooms including a swimming pool in the former Dining Room and a badminton court in the former Chapel.

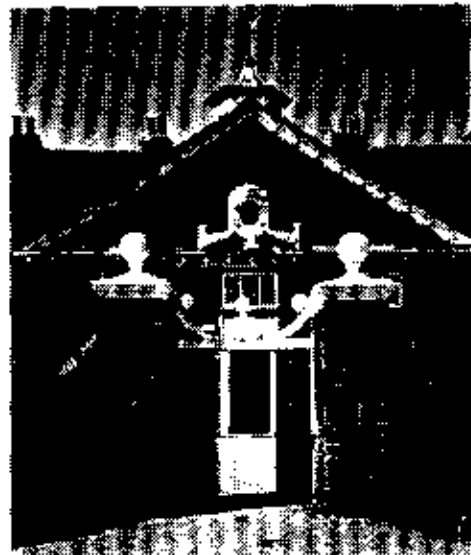
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### Lucas Hospital

Attributed to Sir Christopher Wren, this church was built to replace the earlier stone which had been largely destroyed by fire at the behest of King Charles II. In addition to the inspection of the fabric and repair, conservation work included the construction of a major building in the Walled Garden to provide additional accommodation and improve the facilities of the Hospital.







1581

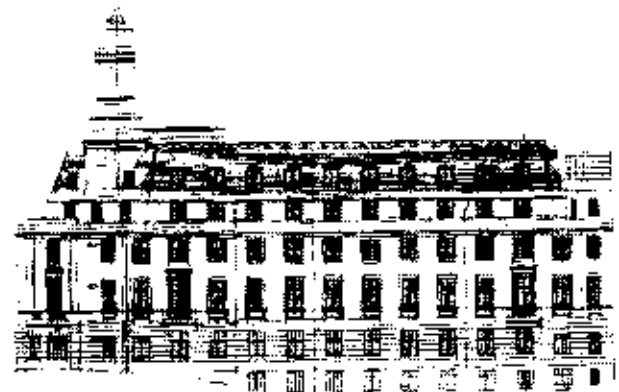


### New River Head

Skreey, Isher and the Manhattan LPH Company have to convert this well located and important building in Islington, acting as a catalyst for general regeneration of the surrounding area.

Located adjacent to the Millennium round, Sadler's Wells Theatre, this scheme provides 128 apartments of varying 2 to 4 bedrooms from studios to duplex penthouses.

The building is on the site of the original reservoir created in 1613 and was commissioned by the Metropolitan Water Board as their headquarters in the 1920s. The building features a number of historic architectural details. A principal feature of the design, which recalls the six-story Grade II\* exterior is the retention of the former River Leat wall beneath the huge glazed terra-cotta roof, providing a dramatic entrance to all units.



ARCHITECT: BUCKLEY

AMH

1582



### Palace Green

No 2 Palace Green is Grade II\* Listed building, was designed by William Frankley, The Crown Estate commissioned Broadway Malyan Cultural Heritage to repair the property, which was badly damaged by terrorist activity.

The works and process while the building continued in operation as a working Br. pub. Several unique features including original shutters to a window niche and fireplace were recovered after careful analysis of the debris left after the explosion of a bomb.



BroadwayMalyan

1583

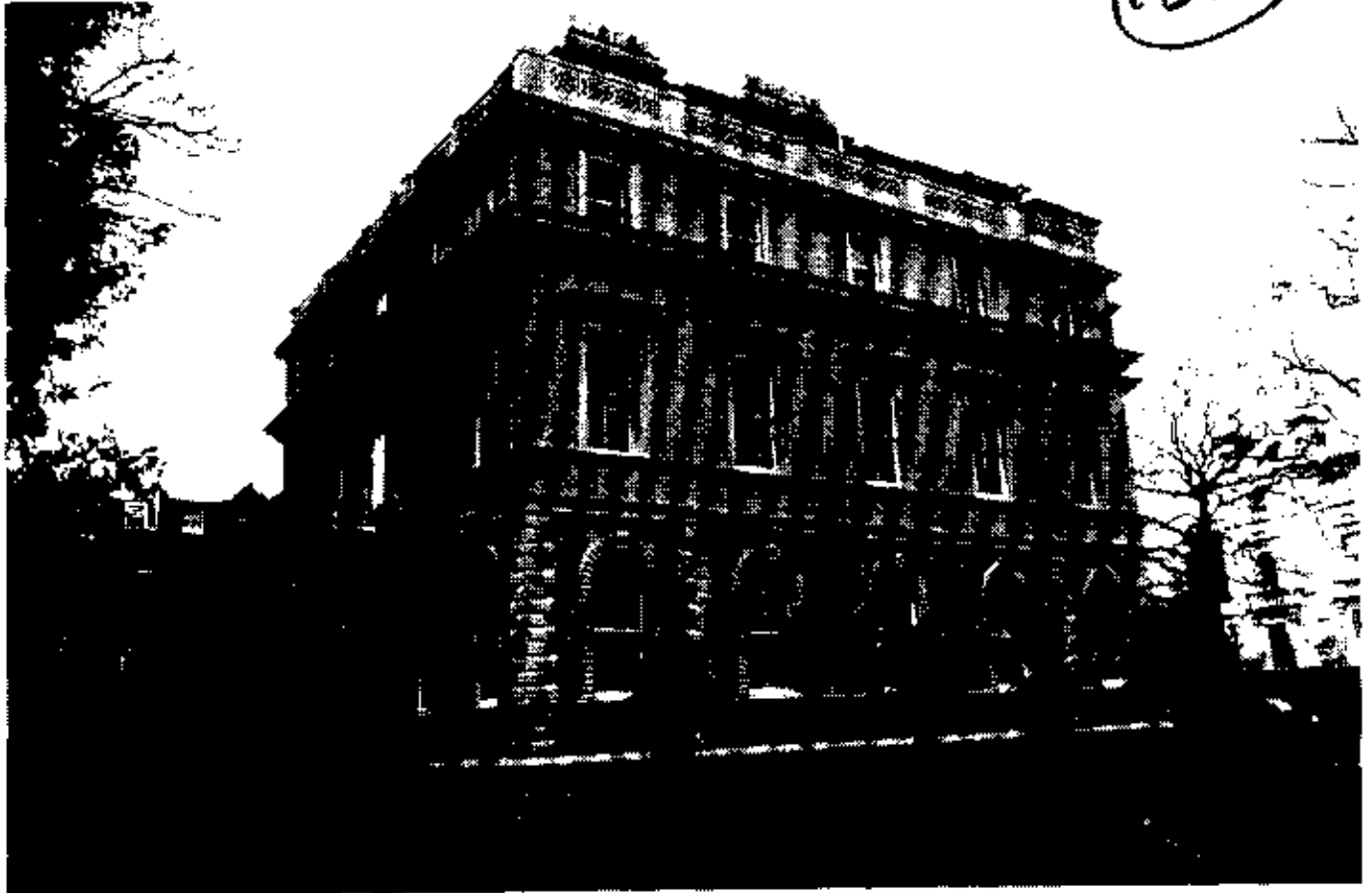


### Prior's Court

This significant eighteenth century house is currently being converted and a new two storey extension built to provide a school for the nearby local Foundation. Major repairs are being carried out to the fabric of the buildings involving floor and roof strengthening, brickwork and stone repairs and the treatment of masonry.

The main building is Grade II\* listed, built on the site of the Augustinian Priory of Prichley and will be adapted for reception, dining and student/staff accommodation. A new three storey residential building will house 60 students with high standards of finish to afford the privacy required under the European Act.

The existing parkland will be complemented by new landscaped formal courtyards, including a walled garden.



### Kensington Palace Gardens

Broadway Malyan Cultural Heritage have been commissioned by the Crown Estate for the refurbishment and extension of this substantial Grade II listed property at Kensington Palace Gardens.

The project includes the design of a major interior new restaurant, a Chingery and one of the few private house swimming pools in Central London. The pool is a part of a design for a new subterranean leisure complex which includes a steam room, therapy rooms and showers.

The original garage block was removed and replaced with a new garage accommodating six vehicles with two self-contained flats above for staff and a gym below.

The garden and grounds are landscaped and the existing buildings refurbished along with the entrance gates which have been refurbished and provided with automated operators.





15a Kensington Palace Gardens: it's an ordinary sounding address but the £35m price tag is rather less modest

Below, the interior has been reduced to the highest standards and includes a swimming pool, a magnificent dining room and grand drawing room

# Inside London's most expensive house ever ...

**T**HE MENTALS you pass through the front face of the Kensington Palace Gardens you realise first why the property costs £35 million. Beyond the main hall is a cool, pale green dining room with the table magnificently set for 22 guests. There Georgian silverware and gold-leaf glasses are reflected in large silver framed mirrors.

Next door the French-style drawing room could easily be mistaken for the lounge of a palatial hotel. The colour scheme of gold and white stripes achieves an air of light and - as in virtually all the main reception rooms - the central features are plain chandeliers, handsome panelling and elaborate plasterwork.

The scale of the first floor has been re-developed to fit the owner's main personal suite. The principal bedroom is slightly over the top with outside plants topping the four-poster bed.

The bedrooms on this floor, however, are more simple and functional in their design, with deep Victorian baths and marble flooring with dark mahogany panels. A second bedroom suite on this floor has a feature fireplace with the Graces in a metal frame.

The two bars serve this main bar, leaving the new owner freedom to decorate.

The lift, which runs from the top right down to the wine cellar, carefully avoids the modern kitchen area. From a high partner Richard Crosswhite said: "It gives the owner a chance to slip down to the pool or the gym in his dressing gown without having to bump and the servants."

And for good measure they have crisscrossed Crown properties all over the South of England to finish three floors of the five-storey building with

by COLIN ADAMSON

staircases. These opulent fittings and fixtures are not covered by the huge asking price - a prospective buyer could look for a £10m to spending at least another £1 million if they wanted to fit the kitchen too.

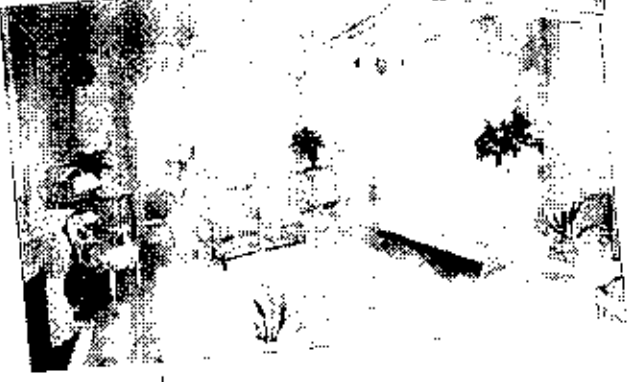
A combination of traditional and modern can be seen in the newly built extensions to the 10-bedroom, nine-bathroom palace with four reception rooms and a conservatory. It was saved full-time staff.

A 36-foot swimming pool surrounded by lush green, heavy iron gates, marble floors and Greek statues has been added at the rear of the premises. The new complex comes with a fully equipped gym, therapy rooms, a sauna, bath and bar.

**M**RANWILLI, the geologist, has been landscaped to provide a suitable setting for the grandeur of the house. Kensington Palace Gardens is one of the best known addresses in the world and its home purchased while Princess Diana lived in the Palace nearby.

It was laid out in 1668 and some 17 buildings by the most celebrated architects of the age, including Sir Isaac Newton and Sir Christopher Wren designed Sydney Smith. It has always housed embassies including the Nepalese, Egyptian and Lebanese.

With its multitude of diplomatic residences security is a major factor. The estate used to be private and gated, with strictly controlled parking and a 24-hour police presence. The road is being approved by the Crown Estate and will be officially reopened next month.



1586

Broadway Malyan

1586 Broadway Malyan



## No1 Palace Green

Broadway Malyan Cultural Heritage, were commissioned by the Crown Estate initially for the repair and reinstatement of this Grade II listed property following damage incurred following an explosion. The building, designed by Philip Webb, featured extensive external work including the design of new four drive railings and gates.

The garage flat had been totally destroyed and had to be entirely rebuilt. During the shortest period Broadway Malyan were requested to submit options for upgrading the building and were then commissioned to undertake full upgrading of five individual flats, which included the provision of a new third floor gallery. The building was completely redecorated in a traditional style. The first floor interiors included the refurbishment of an original Victorian number 10, or console, and was fully furnished for residential purposes.

In 1997 the project received a commendation from the Brick Development Association for the brick pier to the driveway walk.



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## Guilford Street & the Colonnade

As part of a wide RPI project, Broadway Malyan Cultural Heritage have carried out an historic assessment of Guilford Street and proposals for the repair and re-occupation of the eighteenth century terrace of 16 houses.

The terrace was built in the 1730s as a speculative development designed by James Burton as part of his work for the founders of the Foundling Hospital. The terrace is cleverly designed to accommodate a mix of Class I and Class II houses and originally housed the Governors of the Hospital and notable gentry. Today the terrace has been randomly converted to form a warren of nurses accommodation and hospital administration. Clients have been prepared to repair the building, include in the terrace and convert the buildings back to single dwellings for the smaller houses and flats for the larger, converting and re-occupying the historic character of the interior.

The Colonnade at the rear of the terrace is one of the last major streets in Camden to retain the original structure. These buildings will be converted to residential use.



## Appendix 2 Schedule of drawings

1588

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Reference will be made to the following Planning application drawings (*revision numbers subject to change*)

Drwg no	rev.	Title	scale	size	date
Cover		Title sheet			
Contents		Drawing list			
PO99		Ordnance Survey site location plan	1:2500	A1	
P100	A	Basement car park/courts	1:250	A1	16.03.99
P101	A	Ground plan	1:250	A1	16.03.99
P102	A	Elevations sheet 1 - Campden Hill Rd & Aubrey Walk	1:200	A1	16.03.99
P103	A	Elevations sheet 2 - East Terrace	1:200	A1	16.03.99
P104	A	Elevations sheet 3 - West Terrace	1:200	A1	16.03.99
P105	A	Elevations sheet 4 - South Terrace	1:200	A1	16.03.99
P106	A	Sections sheet 1 - Section AA and BB	1:200	A1	16.03.99
P107	A	Sections sheet 2 - Section CC, DD and EE	1:200	A1	16.03.99
P108	A	Floor plans - House types A,C,H,J	1:200	A1	16.03.99
P109	A	Floor plans - House types B,D,M,N	1:200	A1	16.03.99
P110	A	Floor plans - House types E,F	1:200	A1	16.03.99
P111	A	Campden Hill Rd flats - plans	1:200	A1	16.03.99
P112	A	Campden Hill Rd flats - elevations	1:200	A1	16.03.99
P113	B	Aubrey Walk flats - plans & elevations	1:200	A1	19.05.99
8809 sheet 3		Campden Hill Rd elevation - west side & K. Heights (north)	1:200(R)	A1	02.11.98
8809 sheet 4		Survey - Aubrey Walk elevations - south side	1:200(R)	A1	02.11.98
8809 sheet 5		Survey - Aubrey Walk elevations - south side	1:200(R)	A1	02.11.98
9029 sheet 3		Survey plan through reservoir structure at low level	1:400(R)	A1	02.11.98
9029 sheet 4		Survey sections through reservoirs	1:200	A1	02.11.98
9132 sheet 1		Survey site plan sheet 1 & sheet 2	1:400(R)	A1	02.11.98
9132 sheet 3		Survey - Aubrey Walk elevations - north side	1:200(R)	A1	02.11.98
9132 sheet 4		Survey - Elevations to Airlie Gardens & Kensington Heights	1:200(R)	A1	02.11.98
9132 sheet 5		Survey - Campden Hill Rd - east side & School Tech.block	1:100	A1	02.11.98
9132 sheet 6		Survey - Kensington Heights car park	1:200	A1	02.11.98



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**Appendix 3 Schedule of areas**

The application seeks approval for the following Schedule of Accommodation:

# CAMPDEN HILL RESERVOIR REDEVELOPMENT

## SCHEDULE OF AREAS

HOUSING IN SQUARE	TYPE	NO.	AREA sq.m		TOTAL AREA sq.m		PLANNING	
			Gross	Internal	Gross	Internal	Gross External	REVISION B Date : May 1999
A	5+STAFF	1		464.9		464.9		506.7
B	5+STAFF	3		478.9		1436.7		1566
C	5+STAFF	1		552.1		552.1		601.8
D	5+STAFF	4		418.8		1675.2		1825.9
E		5	3	391.7		1175.1		1280.8
F		5	2	340.9		681.8		743.2
G								
H	5+STAFF	1		533.9		533.9		581.9
J	5+STAFF	2		406.8		813.6		886.8
K	5+STAFF	1		557.89		557.89		607.9
L	5+STAFF	1		628.13		628.13		678.2
M/ FLAT		3	1	150		150		190
N/ FLAT		3	1	200		200		240
<b>SUB TOTAL</b>		<b>21</b>				<b>8869.32</b>		<b>9709.2</b>

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### AUBREY WALK FLATS - Affordable housing

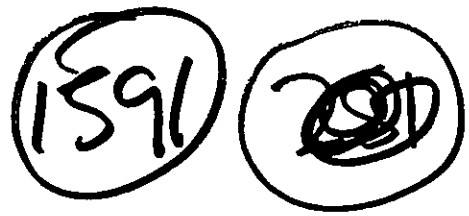
Ground floor including circulation etc.								612.6
1	3BED	1				101.4		
2	3BED	1				108.6		
3	2BED	1				77.1		
4	2BED	1				63.5		
5	2BED	1				70		
First floor including circulation etc.								605.3
6	3BED	1				99.4		
7	3BED	1				96.8		
8	2BED	1				60.8		
9	2BED	1				72.8		
10	2BED	1				69.5		
11	2BED	1				108.5		
Second floor including circulation etc.								605.3
12	3BED	1				99.4		
13	3BED	1				96.8		
14	2BED	1				60.8		
15	2BED	1				72.8		
16	2BED	1				69.5		
17	2BED	1				108.5		
<b>SUB TOTAL</b>		<b>17</b>				<b>1436.2</b>		<b>1823.2</b>

### CAMPDEN HILL ROAD FLATS

Ground floor including circulation etc.								801.9
G01	2BED/ 1 REC.	1				107.8		
G02	2BED/ 1 REC.	1				111.7		
G03	2BED/ 1 REC.	1				111.6		
G04	2BED/ 1 REC.	1				109.4		
G05	2BED/ 1 REC.	1				111.9		
G06	2BED/ 1 REC.	1				107.8		
First floor including circulation etc.								830.8
101	2BED/ 1 REC.	1				120.1		
102	2BED/ 1 REC.	1				111.9		
103	2BED/ 1 REC.	1				118.3		
104	2BED/ 1 REC.	1				118.3		
105	2BED/ 1 REC.	1				111.9		
106	2BED/ 1 REC.	1				120.1		
Second floor including circulation etc.								827.0
201	2BED/ 1 REC.	1				107.7		
202	2BED/ 1 REC.	1				106.4		
203	2BED/ 1 REC.	1				106.0		
204	2BED/ 1 REC.	1				106.0		
205	2BED/ 1 REC.	1				106.4		
206	2BED/ 1 REC.	1				107.7		
Third floor including circulation etc.								819.7
301	2BED/ 2 REC	1				137.9		
302	2BED/ 2 REC	1				136.2		
303	2BED/ 1 REC.	1				106.0		
304	2BED/ 1 REC.	1				106.4		
305	2BED/ 1 REC.	1				107.7		
Fourth floor including circulation etc.								744.2
401	2BED/ 1 REC.	1				105.8		
402	2BED/ 1 REC.	1				101.1		
403	2BED/ 2 REC	1				136.2		
404	2BED/ 2 REC	1				138.0		
Fifth floor including circulation etc.								344.5
501	2BED/ 1 REC.	1				99.9		
502	2BED/ 1 REC.	1				101.1		
<b>SUB TOTAL Campden Hill</b>		<b>29</b>						<b>4368.1</b>
<b>SUB TOTAL Housing in square</b>		<b>21</b>						<b>9709.2</b>
<b>SUB TOTAL Aubrey W.</b>		<b>17</b>						<b>1823.2</b>
<b>GRAND TOTAL</b>		<b>67</b>						<b>15900.5</b>

NOTE : AREAS EXCLUDE GARAGES AT 33sq.m EACH AND BASEMENT PARKING/CIRCULATION

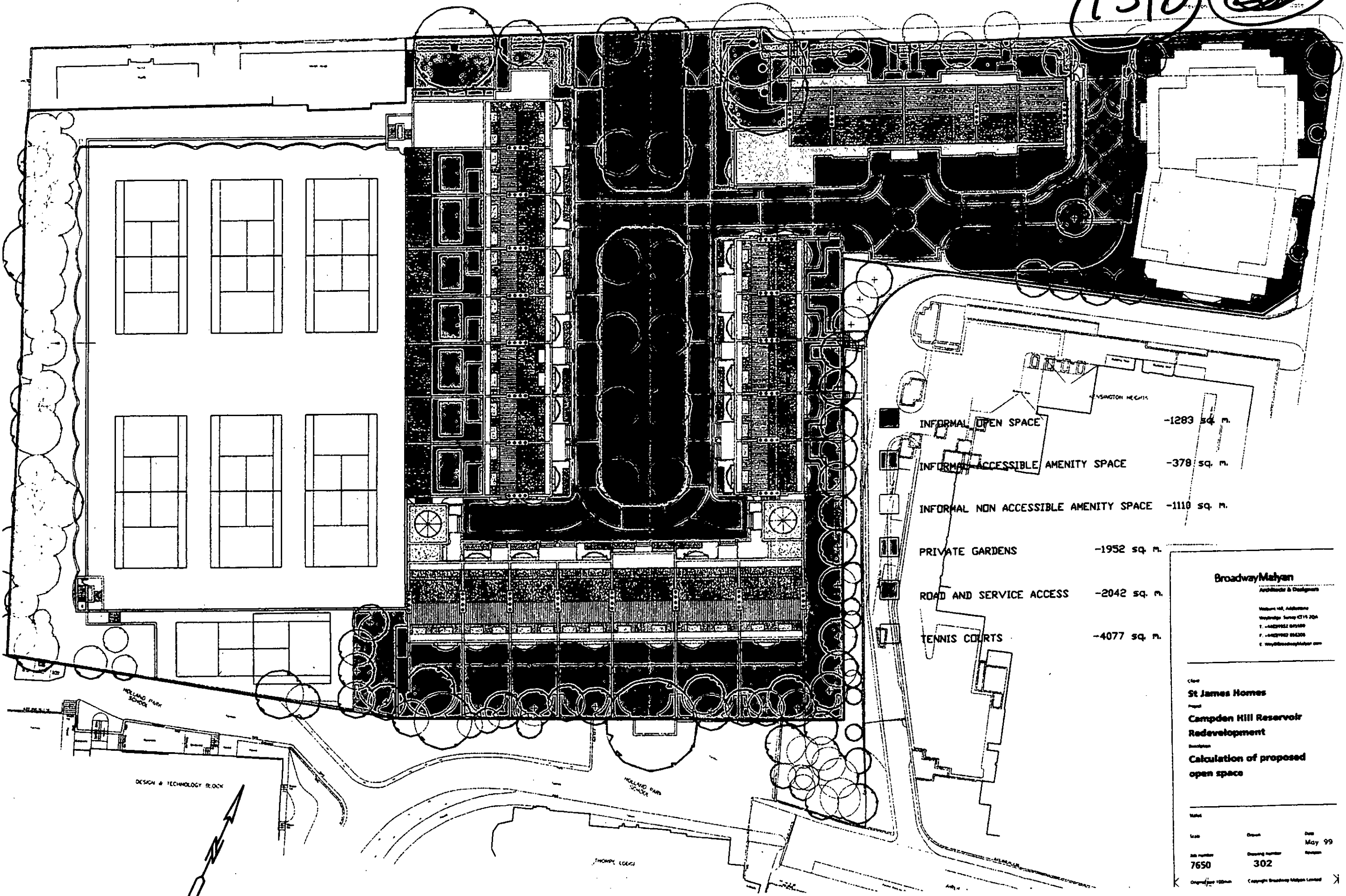
BroadwayMalyan



#### Appendix 4 Application Site Areas

The application site areas are as defined on the accompanying drawing no. 7650/301.

1592



INFORMAL OPEN SPACE	-1283 sq. m.
INFORMAL ACCESSIBLE AMENITY SPACE	-378 sq. m.
INFORMAL NON ACCESSIBLE AMENITY SPACE	-1110 sq. m.
PRIVATE GARDENS	-1952 sq. m.
ROAD AND SERVICE ACCESS	-2042 sq. m.
TENNIS COURTS	-4077 sq. m.

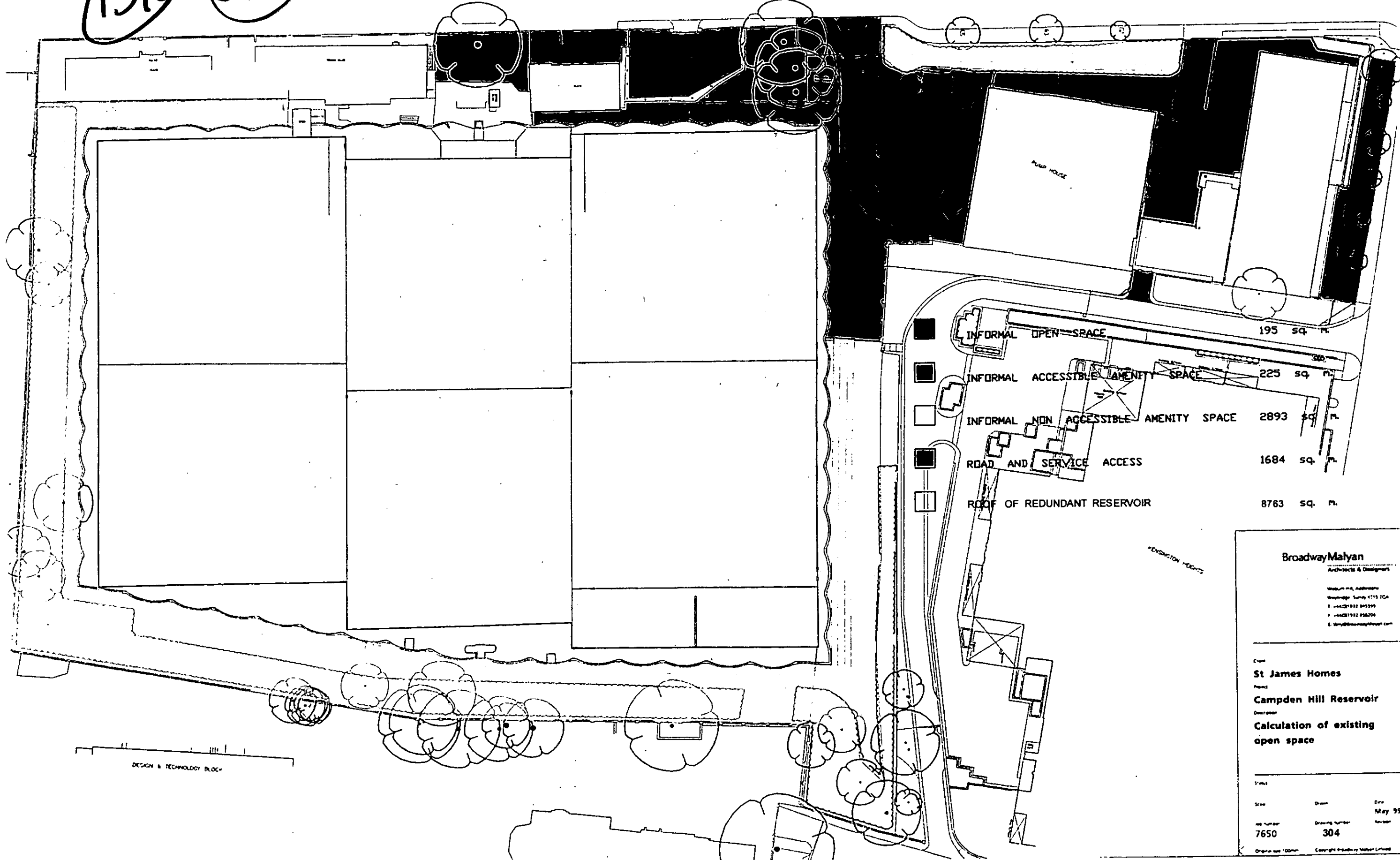
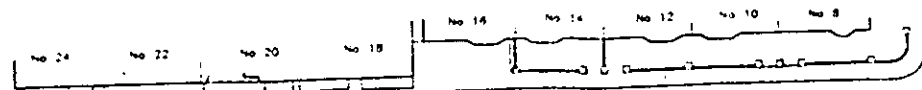
**BroadwayMalyan**  
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Client  
**St James Homes**  
Project  
**Camden Hill Reservoir  
Redevelopment**  
Document  
**Calculation of proposed  
open space**

Issue	Drawn	Date
1		May 99
Job number <b>7650</b>	Drawing number <b>302</b>	Revision

1592



INFORMAL OPEN SPACE	195 sq. m.
INFORMAL ACCESSIBLE AMENITY SPACE	225 sq. m.
INFORMAL NON ACCESSIBLE AMENITY SPACE	2893 sq. m.
ROAD AND SERVICE ACCESS	1684 sq. m.
ROOF OF REDUNDANT RESERVOIR	8763 sq. m.

REVISION HEIGHTS

DESIGN & TECHNOLOGY BLOCK

**BroadwayMalvan**

Architects & Designers  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Client: **St James Homes**  
 Project: **Campden Hill Reservoir**  
 Description: **Calculation of existing open space**

Scale: \_\_\_\_\_ Date: **May 99**  
 Drawing Number: **304**

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