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4/11/11

Taking into account the flexibility of approach envisaged in the Code (para 6, P.1) we consider this diminution in VSC not to be material.

SUNLIGHTING

The penetration of sunlight falls to be considered because the windows in Kensington Heights face within 90° of due south. (Facing 253° True). The Guide repeats the requirements of BS8206 Pt 2 1992 and calls for the windows to receive 25% of annual probable sunlight hours including at least 5% of annual probable sunlight hours between 21st September and 21st March. Where the sun penetration is reduced, it should still leave 80% of the existing sunlight hours.

We have carried out an analysis using the sunlight availability indicator for 51.5°N (the latitude of London) at p.28 and the transparent indicator supplied with the Guide. We have not analysed those parts of the new buildings lying to the North of the points under consideration as noted in Fig. 16 on p.11.

The results of our analysis are shown in the table below:

Posn	APSH%	80%	WPSH%	80%	APSH%	WPSH%	80%< A	80%<W
A	54	43.2	19	15.2	54	19	Y	Y
B	56	44.8	21	16.8	56	21	Y	Y
C	53	42.4	19	15.2	53	19	Y	Y
D	50	40	19	15.2	50	19	Y	Y
E	16	12.8	2	1.6	12	0	N	N
F	23	18.4	3	2.4	20	1	Y	N
G	55	44	20	16	45	14	Y	N
H	54	43.2	19	15.2	49	15	Y	N

The notation used is that the first column shows the existing percentage of annual probable sunshine hours, the second shows 80% of that, the third column shows the existing winter probable sunshine hours, the fourth 80% of that. The fifth and sixth columns respectively show the proposed annual and winter probable sunshine hours and the seventh and eighth column show by Yes/No notation whether the proposed probable sunshine hours are 80% or more of the existing respectively.

In the case of position E the drop in annual probable hours is only 0.8% below the critical value as is the case with the winter hours for position H. The remainder are slightly more than the 20% reduction but in the case of position G, the remaining percentage of sunshine hours is still almost three times the Guide's minimum. Only positions E and F fall significantly below the Guide's provision but these are heavily shadowed by the rest of the building and do not achieve the Guide minima even as existing.

We have considered the north elevation of the building for sunlight as for daylighting. As none of the windows face within 90° of due south, none call to be considered for sunlighting under the Code.

In the circumstances shown by our research, we believe that the impact on Kensington Heights will not be so significant as to represent a severe diminution of light to the flats taken as a whole. We do not believe, therefore, that the effects on the building should be regarded as an impediment to granting Planning Consent for the proposed development.

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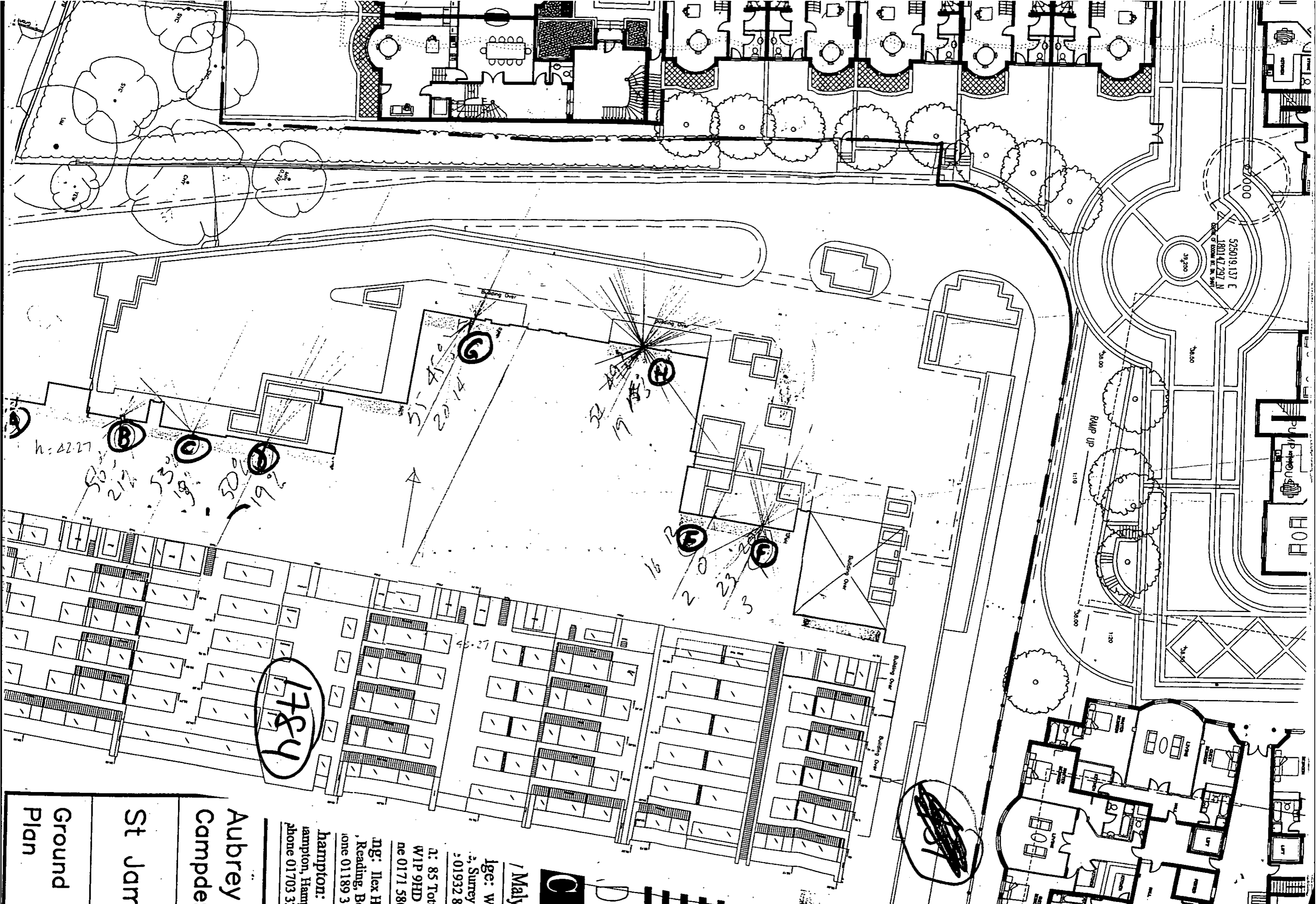
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AUBREY WALK

The houses in Aubrey Walk face within 90° of due South and the sunlight criteria set out in sections 3.1 and 3.2 of the Code must be checked to ensure that there is sufficient sunlight and daylight. The Code is less demanding for bedrooms and kitchens and reserves its heaviest requirements for the living rooms of buildings. Nos. 2, 4 and 6, appear to be the buildings affected to the greatest degree and in these houses, the living rooms appear to be at ground floor level and these will be affected by the proposals. The least angle of intercept from the centre of the ground floor windows is 31° and the greatest is 45°. This exceeds the criteria set by the Code of 25°. An assessment of the sky factor available indicates that it is 27% for 2 and 4 and about 25% for No 6. The reduction of VSC at this point is small and still affords more than 80% of the existing VSC. In addition, No 6 is also lit from the side, deriving an almost uninterrupted sky factor down Aubrey Walk. The proposals call for the demolition of the present block of flats in Aubrey Walk so that the side elevation will gain both sky visibility and sunshine. We have also verified the annual probable sunlight proportion and find that this is some 66% with 10% available in the winter months. This, therefore, satisfies the requirements of the Code where the minimum recommendation within the Code of Practice is for 25% of the total probable annual sunshine hours to be available with 5% of the probable annual hours to be available through the winter. In these circumstances, we anticipate no cause of complaint from the Planners with regard to sunlight penetration.

Nos. 8 to 16 Aubrey Walk will be advantaged by the proposals as they will have a more open Southern aspect though the morning sun will be diminished. The angle of intercept of the nearest obstruction is below 25° and the sky factor is in excess of 27%. Our calculations show that the buildings will receive 69% of the probable annual sunshine hours and 21% will be received during the winter months. This exceeds the requirements of the Code, which are for 25% with 5% during the winter.

No 18 will not be altered by the scheme to any appreciable extent and No. 20 will only be marginally affected. Nos. 22 and 24 will not suffer any realistic alteration to their sunlight.



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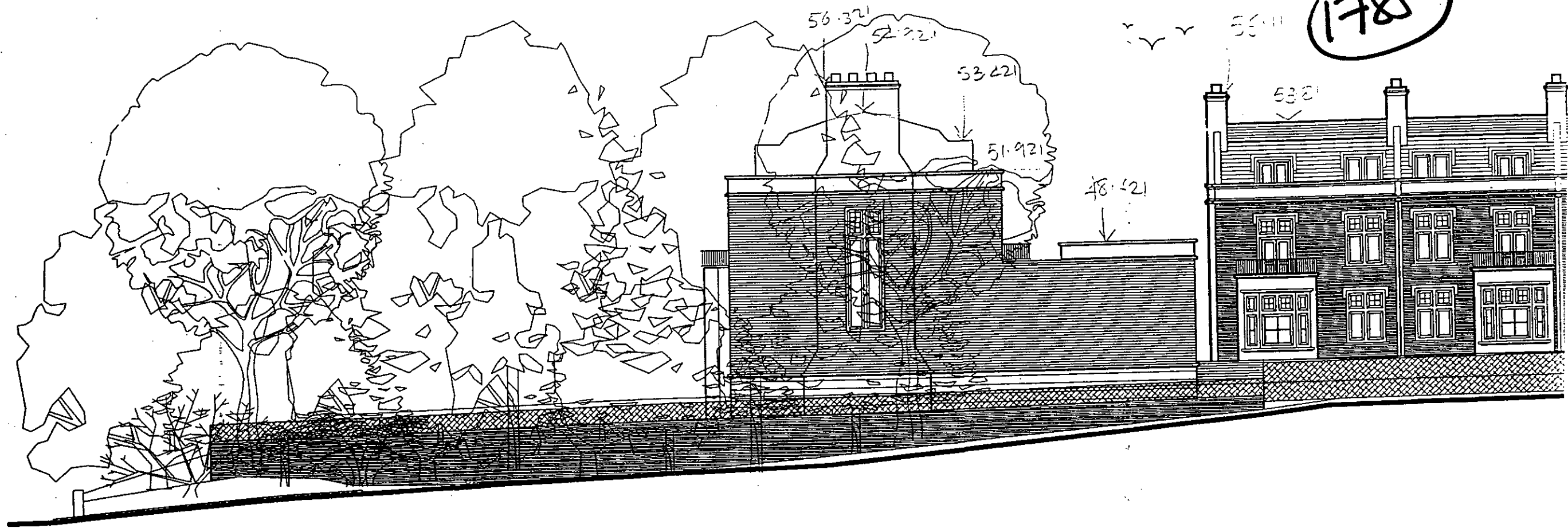
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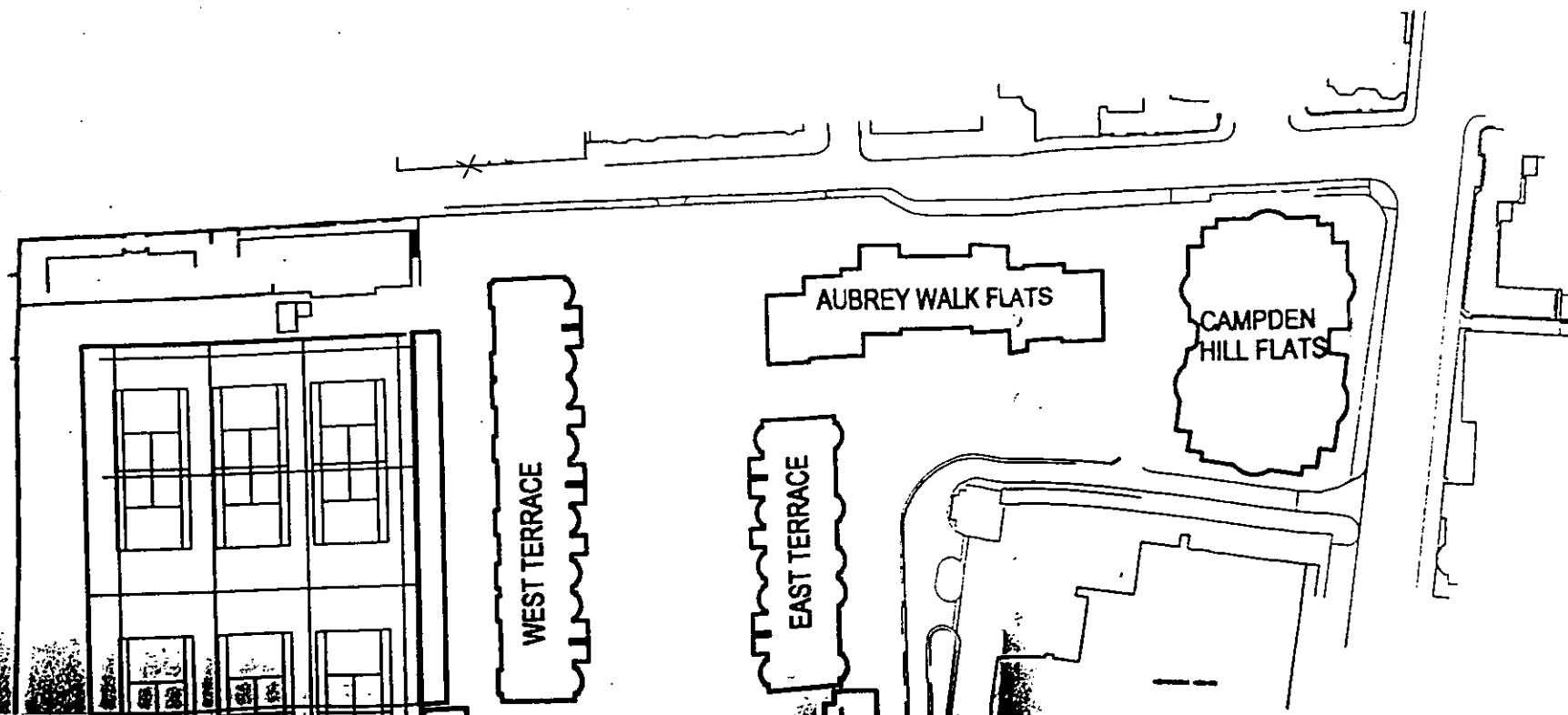
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Aubrey Campden
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Ground Plan

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EAST ELEVATION - EAST TERRACE



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SUMMARY PROOF OF EVIDENCE

BY

M. A. NEY BSc., FRICS., FEng., MaPS., Companion CIBSE

ON BEHALF OF

ST. JAMES HOMES LTD.

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

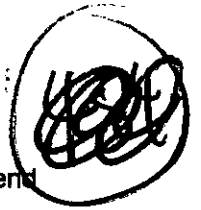
APPEAL REFERENCES

APP/K5600/E/99/1016054

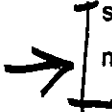
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JUNE 1999

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- 1.1 The proposals for the site involve building a three-sided open square at the West end of the site, a terrace of houses along the North margin and a new block of flats on the North-east corner of the site.
- 1.2 Clearly, in any new building plans, the erection of new opaque structures will have effects on surrounding buildings by altering the patterns of daylight and sunlight penetration to which people have become accustomed.
- 1.3 In an urban context, there will be a greater number of other buildings affected and the effects may be greater than, in contrast, in a suburban setting and even greater than in a rural one.
- 1.4 The protection of private rights (by which I mean Common Law property rights such as easements of light) is no part of the planning process. The Planning process can take into account the public policy aspects of maintaining "good neighbourliness" within elements of the built environment. To assist the regulatory process, the Building Research Establishment has published its Guide to site layout planning for sunlight and daylight (The BRE Guide). This does not set out mandatory rules that dictate if a building lies one side of a line then it is permitted but if it lies on the other side, it is not. It calls for a flexibility of interpretation to balance the overall townscape merits and demerits of any scheme with *inter alia* those of sunlight and daylight.
- 1.5 The present built nature of the site involves very large, semi-sunken buildings surrounded by grass embankments. These rise only a few metres above surrounding road level and do not look like buildings. Being large yet low profile, there is a perception that a great deal of sky can be seen over the top of them from the surrounding streets and buildings.
- 1.6 Along Campden Hill Road, the existing buildings comprise a universally condemned utilitarian block of flats with offices and a depot under and, along the return into Aubrey Walk, a Victorian pumphouse, now used as a plant yard.
- 1.7 Calculations have been made of the Vertical Sky Component enjoyed by the buildings around the site. The VSC available to the buildings is either the same as at present or, where there are reductions, the reduced VSC is more than 80% of the existing value. In a few cases, the VSC is increased from the present position. In the case of part of Kensington Heights, however, there are reductions in VSC that leave less than 80% of the existing value.



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1.8 The section of Kensington Heights that is affected comprises two dwellings on the North elevation at first floor level.

1.9 People like sunshine, many feel their spirits lifted by the sun. The BRE Guide sets out target values for sunshine penetration to windows facing within 90° of South. Again, these have to be interpreted flexibly. I have calculated the effects of sunshine entry to the surrounding windows and have shown these diagrammatically on sunpath diagrams. On Kensington Heights, there is one point at ground floor level where the sunshine penetration is less than 80% of the existing value.

1.10 I calculated the effects on the buildings along Aubrey Walk, including St George's Church. All these buildings will receive good penetration of sunlight, all exceed the values seen as desirable in the Guide and some houses will derive more sunshine than they do at present.

1.11 I have requested the Architects, Broadway & Malyan, to prepare a series of "snapshots" from a computer aided drafting program in which the solar illumination of the site and its surrounds is shown at two-hourly intervals through the day and for March and September and for June. These show pictorially the shadows that will be cast by the new buildings and it can be seen that the surrounding buildings will not be adversely affected.

1.12 Expressions of adverse effects on views have been expressed by some objectors to the scheme. A few buildings along Aubrey Walk will lose some of their distant views from their upper windows over the top of the existing buildings. Much the same applies to some flats on the West elevation of Kensington Heights at first and second floor levels. For the most part, however, those building that have distant views will continue to have them.

Diagrams

2.0 CONCLUSIONS

2.1 There will be effects on daylight enjoyed by surrounding buildings. In most cases, these effects will be neutral on the surrounding buildings and in some cases, benign. In the case of two flats in Kensington Heights, the effects will be more acute.

N. elevation

2.2 Although two rooms in Kensington Heights are affected by the proposals, to modify the design to eliminate these effects might well diminish the design integrity and the townscape contribution that this proposed building would make.

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2.3 Sunlight penetration is not adversely affected, even where reductions do occur, they are not to a degree that the BRE Guide regards as unacceptable. Some buildings will benefit by the proposals.

2.4 On balance, the adverse effects of the proposals are not of such a degree or applicable to so many surrounding buildings as to upset the balance of the reasonable expectations of surrounding occupiers concerning sunlight and daylight and the overall townscape benefits of allowing the appeal.

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Broadway Malyan
Architects & Designers



STJB-PC

LAND AT FORMER THAMES WATER RESERVOIR & ASSOCIATED BUILDINGS

**AUBREY WALK
CAMPDEN HILL ROAD
LONDON W8**

Appeal by St. James Homes Ltd.

Planning application no.

LPA Ref: PP/99/073

Application for Conservation Area Consent no.

LPA Ref: PP/98/2127 for demolition
of existing reservoir and other
buildings.

**Summary Proof of Evidence
of
Peter A. Crossley, BA (Hons), B.Arch RIBA**

of

**Broadway Malyan,
Woburn Hill,
Addlestone,
Weybridge,
Surrey KT15 2QA**

Venue: Kensington Town Hall
Date of Inquiry: 14th July 1999
Inspector: Mr. Thompson
Ref: K 5600/APP/E/99/1016054
K 5600/APP/A/99/1022704

Part one Introductory text

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1. Personal details

My name is Peter Crossley

I am an Architect and a Director of Broadway Malyan Ltd. I have been a Partner of the practice since 1989, and specialise in the design of major residential and mixed use developments and urban regeneration. I am the Director responsible for Broadway Malyan Cultural Heritage, which is the team within our Practice specialising in Conservation and work to Listed buildings and new-build projects in the context of Listed buildings or Conservation areas.

2. Description of evidence

The Campden Hill reservoir site is an important brown field site in a sensitive location. It provides an exceptional opportunity to bring forward development proposals to create a superb development on recycled land - in accordance with the stated aims and objectives of Government policy.

My evidence describes the site and the urban and architectural design philosophy and approaches which have inspired my proposals.

Part two Description of site

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3. Identification of land

The application site comprises a parcel of land of 15,410 sq.m. (1.54 ha) (3.80 acres). The land currently known as the Campden Hill Reservoir site is redundant operational land in the ownership of Thames Water.

The site is included within the Kensington Conservation Area.

In addition to its redundant use as reservoirs and associated water pumping works, the property is currently occupied in part by the Campden Hill Lawn Tennis Club.

4. Local context

The Campden Hill Reservoir site sits within an area which is eclectic in both its architectural character and in its land use mix.

Campden Hill Road.

In Campden Hill Road no single building style predominates. Development has been piecemeal and the character of the area has evolved over many years. The overriding impression is given of a road that has been in constant change. Change that has not detracted from its character, but enriched it.

Aubrey Walk.

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.

Holland Park School

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

Kensington Heights

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

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constructed on land formerly in the ownership of Thames Water. The block is monolithic in scale and appearance.

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 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.

5. Existing site features

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 reservoir building is therefore equivalent to a very substantial warehouse or industrial building.

The visual impact of this vast structure is 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 reduced by landscaped embankments.

The Campden Hill Tennis Club utilises this large flat area of hard-standing on the roof of the reservoirs as a location for 12 tennis courts.

The reservoir is a very substantial redundant built form and its redundancy classifies the land upon which it is built as brown field land.

Also on the site the former Pump House is in poor condition. Demolition will allow for a more appropriate form of development which can enhance the conservation area.

It has been reviewed by English Heritage and found not to be of merit or worthy of retention.

Water Tower House is located within the site on the Campden Hill Road frontage. It comprises a five-storey 1970's block. The building not only presents an appalling frontage to Campden Hill Road, but provides an equally poor aspect when viewed from Aubrey Walk.

The demolition of this building and its replacement with sympathetic development should be welcomed without reservation.

The fourth existing building on the site 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. There is no objection to their demolition.

Thames Water Operational Constraints

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During 1999 Thames Water have undertaken substantial engineering works on and in the vicinity of the site.

The design of the residential accommodation at basement level has been constrained by the physical location of a vertical shaft and a horizontal run of pipework which is located within a concrete structural enclosure at this level.

6. Levels

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 are approximately level.

7. Existing vegetation

There are a number of existing mature and semi-mature trees on the boundary of the site.

The most significant trees in terms of the character of the area are the large trees along Aubrey Walk:

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.

In Campden Hill Road there are semi-mature specimens which will grow to form valuable street trees.

Along the eastern boundary adjacent to Kensington Heights there is a strip of existing trees and shrubs on a shallow embankment.

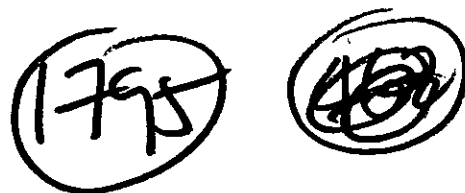
At the southern boundary the site borders Holland Park School and the West London College of Commerce. The trees along this embankment are large, self-set Sycamore in good condition.

The trees along the western boundary occur along the embankment and represent a valuable screen between Aubrey House and the site.

8. Access

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. 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.

9. Views into site



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.

Open character

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.

Despite its bulk, and perhaps because of its use, the reservoir is perceived by some to be a black hole or a void within this otherwise densely developed area. This is not the same as open space. My perception is that, as such, it is a negative site 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, boundary walls between 2m and 3m high, 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 above the reservoir building is behind these walls. There is no depth of view.

Whilst little or no perception of openness exists when viewing the site from street level, it is true that there is an existing amenity enjoyed by residents of properties overlooking the tennis courts who have views over the reservoir 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.

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 which we propose to do, thus enhancing the setting of the Listed buildings in Aubrey Walk.

'Semi-rural character'

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.

I believe that it is valid to say that the trees in Aubrey Walk do create some relief from the urbanity of the area. 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

We propose to remove detrimental boundary clutter, and maintain and enhance the visual amenity of the green edge, retaining valuable existing trees and

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replacing and extending other planting where this is of an inferior quality inconsistent with the creation of the long-term high quality landscape.

Views in relation to Airlie Gardens

There are limited views into the site from Airlie Gardens across land forming part of Holland Park School.

Within the school land there is a strong screen of existing trees. Thorpe Lodge, a Grade II Listed building within the School grounds, is opposite the reservoir in an undesirable relationship with its inappropriate quasi-industrial neighbour. I propose that a more appropriate form of new development will enhance the setting of this Listed building.

In conclusion

In conclusion, views into the site are limited. Where they do exist, they are to some extent illusory because the existing reservoir buildings are screened. 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.

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Part three Policy

10. Evolving Government policy - sustainable development on brown field sites.

The development of Aubrey Walk will make an important and strategic contribution to the achievement of Government policy which seeks sustainable development on brown field sites. This is in an area of London where regeneration sites are rare.

I strongly believe that we are not developing "open land". We are properly and responsibly developing brown land.

11. UDP design specific policy

My analysis is limited to consideration of the design related planning policies. In this summary I highlight the most important.

The UDP seeks to maintain and enhance the existing residential character of the borough (paragraph 3, page 83). My proposal achieves this aim.

The UDP requires the provision of appropriate social and community facilities within major residential schemes. 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.

The UDP recognises that most of the existing housing in the borough was built at very high densities, and that these densities not only provide satisfactory accommodation, but also contribute to the character and environment of the borough.

The UDP states that whilst the borough would normally resist housing design to higher densities, this policy would be waived where necessary for townscape reasons.

The proposed density per hectare is 342 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 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.

The UDP seeks to encourage provision for both active play and separate areas of tranquillity where new open space is created. The proposed development includes provision for active play in the form of the retained and enhanced Campden Hill Tennis Club facilities, and provides tranquil, private and communal gardens, which will provide separate areas of open space

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12. Conservation area character

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.

The character of the Conservation Area is defined in the Kensington Conservation Area Proposals Statement (January 1995) as follows:

"The history and development of Kensington Conservation Area is essentially that of a quality residential area, the Area today offers a wide range of housing sizes and styles, This variety produces welcome flexibility in the Borough's housing stock as well as constituting an important characteristic of the area."

Water Tower House is identified as "a dreadful building in all townscape respects" and described as "the Area's least appealing building. The Conservation Area Proposals Statement 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."

Parts of Aubrey Walk are described as having "never been properly considered in design terms". It is recommended that improvements to enhance the sense of enclosure along Aubrey Walk would be welcome.

The Conservation Area Proposals Statement highlights 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".

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

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.

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

13. Design principles

The principal foundations of our approach 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 appropriate in character and scale to similar existing residential developments in the nearby community. The apartments to provide an alternative life-style choice.

14. 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.

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.

The upper level of the courts is at the same level as the existing and will therefore be visually similar to the existing area to the west of the site. The area occupied by the courts is approximately half that of the existing, releasing the balance of the site for residential development.

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

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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.

The internal lower court level will be slightly lower than the existing reservoir base, giving the height necessary for recreational tennis indoors.

The proposed housing

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.

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.

The houses have been designed with a traditional feel, but they are not intended to replicate a particular period style.

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.

The new square opens up the southern side of Aubrey Walk and creates the perception of more open space than currently exists.

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.

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.

The proposed apartment buildings

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.

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Aubrey Walk apartment building

The Aubrey Walk residential building has been limited in height to 3 storeys to ensure it complements the scale of the existing buildings. It has been designed in a 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 an 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.

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.

Campden Hill apartment building

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.

The building provides 29 flats.

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

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.

Vehicular access

The main vehicular access to the new development is to the eastern end of Aubrey Walk close to Campden Hill Road, between the two new apartment buildings. Vehicles pass through a paved courtyard and then down to the car parking area located underground at the level of the base of the existing reservoir. The upper level will be for pick up/drop off only, and the design dissuades people from parking.

1802



Part six Conclusion

Conformity with UDP policies

In conclusion, I have reviewed the relevant UDP design policies, and have shown how my design proposals conform to the relevant policies.

Conformity to Conservation Area Policies

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.

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

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.

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.

Relationship of proposed development to Listed Buildings

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 provides enhancement.

Conformity to Government policy

I have stated that 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. In conforming to Government policy, making best use of existing brown field sites in urban areas such as this one, is the best way of making a real contribution to the creation of sustainable communities.

Conformity to townscape analysis - massing

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.

1804



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.

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 and that the inappropriate existing intrusion of the existing reservoirs and associated buildings, will be healed and repaired by the proposed development.

Open space

The existing reservoirs represent buildings of extraordinary and totally inappropriate scale. They are not open space.

I have explained that I do appreciate the benefit that real 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.

I believe that this new public amenity will be of great benefit to existing residents and to the character of the Conservation Area.

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

Campden Hill Lawn Tennis Club

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

The current facilities are improved by my proposals.

The proposals have the support of the Tennis Club.

Design quality

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.


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

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.

9916
29th June, 1999

1805

1



STJD - JT - 3

**THE REDEVELOPMENT OF
WATER TOWER HOUSE
AND THE FORMER
RESERVOIRS, AUBREY WALK,
ROYAL BOROUGH OF
KENSINGTON AND CHELSEA**

**APPENDICES TO
PROOF OF EVIDENCE OF
JAMES R. G. THOMAS IN SUPPORT
OF THE APPEAL BY ST JAMES' HOMES LTD.
AGAINST THE NON-DETERMINATION BY
THE ROYAL BOROUGH OF KENSINGTON
AND CHELSEA OF APPLICATIONS FOR
PLANNING PERMISSION AND
CONSERVATION AREA CONSENT.**

**APPEAL REFERENCES
APP/K 5600/E/99/1016054
APP/K 5600/A/99/1022704
RT REFERENCE 9916**

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1806

APPENDICES (Bound separately)

APPENDIX RT NO. 1. KENSINGTON - HISTORICAL DEVELOPMENT.

HISTORIC MAPS 1.1.1. 1717

Desmaretz showing 'Camden' House and 'Noding Hill'. Appeal Site on top of hill not yet developed. Comments by Barker and Jackson.

APPENDIX RT NO. 1.1.2. 1746

Rocque. Appeal Site undeveloped.

APPENDIX RT NO. 1.1.3. 1822

Starling. Showing West Middlesex Water Works to the east of the Appeal Site. (Now the Site of Melbourne House and Palmerston House.) Appeal Site not yet developed.

APPENDIX RT NO. 1.1.4. 1829

Crutchley. Shows West Middlesex Reservoir, on the crest of the hill, and below, Peel Street, and buildings laid out in Campden Hill Square.

APPENDIX RT NO. 1.1.5. 1846

Daws Map of Kensington.

APPENDIX RT NO. 1.1.6. 1856

Parish Map of Kensington.

APPENDIX RT NO 1.1.7. 1863

O.S. Map, clearly shows first Reservoir of the Grand Junction Water Works on site of present Water Tower House and Kensington Heights, Wycombe Lodge to the East, and Thorpe Lodge to the South. Mews buildings at the back of Campden Hill Square, the 3 Georgian houses in Aubrey Walk, and the Church of St George's.

APPENDIX RT NO 1.1.8. 1897

O.S. Map, shows the roofs of further (covered) reservoirs, with Tennis Ground built over them, an Engine House and ancillary buildings on the Water Tower House Site, six mews buildings enlarged or rebuilt, and the 1889 Terrace of houses on the south side of Aubrey Walk. It also shows the Norman Shaw house in Campden Hill Road, overlooking the covered West Middlesex Water Works to the north.

1807

474

APPENDIX RT NO 1.1.9. 1916.

O.S. Map. There appears to be little change here from 1897 in this part of Kensington.

APPENDIX RT NO. 1.1.10.

1.1.10.1. 1950 Excerpts from 'Campden Hill. Its Historic Houses and Their Inhabitants'.

1.1.10.2. 1951 Excerpts from 'Campden Hill. Its Historic Houses and Their Inhabitants'.

1.1.10.3. 1998 Excerpts from 'The Great Houses of Campden Hill and Their Residents.' Carolyn Starren.

1.1.10.4. Excerpts from The London Gardener 1998-9.

APPENDIX RT NO. 1.1.11. 'Kensington. The Archive Photograph Series,' Girling, 1996.

APPENDIX RT NO. 1.1.12. Campden Hill Square, Ridgway.

APPENDIX RT NO. 1.1.13. Excerpts from JT unpublished thesis 1956 'Victorian Churches in London'.

APPENDIX RT NO. 1.1.14. JT plan of St George's Church.

APPENDIX RT NO. 1.1.15. The New Practical Builder and Workman's Companion', 1823, Nicholson: Plan and elevation of a Fourth Rate House. Definition of a Square. Hierarchy of grades.

APPENDIX RT NO.1.2.

1.2.1. Excerpts from Chapter VI, Survey of London Vol XXXV11 Campden Hill Square Area.

APPENDIX RT NO. 1.2.2. Photographs from Volume XXXVII.

1808

475

**APPENDIX RT NO. 1.2.3.
Fig 11 Volume XXXVII.**

**APPENDIX RT NO. 1.3
The Buildings of England, London 3
North West, Pevsner and Cherry, 1991.
Central Kensington, North of the High Street.**

**APPENDIX RT NO. 1.4.
The London Encyclopaedia,
Weinreb & Hibbert, Macmillan, 1983.**

**APPENDIX RT NO. 1.5.
The Face of London, Alan Clunn, 1953.
The Phillimore Terraces . .
The district of Campden Hill.**

**APPENDIX RT NO. 1.6.
Parish Churches of London,
by Basil Clarke, Batsford, 1966.
St George's Campden Hill.**

**APPENDIX RT NO.1.7.
Ian Nairn. Description of Nos. 15-17
Aubrey Walk by Raymond Erith.**

**APPENDIX RT NO. 2.
CONSERVATION AREAS AND LISTED BUILDINGS
APPENDIX RT NO. 2.1.
EXTENT OF KENSINGTON CONSERVATION AREA
AND NEIGHBOURING CONSERVATION AREAS,
(FROM C.A.P.S.)**

**APPENDIX RT NO. 2.2.
LIST OF CONSERVATION AREAS
AND PROPOSALS STATEMENTS.**

**APPENDIX RT NO. 2.3.
LISTING DESCRIPTIONS**

**APPENDIX RT NO. 3.
ARCHAEOLOGY (DELETED
SEE SECTION 6 OF PROOF).**

**APPENDIX RT NO. 4.
PHOTOGRAPHS OF CHARACTER
AND APPEARANCE (BOUND SEPARATELY).**

1800

**APPENDIX RT NO. 5.
INTERVISIBILITY DIAGRAM
- THE NEAR SETTING.**

476

**APPENDIX RT NO. 6.1.
KEY MAP - SITE BOUNDARY,
LOCATION OF HISTORIC BUILDINGS,
BOUNDARY OF TOWNSCAPE AREA 10.**

**APPENDIX RT NO. 6.2.
AREA OF CHARACTER AND
APPEARANCE ASSESSMENT**

THE FAR SETTING.

**APPENDIX RT NO. 6.3.
CHARACTER AND APPEARANCE
OF AUBREY WALK.**

**APPENDIX RT NO. 7.
EXISTING BUILDINGS ON O.S.
BASE AND SITE BOUNDARY.**

**APPENDIX RT NO. 8.
PLAN SHOWING MODERN
BUILDINGS i.e. POST-WAR.**

**APPENDIX RT NO. 9.
DIAGRAM SHOWING AGE +
HEIGHTS OF NEARBY BUILDINGS**

**APPENDIX RT NO. 10.
SECTIONS THROUGH SITE AND
CONTEXT (DELETED: SEE
PLANNING APPLICATION DRAWINGS)**

**APPENDIX RT NO. 11.1.
EXTRACTS FROM U.D.P.
(DELETED: THE U.D.P. DOCUMENT
IS BEFORE THE INQUIRY)**

**APPENDIX RT NO. 11.2.
EXTRACTS FROM C.A.P.S.
(DELETED: THIS DOCUMENT
IS BEFORE THE INQUIRY)**

1870

**APPENDIX RT NO. 12.
EXTRACTS FROM PPG 15
(DELETED: THIS DOCUMENT IS
BEFORE THE INQUIRY)**

477

**APPENDIX RT NO. 13.
EXTRACTS FROM PPG 16
(DELETED: THIS DOCUMENT IS
NOT RELEVANT TO THIS INQUIRY)**

**APPENDIX RT NO. 14.1.
ENGLISH HERITAGE CONSERVATION
AREA DOCUMENTS:**

**APPENDIX RT NO. 14.1.1.
CONSERVATION AREA PRACTICE,
REVISED, OCTOBER, 1995**

**APPENDIX RT NO. 14.1.2.
CONSERVATION AREA APPRAISALS,
REVISED OCTOBER, 1995.**

**APPENDIX RT NO. 14.2.
DEPARTMENT FOR CULTURE,
MEDIA AND SPORT, LETTER
OF 25TH FEBRUARY, 1998
TO JEFFERY GEORGE ASSOCIATES**

**APPENDIX RT NO. 15.
CHARACTER AREAS.**

**APPENDIX RT NO. 16.1.
APPRAISAL BY JEFFERY GEORGE
ASSOCIATES, NOVEMBER 1998.**

**APPENDIX RT NO. 16.2.
CERTIFICATE OF IMMUNITY FROM
LISTING, 23rd MARCH, 1998.**

**APPENDIX RT NO. 17.
THE DEVELOPMENT OF LAWN TENNIS.
17.1. Weinreb & Hibbert, 1983.
17.2. Lawn Tennis, Cambridge Encyclopaedia, 1990.**

Desmaretz showing 'Camden' House and 'Noding Hill'. Appeal Site on top of hill not yet developed. Comments by Barker and Jackson.

Kensington and Chelsea in 1717

West of Knightsbridge, London could scarcely be said to have existed early in the eighteenth century. This map of 1717 – the earliest with so extensive a view – shows villages, isolated farms, acres of open meadowland, garden nurseries and a few big houses for those who preferred pastoral peace to the bustle of the town. Tranquillity prevails in the rural ride we can make to Kensington by way of Brompton, and through two small hamlets called Earl's Court and Little Chelsea. Riverside Chelsea is rather grander but even so has a population of probably not more than a thousand.

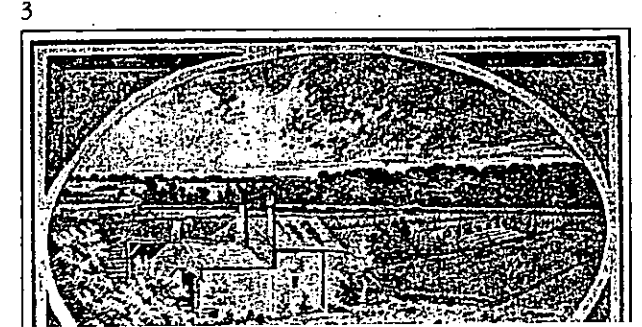
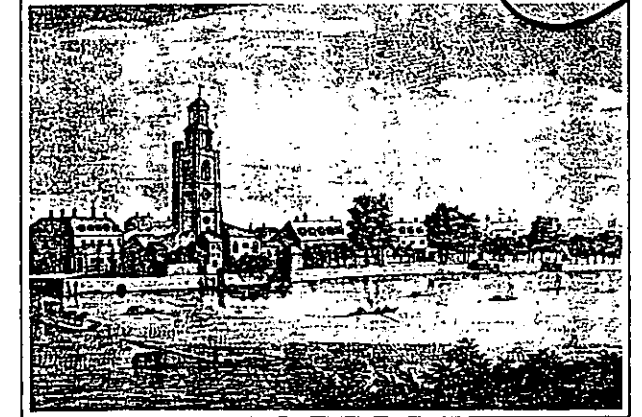
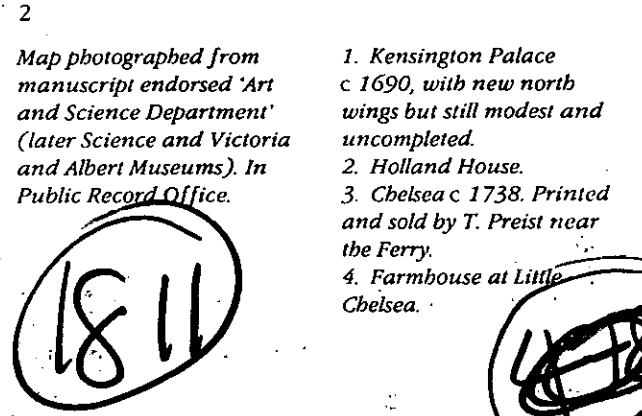
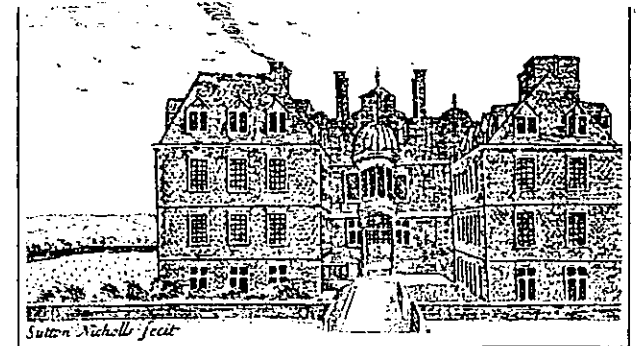
The map itself no longer exists and its unreal quality is increased because the only record to survive is this faint, almost ghostly, photograph taken at the behest of the Prince Consort in 1862. The original was a line drawing by J. P. Desmaretz who signed it.

Kensington attracts most interest because the parish has recently been aroused from rustic slumber by the arrival of royalty. Having accepted the English crown, William of Orange rejected Whitehall as his palace – the river affected his asthma – and he and Queen Mary looked further afield. They are said to have considered Holland House, most imposing of Kensington's three Jacobean mansions – Holland, Camden and Nottingham Houses – but bought Nottingham House for 18,000 guineas. Named Kensington Court on the map, Wren has improved it and the queen has built an Orangery. She has added twenty-six acres and laid out the garden in symmetrical parterres with trees and plants from the 100-acre nursery of her Master Gardener on the gentle slopes of Brompton.

One decidedly alien feature can be seen south of Kensington Church, where the road turns up to Notting Hill (*Noding Hill*). This is a residential square. Surrounded by fields, Kensington Square must have appeared a curious urban island when built to coincide with the arrival of the Court in 1681.

Earl's Court is little more than a few farms – taking the title first from the Earl of Oxford, Lord of the Manor – and Little Chelsea looks almost defiantly bucolic in the lozenge-shaped picture, bottom right. But the third Earl of Shaftesbury had a mansion here (where modern Fulham Road joins Park Walk) in about 1700.

Chelsea is going through a period of transition. The Tudor palaces of Henry VIII and various nobles are just memories, being supplanted by pleasant but smaller houses. By the end of Charles II's reign this charming riverside village had about 350 houses and only about forty baptisms a year. To the left of the Horse Ferry to Battersea, Sir Thomas More's great house facing the water is still visible but is soon to be demolished to create Beaufort Street. Lindsey House,



1. Kensington Palace c 1690, with new north wings but still modest and uncompleted.
2. Holland House.
3. Chelsea c 1738. Printed and sold by T. Preist near the Ferry.
4. Farmhouse at Little Chelsea.

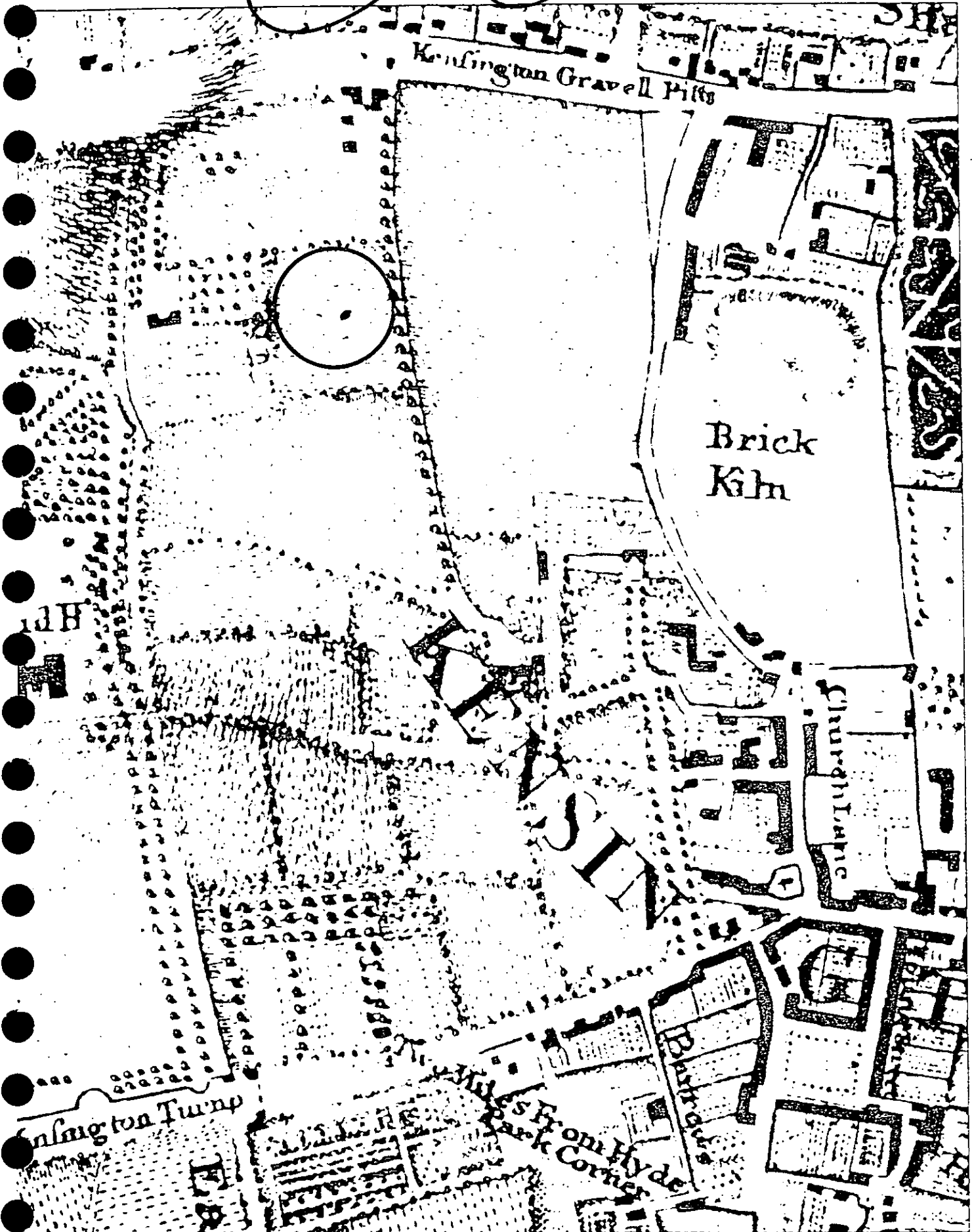
1811

Handwritten scribble or signature.

Map photographed from manuscript endorsed 'Art and Science Department' (later Science and Victoria and Albert Museums). In Public Record Office.

1812

~~1812~~

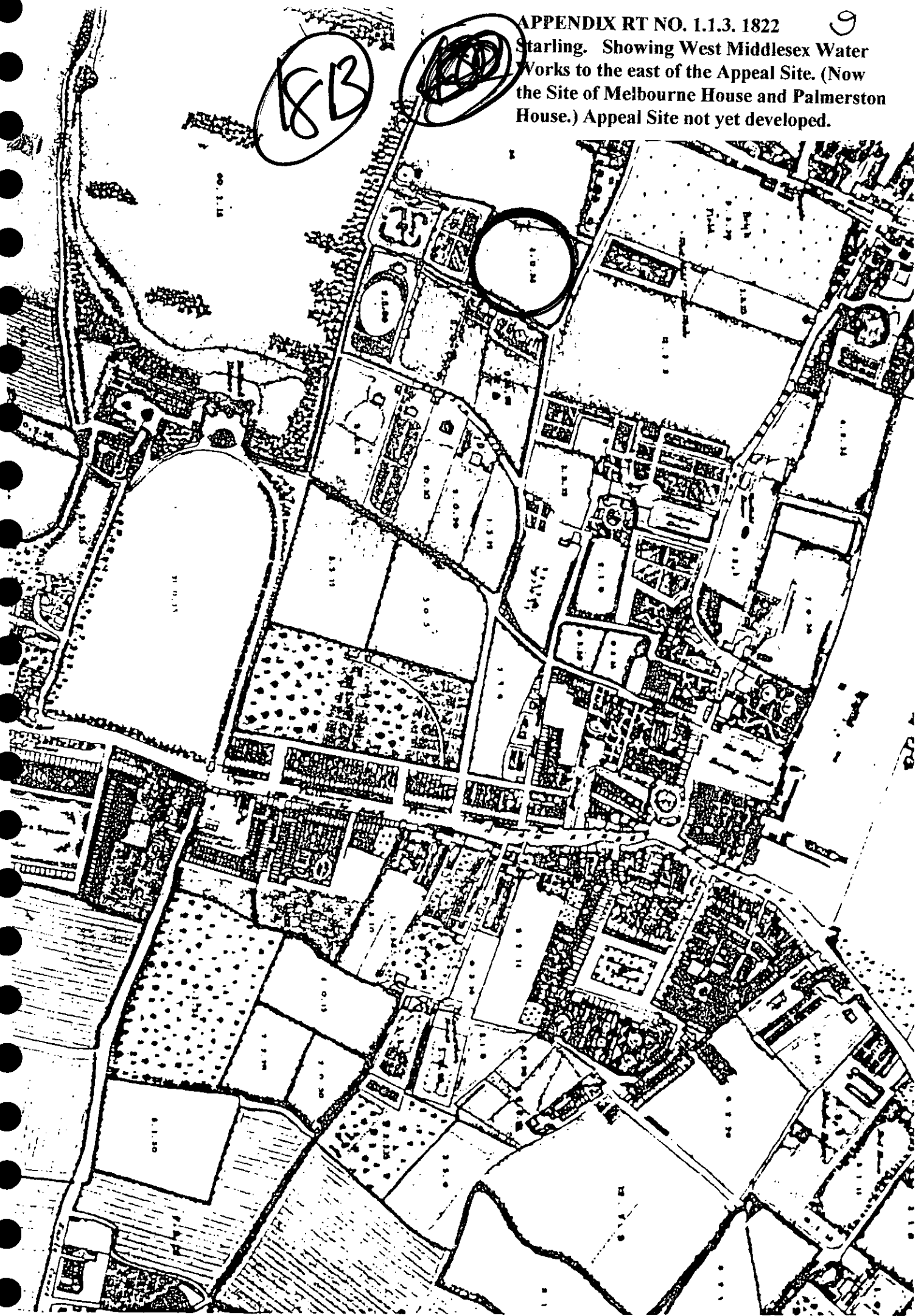


Rocque 1746 (above)

Starling. Showing West Middlesex Water Works to the east of the Appeal Site. (Now the Site of Melbourne House and Palmerston House.) Appeal Site not yet developed.

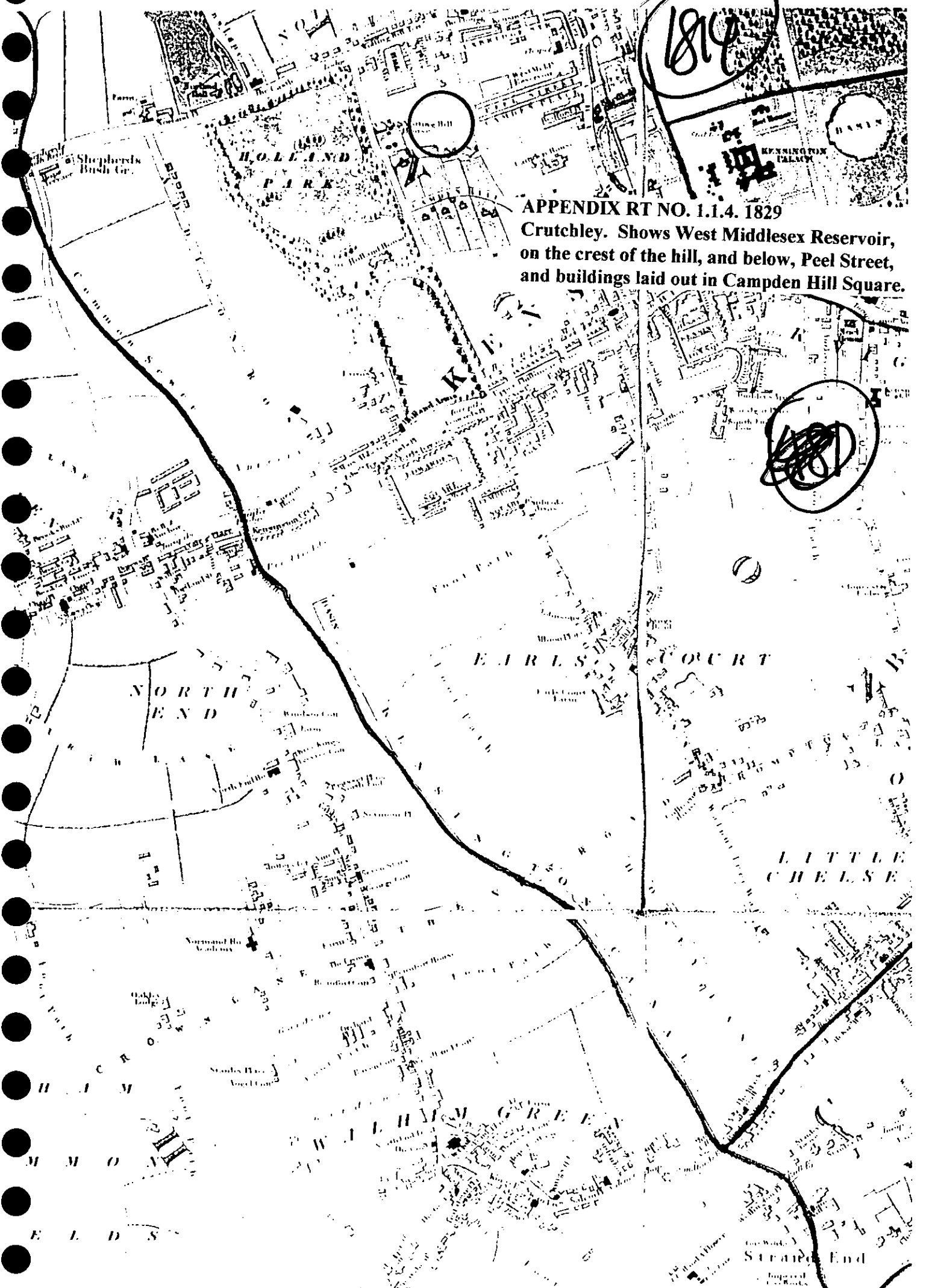
8B

~~8A~~



1814

APPENDIX RT NO. 1.1.4. 1829
Crutchley. Shows West Middlesex Reservoir, on the crest of the hill, and below, Peel Street, and buildings laid out in Campden Hill Square.



Campden Hill

BANK

~~scribble~~

NORTH
END

KINGSLAND
COURT

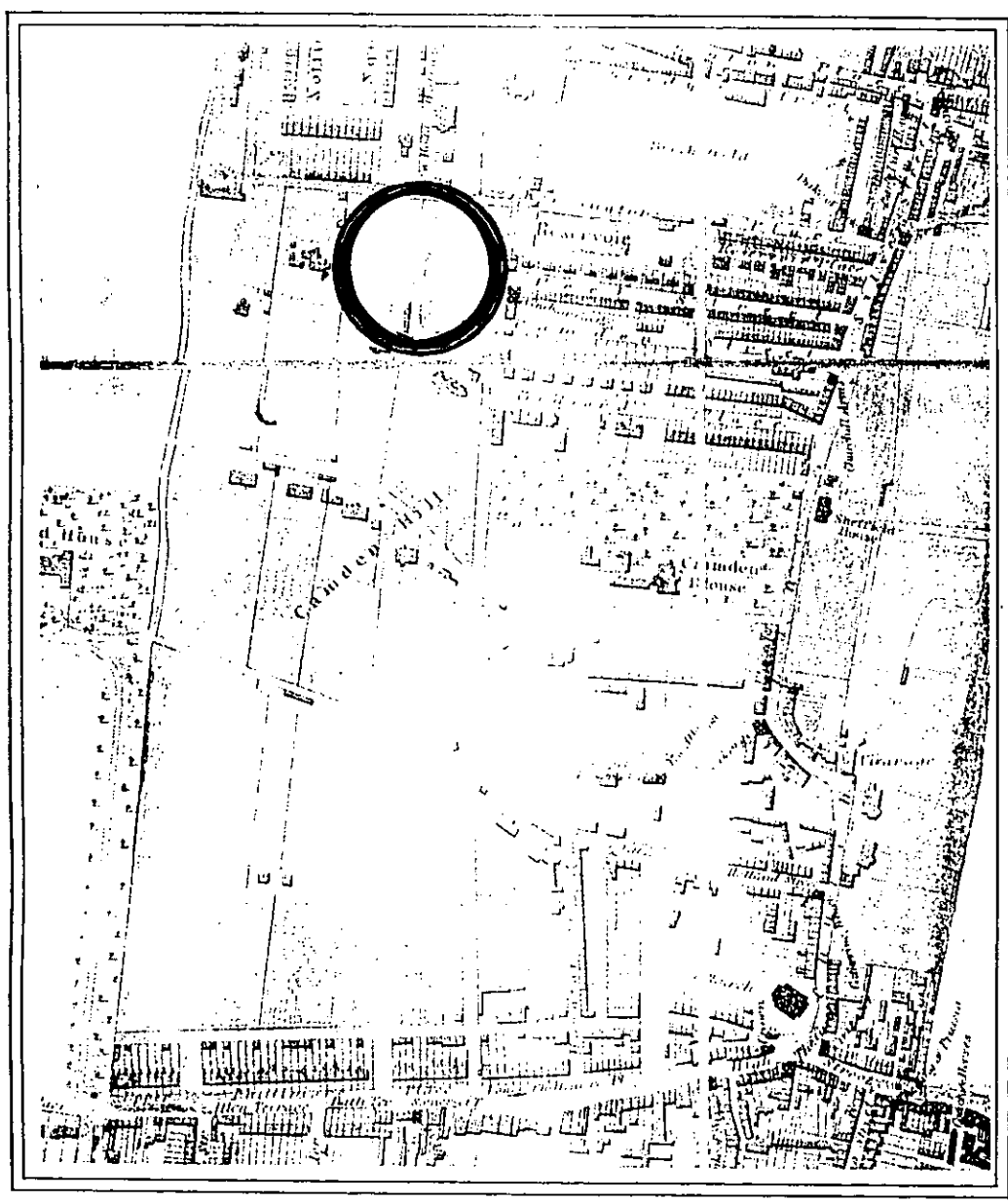
LITTLE
CHELSE

WILLIAM GREEN

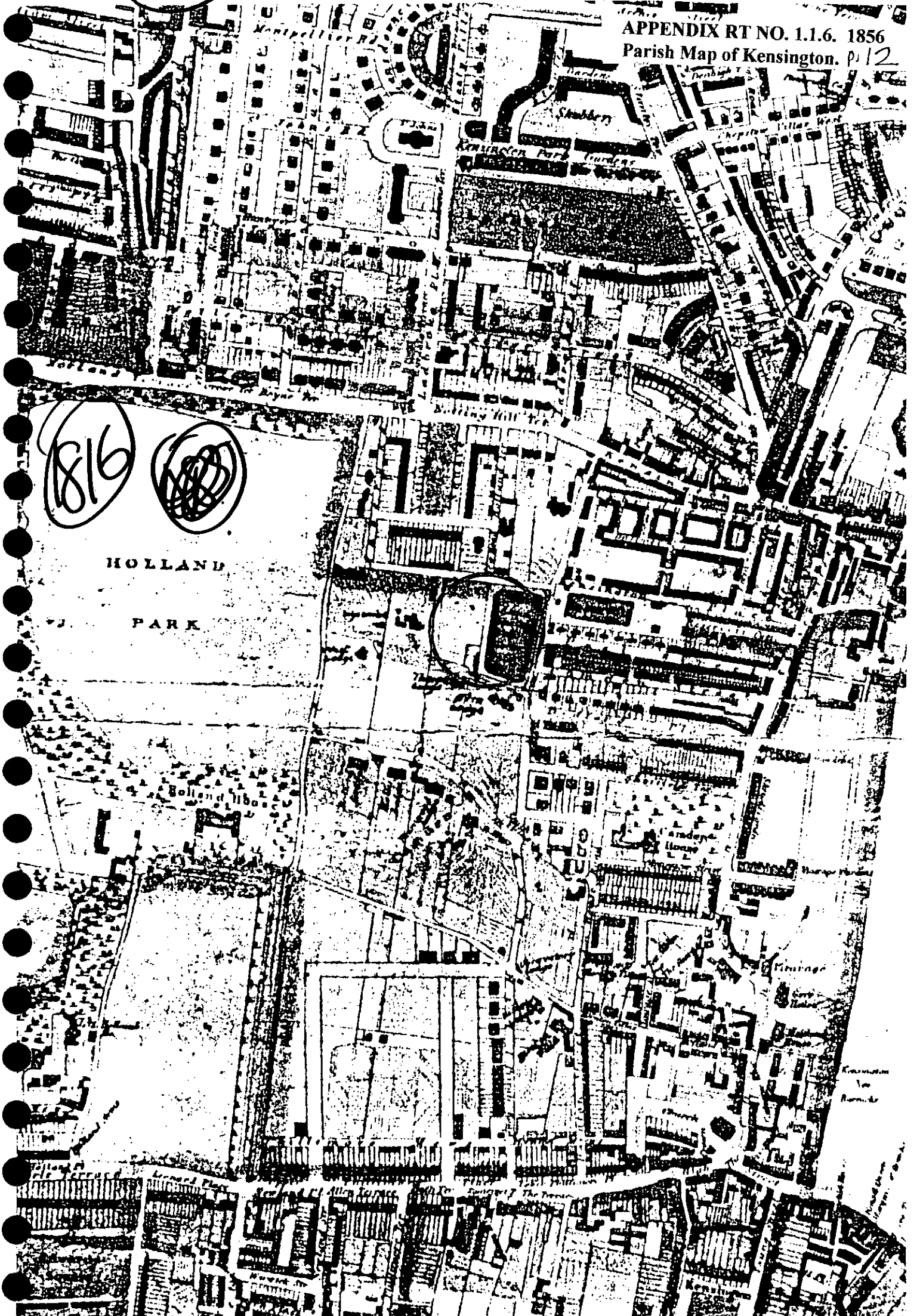
Strand End

1815

APPENDIX RT NO. 1.1.5. 1846
Daws Map of Kensington.



◆ CAMPDEN HILL ◆
 from DAW'S MAP OF KENSINGTON
 1846



HOLLAND
PARK

816



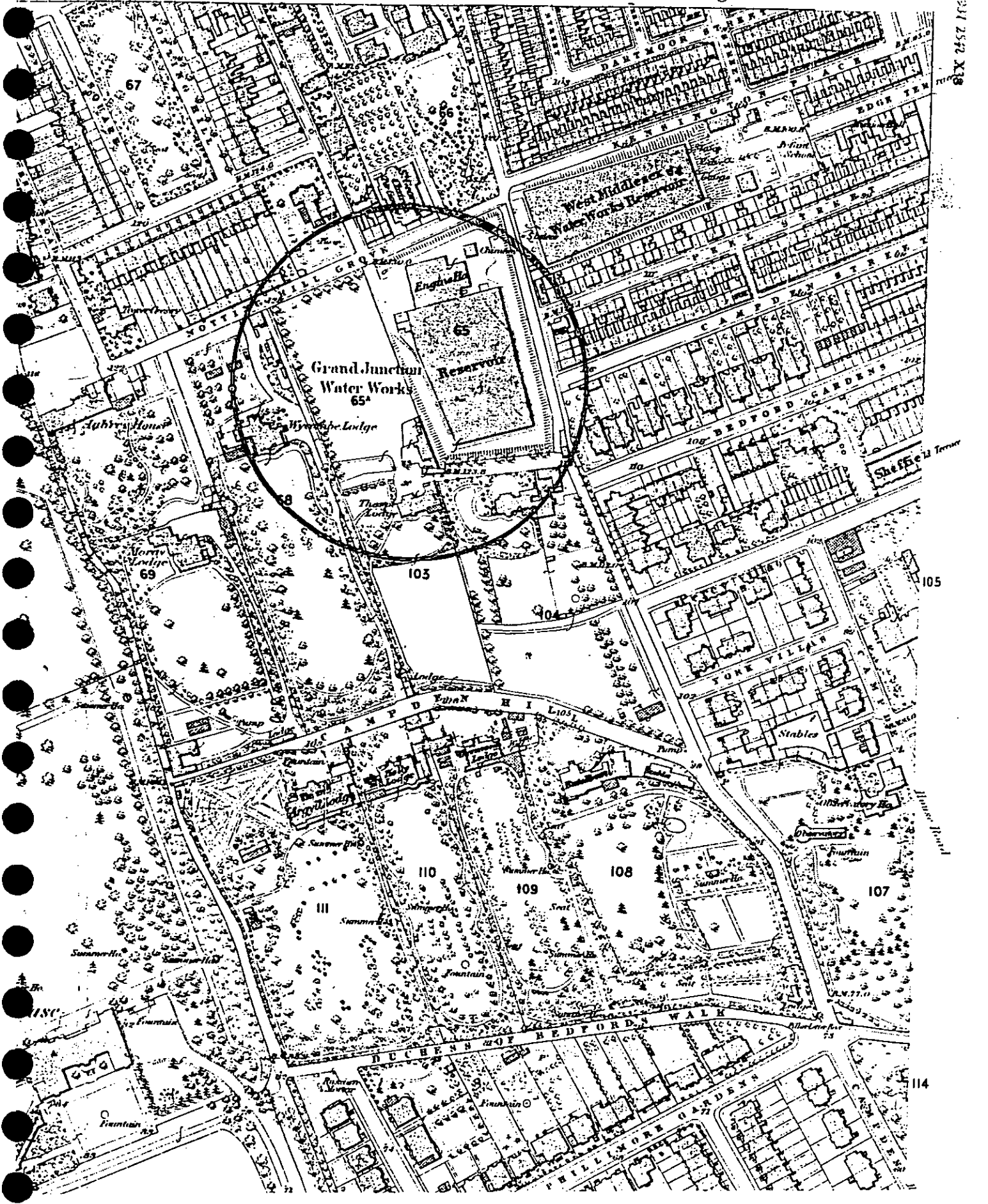


APPENDIX RT NO 1.1.7. 1863

O.S. Map, clearly shows first Reservoir of the Grand Junction Water Works on site of present Water Tower House and Kensington Heights, Wycombe Lodge to the East, and Thorpe Lodge to the South. Mews buildings at the back of Campden Hill Square, the three Regency houses in Aubrey Walk, and the Church of St George's are shown.

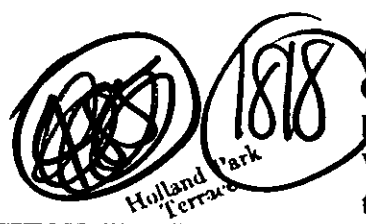
13
1817

U. 231 2572 X18



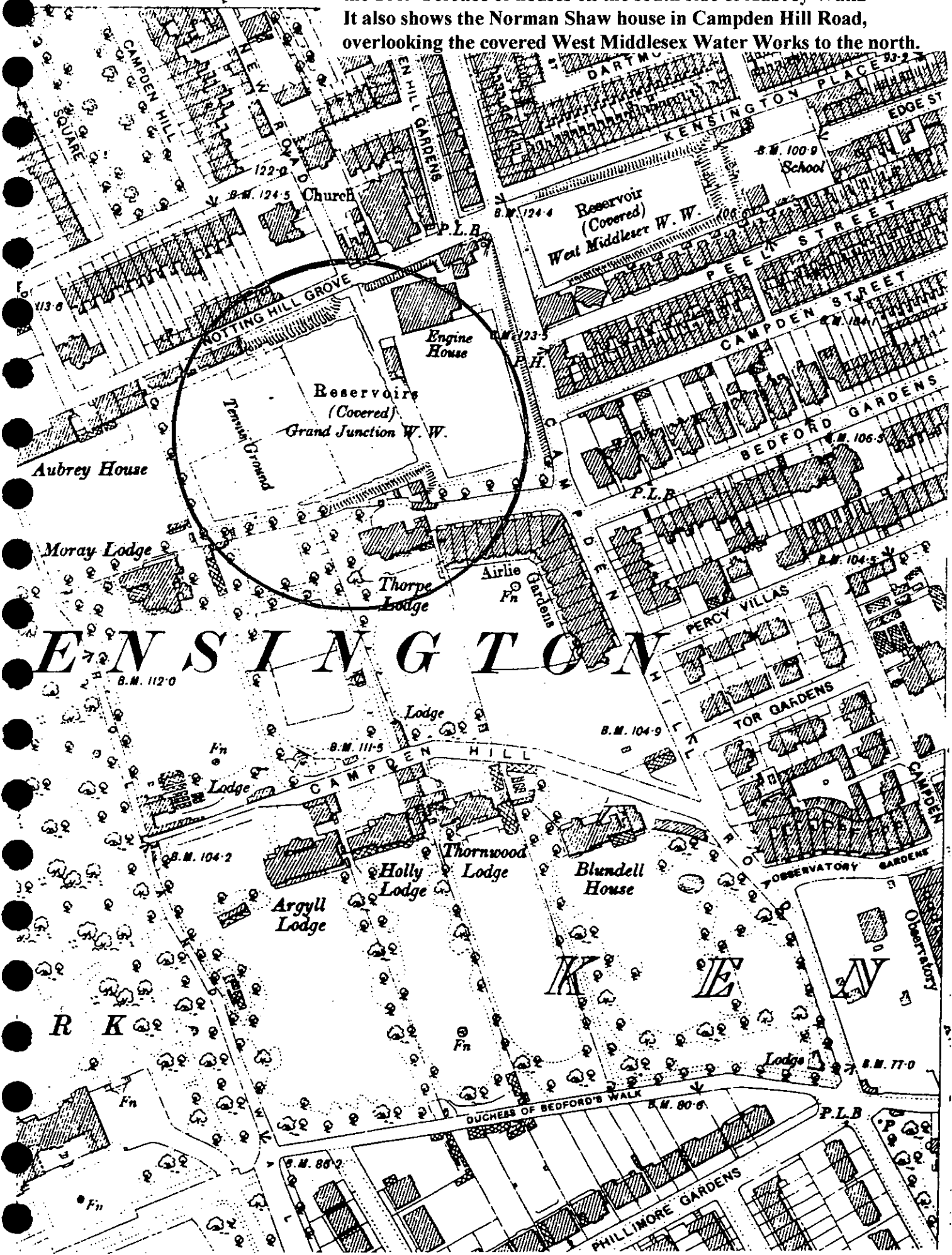
APPENDIX RT NO 1.1.8. 1897

C.S. Map, shows further (covered) reservoirs, with Tennis Ground built over them, an Engine House and ancillary buildings on the Water Tower House Site, six mews buildings enlarged or rebuilt, and the 1889 Terrace of houses on the south side of Aubrey Walk. It also shows the Norman Shaw house in Campden Hill Road, overlooking the covered West Middlesex Water Works to the north.



LY. BORO.

Holland Park Terrace



ENSINGTON

B.M. 112.0

B.M. 111.5

B.M. 104.9

B.M. 104.2

B.M. 77.0

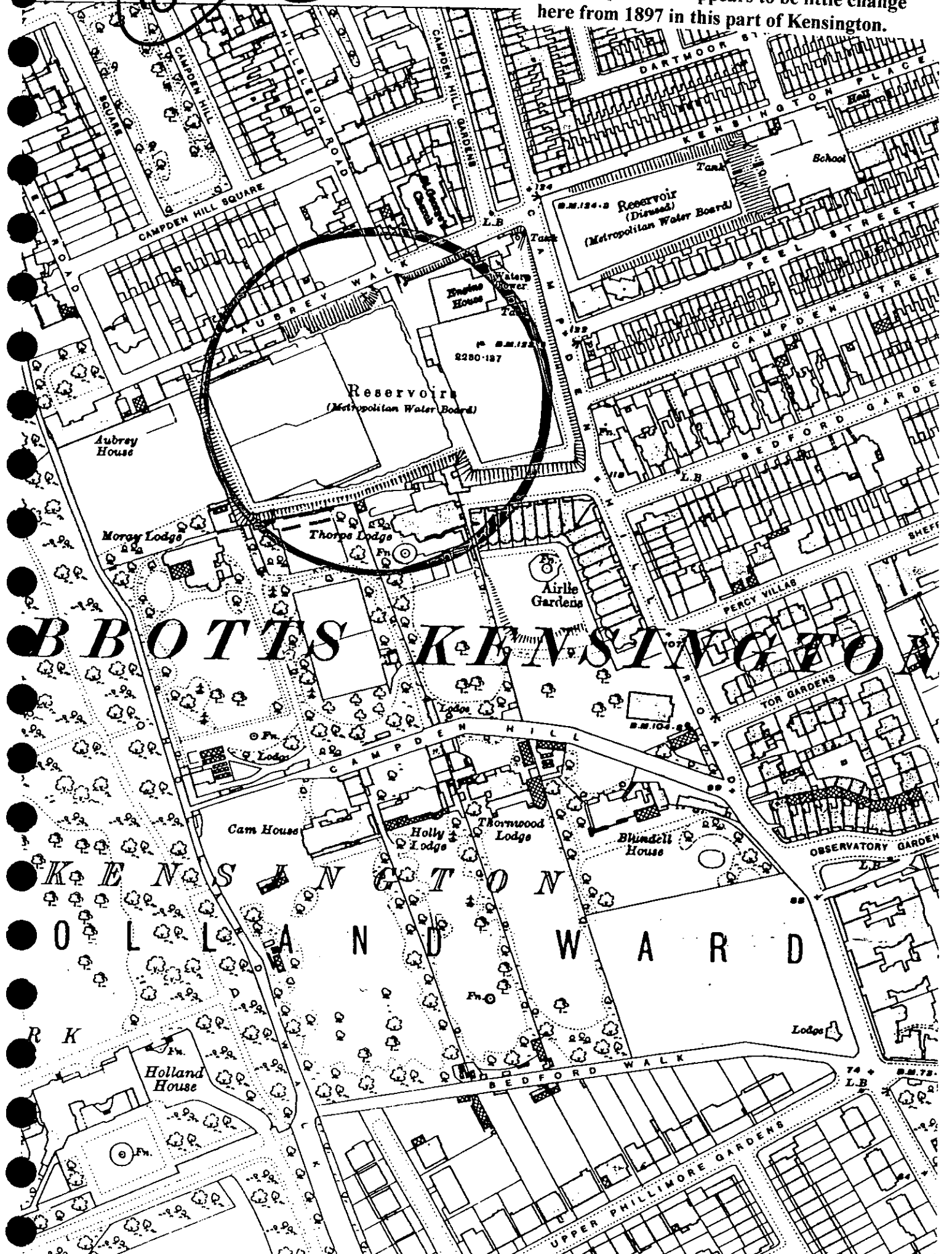
B.M. 80.0

B.M. 88.0

BRIDGE
YARD

1819

LONDON SHEET IV.
APPENDIX RT NO 1.1.9. 1916. 15
O.S. Map. There appears to be little change
here from 1897 in this part of Kensington.



BOTTS KENSINGTON

OLD LONDON FORWARD

CAMPDEN HILL SQUARE

Aubrey House

Moray Lodge

Thorp's Lodge

Airle Gardens

Cam House

Holly Lodge

Thornwood Lodge

Blindell House

Holland House

UPPER PHILLIMORE GARDENS

Reservoir
(Metropolitan Water Board)

Engine House
Water Tower

2280-187

Disused Reservoir
(Metropolitan Water Board)

DARTMOOR ST

KENSINGTON PLACE

PEEL STREET

CAMPDEN STREET

BEDFORD GARDENS

PERCY VILLAS

TOR GARDENS

OBSERVATORY GARDEN

BEDFORD WALK

UPPER PHILLIMORE GARDENS

Cam House

Holly Lodge

Thornwood Lodge

Blindell House

Holland House

UPPER PHILLIMORE GARDENS

UPPER PHILLIMORE GARDENS

UPPER PHILLIMORE GARDENS

1820 ~~1820~~

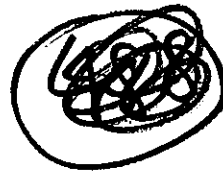
presumably until his death in 1885. At No. 1, Tor Villas (the road was later renamed Tor Gardens) lived a succession of artists - J.C. Hook, Edward Lear, and Alfred Hunt. Holman Hunt, who was not related to Alfred Hunt, often stayed there as his guest.

Building on the northern slopes of Campden Hill began about 1820. Joshua Hanson purchased the Notting Hill House³⁸ estate in 1823, and built Notting Hill Square (now Campden Hill Square) between 1823 and 1825. The houses may be described as late Georgian, and although one or two houses have received modern alterations, the Square still presents an old-world front. Its name was changed to Campden Hill Square after a petition from the residents in 1893.³⁹ The building developments probably followed improvements in water supply made by the West Middlesex Water Company from 1820 onwards. The supply was enlarged by the reservoirs of the Grand Junction Waterworks in 1825. The

38. i.e. The Wells House or Aubrey House.

39. Brig. Gen. R. Ridgway, A Short history of Campden Hill Square and its immediate neighbourhood. 1932.

1821



prominent water-tower, described by G.K. Chesterton as
".....the great grey water-tower
That strikes the stars on Campden Hill", 40
was not built until 1857. Campden Hill Place was
begun in 1827; Hillsleigh Road, once called New Road,
in 1839, and Aubrey Road in 1854. The extraordinary
Tower Cressey (destroyed by bombing in the late war)
was finished in 1854. In 1857, the grounds of
Holland House reached down to the Uxbridge Road (i.e.
Holland Park Avenue) and were enclosed by rustic
palings: a year or two later, however, thirty-seven
acres of the estate were bought by Francis Radford,⁴¹
who built the two rows of large houses in Holland Park.
The houses in Campden Hill Gardens were erected between
1869 and 1872 on the site of Wycombe House.

In 1864, St. George's Church in Aubrey Walk was
built to meet the needs of the increasing population
of the neighbourhood. The Church was well attended

40. G.K. Chesterton, The Napoleon of Notting Hill.

41. Frances Radford was the architect and builder
of Holland Park, Pembridge Square, Pembridge Gardens,
and Dawson Place. He was for some years a member of
the Kensington Vestry, and died in Kensington in 1900.



1822

for many years by a fashionable congregation, whose carriages were so numerous that the directors of the Waterworks moved their railings to provide more passage room. A stately beadle, with gold-braided uniform and wand of office, was in attendance to open the carriage doors.

Urbanization brought its problems. The narrow streets near the Waterworks degenerated into slums thronged by indigent working people. In 1900, the Vicar of St. George's appealed for help towards the relief of the poor on the northern slopes of Campden Hill - "Just by the waterworks lies a mass of some 7,000 working people. The houses they are living in are in a very bad state and vie with anything in the East End of London."⁴² Since 1900, however, great changes have taken place in the character and appearance of the district. The four or five old-fashioned streets that link Campden Hill Road with Kensington Church Street are some of the most picturesque by-ways in Kensington. The houses are now mostly occupied

42. Kensington News, 26th January 1900, p.5



1823



by middle-class tenants, many of whom have painted their homes in attractive colours and made some pleasing front gardens. A recent writer has said: "Campden Hill has still a certain charm, a charm of gardens, terraces, and irregular houses; it has, too, so many winding ways, that it is easier to lose one's bearings here than almost anywhere in London."⁴³

Campden Hill was thus described fifteen years ago by the author of The Face of London: "Campden Hill ... is one of the most agreeable residential quarters in the metropolis. It ... contains several large mansions with extensive grounds, which give this neighbourhood somewhat the appearance of a rural district far removed from the centre of London. Argyll Road, Phillimore Gardens and the southern end of Campden Hill Road are covered with large town houses built in the sixties, but the old-world mansions at the top of Campden Hill, standing in extensive park-like grounds, have prevented this pleasant locality from being cut up into streets lined with

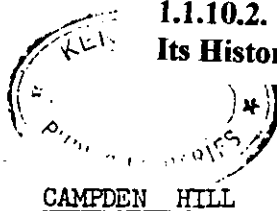
43. E.T. Cook, Highways and byways in London. 1920, p. 217.

modern villas of the usual type."⁴⁴

Whatever changes take place in the future, it seems probable that the geographical and topographical peculiarities of Campden Hill will ensure that some part of its ancient character remains.

44. Harold P. Clunn, The Face of London. 1934. p.346



1825 21

CAMPDEN HILL
Its Historic Houses and Their Inhabitants



In the seventeenth century, Campden Hill was known as Notting Hill. (1) Until then, it was barren heath, part of the commons or waste grounds on which by ancient custom the tenants of the manor of Abbot's Kensington might graze their "cattel, cut turfes ... or dig sand, gravel, clay or loom for their own use." But in the troubled times of Charles I and the Commonwealth most of the manorial privileges lapsed, and the common land on "Notting Hill" seems to have been enclosed as fields, many of which were probably included in the Campden House estate. In Ogilby's map, published in 1675, the name Campden Park covers the fields, but the term Campden Hill does not occur until 1827. (2)

Despite the seventeenth century prohibition of building within ten miles of London (from fear of plague) several large houses were erected in Kensington. In 1605, or slightly later, Nottingham House was built for Sir George Coppin; Holland House (originally called Cope's Castle) was begun in 1607 by Sir Walter Cope; and in 1612 Campden House was built for Sir Baptist Hicks, who was created Lord Campden in 1628 from his estate at Chipping Campden in Gloucestershire. It is from this title that Campden Hill derives its name. Besides Campden House, three other large houses were built on Campden Hill during the century - Little Campden House, Bullingham House and the "Wells House" (Aubrey House).

Campden House

Old Campden House and its grounds stood approximately within the square now formed by Sheffield Terrace (on the north), Hornton Street (on the west), Gloucester Walk (on the south) and Kensington Church Street (on the east).

(1) Parish Registers, 1653-1668.

(2) Rate Books, 1827.

1826

7



22

In 1734, the houses came into the possession of Stephen Pitt and his wife (Orbell's daughter and heiress) and after the death of Pitt's widow the northern house came to be called Newton House and the southern one - a little later - Bullingham House. (21) About 1800, the houses were called Pitt's Buildings, and in 1840 (by which time they seem to have been amalgamated) their name was changed to Bullingham Place. For many years, and until its demolition in 1894, the house was a boarding school.

The Wells House (Aubrey House)

To the north-west of Campden House at the west end of what is now Aubrey Walk, was built the "Wells House", adjacent to the grounds of Holland Park. It was known successively as "The Villa at Notting Hill" (1762), "Notting Hill House" (1795), and "Aubrey House" (1859). Loftie claimed that Notting Hill House was the Manor House of Notting Hill. No such manor ever existed, and Faulkner's statement is more authentic: "The first mention of the mineral spring and wells house, which stood on the site of the present Notting Hill House, occurs in the year 1698". (22) In that year, the premises were rated at fifteen shillings per annum. The following year (1699) the names of Dr. Wright and Partners stand in the Rate Books as proprietors of the wells. The original house was built as a spa for drinking water, the properties of which were valued at the time for the cure of various diseases. But Kensington wells did not develop into a fashionable resort like Sadler's Wells, and the house eventually became a private dwelling. In 1767, the property included a house, with flower and kitchen gardens, a courtyard and an orchard. There was a farmyard on the slope between Lord Holland's Lane and an avenue of lime trees (now Aubrey Road). To the east of the house, between what are now Holland Park Avenue and Aubrey Walk, there was sufficient pasture land to maintain a flock of thirty sheep, besides cows and horses.

(21) W.J. Loftie, op. cit., p. 104, who mentions that the name "Bullingham" was that of an old Kensington family, one of whom, John Bullingham, was appointed Bishop of Gloucester and Bristol in 1581 and died in Kensington in 1598.

(22) Thomas Faulkner, History and antiquities of Kensington, 1820. p. 35.

1827

23

In 1768 eleven acres were under grass and twenty-two loads of hay were carried from these fields. The house had an illustrious tenant in Lady Mary Coke, who lived there from 1767 to 1788. From her fortieth to her sixty-fifth year, Lady Mary wrote a delightful diary, which was sent weekly to one or other of her sisters. Only about one-third of this voluminous journal, which is full of local colour, has been printed, covering the years 1766 to 1774. (23) In 1873 the house was owned by William Alexander who, in 1872, commissioned Whistler to paint his daughter's portrait - the famous "Arrangement in Grey and Green". (24)

In the seventeenth century, farm land, pasture or woodland surrounded these four houses (Campden House, Little Campden House, Bullingham House and the "Villa at Notting Hill"). From Campden Hill southwards, there was open country to the Thames. (25)

Phillimore House

There was little building of note during the eighteenth century, although, as we have seen, Campden Hill had by then become a fashionable place of residence. In 1762, however, Phillimore House, lying between what are now Campden Grove and Campden Hill Road, was built by Robert Phillimore. (26) In Rhodes' Survey of Kensington (1764) no building is shown between Phillimore's house and Holland House, except the "Villa at Notting Hill". Robert Phillimore's house was renamed Observatory House when it was occupied by Sir James South (vide infra). The house was demolished about 1873.

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- (23) J.A.Home, Letters and journals of Lady Mary Coke. 4 vols. 1839-1896.
- (24) F.M.Gladstone, Aubrey House, Kensington, 1698 to 1920. 1922.
- (25) Knyff's drawing of Beaufort House, Chelsea, with a vista extending to the low hills of Kensington in the northern background, gives a clear picture of the open country at this period.
- (26) For the Phillimores of Kensington see Genealogy of the family of Phillimore by W.H.P. and Lord Phillimore, 1922, and in particular pp. 201-225.

1828



1.1.10.3. 1998 Excerpts from 24
'The Great Houses of Campden Hill
and Their Residents.' Carolyn Starren.

THE GREAT HOUSES OF CAMPDEN HILL AND THEIR RESIDENTS

Although the term Campden Hill was not used in the rate books until 1820s looking at Kip's engraving of Beaufort House, Chelsea it is not difficult to see why the name was adopted for the area between the two High streets, Holland House and Church Street. Three houses can be seen on the hills of Kensington, from left to right these are Holland House, Campden House and Nottingham House better known as Kensington Palace all of which were built in the first decade of the seventeenth century.

From the Court Rolls we learn that Sir Baptist Hicks, a city mercer acquired 'a capital messuage and surrounding lands' in 1609 from Sir Walter Cope either as traditionally held at a game of chance or as more likely by purchase. He soon started to build himself a house on the land today bounded by Sheffield Terrace to the north, Hornton Street on the west, Gloucester Walk on the south, and Kensington Church Street on the east. It was approached via an avenue of elms starting on the High Street near Church Walk. It is usually assumed that the house was built in 1612 but a study of John Thorpe's drawings at the Soane Museum suggests that an earlier house occupied by Sir Walter Cope was enlarged and re-fronted at that date. In 1628 Sir Baptist was created Viscount Campden after his lands in Gloucestershire near Chipping Campden and hence the house acquired its name.

One of the first residents was the Earl of Somerset who borrowed it to install his new wife the notorious Lady Essex who had recently obtained a divorce. She was later charged with poisoning Sir Thomas Overbury and condemned to death but was pardoned by the King in 1615.

On Sir Baptist Hick's death in 1629 the house passed to his eldest daughter Juliana who was married to Edward Noel whose extravagance was summarised in a witty anagram.

The word of denial, and letter of fifty

Is that gentleman's name who will never be thrifty.

A fervent Royalist he died in 1643 and was succeeded by his son Baptist Noel. It would appear that the 3rd Baron was as extravagant as his father was, as he soon lost his first wife's wedding portion at the game of tennis to several gallants including his neighbour Lord Rich of Holland House. As a royalist his house was sequestered and to add insult to injury was used by the Sequestration Committee itself but unlike Rich he kept his head. Soon after the Restoration he entertained Charles II to supper at Campden House in June 1660. The Campden House property was settled on his fourth wife and passed to their son on his death in 1682.

In 1690 Princess Anne and Prince George of Denmark took the house at an exorbitant rent for their sickly infant son Duke of Gloucester as it was felt that he 'would benefit from the air in the vicinity of Kensington Gravel pits.' Although a delicate child, today we know he suffered from hydrocephalus (water on the brain), he had an inner resistance, a strong will and high spirits. His nursery had 30-40 occupants and the young Duke was totally spoilt.

Luckily Jenkin Lewis came into this household and was dubbed by his Royal charge Chief Engineer and Surveyor General and he wrote a very detailed account of life at Campden House. From an early age all things military fascinated William and with Lewis's help recruited his own

~~1829~~

1829²⁵

regiment of about 90 local youngsters. After a particularly unpleasant row between Princess Anne and her sister Queen Mary, doubtless inflamed by the machinations of Sarah, Duchess of Marlborough, Anne's guard was removed. The young Duke resolved to parade his troops to Kensington Palace and request their reinstatement. Although the parade was a success his entreaties on behalf of his Mama fell on deaf ears. The effect of all this attention was highly detrimental as the young Duke's young army now considered themselves privileged persons and began to terrorise local residents. Sadly the Duke was to die shortly after his eleventh birthday soon after he was moved to St. James Palace

By 1704 the Countess of Burlington and her son Richard who was to become a famous architect and patron of the arts had moved in but shortly afterwards it was sold to Laud D'Oyley a city merchant who then sold it on to Nicholas Lechmere, one time Attorney General. His quarrel with Sir John Guise was immortalised in a ballad titled Duke Upon Duke by either Gay or Swift and published in 1725

Back in the dark, by Brompton Park
He turned up thro' the Gore
So slunk to Campden House so high
All in his coach and four.

During his ownership the house was let to Mr. Robert Ball, FRS who had a steam engine for raising water installed. This was a great success and worked 'so well that there has not been any want of water since it was built.' Mr. Ball was also famed for his curious garden, which included the only caper tree growing in the open in England

Stephen Pitt purchased Campden House estate in 1751 but appears to have lived in Little Campden House as he soon leased out the main house. One of his first tenants was Lady Gertrude Hotham a widow with 4 children. She was an early convert to Methodism and the house became a centre for fashionable converts such as Whitefield, Lady Huntingdon, Lady Rockingham, Lord Chesterfield and William Pulteney.

For the next 100 years the house was used as a boarding school for young ladies and was one of the most fashionable establishments in London. The first headmistress was Mrs Luck whose trading card offered the following terms: - Entrance 10 guineas, Board 25 gns, Dancing 5 gns, Music 4 gns, Writing 2 gns, Minister £1 and that 3 months notice of withdrawal was required; terms which will be familiar to many of you today. Under Mrs Terry it became one of the best known schools and highly recommended for the healthy air and capable teachers with the possible exception of the dancing master. George Selwyn entrusted his adored Mie-Mie (Maria Fagnani) to her care in 1776 and his letters show both his anxiety and the common sense of the headmistress. Perhaps his apprehensions were valid after all as in 1797 Arthur Young's daughter died of consumption contracted at Campden House. A broken hearted Young wrote ' In the country she had health, spirits and strength... instead of going to that region of constraint and death Campden House. The rules for health are detestable... and she never had a full belly at breakfast. Detestable this at the expense of £80 a year.' The last headmistress was Mrs Theed and the library owns a lithograph showing her with some pupils in the beautiful panelled schoolroom c. 1846.

1820 ~~1820~~

The Pitt family sold the lands to Messrs. Little, a firm of builders who let the house to William Frederick Wolley in 1847. By 1854 when he acquired a longer lease he spent a small fortune putting the house in order including building 'a perfect little theatre.' The matinees there were very popular and the most famous production was *The Lighthouse* in July 1855 in which Charles Dickens performed with the author Wilkie Collins. By the 1860's it was generally believed that Mr. Wolley was profiting greatly from his theatre and indeed that the fees paid by his guests were the only wages his servants received.

In 1860 Wolley took out large insurance policies totalling £29,000 and not surprisingly when the house burnt to the ground in March 1862 the insurance companies made difficulties over the claim stating the fire had been started deliberately. Wolley brought a case against Sun Insurance which became a cause celebre and reported at length in *The Times*. Mr. Wolley unshaken under severe cross-examination won the case. The lease was sold to the Metropolitan Railway Co. soon after who rebuilt a facsimile of the house. In 1900 it was demolished and the present buildings erected.

Little Campden House is believed to have been built by Princess Anne to accommodate her large retinue and abutted Campden House. Residents included the Duchess of Cumberland and Stephen Pitt. In 1850 it was divided into two - the Eastern part named the Elms (now 30 Gloucester Walk) and the western part named Lancaster Lodge (now 80 Hornton Street.) Artists favoured both houses and Philip Webb designed a studio for Robert Martineau and AS Cope, RA lived here from 1896-1926. Both houses were damaged by a flying bomb in July 1944 and were subsequently demolished.

In the 1690's springs with medicinal properties were discovered on Campden Hill. At this time such springs were very fashionable and Dr. Wright and partners built a wells house on the site. Sadly this did not develop into a fashionable resort like Sadler's or Hampstead Wells and the house passed into private hands. Today we know this house as Aubrey House and it was recently bought for an estimated £20 million. The house was completed prior to 1745 and by 1762 was owned by Edward Lloyd, Secretary for War. In 1767 he leased the house to Lady Mary Coke, often referred to as The White Cat owing to her very pale colouring. Lady Mary was the daughter of the Duke of Argyll and was briefly and disastrously married to Viscount Coke, only son of the Duke of Leicester. She was an extraordinary lady and we know much of her life and neighbours on Campden Hill from her diaries parts of which have been published. Her friend Horace Walpole described her thus 'a head singularly awry but she possessed a very good heart.'

By 1790 Miss Catherine Tully had taken over the lease and established a girl's school to be followed in 1804 by Sir George Shee a rich Indian Nabob who had made a fortune with the East India Company. The de Visme family, Huguenot descendants, took over the house in 1808. One of their daughters Louisa Goldsmidt painted a series of beautiful watercolours of the house, which have been donated to the Library.

Mr. Joshua Hanson purchased the 13-acre estate in 1823 but he was primarily interested in the land and by 1827 Hanson Square was complete, today better known as Campden Square. Once again the house was used as a school this time by Mrs Shephard. One of her pupils Euphemia Johnston drew pictures of the girls in their various classes.

1831

27

~~Handwritten scribble~~

By 1860 PA Taylor, a partner in the crêpe making company of Courtaulds, had acquired Aubrey House. He was known as an advanced radical and was MP for Leicester from 1862-84. He was said to be anti everything or as he preferred to put it in favour of every movement for the promotion of freedom. Therefore he joined the Anti-Corn Law League, supported the north in the American Civil War, welcomed Frederick Douglas an escaped slave to his house and supported Italian emancipation. His wife Clementina was a pioneer of the Suffragette movement and was the society's first secretary. It was in her library that the Petition of Women's Rights was collated which was presented to Parliament by John Stuart Mill. In a letter to her sister during a visit to London, Louisa May Alcott wrote the following 'Buckingham Palace is all very well... but I much prefer to be going to the house of a radical MP who is lending a hand to all good works. Mrs. T is a far more interesting woman than Victoria, for her life is spent in helping her fellow creatures.'

William Cleverly Alexander, head of a bill broking and banking business purchased the property in 1873 and it remained in the Alexander family for the next 130 years. He was a patron of the arts and an avid art collector. He is credited with 'saving England from the disgrace of leaving Whistler unrecognised.' He commissioned Whistler to paint all of his daughters but only the one of Cecily known as *An Arrangement in Grey and Green* was completed. This portrait was one of the centrepieces of the recent Whistler exhibition and was used in reviews on countless occasions. Many comment on the sour expression on her face but reading her experiences at the hands of the great master this is hardly surprising. All the family papers and memorabilia were given to the Library - items include family letters and photographs, sewing samplers and school books, a veritable treasure trove.

All the Alexander woman were involved with those less fortunate than themselves but they were more interested in good works than radical politics. During WWI the house was used as a hospital, first for Belgians and later for officers. Subsequently the house was divided into flats but continued to be used by members of the family.

One other house of note was built in the 18th century sometimes called New Campden House or Phillimore House. It is thought to have been built in 1730 by John and Ann Seymour. Ann had previously been married to Joseph Phillimore and their son Robert Phillimore who lived to the grand old age of 80 later occupied the house. Joseph Delafield, manger of Whitbread's brewery, took it in 1796. Soon after this he took over Gyfford's brewery in Long Acre, which was renamed Combe, Delafield and Co. His wife was related to Thomas Arnold of Rugby School who made very disparaging remarks about Kensington after his visits there.

In 1827 Sir James South, famous astronomer bought the house and immediately set about making improvements so much so that it was described as 'one of the prettiest places about London.' He was passionate about his home and was often heard to say 'Thank God I am back in Kensington.' Sir James was very intemperate man and argued with everyone. He challenged Mr Airey, Astronomer Royal and Mr. Morgan, Secretary of the Royal Astronomical Society to duels; resisted the opening of Campden Hill Road and refused to pay for road improvements until forced to and even then made his cheque payable to 'Robbery, Tyranny and Co. on order'; protested against the coming of the railway but most famous of all was his dispute over his observatory.