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14 JUL 1999
PINS CHARTING

Kensington
London
W8 7JY
Tel: 0171 727 4348
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RECEIVED IN PINS AA
14 JUL 1999

12th July 1999

Mr Christopher A Thompson, RIBA, MRTPI
The Planning Inspectorate
Room 12/02 West
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Mr Thompson,

**RE: THAMES WATER RESERVOIR SITE/
REF: APP/K5600/A/99/1022704**

I understand the Public Enquiry, over which you are presiding, will start on 20th July 1999. I am writing to urge you to reject the applications by St. James Homes plc for development of this site.

I enclose a copy of my letter of objection of 14th December 1998 to the Director of Planning, RBK&C and also a copy of my letter of 18th January 1999 to the Editor of the Kensington and Chelsea News. This latter was published as the "Letter of the Week" in the Kensington and Chelsea News of Thursday January 21st 1999.

After the hundreds of articulate and considered letters of objection that have been written by local residents over the last few months there is now some confusion amongst local residents as to whether they should be writing further letters of objections direct to you. I hope that if they have not done so this will not be taken as a weakening in the stance of local residents. This is not the case and a large number of residents have contributed generously financially to ensure that their objections should be well-represented at the Appeal hearing.

Although it is perhaps important to reiterate time and again the many ways in which the application conflicts with the UDP, you will doubtless, by now, be well aware of the issues. What I want to try to communicate to you in this letter is the general emotive response of hundreds of local residents with whom I have been in touch over the last few months.

The emotive response to which I refer above is not merely a Nimby ("not in my back yard") reaction which could be patronisingly set aside by the applicants. It is certainly true that we do not wish to see the proposed development in our back yard, but we are not averse to some redevelopment of the site providing that due respect is given to the issues which we believe deserve such respect. This has yet to happen.

~~4002~~
4002

I myself was born in, and spent my early childhood in the Sudan. I attended village primary schools in Hertfordshire and Scotland before boarding school in Hertfordshire. I have lived and worked in numerous different places in England and Scotland with different cross sections of communities. I have lived in Campden Hill Square since 1992 and I believe it is fair to say that before living here I had not come across such a variety of people and views in such a small area. Without knowing the business of everyone in the square I know that the square contains journalists and writers, a playwright, the owner of a shoe-shop in Northampton, lawyers, bankers, business-men, venture capitalists, composers, designers, property developers, clergy, widows and charitable housing. Although anyone owning their own house in Campden Hill Square could be said to be "wealthy" some owners have had their houses passed down to them from the previous generations and levels of disposable income vary from those with considerable annual incomes to those on very limited means. These are intelligent, thoughtful people who are not averse to change having been through considerable change through their lives and in many cases having instigated considerable change in the life of others. What has united these residents (despite their differing political persuasions, backgrounds and creeds of life) in their objections to the applications for development of the above site are the following:-

- 1) There is no proposal for affordable housing. Local residents do not wish to see the site developed as a rich persons ghetto. The existing Water Tower House provides affordable housing and local residents wish to see a fair proportion of affordable housing in any new proposal.
- 2) The urban character of the proposals, the massing of the proposed buildings and the high density will destroy the 'villagey' atmosphere of Aubrey Walk and the setting of St. George's Church and the listed buildings along Aubrey Walk.
- 3) The destruction of the existing open space of the tennis courts of the tennis club. It is felt essential that this important open space is retained. It is an important contribution to the character of the area in a borough which has a dearth of open spaces.
- 4) Parking and traffic problems. It is believed that the proposed development will have a serious impact on the amenity currently enjoyed by local residents. Parking is already a problem in the area, not so much during the summer months when people are on holiday but during autumn, winter and spring when it is sometimes almost impossible to find a parking space around Campden Hill Square or the neighbouring roads.

The general opinion appears to be that the developers have been wrong to fail to take account of local opinion and to force their applications through an expensive appeal process without being willing to negotiate sensibly on such an important site. In many ways their application is premature. There are other important sites such as at Kings College and the Atkins Building where proposals need to be taken into account along side the Thames Reservoir site. When so many important issues need to be carefully considered, it is felt that the developers have adopted an unacceptably high-handed approach in invoking their right to appeal on the grounds that the application had not been considered by the Council within the statutory period. This is far too important a site to be bulldozed through the planning process with only relatively minor amendments having been made to a generally unacceptable scheme.

198

4003

The above, I believe, are the issues of most importance to local residents. There are of course, in addition, many other factors to be borne in mind such as the fact that the views across the open space of the tennis courts area can be seen and enjoyed from the upper stories of houses on the South side of Campden Hill Square as well as from elsewhere and the fact that Aubrey Walk is, at present, a delightful road along which to walk with it's open atmosphere and bank of green vegetation, etc, etc.

We would like to propose to the developers that they should retain the existing Pump House which, although not listed, makes an important contribution to the character and appearance of the conservation area. We would like to ensure that the existing open space is retained. We would like to see affordable housing on part of the remainder of the site with further limited development in this area providing it respects the amenity value of Aubrey Walk and the surrounding streets as currently existing.

Finally I should add that the developer's claim that their proposed new "Square" reflects Campden Hill Square, should be treated with the architectural contempt which it deserves. One only has to walk around Campden Hill Square and view the proportions of the Square itself, the surrounding houses and their gardens to realise that this is a nonsense!

We would urge you to reject these applications so that the developers or others may be forced to consider more sensible and sensitive solutions.

Yours sincerely,

H. Watson

HAMISH WATSON

(Member representing Campden Hill Square on the Aubrey Walk/Campden Hill Residents Association Action Group)

15 Campden Hill Square
Kensington
London
W8 7JY

Tel: 0171 727 4348
Fax: 0171 221 2830

18th January 1999

The Editor
Kensington & Chelsea News
London Newspaper Group
Newspaper House
Winslow Road
Hammersmith
W6 9SF

4004

[Handwritten signature]

FOR THE ATTENTION OF OONAGH HAYES

Dear Sir,

Your article last week regarding the development proposals for Thames Water Campden Hill site quotes the company as stating, "It is a very important scheme for us which we want to get right...". We should bear in mind that Thames Water is a large and very profitable company which has emerged from a former public utility. Their proposed development and their complete disregard for the Kensington and Chelsea Unitary Development Plan (UDP) can only be driven by their desire to maximise profits for their shareholders. This 'duty' to maximise profits was acknowledged to local residents at meetings with Thames Water some months ago.

What has enraged local residents is the contempt that Thames Water has so far shown. The UDP, which was adopted in August 1995, took some years to bring to fruition after much consultation, a Public Enquiry and eventual approval by the Secretary of State. We are entitled to rely on it to protect and enhance the environment in which we live. It recognises that the borough has the highest residential density in Great Britain and, whilst seeking to provide further new homes on suitable sites, it vigorously seeks to protect the few remaining important open spaces and outdoor recreational playing spaces. This is not a suitable site for development. Michael French, the Director of Planning and Conservation, wrote on 24/11/95, specifically referring to the Campden Hill Tennis Club site, "... we have in our UDP set out policies which are intended to preserve and enhance existing open space whether this be public or private. Any redevelopment of the site would in my opinion, be contrary to these policies and given the Plan-led system within which we now operate, would be refused." Any change in this stance by the Council or the Secretary of State would make a mockery of the UDP and the entire planning process.

The existing tennis courts are used not only by the club but also by the comprehensive school. Outdoor recreational space is a scarcity of great value to the borough. The Councils Open Space Survey of 1992 includes the Campden Hill Tennis Club site as fourteenth of a total of 38 public open spaces which need to be protected and it is recognised that most of the borough's land area is sadly deficient of open spaces. It is no answer to provide underground tennis courts in this context.

DA
4005

I have concentrated in this letter on one aspect only of this important site. Equally important objections have been made by others (including the Campden Hill Residents Association which has a large membership) regarding serious traffic and parking problems, the importance of the listed buildings and the Church in Aubrey Walk and the general environmental degradation that the proposed scheme would have.

If Thames Water wish to succeed with any residential development of this site they must go back to the drawing board and produce a limited high-quality proposal for a sensitive low-density scheme at the Water-Tower-House end of their site. They should stop acting as the local bully-boy and respect the open space of the site generally, the tennis club in it's entirety, and the important listed buildings, the church, and the general ambience of Aubrey Walk in particular. Outsiders should not be allowed to drive a coach and horses through the UDP in order to swell the profits of their shareholders. This is too important a site within our borough for us to allow this to happen.

Your faithfully,

Hamish Watson

HAMISH WATSON
(Treasurer - Campden Hill Square Gardens Committee)

MFLA

McCoy Associates Chartered Town Planners

31 Station Road · Henley-on-Thames · Oxon RG9 1AT · Tel: 01491 579113
Fax: 01491 410852 · VAT No. 363 3525 59

Reference: LRS/3120/0
Client: DMCC/pw/CHR
Responsible: Denis McCoy

4006

12 July 1999

BY FAX (0171-973 3792) - THIS PAGE + 5

David Stabb Esq
English Heritage, London Region
23 Savile Row
LONDON W1X 1AB

Dear Mr Stabb

Former Thames Water Reservoir and Water Tower House
97 Campden Hill Road, W8

As you know from our telephone conversation I am appearing on behalf of the Royal Borough of Kensington and Chelsea at a Public Inquiry starting on Tuesday 20 July into redevelopment proposals for this site.

You offered advice to the Council on 21 January, 8 April and 28 April 1999.

From that correspondence I see that you remain unsatisfied about point 2 in the first letter. Paragraph 3 of the 8 April letter suggests that "the central garden should be treated less formally" and comments that "The village scale of Aubrey Walk is disturbed by the layout as currently proposed".

It is not clear to me whether these two observations relate to the architectural concept of a formal square of grand terrace houses - or solely to the planting, and detail and means of enclosure of the central amenity space.

It would be most helpful if you could please clarify the matter. I have copied this fax to Derek Taylor in the Royal Borough - and as requested am faxing to you the three letters so as to assist in an early reply.

Yours sincerely

McCoy Associates

cc: Derek Taylor, DC Central, REHC (Fax: 0171-361 3463)



ENGLISH HERITAGE

LONDON REGION



McCoy Associates
31 Station Road
HENLEY ON THAMES
Oxon
RG9 1AT

Your ref: DMcC/pw/CHR

Our ref: LRS/3120/0

13 July 1999

4007

Dear Mr McCoy,

**FORMER THAMES WATER RESERVOIR AND WATER TOWER HOUSE
97 CAMDEN HILL ROAD, W8**

Thank you for your letter of the 12 July 1999.

Point 2 of my letter dated 21 January 1999 should also be read in conjunction with the full contents of paragraph 3. The same point is made on 8 April 1999 (Point 3)

To answer the question in your letter of 12 July 1999 English Heritage has less concern about the internal spaces and architecture of the development than the fact that both '*spill into the neighbouring street*'. I believe Aubrey Walk would be less disturbed by the proposed development if the central space (which is simultaneously defined by buildings and planting) were not to create such a formal feature on Aubrey Walk. I have suggested this may be achieved through informal planting, and in the means of detailing and enclosing this space. A better solution would be to redesign the entire development so that it does not require to be screened. Such advice, however, extends beyond the remit of English Heritage in this matter.

I trust this clarifies the situation so far as English Heritage is concerned. It seems essentially to repeat the points already made, but I trust you will feel you have the answer that your letter requests.

Yours sincerely

DAVID STABB
Inspector of Historic Buildings
Kensington and South London Team

cc: Department of the Environment, Inspectorate (Room 12/2West)
Tollgate House
Houlton Street
BRISTOL BS2 2DJ Ref K5600/A/99/1022704

The Inspector
DETR
Room 1003
Tollgate House
Houlton St

4008

~~4008~~

July 11th 1999

BRISTOL B22 9DS

Dear Sir,

Appeal Reference No K5600/A/99/1022794

The HBKC Planning Services Committee unanimously rejected Thames Water / Berkeley Homes application to develop the Campden Hill Reservoirs site.

The application has gone to appeal but I urge you to reject it and accept the recommendations of the HBKC Planning Department.

I urge you to reject the application because it would

- result in a significant loss of open space
- harm the character/appearance of the Kensington Conservation Area
- the site would create pools in its surroundings, particularly the setting of St. George's Church
- increase traffic
- fail to provide adequate housing.

Yours sincerely
Mike

4009

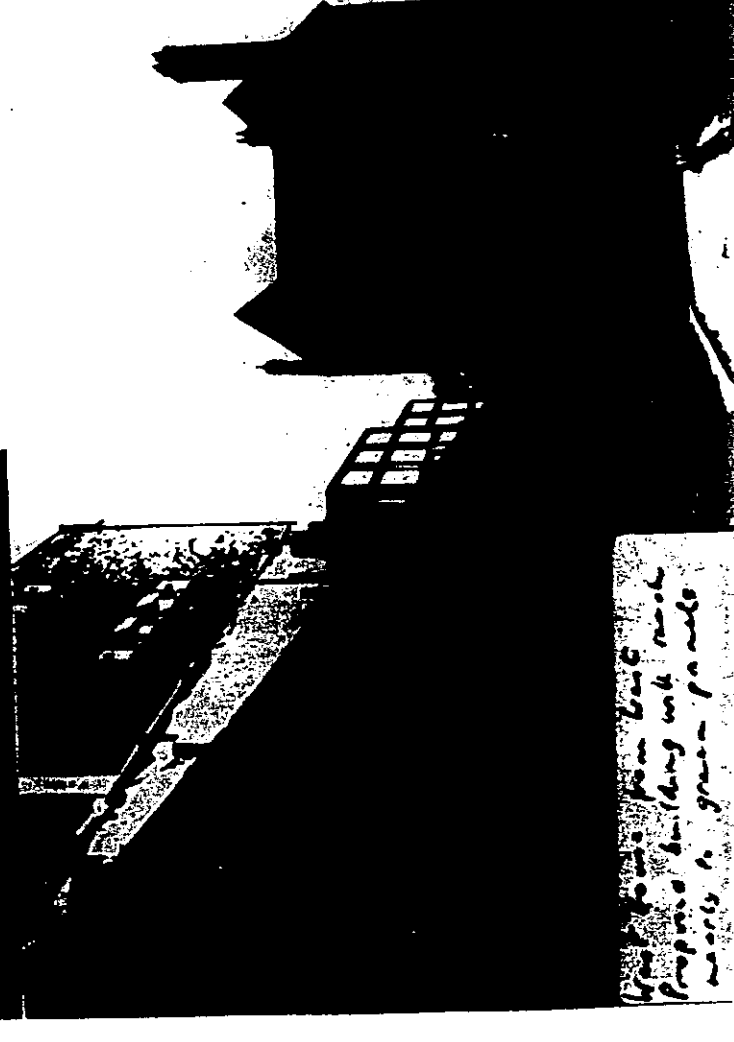
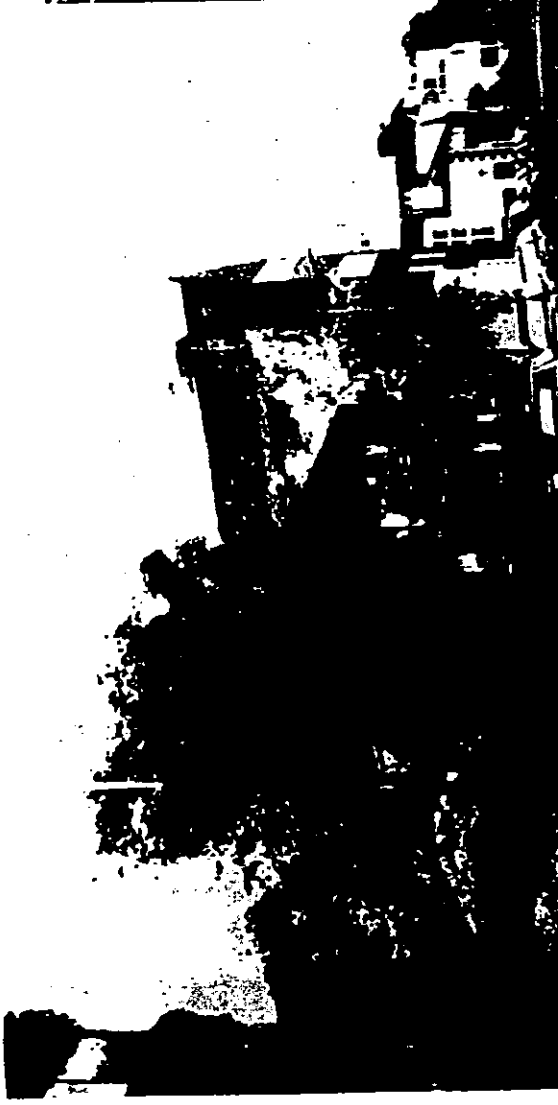


Kennington Heights; look to
frame replacement with
an high opposite
front house

DSH



best home and existing low
rise adjoining buildings



the house from last
proposed building with much
work to ground plane

4010



4010



View west from West House
to be reduced by
2.3m (7'6") in width



Proposed new building
will be same height as
Kensington Heights



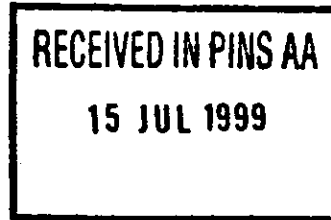
Flat 5
WEST HOUSE
118 Campden Hill Road
London W8 7AR

15 JUL 1999

DBT

*10/53
4011*

July 14 1999



The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Sirs:

Ref: App/K5600/A/99/1022704

Further to our letter of 5 July, we enclose copies of photographs in support of our objection to the proposed plans for the building to replace Water Tower House directly opposite.

Yours faithfully,

J.D.B. Miller-Stirling

J.D.B. Miller-Stirling

T. Miller-Stirling

Mrs. T. Miller-Stirling

cc M.J. French
Planning Director

St George's Church
Aubrey Walk
LONDON W8 7H

Handwritten: ~~10/01/99~~
~~[Signature]~~
4012

15TH July 1999

BY FAX AND POST (0117 987 8443)

Mr D Shoreland
The Planning Inspectorate
Room 1003
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	W	C	SW	SE	ENP	AO ACK
19 JUL 1999				70			
REC	ARB	FWD PLN	CON DES	FEE			

Dear Mr Shoreland,

Campden Hill Reservoirs Development

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

I attach a report prepared by Mr Martin Caroe of Caroe & Partners. He is St. George's retained architect and a renowned church architect. This refutes comments by Mr J Thomas of Rotherwell Thomas' proof of evidence. I should like this to form an appendix to my submission dated 21st June. Please pass to the Inspector.

Yours sincerely,

Handwritten signature: Angela Lascelles

Mrs Angela Lascelles

Enc.

c.c. ✓ Mr D Taylor
Royal Borough of Kensington & Chelsea

Mr T Blaney
Messrs Lawrence Graham

Caroe & Partners

CHARTERED ARCHITECTS

1 Greenland Place London NW1 0AP
tel 0171 267 9348 fax 0171 267 9344

4013

MB

CAMPDEN HILL: St. George by Bassett Keeling - Listed Grade II

This representation is submitted by M.B. Caroe BA (Cantab), D. Arch (King) FSA.

I am a third generation conservation architect, my firm having been founded when my grandfather left J.L. Pearson's employment in 1884. The firm continues to specialise in the care of old buildings, including Cathedrals (6), National Trust and other similar houses in private hands (some 15), timber framed buildings and the conservation of mediaeval paintwork, monument and statuary. I spent some 12 years working on the West Front of Wells Cathedral and over the last five years have been working at Her Majesty's Tower of London.

My father purchased 15 Campden Hill Square in 1944, I lived there from 1945-1959. The family sold in 1982.

M B Caroe FSA RIBA P F Bird FSA RIBA P W Crawford FSA J R Saunders FSA
Senior Associate J P Benichamp FSA Associates H J A Stork FSA R Pissill-Graham FSA J Lawson FSA
Archaeological Consultant J C Simpson Partnership Secretary Irena Mulla
Also at

Penelope's Porch Market Place Wells Somerset BA5 2RB tel 01749 677561

1. In his submission. Mr J Thomas of Rothermel Thomas sets out descriptions of St. George's taken from:

- The listing description.
- "Parish Churches of London".
Basil Clarke 1966.
- "London 3 North West"
Pevsner and Cherry 1991.
- Survey of London
Vol. XXXV11.



and also of his unpublished thesis:

- "Victorian Churches in London"
University College of London 1956.

2. The published accounts describe the purpose for which the Church was built, its huge early popularity, and makes amusing references to a liveried beadle with wand of office whose role was to open the carriage doors.

3. The designer is described as a "quirky-rogue architect", his style as "muscular Gothic" "atrocious" (Pevsner).

4. Finally, changes to the building are recorded including the:

- Removal of the upper west gallery and side galleries, coupled with the cladding of the columns by Ryan Tenison.
- Demolition of the apse and spire.
- Whitewashing of the interior.

5. Mr Thomas' thesis takes these criticisms further:

He includes Keeling, amongst a group of architects whose work has a strange wildness and ugliness. The churches all "manifest an amazing coarseness of design and are very unattractive ...". He includes amongst the group, Peacock, Teulon, Keeling and Lamb, also on occasions Street and even Pearson. In describing the church, he states that the Chancel is west of the Nave and suggests "this is a most ungracious Church, awkward and uneasy to live with; the texture of the materials is hard and uncompromising.... It must have been amazing when it was new and all the shapes and materials were crisp and shiny".

In fact the Church lies north of the Nave, none of the original materials appear to have been shiny. Teulon's church of St. Saviour Rossllyn Hill is Listed as Grade I, desperate efforts have been made to save the building over the last twenty years.

6. Later he states that "the Church makes a brave show to the front, but the standard of ostentation and quality of materials drops off to an extraordinary extent at the sides which are much simpler, bleaker and cheaper with coloured brickwork and very little stone!

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Keeling is hardly to be criticised for designing in this way, as his Church is closely surrounded by pre-existing buildings on all three sides, he thus concentrated expensive materials on the only elevations which are visible from the street.

7. He concluded by stating "as the result of extensive internal alterations to Bassett Keeling's "ornate and somewhat barbarous style" beginning in the late 19th century, "the highly personal character of the Church has been lost". ".....the integrity of this listed building has been harmed by extensive alterations. For instance the removal of the broached spire and its replacement by a copper pyramidal cap, the demolition of the apse, the whitewashing of much of the interior and the removal of galleries".
8. Taste changes as do patterns of use, St. George was badly damaged by the V2 that landed at the south-west corner of Camden Hill Square. This probably accounted for the demolition of the spire, the displacement of the roof structures and probably the weakening of the apse that led to its demolition. In the late 1940s, this was a sad and uninspired building smelling of stale ecclesiastical gas.
9. The submission by the Deputy Church Warden of Kensington describes in ecclesiastical and social terms the transformation of the building over recent years.
10. Here it is pertinent to point out what has been achieved in architectural terms.
11. The works have included:
 - Cleaning of the West Front and Tower.
 - Exposure of Keeling's cast iron columns in the Church itself, along with the restoration of the springers that support the upper brickwork.
 - Partial cleaning of the arches to the crossing, exposing original coloured brickwork and polychrome designs.
 - Re-siting of Keeling's West Gallery Front.
12. Listed building consent was required for the recent alterations, control being exercised by English Heritage and the Royal Borough of Kensington and Chelsea. At no stage did English Heritage officers indicate that the building had been so altered that it was no longer of importance. They were immensely supportive to the PCC and their architects during design development.
13. In contrast to Thomas' views, it can be argued that the building has regained some at least of its original character and integrity. The interior is a fine space, peaceful, colourful and appropriate for worship.
14. Keeling's use of polychromy inside and out is, once again, apparent. His idiosyncratic detailing of joinery is there to be enjoyed, the relationship between his taught cast iron piers and the masonry they support once again makes sense.
15. Past comments on St. George's have castigated its architect as a quirky rogue, the west front as "atrocious"; "his style is ornate and somewhat barbaric". There have been claims that the interior has been completely de-Keelingised, that the integrity of the building has been harmed by extensive alterations.

16. Notwithstanding the above, it is also fair to claim that Keeling's design is significant and appealing to our taste at the turn of the century. This is NOT a building that has been altered so as to have lost its integrity or architectural importance.
17. Finally, in the weeks when broadsheets have been full of pictures contrasting Battersea Parish Church with the massive new housing block to the south, it is at least pertinent to raise the issue as to whether the best preserved of Bassett Keeling's churches should suffer a similar fate.

Monty Lowe

4016

~~4016~~

M B Caroe BA (Cantab), D. Arch (King) FSA
Architect, St. George's Camden Hill

Dated: 14 July 1999

2 Aubrey Walk,
London, W8 7JG
Telephone & Fax 0171 727 6787

Michael French Esq., FRICS.
Executive Director Planning & Conservation,
Royal Borough Kensington & Chelsea
The Town Hall,
Horton Street,
W.8.

DBA
4017

12/04/99

Dear Mr French,

Thames Water Development

I have now been to inspect the alterations which St James's Homes have made to their development plans for the Thames Water site. These alterations appear to be more or less cosmetic, and do not address the major objections expressed by residents. In particular I am amazed to see that it is still their intention to build a block of flats along the south side of Aubrey Walk, in front of the present pumping station.

These flats, if they were given planning permission by the RBKC, would replace a most unusual bank and stretch of green hedge, which lends character and charm to this old village street of Kensington. And which forms an ideal screen for any open space behind it; is a suitable setting for the listed church and terrace of listed houses opposite; and forms an attractive approach to the historic Aubrey House.

On Friday 15th May 1998 Mr Stuart Turner of the Ecology Centre, Holland Park called at Aubrey Walk, at my suggestion, to inspect the bank of trees, and to give his opinion of its value to the community.

He thought it probable that there had once been a privet hedge at the top of the bank by the Thames Water Pumping Station. Traces of this privet hedge are still there. The fact that this hedge has not been properly maintained has resulted in an area approximately 60 metres long, of naturally developed and largely self-sown trees and shrubs. These trees Sycamore and Ash, and a large old Silver Birch are all now coming into leaf, and stand 25 - 30 ft high at the top of a bank approximately 12ft high. These, together with the bank containing various species of ivy, privet, wild roses and a magnificent evergreen viburnum, form an ideal habitat for wild life and nesting birds. Bird song is continuous. In the opinion of Mr Turner this is a rare and valuable asset in this urban conservation area. It is much appreciated, not only by residents, but by the tennis players on their way to the Tennis Club, and all the many dog walkers and visitors to the Walk. I believe that if this were in the country it would be protected, and that it is even more vital to protect such a scarce resource in an urban area.

4018

~~DAW~~

People who want to level this stretch of bank in order to build blocks of flats right up to the road have been heard to say "The trees are only self-seeded". This does not make them any less valuable. All ancient forests are self-sown and are protected. No permission was needed from the Forestry Commission. **Indeed the Landscape proposals prepared for the Developers by Broadway Malvan Landscape at 7.04 states "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 will be lost in the new development." (A few shrubs may be planted instead) Again, in their Landscape Proposals in detail - 8.00 Broadway Malvan state: " The landscape proposals have three main objectives: To provide a substantial green boundary to the development. . ."**

This unique bank already provides a green boundary as well as shade and character to Aubrey Walk. Together with the Turkish Hazel Trees (Nos 8, 9 & 10) planted by the Council in the pavement immediately in front of the bank, they form a natural and suitable setting for the listed Church and listed houses opposite. **Please do not allow it to be destroyed.** I urge members of the Planning Committee, to come and see it for themselves, or at least to look at the photographs of the road as it is and compare that with the plans for redevelopment. Profit must not be the only consideration in this Conservation Area.

Yours faithfully,

SN

Lady Neill.

cc. C. Colwell Esq,
Cllr Christopher Buckmaster.
Cllr Ahern
Cllr Freeman
G. Searle Esq,
David Stabb Esq.



241
4019

View of Aubrey Walk (September)
On the left are the railings of Water Tower House, and
beyond that the pumping station concealed by an attractive,
riot of greenery



View down Aubrey Walk (September)
taken outside 25 Campden Hill Gardens

12 PITT STREET
LONDON W8 4NY

Tel: 0171-937 1888
Fax: 0171-937 5567

4020

W/110

15 April 1999

Lady Neill
2 Aubrey Walk
London
W8 7JG

Dear Lady Neill

THAMES WATER DEVELOPMENT

Thank you very much for sending me a copy of your interesting letter to Mr French dated 12 April.

I think that the report from Mr Turner is very useful. Do you think that he would be prepared to put this in writing?

Yours sincerely



Robert J Freeman

12 Aubrey Walk
Kensington
London
W8 7JG




Mr Christopher A Thompson, RIBA, MRTPI
The Planning Inspectorate
Room 12/02 West,
Tollgate House
Houlton Street
Bristol
BS2 9DJ

1 July 1999

Dear Mr Thompson,

Thames Water Reservoir Site/ RefAPP/K5600/A/99/1022704

I am writing to ask you if you would dismiss the two Appeals relating to:

- (1) the Planning Application; and
- (2) conservation area consent for partial demolition of the engine house and covered reservoirs.

Introduction

12 Aubrey Walk is located on the north side of Aubrey Walk and faces onto the courts of the Campden Hill Lawn Tennis Club. It is one of the houses in what "The Conservation Area Proposals Statement" describes as a "crisp Arts and Crafts Terrace." (p 23).

I was born and baptised on Campden Hill, brought up here, and have lived in several addresses on Campden Hill. My parents and grandparents also lived on Campden Hill. I think I can claim to know the area "like the back of my hand". I can recall the post-war demolitions on Campden Hill that made way for the RBKC complex off Hornton Street and for Holland Park School. I can also recall the demolitions of two reservoirs in this vicinity to make way for the Melbourne House block of flats off Kensington Place (to the east of Campden Hill Road), and for the Kensington Heights flats (to the west of Campden Hill Road.)

With the exception of the 1960s and 1970's apartment blocks to its east (facing onto Campden Hill Road), the area comprised by the Thames Water site and its immediate surroundings, has remained largely unchanged for more than a century. The last two remaining great houses of Campden Hill, Thorpe Lodge and Aubrey House, are its direct neighbours. To the east, and directly overlooking the site from Campden Hill Road, is the important listed Norman Shaw "West House".

On entering Aubrey Walk, the former carriageway to Aubrey House, you encounter an unspoiled backwater of considerable charm, with small mews-like streets, some on steep slopes, leading into the elegant Campden Hill Square. This backwater contains many listed structures. As the Appellant's former architect volunteered at a public presentation of earlier plans for the site at Kensington Town Hall, Aubrey Walk, has the feel of "a country lane". It leads to Aubrey House, which has itself been described as "a country house in London". The green screen of trees and bushes on the south side of Aubrey Walk, directly facing the listed St George's Church and its three listed Georgian terraced neighbours, make a particularly powerful contribution to this rural impression. The largely unenclosed south side to the road, in a borough where terraces on one side of a street generally face terraces on the other with some monotony, adds to this rural character, as do the open views of the tennis courts from properties overlooking the reservoirs.

4022

HR

The site, on the top of Campden Hill, is also one of the highest points in London, only slightly below Hampstead Heath, and therefore has the capacity to dominate the surrounding conservation area, for good or for ill.

The survival of one of the oldest open air tennis clubs in London, in premises and surroundings that have changed little since Victorian times, is an extraordinary piece of good fortune.

Aubrey Walk is included in guided walks arranged for tourists visiting London. It is notable that two firms organising these walks took the effort to write in to protest at the damage that would be caused by the proposed development. These testimonials seem to me to represent the most powerful objective support for the care that must be taken to preserve the character and charm of this backwater.

The reason why I moved here is that I regard Aubrey Walk as the most attractive road on Campden Hill. That is based on 50 years of experience of the area. I do hope that at some point in the Inquiry you will be able to visit some of the buildings surrounding the site to appreciate at first hand the points that I and other residents are trying to make.

My wife, children and I are also members of the Campden Hill Lawn Tennis Club.

(3) The Impact of the proposed development on the Conservation Area and on the Settings of listed buildings.

In essence, I believe that the proposed development integrates very poorly to its immediate surroundings and does nothing at all to foster a sense of community. One issue is bulk and over-density. Another is of architectural monotony in a neighbourhood typified by an eclectic mix of styles and sizes which together achieve informality and personal scale. A third is the loss of a (historic) working environment in a neighbourhood that is now almost entirely residential. A fourth is the destruction of the greenery that provides its rural character. A fifth is the destruction of the lay out of the Victorian tennis club and its replacement with a modern club with an entirely different character and causing greater disruption to the local community. The sixth is the destruction of outstanding views from the buildings that surround the site.

It may be helpful to divide the site into distinct sections and comment on each in turn.

(i) Section of Site from Campden Hill Road to Hillsleigh Road


(a) Water Tower House

Local residents have always regarded the 1960's part residential/part office block called "Water Tower House" as a planning mistake.

The building was constructed on land previously occupied by two structures: the water tower and a house provided by the former Metropolitan Water Board for its district foreman. This house was located at the corner of Campden Hill Road and Aubrey Walk, facing into Aubrey Walk. In scale and character, the District Foreman's House was in harmony with its surroundings in Aubrey Walk and with the Victorian cottages further to the west on the north side of Aubrey Walk.

In my view, the now-demolished District Foreman's House (of which several photographs are preserved at the local history section of Kensington Public Library) remains a valid reference point for any redevelopment of this section of the site, much preferable to the criticised Water Tower House that replaced it. There is an opportunity now to correct a planning error made in the 1960s.

Unfortunately, the Appellant's proposed apartment block at this corner section of the site would result in even greater bulk and height than Water Tower House. Indeed, the bulk and height of the block

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approximates Kensington Heights which is viewed locally as far too overbearing for its surroundings. Because of this, most residents would in fact prefer the less imposing Water Tower House to remain in place rather than being replaced by a structure of even greater size and bulk.

Sympathetic development at this section of the site could also improve the setting of "West House" which has suffered from facing two of the most unattractive apartment block developments on Campden Hill. I doubt whether the implications for West House of the new block that would face it have been considered sufficiently carefully.

In summary, at the entrance to Aubrey Walk I would like to recreate the character and scale that was destroyed when the District Foreman's House was demolished and replaced by Water Tower House. I would not support replacing one planning mistake with another-and larger-one.

(b) The Engine House.

The former engine house is an early Victorian structure, built in 1857, and earlier in date than the two remaining reservoirs. The engine house is the last survivor of the first waterworks development to the west of Campden Hill Road, of which the other two main features, the water tower and the first reservoir, have been demolished. Its earlier creation than the two surviving reservoirs, and its greater historic interest and importance, do not seem to have been well appreciated. Externally, its single storey section survives intact. The engine house can best be viewed from the south side (although this view is obscured temporarily by the conveyor belt being used to remove spoil from the shaft now being excavated in the yard of the engine house). Even though the engine house is not listed, and a certificate of immunity from listing has been issued, it remains an attractive, unusual and historic feature of the conservation area which local residents would like to see preserved. It is the last surviving habitable structure of what were once extensive water operations for a large area of London.

If refurbished, the engine house would make attractive offices. I have noted that another redundant Victorian engine house was recently placed on the market by Thames Water in Highgate. It attracted considerable interest and was sold despite requiring major restoration.

I understand that the issuance of a certificate of immunity from listing is not relevant to the guidelines set out in PPG15 for determining applications for demolition of unlisted buildings in conservation areas. Taking into account paragraphs 4.26 and 4.27 of PPG 15, it is difficult to see any justification for the demolition of this early Victorian structure.

I would support the retention of a working environment in Aubrey Walk. The retention of the engine house for office use would ensure this. The interaction of social and economic units makes a positive contribution to creating a local community rather than a local dormitory. I believe that retaining some employment on site is an important element in preserving the character of this section of the conservation area.

The development proposals include the removal of the thick--in summer almost impenetrable--green screen of trees and shrubs that faces the Church and its adjacent terrace and which is the defining feature of the setting of these listed structures. The limited tree replacement contemplated is not an adequate substitute for what will have been lost. Furthermore, in a particularly insensitive move, the Appellants have located the single vehicle entry point to the developed site directly opposite the front of the church. This would degrade the setting still further (as well as causing disruption to the activities of the church).

Finally, the Appellant's proposal to locate apartment blocks at this section of the street is out of character with the small listed terraced housing opposite. A more appropriate model would be the Victorian cottages on the south side of Aubrey Walk further to the west, or the now demolished District Foreman's House.

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(initials)

(ii) Middle Section of Site (the eastern, formerly middle, reservoir)

The Appellant's proposals for this section of the site consist in the replacement of a large amount of existing open space with very high terraced housing around a cigar shaped rectangle that the Appellants describe as a "square".

The loss of open space of this size in a borough that has so little open space-particularly when compared to other London boroughs- is a very serious objection to the Appellant's proposals. Furthermore, the loss of this particular open space would have a huge negative impact on the existing attractive views from properties such as mine overlooking the tennis courts. From its first and higher floors, my house has uninterrupted views south over the tennis courts to the house and the trees of Thorpe Lodge.

The tall south terrace of housing would tower over the listed Thorpe Lodge causing further damage to its setting which has already been affected by the height of Airlie Gardens and the proximity of Kensington Heights. The new terrace would succeed in completing the destruction of its setting.

Following the addition of a further unit to the northern end of the western terrace-to compensate for the removal of one house on the south terrace- the western terrace has moved unacceptably close to the existing houses on the north side of Aubrey Walk

In summary, it is my view that this rare area of open space is precious and should be preserved in full.

(iii) Western area (the western reservoir)

The external appearance of this section will not change and seems, therefore, unobjectionable in terms of visual impact. However, the increased use of the Tennis Club that would follow from it becoming an all-weather club will generate increased noise, traffic, parking and other disturbances from the Club. Evening playing will become more frequent with use made both of outdoor floodlit courts (as now) plus the 6 undercover courts. There has already been a recent increase in evening social activities at the Club generating noise from departing members in the period after the club bar is closed at 23.00. That will increase with the presence of more club members playing tennis in the evenings. The increased volume of undercover space will increase the space available for social events.

I regret local residents would "treat with a pinch of salt" any undertaking accepted by the Club purporting to regulate social or other activities. The reason for this is because the Club has never attempted to enforce with any seriousness the no parking restrictions in Aubrey Walk. Even members of the Club Committee and its staff ignore this restriction which is advertised on a small sign at the bottom of the steps leading up to the Club entrance. Furthermore, the existing floodlighting is regularly left switched on after the permitted hour.

(4) Impact of the Development on the use of the Highway

At peak periods, Campden Hill Road is close to saturation with long tailbacks from its exit into Notting Hill Gate. At these times and others, there can also be severe congestion in the section of Aubrey Walk between Campden Hill Road and Hillsleigh Road which is a regular "rat run" used by taxis, parents on the school run with children and others.

Residents believe that access to a developed site should be from Campden Hill Road and not from Aubrey Walk. The Appellants should be encouraged to reach agreement on shared use of the existing vehicle access between Kensington Heights and Water Tower House which is rarely used at present. Furthermore, the vehicle access proposed for the development has been moved further west along Aubrey Walk than the existing vehicle access point which is directly behind Water Tower House. It would now be opposite St.

4025 (2/11)

George's Church. That not only brings additional traffic further west down Aubrey Walk but will cause contention with the now active programme of services and other events at St. George's. The location of the vehicle access at that point seems particularly ill judged. As far as I can judge, no assessment has been made of the disruption that would be caused to this revitalised church (or even acknowledgement made in traffic and other studies of the recent increase in its activities).

The tennis club already generates considerable traffic and parking problems in Aubrey Walk. As stated above, the Club does not attempt to enforce the no parking restriction that is supposed to apply to a section of Aubrey Walk. An all-weather club, with no off-street parking of its own, will intensify these problems due to the increased use of the Club's facilities. This increased usage will clash with the already increased usage of St. George's Church, a factor, as suggested above, which seems to have been ignored by the Appellants. This is not a slumbering Church but an untypically active one.

(5) Affordable Housing

Water Tower House and the existing small modern block of flats on the south side of Aubrey Walk are tenanted by many employees and ex-employees of Thames Water and therefore, in a non-technical sense, already provide "affordable housing".

The demolition of these blocks and the relocation of their tenants elsewhere would, without the provision of affordable housing on site, result in unfortunate "social cleansing" in an area already dominated by high earners. In my view, the Appellant must be required to provide affordable housing on site, if for no other reason than to compensate for the removal of the tenants of the flats that would be demolished.

In a recent article in a local newspaper, the Appellant's have described their proposed housing development as creating a new "Millionaires Row" with the provision of lifts and every conceivable trapping of luxury. One has to wonder whether provision of this kind of housing should be accorded greater priority than the protection of existing affordable accommodation in an area that already has so little.

I hope that this letter is useful and also that you may perhaps be able to visit this house to admire the wonderful views onto the site.

Yours sincerely

Henry Manisty

PP/99/0733

① Ach ② Copy Helen

Handwritten scribble

9 PITT STREET
LONDON W8 4NX
Tel: 0171-937 9750
Fax: 0171-938 1138
bmaddox@pitt.demon.co.uk

③ ST

Handwritten initials and scribbles

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June 22, 1999

From Lady Maddox
J. French
Executive Director, Planning Services
Planning and Conservation
Town Hall
Hornton Street
London W8 7NX

Dear Mr French,

My husband Sir John Maddox joins me in gratitude that the planning application for the Thames Water development off Aubrey Walk was refused. We are writing now to say how fervently we hope that this decision will not be overturned on appeal.

Campden Hill is crowded enough. Such a central and valuable spot of open space must not be sacrificed to create more housing, especially not a development of such intrusive size.

Please add our names to your list of those who oppose the Thames Water plan.

Yours faithfully,

Brenda Maddox
Brenda Maddox

Flat 5
WEST HOUSE
118 Campden Hill Road
London W8 7AR

~~4027~~
4027

July 5 1999

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

Ref: App/K5600/A/99/1022704

Dear Sirs,

We have already written to Mr. French concerning the height of the building in Campden Hill Road proposed as replacement for Water Tower House. We think that the building is much too high.

We now learn that the plans of the developer involve its extension southwards by 2.3 metres, effectively reducing the gap between it and Kensington Heights by this distance. This will directly affect the light reaching this building over and above the reduction caused by the proposed additional height. It will also affect the view to the west which this building has always enjoyed.

West House is a listed Norman Shaw building. When Water Tower House was built it was sited so as to leave a sufficiently wide gap in front of West House for the latter's features to be appreciated from the west. We are already crowded by Kensington Heights and certainly do not need further encroachments.

We urge you to reject this extension.

Yours faithfully,

J.D.B. Miller-Stirling

J.D.B. Miller-Stirling

Tessa Miller-Stirling

Mrs. T. Miller-Stirling

cc M.J. French
Planning Director

THE KENSINGTON SOCIETY

PATRON - HIS ROYAL HIGHNESS THE DUKE OF GLOUCESTER, G.C.V.O.

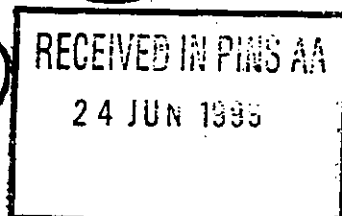
President - Sir John Drummond, C.B.E.
Vice Presidents - The Rt. Hon. The Earl of Snowdon, G.C.V.O.
Mrs. Gay Christiansen
Hon. Secretary - Mrs. Ethne Rudd
25 Kensington Square, London W8 5HH
Tel: 0171 376 1111 Fax: 0171 937 1203

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LONDON W8 6AA

22-06-99

(Handwritten initials)

(Handwritten number 4028)



To: The Planning Inspectorate
Room 1003, Tolkate House,
BRISTOL BS2 9DJ

Your ref: App/K 5600/A/99/1022704

Thames Water Reservoir and Water Tower House
97 Cambden Hill Road, LONDON, W8.

This Society is the principal residents' association representing residents throughout the Royal Borough of Kensington and Chelsea, excluding that part known as Chelsea.

We submitted to the Royal Borough Council two brief sets of objections to the applications for planning permission. We have now had the advantage of reading the Report by the Executive Director of the Planning and Conservation Department to the Planning Services Committee dated 08/06/1999.

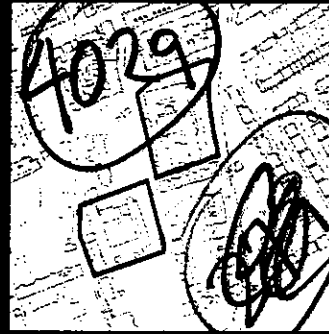
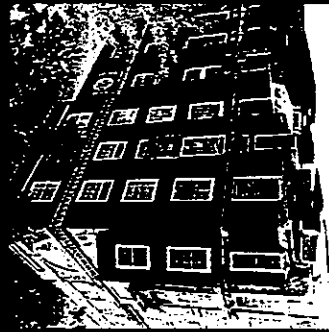
We agree with, and support, the entire contents of that Report.

Also, as stated in paragraph 6.8 of that Report, we consider that a relevant factor in the proposed re-development of the King's College site ^{in Cambden Hill Road} in view of the fact that a planning brief has already been approved and issued by the Royal Borough Council for this site. We enclose a copy of this planning brief and submit that it should be taken into account in the present appeal.

(Handwritten signature)

ROBERT VIGARS

KING'S COLLEGE, Camden Hill and Camden Hill Road, W8



THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Planning Brief, June 1997
The Royal Borough of Kensington and Chelsea



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PLANNING BRIEF

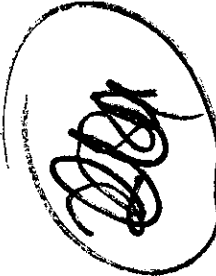

as adopted June 1997

**King's College, Campden Hill
and Campden Hill Road, W8**

RECEIVED IN PINS AA
24 JUN 1998

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1. INTRODUCTION

BACKGROUND

- 1.1 This planning brief describes the development opportunities on the King's College sites on Campden Hill and Campden Hill Road, London, W8. Development opportunities are likely to arise through the vacation of premises by King's College, University of London.
- 1.2 Situated between Campden Hill, Campden Hill Road and Duchess of Bedford's Walk, these two sites cover a large and important area of Kensington. Their development will impact on the character and appearance of the area and on the way land is used by residents, workers and visitors. The development and associated activity may have an impact outside its immediate area.

- 1.3 The key aim of this brief is to ensure the best use of land, to promote urban design quality and to co-ordinate individual development schemes. The brief also provides guidance in the development process for present and future residents, site owners and prospective development interests, the wider public, and Council Members and Officers. It should be read together with the approved Conservation Area Proposal Statement (CAPS) for the Kensington Conservation Area, within which the brief sites are located.

- 1.4 The brief has been prepared following extensive consultation with the public and with contributions from a range of interests. It was approved for adoption by the Council on 30 June 1997 and will form a material consideration in deciding planning applications for development on these sites. Essentially, it elaborates and interprets the Council's adopted Unitary Development Plan policies, proposals and standards (see Section 4) as they apply to individual sites, balances conflicts, and takes on board recent

government guidance. It describes the parameters required for a successful planning application to ensure that proper consideration is given to the sites, their context, existing policy, the views of the public, skilled advice and to environmental impact. A discussion of the brief's implementation is included.

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THE SITES

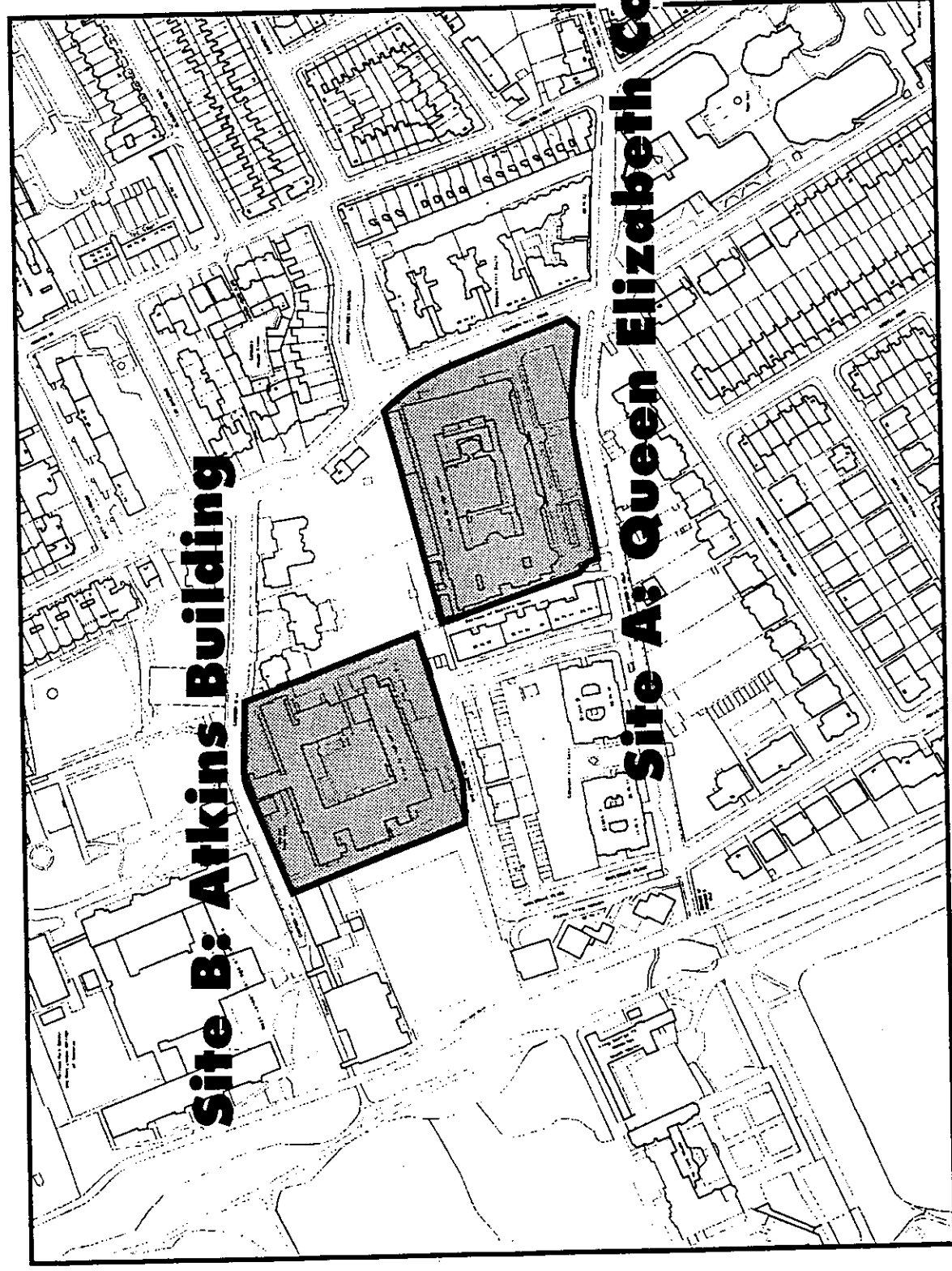
- 1.5 The sites are shown in Figure 1. The area of the Campden Hill Road site (Site A), housing Queen Elizabeth College, is approximately 9,850 sq.m. (106,000 sq.ft.) The area of the Campden Hill site (Site B), housing the Atkins Building, is approximately 8,600 sq.m. (92,500 sq.ft.).
- 1.6 The total gross floorspace on Site A is approximately 15,700 sq.m. (169,000 sq.ft.) and on Site B 16,400 sq.m. (176,500 sq.ft.).

2001
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The Sites

Figure 1:

DBA
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SUMMARY OF APPROPRIATE LAND USES

1.7 The sites may offer the opportunity for primarily residential development, and as such should make a contribution to the supply of affordable housing within the Royal Borough.

1.8 The original Queen Elizabeth College building within Site A is listed grade II. While the most appropriate use of this listed building is educational use, other uses which preserve the special architectural and historic character of the building will be considered. There may be scope for a sensitive residential conversion. Some of the rooms within the college are of architectural and historic interest, and any new use will be expected to preserve them as existing. It may be possible to use some of these rooms for a use which is compatible with a residential use.

1.9 Alternatively a mixed development involving residential use and an institutional use (within the existing Use Class (D1) non-residential institutions or within Use Class (C2) residential institutions) may be considered if the combined scheme were to respect the listed building and character of the area. Intensification of the existing D1 use is not considered appropriate.

1.10 There is scope for demolition on Site B offering redevelopment opportunities for residential purposes, subject to no institutional / educational user coming forward to refurbish the existing purpose built institutional accommodation.

1.11 More detailed information and cross references to relevant policies of the UDP are set out in the subsequent section *Detailed Planning Requirements and Guidance*.

1.12 Supporting information is contained within *Survey and Appraisal, Site Attributes and Constraints* which serves as background material to the brief. This sets out a summary of the key aspects of analytical work that has preceded the more prescriptive elements of this brief. It should be read in conjunction with this main body of the brief.

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2. DETAILED PLANNING REQUIREMENTS AND GUIDANCE

KEY LAND USE REQUIREMENTS

- 2.1 The sites may offer the opportunity for primarily residential development, and as such should make a contribution to the supply of affordable housing within the Royal Borough.
- 2.2 The original Queen Elizabeth College building within Site A is listed grade II. While the most appropriate use of this listed building is educational use, other uses which preserve the special architectural and historic character of the building will be considered. There may be scope for a sensitive residential conversion. Some of the rooms within the college are of architectural and historic interest, and any new use will be expected to preserve them as existing. It may be possible to use some of these rooms for a use which is compatible with a residential use.
- 2.3 Alternatively a mixed development involving residential use and an institutional use (within the existing Use Class (D1) non-residential institutions or within Use Class (C2) residential institutions) may be considered if the combined scheme were to respect the listed building and character of the area. Intensification of the existing D1 use is not considered appropriate.
- 2.4 There is scope for demolition on Site B offering redevelopment opportunities for residential purposes, subject to no institutional / educational user coming forward to refurbish the existing purpose built institutional accommodation.

2.5

Residential development should include a range of units sizes, provision of larger family sized units (three or more habitable rooms) and smaller units (one or two habitable rooms) (H18). Provision of units suitable for occupation by families will be welcomed; such units should have direct access to open space.

2.6

Given the size of both sites, it is considered that they should make a positive contribution to provision of affordable housing in the Borough. However, it is acknowledged that on site housing provision may not be easily achievable due to Site A being a Grade II listed building which the Council is anxious to retain, and Site B having a number of townscape requirements. Consequently it may be that the Council would give favourable consideration to off site provisions for affordable housing in line with its expressed policies.

2.7

On Site B residential densities above 350 hrha (habitable rooms per hectare) will only be considered suitable (H12) if justified in townscape terms.

2.8

Communal or private garden space should be provided (LR13). On Site A there are opportunities for provision of open space offered by the demolition of later additions and extensions in the central courtyard and northern edge of the site. On Site B, in addition to provision of communal or private garden space, there should also be adequate space between buildings to ensure privacy and avoid overlooking.

2.9

Careful consideration must be given to preserving and enhancing the setting of the listed building on Site A.

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2.10 Consideration could be given to the provision of social and community facilities, including a medical surgery and nursery care facilities.

2.11 The majority of trees on site should be retained and new areas of planting will be sought (CD32, CD72, CD73). Street tree planting will be encouraged, in particular on Campden Hill adjacent to Site B.

2.12 Improvements to the footways immediately adjacent the brief sites will be welcomed. Such improvements should be to an accessible standard, that is, which allows for ease of movement by wheelchair users.

2.13 Any provision of affordable housing on Site B or elsewhere should include a proportion of housing built to mobility and wheelchair access standards and developers should seek early discussion with registered housing associations and the Council's Directorate of Housing and Strategic Development.

2.14 Any development proposals and the associated development and construction process needs to have special regard to protecting the amenity of local residents and should not detract from the residential character of surrounding areas.

Access and Parking

2.15 The Council will require one off-street parking space per private residential unit. A standard of 75% provision will be acceptable for any affordable housing. Parking for non-residential development will be considered on the merits of the particular scheme. The Council will seek to rationalise and reduce existing parking provision on the sites in accordance with UDP policy TR41. Regard should also be had to provision of

disabled persons' parking bays and the associated standards of the UDP. Basement car parking may be considered appropriate depending on means of access (TR46).

2.16 Vehicular access for Site A, should ideally be from the Duchess of Bedford's Walk. Applicants should propose arrangements from Duchess of Bedford's Walk having due regard to sight lines, narrowness, the presence of established trees and residents parking. Provision of access from Campden Hill via Site B should also be investigated. The existing access / egress on Campden Hill Road may have to be retained, in addition to an arrangement onto Duchess of Bedford's Walk.

2.17 Improvements to pedestrian and cycle links will be encouraged, and provision of cycle parking welcomed (TR27).

2.18 The area cannot support significant additional trip generating activity and access is only possible from local and district roads. Uses which generate a high number of trips will increase the problems of an already congested area, generate demand for on-street parking and will be resisted.

2.19 Car parking should not be visually prominent from public areas, and should not detract from the setting of the listed building. As such, only very limited surface parking is likely to be acceptable in design terms along the garden frontage. The scope for basement parking will need to be explored, although clearly this should not prejudice the special architectural or historic interest of the listed building.

2.20 The access gates and the boundary walls along the Campden Hill Road frontage of Site A are important architectural elements which are listed and must be retained.

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PRINCIPLES FOR DEVELOPMENT - SITE A

fixtures. Other important spaces include entrance halls, stairwells and some corridors.

- 2.21 Development proposals within Site A must protect the special architectural and historic character of the listed Queen Elizabeth College building. A sympathetic conversion to residential use is likely to be acceptable in principle, subject to detailed design considerations. Demolition of modern buildings within the site which currently harm the setting of the listed building would be welcomed, (as illustrated in Figure 2).
- 2.22 The listed college building is of special interest because of its design and the contribution that it makes to the local townscape. The continuous use of the building as a college is of historic interest, and this use has clearly influenced the plan form and design of the building.
- 2.23 **Most of the original building fabric, and rooms within the building, contributes to the special character of the listed building, and as such must be preserved and protected.**
- 2.24 All original elevation details are likely to fall within this category, including doors, windows, brickwork, rainwater goods, original floor to ceiling heights, architectural detailing including cornices and string courses.
- 2.25 Within the building there are several rooms with imposing proportions and important architectural detailing. These are of special interest and such rooms must be preserved and protected. Important rooms include the Old Refectory Hall, the West Common Room, the Queen Elizabeth Bar Room, the Council Room, the first and second floor libraries, and the suite of rooms associated with the Principal's office and previously used living quarters. Additionally, some of the traditional lecture theatres within the northern wing include good proportions and interesting joinery

- 2.26 Most of the original architectural features and detailing within the building are of some special interest and should be preserved and protected, and these include staircases with their balusters and hand-rails, cornices, skirting boards and other joinery.
- 2.27 **There are some parts of the building which are less sensitive, and here some alterations to the fabric may be considered acceptable if they do not harm the special architectural and historic character of the building.**
- 2.28 Within the upper floors of the southern and western wings there may be scope to alter the plan form between stairwells, where rooms within the halls of residence exist. Similarly, several of the laboratories, offices and teaching rooms are of less special interest, especially within the northern wing, and their plan form could be amended.
- 2.29 **There are some areas where demolition of unsympathetic recent development, and remedial work, will be welcomed.**
- 2.30 The building within the inner court yard probably dates from the 1960's. It detracts from the setting of the listed building and as such its demolition would be welcomed. Demolition of the modern single storey buildings, to the north of the site, would also be welcomed and these areas should be landscaped to improve the setting of the listed building.
- 2.31 There is scope to redesign the recent third floor fenestration upon the northern wing, and to remove extract flues within the inner court-yard. Generally where original features, such as timber sash

windows, have been inappropriately replaced, their reinstatement will be encouraged.

2.32 The current vehicle parking arrangement at surface level within the curtilage of the listed building, detracts from the setting of the building, and this could be rationalised and improved.

(See the appendices for a more detailed appraisal of the listed building).

Landscaping and the Creation of a New Public Space

2.33 Development proposals within Site A must include a comprehensive landscaping plan, and should address the opportunity of creating more open landscape at the south eastern corner of the site.

2.34 Development proposals for Site A provide an opportunity to improve the relationship between the south eastern corner of the site with the prominent traffic node where Campden Hill Road, the Duchess of Bedford's Walk, Upper Phillimore Gardens and Holland Street meet. There is specific policy within the Kensington Conservation Area Proposals Statement which relates to this traffic node and its surroundings (paragraph E8 within the section on Environmental Improvements). This calls for a rationalisation of the road layout and for a visual enhancement.

2.35 If the boundary of Site A were set further back from the Duchess of Bedford's Walk, the pavement could be widened and a new public open space created. A high quality design in this area which incorporated better signage, seating, landscaping, and possibly a work of art or other focal point, would be welcomed.

2.36 The college grounds fronting the Duchess of Bedford's Walk are currently in a poor state. The existing fencing is not in a good state of

repair and it acts as a visual barrier between the gardens and the public streets. It would improve the setting of the listed building, and the appearance of the local townscape, if the gardens were more visible from public areas. Replacement of the fencing with appropriately designed railings could promote this visibility.

2.37 Any new landscaping scheme will be required to create an appropriate setting for the listed building.

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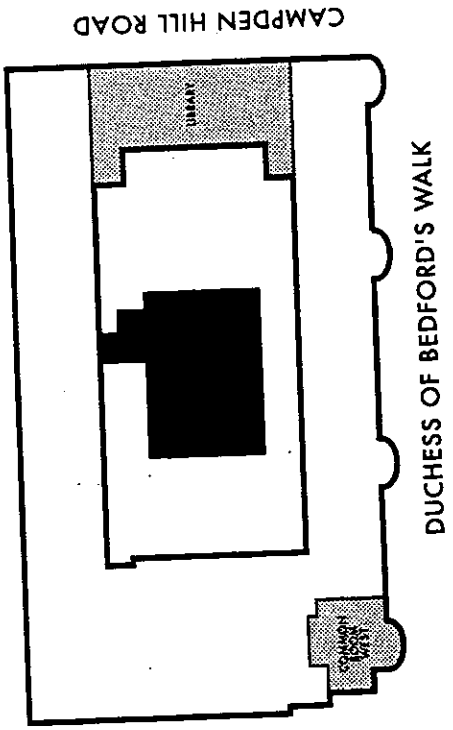


Figure 2.

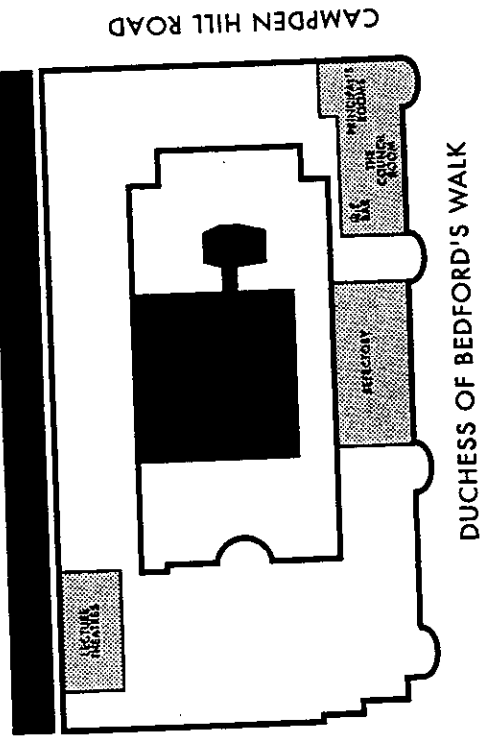
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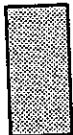

FIRST FLOOR PLAN



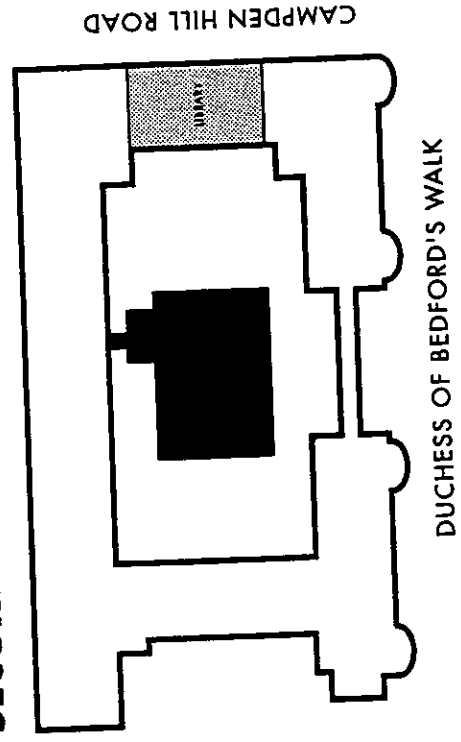
GROUND FLOOR PLAN



KEY

-  ROOMS OF PARTICULARLY SPECIAL INTEREST
-  BUILDINGS WHICH HARM THE SETTING OF THE LISTED BUILDING

SECOND FLOOR PLAN



PRINCIPLES FOR DEVELOPMENT - SITE B

Building Heights, Building Line and Orientation

2.38 New buildings within Site B should be orientated so that frontages face onto public areas and routes, while rear elevations face inner private areas.

2.39 Along the frontage with Campden Hill the height of new development could rise up to five stories in part, but the scale of new development should be broken up to ensure that new buildings do not appear too bulky and to assist in the creation of an interesting sky line. The taller parts of new buildings could be used to emphasise the curve in Campden Hill and the corners of the new development, to add interest into the street scene.

2.40 The building line of new development upon Campden Hill should be set back behind the present main line of the existing Atkins Building. This set back will improve legibility from Campden Hill Road towards Holland Park School and the park. A landscaping scheme will be required for the area between the building line and the highway, and this should reflect the informal landscape quality of the area. Car parking should not be allowed to dominate this space and encouragement will be given to basement parking.

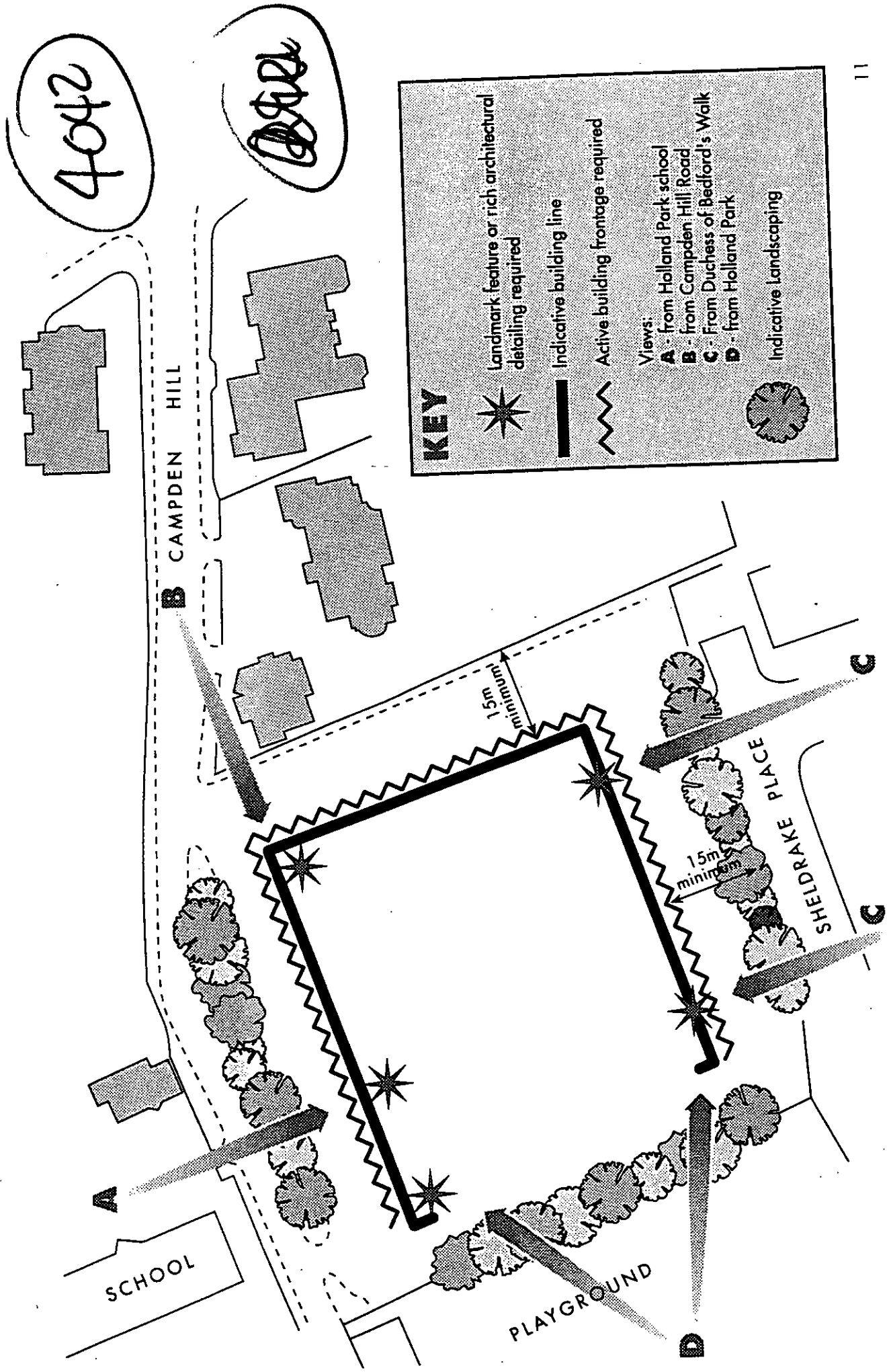
2.41 Any development along the eastern flank of the site should be set well back from the eastern boundary (by at least 15 metres) to preserve the amenity of the neighbouring house which is used as an embassy. The natural gradient of the site falls quite steeply from the north to the south. This fall should be used to step down new development from the north to the south to reduce the apparent bulk of new development. The height of new buildings along the eastern flank will be restricted by the need to prevent overlooking and loss of amenity to the neighbouring house.

2.42 Any development along the southern boundary of the site should be oriented so that frontages face south towards Sheldrake Place. This will ensure that attractive elevations are viewed from Sheldrake Place and from the Duchess of Bedford's Walk. A building line in this area should be set well back (by at least 15 metres) from the southern boundary of the site to protect boundary trees and the amenity of residents on Sheldrake Place. As new buildings along the southern boundary would cast shadows within the site, the height of new development here should be considerably lower than that fronting Campden Hill. New buildings should generally not exceed three stories in height in this area.

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Figure 3. Site B. Principles for Development



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PRINCIPLES FOR DEVELOPMENT - SITES A & B

Townscape and Context

2.43

Within Site A, enhancement of the visually prominent area beside the traffic node at the south eastern corner of the site will benefit the local townscape. The design quality of the college grounds needs to be improved, as does the visual relationship between these grounds and the wider public realm. The demolition of the recent additions which detract from the setting of the listed building would be welcomed.

2.49

New development will be expected to meet the high design standards which are applied in the Kensington Conservation Area. High quality contemporary design could be appropriate for Site B, but in any case, design should be rich in detail, use high quality materials, and reflect the human scale.

Bedford's Walk, and from Holland Park. The design of elevations which can be viewed from these areas will be expected to be appropriately detailed.

Environment and Landscape

2.44

The eastern part of Campden Hill is characterised by prestigious detached houses within extensive grounds, and by the large gardens at the back of mansion blocks. Mature trees, garden walls and an open aspect still result in an almost semi-rural feel, and this character should be preserved and enhanced through appropriate landscaping within Site B.

2.50

The design, layout and siting of development should facilitate passive solar gain and use of natural daylight. The Council will encourage development incorporating renewable energy sources, reuse of materials and use of materials from sustainable resources, use of other energy conservation measures, and use of environmentally friendly building techniques and means of operation. Robust building forms capable of future reuse, and innovative, contemporary, environmentally conscious design will be encouraged.

2.45

The houses and mansion blocks in the area include architecturally rich public elevations, which are usually classically styled. Their detailing reflects a human scale which is an appropriate measurement for new development.

2.51

Street tree planting will be encouraged. Any developer should instigate early discussion with the Borough's Aboricultural Officer.

2.46

Within Site B new development should be outward looking. It should aim to create a well defined, legible street along Campden Hill and a more prestigious "gateway" into Holland Park.

2.52

Tree planting on site and creation of new green areas of amenity, ecological and environmental value will be sought. New soft landscaping should include a substantial number of local native species of trees and shrubs which provide shelter and food supplies for wildlife. Scope for the provision of an aquatic habitat could be explored. Advice from the Borough Ecology Service should be sought. Existing trees on site are to be protected.

2.47

Public elevations must front public areas to redress the current problem of lack of surveillance upon Campden Hill.

2.48

The design of new buildings within Site B should reflect the fact that important views exist into the site from the wider townscape. These views are from Sheldrake Place, Campden Hill, The Duchess of

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Public Art

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Safety and Security

All public spaces and thoroughfares should be designed with actual and perceived safety and security in mind. Providing for public surveillance and self policing should be a key objective of development. In this light, buildings should directly overlook public areas and particularly the entrances to buildings. It is recognised that some mix of uses can promote surveillance by encouraging activity at different times of the day. Whilst an environment that offers interest and variety will be encouraged, recesses and hideaways and the segregation of pedestrian and vehicle routes should be avoided. Attention also needs to be afforded to lighting, particularly of entrances and exits.

Incorporation of works of art as part of development can enhance the visual quality and interests of spaces and buildings and the overall attractiveness of a development both environmentally and financially. The Council supports the aims of the Percent for Art Campaign launched by the Arts Council in 1989 and encourage developers to incorporate works of art within their projects. Ideally this should involve the early involvement of artists and crafts people within the design process. Participation of the local community and local artists in the design process will be welcomed.

Public Art might include street furniture, elevation and surface treatments, and interesting and innovative building features. Public art will be particularly welcomed in those areas where small informal open spaces are created, and as the foci of views, such as at the south eastern corner of Site A.

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2.58

In respect of residential development, surveillance and activity needs to be balanced against the need for privacy and protection against noise nuisance, disturbance, light pollution and other loss of amenity. Reference should be made to the Police Architectural Liaison Manual of Guidance.

2.54

RELATED DEVELOPMENT

Refuse

Refuse bins and stores should be sensitively designed within the building envelope and so as not to appear visually obtrusive in the street scene. Stores should preferably be provided for each main entrance where they are easily accessible to the occupiers of the residential units. Due regard should be given to The Council's Code of Practice Refuse Storage and Collection.

2.59

In addition to the above requirements and guidance relating to the main sites addressed by this brief, the Council will seek to secure Planning Obligations under section 106 of the Town and Country Planning Act 1990 in order to mitigate the effects of development on surrounding areas and to secure environmental improvements. In this light developers might wish to consider the following:

- A package of improved pedestrian, cyclist and vehicular access proposals for the area;
- Environmental improvements to public spaces, particularly on the corner of Campden Hill Road and The Duchess of Bedford Walk.

2.55

Schemes which incorporate further measures to facilitate good waste management in the form of recycling banks or re-use schemes will be encouraged and should be considered in the early planning of the site.

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3. PROCEDURES FOR APPLICATIONS AND IMPLEMENTATION

INTRODUCTION

3.1 This section sets out the key stages of preparation, procedures of site planning, available sources of advice, and best means of presenting planning and design solutions. The purpose here is to improve the development process and ensure proper consideration of site, context, policy, skilled advice, public consultation and environmental impact. Setting out such a rational process does not deny the importance of creativity and inspiration, even if it does emphasise the problem solving aspects of site planning and design. The key means of implementation of this brief are also discussed in order to give applicants and third parties a clear indication of how the brief is to be applied.

ENGAGING SKILLED PLANNERS AND DESIGNERS

3.2 The retention by developers of expert planning, urban design, architectural and landscaping skills at an early stage in the development process is of critical importance in achieving a quality solution. The Council will expect use of these skills and seek the early involvement of, and discussions with, such professionals at an early stage.

AREA AND SITE APPRAISAL

3.3 The process of planning and designing a particular development for a site follows an assessment of the physical nature of the site itself. The appendix to this brief sets out some key aspects of analytical work that has preceded the

more prescriptive elements of the brief, but applicants should seek to supplement this by undertaking additional area appraisal themselves.

3.4 In this sense the Council will seek demonstration that applicants have considered in some detail both the nature of the sites and their relationship to the surrounding area. This should encompass appraisal of natural and ecological features, the surrounding townscape and urban space, and the human activities the environment supports. Consultation might be conceived as an important part of area and site appraisal (see paragraph 3.5).

PRE-APPLICATION DISCUSSIONS AND EXPERT ADVICE

3.5 This draft brief has been prepared in consultation with other departments of the Council and with inputs from a range of sources of expertise. The adopted brief has been subject to full formal consultation. However, developers themselves can save much abortive planning effort by undertaking pre application discussions with a range of bodies and by seeking advice from Council Officers, English Heritage and from residents associations.

3.6 Further information on appropriate contacts is available from the Council's Planning and Conservation Department.

VALUABLE SOURCES OF GUIDANCE

3.7 In addition to the guidance set out in this brief and the policies set out in the Council's UDP, reference should be made to the following publications (see also paragraph 4.3).

- Kensington Conservation Area Proposal Statement, The Royal Borough of Kensington and Chelsea.

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Building Green: A guide to Using Plants on Roofs, Walls and Pavements, Johnson J. & Newton J. for the London Ecology Unit (1993)

Habitat Design Brief (1997)
Queen Elizabeth College - Its History.

PRESENTATIONAL REQUIREMENTS

The presentation of applications is a central part of the process of securing planning permission. Good presentation is particularly important to secure the proper interpretation of plans, particularly by Council members and the general public, and to avoid the hostile reception that badly presented applications can receive. The key requirements are to enable consideration of the thinking and analysis that has gone into site planning, to ensure that the surrounding context is properly considered and that proposals relate to their surroundings. In this light applications for planning permission should be accompanied by :

- Drawings showing the plans and elevations of adjoining and adjacent buildings supplemented as appropriate by perspective drawings. The use of photo montage techniques and computer graphics to provide perspectives from any required angle is to be encouraged.
- A suitable scale portable model of the development also showing the mass of adjoining buildings.
- A short supporting statement of around 1000 words in length with illustrations as appropriate. This should reveal what design appraisal work has been undertaken, how the context has been considered and what principles and philosophy have governed the application.
- Where appropriate, illustrations showing existing examples of similar completed development schemes and designs.
- Details of accessible facilities.

- *Conserving Energy by Design*, 1996, The Royal Borough of Kensington and Chelsea.
- *Access Design Guidance Notes*, 1997, The Royal Borough of Kensington and Chelsea.
- *Refuse Storage and Collection - Code of Practice*, The Royal Borough of Kensington and Chelsea.
- *RBKC Housing Strategy*, 1997/98, The Royal Borough of Kensington and Chelsea.

3.8 Planners, designers and other interested parties might also refer to some of the following practically orientated academic texts, practice oriented studies and lobbyists recommendations. However, these are for information only, and should not be seen to override the content of this brief or other Council policy.

- *Responsive Environments: A Manual for Designers*, Bentley, I. et al (1985)
- *London's Urban Environmental Quality*, LPAC (1993)
- *Making Townscape: A Contextual Approach to Building in an Urban Setting*, Tugnut and Robinson (1987)
- *Time for Design*, English Partnerships (1996)
- *Sustainable Settlements: A Guide for Planners, Designers and Developers*, Barton H., Davis G. & Guise R. (1995)
- *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*, Building Research Establishment (1991)
- *BRE Digest 350: Climate and Site Development* (parts 2 & 3), Building Research Establishment (1990)
- *Police Architectural Liaison - Manual of Guidance*, Home Office Crime Prevention Centre (1987)
- *Designing for Accessibility - An introductory Guide*, Centre For Accessible Environments (1993)
- *Landscape Design Guide, Vols. 1 & 2*, Lisney A. & Fieldhouse K. (1990)
- *The Good Wood Guide*, Friends of the Earth

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DBB

- Detail and diagrams showing the micro climate of proposals, including daylight and sunlight and its relationship to use of land, and any likely wind tunnel effects.
- Details and diagrams illustrating energy saving measures and other environmentally friendly building techniques. The Council welcomes the use of techniques to assess the environmental qualities of buildings, such as the Building Research Establishment Environmental Assessment Method (BREAM).
- A survey of existing and proposed parking provision.
- A survey of trees and landscape features and significant wildlife habitats, covering not only the site but also adjacent or overhanging trees and other features.
- Proposed service provision or drainage alterations which may affect trees and other features.
- Measures to protect trees and other landscape features during the construction process.
- A landscape scheme showing details of proposed planting, paving and street furniture as well as features to be retained.
- Where consultation with English Heritage reveals that archaeological remains are known or likely to exist on site, an archaeological field evaluation carried out by a professionally qualified archaeological organisation or archaeologist. The Institute of Field Archaeologists publishes a Directory of Members, which developers may wish to consult.
- A schedule of works to the listed building.
- An assessment of contamination and remediation measures if appropriate.

IMPLEMENTATION

- 3.10 The brief will primarily be implemented via the direct exercise of development control powers. Applications for planning permission, listed building consent and conservation area consent will be assessed against the guidance, expectations

and requirements set out in this brief and the policies and proposals of the UDP.

- 3.11 In those circumstances where the General Development Order allows certain developments to take place without planning permission, the Council will encourage development to be in accordance with the brief. Similarly, compliance with the brief will be encouraged in respect of those works or changes of use not deemed to be development. Where appropriate the Council will seek to secure Planning Obligations under section 106 of the Town and Country Planning Act 1990.

- 3.12 The Council views the special provisions for consultation, specialist and expert inputs and advice, area appraisal, and presentation of applications set out above as an important part of the planning and implementation process (see paragraph 3.5).

- 3.13 Developers should also be aware of the Council's annual Environmental Awards Scheme. The Planning and Conservation Committee makes awards in various categories to schemes it considers set a good example in their inherent quality and respect for, and contribution to, their setting. Larger schemes are covered by national award schemes, such as the Civic Trust's bi-annual scheme; further information on these is available from the Council's Planning and Conservation Department.

ENGINEERING DURING CONSTRUCTION

Statutory Undertakers and Public Utilities

- 3.14 The Council will seek liaison with public utility agencies in order to secure suitable location and siting and means of

construction, erection or installation of public utilities and statutory undertakers equipment. In particular it is important to ensure compatibility with the townscape, ensure freedom of mobility for people with special mobility needs and to minimise disturbance to residents and users of roads and pavements (PU5, PU6).

Minimising disturbance and Protecting site features

- 3.15 Allowance should be made to ensure that the process of development has minimum effect on local residents and local commercial activities.
- 3.16 Details are to be submitted of how the development is to be screened during construction in order to protect the amenity of the area. An approved screen is to be erected before development commences and maintained for the duration of building and other operations on site. Similarly, details of any noise and discharge amelioration measures will be required as appropriate and restrictions will be enforced in respect of working hours, noise and dust control.
- 3.17 No tree on site shall be lopped, topped or felled without the prior approval in writing of the Council. Full particulars of the method by which the trees on site is to be protected during building and other operations on site shall be submitted to and approved in writing by the Council before development commences. The protection so approved shall be provided before development commences and maintained for the duration of building and other operations on site.

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DDDA

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