

4051

4051

4052
HDA

4. BACKGROUND INFORMATION

PLANNING BACKGROUND

The UDP contains a range of strategic and more detailed local land use policies addressing a range of topics and policies on the design of development and conservation. The overall aim of the UDP is to:

"MAINTAIN AND ENHANCE THE CHARACTER AND FUNCTION OF THE ROYAL BOROUGH AS A RESIDENTIAL AREA AND TO ENSURE ITS CONTINUED ROLE WITHIN THE METROPOLITAN AREA AS AN ATTRACTIVE PLACE IN WHICH TO LIVE AND WORK."

Specific policy areas of the UDP include those seeking to protect the residential amenity and character of the Borough, those seeking an increase in residential accommodation and a supply of affordable housing, and those addressing the presumption against large scale business development and the encroachment of inappropriate business activities into residential areas. Thus underlying this brief is a firm aim to protect the residential character of the Borough and a resistance to any change which would damage residential amenity.

Other major policy areas include those seeking to maintain and secure a supply of social and community and leisure facilities throughout the Borough, to maintain healthy shopping centres and secure shop units as part of development schemes, and to resist new hotel development. In terms of conservation and design, policies seek to protect and enhance local character and ensure that development is of a high standard and of townscape value; tighter control is prescribed for development in conservation areas and for historic buildings.

4.5

STATUS OF THE BRIEF

The brief is consistent with the policies and proposals contained within the Council's Unitary Development Plan (UDP) as adopted August 1995 and by which applications are to be determined in accordance with, unless material considerations indicate otherwise (Town and Country Planning Act 1990, s.54A). Policy CD86 of the UDP addresses the preparation of planning briefs for important potential development sites and states how regard will be had to adopted briefs in considering proposals.

This planning brief thus plays an important role in the overall planning policy hierarchy applicable to this site. However its content is subsidiary to, and should be read in the light of, and in conjunction with, the Council's policies set out in the Unitary Development Plan. To facilitate this, UDP policies are clearly cross referenced from the relevant sections of the brief.

Of additional relevance is the approved Conservation Area Proposal Statements (CAPS) for the Kensington Conservation Area, the setting of which development on the brief sites would affect. The CAPS identifies the characteristics which contribute to the special nature of the conservation area and sets out detailed guidance to interpret and elaborate on the policies in the UDP. Policy CD50 of the UDP seeks the implementation of proposals which have been agreed in CAPS.

Other supplementary planning guidance produced by the Council will also be a material consideration in deciding applications (see paragraph 3.7).

4.1

4.2

4.3

4.4

4.6

4053

Duty

SITE OWNERSHIP AND RESTRICTIVE COVENANTS

4.7 The UDP also contains policies seeking development of land and buildings for residential use (H2) and seeking a significant proportion of affordable housing (H22).

4.10 The freehold interest of both the sites is held by King's College.

SCHEDULE OF USES

4.8 The lawful use of the buildings appears to be primarily D1 educational use with a range of other ancillary uses.

4.11 This brief is written without information on Title. Interested parties must satisfy themselves regarding precise details of ownership and any restrictions or encumbrances which may effect development or use of the site.

Site A

- Educational uses - lecture theatres, teaching rooms, laboratories and libraries
- Administration offices
- Student accommodation, for approximately 230 students (less than 30% of total floorspace)
- 1 residential flat
- Squash court and tennis court
- Other ancillary, including hall, common rooms, kitchens, laundry and medical centre

4.12 Prospective purchasers should make themselves aware of any restrictive covenants relating to the use of the site.

Site B

- Educational uses
- Ancillary including offices, refectory and students union

RELEVANT PROPOSALS ON NEIGHBOURING SITES

4.9 Holland Park School has been granted planning permission for the redevelopment and extension of the existing sports hall, and refurbishment of the existing swimming pool. The scale and siting of the development will be the same as existing.

SUPPORTING INFORMATION

A: SURVEY AND APPRAISAL, SITE ATTRIBUTES AND CONSTRAINTS

4054

~~4054~~

NB. The following sections are for information only and should not be read as part of the main body of the brief.

CONTENTS

A1. Introduction	25
A2. Surrounding Land Uses	26
A3. Open Space and Trees	32
A4. Transport and Accessibility	34
A5. Historical Background and the Listed Building	36
A6. Permeability and the Public - Private Interface	40
A7. Legibility Analysis	42
A8. Elements of Local Character	44
A9. The Photographs	47

4055

~~4055~~

A1. INTRODUCTION

A1.1 This supporting document sets out some key aspects of analytical work relating to the brief sites and surrounding areas, and, where appropriate highlights some key planning and design implications. This has preceded the formulation of the more prescriptive elements outlined in the main body of the brief.

A1.2 Work set out here is an integral part of the brief formulation process. It is made explicit as a public document in order to clarify, expand and justify the Council's guidance, expectations and requirements for the site. It aims to stimulate discussion and facilitate understanding of the issues which set the brief's agenda and from which principles and prescription have been distilled. It provides for more active and informed public response to the brief as a whole and as such is an important aid to consultation.

A1.3 This document also aims to provide all those concerned, including development interests formulating proposals for the sites, Council Members and Officers, with a clear reference point for site planning and design, outlining some important elements of the context to which development is to respond. The objective here is to contribute to the planning and design process in a non adversarial fashion, providing the basis for site solutions in a way that does not stifle the creativity of development professionals.

A1.4 The techniques of analysis employed are not purely descriptive and are such that principles and solutions for the sites can easily be extracted. Like the main body of the brief the principle focus is on broad issues of land use, urban design and environmental concerns; matters of detailed design have been

avoided. The survey does not however profess to be all embracing and development interests will be required to undertake further analysis as part of the process of development of a suitable scheme, and in particular to demonstrate the townscape and environmental compatibility of proposals. Further details of the procedures of site planning and design are set out in Section 3 of the main body of the brief.

405b

405b

4057



A2. SURROUNDING LAND USES

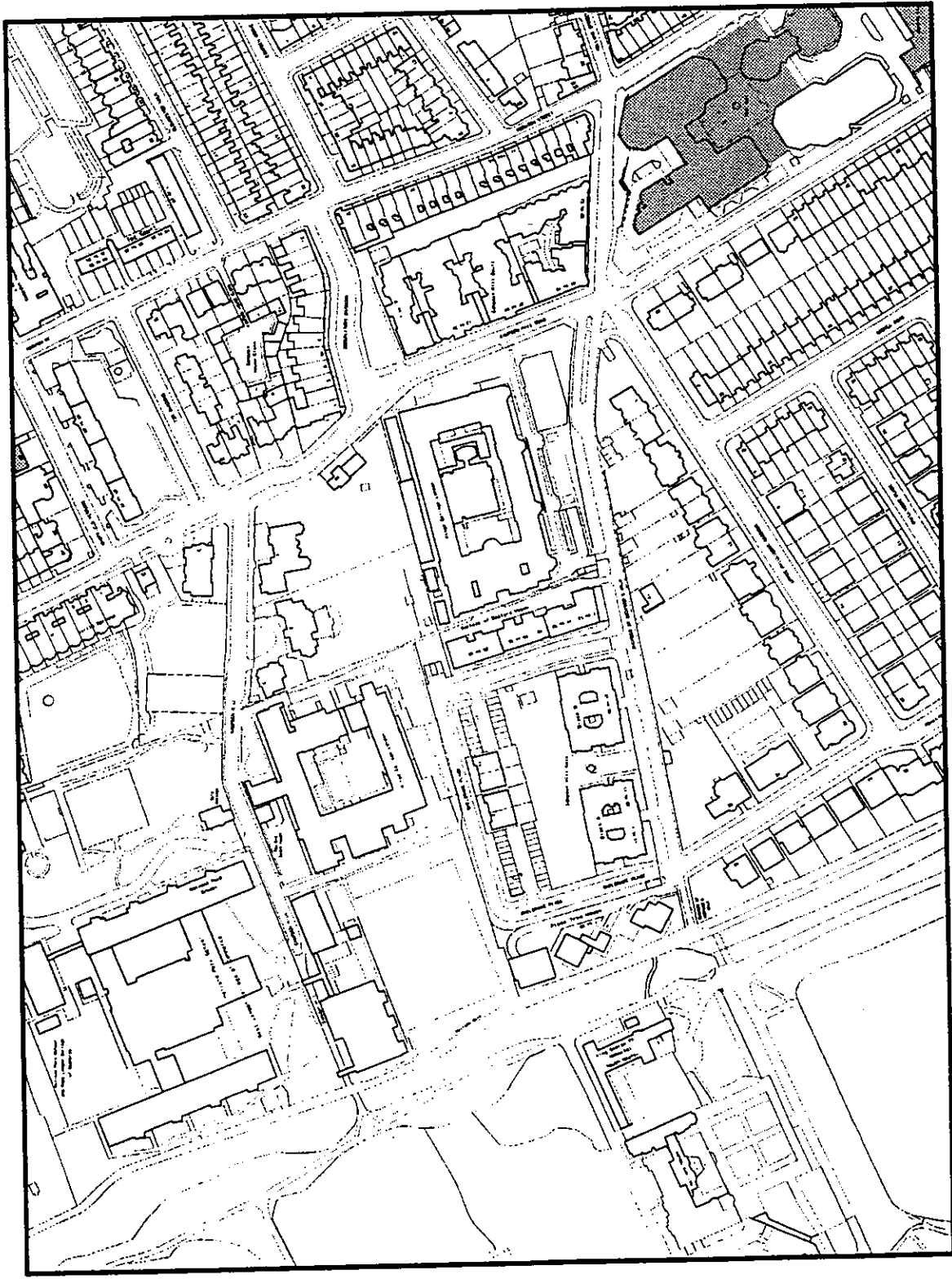
Some Key Planning and Design Implications

- A2.1 The following maps give a broad indication of surrounding land uses. The sites are located within a primarily residential area.
- A2.2 The area is also characterised by educational uses, in addition to the existing King's College, Holland Park School and the West London College of Commerce are nearby.
- A2.3 Other non-residential uses in the vicinity include a small number of embassies on Campden Hill and Campden Hill Road. The Town Hall is also located close by, on Hornton Street.
- A2.4 The sites are close to Holland Park, with access along Campden Hill and Duchess of Bedford Walk.
- A2.5 High Street Kensington Principal Shopping Centre (not shown on the map) is also relatively close by, at approximately 300 - 600m away, for Sites A and B respectively.

- The development sites are within a residential area and development needs to have regard to the domestic uses and character.
- 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 overall residential character of the area.
- Whilst development should have regard to the high residential densities which characterise the area, residential densities should not be so high as to place excessive pressure on existing facilities.

B1 - Business Uses

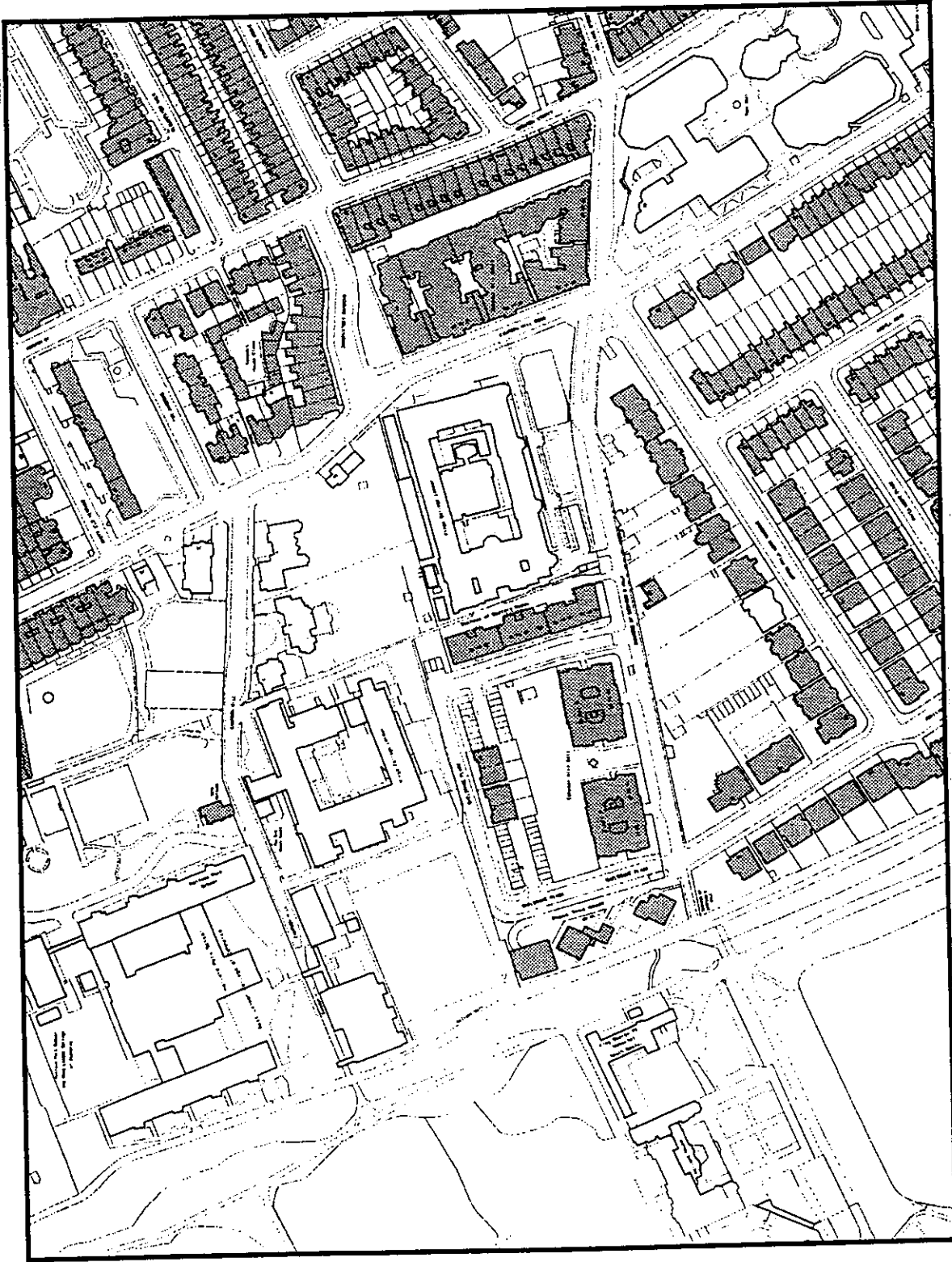
DA
4058



C3 - Dwellings

4059

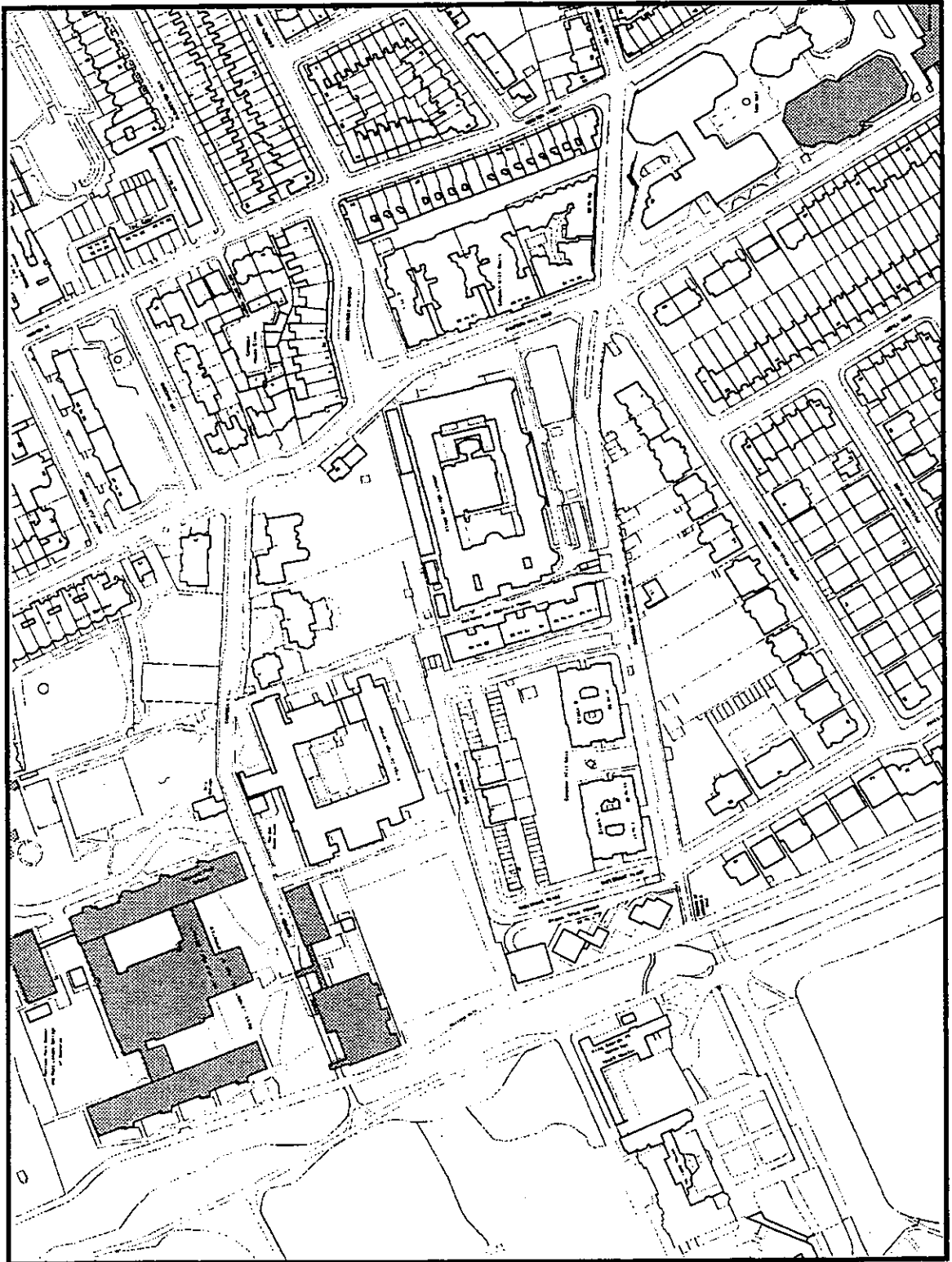
BON



D1 - Non-residential Institutions

4060

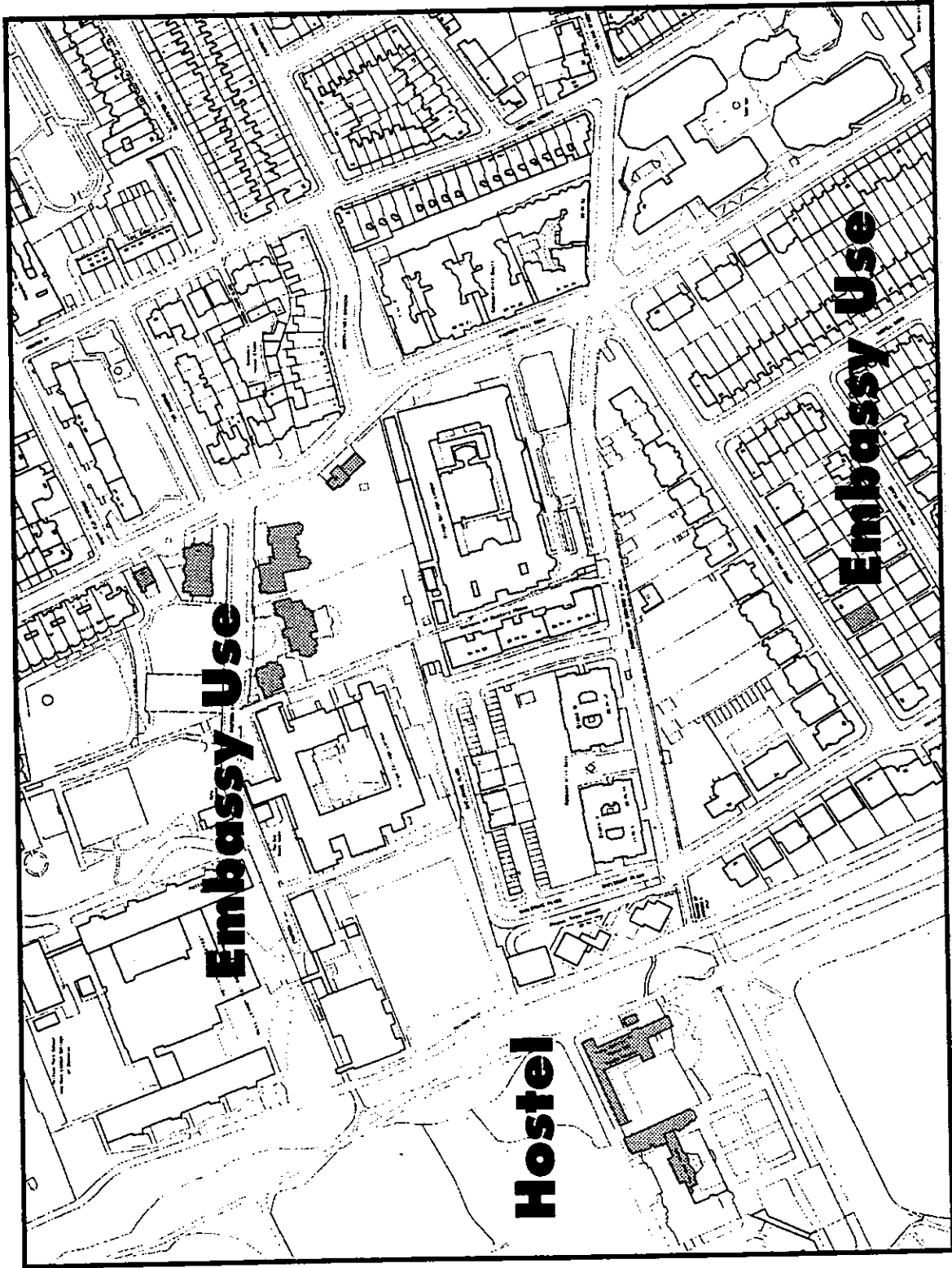
QMA



Other Uses

4061

AN



4062

~~4062~~

4063

2120

A3. OPEN SPACE AND TREES

of Campden Hill Road and the Duchess of Bedford's Walk; and to create a stronger visual "gateway" to Holland Park.

- A3.1 The diagram opposite shows the supply of public open space in the area surrounding the brief sites and distribution of street trees and trees on site.
- A3.2 Both sites are within easy walking distance of Holland Park, and are not considered to be in an area of open space deficiency. Site B can be clearly seen from within Holland Park and new development should not adversely affect the setting of the park (policy CD13).
- A3.3 There are a number of fine mature trees, particularly in Site A. These impart a distinct character and quality to the street scene and have a beneficial impact on environmental quality in terms of energy, noise and pollution control, climate and wildlife. Along the southern edge of Site B there is a bank of trees which provide a valuable screen to residential properties in Sheldrake Place and the Duchess of Bedford's Walk.

- Consider the design and accessibility of public and private open space.
- Ensure a quality street environment especially for pedestrians and in particular to providing generous pavement widths, quality paving, street furniture and soft landscaping. Potential exists for creation and enhancement of minor public spaces and nodal points, such as at the Junction of Campden Hill Road and Duchess of Bedford's Walk.
- Mature street trees should be retained around Site A, and the planting of additional street trees along Campden Hill, adjacent to Site B, will be encouraged.
- Consider views into Site B from Holland Park, the Duchess of Bedford's Walk, Sheldrake Place and Campden Hill.

Some Key Planning and Design Implications

- Tree planting on site and creation of new green areas of amenity, ecological and environmental value are to be encouraged. New opportunities may exist for landscaping on Site A for example, through demolition of recent buildings, as in the central courtyard and removal of some surface car parking.
- Use hard and soft landscaping to give better definition to public streets; to visually reinforce the node at the corner

Open Space / Trees

Public Open Space

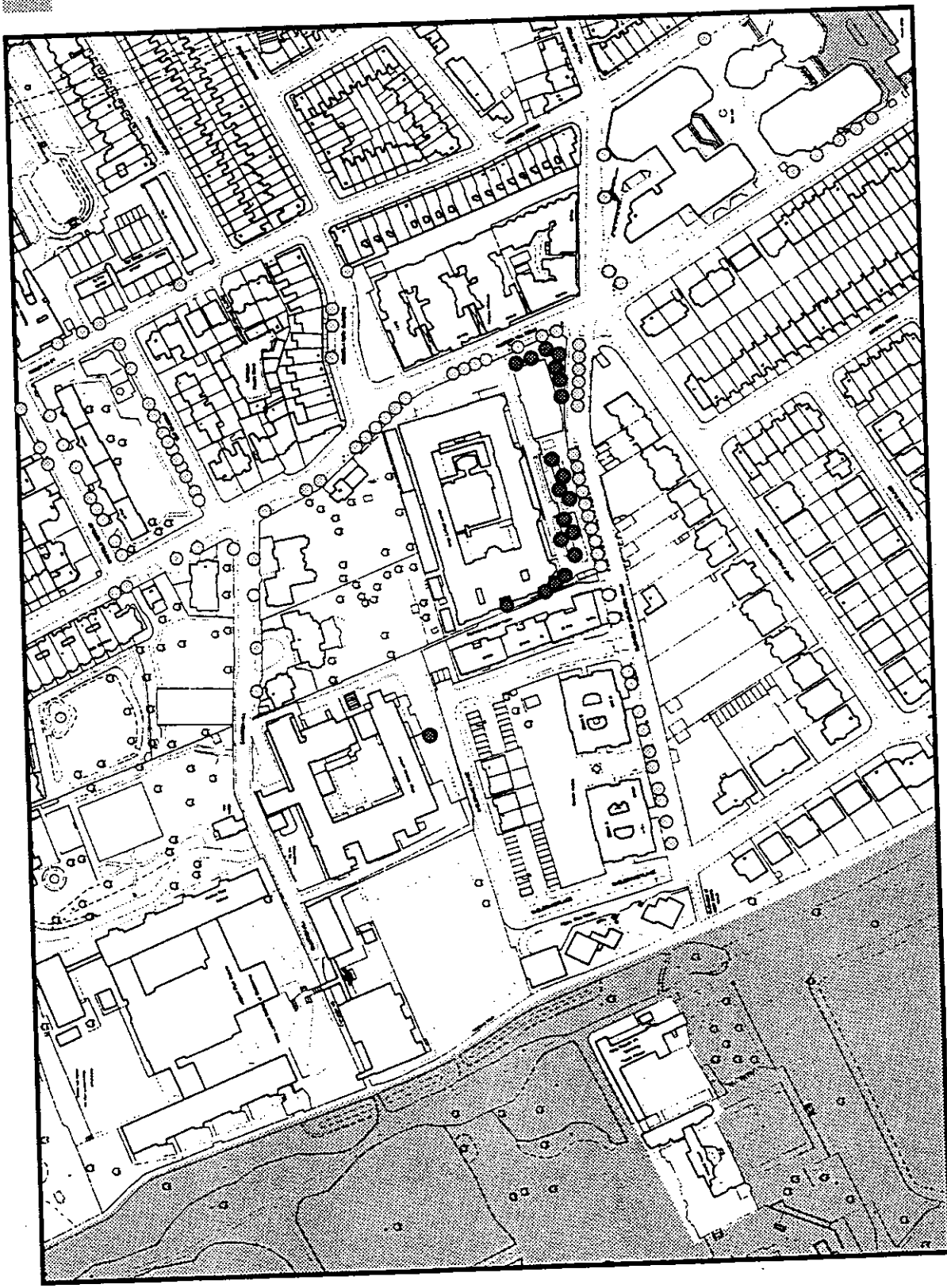


● Trees on site

○ Street Trees



4664



4665



A4. TRANSPORT AND ACCESSIBILITY

Some Key Planning and Design Implications

- Access will be from local roads or an already well trafficked district road. This should not be subjected to further high levels of traffic generation, which would increase the problems of an already congested area and generate demand for on-street parking.
- Off-street parking should be provided in association with residential schemes. Parking for non-residential development will be considered on the merits of the particular scheme, within general traffic restraint policies.
- Regard should also be had to provision of disabled persons' parking bays and the associated standards of the UDP.
- Improvements for pedestrian links will be encouraged.
- Improvements to footways immediately adjacent to the brief sites will be welcomed. Such improvements should be to an accessible standard.
- Provision of cycle parking and development of links into the cycle route in Holland Park Walk will be encouraged.

A4.1 The diagram opposite sets out the key elements of the area's road hierarchy identifying district roads and local roads with current one-way systems.

A4.2 Despite the lack of buses passing the sites, the Public Transport Accessibility Index is good or medium. This is due to the numbers of buses available on the High Street, which is approximately 400m from Site A and about 600m from Site B, and the location of High Street, Kensington Underground Station. Buses in Kensington Church Street are about 300m from Site A and 400m from Site B. Holland Park and Notting Hill Gate stations are under half a mile from the sites.

A4.3 Regarding vehicular access, Site A has separate access and egress onto Campden Hill Road, and a narrower access / egress in the Duchess of Bedford's Walk. As Campden Hill Road is a district road, ideally access should be from the Duchess of Bedford's Walk. However, sight lines, narrowness, the presence of established trees and residents parking make the achievement of this more difficult. The applicants should propose arrangements from Duchess of Bedford's Walk having due regard to these matters. The existing access / egress on Campden Hill Road may have to be retained, in addition to an arrangement onto Duchess of Bedford's Walk. Site B: This appears straight forward from Campden Hill. The junction sight lines are adequate, although the effective road width is narrowed due to parking provision.

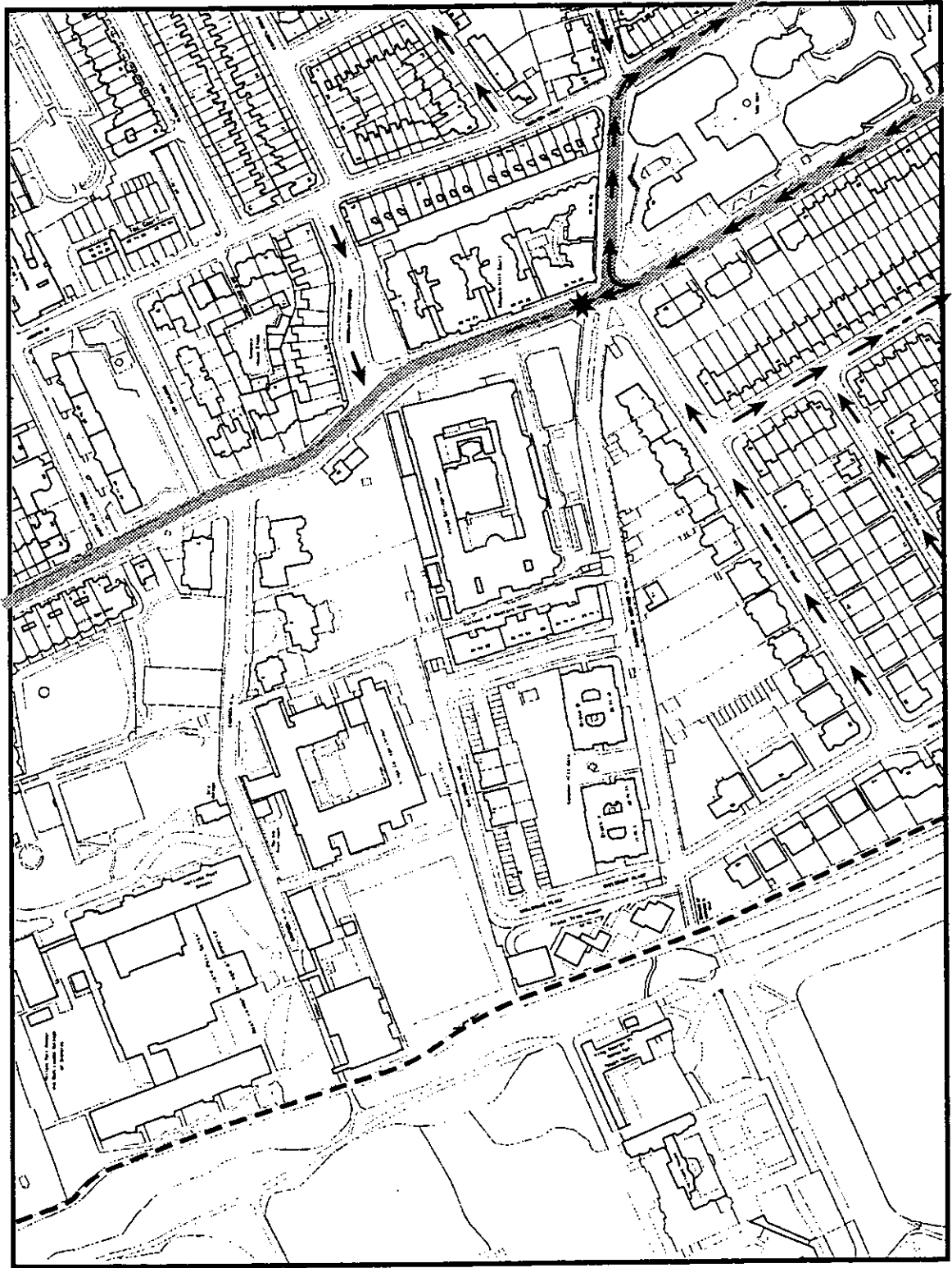
A4.4 Cycle links to Holland Park, and pedestrian facilities are also identified.

Transport

Blair

4066

- ▬ District Roads
- ↔ Roads with One-way Systems
- - - Cycle Routes
- * Pedestrian facilities



A5. HISTORICAL BACKGROUND AND THE LISTED BUILDING

Historical Development

A5.1. This part of Kensington retained an air of rural seclusion for an unusually long time. This was probably due to the proximity of the mansions of Holland House, Aubrey House (previously Notting Hill House) and Campden House, which must have exerted a stabilising influence on the area. Significant change in the character of the area did not occur until after the Second World War, when Holland Park School was built and the Queen Elizabeth College building was extended.

A5.2. Four Georgian mansions previously occupied the land covered by Site A and Site B. These houses were part of a larger speculative scheme to develop seven houses upon 20 acres of land in 1808. Six of these seven houses have been demolished, but Thorpe Lodge remains to the north of Campden Hill, and is now used as part of Holland Park School.

A5.3. The eastern half 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. The concentration of embassy buildings reflects the quality of the area.

A5.4. Different architectural styles are represented in this part of Kensington. There are several distinguished mansion blocks and important Victorian terraces with classical detailing, some of which are listed. The college building within Site A is listed grade

ii, and is in a neo-Georgian style, and also reflects the "Queen Anne" style to an extent.

A5.5. The birth of the college can be traced to 1878 when a course of lectures for women was given in the Vestry Hall at Kensington. They were so well attended that another building, 5 Observatory Avenue (now 9 Hornton St), was taken as the venue for the lectures in the following year. The continued growth resulted in the King's College Women's Department being inaugurated in 1885, and in new premises being taken at 13 Kensington Square. The college continued to grow, and relocated to Site A, where new buildings were erected to the designs of Adams and Holden in 1914-15.

A5.6. In 1953 the college was granted a Charter of Incorporation as Queen Elizabeth College.

A5.7. The college buildings were damaged during the second world war and part of the east wing had to be rebuilt. The Atkins building and other additions were developed in the post war period to cope with the expansion of the college's curriculum.

(Note: there is a more detailed history and analysis within the Kensington CAPS)

The Listed Building - General Characteristics

A5.8. The following appraisal is based upon a brief internal survey of the listed college building. As this survey did not include the whole of the listed building, this information should be used for general guidance only, and it will not prejudice consideration of subsequent applications. Developers should be aware that English Heritage may be involved in discussions when

applications for listed building consent and planning permission are received.

A5.9 The plan form of the listed building is in a quadrangle, and to assist in this appraisal the college is divided into four parts, with the southern, eastern, northern and western wings.

A5.10 The principal elevations are to the south, facing the Duchess of Bedford's Walk, and to the east facing Campden Hill Road. The building is finished in red brick with stone dressing, and ranges between one and five stories in height. There are basements but these have not been inspected. A large building was erected within the open inner court area, probably in the 1960's, and more recently single storey buildings have been erected within the curtilage of the listed building to the north, all of these detract from the setting of the listed building.

Southern Wing

A5.11 A symmetrical elevation is presented onto the Duchess of Bedford's Walk, with two separate blocks linked by a single storey refectory range, under a parapet and steeply pitched roof. This roof contains a walkway between the two blocks. Both blocks include eight bays, and each block includes one ground floor entrance. The blocks are in red brick with stone dressings and are five stories high. There is a dentilled cornice above the third floor, and a parapet wall above the fourth.

A5.12 Both of the ground floor entrances upon the southern elevation provide access to a hall and stairwells. These areas contain original staircases and detailing such as cornices and skirting boards. The staircases include sweeping timber handrails and decorative cast iron balusters with a rosette detailing, a motif found through out the college. On the opposite sides of the halls

are double doors leading into the inner court area. Around these doors are decorative stone architrave's with a crown motif. The western entrance provides access to a lobby area which has an elaborate dentilled cornice and ceiling plaster work which, to an extent, reflects the Art Nouveau style.

A5.13 The Old Refectory Hall is one of the most important spaces within the college. This includes a fine restrained, classical arrangement with fluted Doric columns supporting an entablature and decorative urns. Above this, a dramatic barrel vaulted ceiling spans the hall with defined panels. Within the roof space above the vaulted ceiling runs a narrow passage, providing a pedestrian link between two blocks of the college.

A5.14 The West Common Room, at first floor level, is another important room of fairly grand proportions. This room includes Doric columns supporting an entablature, which runs across a stage area. There is a fine classical fire place which may pre-date the building.

A5.15 The Queen Elizabeth Bar room, on the ground floor, includes fairly grand proportions, and includes a decorative, dentilled cornice.

A5.16 At the eastern corner of this wing, the Council Room at ground floor level, and the suite of rooms originally occupied by the college Principal, are of good proportions and include interesting architectural features such as fire places.

A5.17 Student accommodation exists at the upper levels, which is arranged with small study bedrooms, communal kitchens and bathrooms etc. There is a uniformity in the style of joinery and other simple detailing, and although this is not of great interest, it is worthy of being recorded.

4069
Bada

Western Wing

A5.22 There is a characteristic, grand entrance from the inner court area into this part of the building, with double, panelled doors, surrounded by a stone architrave. This provides access to a hallway and characteristic staircase with cast iron ballustrading. There appear to be offices and teaching rooms upon the ground and first floors, with student living accommodation upon the three upper floors. Large metal extract flues are attached to the courtyard elevation, which are unsightly and run the height of the building. There also appear to be some unsympathetic replacement windows and balconies upon this elevation.

Eastern Wing

A5.18 The eastern elevation of this wing includes the main ground floor entrance into a hall, which includes fairly elaborate cornices. Corridors off this area access ground floor offices which generally have good quality doors and decorative joinery, it also provides access to staircases which include sweeping timber handrails, and the decorative cast iron balusters with characteristic rosettes.

A5.19 The first floor in this part of the building is clearly defined as the principal floor (piano nobile), and standing behind the tall, side hung sash windows at this level is the main library. This is one of the most important spaces within the college and includes decorative ceiling mouldings and cornices with the rosette motif. The walls include timber panelling and the library furniture is designed in a consistent manner.

A5.20 There is also a library on the second floor, and although this room is less important than the first floor room, it is still of special interest, and includes a simpler decorated ceiling.

Northern Wing

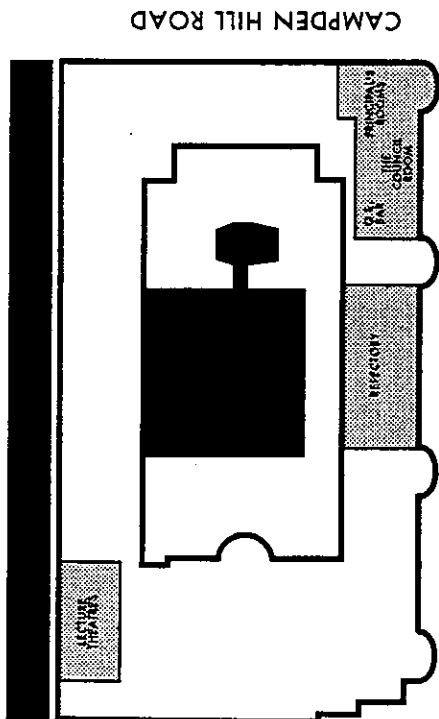
A5.21 This part of the building is mainly three stories high, with a basement, and accommodates lecture theatres, laboratories and offices. While much of this part of the building is perhaps of less architectural interest than other parts of the building, some of the lecture theatre rooms are of good proportions and include interesting joinery features. For example, there are bold doorways with panelled doors and decorative architraves. The upper storey of this wing includes unsympathetic recent alterations and fenestration style.

Queen Elizabeth College

4070

BBR

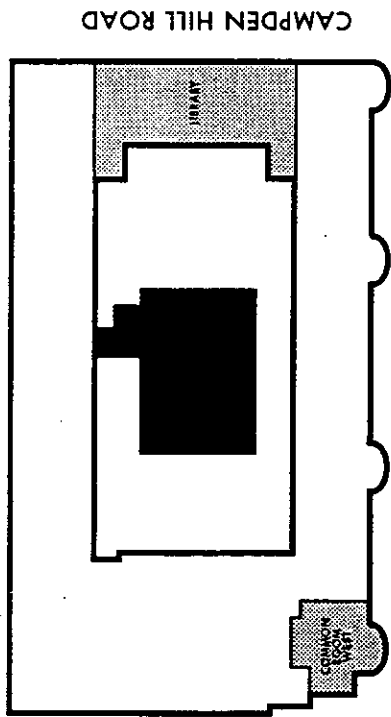
GROUND FLOOR PLAN



DUCHESS OF BEDFORD'S WALK

CAMPDEN HILL ROAD

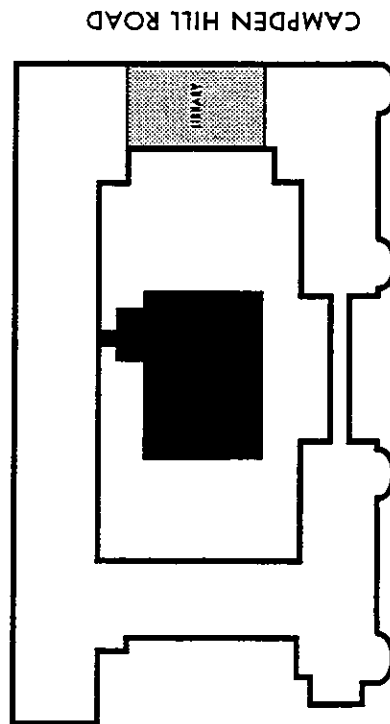
FIRST FLOOR PLAN



DUCHESS OF BEDFORD'S WALK

CAMPDEN HILL ROAD

SECOND FLOOR PLAN



DUCHESS OF BEDFORD'S WALK

CAMPDEN HILL ROAD

KEY



ROOMS OF PARTICULARLY SPECIAL INTEREST



BUILDINGS WHICH HARM THE SETTING OF THE LISTED BUILDING

A6. PERMEABILITY AND THE PUBLIC - PRIVATE INTERFACE

A6.1 Permeability refers to the extent to which an environment allows people a variety of access routes through it. A permeable environment offers choice, a variety of experiences along different routes, and in particular supports pedestrian and possibly cyclist freedom and security of movement. It is an essential feature of a responsive quality urban environment.

A6.2 Site A is a well connected and accessible site. It is accessed directly from Campden Hill Road, which links Kensington High Street (the A315) with Holland Park Avenue (the A40).

A6.3 Site B contains the modern Atkins Building and is less well connected. The most used access to this site appears to be from a narrow footpath from the back of Site A. Site B can also be accessed from Campden Hill, which runs off Campden Hill Road, but this does not appear to be a popular route. This may be due to the arrangement of uses within the college buildings, but may also be because the design and layout of the Atkins Building results in problems with legibility.

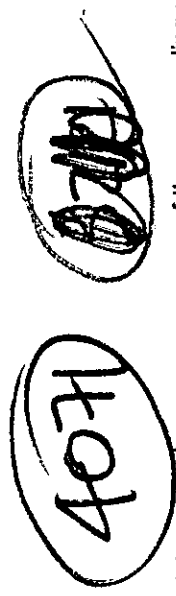
A6.4 The Holland Park School, which was developed in the 1950's, has buildings to the north and the west of Site B, and these buildings also present bland elevations onto Campden Hill. The combined effect of the Atkins Building and the school buildings is damaging and results in a neglected public realm, evidenced by the need for security cameras. The proposed redevelopment of the schools leisure complex, and the redevelopment of Site B, provide an opportunity to define a public street and to increase the natural surveillance along Campden Hill.

A6.5 From studying an Ordnance Survey map of the surrounding urban area, the blocks of development are generally of a width and length that is less than 100 metres. This pattern of development results in many short streets, with public elevations facing onto them. This pattern of development generally results in a permeable environment with a safe, well defined public realm. Redevelopment of Site B should aim to reflect this morphology as far as possible.

A6.6 People need to feel comfortable and safe when using public routes and spaces. Most effectively this is through other people being around and through a sense of people's "eyes on the street". As well as this need for public space, there is also a need for private space both within buildings and out side. Private gardens and the rooms within a building which are of a more private use, such as bathrooms, should be located at the rear of development. Buildings need two faces, a back for private activities, and most importantly, an active frontage which faces onto public space, and provides an interface between public and private space.

Some Key Planning and Design Implications

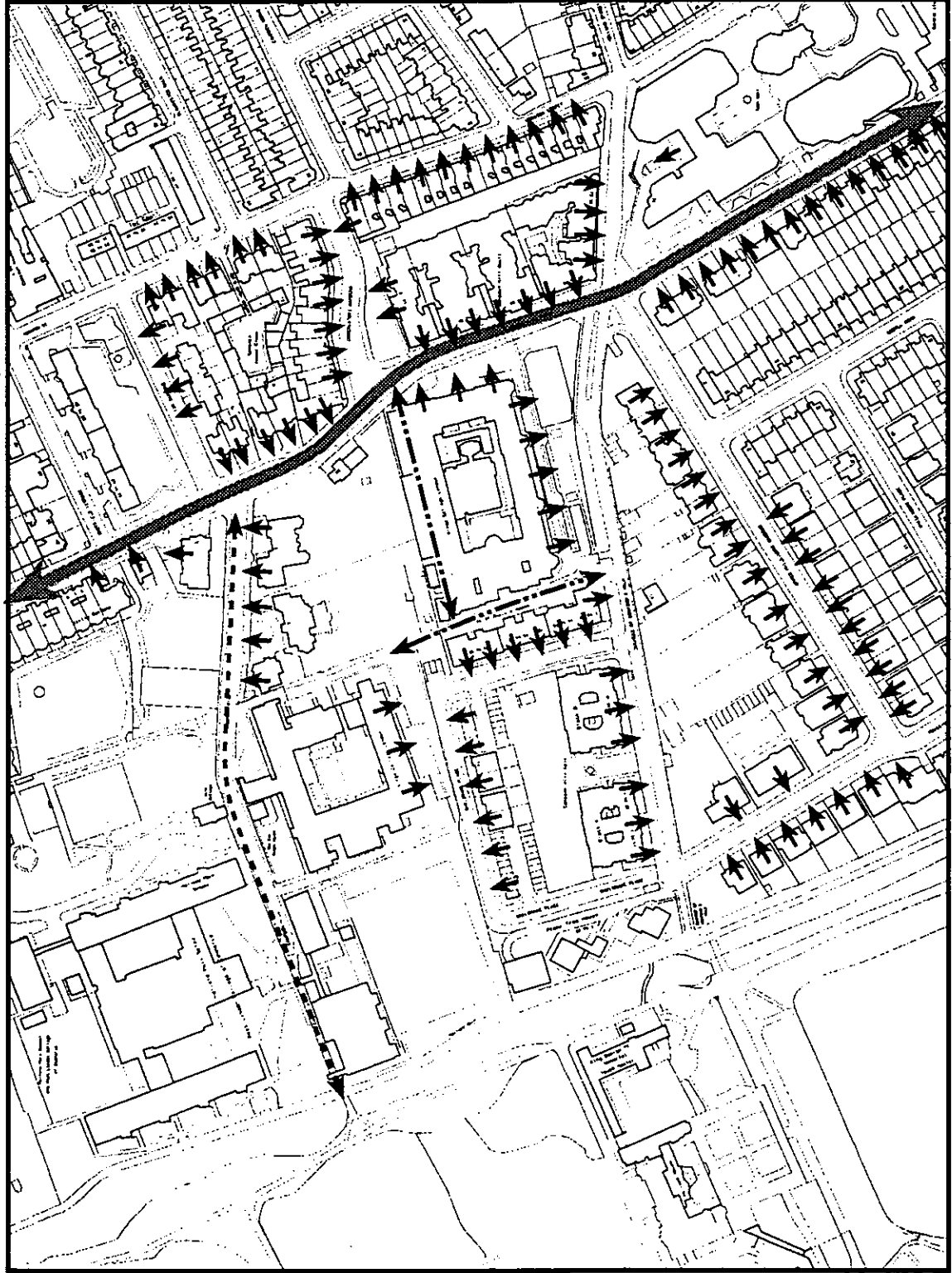
- New development should be outward looking, with active frontages facing onto public space, and there is a special need for surveillance upon Campden Hill.
- The backs of buildings and service areas should face private, inner areas and should not be highly visible from public space.



Permeability

4072

BB



- Campden Hill Road
- - - Pedestrian Route (public)
- · - · - Pedestrian Route (private)
- ↑↑↑↑ Frontages

4073



A7. LEGIBILITY ANALYSIS

set further back from the Duchess of Bedford's Walk, the pavement could be widened and a new public open space created. Due to the high visibility and status of this area, a rationalisation of signage, seating and hard and soft landscaping would be appropriate.

A7.1 Legibility refers to the qualities which makes a place readable and navigable, and which enable people to form clear images of an area and to organise its parts into a coherent whole.

A7.5 Within Site B part of the Atkins building projects forward of the building line along Campden Hill, visually obscuring both Holland Park School and the entrance to the park, from Campden Hill Road. This may be part of the reason why this route into the park appears to be little used. If the building line were set further back from the road, it would increase the visibility of Holland Park and would aid natural surveillance of this area. Setting the building line back would also present an opportunity for new landscaping.

A7.2 Legibility is dependent on a range of key physical elements which are able to evoke strong images to an observer, these include:

A7.3 **Nodes** - focal places that people have a sense of entering into, located where paths meet such as at a junction or square.
Landmarks - points of reference which support way finding and orientation. They can provide a visually satisfying perspective in the townscape and can be of particular value when they are of cultural and historic value. **Views and Vistas** - visual perspectives in the townscape often worthy of protection. Landmarks can provide the focus of a view or vista. The frame and back drop to a view can also be important. **Paths** - the channels along which the user of the environment customarily moves. **Districts** - distinct geographical areas with singular qualities (see also Elements of Local Character). **Edges** - linear elements which form boundaries to different parts of the environment which are either not used as paths or are usually seen from positions where their path nature is obscured.

A7.4 Parts of this structuring system can be used to assist with site planning. For example, the junction of the Duchess of Bedford's Walk, Campden Hill Road and Phillimore Gardens functions as a node and a focal point. The town hall fronts this space and adds to its status and activity. Site A currently has a poorly designed frontage onto this space, with inappropriate fencing, over grown gardens, services and a car park. If the boundary of Site A were

Some Key Planning and Design Implications.

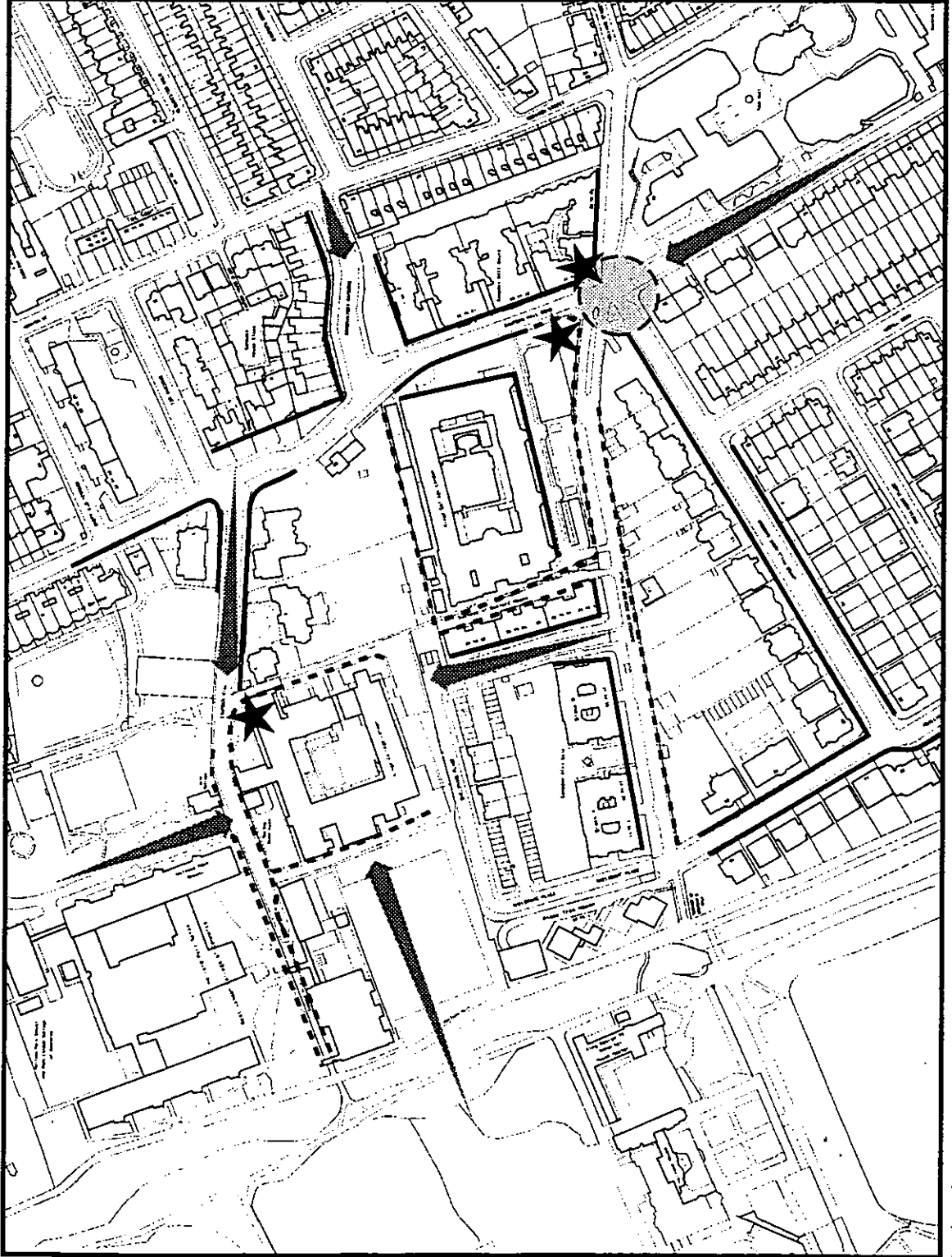
- Promote legibility along Campden Hill by setting back the building line of the Atkins Building to provide a view of Holland Park from Campden Hill Road.
- New development along the Campden Hill frontage should include architectural elements which act as a landmark when viewed from Campden Hill Road, in order to add interest and incident to the street scene, and to help create a visual "gateway" into Holland Park.
- Consider how hard and soft landscaping within the south eastern corner Site A can enhance and better define the node at the corner of Campden Hill Road and the Duchess of Bedford's Walk; and consider how a well designed example of public art could act as a landmark in this highly visible location.

Legibility

DR

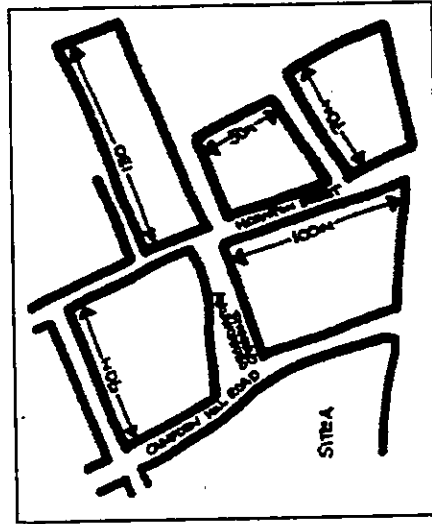
4074

- ★ Landmarks (existing/required)
- ↘ Important views
- Node
- Good edges
- - - Poor edges



A8. ELEMENTS OF LOCAL CHARACTER

A8.1 This section sets out some key design parameters which should be a consideration for any potential development. The aim here is not to be purely descriptive about the surrounding area but to isolate and make explicit the key elements of local character which form the basis of some of the planning and design principles set out in the main body of the brief. Isolating key contextual characteristics should also serve as a useful tool for development and design professionals. Elements of local character should help to inform the planning and design process and form an important basis to the development of design solutions. However, whilst new development should respect and relate to key elements of local character, this is not an inducement for it to mimic its surroundings.



The block structure

A8.2

The surrounding urban structure in this part of the Kensington Conservation Area consists of blocks which are usually well under 130 metres in length, resulting in fairly short and permeable streets. Buildings within these blocks include well detailed public elevations facing onto streets, while more private rooms and amenity space are situated to the rear, and are visually contained within the blocks. Where Site B and Campden Hill Road break from this morphology, problems result with a poorly defined public realm.

A8.3

The boundaries of both Site A and Site B face onto very different character areas, and new development will need to take account of this difference. The surroundings can perhaps be described as four different character areas.

A8.4

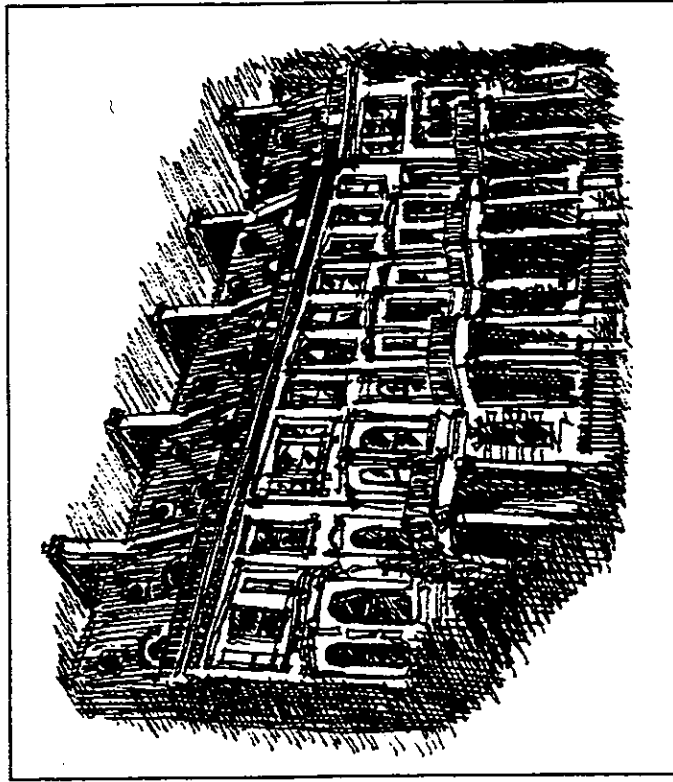
Firstly, to the east of Site B, the context is set by the three houses in use as embassies. These houses are constructed in quality red brick, and include classical architectural detailing, under pitched roofs in Welsh slate. The street frontages are very wide at about 40 metres, and include fairly grand garden walls with gated entrances. These grand houses and their spacious grounds, combined with the mature gardens of Arlie Gardens and the old Thorpe Lodge (now part of Holland Park School), result in an open, leafy character which is an appropriate setting for Holland Park.

A8.5

Secondly, within view of the southern and eastern boundaries of both sites, the architectural character of the area is strongly influenced by the richly decorated elevations of Observatory Gardens and Campden Hill Court off Campden Hill Road; and by the Duchess of Bedford House and Campden Hill Gate off the Duchess of Bedford's Walk. The continuous frontages of the buildings along Campden Hill Road are broken up by being articulated into units of a narrow width, at about 6m. The

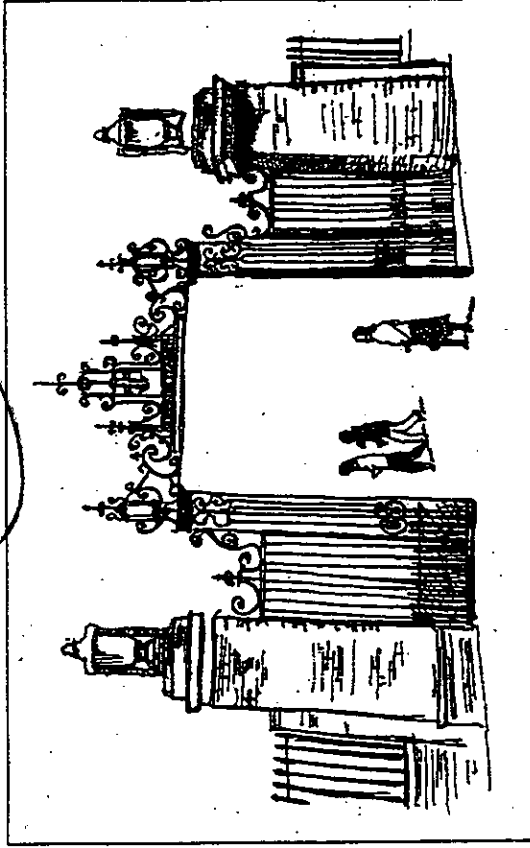
BMA
4075

fenestration alignment creates clear rhythms along the street, and tall windows and chimney stacks add to a vertical emphasis. Upon these buildings special architectural treatment is given to public elevations which are visually prominent. For example the tower designed at the corner of the Campden Hill Court building lies within strategic sight-lines, and it acts as a visual landmark. Architectural embellishments such as cast iron railings, gates and balconies are well crafted work which add interest to the street.

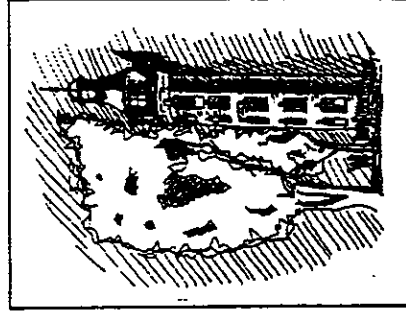


Observatory Gardens

4076
17277



Listed entrance into Site A

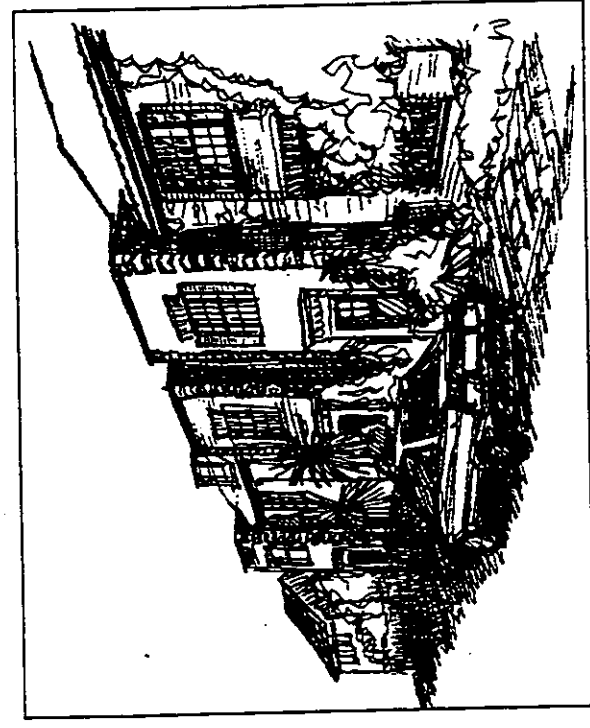


Tower at the corner of Campden Hill Road and Holland Street

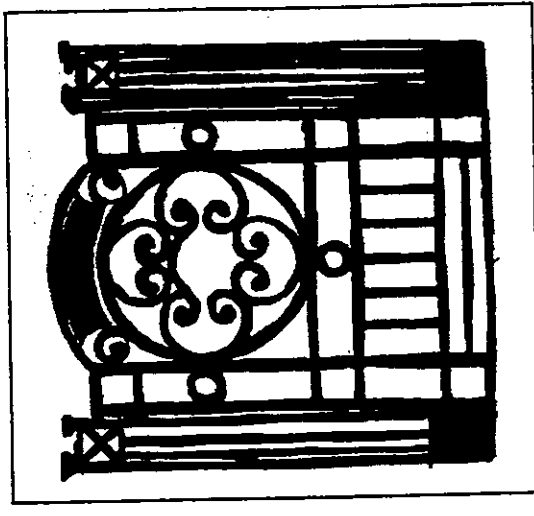
4077

~~DRBA~~

8.6 Thirdly, at the southern boundary of Site B, Sheldrake Place is a short private street with two storey houses. The smaller scale of these buildings will need to be reflected in any development along the southern boundary of Site B.



Sheldrake Place



A well designed iron gate into Campden Hill Gate

A8.7 Fourthly, to the east of the sites stands the historic landscape of Holland Park, with woodlands and the grade I listed Holland House. The western boundary of Site B is highly visible from Holland Walk with in the park. Redevelopment must create a more appropriate view into Site B from Holland Walk than provided by the existing Atkin's building.

The Photos

BBFA
4018

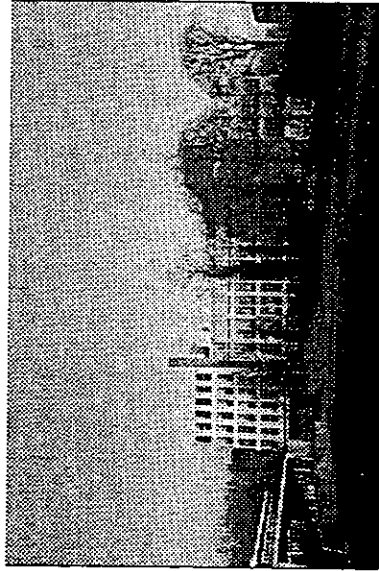


View from the eastern end of Campden Hill towards the Atkins building.

While architectural elements which act as a landmark here may be appropriate, the massing of new development needs to be reduced to create a more interesting and subtle skyline.

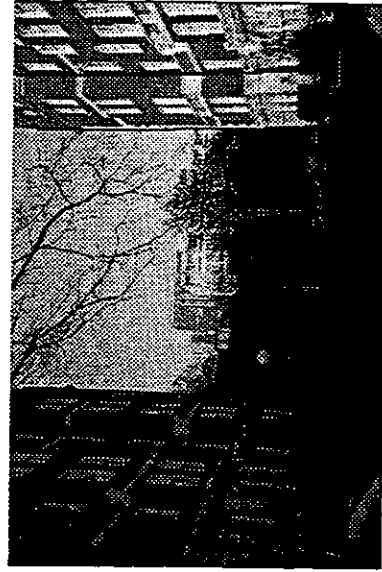


The Atkins building viewed from Sheldrake Place
The tall, square profile of the Atkins building is of a dominant scale compared to the two storey houses along Sheldrake Place. New development should be of a more sympathetic scale, it should face the street and be set back from the southern boundary by at least 1.5 metres.



The Atkins building viewed from Holland Walk, within Holland Park.

Redevelopment of Site B should ensure that landscaping and appropriately detailed elevations are seen from this walk.



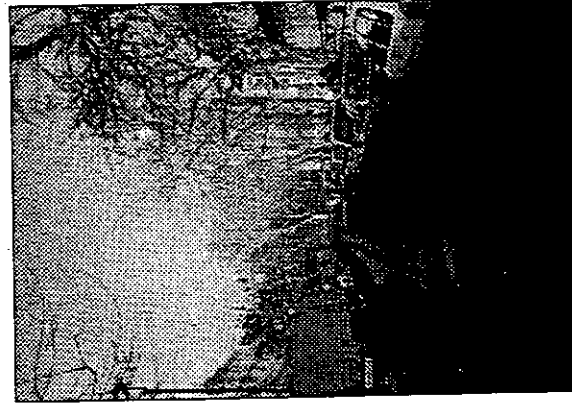
The Atkins building viewed from the Duchess of Bedford's Walk.

The square profile and dominant scale of the Atkins building results in a bland skyline at the end of this view.

The Photos

~~4079~~
4079

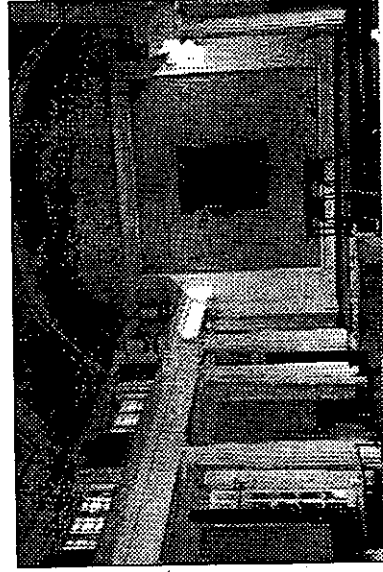
The Queen Elizabeth College listed building as viewed by those approaching from Kensington High Street. The listed building and the traffic node are visually prominent to those approaching from the High Street.



The gardens within site A fronting the Duchess of Bedford's Walk. The existing gardens are in a poor state. A new landscaping scheme will be required which will improve the setting of the listed building and will contribute more visibly to the surrounding townscape.



Site A as seen from the south, beside the Town Hall. In this area the frontage of site A needs improved hard and soft landscaping to emphasise the importance of the node.



The Old Refectory with the listed Queen Elizabeth College building. This is one of the important rooms which must be preserved as existing.

27 ARGYLL ROAD
LONDON W8 7DA
0171-937 4844

RECEIVED IN PINS AA
24 JUN 1999

4080

BA

21 June, 1999

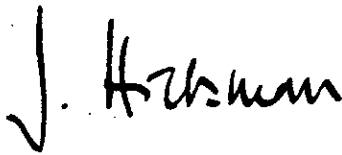
The Inspector
DETR
Room 1003 Tollgate House
Houlston Street
Bristol BS2 9DJ

Dear Sir,

APPEAL REF NO. K5600/A/99/1022704

Must every corner of London be developed even though it may comply with
current density regulations?

Yours faithfully,



JOHN HICKMAN FRICS.

A Hubrey Wariz
London W8 7JG
23rd June 1999

RECEIVED IN PINS AA
24 JUN 1999

The Inspector
DETR
Room 1003
Tollgate House
Houton Street
Bristol BS2 9DJ

4081

~~4081~~

Reg: App / K5600 / A / 99 / 10 22704

Dear Inspector,

I am writing to express my concerns about the Thames Water proposed development of their Campden Hill site. I would like to make the following points

- 1/ The area already has a high density of housing.
- 2/ The Thames Water site is a rare open space on the hill.
- 3/ Parking and traffic congestion is already a problem.
- 4/ The proposed development would overlook my property, reduce my privacy and ruin any present views of trees and open space in front of my house.
- 5/ The development would harm the charm of this part of the conservation area.

I hope the democratic process of the review will respond to the strong objections the local residents have.

Thank you for taking this view into account,

22 June 1999

The Inspector, DETR
Room 1003, Tollgate House
Houlton Street
Bristol BS2 9DJ

~~0333~~ 4082

RECEIVED IN PINS AA
24 JUN 1999

Dear Sir

Campden Hill Reservoirs Development K5600/A/99/1022704

I should like to recommend the rejection of the appeal by Thames Water and Berkeley Homes against the decision by the RBK&C Planning Services Committee.

As a resident of this area since 1982, and Secretary of the St George's Church Committee, I visited the recent exhibition by Berkeley Homes and was extremely concerned at the proposed development, which I feel is inappropriate for the area.

I am objecting on the basis that the density of the development will result in a loss of the open space, which provides a much needed "lung" for the heavily congested streets around. My view of the appearance of the apartments in particular was that the developer would merely be replicating the mistakes made in past years, particularly in respect of Kensington Heights.

Traffic levels are already very high indeed. Parking is extremely difficult, not only because of residents' needs but by visitors to the Windsor Castle public house which is very popular throughout the Summer months and to the various businesses and homes in the area. The number of units in the proposed development will clog the streets still further, with each home attracting extra traffic and more cars than can possibly be accommodated.

Whilst few people would object to the loss of Water Tower House, the loss of the tennis club and the open space will significantly alter the setting of St George's Church, on which a rapidly increasing congregation has raised and spent over £600,000 returning the building to its original appearance. For details please see our web site <http://www.stgeorgescampdenhill.freeserve.co.uk/>

Finally, Campden Hill is a mixed area of expensive properties, terraced houses and housing association flats such as in Peel Street. We value this mixed community, and do not want to see the addition of a totally upmarket enclave which fails to provide any affordable homes and does not therefore reflect the nature of the locality.

Yours sincerely

R J Wright

R J Wright

☎ (+44) 020 7221 4399 fax 020 7460 2736 e-mail robert@robert-wright.com

93 Peel Street London W8 7PB

RECEIVED IN PINS AA
24 JUN 1999

Donald Cameron
17 Hillgate Street
London W8 7SP
Tel (0170) 727-1145

19 - Jun 1999

L. S.,

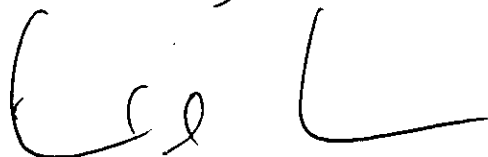
Thames Water Plann, Kangf-

Appl Ref K5600/A/99/1022704

I would like to object to the above scheme for the following reasons:

- 1) more dwellings are being created, it will cause congestion
- 2) loss of green space
- 3) destruction of village character, particularly the impact on St. George's Church.
- 4) Noise and nuisance.

Yours faithfully,





CAMPDEN HILL RESERVOIRS DEVELOPMENT

RECEIVED IN PINS AA
24 JUN 1999

21 June 1999

4084

Dear Sir,

I wish to lodge my objection
to the development at Campden Hill,
Notting Hill Gate, London W8.

The development is inappropriate as it
will develop greater levels of traffic in
an already very congested area. It will
have ^{an} adverse effect on the ^{St. George} church and
the density of the development is inappropriate to
the surrounding area. The area will become
densely developed and ruin the surrounding area.

Yours sincerely, M. S. Stanley
M. S. STANLEY.

1 Aubrey Road
London W8 7JJ

AAA 4085
1003

24 June, 1999

The Inspector, DETR, Room 1003
Tollgate House, Houlton Street
Bristol BS2 9DJ

RECEIVED IN PINS AA
25 JUN 1999

Re Appeal K5600/A/99/1022704

Dear Inspector,

It is 8:24 on a Thursday morning in June. I have loaded my octogenarian mother with bags into the car to drive her to Victoria Station to catch the train. We back out of the drive and head up Aubrey Road and down Aubrey Walk- two cars are approaching from the East, so I squeeze tight against the railings of an Aubrey Walk house (about six inches away from the window of the house itself) and wait for them to ease slowly by me. One driver gives me a friendly nod and wave, the other snarls impatiently and revs his engine. I then proceed to the junction of Hillsleigh Road and wait while one car coming up Hillsleigh has to back up and revise his turn to accommodate someone coming west from Campden Hill Road who wants to turn down Hillsleigh Road.

All very friendly, and very time consuming on a quiet Thursday morning in a quiet Kensington backwater. And I ask myself how friendly this will all be when the new residents of 48 new flats and 19 5-bedroom townhouses are also trying to negotiate these few single lane roads to get their kids to school, to get their parents to the train station...

It is hard to believe that any rational planning authority can allow so many additional cars to be dependent on the same few little roads for access. Not to mention how impossible the parking will become. Yes the new development proposes to offer underground car parking, but every new resident generates potential visitors, builders, repairmen, deliverymen- all with vehicles that must be parked. Even now the poor window washer or dishwasher repair man regularly see their wages disappear as the dreaded traffic warden issues another ticket- is it their fault there are so few public parking meters available? I've had builders refuse to come do work unless I can provide parking space.

And a new indoor tennis facility? Where do these people park? The current open-air club tends to attract fair weather players, mostly locals who tend to walk in fair weather and not play in foul. As a keen tennis club member, I would much prefer to have the current open space preserved, and the tennis club left in its present form.

I urge you to consider those of us who live in this area and reject the current development plan on the grounds that it represents far too large a population increase in this already densely populated area.

Yours sincerely,

Mrs. C. Orme

Mrs. C. Orme

*29 Argyll Road
London W8 7DA*

~~4086~~

4086

RECEIVED IN PINS AA
24 JUN 1999

21st June 1999

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

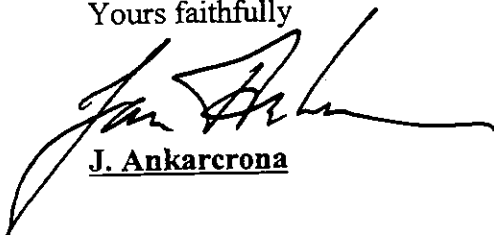
Dear Sir

Appeal Reference No: K5600/A/99/1022704 – Campden Hill

I am writing to support most vividly the rejection of the appeal in the above matter.

All previous arguments for rejection still stand, and the local community would not in any way benefit from the scheme being allowed to proceed.

Yours faithfully



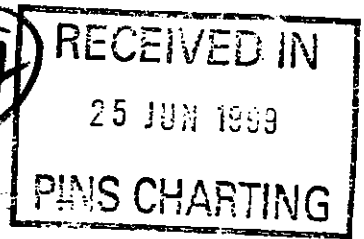
J. Ankarcrona

Development of Thames Water Reservoir, Campden Hill
Ref. APP/K5600/A/99/1022704

Christopher Thompson
The Planning Inspectorate
Room 12/02 West
Tollgate House
Houlton Street
Bristol BS2 9DJ

40, Bennett House,,
Page Street
London SW1

4687



BBB

24. 6. 99.

Dear Mr Thompson,

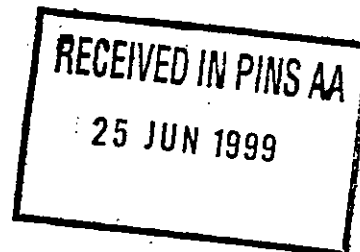
As a frequent visitor to Kensington, I would like to say how horrified I am by the plans to develop the Thames Water site on the top of Campden Hill. The reservoir sits in a remarkably unspoilt backwater whose character should be preserved (especially in a Conservation Area) at all costs. The plans would remove some of the prettiest features of Aubrey Walk (I am thinking of the trees and the wild part opposite the church as you enter the street from Campden Hill Road). The buildings in the plans which I was shown look too big for the site and such a big development must cause even more traffic congestion in that area. Lastly, it seems a shame to lose any of the outdoor tennis courts as I know from friends living in the area how much they are appreciated. I thought that outdoor playing fields were sacrosanct under the present government ?

Please, please reject this scheme.

Yours sincerely,

Joaquina Vinas

Joaquina Vinas.



JILL CHOLMONDELEY & NICK PICKERING

78 Campden Street
London W8 7EN
Tel: 0171 792 0812
106016.3574@compuserve.com

4088 789

RECEIVED IN PINS AA
25 JUN 1999

21st June 1999

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Sir

RE: K5600/A/99/1022704

With regard to the above appeal concerning the Thames Water/Berkeley Homes development on Campden Hill, we would like to add our voices to those objecting to the scheme.

The site in question is situated in the Kensington Conservation Area and as such the proposal for a development should not even have got this far. While home owning residents are compelled to uphold and respect the Conservation status of the area with regard to any small change they wish to make to the exterior of their homes, it seems quite extraordinary that an entire new development should even be considered. We see the status of a conservation area as similar to that of an SSSI: there is something on the site which needs help in its battle for survival. In this instance, there is plenty in need of such help.

Open space in any city is an asset, which should be treasured beyond economic opportunity and Campden Hill is no exception. Aubrey Walk and the roads running off it are unique for their charm and appearance. They provide an atmosphere of calm in a very busy area, a highly suitable setting for St George's Church and an excellent intermediate zone between Holland Park and the noise and fumes of Holland Park Avenue. The regular siting of foxes on the streets round here provides a clear demonstration of the effectiveness of such a buffer zone.

Any new development in this area would overwhelm the existing housing, bring increased traffic and thereby destroy its unique character. We are all suffering from the 'trendification' of Notting Hill which has already brought visitors from outside the area searching for parking while they visit the plethora of new restaurants. New housing will bring traffic to a standstill - new residents and their commercial and social visitors.

We urge you to reject this appeal.

Yours faithfully

Jill Cholmondeley
Nick Pickering

THERESA BERGNE

The Inspector
BETR
Room 1003
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

20/6/99

Dear Sir or Madam

I am writing to register my objection to the plans of the proposed development by Thames Water and Berkeley Homes or the Camden Hill Reservoirs site.

I understand that the RBBK Planning Services Committee are considering an appeal against their decision not to give permission for this proposal to go ahead. I strongly urge you to hold to your original decision.

Yours faithfully

Theresa Bergne

4089

RECEIVED IN PINS AA

24 JUN 1999

~~BAH~~

Appeal Ref No: K5600/A/99/1022704

38, Bedford Gardens, London W8.

0171-792-1229

4090

15.6.99



The Inspector

DETR

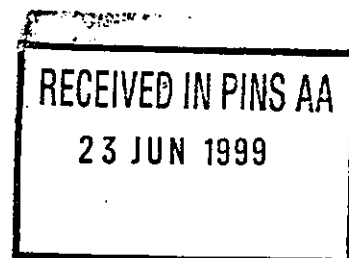
Room 1003

Tollgate House

Houlton Street

Bristol BS2 9DJ.

Appeal ref: K5600/A/99/1022704



Dear Sir,

Re: Campden Hill Reservoir Site

I am writing to you regarding the appeal on the above site.

Until last year we were ~~se~~ residents of 2, Aubrey Walk, a house directly fronting the proposed site. Because my wife suffers from asthma and we were very concerned at the amount of activity that might be permitted on the site, we felt obliged to sell our home and move to a neighbouring street.

Like many other local residents we feel strongly that the present proposals are completely unacceptable and we were delighted that the Council shared this view. Aubrey Walk is a remarkable back-water with its church at one end, the grand Aubrey house at the other and a fascinating mix of small houses in between. With its banks of trees

several crashes and a ~~large~~ number of 'road-rage' incidents.

4091

The proposed development will obviously increase this problem not only because of the substantial element of residential accommodation but also because of the increased use (and membership?) of the tennis club. At the moment local residents accept the additional parking problems during the popular summer months but clearly the new club could be open very late and would certainly be extensively used throughout the year.

Finally, I hope that you will include in your deliberations the fact that the King's College Site in Campden Hill Road is likely to be developed in the near future, after the college vacates at the end of this year, and this will again have a substantial impact on the amount of traffic using this street.

I very much hope it will be possible to preserve this idiosyncratic corner of the borough and not allow it to become just another London street.

Yours faithfully, T. C. O'Rourke.

James Stewart Investment Services

RECEIVED IN PINS AA
23 JUN 1999

9 Jameson Street,
London W8 7SH
Tel: 44(0)171-221 1206
Fax: 44(0)171-229 8289

342
4092

June 22, 1999

Mr. M.J. French
Executive Director, Planning & Conservation
The Town Hall,
Horton Street,
London W8

The Planning Inspectorate,
Tollgate House,
BRISTOL.

Dear Mr. French / Dear Sirs

REF: DPS/DCC/PP/99/00733

In advance of the forthcoming Planning Appeal relating to the former Thames Water Reservoir, I would like to register my strong objections to the scheme.

I am particularly concerned by the likely increase in traffic in the area, spilling around an already congested Campden Hill Road, and by the reduction in a rare and valuable open space which helps to reduce pollution.

The housing scheme (which I have viewed) is out of character with the Kensington natural and hitherto ^{preserved} Thames and atmosphere. A project for my own house was tuned down in 1990 for this same reason, being deemed too great an adjustment to the existing lines, in our Street.

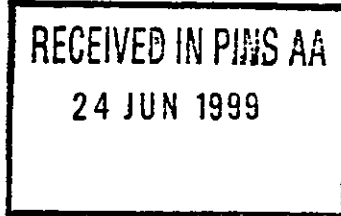
I am a member of Campden Hill Tennis Club

VAT No: 707 0841 54

Yours faithfully,
J.A. Stewart

38 AUBREY WALK
LONDON W8 7JG
0171-727 2075

(BWH)



22/6/99

(4093)

Dear Sir,

DETR Ref App/K5600/A/99/1022704

As a resident of Aubrey Walk from which access will be gained to the proposed houses & flats, I would like to register my strong opposition to the redevelopment of the former Thames Water Reservoir & the plans to build 19 houses & 48 apartments on the site.

Although not classically beautiful, Aubrey Walk has an atmosphere and charm that seems almost rural; when I

~~3094~~
4094 I am tending the windowboxes at the front of my house at the weekends, the frequent Sunday strollers passing by, never fail to comment on these qualities, or to express their pleasure in finding such a tranquil and delightful little street in the very heart of busy & fashionable Kensington - or should I now say Notting Hill? The characterful & varied houses, the little Gothic church, the trees & shrubs, the covered front areas outside each house - even the pit-pat of tennis balls from the present club - all contribute to a uniquely valuable oasis of calm at the top of Campden Hill, and bring pleasure to far more people than the residents alone.

If the idea of conservation is to be given any significance at all,

~~346~~
~~405~~
then surely this quiet spot should be preserved to continue its rare contribution to tranquility & repose in a frantic world.

I hope very much that you will help to keep this about, and therefore I urge you most strongly to reject this planning appeal,

Yours very sincerely

Fiona Rowan.

(MRS FIONA ROWAN

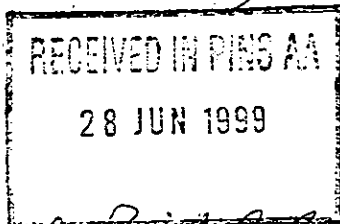
~~AA~~

4096

12 PALACE GARDENS TERRACE
KENSINGTON
LONDON W 8 4RP
TEL (071) 221 1485

Re Planning Appeal NO. K5600/A/P/9/1022404
Campden Hill Reservoir Development

The Inspector
DETR
Room 1003
Tollgate House



Houlston Street, Bristol BS2 9DJ.

Dear Sir,

I write to ask you to reject
the Planning Appeal by Thames Water/Berkley
Homes under the above reference number.

I am particularly concerned that the
proposed development would not only
spoil the appearance and general
environment of one of the few remaining
leafy & less overcrowded areas of Houlston
but would also result in a transient
population from various countries who

4097

BUS

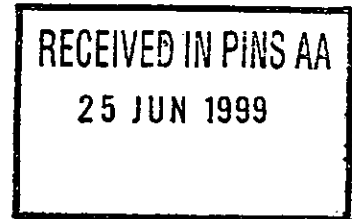
32 Campden Hill Gardens
London W8 7AZ

21st June 1999

The Planning Inspectorate
(Room 1003)
Tollgate House
Houlton Street
BRISTOL

BS2 9D)

Ref: App/KS600/A/99/102704



Dear Sirs,

Planning appeal relating to former Thames Water site
97 Campden Hill Road.

As owner of no 32 Campden Hill Gardens, W8, I fully endorse the Royal Borough's rejection of the proposed development plan.

The site is served by narrow roads to which it is not possible to make any improvements. The development is on a scale that is totally inappropriate to the immediate surroundings and shows little regard to the aims of the designation of this part of the Conservation area, and in no way is acceptable because it devalues the scale of the historic buildings in Aubrey Walk and the surrounding area, including Campden Hill Square.

4098

BA

I am also concerned that the open space will be lost.

I would like to draw the inspector's attention to the sympathetically designed development at Observatory Gardens where considerable care was taken to maintain scale and visual aspects in keeping with existing buildings in the surrounding area.

There is a need for low cost housing in Central London and this development does not attempt to address this problem.

Finally, in view of the Government's commitment to achieving a reduction of car dependency, I would urge the Inspector to consider the appropriateness of allowing for any significant car parking on site.

Yours faithfully,

A. E. Albert

RECEIVED IN PINS AA
25 JUN 1999

4 AUBREY ROAD
LONDON W8 7JJ

4999
~~10500~~

24 June 1999

Dear Sir,

Appeal K5600/A/99/1022704

I write to you to lodge my objection
to the proposed redevelopment of the
space on Aubrey Walk. I feel most strongly
that the density of the new housing
problem would make for a very large
increase in the amount of traffic and
noise in the area. The roads of the
Aubrey area are very narrow, with
room for only one car, and are blocked

5000

RECEIVED IN PINS AA
23 JUN 1999

*2 Upper Phillimore Gardens
Kensington W8 7HA
Telephone 0171-937 2754
Fax 0171-795 6679*

22 June, 1999

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Sir

**Appeal: K5600/A/99/1022704
Thames Water Site
Campden Hill Road and Aubrey Walk W8**

I am writing to object to the proposals submitted by Thames Water for the redevelopment of the above site. The grounds of our objection are as follows:

- (1) The proposed new building, which would replace Water Tower House, would significantly exceed the height of neighbouring buildings in Aubrey Walk and on the East side of Campden Hill Road and would therefore be contrary to CD31 of the Council's Unitary Development Plan ("UDP").
- (2) The proposals for the new apartment block and terraced houses would appear to be in the category of higher or very high residential development. As the apartments and houses appear to be designed for families with children and/or small households, the proposals would appear to be contrary to H10, H11 and H12 of the UDP. It would be a densely developed site that would relate poorly to the surroundings and harm the character and appearance of this part of the Kensington Conservation Area.