

5001

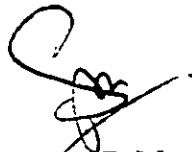
~~5001~~

- 2 -

- (3) The proposed development, with access and egress in Aubrey Walk, which at the Eastern end is at present only wide enough for single lane traffic, would significantly increase congestion in Aubrey Walk and also significantly increase congestion in Campden Hill Road and Holland Park Avenue, both of which are already seriously congested, particularly at peak times. In considering the significance of the increase in congestion in Campden Hill Road, account should be taken of the potential effect on traffic volume of the likely residential development of the King's College site. It also appears likely that the increase in the number of vehicles which would seek to enter Campden Hill Road from Aubrey Walk, particularly if wishing to travel South, and in the number of vehicles seeking to enter Aubrey Walk from Campden Hill road, particularly if approaching from the North, would be likely to result in a significant decrease in safety. The proposed development would therefore appear to be contrary to TR39 of the UDP. It would also appear to be contrary to TR14(d) of the UDP.
- (4) I believe that the proposals provide for one off-street parking space per residential unit. Given the likely high value of the residential units and the increasing number of 2-car families, such provision would appear to be inadequate and contrary to TR46 of the UDP. As the parking is proposed to be underground, increased provision would appear not to be unacceptable in townscape terms.
- (5) It appears possible that, in order to relieve the potential traffic congestion in Aubrey Walk, the "effective" carriage way might be widened, particularly at the Eastern end, by removing some of the existing on-street residents' parking spaces. This would be contrary to TR48 of the UDP.
- (6) The proposed development would result in a significant loss of existing open space which would be contrary to LR1 of the UDP as well as LR7 of the UDP.

I do hope that, in the light of the above and the great weight of objection to the scheme, you will turn down this appeal for the proposed development.

Yours faithfully



Stephen D Moss

5 LAURIE HOUSE 16 AIRLIE GARDENS LONDON W8 7AW

5009

The Inspector
DETR
The Planning Inspectorate
(Room 1003)
Tollgate House,
Houlton Street,
Bristol BS2 9DJ

[Handwritten signature]

RECEIVED IN PINS AA
24 JUN 1999

22nd June 1999

Dear Sir,

DETR'S s Reference: App/K5600/A/99/102204

As a local resident, I had objected, in writing, to the Thames Water/Berkeley Homes application to develop the Campden Hill Reservoirs site and I have now been informed that the RBKC Planning Services Committee has unanimously rejected this application as the proposed Development would:

- Result in a significant loss of existing open space;
- Harm the character and appearance of a part of the Kensington Conservation Area;
- Result in a densely developed site that relates poorly to its surroundings;
- Significantly affect the setting of St. George's Church;
- Generate greater levels of vehicular and pedestrian activity; and
- Fail to provide affordable housing.

I have also been informed that a Planning Appeal has been made relating to Former Thames Water Reservoir and Water Tower House 97 Campden Hill road, W8, and again I strongly recommend rejection of this Appeal for the reasons mentioned above.

Yours sincerely,

Thérèse Wright

Thérèse Wright

~~BTM~~

5003

81 BEDFORD GARDENS, LONDON, W8 7EQ.
K5600/A/99/10 22704

Appeal Ref.

Dear Inspector —

I am writing to reject
encourage you to reject
the appeal of the Camden
Council development. It is
essential to keep London
imporant area of London
precious + traffic free,
valuation

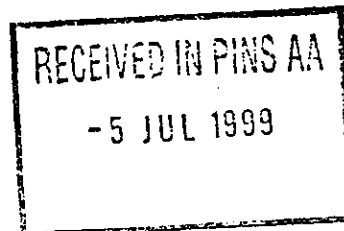
5004

BNA

89 Peel Street, London W8 7PB
Tel & Fax: 0171-229 4311

30. vi. 99.

The Inspector
DETR, Room 1003
Tollgate House
Houston Street
BRISTOL BS2 9DS



Dear Sir

re: Appeal Ref No. K 5600/A/99/1022704

I am writing to add my objection to the proposed development of the Campden Hill Reservoir site.

While recognising that some redevelopment is necessary - there is an unattractive block of offices and some derelict buildings on the site - the scale and density of the Berkeley Homes plan is out of proportion and will be detrimental to the area.

I feel there is a flaw in the way the population density index (or whatever the correct terminology is) is applied, as the planners seem to consider it in isolation

5005

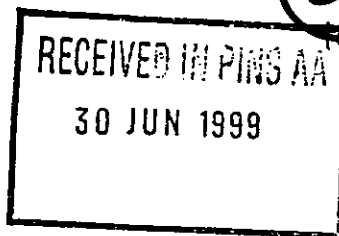
for a particular site whereas it
should be looked at in relation to
the surrounding area to have any
realistic meaning.

~~5005~~

Yours faithfully

(Mrs) J. V. Cohen

June 26th



Mr Ronald Aescaud,
London SW5 9QW

Dear Sir,

I was extremely pleased to hear that the R B C Planning Services Committee had rejected the Thames Water / Berkeley Homes Application to develop the Campden Hill Reservoirs.

I gather that there will be an Appeal and I am writing to reiterate my strong objection to the development plans on ~~some~~^{these} grounds. Namely, the sheer number of proposed new homes in an already densely populated area (especially with development plans for Kings College), the extra traffic which will be generated in Campden Hill Road which is enough of a rat run as it is, and the loss of a unique area of open space.

5007

I was also greatly puzzled as to how the developers could call their plans a "community asset". How are these new buildings improving the lives of people living in the area?

Yours sincerely,



No. Zygmunt Cohen

Appeal reference number

K5600/A/99/1022704

5008

RECEIVED IN PINS AA
30 JUN 1999

[Signature]

June 26, 1999

34 Hillgate Place
London W8 7ST

To The Inspector,

I would like to state my objection to the development of the Campden Hill Reservoir and to add my voice among all the other residents in this area who would very much like to see the developer's appeal (ref # K5600/A/99/1022704) rejected by ~~the~~ the Department of Environment, Transport and Regions (DETR) on Tuesday 20th July.

I feel strongly that such a development would seriously

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~~2012~~

detract from the character of this conservation area and would generate unacceptable volumes of vehicular and pedestrian activity.

We purchased our home here primarily because of Victorian architecture - which has been so vigorously conserved - and because of the relatively low levels of street activity. We feel it is the duty of the DETR to reject this application on behalf of the residents of this area.

Sincerely,

J. Sara Macintosh

Solo

AM

JOY AND BASIL RAYBURN

21 Uxbridge Street London W8 7TQ

29 June 1999

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

RECEIVED IN PINS AA
-1 JUL 1999

Dear Sir

Re: Appeal Ref. No. K5600/A/99/1022704

I would like to appeal most strongly against the development of the Campden Hill Reservoirs site.

Parking is already a nightmare around this area, and if the extra houses and flats were to be built, traffic volume would increase and it would become even worse. Please do not let this go ahead, it would greatly harm the area and mean a loss of quality of life.

Even though they have this parking spaces a lot

Yours faithfully

[Handwritten Signature]
Joy Rayburn

5011

26 PEMBROKE SQUARE
LONDON W8 6PB
0171-937 0976

RECEIVED IN PINS AA
- 2 JUL 1999

Appeal Ref. K 5600/A/99/10227d

28th June 1999

FAE

Dear Sir

As I have said in my previous letters, as a Member of the Campden Hill Tennis Club I think the reservoirs surface should be protected as an open space and retain the Club in its present form. I think Kensington has far too many new housing developments and there is no need for another one.

Yours faithfully, Sean Morris

AKB

5012

RECEIVED IN PINS
-6 JUL 1999

2 West House
118 Campden Hill Road
London
W8 7AR
Telephone 0171- 727 4752

10/03

5.7.99

The Planning Inspectorate,
Tollgate House,
Houlton Street,
Bristol BS2 9DJ.

6 JUL 1999

Ref: App/15600/
A/99/1022704

Dear Sirs,

I was distressed to learn
the developer of the site opposite
West House has now reduced the
gap between Hensington Heights
& the next door building, thus
reducing the light on to this
building. We have always
enjoyed this gap up to the
tennis courts with no obstructions.

~~2/1/54~~

50/3

We are as you know, a listed building, & have over the years suffered so much encroachment, this additional blocking of light, when every inch of light matters is the final straw.

I urge you to stop this additional encroachment.

Yours faithfully,
Elizabeth Royle

(MISS E. ROYLE)

BB1
SP4

This JOY PURITZ
149E Holland Rd
London W14 8AS
3. 7. 99

The Inspector

DETR

Room 1003, Tollgate House

Houlton Street

BRISTOL BS2 9DJ

RECEIVED IN PINS AA

- 6 JUL 1999

Dear Sir,

Campden Hill Reservoirs Development

Appeal ref. no. K5600/A/99/1022704

As a former resident ^{of Tubrey Walk} & at present, regular
attender of St George's Church, Campden Hill,
I appeal to you not to find favour with
the above development, that is, not as
it stands at present. I believe that as
it stands it is far too dense a development
for such a small street. I also think the
buildings planned should not be so tall.

It would be a pity to lose the green slope
& trees opposite the church. The area opposite
nos. 12-16 Tubrey Walk, which is so unright
with the walled-in yard & the ugly flats
(nos 3-7), could well be redeveloped, in my
opinion (I lived for 28 years at no. 16).

Could you not limit the redevelopment

to that area, also ensuring that the buildings aren't built too high?

I would be most grateful if you would consider this.

yours truly,
R. Pasik

(5015)

(BBB)

63 Peel Street
London
W8 7PA

Tel: (0171) 221 6121
E-mail: is@iwemyss.freemove.co.uk

RECEIVED IN PINS AA
30 JUN 1999

5016
EAA

28 June 1999

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

Dear Mr French

Campden Hill Thames Water development
Appeal no: K5600/A/99/1022704

I am writing to recommend rejection of the appeal against the refusal of planning permission for the above development.

My reasons for objecting to this development are in particular:

1. The massive increase in housing and population density in the area, with the corresponding significant decrease in open space
2. Destruction of the special character of this area, especially the setting to St George's Church and the buildings of Aubrey Walk. The tennis club, as existing, is a valuable addition to this character
3. The increased pressure on parking and traffic in the area.
4. The many breaches of the Unitary Development Plan for the area
5. The failure to provide affordable housing

If this appeal is granted, the unique character of this area which draws so many residents will be lost for ever. We have already escaped this once with the Diana Garden, and now it is being threatened again through another route.

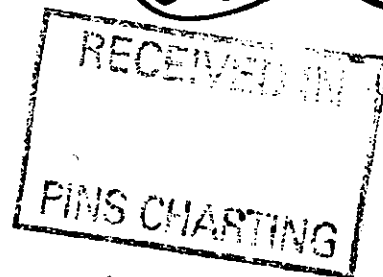
Yours sincerely,

Isabella Wemyss

Isabella Wemyss

12 Aubrey Walk
Kensington
London
W8 7JG

BBB 5017



1 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,

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.

SOLA

BAG

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

(5019) (BMP)

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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AJW

(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.

5021

BA7

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

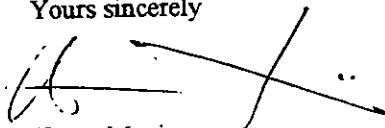
Water Tower House and the existing small modern block of flats on the south side of Aubrey Walk are tenanted by many employees and ex-employees of Thames Water and therefore, in a non-technical sense, already provide "affordable housing".

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

D. L. Gabitass
37 Kensington Place
London W8 7PR
Tel: (0171) 727 4011
Fax: (0171) 727 8053

5022
BAB

RECEIVED IN PINS AA
- 6 JUL 1999

June 28, 1999

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

Appeal Reference Number K5600/A/99/1022704

Dear Sir,

When I walk up Kensington Place to my house, I see St. George's Church at the top of the hill. I see a bank of greenery and trees with larger trees in the distance along Aubrey Walk. It is a view that gives great pleasure and it is worth preserving.

The Thames Water/ Berkeley Homes development will destroy that bank of greenery, flatten the site and build a dense, gated (exclusive) luxury development. It will not be in character with its surroundings. It will bring a large number of cars owned by the new residents plus the extra traffic from the re-sited, refurbished Tennis Club courts with its 'in use all year' indoor courts. The area is already heavily populated. Traffic is at saturation point and parking is at a premium. The owners of cars in this proposed large development will drive everywhere and will be entitled to a permit allowing them to park anywhere in the borough. In-built off-street parking just makes it easier for those residents to own car(s) in comfort in Central London. They will not be users of public transport. Those of us living here will have to live with the consequences in terms of yet more traffic congestion.

As this is a Conservation Area, the arrival of a large development in a nondescript architectural style (as an example see the large St Mary Abbots Site (gated) in Marloes road south of Kensington High Street) will be another blot on the landscape. In pursuit of conservation, the open space Tennis courts should be left as they are. The trees and greenery and wrought iron fencing on the south side of Aubrey Walk should be preserved. It would be marvelous to see a garden square with traditional wrought iron fencing, trees, shrubs, paths and seating created on the site of a demolished and not lamented Water Tower House. This would preserve the last open aspect on Campden Hill. It would offer the kind of amenity cherished all over London. Wherever possible trees should be added not removed.

5023 ~~5023~~

I write as a long term resident, active in the community, which I value. Five years ago my husband and I gave up our car in a small but at times seemingly vain attempt towards improving our local environment and removing at least one vehicle from the streets of Kensington. We walk everywhere, use public transport and taxis, and for our small effort to reduce traffic would appreciate the support of the Department of Environment, Transport and Regions in defending our neighbours and us against a large, inappropriate building development at the top of our road which will add congestion to an already congested area.

Yours sincerely,

D.R. Habitas

LISA von CLEMM

2 Drayson Mews
London W8 4LY
Tel: 0171 499 7812
Fax: 0171 491 7977

BAH

RECEIVED IN PINS AA
- 5 JUL 1999

30th June 1999

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

5024

Dear Sir

Appeal Ref: K5600/A/99/1022704

I understand that a recent planning application by Thames Water/Berkeley Homes to develop the Campden Hill Reservoir site, has been turned down. I also understand that the applicants are appealing against this decision, hence my letter to you now.

I am, as you can see from my address, a local resident and although not a member of the tennis club, feel very strongly that this development should not be allowed to proceed. Although not against the development for itself – inasmuch as the proposed building would be an improvement on the existing water tower – the added stresses and strains placed upon the indigenous population by introducing significant increases in the number of local residents, would be intolerable. Parking in the area is already difficult and would be made more so, through traffic will pose an increased risk to local health, we will be losing open space which is in such short supply and losing a valuable open-air recreational resource.

I hope that you will see fit to turn down the appeal by Thames Water/Berkeley Homes.

Yours faithfully

Lisa von Clemm

Lisa von Clemm

RECEIVED IN PINS AA
30 JUN 1999

Heriot Water,
Heriot,
(Nr Edinburgh),
Midlothian,
Scotland

RECEIVED IN
30 JUN 1999
PINS CHARTING

SODS

ATK

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

24 June 1999

Thames Water Reservoir Site, Campden Hill, Ref APP/K5600/A/99/1022704

Dear Mr Thompson,

As you can see from my address I live mainly in Scotland (although I do have a flat in London), but I hope that this does not preclude me from raising valid objections to the unsuitable development planned for the decommissioned reservoir on Campden Hill.

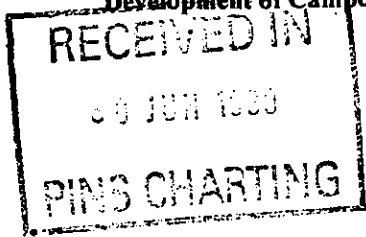
I frequently visit Aubrey Walk as I have a small but demanding goddaughter there. Whenever I have fought my way through the traffic jams of Kensington High Street and through the congestion of Campden Hill Road to arrive (late again!) on her doorstep, I am always struck by the quiet beauty of this small backwater. For a visitor who lives in the country, to be able to find, at the end of a densely populated route, this small oasis of rural tranquillity is an enormous relief. Please do not fill the green bank and other grassy gaps with the dreary lumps of masonry which I have seen on the plans. This small part of Campden Hill has an intimate feel, it is full of good friends and neighbours who babysit for each other, walk each others' dogs and look after elderly residents living alone. The imposition of a sprawling urban estate on the reservoir site will threaten the very intimacy that seems to make this neighbourhood tick. Central London needs small quirky spaces like Aubrey Walk, please help to preserve it for future generations by refusing planning permission to the developers.

Yours sincerely,



Harriet Bowes-Lyon (Mrs).

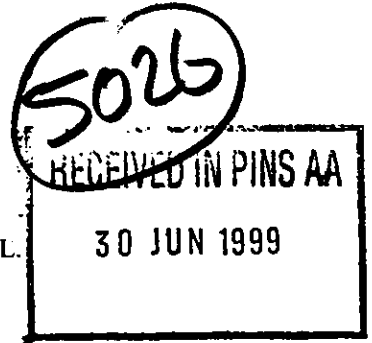
Development of Campden Hill Reservoir Site Ref. APP/K5600/A/99/1022704



A circle containing the handwritten initials "PM" in a cursive style.

Cothill House,
Cothill,
Nr Abingdon,
OXON OX13 6JL.

23. 6. 99.



Dear Mr Thompson,

I am at boarding school but I usually live at 16 Aubrey Walk on Campden Hill. Our house faces the tennis courts over the old reservoir.

I wanted to ask you not to approve the plan to take away some of the outdoor tennis courts. I have enjoyed playing on these courts in the open air for some years and would not like to see them swapped for indoor courts. That would completely spoil them for me and for others like me who prefer to play in the fresh air.

Yours sincerely,

A handwritten signature in cursive that reads "A. Monnas." with a horizontal line underneath the name.

Peter Monnas.

44 Aubrey Walk
London W8 7JG
Tel. 0171 221 3494

5027

RECEIVED IN PINS AA
- 1 JUL 1999

DETR

28.6.99

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

Dear Sirs

**TOWN & COUNTRY PLANNING ACT 1990
APPEAL FOR NON DETERMINATION ON THE FORMER THAMES
RESERVOIR AND WATER TOWER HOUSE LONDON W8.**

I am writing to express my concern about the planning application being appealed by Thames Water and Berkeley Homes on Campden Hill and Aubrey Walk. This land should be developed but the site deserves a much more interesting scheme than this. Approval of this application would repeat the mistakes of the past, the development next door and the development opposite were, implemented under similar circumstances.

1. The proposal will result in significant loss of open space, in a highly developed urban area. This is not a typical brownfield site, the site has looked much as it does now for over a century, mostly open space. The adjacent block serves as a reminder of Thames Water's last development efforts. The developers seem to have taken the area of Public Open Space into account in the calculation of habitable rooms per hectare, not the current developed area which gives an unrealistic answer.

2. The character of Aubrey Walk is its diversity, it is a mosaic of different styles and heights of buildings, using different materials and of different ages, its overall appearance is an ordinary but eclectic street scene. This is much loved by residents, good enough to be a popular tourist walk and interesting enough to be in a conservation area. This environment does not mix with the long slab block proposed in this development with its repetitious fenestration and detailing.

The open aspect of the street will change dramatically with the new block with its steeply pitched roof into an enclosed alley with dramatically reduced sunlight levels.

The amount of development along the road frontage of Aubrey Walk needs to be governed by design not density.

3. St George's Church and the adjoining houses are quite literally a piece of old Kensington and any development taking place opposite should be severely restrained, the proposal is massive.

4. The developers wish to create an enclosed private development with gates and guards, this is completely out of character with the 'village neighbourhood' and secured gated private property cannot reasonably be considered public open space.

I hope that the Inspector will be able to take our views into account and reject this appeal.

Yours faithfully

Richard Whitehorn

Richard Whitehorn

5028

~~7/11~~

9a AUBREY ROAD
LONDON W8 7JJ

0171 727 6580

RECEIVED IN PINS AA
- 2 JUL 1999

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

28th June, 1999

Dear Sir,

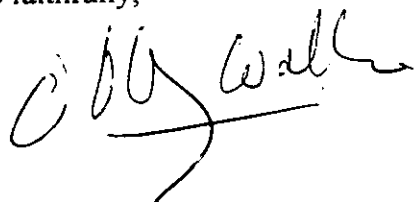
Appeal Reference No. K5600/A/99/1022704

I write to express my disgust and disbelief at the planning appeal for the proposed development of so much housing, flats, etc. on the Thames Water Reservoirs' site.

Fear of the development was the final nail in the coffin which made me decide to sell my house in Aubrey Road. I am 71 and do not want the next few years of my life disrupted by the appalling traffic congestion that these proposals would bring. It is bad enough in Aubrey Road when one house is being refurbished or rebuilt.

I will continue to help to fight tooth and nail against the proposed development as, no doubt, will the new owners of my house.

Yours faithfully,



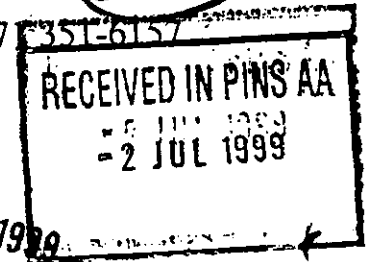
O.F. WALLER

11 AUBREY WALK,
LONDON UK W8 7JH.

TEL: 0171 351-4143

FAX: 0171 351-6157

The Planing Inspectorate (Room 103)
Tollgate House,
Houlton Street
Bristol
BS2 9DJ



02 JUL 1999

28 June 1999

10/03

5030

Dear Mr Taylor

DETR's Ref App/k5600/a/99/1022704

Thames Water Reservoir & Water Tower House, 97 Campden Hill Road W8
Permission is sought for the Development of 19 Houses and 48 Apartments
plus 12 Tennis Courts, Basement Car Parking and New Access Points for
Pedestrians and Vehicles by Thames Water Board.

I wish to place on record my objection to the above development which I note are now trying to add an additional 7 apartments to the previous number of 41, The reasons for my objections are as follows;

Resident Parking.

There is insufficient official resident parking bays in the area, some days it can take up to 30 minutes to locate an available parking bay (let alone a meter) which can be as far away as a 10 - 15 minute walk to my home. The problem is further exacerbated by the users of the tennis club using their RBKC parking permits to park in the bays dedicated to the home owners in the area.

The effect of the proposed new development will further exacerbate the problem as all the new residents (although having parking facilities in the proposed new building) will have RBKC parking permits as will a percentage of their visitors and any new local users of the tennis club.

Traffic.

Aubrey Walk, Aubrey Road, Hillsleigh Road and Campden Hill Square can not handle the increase in traffic, not only is it rightly used by local residents, it is constantly abused by motorists taking a shortcut from Campden Hill Road to Holland Road in order to avoid the banked up cars from the traffic lights at the bottom of Campden Hill Road. This traffic often stretches back to Aubrey Walk and beyond.

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BBB

I have stated in my earlier letter, due to the narrowness of the roads, cars can only travel in a single file in any one direction. As a consequence, cars need to reverse (if possible) to allow oncoming vehicles to pass. This often leads to a battle of wills and results in a great deal of congestion and frustration. Further, it is inconceivable that the roads can accommodate the use by articulated lorries let alone the influx of traffic generated by the new development.

Noise / Grime Dust Pollution.

I am concerned by the comment made to me by one member of the Thames water board 08/12/98 that the proposed development will be a 2 year living hell for residents.

My bedroom backs onto the rear of the development and looks directly onto the existing tennis courts. My rear party wall shared with the Thames Water Reservoir site is less than "5 metres" from the existing tennis courts. I am concerned that the amount of noise will affect my health and rights to privacy not to mention my right to the occasional lie in. In addition I am concerned that I will not be able to open my bedroom windows because of the level of dust and grime & noise that will be generated.

Rights of Light.

Any alteration to the height of the existing tennis courts will affect my rights of light and view.

St James Homes Scheme Proposal - Brochure.

Page 5.

The tennis club and block of 3 flats are duly noted on the plan, however the plans omits to clearly identify my property that shares the adjoining party wall to the tennis club and the rear party wall with Thames Water Reservoir Site. It can therefore be misconstrued that my home is part of the tennis club and not the separate freehold entity that it is.

I wish to make the above point as it is common knowledge that the new lease arrangements granted to the tennis club prohibits the club from opposing the development.

Page 7.

None of the properties illustrated on page 7 are on Aubrey Walk, therefore it does not reflect it's character.

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~~5032~~

The uniformity of the houses is not in keeping with the character of Aubrey Walk, Hillsleigh Road, Campden Hill Square.

The rear of the houses proposed on the Aubrey Walk Elevation is not in keeping with the character of the area.

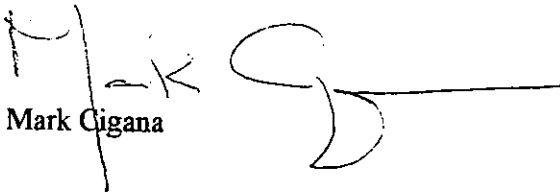
The "White" lower portion of the buildings will look extremely shabby and dirty very quickly due to the effects of the environments being on a main road. For your reference, a classic example can be found on a similar style building on the corner of St Luke's Road and Tavistock W11. Which after only 2 years evidences the foregoing.

The square proposed is misleading as it is 'too small' to be a square

I look forward to hearing from you.

Yours faithfully,

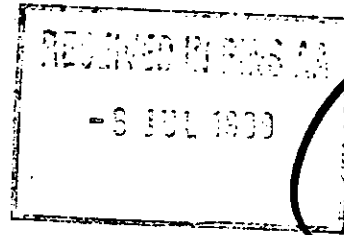
Mark Cigana



→ MARYLENE PLUCK,
London W8 7SS.

4 July 1999.

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



(Handwritten signature)

(Handwritten number 5033)

Dear Sir,

Re: Appeal Reference no. K5600/A/99/1022704

Camden Hills Reservoir site

As a resident in the area, and the owner of two flats in Kensington Place W8, I would like to object to the proposed development of the Camden Hills Reservoir site.

I would urge you to reject the Appeal by the developers.

The proposed development would:

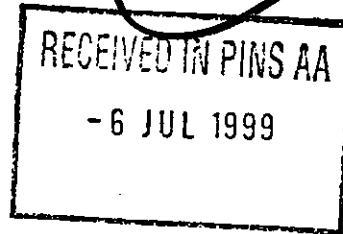
- Generate greater levels of vehicular traffic
- Significantly affect the setting of St. George's Church
- Result in significant loss of open space.

Yours faithfully,

Dr. W. H. Chong.

Oliver Quick
Flat 42
17 Airlie Gardens
London W8 7AN

BBH
5034



06.06.99

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

Your reference: K5600/A/99/1022704

Former Thames Water Reservoir - Campden Hill, London W8

Dear Sirs

I am writing, as a resident of the area, in response to the appeal against the decision to reject the planning application above.

I would like to emphasize my strong objection to the whole concept of developing the open space currently used as tennis courts, and to the nature of the proposed development. I entirely support the decision of the Council to reject the application and am surprised that Thames Water and their developers are trying to ignore the views of both the local planners and the local population. The open space of the tennis courts is an amenity which I enjoy and which is intrinsic to the nature of the surrounding area.

Local objections are not just a case of automatic conservatism or 'Nimby-ism'. In my case the development would probably significantly raise the value of my property. However it must be opposed because it would be highly detrimental to both the social and environmental fabric of the area and it fails to deliver any compensating benefits.

It seems to me that such a development is entirely indefensible, and will inflict irreparable damage on the local area. When open space is at such a premium, how is it possible to approve the destruction of it in this manner? Open space is never created in London, only eroded. Unless we make a stand, the city environment will simply continue to deteriorate and we will have totally failed not only ourselves, but, especially, future generations. The profit motives of private companies are legitimate but are not overriding.

Furthermore, if some development were to be allowed, what is the justification for providing further 'locked-gate' ghettos which offer no integration with the surrounding community, and no attempt

~~Page~~ 5035

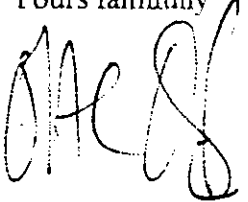
to provide for a balanced society. It is ironic that it is planned to build next to Holland Park School, with its rich historical associations with social integration.

My specific response to the proposed plans is that:

- It will radically change the character of the area in an entirely detrimental way
- It will affect my privacy and quality of life
- It removes an amenity which I currently enjoy (even though I am not a tennis club member)
- It will permanently damage the environment and infringe upon the connected areas of green space centered on Holland Park, and used by all forms of wildlife
- It will seriously increase traffic congestion and associated problems. Campden Hill Road is already overused and dangerous; a development on this scale will tip it over the edge and affect the entire local area.
- The proposed architectural design is insensitive and totally out of keeping with the area. This is particularly inexcusable when the local area offers examples of good quality modern design (ie the east side of Campden Hill Rd) as well as more traditional styles.
- The setting of St Georges church will be detrimentally affected.

Overall I cannot understand how a proposal like this can be accepted. The redevelopment of existing buildings to increase their density must be questionable. How can we even consider the loss of open space?

Yours faithfully



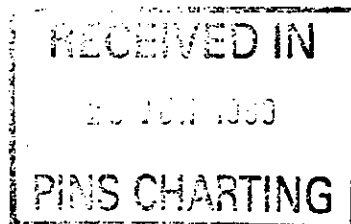
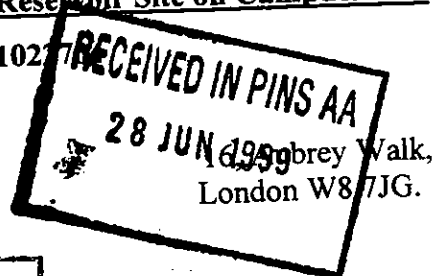
Oliver Quick

(780) 1
(5036)

Proposed Development for the Thames Water Reservoir Site on Campden Hill.

Ref APP/K5600/A/99/102

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



21. 6. 99.

Dear Mr Thompson,

I should like to express my strong objection to the development proposed by Thames Water/ St James' Homes for the decommissioned reservoir site on the top of Campden Hill. The plans submitted by the developers seem to be totally inappropriate for the site for the following reasons :

1. **Loss of open space, moreover of open space currently used for recreation purposes protected by RBKC's own UDP.**

In this densely crowded part of central London, the twelve open-air tennis courts belonging to Campden Hill Lawn Tennis Club represent a vital green lung, rightly cherished by both the tennis club members and local residents alike. Under the current plan, half of the open-air courts would be lost, to be replaced by indoor courts which would be a poor substitute. The tennis club currently provides a marvellous outdoor facility for local children, including the following schools :

1. Fox Primary School
2. Glendower
3. Lady Eden's

Under the current arrangement, two outdoor courts are reserved for the use of children, and, as the mother of two young tennis-players (aged 13 and 5) I can honestly say that this facility is of enormous benefit. The courts currently reserved for children are among those that will be axed in the development plan. It is my great fear that when

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the outdoor courts are severely reduced, during the summer months, the (low fee paying) junior members and their guests will not have such ready access to these sought-after courts. Campden Hill Lawn Tennis Club is hugely attractive to young players precisely because of the outdoor facilities. Many parents feel happy to allow young teenagers to visit the club unaccompanied as it provides a secure environment in which to allow them a measure of independence, making it an invaluable asset to this part of Kensington.

It is surprising that the Chairman and committee of the Tennis Club are officially backing the development. From my personal acquaintance in the Club (among teachers and members, senior and junior) I do not believe that the small percentage of members who were strongly encouraged to vote for the development are representative of the whole Club. When a vote was taken, a caucus of members was made to feel – under direct pressure from Thames Water - that they had to accept the development scheme with all of its drawbacks, or face extinction. If you care to check, you will see that most of the letters from Club Members in favour of the development written to RBKC Planning Department took the form of a xeroxed specimen letter which Club members were advised to sign by the Tennis Club Committee. **In fact, there is enormous resistance within the Club to the proposed changes and I do not think that this opposing view has been given an adequate voice. The several hundred junior members, for example, have no vote.**

2. Loss of green, semi-rural character of Aubrey Walk and inappropriate architecture of the development, adversely affecting the setting of adjacent listed buildings and impacting on the surrounding streets in a Conservation Area.

Aubrey Walk is outstanding for its semi-rural character, which provides a uniquely appropriate setting for the Grade 1 listed Aubrey House (with its accompanying listed Erith Terrace). There is a marvellous ivy and tree-clad bank, veiling the Victorian pumping station, opposite St George's Church and the charming listed Georgian Terrace (see Figure 1 a-c). This green bank is one of the most important features of Aubrey Walk. Not only does this untamed greenery lend the whole street a rustic charm, offsetting the listed buildings opposite, but it also forms a vital part of the setting for Aubrey House, one of the architectural gems of the Borough, greatly

(Figure 4)

enhancing its 'country house in the middle of London' feel as you approach it along Aubrey Walk.

The developers propose to sweep away the green bank together with the pumping station. These will be replaced by a row of uninspiring flats, whose monotonous 'landscaped' frontage will not compensate for the loss of the wild bank. The flats are too tall and will visually overpower the delicate, Georgian terrace opposite, surely removing light from these low-built houses.

Under the proposed scheme, Water Tower House (on the corner of Aubrey Walk/ Campden Hill Road) is to be replaced by a block of flats of monstrous proportions. The design of this red-brick and plate-glass edifice is uncompromisingly stark, no doubt intended to agree with its immediate neighbour, the block of flats on Campden Hill Road, 'Kensington Heights.' Kensington Heights is generally regarded as one of the ugliest buildings on Campden Hill Road and it would surely be a mistake to allow the ruination of this road to continue piecemeal. The proposed block would be bigger than the present Water Tower House, and taller by far than the handsome white building which would face it on Aubrey Walk (25 Campden Hill Gardens). It would be visually overpowering, and its brutally dreary style would form a most unsuitable counterpoint to the mellow charms of Aubrey House at the opposite end of the street.

To erect such a huge building on this important corner will make an undesirable impact upon the whole surrounding area. The architects have adopted the principle of stepping the façade of this corner building down towards Aubrey Walk, but seen from any distance at all, the full height will always impress. One has only to view Kensington Heights from Peel Street (Figure 10) and see the huge block looming over the end of this attractive little street, to appreciate the ineffectiveness of this stepping-down device, and to realise that the new corner block would have a far-reaching visual impact.

Similarly, the town-houses proposed for the centre of Aubrey Walk are outsized in relation to the surrounding buildings both on Aubrey Walk and Airlie Gardens. From the Airlie Garden side, these large houses would adversely affect the setting for the listed Thorpe Lodge. The elevation along Aubrey Walk in the developers' plans

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(Figure 9b)

(Figure 9c)

shows that the relative height of the existing, low Clubhouse and the gigantic town-house next to it would create a most uncomfortable juxtaposition. Although on the front of their brochure the developers show an artist's impression of the central close set back from the road amidst green trees, this drawing is misleading. Under the latest plans the Western terrace has moved uncomfortably close to Aubrey Walk. Once again, the 'stepping-down' of the frontage facing Aubrey Walk will not be effective in softening the impression of the sheer bulk of the rest of the square.

Finally, the whole design, composed of vast wedges of uniform structures seems unsuited to the mews-like charm of Aubrey Walk, with (with the glaring exception of the ugly buildings so far erected by Thames Water) its pleasing, motley assortment of small houses. This charm rests largely upon the seemingly random assortment of **small houses** – the result of many years of 'natural development' - and the presence of some unusually wild green spaces (the tree-clad bank opposite the Georgian Terrace and another patch next to the Tennis Club) fronting the street. These spaces were ominously described by the developers in one meeting as 'missing teeth' but it is precisely the untamed (unspoilt !) spaces which make Aubrey Walk uniquely attractive. **The scheme as envisaged would entirely remove the intimate, rural feel of this street and leave it devoid of its present charm.**

3. **Concept of the development unsuitable for the location, providing inadequate facilities and placing an intolerable strain upon the infrastructure.**

The whole concept of this development as a vast, densely populated 'estate' is inappropriate to this part of Kensington and would be more suited to a suburban setting. The centrepiece of the scheme, the 'square' of town houses is actually a close, with a thin strip of green down the centre. If you compare (on the aerial plan submitted by the developers) the ratios of the garden to house density and bulk in existing Campden Hill Square to that of the proposed new 'square', it is evident that the grotesquely large houses of the new scheme would be ill-served by the little strip of grass allotted to them. This could not function as a square. At the moment, inhabitants of Aubrey Walk and other neighbouring streets enjoy the privilege of access by subscription to Campden Hill Square, where our children can play every day, and can attend Bonfire Night and a Summer Garden Party. In short, Campden

BAI
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Hill Square provides a focus for communal activity for the surrounding streets. The new Close will not provide a local amenity : the many extra residents from the new town houses and blocks of flats will understandably wish to join Campden Hill Square, placing a further strain on this heavily subscribed garden.

4. Increased traffic.

The first traffic survey submitted by the developers amazingly purported to show that the imposition of hundreds of new residents (with their inevitable guests and visiting tradesmen) would not place an intolerable strain upon the dense local traffic. This survey was of doubtful value because a) it was made during the private school holidays, entirely removing the 'school-run' factor, and at a time when many families were away altogether; b) the level of traffic supposedly normally generated by the existing reservoir was estimated for a functioning reservoir. In fact the site has not been fully operational for some years and, during my residency (16 years) the industrial traffic has been minimal.

Under the current plan, the traffic from the new estate would all have only one access point, from Aubrey Walk. This seems utterly ludicrous. Aubrey Walk is obviously far too narrow to cope with extra traffic. To drive my children to school each morning, I am regularly forced to back up or am compelled to mount the pavement several times just getting out of Aubrey Walk. The roads feeding Aubrey Walk, namely Campden Hill Square, Hillsleigh Road and Aubrey Road are also far too narrow to cope with extra cars, so that any attempt to widen Aubrey Walk or introduce traffic-calming measures would not solve the problem of congestion.

The alterations to the Tennis Club, providing indoor courts, would also adversely affect traffic and parking on Campden Hill. At present, there is more traffic in summer than at other times of the year. The Tennis Club forbids members to park in Aubrey Walk, but this has proved completely unenforceable. Local residents put up with the seasonal inconvenience but it would impose an intolerable strain if the problem existed all year round.

Any increase to the traffic on Campden Hill would be undesirable . Campden Hill Road, linking the two arterial routes of Kensington High Street and Holland

ADN

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Park Avenue, is intolerably clogged up several times a day and could not possibly sustain any more cars.



Health and safety should be a major concern here. Campden Hill Road is a vital pedestrian route for the Fox Primary School and for Holland Park Comprehensive School. Many hundreds of children cross this street every day, some in a woefully reckless manner ! Access from Campden Hill Road to Fox Primary School is perilously close to the junction of Campden Hill Road with Aubrey Walk. Traffic from the new development would directly affect the safety of these schoolchildren.



5. Affordable housing – concern for the residents of Water Tower House.

No provision has apparently been made to provide the residents of Water Tower House and of the other block of flats owned by Thames Water in Aubrey Walk with affordable housing on site. These residents of long-standing, who have been good neighbours to us all, are being turfed out of their homes to make way for the development. They are apparently not being offered enough money to buy comparable homes in this neighbourhood. The 'cleansing' of these residents seems to be one of the most reprehensible features of the scheme.

In conclusion, the development proposed by Thames Water/ St James' Homes for the Campden Hill Reservoir site would have a far-reaching detrimental effect upon Campden Hill. First of all, there is the loss of open space, and also the loss of open-air recreational facilities. In terms of architecture, the proposed buildings are visually unsuited to their surroundings and would positively detract from the listed buildings around them. The loss of the wild, semi-rural greenery of Aubrey Walk in favour of a soul-destroying mass of uniform new buildings set amidst suburban landscaping would be an irreversible evil. The addition of so many new residents to Aubrey Walk, bringing so much traffic to this part of Campden Hill cannot be supported by the existing road system, and the increase in traffic would surely have an undesirable impact upon health (pollution) and safety (road accidents). Finally, no provision has been made to re-house on site the many long-term residents who will be unceremoniously ejected to make way for the development.

RBKC Planning Committee has acted wisely in rejecting this flawed planning application, and I only hope that the Department of the Environment will do the same.

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Yours sincerely,



Lisa Monnas (Mrs)

BAB

On the next few pages, you will find my own photographs of Aubrey Walk and of the surrounding streets.

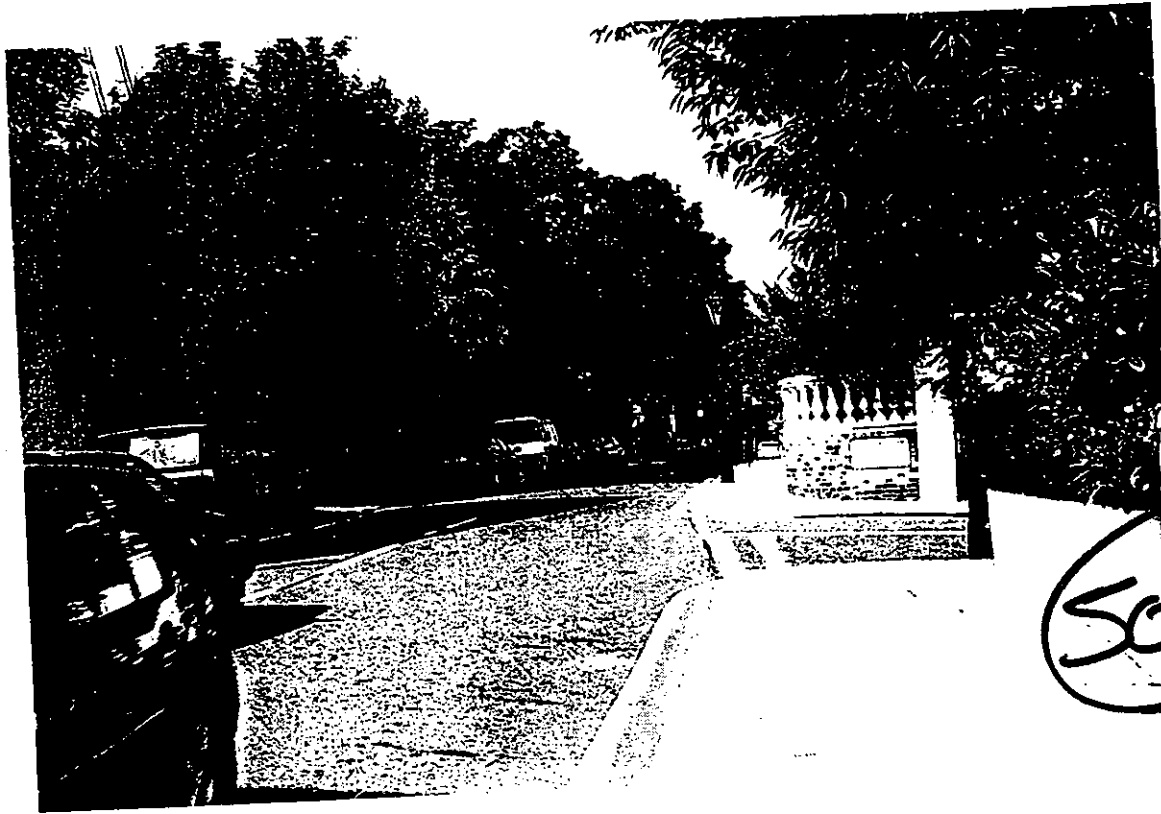


Figure 1. a & b. AUBREY WALK. Georgian Terrace & St George's Church.

5043



Figure 1c. AUBREY WALK. Green bank (veiling the Pumping Station) opposite the Georgian Terrace & St George's Church. (Green bank & Pumping Station to be replaced by large block of flats, taller than the Georgian Terrace under the proposed scheme.)



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Figure 1 c & d

View of AUBREY WALK



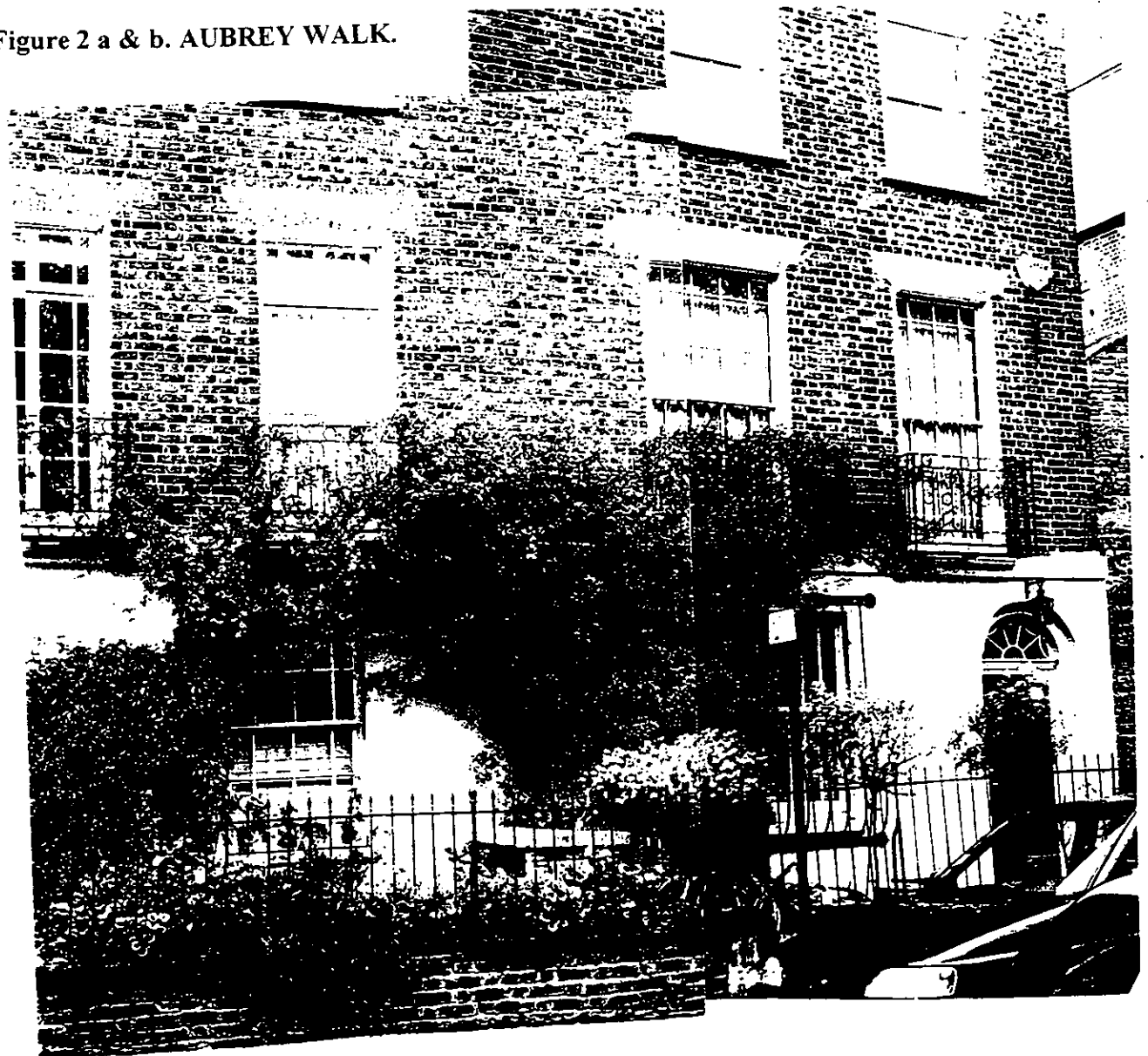


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The Georgian Terrace.

Figure 2 a & b. AUBREY WALK.





YB97

Figure 3 a & b. VIEWS DOWN AUBREY WALK

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BBR

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LONDON COUNTY COUNCIL

Aubrey House
stands on the site of
Kensington Wells
an early 18th century spa

Former residents include

SIR
EDWARD LLOYD RICHARD
1st Earl Grosvenor

LADY MARY COKE diarist

PETER and
CLEMENTIA TAYLOR
philanthropists

WILLIAM
CLEVERLY ALEXANDER
art lover

Figure 4 a-c. AUBREY WALK. Aubrey House.





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Figure 4 View of AUBREY WALK
d.e
Two views
from Aubrey House,
looking up towards
The Church.





Figure 5a. AUBREY WALK. The Arts & Crafts Terrace, which would be dwarfed by huge town houses opposite.



Figure 5b. View down AUBREY WALK (no's 18-24) showing mixture of architectural styles. (towards Aubrey House)



Blue

505D



Figure 6a. HILLSLEIGH ROAD which leads into AUBREY WALK.
This is a very narrow (and picturesque) street.