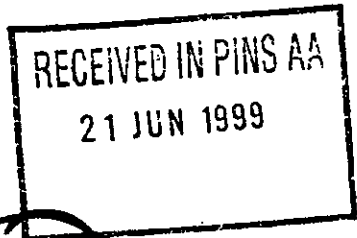


24 Bedford Gardens.  
London W8

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

~~900~~



6052

Dear Sir

Appeal reference nos. K5600/A/99/1022704

We write with regard to the Thames Water / Berkeley Homes planning application to develop the Campden Hill Reservoirs site which was rejected by the Royal Borough of Kensington and Chelsea.

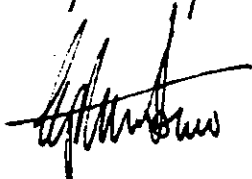
As a nearby resident we are most opposed to this scheme believing as we do that it would

- Result in an overly dense scheme that reflects little of the surrounding character of this conservation area

- Generate a significant and unacceptably high level of vehicular and pedestrian traffic.

We would therefore urge you to reject the appeal.

Yours faithfully



S. T. Down.

Susan Jones

Susan Jones

56 BEDFORD GARDENS  
LONDON W8 7EH  
0181-727 4809

6053

RECEIVED IN PINS AA

21 JUN 1999

The Inspector  
DETR. Room 1003  
Tollgate House  
Haulton St.  
Bristol BS2 9DJ

16 June 99

JM

Dear Sir

Campton Hill Reservoir Development  
Ref. K 5600/A/99/1022704

In connection with the Appeal to be heard on 20<sup>th</sup> July regarding the above proposed development, my wife and I wish to record our objection on the grounds that it would:

- Result in considerably increased traffic and parking difficulties
- Create an over densely developed site in place of an open space
- Be out of keeping with the identity of the Kensington Conservation Scheme.

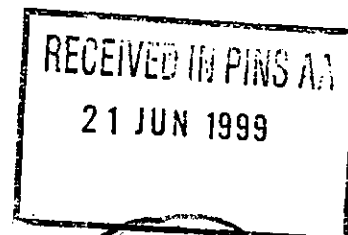
Yours faithfully

Malcolm McLeod  
MALCOLM McLEOD

and Jane McLeod.

50 Adam and Eve Mews  
Kensington  
London W8 6UJ

Tel: 0171-937 9899  
Fax: 0171-937 3713



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

6054

1003

16th June 1999

Dear Sir

Appeal reference no: K5600/A/99/1022704  
Proposed residential development on property owned by Thames  
Water in Aubrey Walk, W8

I am the owner of the freehold of 16 Campden Hill Gardens, W8.

I am very concerned at the proposal to construct 67 housing units on the property which, in my opinion, would represent a highly insensitive and gross over-development of the site. In addition to the resultant housing congestion in this attractive and unspoilt Conservation Area neighbourhood, I should like to object to the proposed development on the grounds that it would add significantly to the existing traffic congestion on Campden Hill (particularly at the approach of Campden Hill Road to the traffic lights at Notting Hill Gate) and, in addition, (despite the proposal to incorporate basement parking into the development) it would place intolerable strains on the already overstretched parking facilities available to residents in the immediate area.

I would urge rejection of the Appeal.

Yours faithfully

A handwritten signature in cursive script that reads "Ian Hendriks".

Ian Hendriks

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

29 Kensington Place  
London  
W8 7PR

18 June 1999

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

RECEIVED IN PINS AA  
21 JUN 1999

6053

~~11/18~~

Dear Sir,

re. Thames Water/Berkeley Homes on Campden Hill W 8

I am writing to lodge an objection to the revised massive development proposed on Campden Hill. It would result in a considerable loss of existing open space and harm the character and appearance of part of the Kensington Conservation Area. The loss of the 18 tennis courts for nearly two years is distressing particularly as six will never be replaced. Many family members are concerned at the loss of their courts and recreation facilities. This open space is in the conservation area and should be sacrosanct and left for the members to continue with their tennis uninterrupted.

The huge density development proposed will be a disaster. It relates poorly with its surroundings in Aubrey Walk and significantly affects the setting of St. George's Church at the top of the hill and facing the sight.

Another great concern is the traffic problem. There will be a greater volume of traffic congestion on Campden Hill. At the moment it is very difficult for me to drive from Kensington Place into Campden Hill as traffic comes so quickly up the hill and it is difficult to see without driving well into the road. With a huge influx of traffic from a large number of new residents, the service people visiting the development plus visitors to those homes it will be impossible and so unfair for the present residents of this lovely unspoilt neighbourhood.

I have lived in Kensington Place for 21 years and traffic has increased greatly over the years and resident parking places become more difficult to find and for a lady late at night quite disturbing when one has to walk a long way to her house from the nearest parking slot!!!

Resident parking places along Aubrey Walk and Campden Hill will be closed during any building works and this will add to our anxiety.

The proposed development fails to provide much needed affordable housing!!!

I find it extremely upsetting that such a large high volume project could be allowed in a Conservation Area as I have to obtain permission when I wish to prune my own trees!!!

Yours faithfully,

*P J Pearce*

P J Pearce (Mrs)

RECEIVED IN PINS AA  
21 JUN 1999

6054

DETR

FROM LADY ANTONIA FRASER PINTER  
52 Campden Hill Square London W8 7JR

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

15 June 1999

Dear Sir

APPEAL REFERENCE NUMBER K5600/A/99/1022704

I wish to ask to you in the strongest possible terms to reject this Appeal by Thames Water/Berkeley Homes. The reasons which caused the RBKC Planning Services Committee originally to reject the application seem to be absolutely excellent ones. A densely developed site that relates poorly to its surroundings is not at all what is needed in this historic residential area. Already vehicular activity has reached unacceptable levels at certain times of day and I can see no prospect of the new development helping that. In fact it would make it significantly worse. The existing open space is part of the amenity of the area and not at all well served by the new plans.

Yours faithfully

Antonina Fraser Pinter

RECEIVED IN PINS AA  
21 JUN 1999

The Inspectors  
DETR  
Room 1003  
Tollgate House  
Houlton Street  
Bristol BS2 9JJ.



Flat 1  
52 Palace Gardens Terrace  
London W.8 4RR.

BOSS

16th June 1999

Campden Hill Reservoir Development.

Appeal Ref Number K5600/A/99/102274

Dear Sirs

Campden Hill is a historic area in Kensington and quite unique

The proposed development would be completely detrimental not only to the immediate area proposed for re-building - the destruction of an amenity space rare in an area of dense population - but would be detrimental to surrounding areas as well.

This is a conservation area. Much development has taken place in recent years and every year the building works increase in ambition and size. During construction huge vehicles transporting materials clog up the already heavily congested streets creating noise & disruption in a residential area. The type of housing proposed is aimed at the very wealthy who only "take" from the area & leave their homes empty for parts of the year. When they are in residence their cars add to traffic, pollution & take up more space.

(6056)      (9160)

The otherwise quiet backwater would be changed beyond recognition.

Kensington is a beautiful borough which is being abused and destroyed by huge developments of rather unpleasant buildings pretending to "fit in" with the rest of the housing. They are a pseudo imitation, having little or no intrinsic quality.

This development should not be allowed as it will be a luxury eyesore in what is otherwise a charming - interesting and unique location.

The worst aspect is the proposal to put tennis courts underground - People need as much open space as possible in an urban environment.

Please do not allow this development to take place. The open space is needed in this area which is already overcrowded. The residents around Kensington Church St and Campden Hill Road need to have local spaces to escape into and get away from the traffic. Quiet corners & spaces are essential to the sanity of the real Londoner.

Yours faithfully  
Rosemarie M. Nairae .

6057

~~6057~~

St George's Church  
Aubrey Walk  
LONDON W8 7H

21<sup>st</sup> June 1999

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

RECEIVED BY PLANNING SERVICES.							
EX DIR	HDR			SA	SE	ENF	AO ACK
37 22 JUN 1999							
	IC	REC		FWD EN	CON DES	FEES	

Dear Mr Shoreland,

Campden Hill Reservoirs Development

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

On behalf of St George's Church I enclose a statement submitted as an objection to the plans under consideration in the above Appeal.

I should like to read this statement to the Inquiry. I will be on holiday with my family from 30<sup>th</sup> July 1999 until 15<sup>th</sup> August.

Yours sincerely,

*Angela Lascelles*

Mrs Angela Lascelles

Enc.

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

Mr T Blaney  
Messrs Lawrence Graham

*[Handwritten scribble]*



6058

~~6058~~

ST JAMES HOMES/THAMES WATER DEVELOPMENT APPEAL 20.07.99

STATEMENT SUBMITTED ON BEHALF OF ST GEORGE'S CHURCH,  
AUBREY WALK

This statement is submitted by Mrs A M Lascelles. I am a deputy church warden for the Parish of Kensington, with responsibility for St George's Church. My family live at 6 Aubrey Road. My children were baptised at St George's and we have worshipped there for 22 years.

1. Introduction

When examining a street plan of London and spotting a church, it may be tempting to view it as an historic building, perhaps of architectural merit, but in planning terms, a monument with a small, declining congregation.

St George's Church in Aubrey Walk does not fall into that category – it is a living and growing House of God. In the last five years it has been extensively reordered and refurbished which has led to significant increases in numbers attending for worship and to growing use of the facilities by secular groups who are using the Community Centre established at the back of the Church, nearest to the road. Particular attention has been given to the exterior of this listed building. This phase of the redevelopment was completed late in 1998.

2. Objection

The Church Committee at St George's opposes this planned development for two main reasons, which are summarised here but expanded below. Firstly, we believe that **the exterior of the Church, in its historic setting**, in the unique tranquility of Aubrey Walk opposite a bank of mature trees, plays an important role in raising the awareness of by passers to this listed building. This setting should be preserved. The proposed development would involve the destruction of the bank of trees and its replacement with an overbearing building.

Our second main objection **concerns the entrance to the development which is directly opposite us**. The traffic is already dense here at peak times and the extra commotion that would occur on our doorstep from this development would limit access to our doors, cause increased parking difficulties for our visitors, especially for large vehicles attending funerals and weddings, and cause dangers for the estimated two thirds of visitors who come by foot. These include several disabled people in wheelchairs and a large number of children.

6059 (circled) (circled)

Both these factors concern our one basic mission – to attract a larger congregation to our facilities which try to meet their various needs in a secure environment.

### 3 Religious Worship

Before the redevelopment of the Church, which began in 1995, there was a small, though loyal, congregation which averaged about 40 per week. Most attended the main services at 10 am on Sundays, but some came to the services at midday on Wednesdays and 8am on Sundays. There were 3 services per week and the Church was usually locked and empty at other times. The position of the Priest-in-Charge was a part time post.

Since the appointment of the Reverend Michael Fuller, the number of services has been increased to twenty two per week. Morning and evening prayer are said daily at 8am and 6pm (peak travelling times) and there are six weekday services of Holy Communion and two on Sundays. There are now also midweek lunchtime Bible Study meetings, instruction courses, confirmation courses and, later in the year, a weekly prayer group is planned.

The position of the Priest-in-Charge has recently become full time to provide for these sharply growing trends.

The number of communicants in 1998 increased by 28% from 4,600 to 5,900 (Source: Parish of Kensington Annual Report for 1998) - this was approximately three times higher than five years previously. In addition to the communicants, there are growing numbers of children attending church, averaging twenty five per week recently, and two Sunday Schools to accommodate them. Several of the congregation attend in wheelchairs. We are extremely concerned about the increased dangers of accidents involving children, invalids and elderly people outside the Church. **The siting of the proposed entrance to the development poses a serious risk to our vulnerable visitors.**

### 4 Refurbishment Facts

A local appeal was launched at the end of 1993. This raised in total nearly £200,000 from individuals, mainly the congregation, but also from non church going households who recognised the need for community facilities in this area, and accepted the likely increase in activity near the Church because they wished to support local causes. In addition, we received grants of £20,000 from the National Lottery and £10,000 from Campden Charities. Other significant but smaller grants were donated from five other charities.

110 6060

The interior of the Church was reordered. The worship space was reduced and refurbished, and the back area was converted into a large meeting area – available for groups/lectures/social activities/music/instruction – and offices were created above, along with further community space. Cloakrooms and a kitchen were also constructed. Total expenditure exceeded £600,000 and was incurred in 3 phases between 1995 and 1998.

We sold St George's Hall, in Kensington Place, to finance the major part of the development. This hall had been let to the Council of RBK&C for some years, who used it to provide a luncheon club for the elderly in the area. The Council discontinued this facility in the early part of this decade and it has been the intention of St George's to replace it in the Community Area, which would be directly opposite the entrance to the new development if it were allowed to proceed.

#### 5 Use of Community Centre

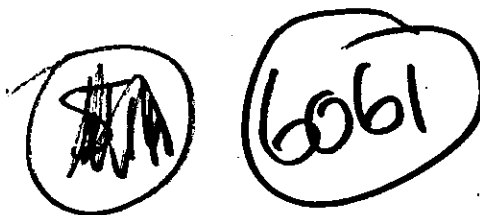
This has been steadily building up since the facilities were completed late in 1998. We have had to date public meetings (including one for Thames Water), concerts, children's parties, a supper for 85, receptions after funerals, weddings and christenings, local residents' groups annual meetings, PCC meetings. Recent enquiries for the space have included health and fitness classes and music classes.

The upstairs offices have recently been leased to a charity, Learning for Life, who have regular office workers and a growing number of visitors. We have agreed to let them hold trustees' meetings there.

Another area of the church, furthest from the road, has just been refurbished as an extra meeting room for groups.

#### 6 Local Environment and Setting of the Church

A major part of our expenditure has been on the exterior facing Aubrey Walk, where we have also benefitted from a £1,000 grant from RBK&C. We know that a well kept and attractive exterior, good noticeboards and visible markers such as our St George's flag, point people towards our inner environment, which has received so much recent investment, of spirituality and neighbourliness. We have tried at St George's to love God and our neighbours. So far the local community has responded to both with enthusiasm but we predict that what we have experienced so far is only the beginning. We must object to the proposed development which threatens this growth.



Our principal objections to the development concern the siting of the entrance and the destruction of the setting of our listed building by the removal of the bank of trees opposite us. We think these proposals threaten the growth of our congregation.

## 7. Conclusions

We are extremely concerned that the proposed development will:

- cause difficulties for the estimated one third of our congregation who travel by car
- pose dangers for the estimated two thirds who travel by foot, including large numbers of children and some in wheelchairs. There are no safe crossing places on any of the roads near the Church.
- obscure our visibility and dramatically impinge on the access to the Church for our visitors
- cause difficulties for hearses, wedding vehicles etc. We have already had problems during the construction of the shaft
- discourage casual visitors to the Church by desecrating the conserved tranquility of Aubrey Walk. At our end of the road, removal of the bank would destroy the tranquility.
- we share the very serious concerns of our neighbours about the increased traffic and noise.
- damage the work we have done by the pollution caused by both the building work and the increased traffic and commotion in an area already very densely occupied.

We write this to record our concerns and to give you information about the increasing activity around St George's Church following our programme of investment, of which you may otherwise be unaware.

23 KENSINGTON PLACE  
LONDON W8 7PT  
Tel 0171 229 7508  
22.6.1999

*[Handwritten signature]* 6062

M J French Esq  
Director of Planning and Conservation  
Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES							
ENV DIR	HDC	N	2	SW	SE	ENF	AC ACK
51      COPY      23 JUN 1999							
IO	REC	ARB	FWD PLN	CON DES	FEE		

Dear Mr French

**Campden Hill Reservoir and draft list of UDP development sites.**

I understand that in the proposed draft alterations to the UDP the Thames Water reservoir site at Campden Hill has been included as a possible site for development.

I believe it should be deleted.

If the Inspector at the Appeal Hearings allows the St James's development then inclusion in the revised UDP will be meaningless.

If the Inspector refuses the St James's application then I still believe that for two reasons it would be wrong to include this site.

1. The first reason given for recommending refusal to the Planning Committee stated that "The proposed redevelopment would result in the loss of a significant amount of open space on this site, reducing the value of this site as a visual amenity to be enjoyed by residents of nearby property." Reason 3 refers to "the existing site provides a valuable contribution to the character and appearance and residential amenity of this part of the Conservation area."

These are points of principle and not just comments on the current St James's application. It would appear inconsistent for the Council to argue one case to the Inspector next month while advocating what appears to be the contrary view in the revised UDP.

2. To admit that this sensitive site could be used for development might well be seen as influencing the Inquiry, giving the Inspector grounds for believing that the Council's objections are not strong and that a few minor modifications would suit most parties.

I would therefore ask that the Campden Hill site be withdrawn immediately from the designated list of Royal Borough sites scheduled for development in the revised UDP. I would certainly hope that this can be done before the Appeal Hearings begin.

Yours sincerely

Cllr Christopher Buckmaster

6063

RECEIVED BY PLANNING SERVICES

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23 JUN 1999				
PLN	CON DES	FEES		

ccy

23 KENSINGTON PLACE  
 LONDON W8 7PT  
 Tel 0171 229 7508  
 22.6.1999

Mr C A Thompson  
 c/o Mr D Shorland  
 The Planning Inspectorate  
 Room 1003  
 Tollgate House  
 Houlton Street  
 Bristol BS2 9DJ

ref APP/K5600/E/99/1016054  
 APP/K5600/A/99/1022704

Dear Mr Thompson

**Town and Country Planning Act 1990  
 Planning(Listed Building and Conservation Areas) Act 1990  
 Appeals by St James's Homes Ltd on site at Former Thames Water Reservoir,  
 Campden Hill Road, London W8**

I would like to confirm that I wish to speak at the above Appeals.

The points that I wish to raise include:-

- The effect on Holland Park School, of which I am a Governor, of the dominant and over-bearing form of the proposed development, in particular to the listed building, Thorpe Lodge.
- The impact increased vehicular traffic will have on the two schools in the area. Holland Park School has just under 1500 pupils and adjoins the proposed development, while Fox School, which is a primary school with just under 300 children, is about 200 metres away.
- The further breach of the recommended guidelines of the National Playing Fields Association on the amount of open space dedicated to sport, related to the local population. The NPFA guidelines were referred to in the Royal Borough's Draft Sports strategy, approved by Youth and Continuing Education Committee earlier this month, which inter alia seeks no diminution of the already few open sports areas in the Borough.

My formal statement of case will be forwarded shortly.

Yours sincerely



Cllr Christopher Buckmaster

cc RBKC and Trevor Blaney

6064

*[Handwritten signature]*

23 KENSINGTON PLACE  
LONDON W8 7PT  
Tel 0171 229 7508  
22.6.1999

RECEIVED BY PLANNING SERVICES						
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23 JUN 1999						
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CC01

Mr C A Thompson  
c/o Mr D Shorland  
The Planning Inspectorate  
Room 1003  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

ref APP/K5600/E/99/1016054  
APP/K5600/A/99/1022704

Dear Mr Thompson

**Town and Country Planning Act 1990  
Planning(Listed Building and Conservation Areas) Act 1990  
Appeals by St James's Homes Ltd on site at Former Thames Water Reservoir,  
Campden Hill Road, London W8**

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My formal statement of case will be forwarded shortly.

Yours sincerely

Cllr Christopher Buckmaster

cc RBKC and Trevor Blaney

6065

~~DMT~~

DR. P.B. JENSEN  
FLAT 7  
118 CAMPDEN HILL ROAD  
LONDON W8 7AR

July 5th. 1999

The Planning Inspectorate  
Room 1003  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

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EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
12 JUL 1999							5		
ISS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Your ref: App/K5600/A/99/1022704

Dear Sirs,

We have just learnt that the planning for the replacement building for Water Tower House includes an extension of 2.3 metres further southward than the present building.

My flat faces Water Tower House, and any extension southward would restrict my view.

The value of my flat is related to the fact that it is in a listed Norman Shaw building, with the view to the west being an important feature. Any encroachment on my view would have a deleterious effect on the property, both aesthetically and financially.

We request that you consider these factors and reject the planned extension.

Yours faithfully,

*P.B. Jensen*

P.B. Jensen.

X copy: M.J. French  
Planning Director  
Borough of Kensington & Chelsea



72 BEDFORD GARDENS  
LONDON W8 7EH  
ENGLAND

TEL: ++44 171 727 7136  
FAX: ++44 171 229 1715

6066  
file  
COM  
MR M.J. FRENCH  
KBKC

5 July 1999

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

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
								2 JUL 1999
IC	REC	ARE	FWD PLN	CON DES	FEE			

Dear Sirs,

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

We understand that there is currently an application by the Thames Water/Berkley Homes to develop the Campden Hill Reservoir site. As a resident in the area for many years we were given the opportunity to study the plans submitted and found these lacking in consideration of local conditions. We have already written to the KBKC with our strong objection to the plans for such high intensity development to take place in this area. The RBKC have refused permission for the development and as a result the application is going to appeal. For the records we consider the detractors to the development as being :-

- result in the loss of existing open space
- designs out of character with this part of the Kensington conservation area
- high density accommodation
- outlook and setting of the local church is affected
- generation of even higher car and pedestrian activity in an already congested area.

We understand that Thames Water/Berkley Homes are taking their application to appeal which will be heard on the 20 July. With this letter we ask you to note our objections to this development.

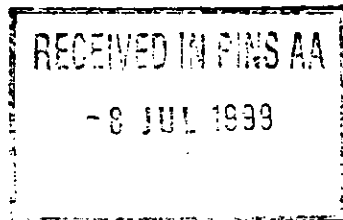
Yours faithfully,

I. Hoffmann

6067

AA

11 Farmer Street  
London  
W8 7SN



Dear Sir,

Appeal Ref. No: KS600/A/99/1022704

I am writing to recommend rejection of this appeal.

If the Thames Water/Berkeley Homes proposal goes ahead, the following shall result: significant loss of existing open space; harm to the unique character and appearance of a part of the Kensington Conservation area; a densely populated site relating poorly to its surroundings; an adverse affect on the setting of St. George's Church; greater and intolerable levels of pedestrian and vehicular activity; untenable strain

6068

~~6068~~

on parking spaces available; failure  
to provide affordable housing.

Yours sincerely,

Morgan Chorley.

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

6069

July 5 1999

RECEIVED IN PINS AA

-7 JUL 1999

The Planning Inspectorate  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

10/03

Ref: App/K5600/A/99/1022704

Dear Sirs,

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

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

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

We urge you to reject this extension.

Yours faithfully,

J.D.B. Miller-Stirling

J.D.B. Miller-Stirling

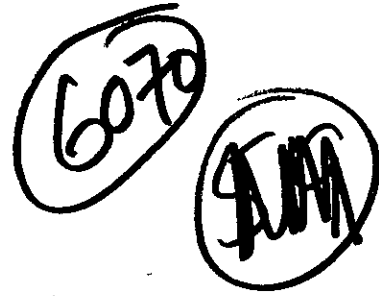
Jessie Miller-Stirling

Mrs. T. Miller-Stirling

cc M.J. French  
Planning Director

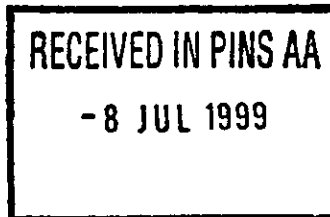
72 BEDFORD GARDENS  
LONDON W8 7EH  
ENGLAND

TEL: ++44 171 727 7136  
FAX: ++44 171 229 1715



5 July 1999

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



Dear Sirs,

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

We understand that there is currently an application by the Thames Water/Berkley Homes to develop the Campden Hill Reservoir site. As a resident in the area for many years we were given the opportunity to study the plans submitted and found these lacking in consideration of local conditions. We have already written to the KBKC with our strong objection to the plans for such high intensity development to take place in this area. The RBKC have refused permission for the development and as a result the application is going to appeal. For the records we consider the detractions to the development as being :-

- result in the loss of existing open space
- designs out of character with this part of the Kensington conservation area
- high density accommodation
- outlook and setting of the local church is affected
- generation of even higher car and pedestrian activity in an already congested area.

We understand that Thames Water/Berkley Homes are taking their application to appeal which will be heard on the 20 July. With this letter we ask you to note our objections to this development.

Yours faithfully,

I. Hoffmann

A handwritten signature in black ink, appearing to read 'I. Hoffmann', with a long horizontal line extending to the right.

15 Hillgate Street  
London W8 7SP  
0171-229-0610  
0171-727-7456

6271

RECEIVED IN PINS AA  
- 9 JUL 1999

8 July 1999

*[Handwritten signature]*

Campden Hill Reservoirs Development - Appeal no. K5600/A/99/ 1022704

Dear Sir,

With regard to this appeal, to be heard on 20th July:

We should like to record our opposition to the proposals of the developers and our agreement with the rejection of their plan by the RBKC Planning Services Committee. As it stands the proposal will involve too high a density of housing and generate excessive car traffic in an already overcrowded area.

We realize that Thames Water have to do something with the site, but the present plan is too ambitious.

Yours faithfully,

*John Waterlow*

Professor J.C. Waterlow, CMG, MD, FRS.

*Joan M.L. Stephen*

Dr J.M.L. Stephen, Ph.D.

# CTRAA

## CHERRY TREES RESIDENTS' AMENITIES ASSOCIATION

39 Brunswick Gardens  
Kensington.  
London W8 4AW  
Tel: 071-727 9736

6072  
JAN



6 vii 99

To The Dept of Environment Inspector  
Room 1003, Tollgate House,  
Houlton Street, Bristol BS2 9DT

6661 701 6 -  
RECEIVED IN PINS AA  
-9 JUL 1999

From Mr. O.R.W. WYNNE  
Chairman CTRAA

RECEIVED IN PINS AA  
-9 JUL 1999

Dear Sir

APPEAL REF K 5600/A/99/1022704.

I speak as Chairman of CTRAA - a 400-member residents association covering the area immediately to the east of Kensington Church Street, including Palace Gardens Terrace, Vicarage Gardens & Gore & Brunswick & Berkeley Squares. Having spoken to 85 of our members in the past couple of weeks, I have to report to you that they are universally horrified at Thames Water's decision to sell their (Campania) site primarily to St James' Homes the developers to build town houses & luxury flats on currently open space & tennis courts.

Many of our members are also members of the Campania Club Tennis Club & I have to tell you that, even though the Tennis Club committee have entered into a deal with St James' Homes, many of their members are absolutely appalled at the changes proposed for their tennis environment. The area is at present open space, & the proposal would obliterate that open space. London needs its lungs, as do all cities, & loss of the fresh air amenity will be a major blow to the whole area.

These luxury homes would bring in train large numbers of cars & lorries, which would clog the area with their fumes & create major additional parking problems for all residents. I urge you therefore to reject Thames Water / St James' Homes appeal against the Council's decision & ask them (or somebody else) to come up with a scheme more sympathetic to the needs of residents who want space & fresh air, not more buildings & pollution. Yours faithfully,  
O.R.W. WYNNE

6073

*DBA*

RECEIVED IN PINS AA  
- 7 JUL 1999

5 VENNER HOUSE  
47 BOURNE STREET  
LONDON SW1W 8UR  
0171-730 0504

5th July, 1999.

Dear Sir,

I understand that Thames Water / Berkeley Homes intend to press on with their application to ruin Campden Hill. I find this surprising in view of the strength of the opposition to the plan, I do not see how they can go against the wishes of the whole neighbourhood.

However they must have hopes of success founded on something. I therefore write to say that the opposition has in no way weakened to the plan.

In many affairs in life a money motive can be discerned on close inspection. I very much hope that the greed of persons who hope for compensation in this matter will not be given weight it should not be. This is an environmental issue of great importance not a matter for a few individuals to trouser as much as they can.

Yours sincerely,

*Julia Lynington*

VISCOUNTESS LYNINGTON

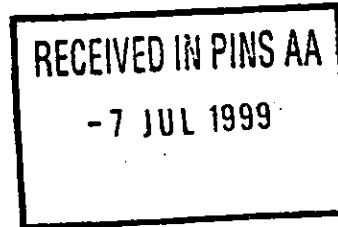


16 AUBREY WALK,  
LONDON W8 7JG

6074

STUBB

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



5<sup>th</sup> July, 1999

Dear Sir,

**Development of Campden Hill Reservoirs**  
**Appeal Ref. No: K5600/A/99/1022704**

---

I am writing to express my objection to the proposed development of the Campden Hill Reservoirs by Thames Water. My chief grounds for objection are:

- The density of the proposed development. This development would result in many times the existing number of residents currently in Aubrey Walk overlooking and accessing the road.
- Reduction of light resulting from the tall buildings proposed opposite where I live, along with the loss of view of the open tennis courts.
- Token consultation by Thames Water with the residents about the size and design of the development. Our views were heard, and then completely ignored.
- The increased traffic in Aubrey Walk, and adjoining roads, resulting from the size of the development, its proposed access onto Aubrey Walk, and the re-development of the Tennis Club. Unrealistic estimates of the post-development traffic have been provided by the developers, which do not properly reflect the likely number of cars operated by the new, affluent occupants, the traffic generated by their guests and visitors, and the increased traffic resulting from the Tennis Club's development, including night time traffic by members using the proposed,

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*[Handwritten signature]*

new indoor courts. Furthermore, the "base level" of traffic, against which the developers sought to contrast the expected post development level, was artificially high. I believe the risk of injury in this family neighbourhood with narrow streets, caused by cars after the development is unacceptably high, and predictable.

- Completely inadequate provision of parking facilities will again, inevitably, result in acute problems for the surrounding neighbourhood.
- The fact that the design of the development is completely out of character with the existing area. This point has already independently been made to the Council by English Heritage.
- The destruction of a residential conservation area of almost rural charm, peace and quiet in the middle of Kensington.
- The despoiling of the setting of listed buildings, including the Church opposite the bank of trees.

I hope and believe that the Appeal Hearing in considering this development will have in mind:

- The overwhelming opinion of those residents who have already written as individuals to RBK&C.
- The pollution, congestion and safety consequences of the resulting traffic increase.
- The role of the DETR in conserving outstanding features and communities in London.

As residents, we were very heartened by the way that our Council, in line with their Unitary Development Policy, responded to our clear, and reasoned, views, and rejected this attempt by commercial interests, motivated by the prospects of a windfall gain, to ride roughshod over the wishes of a small community. Given the grounds for objection detailed in this letter, I very much hope the DETR will support this example of a Council responding to the wishes of its residents, and reject the appeal.

Yours sincerely,

*[Handwritten signature of Alexander Monnas]*

Alexander Monnas

6676

17 Brunswick Gardens  
Kensington  
London W8 4AS  
Tel: 0171.727.9953  
5th July 1999

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

RECEIVED IN PINS AA  
- 7 JUL 1999

*[Handwritten signature]*

Dear Inspector,

Re: Appeal Reference No K 5600/A/99/1022704

My wife and I are appalled that the Thames Water 'Fat Cat' Directors and their equally avaricious property developers St James Homes should have the effrontery to appeal against the unanimous refusal of Kensington & Chelsea Councillors to grant planning permission for the hugely controversial reservoir development in Holland Park.

Nearly 400 local residents and organisations have already vehemently expressed their opposition to the proposed scheme and we would wish to add our strong opposition for these reasons in brief:-

- (i) The proposed development plans which we have studied very closely are entirely out of place for this part of the Kensington Conservation Area - in that the resulting buildings would be far too dominant for the location.

A great deal of thought and foresight have in our experience to be given to the effect such a dominant and excessive number of dwellings would have on this unique part of London.

I am enclosing a cutting of the London Evening Standard on Monday 21st June 1999 for I submit that it is highly pertinent to the Thames Water proposed development.

The planning rules and guidelines drawn up by the Kensington & Chelsea Borough aim to provide what is best for all London, not simply what is desirable for a few people who can afford millions of pounds for a London town house or luxury flat - and which will greatly enrich property speculators.

- (ii) On the Committee of the local Residents' Association, I hold the 'portfolio' for Traffic & Parking Issues and I am in constant touch with their worries & views on such vital day to day matters affecting their environment.

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Huw Thomas

(ii) continued

We have nearly 400 members belonging to our Association and without exception I am told by those who approach me on the proposed Thames Water Development, that they greatly fear and object to the large increase in traffic and pressure on parking space, both of which are extremely acute in and around the Campden Hill Reservoir area.

(iii) My wife and I regularly worship at St George's Church both on Sundays and occasionally mid-week. A good deal of money and a huge amount of effort have in recent years been voluntarily put into the refurbishment of this very well attended church which is now a living 'beacon' for Christians in the community.

The proposed Thames Water Reservoir development would overwhelm indeed would 'swamp' the setting of our church.

There is an argument for taking down the very poorly constructed and unattractive building which was built by Thames Water and until recently has housed Thames Water employees & offices and perhaps utilising a certain amount of open space adjoining it. But such should surely be devoted to providing smaller buildings in character with those other houses in the neighbourhood and thereby not adversely affect the amenities and environment of the current local community.

But on the current gross development plans put forward by Thames Water/St James Homes, I do earnestly beg you to reject in toto their Appeal.

Yours truly,

*Huw Thomas*

Huw Thomas.

# The river wild

ARCHITECTURALLY speaking, Montevetro, Lor. Rogers's huge glass block of luxury flats on the riverfront in Battersea, might well be an interesting and attractive building. It has won many awards, and our own expert, Rowan Moore, finds it a strikingly original piece of design. However, even many of its admirers agree it is entirely out of place, is far too dominant for its Thames-side location, and should never have been built. Its planning history illustrates clearly that London has missed some essential checks and balances in the absence for so many years of a strategic planning authority. Wandsworth Councillors wanted an impressive building, designed by a famous architect, on the site of the old Chelsea Flour Mill. The development was given approval with no thought to the effect such a dominant building would have on London's riverside as a whole and despite the fact that the designs drove a coach and horses through its own newly established — and theoretically legally binding — planning rules. No riverfront building should have exceeded six storeys: Montevetro rises to 20 storeys. There ought not to have been more than 140 car parking spaces allotted for an apartment block of that size; it has more than 170 spaces. It remains unclear why John Gummer, Environment Secretary when planning permission was given following a public inquiry in 1995, overruled his own guidelines when he approved the scheme. One vital issue facing the London Mayor will be future riverside development — he will have to decide what is best for all of London, not simply what is desirable for a few people who can afford up to £5 million for a penthouse with a view. But that is a year away. In the meantime, until we have a Mayor, no individual local council should be permitted to make any major planning decision that could irrevocably change London's riverfront.

LONDON  
EVENING STANDARD EDITORIAL  
27<sup>th</sup> June 1999

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(607)

RECEIVED IN PINS AA

- 7 JUL 1999

JOHN MITCHELL AND SON  
(PETER MITCHELL)  
FINE PAINTINGS

VALUATIONS  
RESTORATION

160 · NEW BOND STREET  
LONDON · W1Y 9PA  
TEL: 0171-493 7567  
FAX: 0171-493 5537

DETR's Reference: App/K5600/A, '99/1022704

residence: 10 AUBREY WALK  
W8 7JG

The Planning Inspectorate,  
Room 1003,  
Tollgate House, Houlton Street,  
Bristol BS29DJ

(JMG)

Dear Inspector,

In the recent, very successful film entitled 'Notting Hill', the character played by Hugh Grant refers to his home in Notting Hill as 'the village where I live'. This is a common theme, as you know, in the history of a city as vast as London and an integral part of its character.

Here in Aubrey Walk and the surrounding streets, we are simply another village, on the top of Campden Hill. Together with many others, I am opposed to any action that would disregard and so fail to respect the history of this area and the character that has come about through that history. No short term commercial gain should be allowed to violate this simple truth because

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the harm done is irreparable.

Nothing in the developers' presentations has given the slightest comfort to we residents. Aimed at a less caring group of residents in another area of London, perhaps their routine would have been successful as indeed it has been. Here in Aubrey Walk, it has been seen for what it is - a predictable attempt to maximise the profit potential of a site which comes to them free or with an historic, notional cost only. They have followed the usual routine - firstly, ask for a far greater density than they actually hope to achieve, so that if refused, they can make concessions and alterations and still come out with what they really wanted in the first place.

Secondly, they have consistently glossed over the very serious traffic problems that this proposal must create in such singularly unsuitable, narrow streets. Traffic problems would be further aggravated by the plan to create, indoor tennis courts, leading inevitably to increased year round use and thus increased traffic - in a city already clogged with cars and lacking adequate public transport.

In terms of everyday living, I believe the traffic problem to be the paramount reason for refusing this development. Others feel that violation of existing guidelines on open space, conservation, and environment are even more cogent. Yet others feel that the blatantly inappropriate scale of the proposed apartment blocks shows no regard whatsoever for the essential nature of the surrounding


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architecture.

I welcome an independent outsider coming to judge this matter afresh. No one underestimates the gravity and burden of this responsibility. I respectfully submit that you will find the objections so widely expressed in an unprecedented number of letters, to be based on common sense. We are not stuck in the mud reactionaries, nor worried about the values of our properties, nor cranks, but ordinary people trying to protect a way of life and a legacy of history to the benefit of everyone.

The developers are quite rightly pursuing their scheme under the catch all banner of 'maximising shareholders' interests'. Using the authority invested in your office, I urge you to act on behalf of long term considerations and radically to reduce the proposed plans or refuse them altogether for the time being and thus 'maximise the interests of common sense'.

Yours sincerely,

  
 ( P.J. MITCHELL )  
 10. AUBREY WALK  
 W87JG



*030*  
*[Signature]*

*6082*

# REPORT

PP990733

ON

RIGHTS OF  
LIGHT,  
SUNLIGHT AND  
DAYLIGHT

AT

AUBREY WALK  
LONDON W8

R.B.K. & C.  
TOWN PLANNING  
18 JUN 1999  
RECEIVED

R.B.K. & C.  
TOWN PLANNING  
- 6 APR 1999  
RECEIVED

Prepared by:

McBains Cooper  
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31 MARCH  
1999

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DR

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DB

## 1.0 RIGHTS OF LIGHT

The houses fronting onto Aubrey Walk are all in excess of twenty years old and have established their light flows over the Thames Water land by prescription through S3. of the Prescription Act 1832. Once acquired, these easements of light are indefeasible private property rights which cannot be overridden by Thames Water and those acting under or through them.

The MWB was established as a statutory corporation by the Metropolis Water Act 1902 and combined the former water companies as a joint board. The land occupied by the Board was not Crown land so that the exemptions which prevent the subject acquiring prescriptive rights over the Crown do not apply to this land.

The land occupied by Holland Park School is, we understand, held by the RBKC which inherited it from the ILEA on the dissolution of the Greater London Council and the Inner London Education Authority.

St George's Church is considerably in excess of 20 years old and ecclesiastical property can acquire prescriptive rights in the same way as secular property can.

It is important to remember that what light is taken is not the criterion by which an infringement of a right of light is judged but by what is left. The surrounding owners are entitled only to "sufficient light for the ordinary notions of mankind" per Halsbury LC, Davey LJ and Lindley LJ in *Colls -v- Home & Colonial Stores (1904) HoL*. This has been accepted over the years as 50% of the floor area of the affected room having a sky visibility or sky factor of 0.2% or better. The 50% was called into question in 1967 in *Ough -v- King* in which Denning LJ cited with approval the judgement of Upjohn J in *Cory -v- City of London Real Property Co. Ltd., (1954)* and said. "In these days I would not myself be prepared to regard the 50/50 rule of Mr Waldram as a universal rule. In some cases a higher standard may be reasonably required ....." For safety, we should, today, regard any diminution of the well-lit area below about 53% as likely to be a cause of action.

We have assumed that the surrounding residential owners will not be prepared to release any of their rights in return for money and that all the surrounding owners are hostile to the development and will resist any loss of rights or amenity.

We have received the detailed proposal drawings and site survey showing the demolition of the existing buildings on the water site including the Receiving Office, flats and depot known as Water Tower House, the pumping station behind Water Tower House and the flats at Nos. 3, 5 and 7 Aubrey Walk. The Easternmost covered service reservoir is to be demolished and used as basement car parking and part of the west reservoir is to be retained and used as new indoor tennis courts. New buildings containing nineteen houses and forty-three apartments are to be built on the site. Each of the buildings will be several storeys in height.

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RA

### Kensington Heights

We have, so far, seen only the deed of lease made on 21st June 1973 between the Metropolitan Water Board of the first part and Campden Hill Developments Ltd., Star (GB) Holdings Ltd. And Rush and Tompkins Developments Ltd. of the second part. This lease provides, *inter alia*;

1 The Board.... demise unto the Lessee ALL THAT piece or parcel of land .... (hereinafter called "the demised premises") Except and Reserving unto the Board.... (g) The right at any time to erect or suffer to be erected any building or other works or to alter any building or other works now standing or hereafter to be erected on the Board's adjoining land in such a manner as to obstruct or interfere with the passage of light and air to any building which is or may be erected upon the demised premises"

2 PROVIDED ALWAYS: .....

(2) All privileges in respect of light and air now enjoyed over the Board's adjoining land in respect of the demised premises shall be deemed to be so enjoyed by the licence and consent of the Board and not as of right.

The demised premises are defined as the buildings known as Kensington Heights and the Board's adjoining land is the remainder of the Campden Hill Works site as shown on the lease plan.

There are no clauses limiting the Board's rights for so long as Campden Hill Works are an operational water storage and pumping works and the only operational restrictions are upon the lessees preventing them from interfering in any way with the reservoir, pumping installations or other works belonging to the Board.

By operation of the Water Act 1973 Thames Water Authority was created and assumed all the rights and duties of the Metropolitan Water Board which became the Metropolitan Water Division of the Authority. By the Water Act 1983, The Authority was dissolved and reformed as a public limited company, Thames Water Utilities Plc., though the river management functions were reserved into a newly formed national body, the National Rivers Authority. The Campden Hill Works site is not a "river" site and was transferred into the new Plc. Thames Water Utilities Plc. is, thus, the successor in title to the MWB and is entitled to the benefits and subject to the burdens of the covenants contained in the lease referred to.

In view of the clearly expressed terms of the lease, we are of the opinion that the owners of the flats comprising Kensington Heights would have no grounds for raising objection to the proposals on the grounds of interference to their light or air. The Prescription Act 1832 does not provide for the acquisition of easements except where they are enjoyed *nec clam, nec vi, nec precario*. In the present case, the light flow is enjoyed by permission expressed in the deed so all three tests are not satisfied.

All the purchasers of leasehold interests in the flats purchased their interests knowing that these exceptions and reservations applied to the land. Those on the front part would not, of course, be affected but those to the rear and the North side would know that they could be affected in the future.

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JPB

### Holland Park School

Holland Park School is set down the hill from the development site and we have not been able to examine the buildings on the site in any detail because of restrictions on access. We have examined the buildings from the reservoir site and conclude that the 1960s classroom blocks will not be adversely affected by the proposals at all. Thorpe Lodge forms the VI.th form library and IT classrooms and this building will be slightly affected. The existing fenestration is poor so that the light flows to the rooms are diminished accordingly. We believe that there may be a small amount of damage caused to the building. We do not consider that this damage is injunctable but, by operation of *Shelfer -v- City of London Electric Light Co. 1895* any damage is of a compensatable nature

### Airlie Gardens

The remaining buildings in Airlie Gardens are set back from the line of Thorpe Lodge and are presently heavily overshadowed by the planting on the berm slope. While trees would not normally be considered for rights of light, where they are "cultivated" rather than wild, a claim could be sustained for them. As no claim has been made and the trees have been there for many years, we feel that they give a degree of protection. The nearest building will be the house in the Southeast corner of the square which is basically two storeys at its nearest point to Airlie Gardens and is set some 36m back. We consider, therefore, that no reasonable claim could be sustained by the Airlie Gardens properties

### 25 Campden Hill Gardens

The building on the corner of Aubrey Walk and Campden Hill Road derives a flow of light principally along Campden Hill Road and is already obstructed by Water Tower House which is built on higher ground and is five storeys tall. The parapet level of Water Tower House is 52.07 AOD. The new proposals show the new buildings being 53.25 AOD to the ridge and 51.25 AOD to the parapet. The footprint of the building is slightly wider than the existing building but with a more broken roofline. Most of the bulk of the building addresses the road rather than the properties built on its sides. We do not consider that an action could be sustained by this property.

### 36 Campden Hill Gardens

The next building faces into Campden Hill Gardens but derives a flow of light over the development site to its side windows and its conservatory. We have considered the impact which the new buildings will have onto these windows and the first floor windows do not appear to be adversely affected. The conservatory receives part of its light from above and would be very difficult to injure. There are no new buildings facing this house and the present pump house roof is set at 49.8 AOD and there are trees and bushes on the berm. The new obstructions will rise to 40.2 AOD so that this building will derive significant increases in light flow. The building has a satellite dish mounted on the West wall facing over the site and set at a low angle to focus on the geostationary satellite.

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The new development should not distort or disrupt the signal because it will "see" the satellite through the gap in the buildings. While not a right of light, the Courts may now be tending towards granting relief from interruptions to television signals. The Canary Wharf case is before the Courts and much will depend on how it is resolved at appeal.

### **St. George's Church**

The church of St George's has its main "East" window on Aubrey Walk, facing Southeast together with other, smaller windows. It is normally extremely difficult to injure church windows because of their height and the windows in this case have the sill quite high up and the heads even higher. We do not believe that the church will sustain an actionable injury in this case. St. George's Church will benefit from the amended proposals and will not be affected to the extent they would have been under the previous scheme. There will be a slight diminution in light to the West side of the window but this is more than offset by the demolition of the pumphouse.

### **2 to 6 Aubrey Walk**

The next group of buildings along the road, numbered 2, 4 and 6, are a block of three Georgian houses each on three storeys. The rooms appear to be quite shallow and the ground floor windows are reasonably high so that the damage may only be slight. We have calculated the effects on these houses and particularly No 6 more closely. This shows a diminution in light but, as far as we are able to calculate, without having access to the rooms internally, this diminution does not appear to be sufficient to sustain an actionable injury. The first floor rooms have very high French windows (approx. 2.3m) and the rooms are shallow so that we do not anticipate any injury at this level.

These houses will be affected to a lesser extent than in the previous scheme though, as before, No 6 is affected to the greatest degree and will still sustain a loss of light. This loss, however, does not seem to be to an actionable extent.

### **8-16 Aubrey Walk**

The block of five "garden suburb" houses, Nos. 8, 10, 12, 14 and 16, again on three storeys, are built a little further along the road. Along this part of the road there is little on the Thames Water site at present to obstruct the light and proposals show the roadway in front of Nos. 12, 14 and 16. This will mean that they will receive, if anything, more light than at present. No 8 is lit from two sides so would be difficult to injure at ground floor level in any event but light will still penetrate over the substation and through the square. Trial Waldram diagrams in the worst case, (No. 8), show that the sky factor at half the likely depth of the rooms would be in excess of 2.5% against a minimum of 0.2% as being sufficient for the ordinary notions of mankind (*Ough -v- King 1967*). Achieving 0.2% over 50+% of the floor area of the rooms should, therefore, be achieved.

No 16 faces the existing buildings at 3, 5 and 7 which stands on the slope of the berm and has a gambrel roof with its ridge line at approximately 50.7m AOD. The proposal drawings show this building being demolished and there will be a significant improvement in light flows to this building.

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### **18 Aubrey Walk**

No 18 is a late nineteenth Century buildings on two floors with windows at ground floor and first floor levels facing the site. The ground floor windows are 1425mm high and quite wide so that a good standard of light penetration into the rooms appears to occur. These windows face predominately the existing buildings on 3, 5 and 7 and are obscured by this building. Light passes down the West side of the existing building. This light flow will be significantly improved as will the sunlight and daylight penetration

### **20 Aubrey Walk**

This building benefits from the removal of the existing flats and the new building is set back further than the existing ones. We find the situation for this building improved rather than impaired. No 20 has no windows at ground floor level other than to the garage and, perhaps, a lavatory at ground floor level while the fenestration to the first floor is by four windows each approximately 2.3m high.

### **22 Aubrey Walk**

No 22 has two relatively small windows at ground floor level, lighting rooms either side of the entrance passage. These windows are already obscured by the bulk of Nos. 9 and 11 and, further away, by the gable end of No 7. The ground floor windows will suffer a slight diminution of light but we consider the loss would not be actionable. The principal rooms are on the first floor and the windows to this floor are extremely large with a sculpture displayed in the centre window. These windows will still receive satisfactory flow of light over the reservoir and to the West of the new building.

### **24 Aubrey Walk**

No 24 will also suffer very slight diminution in light flow but this, again, would appear to affect only secondary accommodation at ground floor level rather than principal rooms.

### **26 Aubrey Walk and Beyond**

We do not believe that Nos. 26 and beyond are affected by the proposals,





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## 5.0 PHOTOGRAPHS AND DRAWINGS

Photograph of Thorpe Lodge, Holland Park School.

Section showing Thorpe Lodge and the South Terrace with 25° line shown.

25 Campden Hill Road shown as existing with 25° line shown from centre of Ground floor windows

25 Campden Hill Road shown as proposed with 25° line shown as before.

Photograph of 4 and 6 Aubrey Walk

Drawing extract showing 2 - 6 Aubrey Walk and proposed new apartment block

Drawing showing 18 - 24 Aubrey Walk and proposed small flats block

Elevation drawing showing proposed new block facing 18 - 24 Aubrey Walk with existing block shown dotted in.

Part section drawing showing proposed new block and 20 - 24 Aubrey Walk with existing building shown dotted in

Photograph of 18 Aubrey Walk

Photograph of 20 Aubrey Walk

Photograph of 22 Aubrey Walk

Photograph of 24 Aubrey Walk

Elevation of existing buildings facing 18 - 24 Aubrey Walk

Elevation of East Terrace closest to Kensington Heights

Section of East Terrace and Kensington Heights

Section of North face of Kensington Heights and South face of the apartment block fronting onto Campden Hill Road

Plan of relationship between Kensington Heights and the East Terrace (NB 1:250)

Elevation of Kensington Heights facing the East Terrace

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SW

In some places on the ground floor, the windows are limited in the VSC available to them by being recessed under projecting construction. This places an additional burden on the adjoining site because a small obstruction below the projecting balcony will have a disproportionate effect on the VSC. The Guide calls for a flexible interpretation of the numerical values given and we submit that windows affected by projecting balconies should be accorded that more flexible approach.

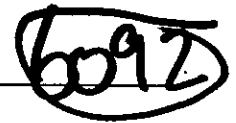
We have set out below a table of the results achieved at the various window positions and these are indicated on the attached working drawing. Care should be exercised as the plan drawing is scaled at 1:250 not 1:200 as the other drawings. We have also included extracts showing the sections to the West and North faces of the flats.

Position	Extg VSC	0.8 of extg	Prop VSC	Pass 27%	Pass 80%
A	25.71	20.57	24.727	Y	Y
B	26.06	20.848	23.82	N	Y
C	23.2	18.562	20.60	N	Y
D	31.81	24.945	28.677	Y	Y
E	21.6	17.28	18.747	N	Y
F	22.47	17.976	20.316	N	Y
G	40	32	33.736	Y	Y
H	40	32	33.485	Y	Y

In the case of positions A, B and C, the 27% VSC is not attained as existing due to the oversailing balcony above. In positions E and F, the adjoining projections shield the windows from the sky. The proposed development reduces the VSC but the proposed value is still greater than 80% of the existing

We have examined the impact of the proposals on the north elevation of Kensington Heights. As above, we have compiled Waldram diagrams of the worst affected part of the building taken at 2m above ground level. We find that the original VSC at this location is 27.6% but that the VSC under the proposed scheme will be 24.3%. Although this is less than the target numerical value set by the Code, it is still more than 0.8 times the original value (22.08%) As with the west elevation, there are windows on the north side of the building that are overshadowed by projecting balconies in the storey above. This dramatically reduces the VSC available to those windows, even if the building were to be on a completely undeveloped site on a hilltop. It would be perverse to impose the additional burden of this element of the previous design onto the proposed use of the Thames Water site.

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



**3.0 SUNLIGHTING**

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

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

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

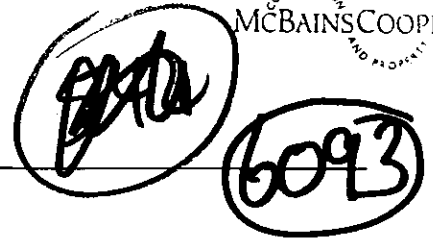
Posn	APSH%	80%	WPSH%	80%	APSH%	WPSH%	80% < A	80% < W
A	56	43.2	22	15.2	56	22	Y	Y
B	56	44.8	21	16.8	56	21	Y	Y
C	53	42.4	19	15.2	53	19	Y	Y
D	50	40	19	15.2	50	19	Y	Y
E	19	15.2	2	1.6	18	1	Y	N
F	23	18.4	3	2.4	28	3	Y	Y
G	55	44	20	16	48	16	Y	Y
H	54	43.2	19	15.2	51	17	Y	Y

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

In the case of position E the drop in annual probable hours is only 0.6% below the critical value. The remainder are either not reduced at all or are only reduced very slightly. In all but positions E and F the remaining percentage of sunshine hours is still between three times and four times the Guide's winter minimum. Only positions E and F fall significantly below the Guide's provision but these are heavily shadowed by the rest of the building and do not achieve the Guide minima even as existing.

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

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



### **Aubrey Walk**

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

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

Nos 18 to 24 will be slightly affected by the scheme but not to any appreciable adverse extent. The proposed block fronting onto Aubrey Walk will subtend an angle greater than 25° from the midpoint of the lowest level of windows but, in the case of 18 and 20, the existing block subtends a greater angle than the proposed building so there will be a gain in sky factor at these points. Daylighting and sunlight penetration standards will, therefore, improve. On No 22 we have calculated the sunlight penetration at 66% of annual probable sunlight hours with 15% of these in the winter. This exceeds the requirements of the Code, which are for 25% with 5% during the winter. In the case of No. 24 the sunlight penetration is 62% with 20% in the winter. In both cases, these readings are taken at Ground floor level because these buildings have habitable rooms at that level as shown on the attached copy photographs.

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#### 4.0 CONCLUSIONS

Taken overall, we have assessed the impact of the proposals on the surrounding buildings and our findings are that the impact on amenity in terms of sunlight and daylight are small to all the buildings. Some make significant gains in natural lighting while others will experience slight losses and the remainder will find the proposals broadly neutral. Where natural lighting is reduced, the reductions will, in almost every case, be within the 80% of existing levels which the Guide express as being insufficient to cause any noticeable diminution in amenity. Natural lighting is only one of many factors in site layout design and the target figures demand a flexible approach to their interpretation.



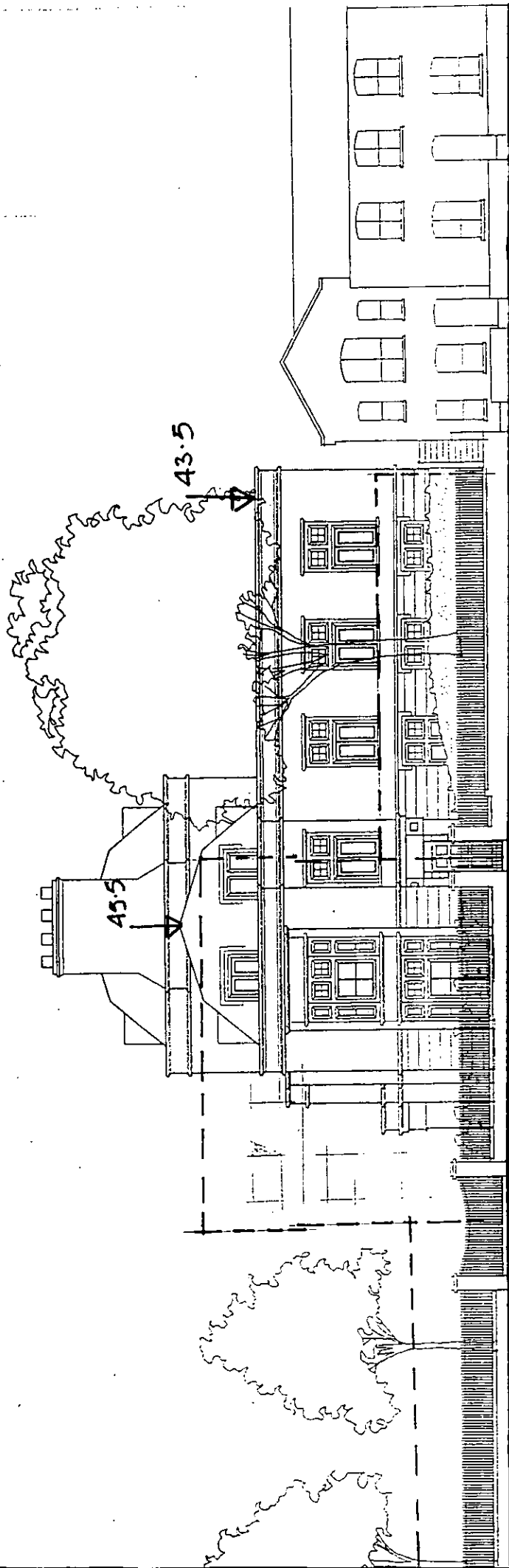
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Tucker Parry Knowles Partnership  
Transportation & Infrastructure Consultants

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**THE RE-DEVELOPMENT OF WATER TOWER HOUSE  
AND THE FORMER CAMPDEN HILL RESERVOIR SITE**

**TRANSPORT IMPACT ASSESSMENT**

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R.B.K. & C.  
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