

9049

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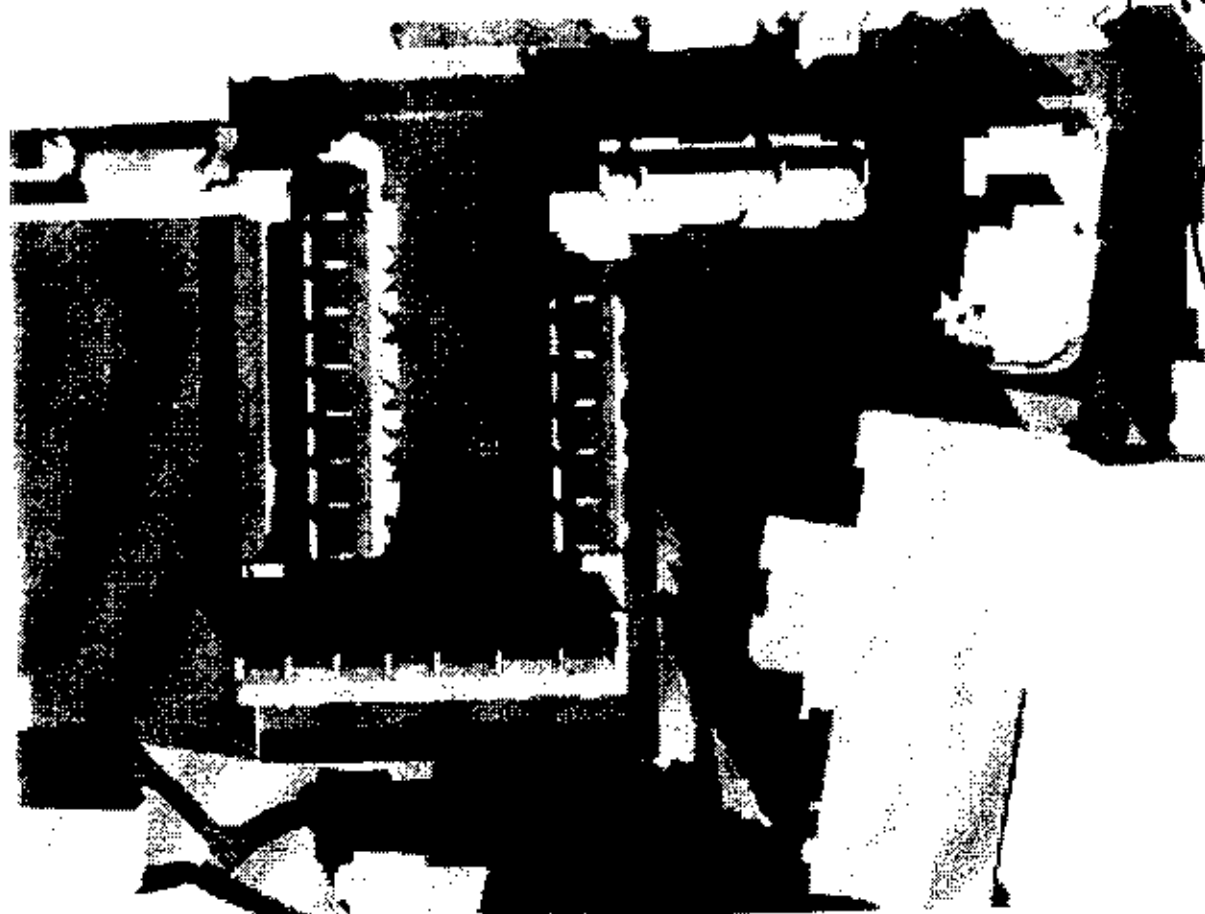
The shadow pictures are computer-generated and show how the sun will move at two hourly intervals through the day on 21st Mar. 21st September and 21st June.



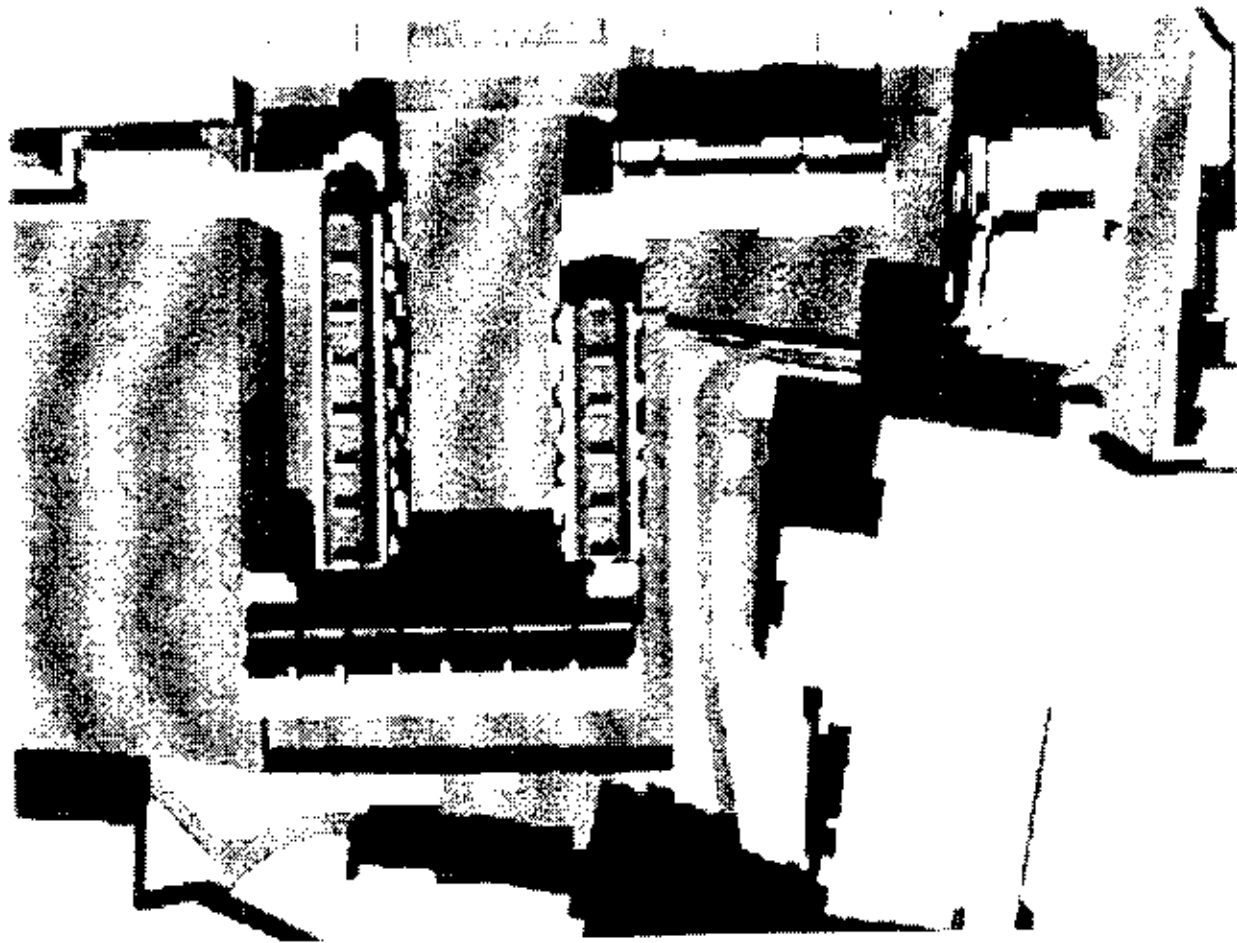
08:00 21 Mar. / Sept

9050

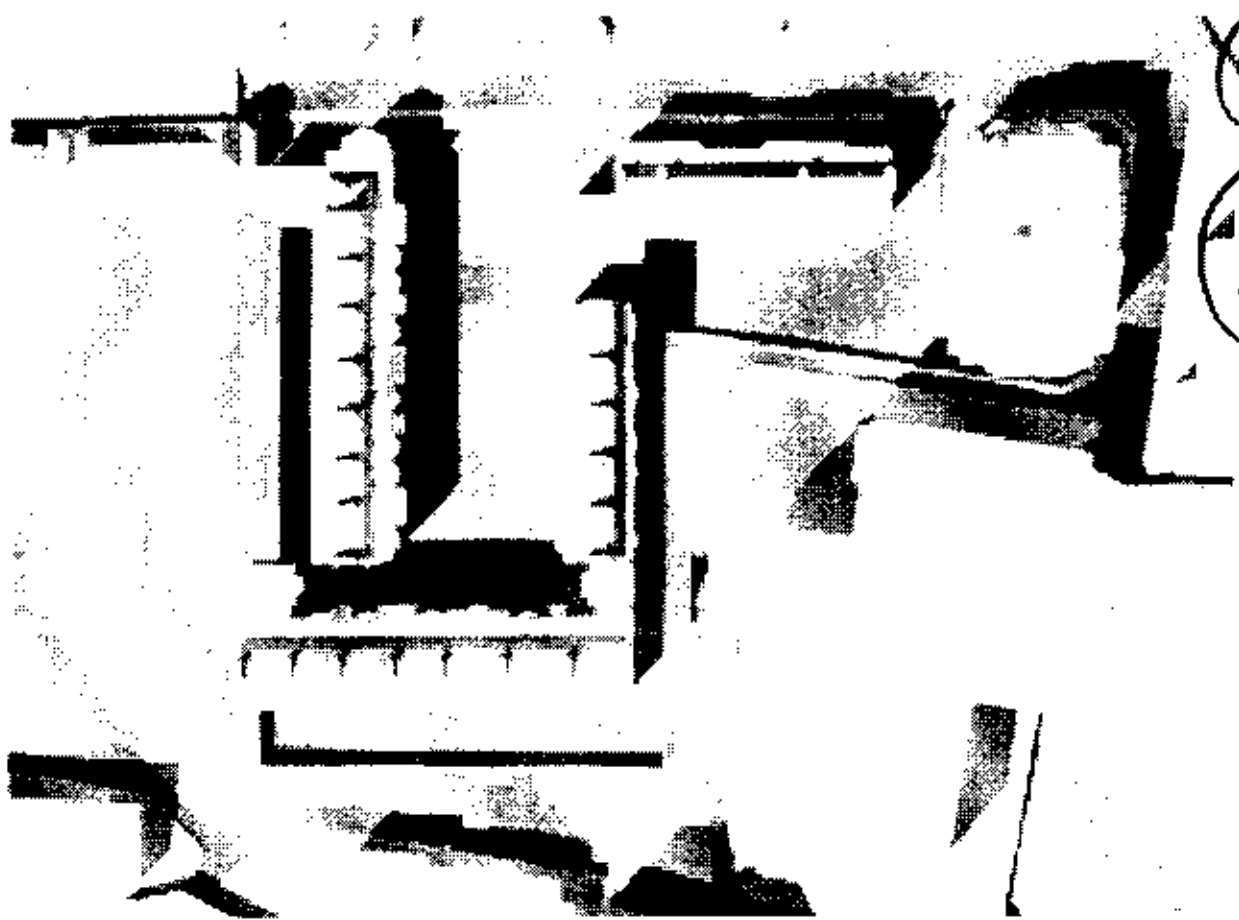
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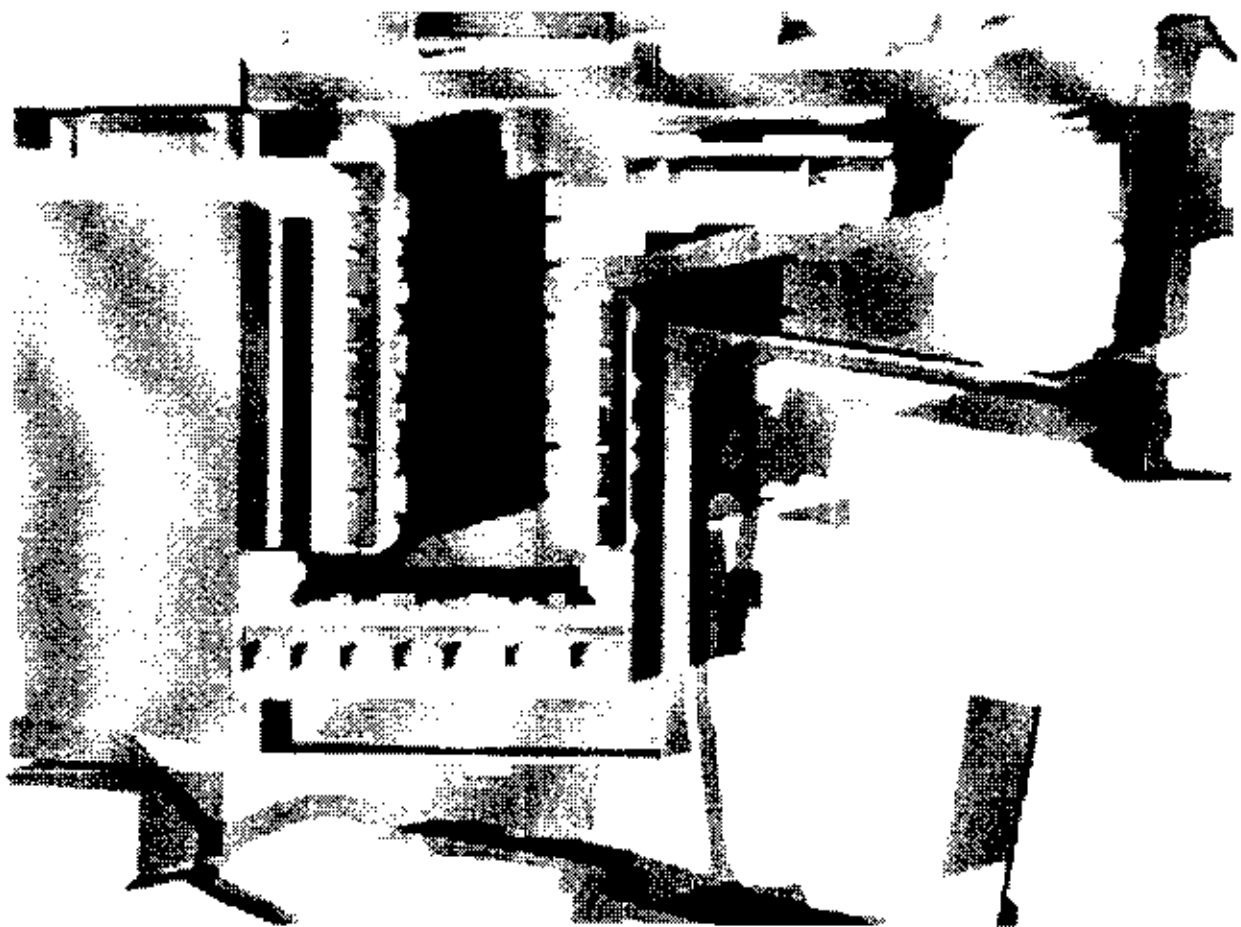
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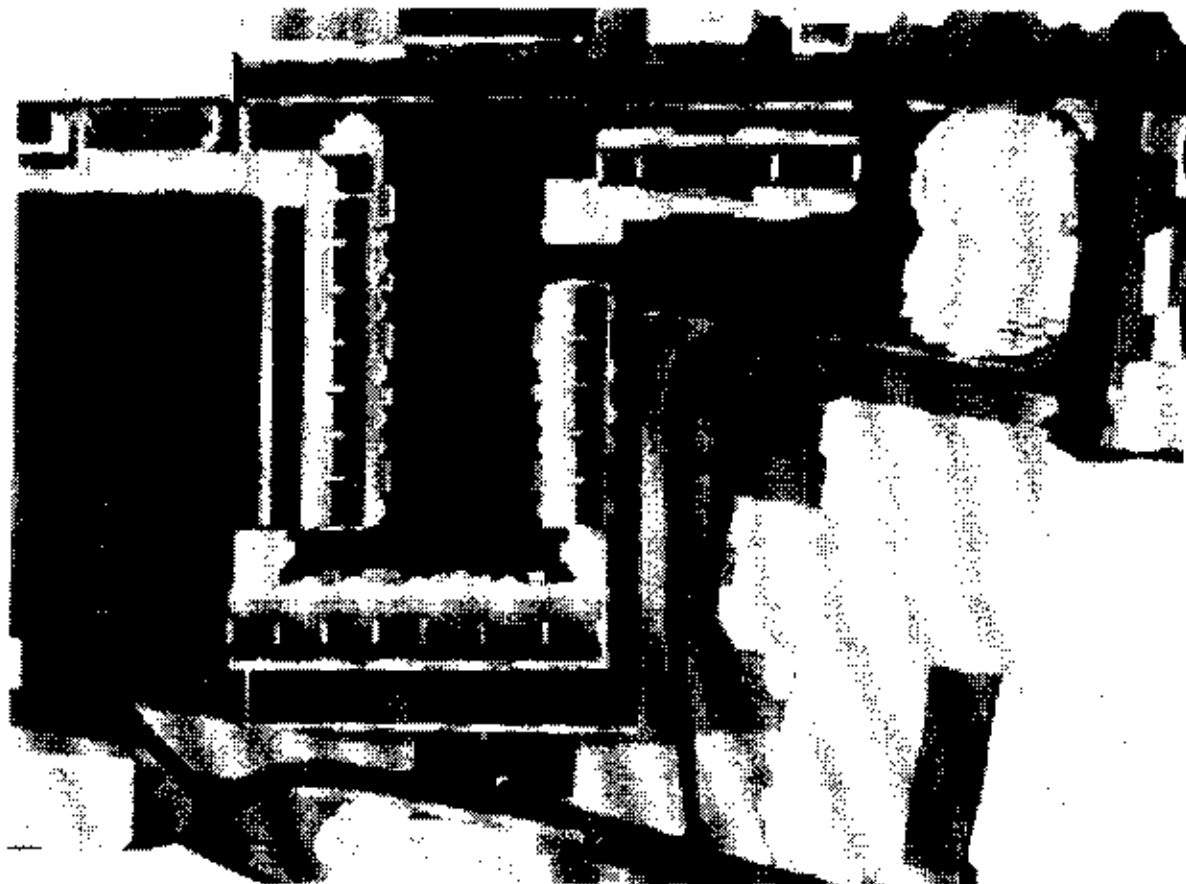
12:00 21st Mar / Sept



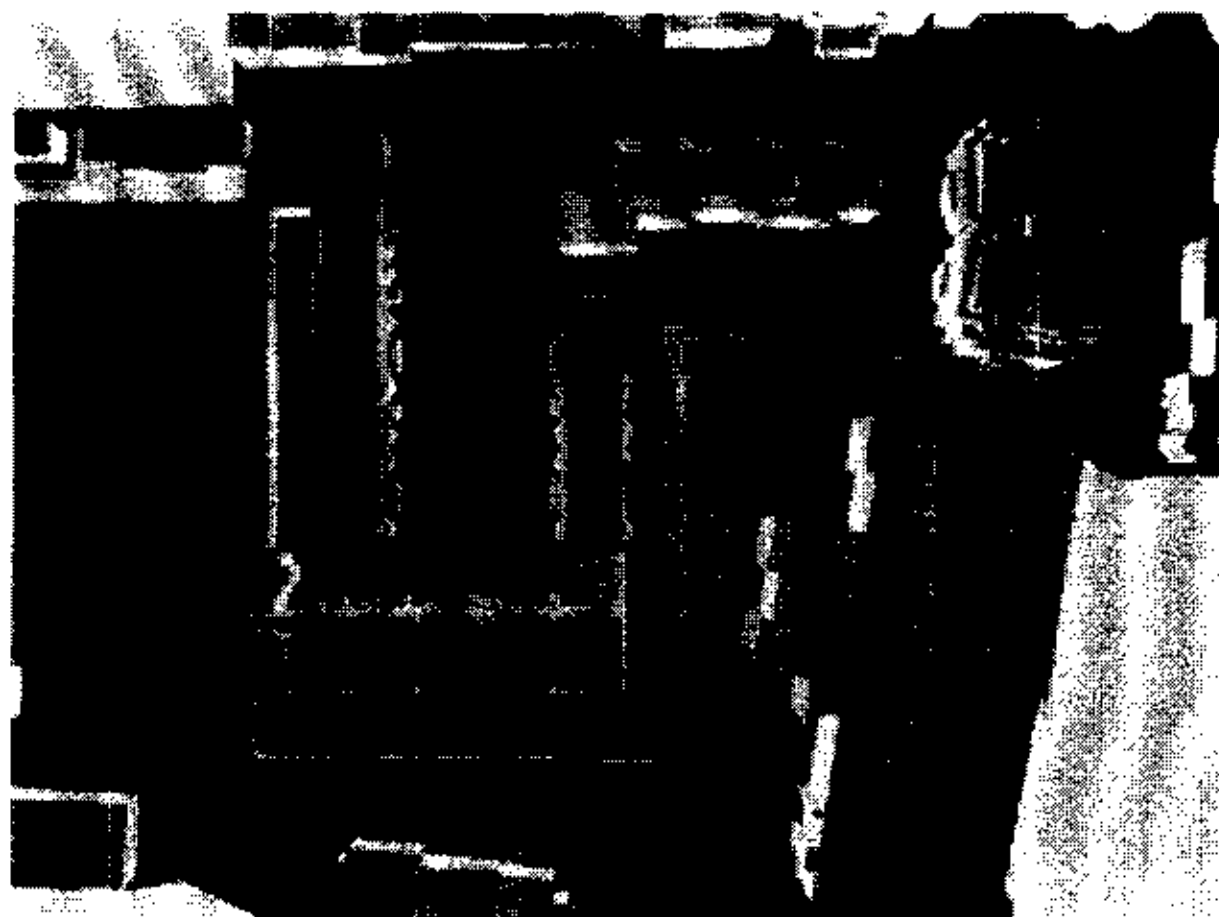
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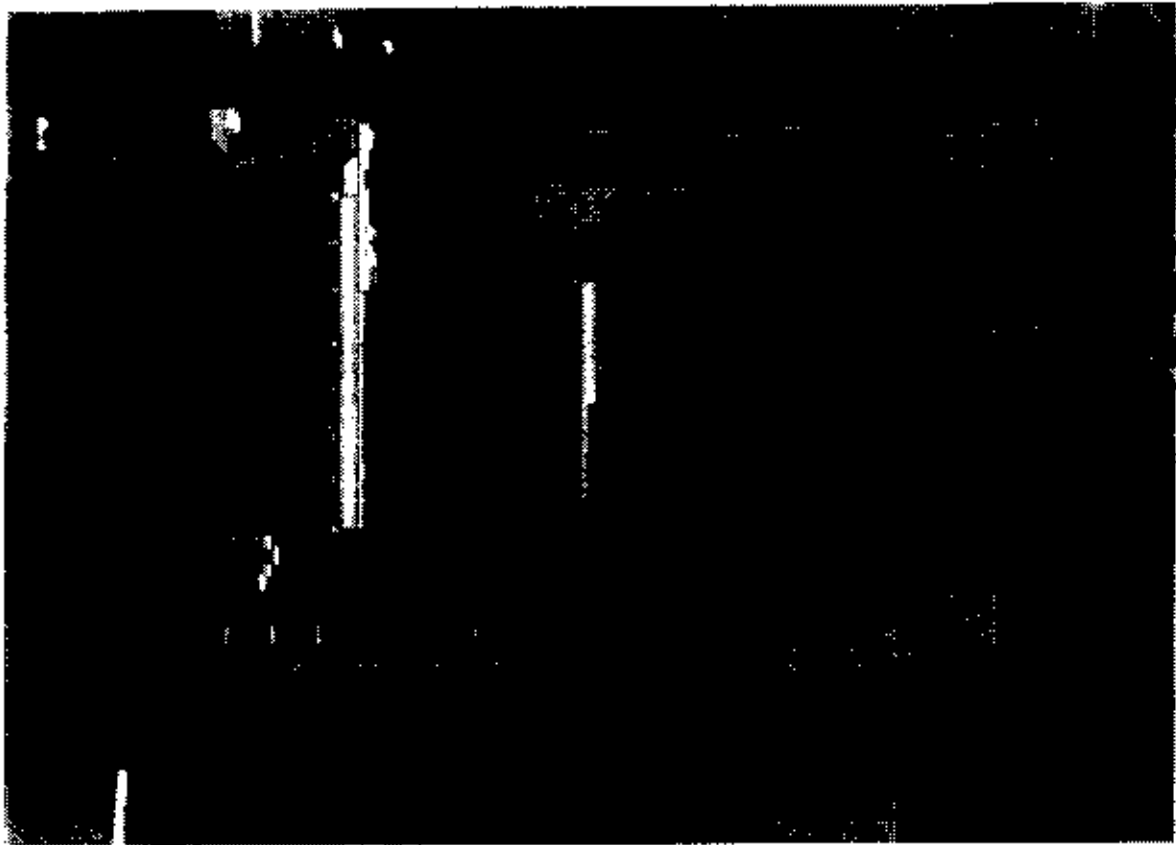
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18:00 21st Mar. / Sept



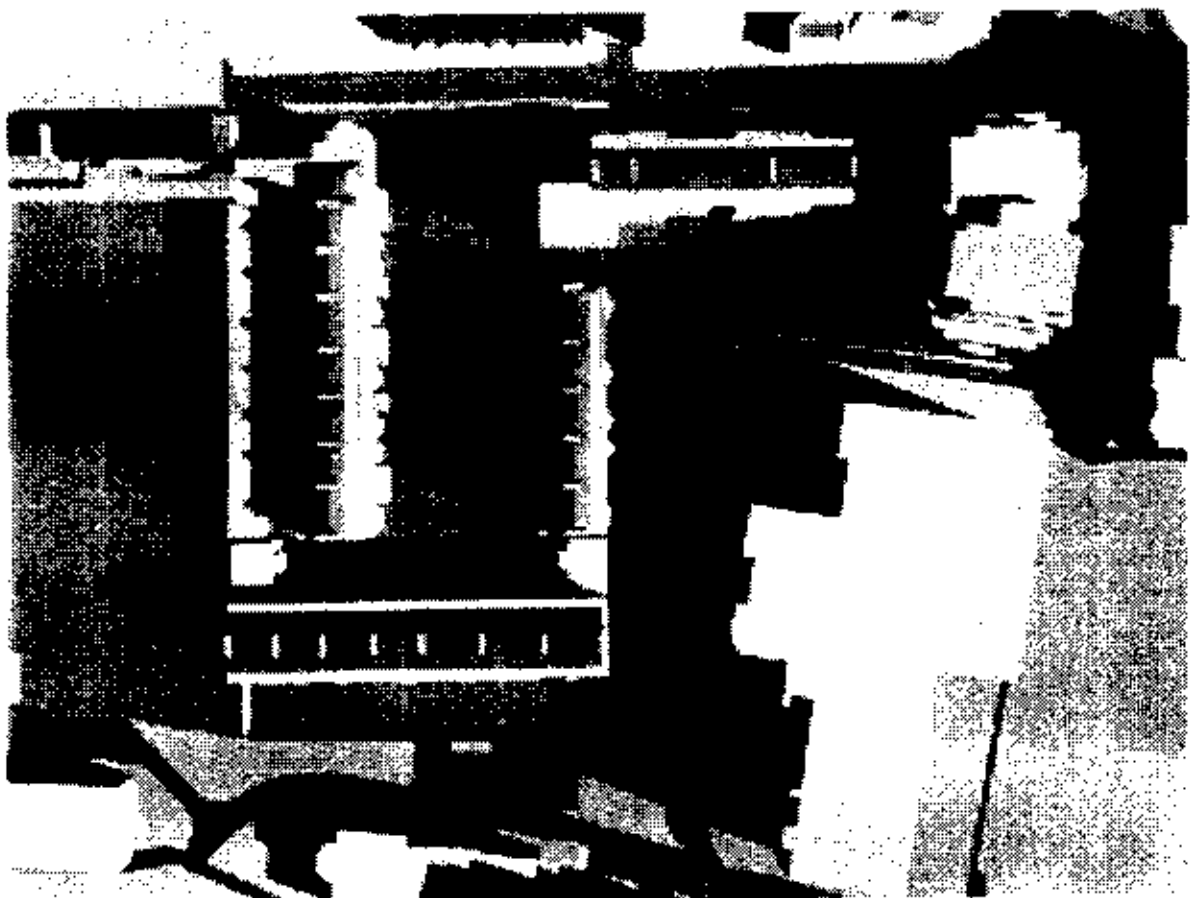
20:00 21st Mar. / Sept



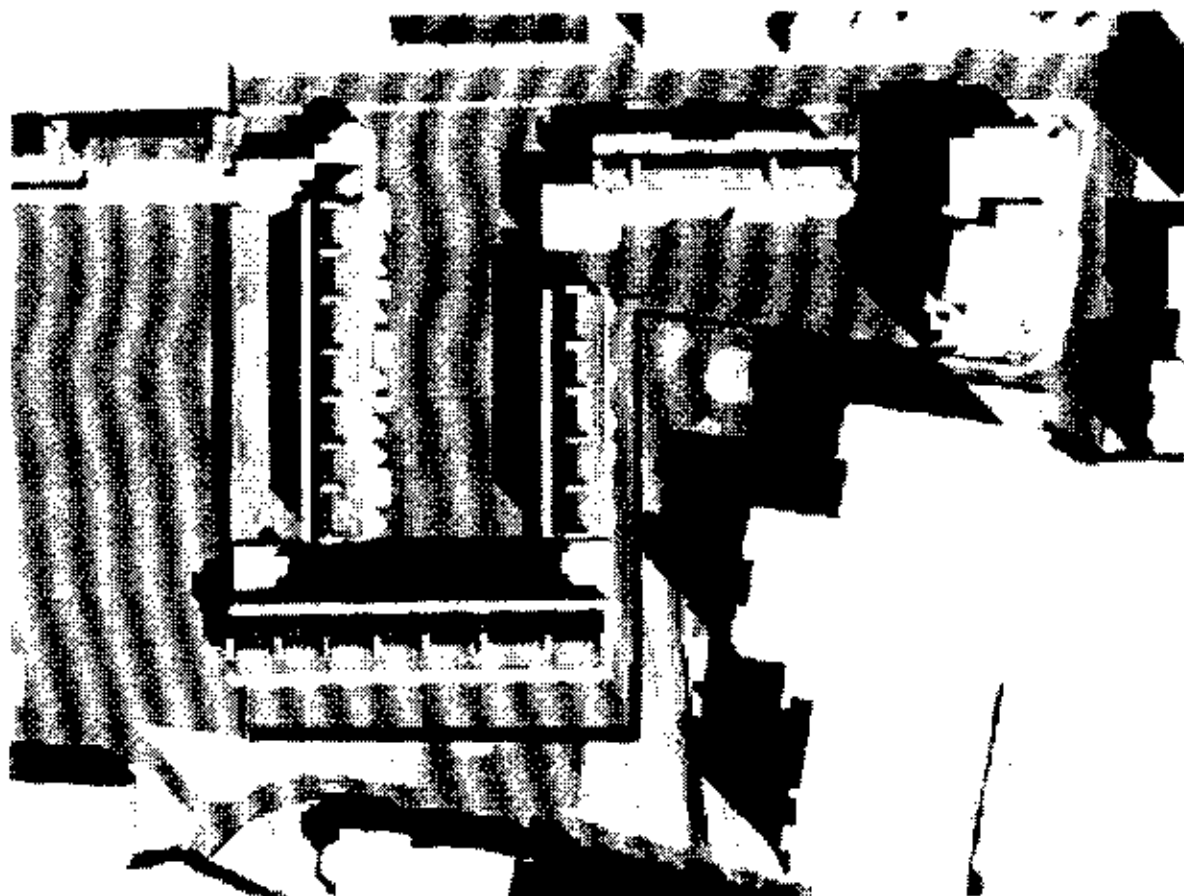
9053

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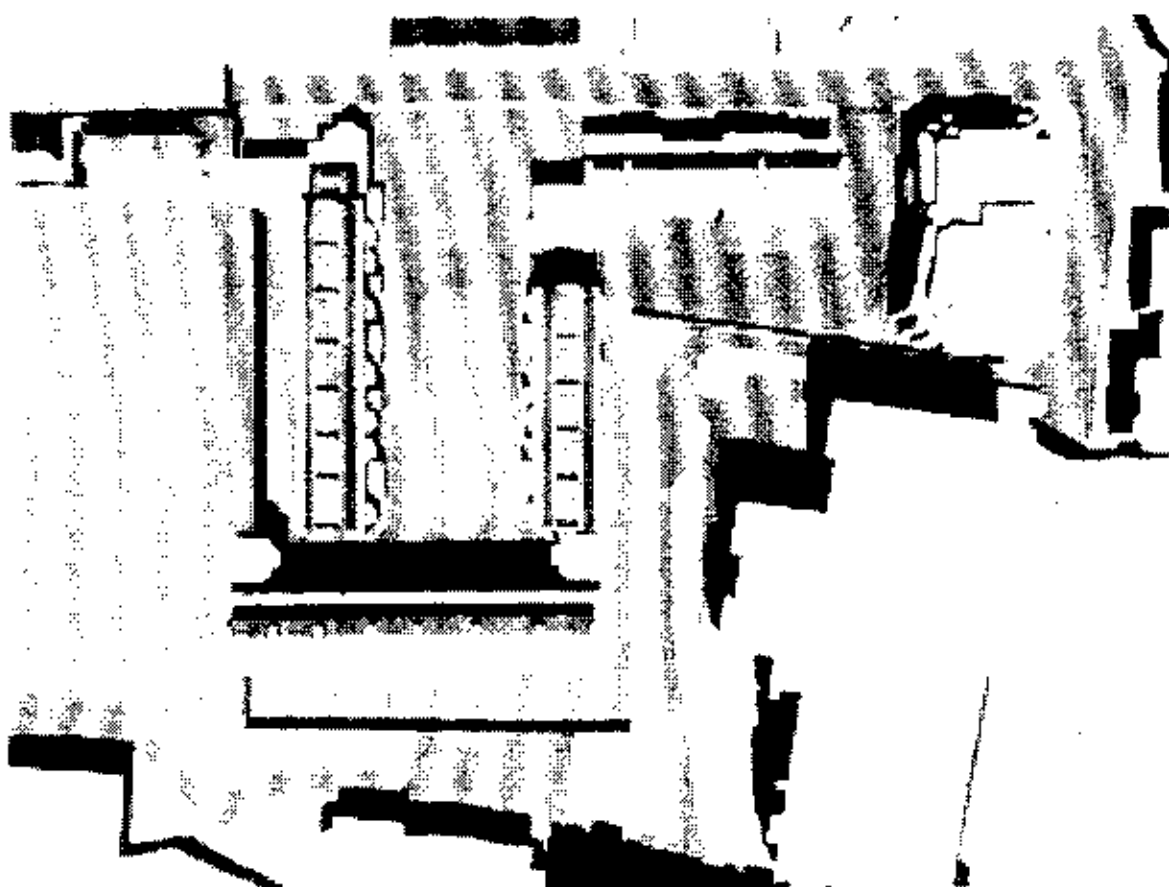
06:00 21st June



08:00 21st June



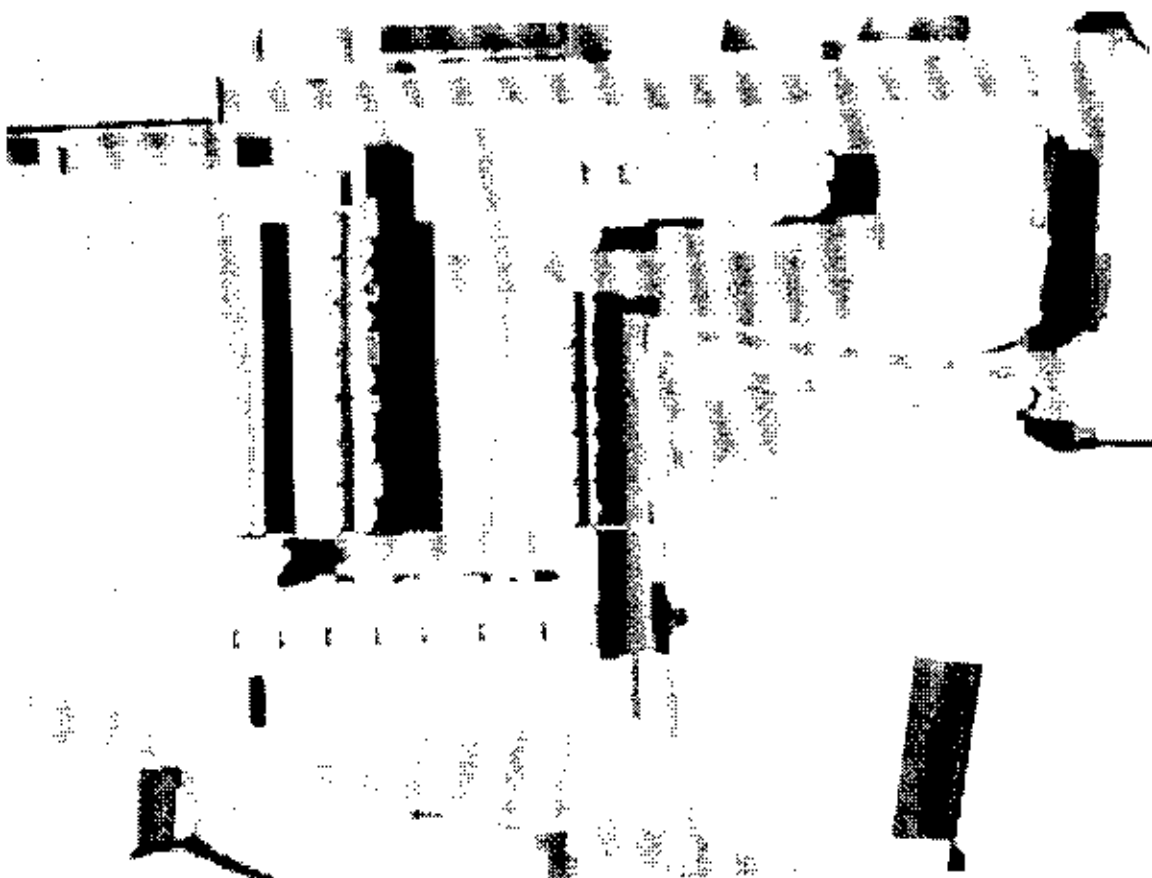
10:00 21st June



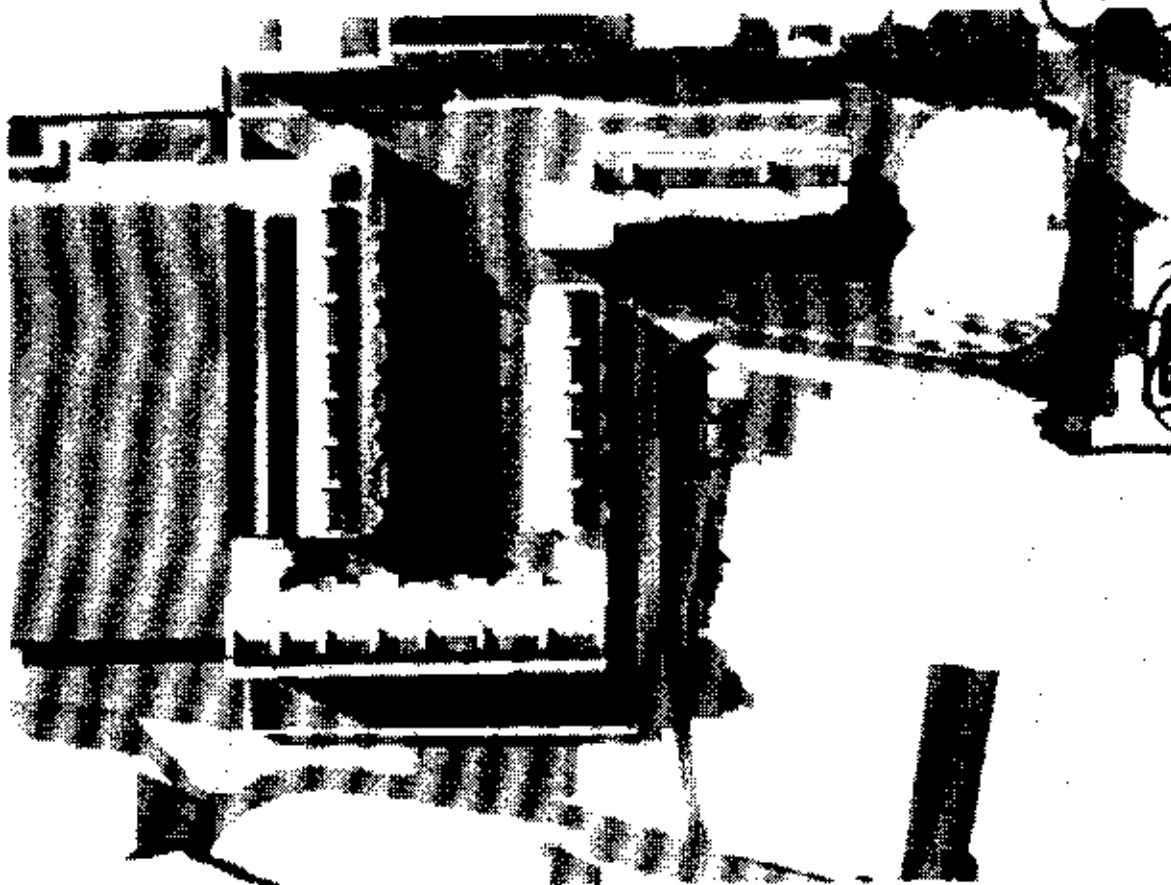
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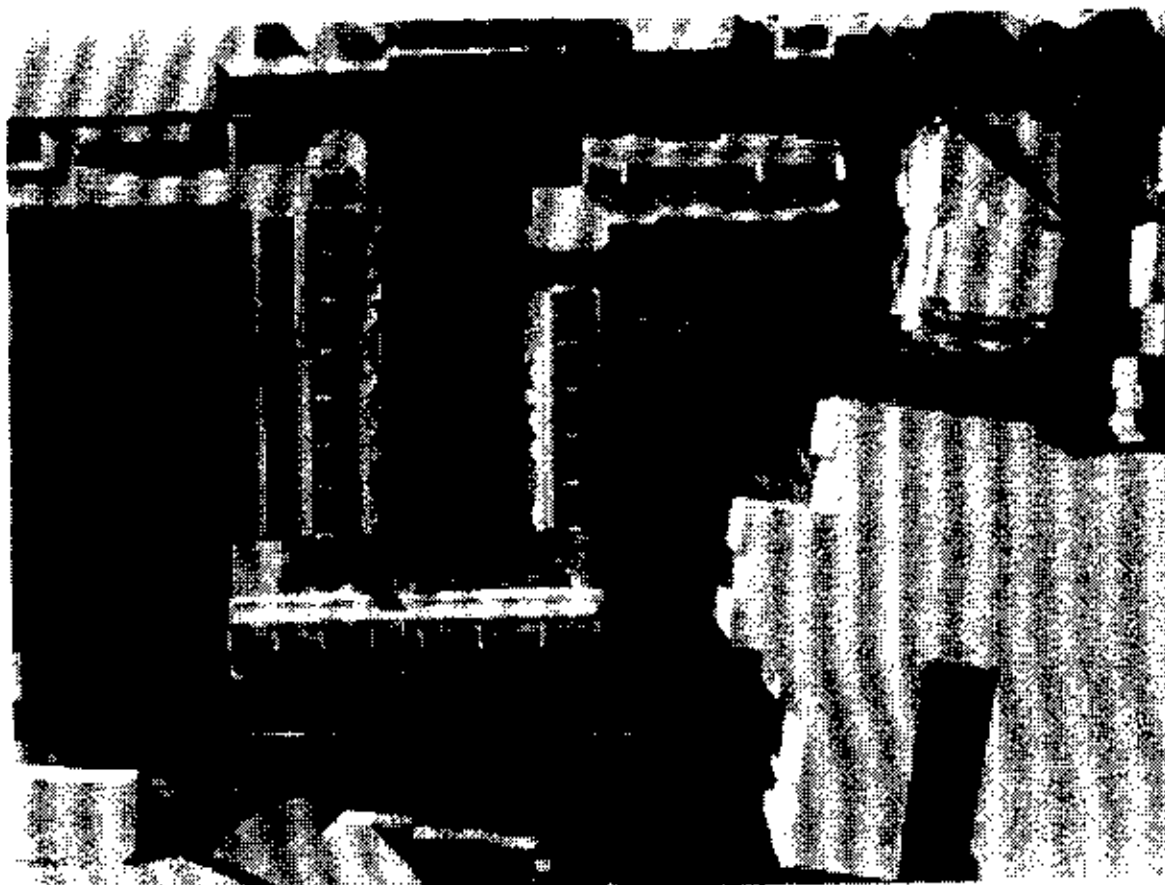
14:00 21st June



16:00 21st June



18:00 21st June



20:00 21st June

9057

WALDRAM

APPENDIX 3

WALDRAM DIAGRAMS FOR
VERTICAL SKY COMPONENTS

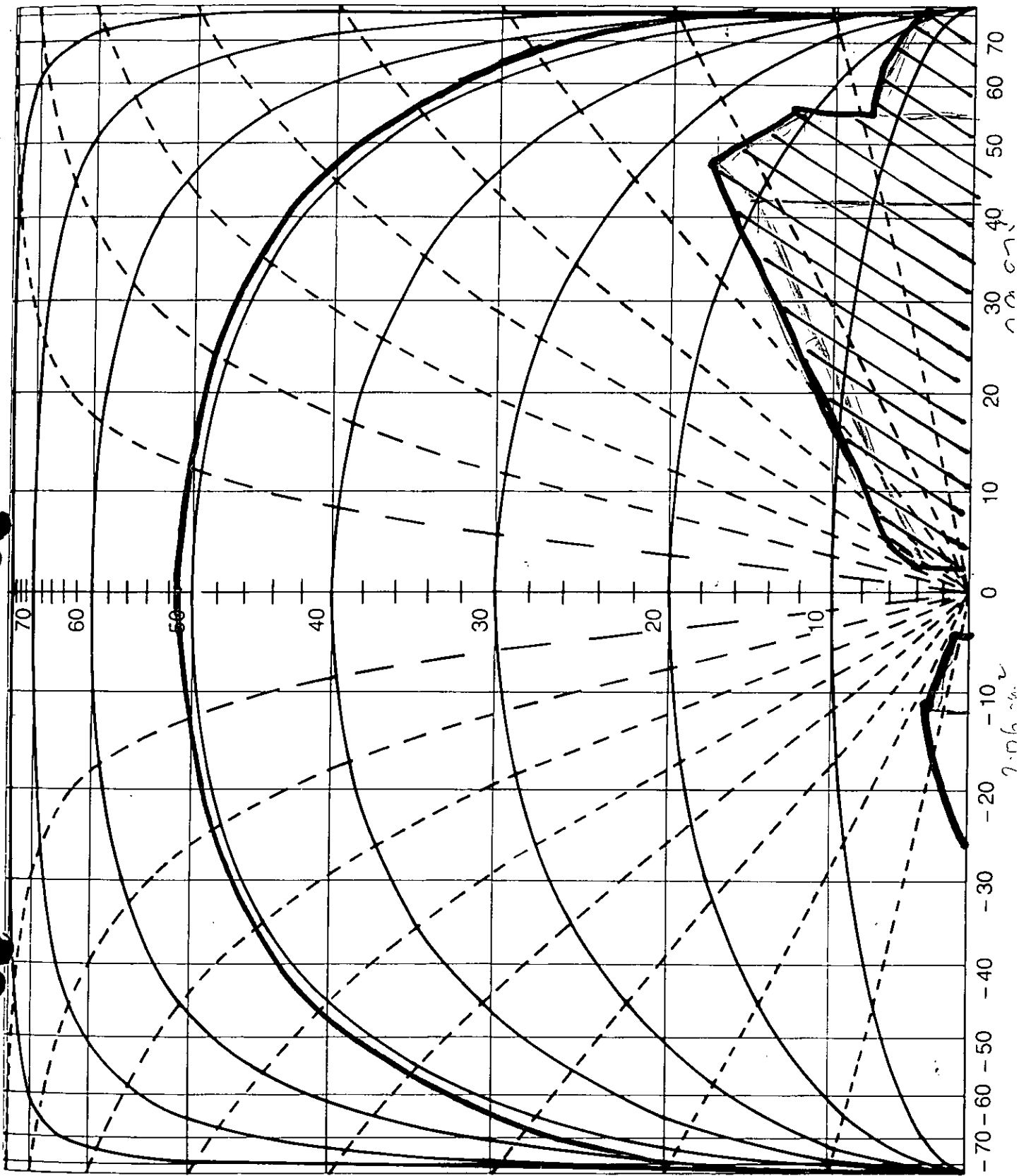


Figure B1 Waldram diagram for calculating vertical sky component

9058

Before
25.71%

After
22.727%

819

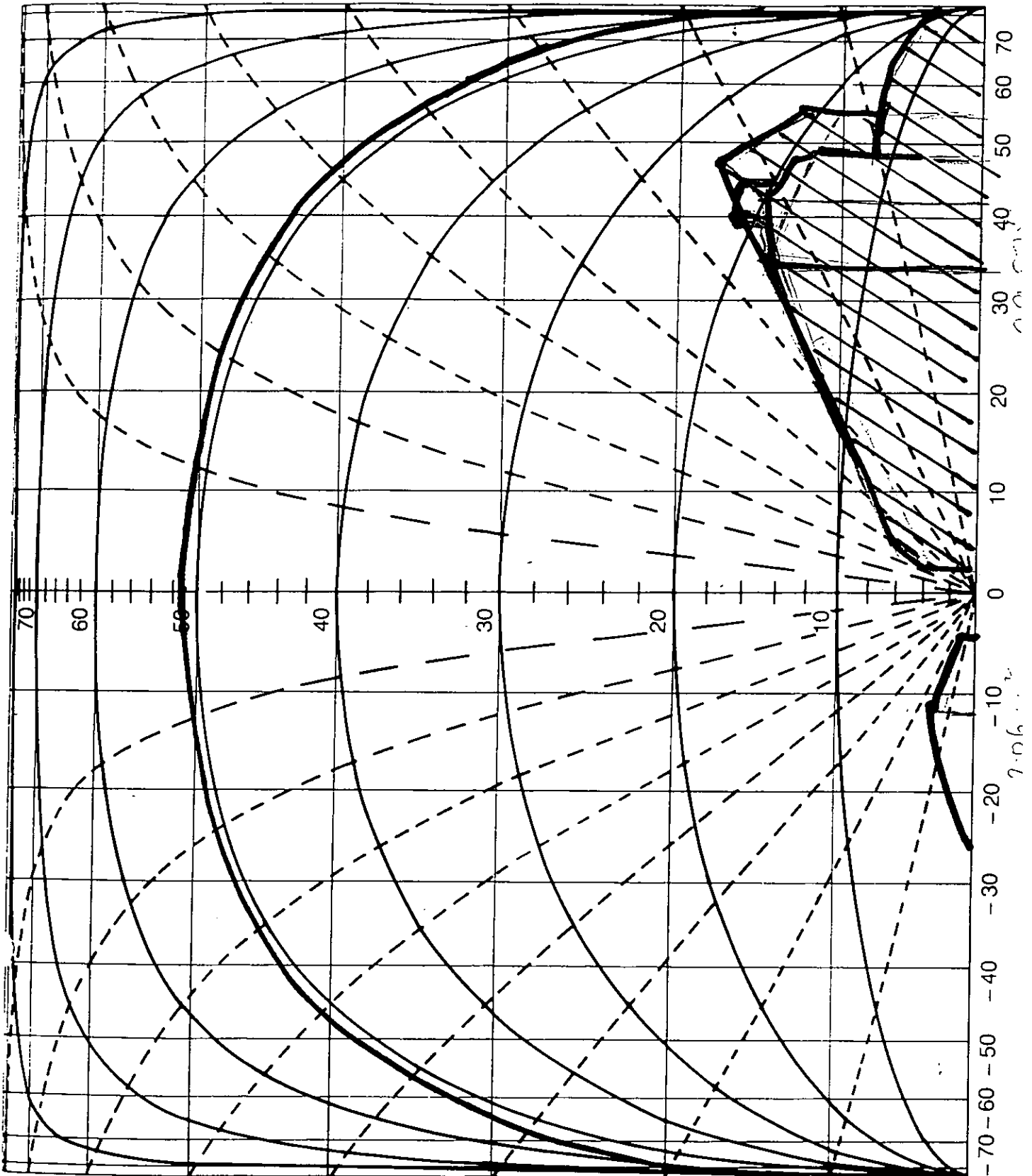


Figure 11. Waldram diagram for calculating vertical sky component

(A) 9059
 Before 25.71%
 After 22.727%
 Recommended 24.72%

(A)

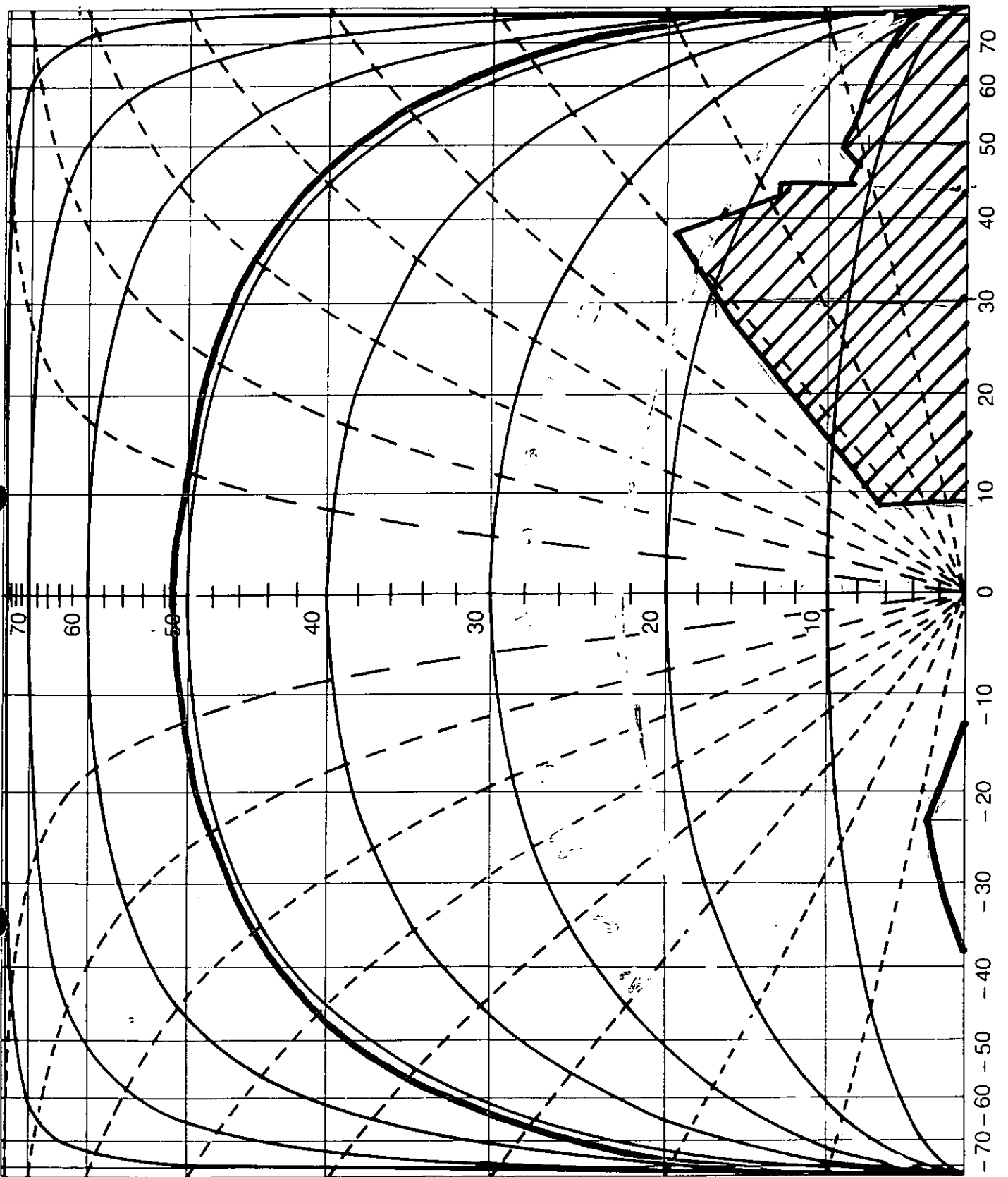


Figure B1. Waldram diagram for calculating vertical sky component

B.

Before 26.06%

After

23.21%

9068

9068

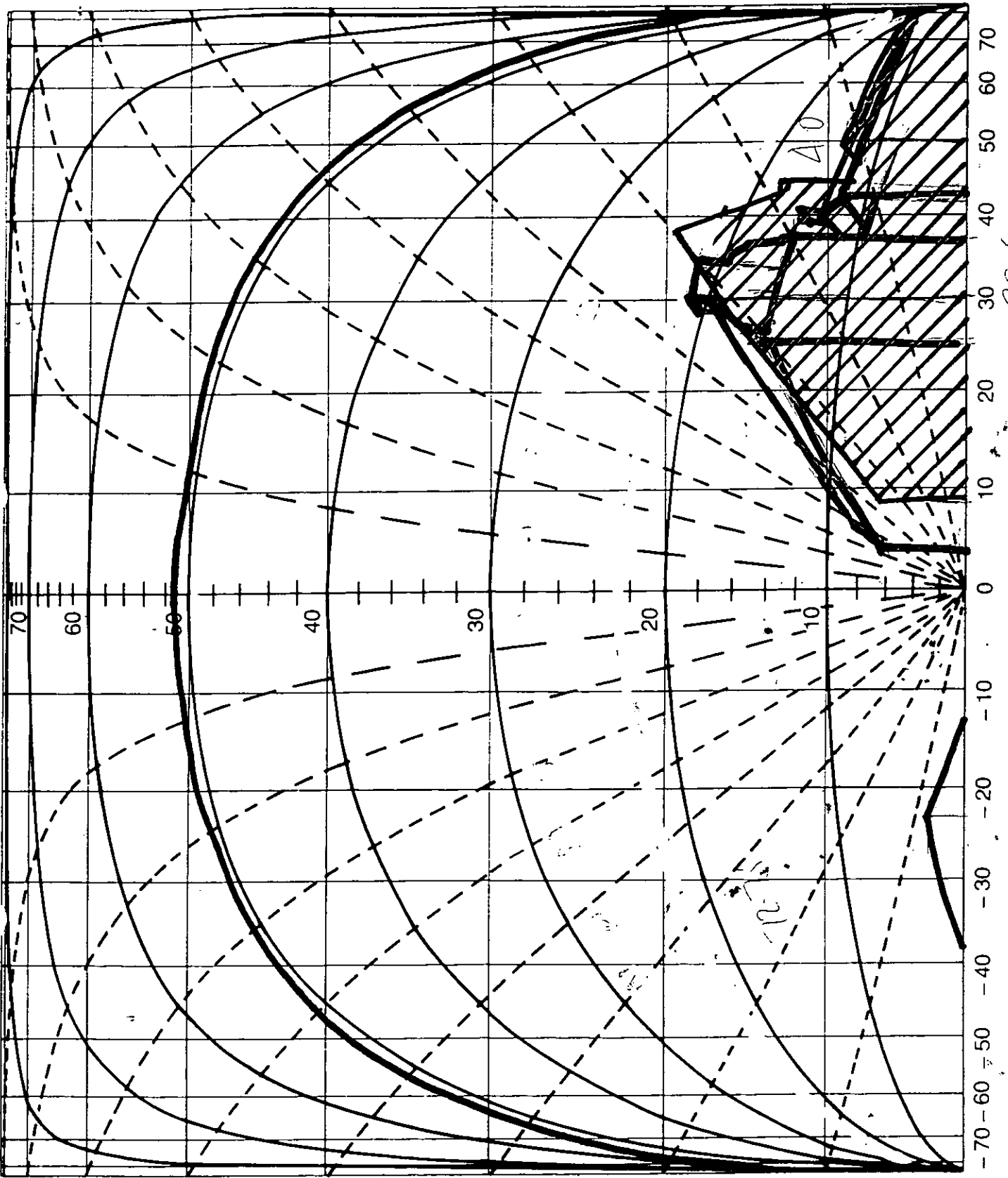


Figure B1. Waldram diagram for calculating vertical sky component

B.
 Before 26.06%
 After 23.21%

Recommended
 23.82%

Good 

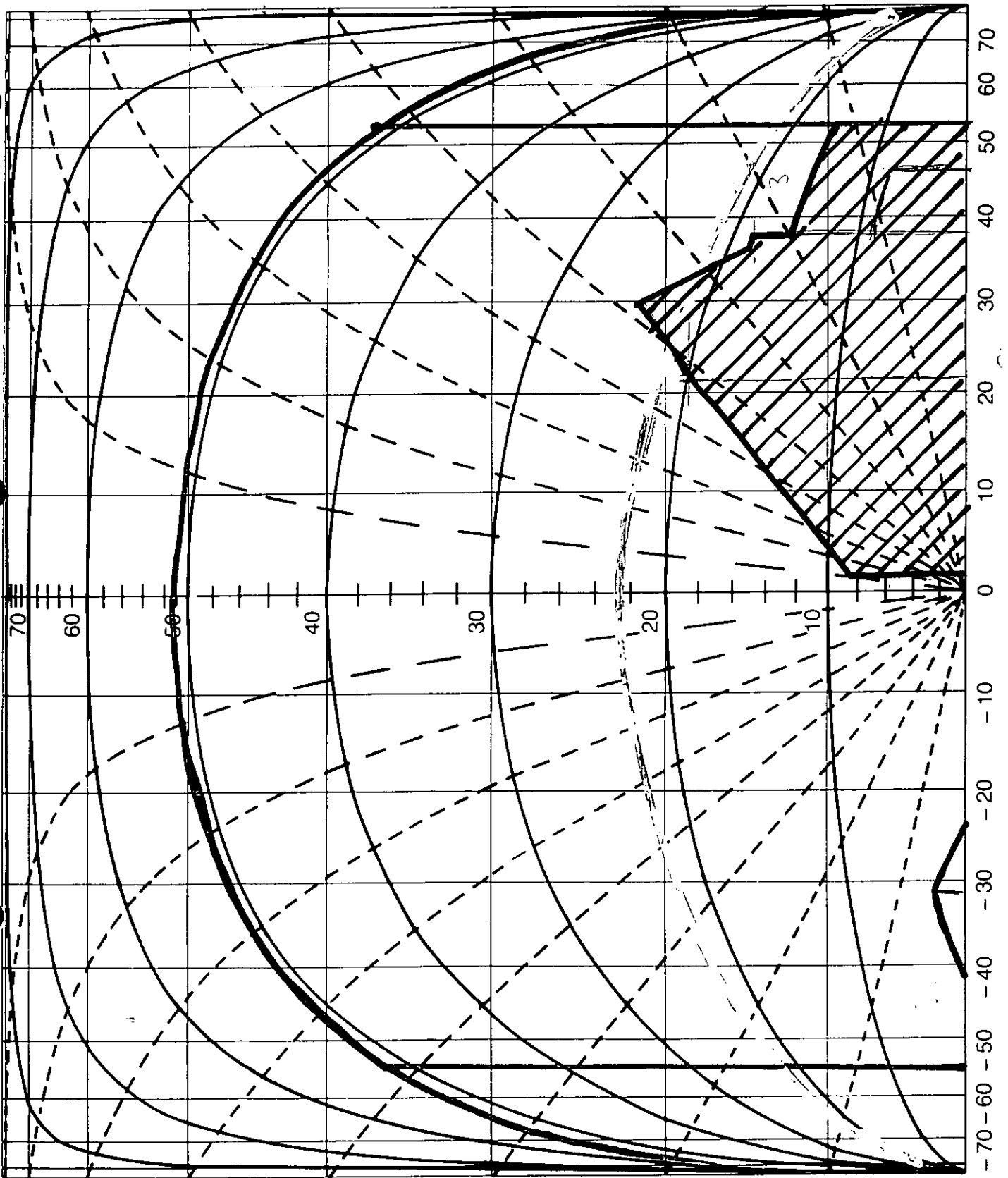


Figure B1 Waldram diagram for calculating vertical sky component

91062

Before 23.20%

After 20.05%

91062

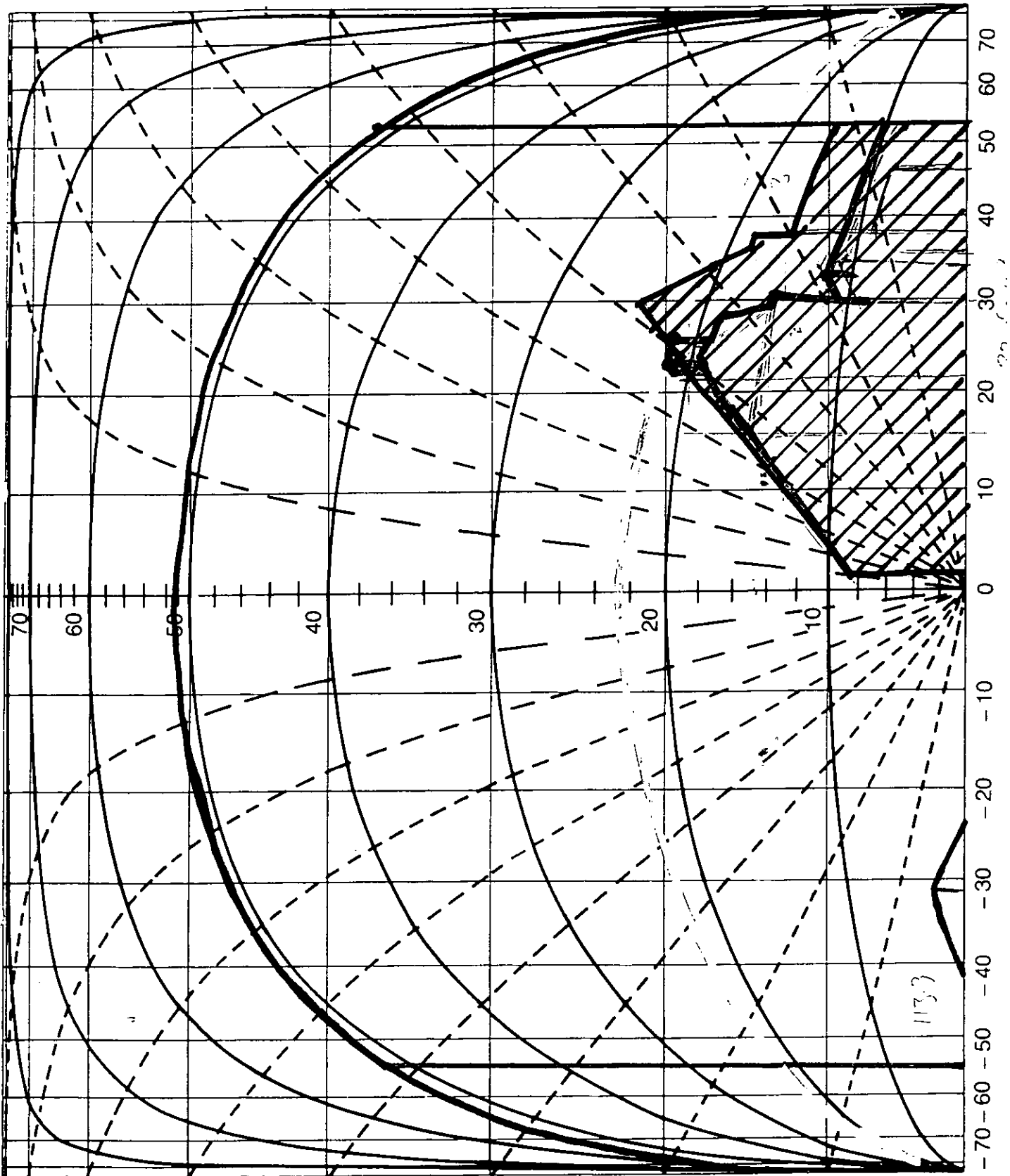


Figure B1 Waldram diagram for calculating vertical sky component

9063
 Before 23.20%
 After 20.05%
 Recommended 20.60%

(Handwritten signature or initials)

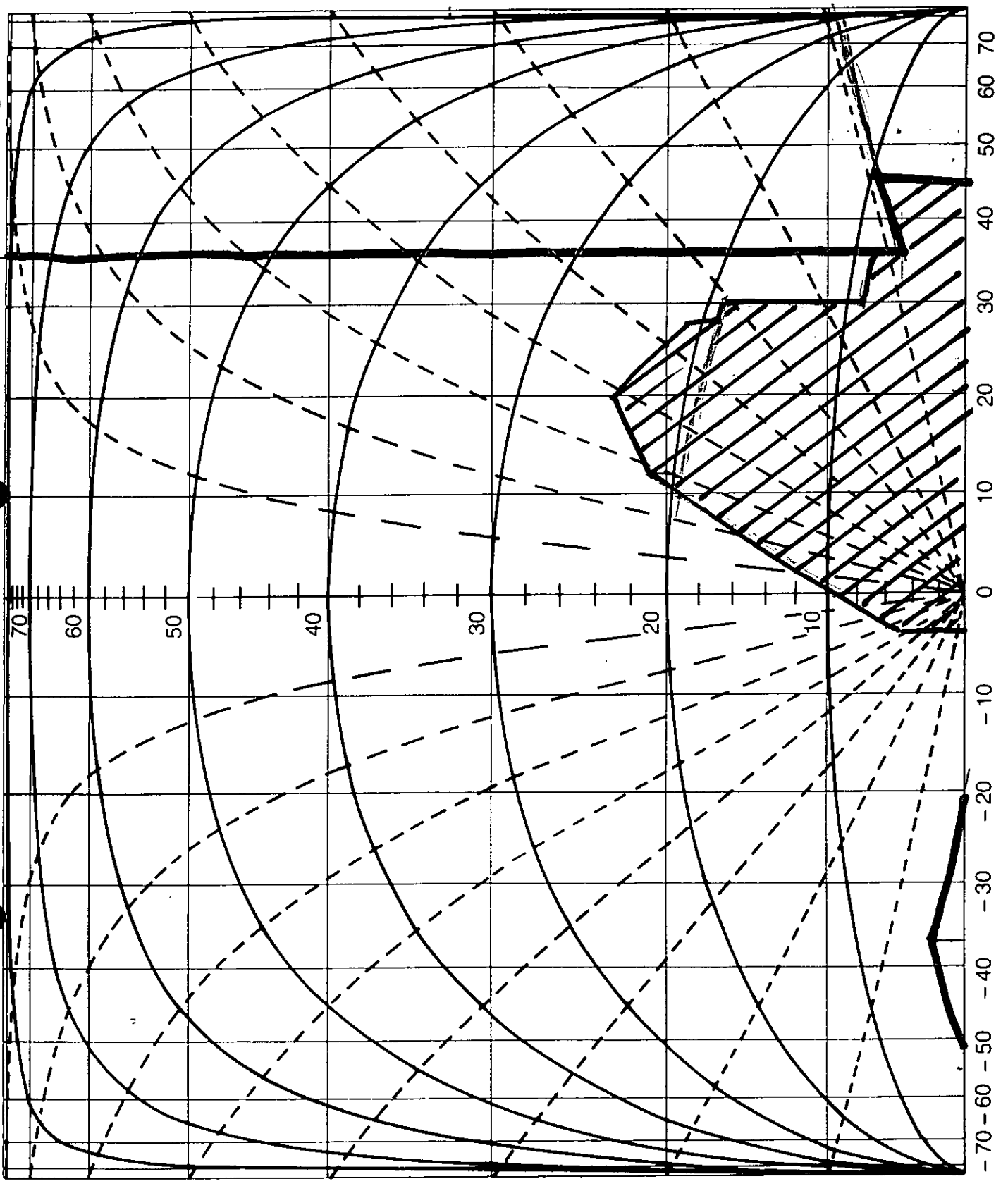


Figure B1 Waldram diagram for calculating vertical sky component

①
 Before
 31.81%
 After 28.17%

②

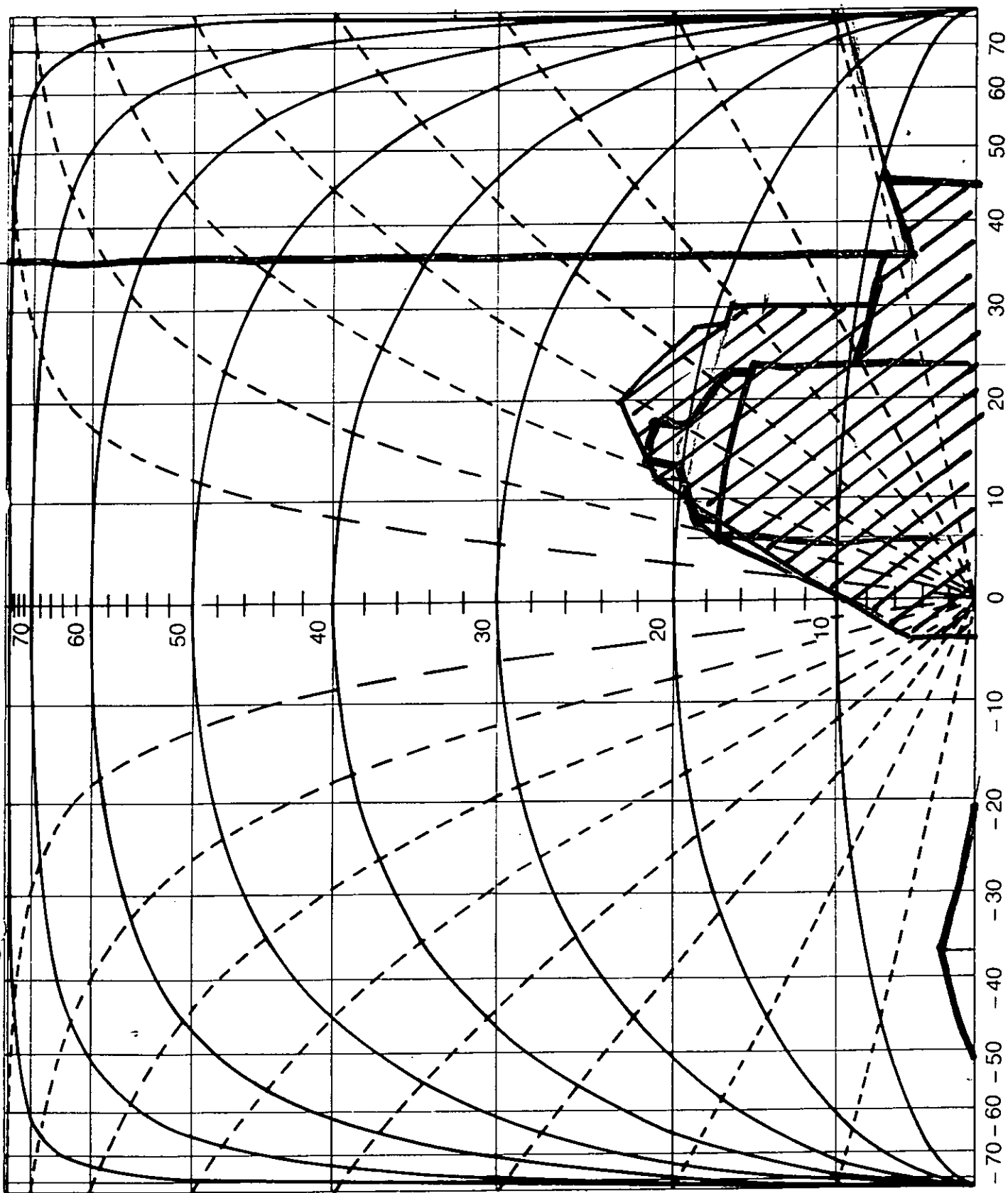


Figure B1 Waldram diagram for calculating vertical sky component

①

9065
Before
31.81%

After
28.171%

Remained
28.67%

②

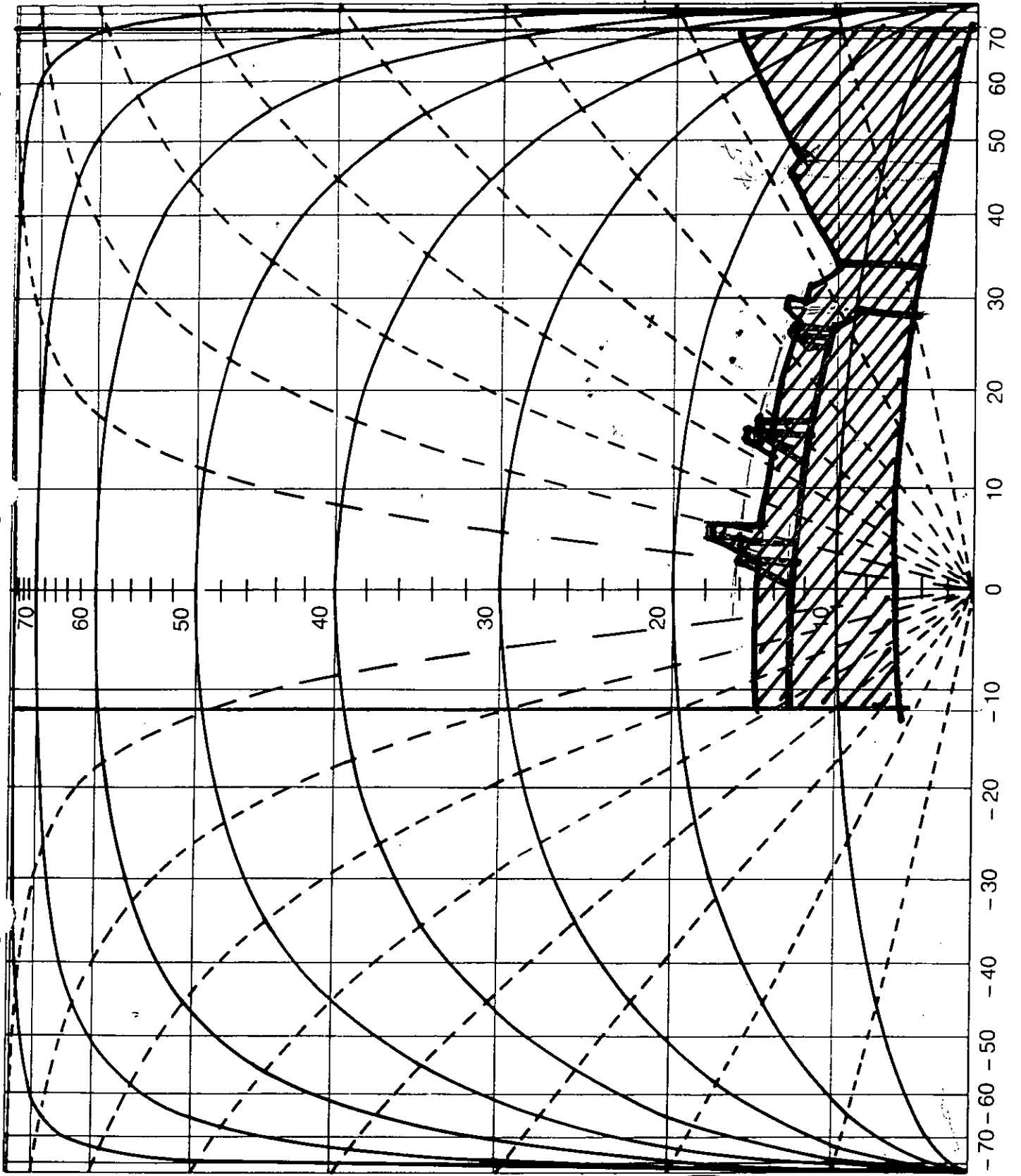


Figure B1 Waldram diagram for calculating vertical sky component

① 9066

Before
21.60%
After 18.177%

Revised
18.747%

① 9066

①

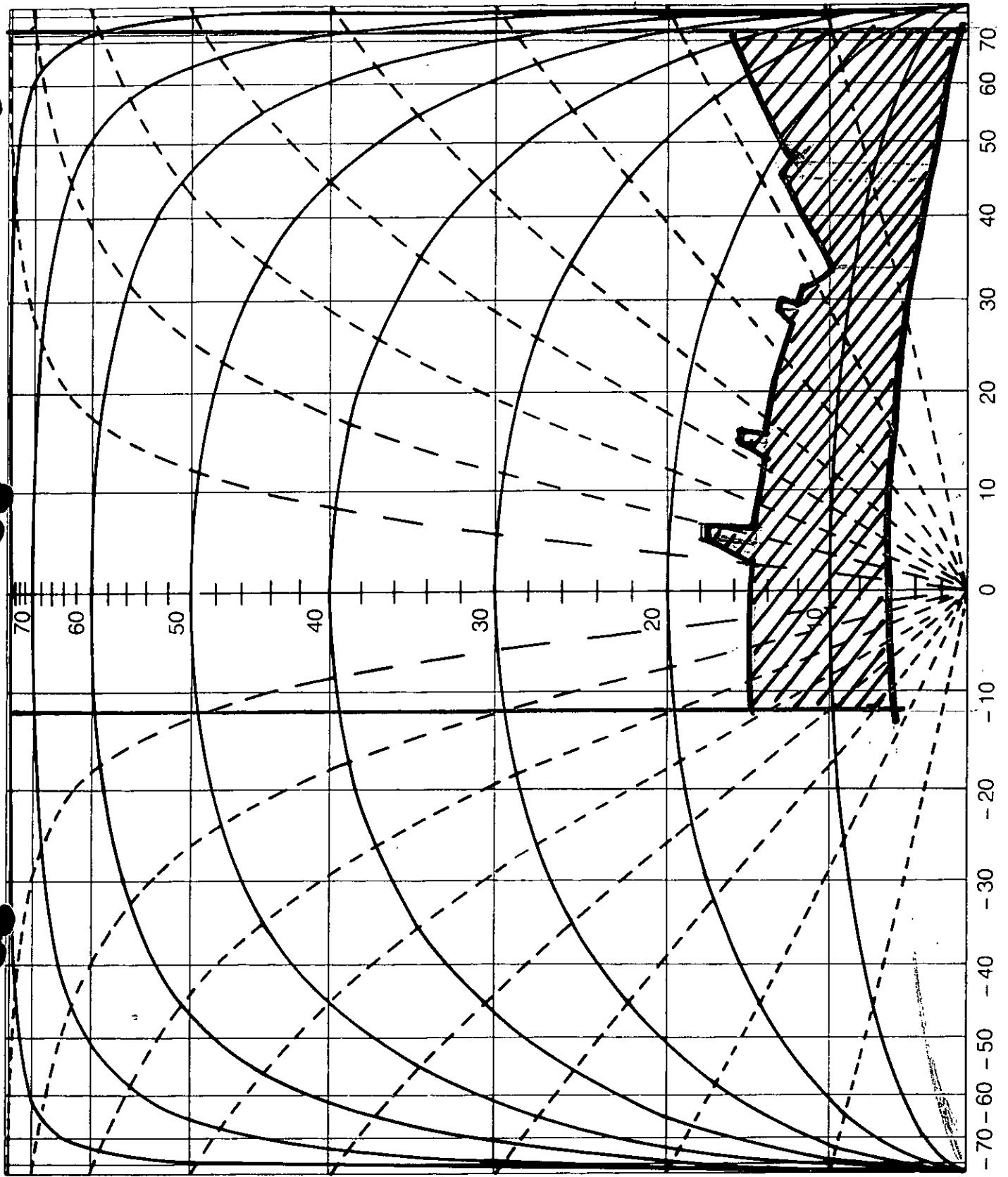


Figure B1 Waldram diagram for calculating vertical sky component

(E) 9007
 Before 21.60%
 After 18.177%

(B)

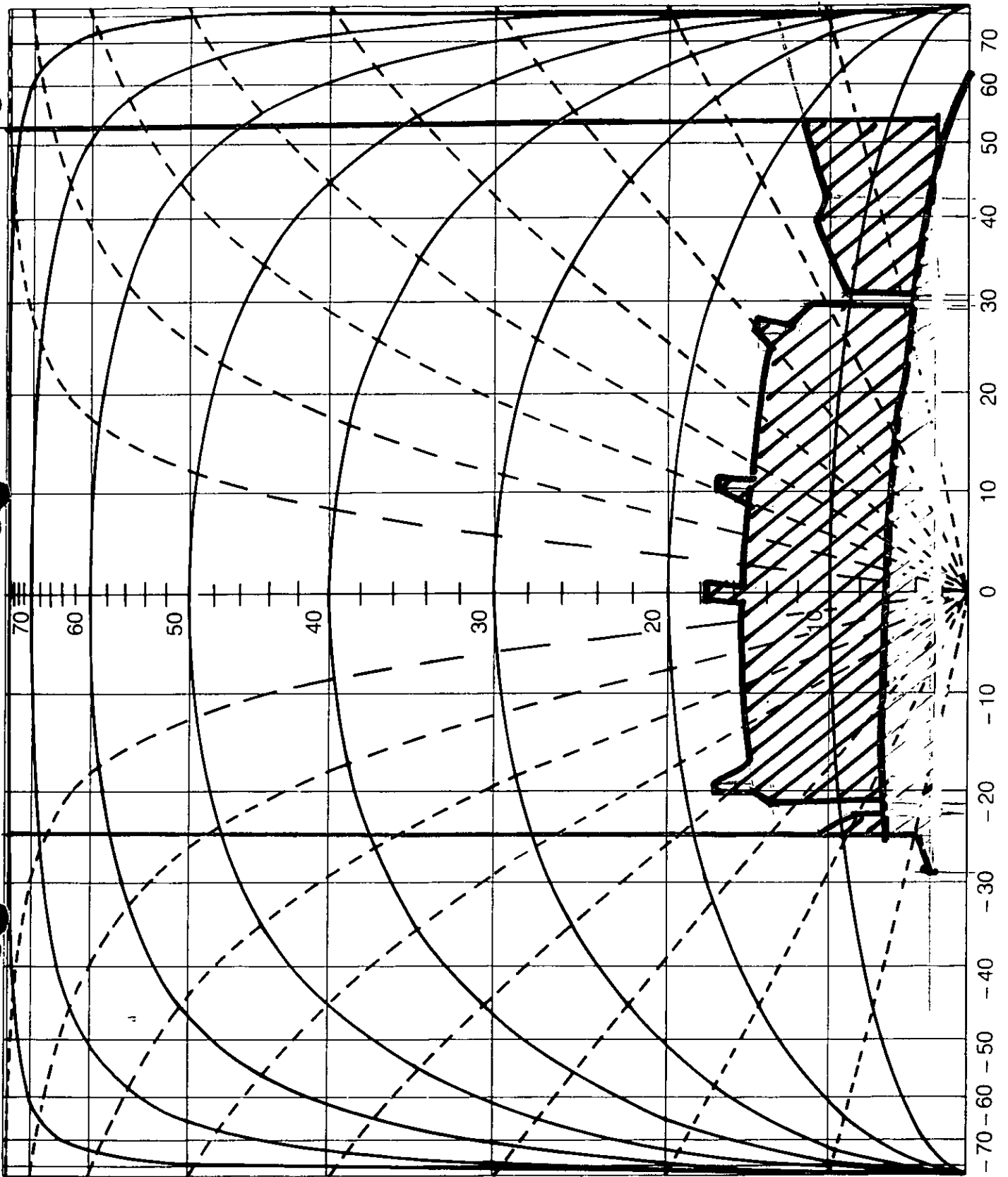


Figure B1 Waldram diagram for calculating vertical sky component

(F) 9068
 Before 22.47%
 After 19.488%

9068

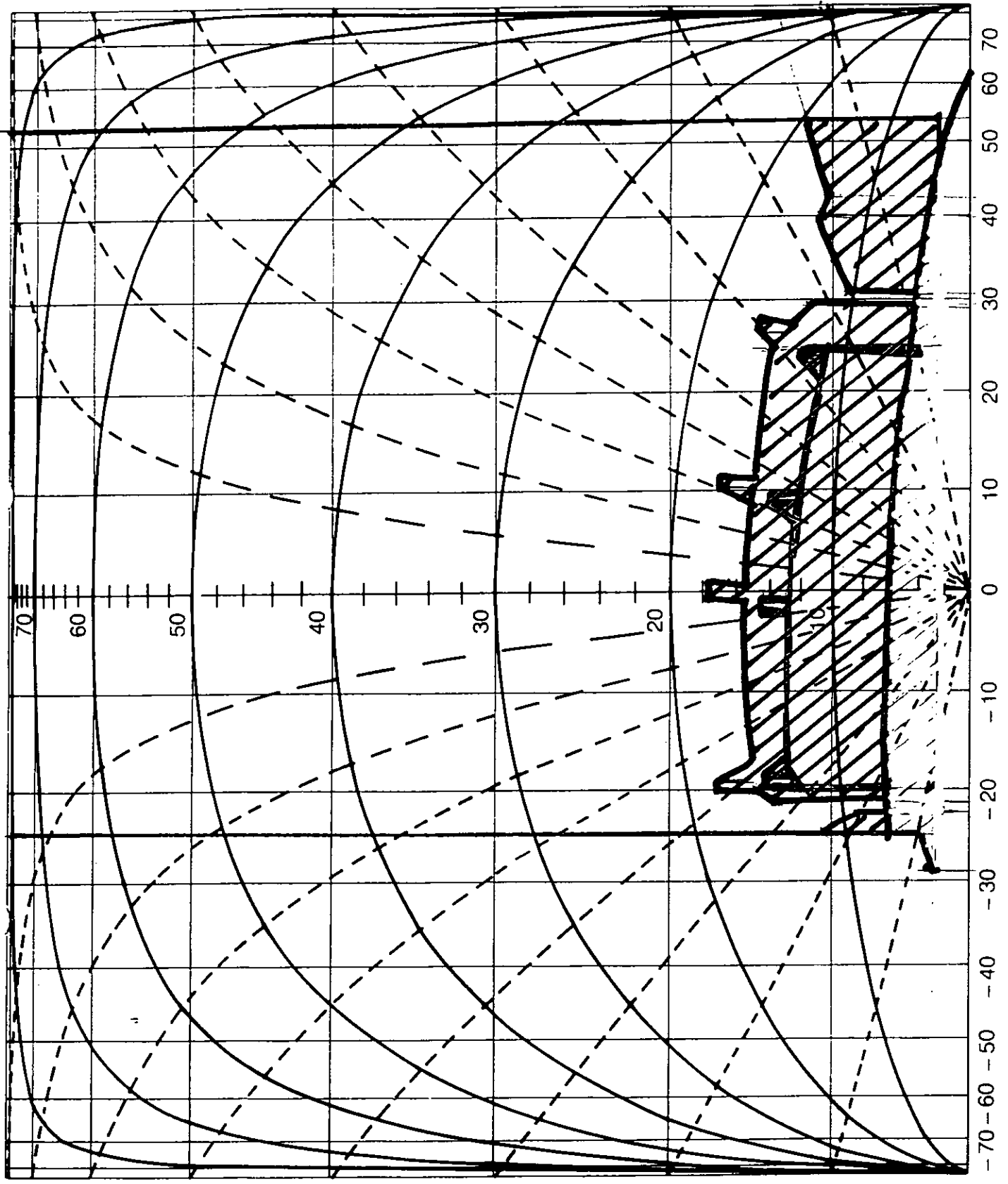


Figure B1 Waldram diagram for calculating vertical sky component

(F) 9069

Before
22.47%

After 19.488%

Remained 316
20.316%

(Scribbled text)

(F)

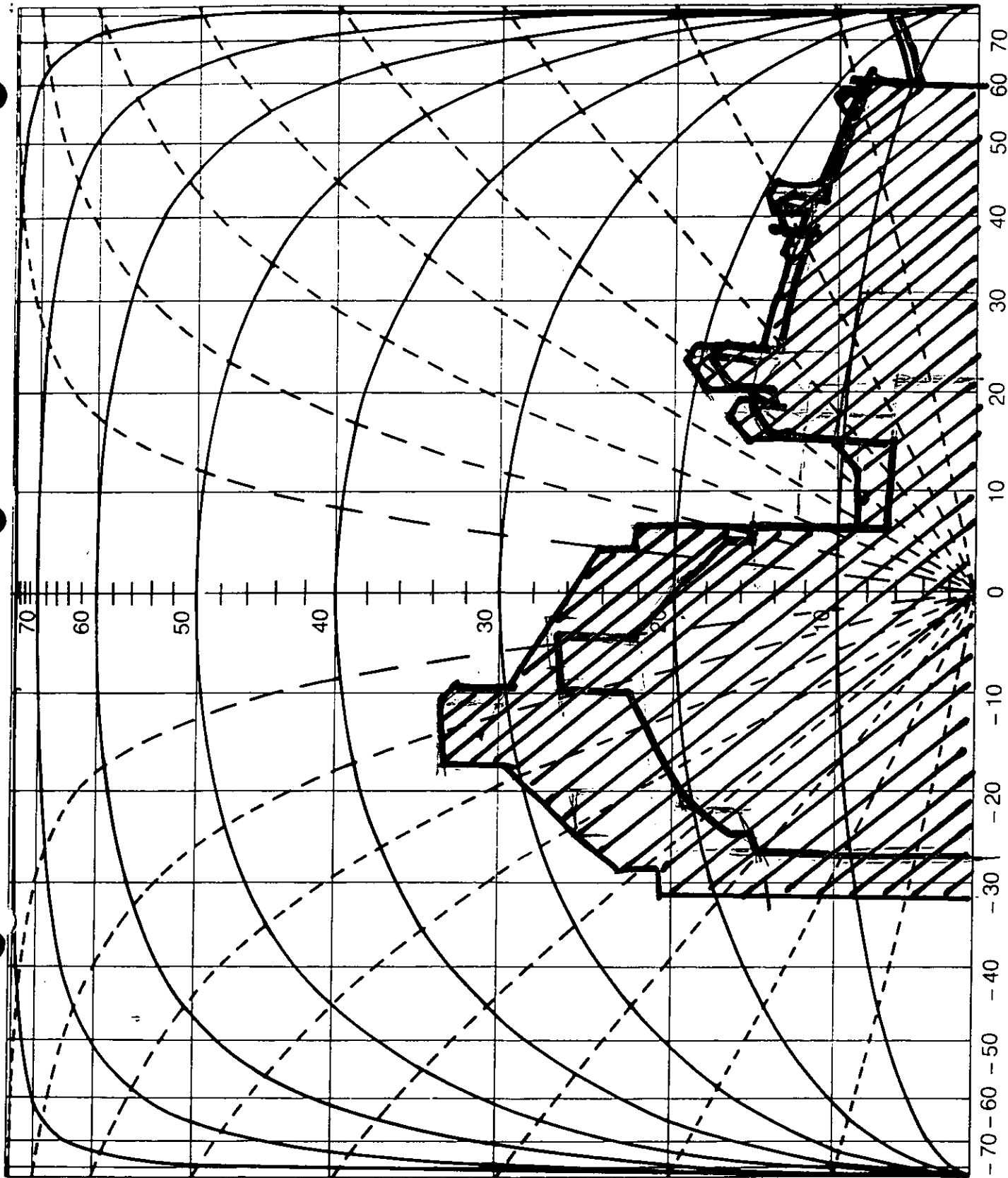


Figure B1 Waldram diagram for calculating vertical sky component

⑥

Before 40%

After 32.096%

Remained + 33.76%

33.763

9070

8119

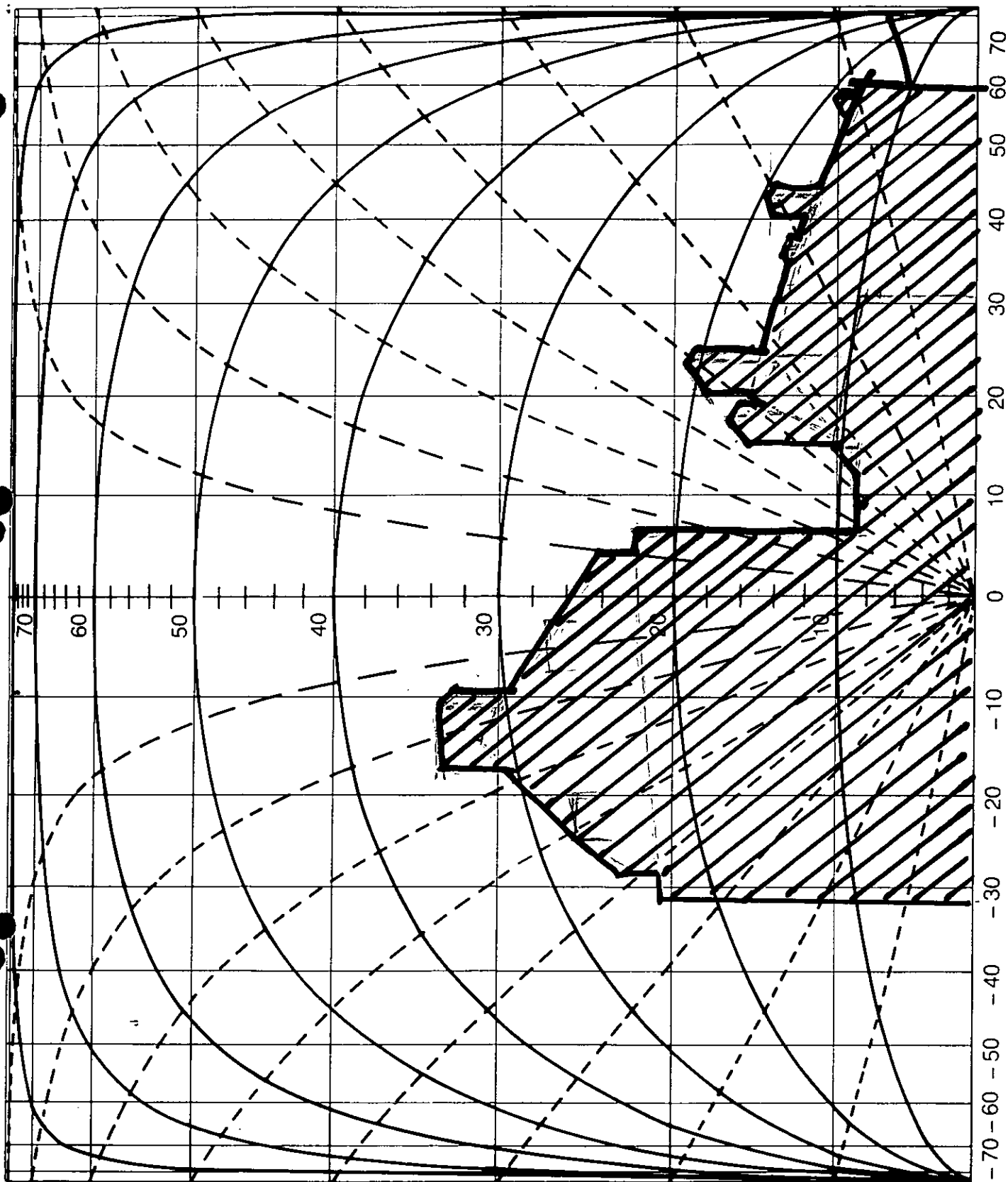


Figure B1 Waldram diagram for calculating vertical sky component

6
 Before 40%
 After 32.096%
 90%

100%

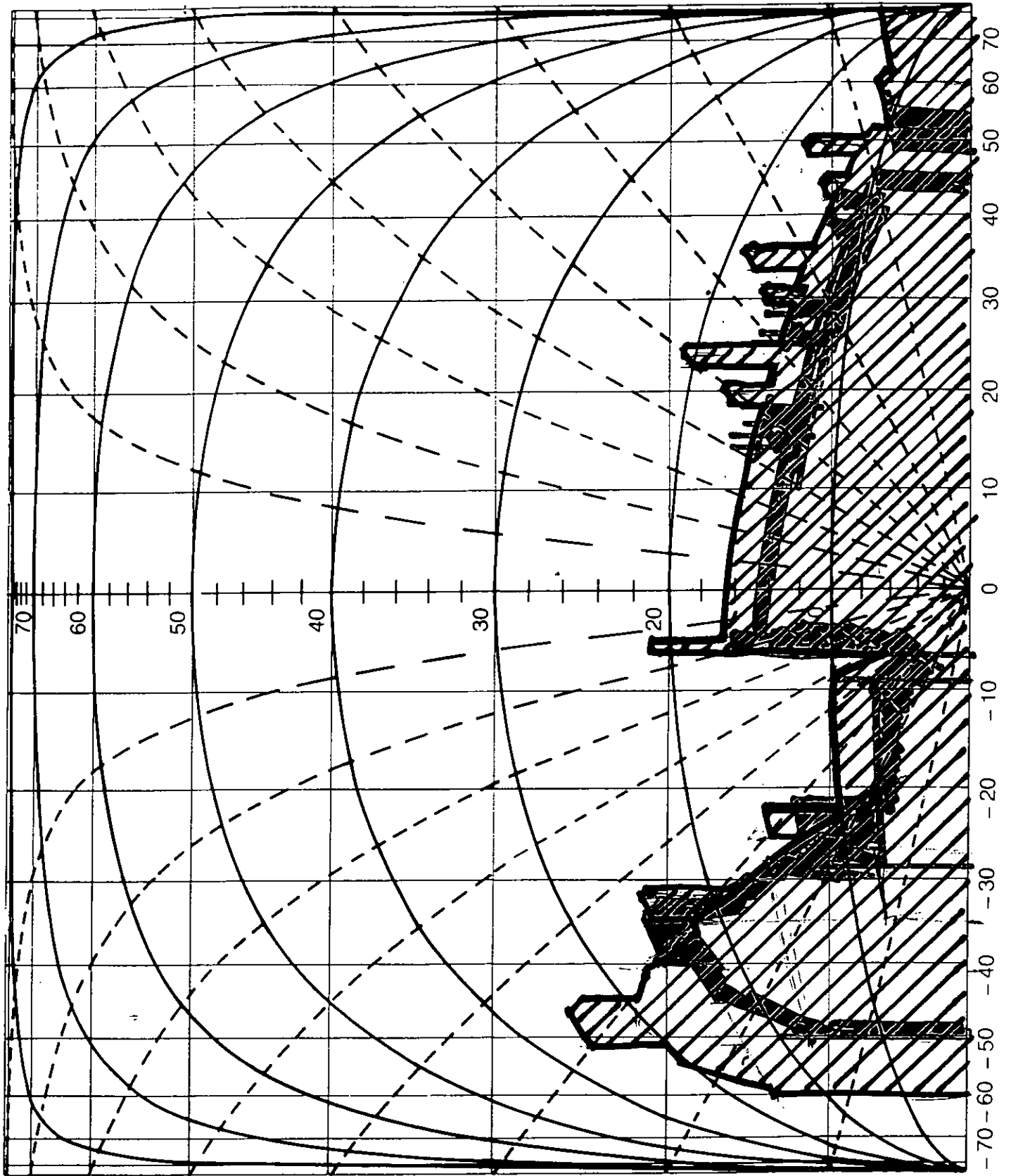


Figure B1 Waldram diagram for calculating vertical sky component

(H)

Before 40%
After 31.746%

Revised
33.48%

9072

11000

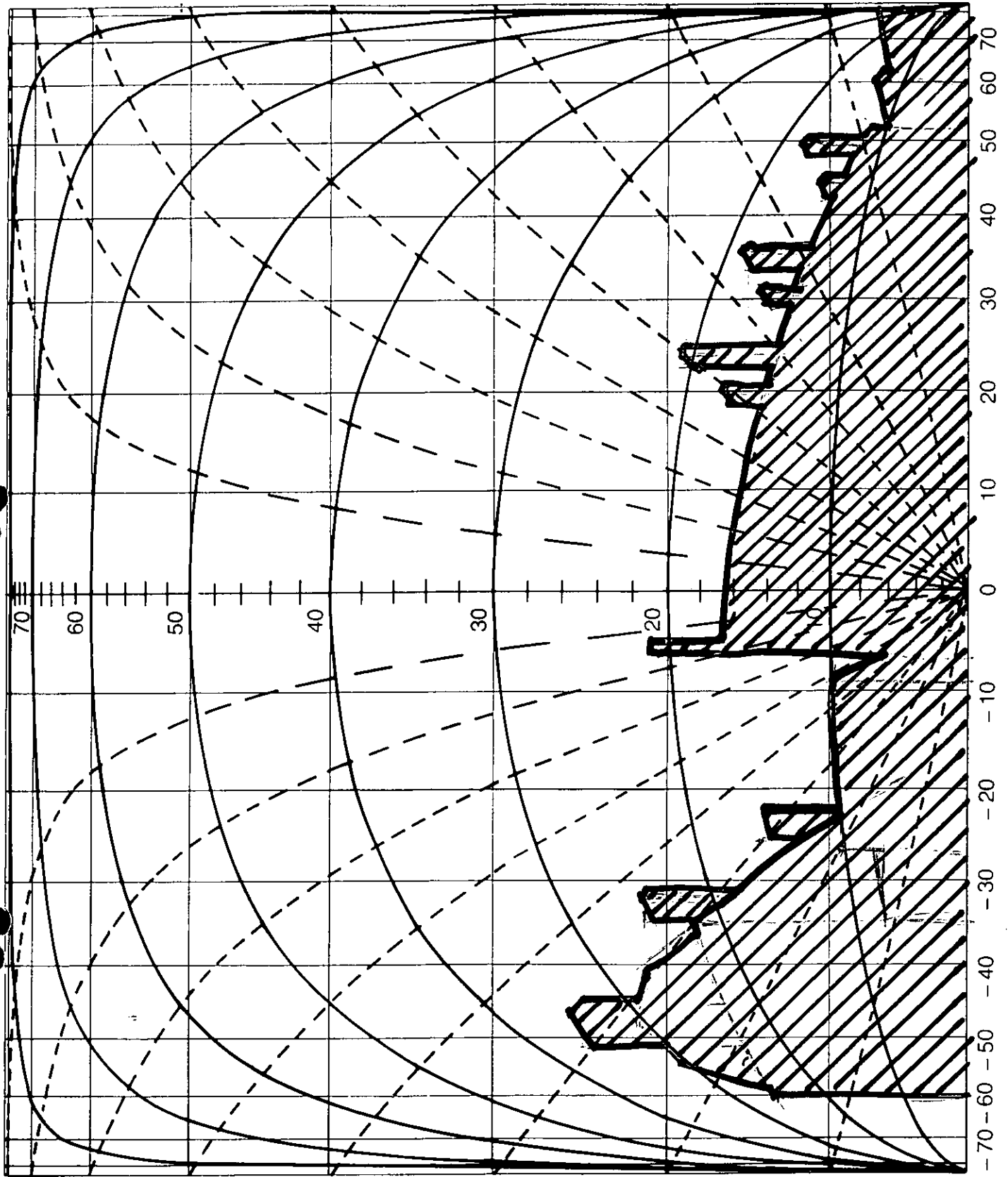


Figure B1 Waldram diagram for calculating vertical sky component

(H) Before 40%
 After 31.746%
 90°

31.746%

22

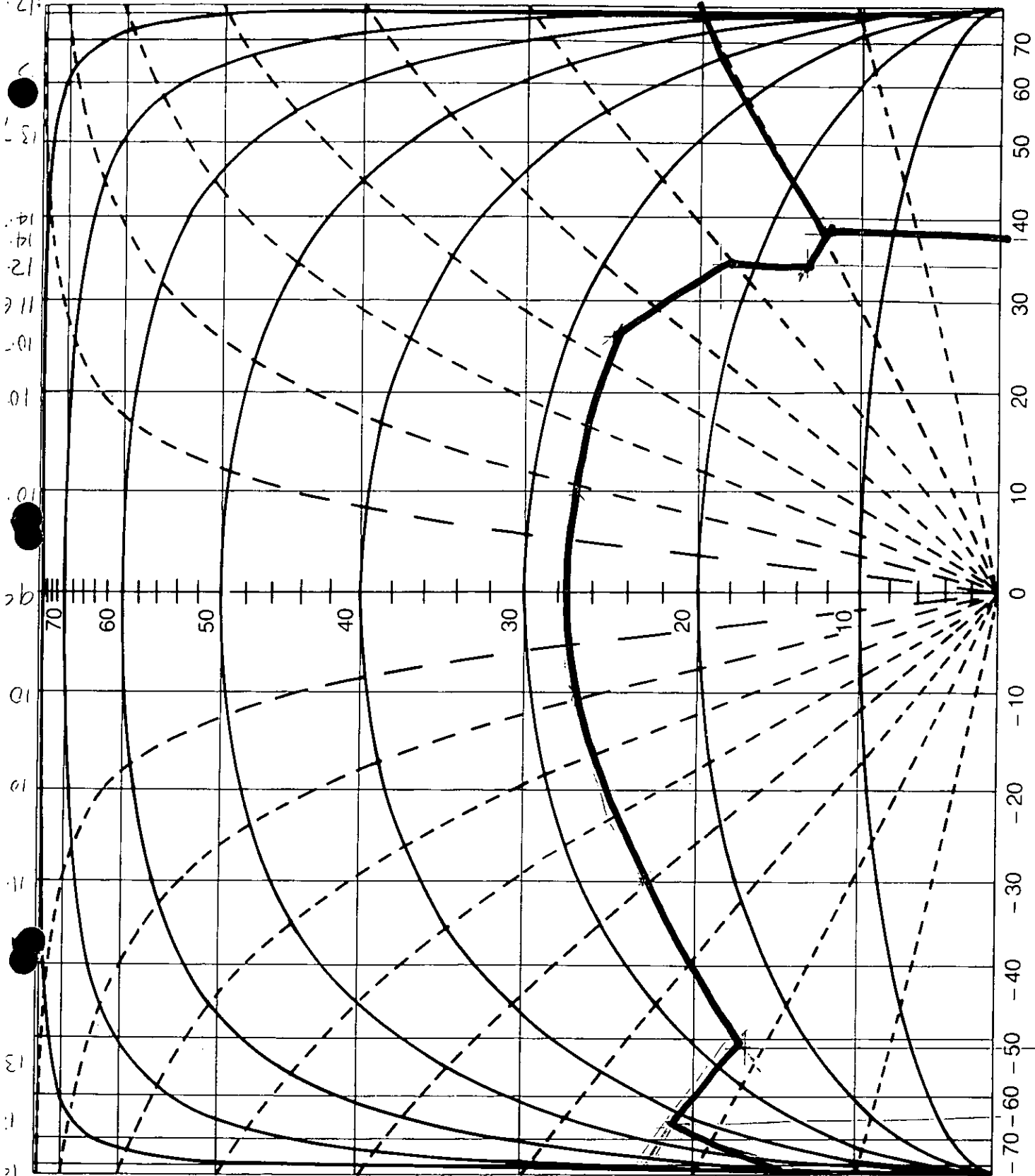


Figure B1 Waldram diagram for calculating vertical sky component

90°

No 6

253.33 cm²

∴ 25.33%

(Handwritten signature)

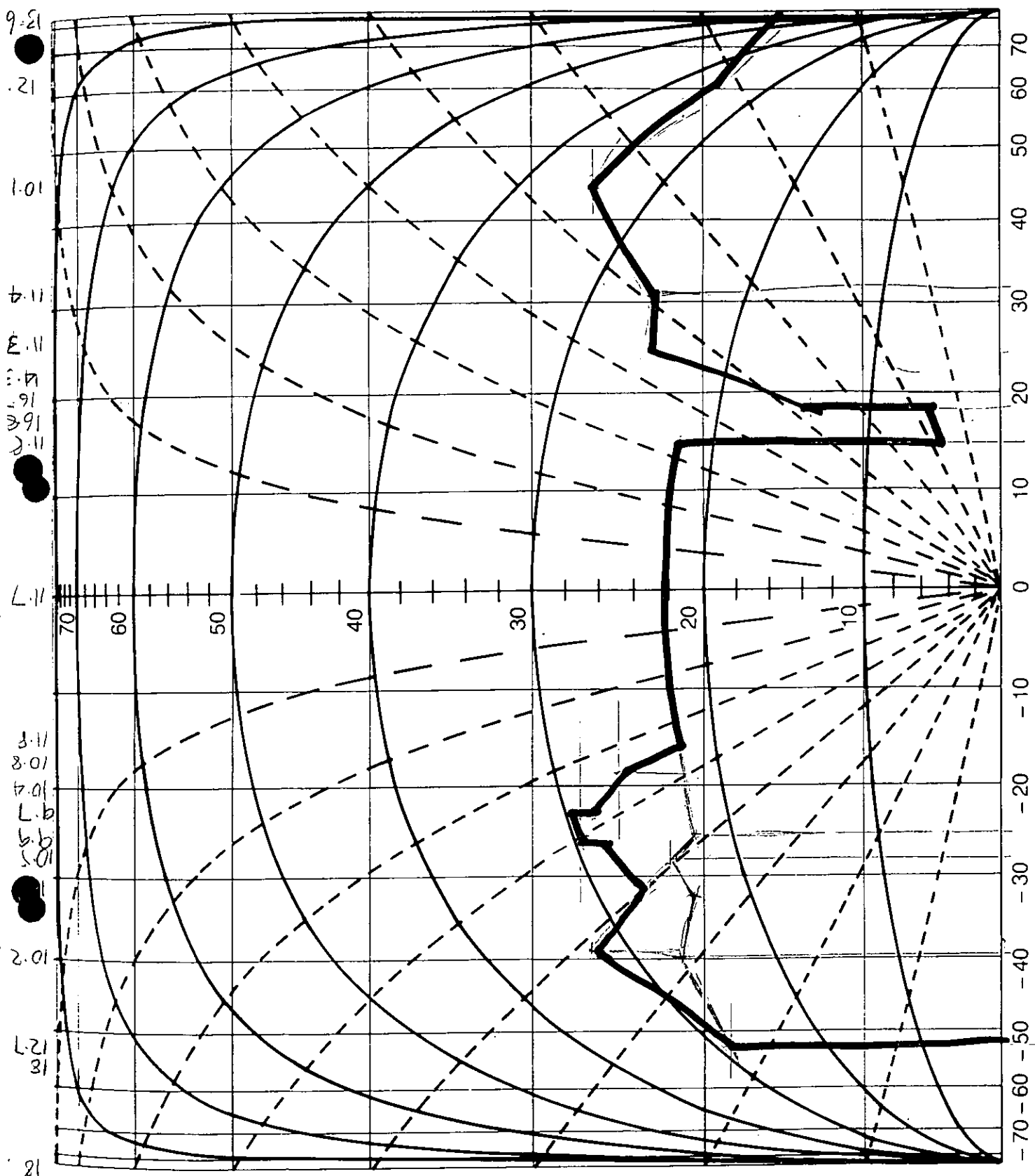


Figure B1 Waldram diagram for calculating vertical sky component

22/24
Aubrey Walk

275.6 cm²

27.56%

90°S

(Handwritten signature)

14.8
15.1
15.2
12.3
10
11.2
11.3
17
17.1
15.5
14.9
16.7
16.2
16

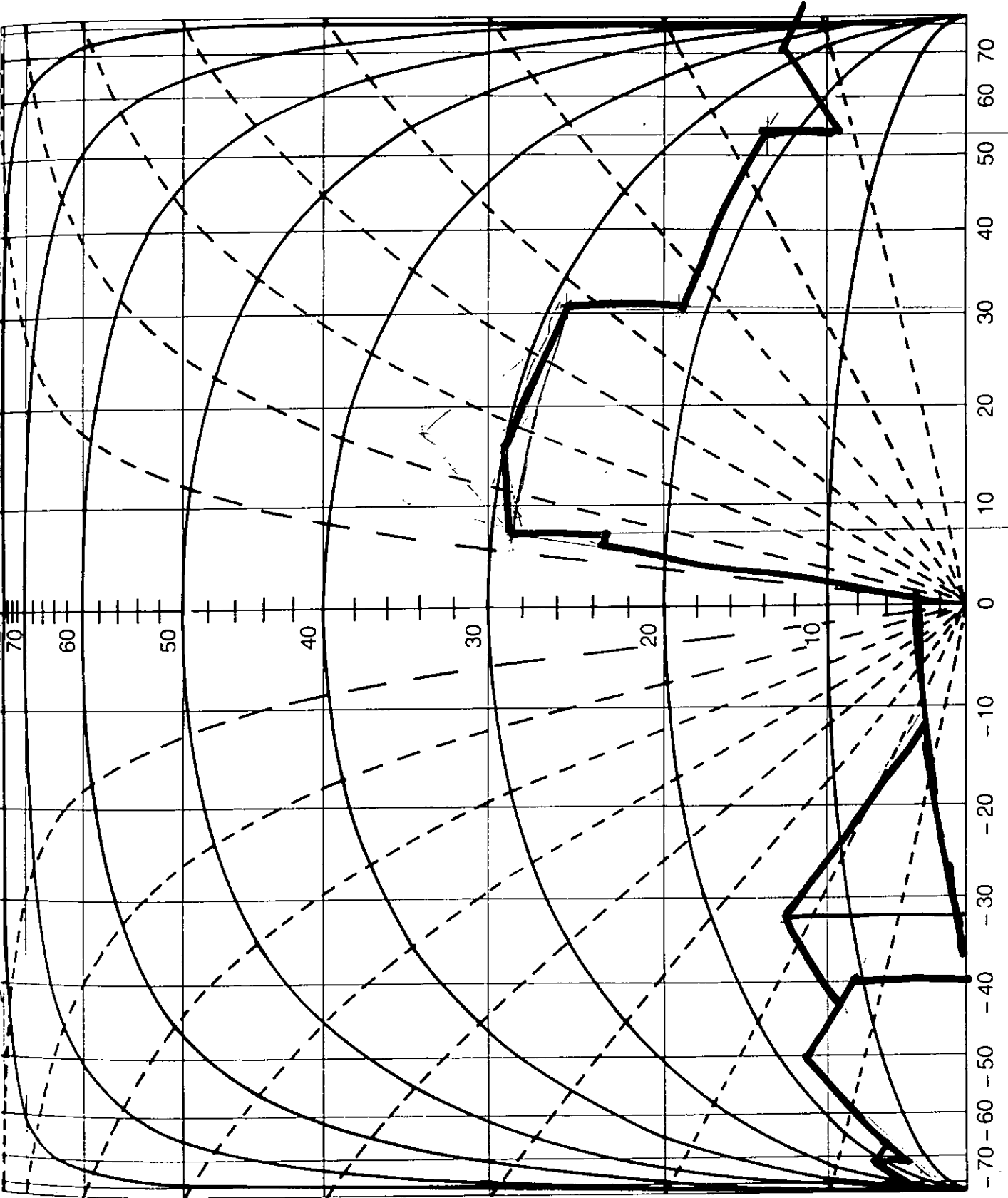


Figure B1 Waldram diagram for calculating vertical sky component

907b

18 Anlaway wk

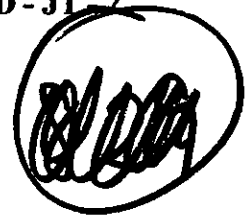
308 cm²

30.8% VSC



9077

STJD - JT - 2



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

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

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

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8/1/99

CAMPDEN HILL RESERVOIR

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ATW

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APPENDICES (Bound separately)

APPENDIX RT NO. 1. KENSINGTON - HISTORICAL DEVELOPMENT.

HISTORIC MAPS 1.1.1. 1717

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

APPENDIX RT NO. 1.1.2. 1746

Rocque. Appeal Site undeveloped.

APPENDIX RT NO. 1.1.3. 1822

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

APPENDIX RT NO. 1.1.4. 1829

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

APPENDIX RT NO. 1.1.5. 1846

Daws Map of Kensington.

APPENDIX RT NO. 1.1.6. 1856

Parish Map of Kensington.

APPENDIX RT NO 1.1.7. 1863

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

APPENDIX RT NO 1.1.8. 1897

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

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

APPENDIX RT NO. 1.1.10.
1.1.10.1. 1950 Excerpts from 'Campden Hill. Its Historic Houses and Their Inhabitants'.

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

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

1.1.10.4. Excerpts from The London Gardener 1998-9.

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

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

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

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

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

APPENDIX RT NO.1.2.
1.2.1. Excerpts from Chapter VI, Survey of London Vol XXXV11 Campden Hill Square Area.

APPENDIX RT NO. 1.2.2.
Photographs from Volume XXXVII.

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WJF

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

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

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

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

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

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

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

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

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

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

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

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**APPENDIX RT NO. 5.
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KEY MAP - SITE BOUNDARY,
LOCATION OF HISTORIC BUILDINGS,
BOUNDARY OF TOWNSCAPE AREA 10.**

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

THE FAR SETTING.

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

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

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

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

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

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EXTRACTS FROM U.D.P.
(DELETED: THE U.D.P. DOCUMENT
IS BEFORE THE INQUIRY)**

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

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BBA

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

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

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

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

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

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

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

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

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

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

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RT/TH

1. QUALIFICATIONS AND EXPERIENCE, INVOLVEMENT, SCOPE OF EVIDENCE.

1.1. QUALIFICATIONS

1.1.1. I am a Chartered Architect of thirty-eight years practical experience, having been born in Fulham and educated in London. I completed my academic training at the Bartlett School of Architecture, University College London in 1957, receiving the degree of Bachelor of Arts with First Class Honours in Architecture, (B.A.Arch), becoming an Associate of the Royal Institute of British Architects in 1960, and was elected a Fellow in 1968.

1.1.2. In my architectural degree I received first class passes in both design and history of architecture dissertations. The history dissertation in 1956 was on Victorian Churches in London.

1.1.3. I have also been a Chartered Town Planner for twenty four years. I obtained my diploma in 1970, (Dip T.P.), from what is now the University of Westminster, becoming an Associate of the Royal Town Planning Institute in 1974, and advancing to Fellow in 1984.

1.2. EXPERIENCE IN PREVIOUS EMPLOYMENT

1.2.1. I spent the first seven years of my professional life as an architect in private practice as an assistant architect, first with Sir Basil Spence, working on designs for Nottingham University and Thorn House, Westminster then with Jorn Utzon in Denmark where I was part of the international design team working on Sydney Opera House. Later with Sir Denys Lasdun, from 1964-66 I was the design architect of the Arts Building, University of East Anglia (which has recently been considered for listing). From 1966 to 1987 I was an architect and town planner in local government



including a period from September 1968 to September 1970 in the forward planning section of the planning department of the London Borough of Lewisham where I was responsible for the Blackheath Conservation Area Study.

1.2.2. From September 1970 to September 1972 I was Deputy Surveyor of Historic Buildings at the Greater London Council (Deputy Divisional Head) responsible under the Surveyor for all statutory work in Greater London. Survey of London volumes dealing with Kensington were undertaken under my supervision during this period. (This division of the G.L.C. became the London Region of English Heritage). I was commended by the committee for my evidence at the Weavers' Almshouses, Redbridge, Inquiry.

1.2.3. From September 1979 to July 1981 I was Deputy City Architect and Planning Officer to the Corporation of London with special responsibilities for Planning. I was the main witness for the Corporation at the Smithfield Plan Inquiry.

1.2.4. From July 1981 to March 1985 I was Director of Development, (a Chief Officer post), for the London Borough of Tower Hamlets, in charge of the Planning, Architecture and Valuation Departments. During this period my scheme for the conservation and environmental improvement of Bow Church, Poplar, received a Commendation by the Civic Trust.

1.2.5. From March 1985 to June 1987 I was the first Director of Planning and Transportation for the City of Westminster in charge of the former departments of Planning and Engineering. During this period the schemes for conservation in Gerrard Street Soho, and Wyndham Place Marylebone, each received the Edwin Williams Award for planning in Greater London, and the Soho scheme was exhibited in the Royal Academy in 1986.

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1.3. PRESENT ROLE

1.3.1. Within Rothermel Thomas, set up in 1987, where I have been sole principal since 1989, two Conservation Reports were produced for the London Borough of Sutton in 1990, and in the same year I was appointed as planning consultant by the Dean and Chapter of Salisbury, and English Heritage, and the Cathedrals Fabric Commission for England acting jointly, to prepare reports on the Conservation and Management of Salisbury Cathedral Close, which were submitted in 1991.

1.3.2. Over the past ten years I have given evidence at many planning inquiries where urban design, conservation area, historic building, and archaeological issues were involved.

1.3.3. I am a member of the Association for Studies in the Conservation of Historic Buildings, the Georgian Group, the Victorian Society, the Twentieth Century Society, the Urban Design Group, and the Society for the Protection of Ancient Buildings, and I am a Fellow of the Ancient Monument Society. In most cases I have been a member for very nearly thirty years.

1.3.4. I am on the Executive Committees of the City (of London) Heritage Society and the City Architecture Forum and have been a member of the City of London Conservation Area Advisory Committee for twelve years. I am a former member of the Conference (Standing Committee) on the Training of Architects in Conservation, and of the Southwark Diocesan Advisory Committee.

1.3.5. I have written for professional journals on urban design and conservation issues and lectured at universities and schools of architecture throughout Britain and at national conferences. I have given radio talks and appeared on television on these

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subjects. I have been a member of award panels for R.I.B.A. awards, for the City Heritage Award, and, with Sir Hugh Casson and Dame Elizabeth Frink, for a sculpture competition for a site in The Strand, Westminster. I was Chairman of the R.I.B.A. London Group which produced the Report published in 1975, referred to in Pevsner, Buildings of England, London 1-4, called 'Battle of the Styles: A Guide to Selected Buildings in the London Region of the 1914-39 Period.' I contributed to the Report as well as being the Editor.

1.3.6. I am a former Vice-President of the Royal Institute of British Architects, and I was for three years a member of its Policy Management Board and Honorary Librarian, Chairman of the Library Board, and Chairman of the Library Task Force. I have been a member of the R.I.B.A. Council since July, 1993. I was also on the Board of Architectural Education of the Architects' Registration Council of the United Kingdom and a member of the ARCUK Council from 1993-97. I was a Trustee of the British Architectural Library Trust from 1995-1998.

1.4. INVOLVEMENT

1.4.1. As I explain later, I have had some specific involvement with some of the buildings and issues in this case, starting in 1956. In the light of this, and of my qualifications and experience, and in view of comments made on conservation issues by the Royal Borough of Kensington and Chelsea, although Broadway Malyan, the architects had already had regard to urban design, conservation and historic buildings considerations in designing the scheme, I was contacted by Trevor Blaney of Lawrence Graham on the 7th May, 1999. He later sent me a bundle of documents explaining the scheme. I was also sent information by Broadway Malyan. I visited the site and context area on the 9th May, and, on site on the 11th May, was shown



further drawings and the model, and photographs. I wrote subsequently to St James' Homes Ltd volunteering the information that I could appear at this inquiry and give evidence as an independent witness which would support the appellants' case.

1.5. SCOPE OF EVIDENCE

1.5.1. My evidence covers historic building, and conservation area aspects of the case and, so far as it relates to the above, urban design. My evidence is complementary to that of Mr Sellwood and to that of Mr Crossley. Mr Crossley gives evidence as the architect; I give evidence as an urban designer and conservation specialist. In particular I give evidence which supports the application for conservation area consent for demolition; I provide an analysis of the character and appearance of that part of the conservation area affected by the proposals; I describe the off-site listed buildings and their curtilages and settings, and the buildings and structures currently on the site; I give an assessment of the impact of the proposals on the site, and on neighbouring historic buildings and on this part of the conservation area. My conclusion states that the proposals as a whole will enhance the character and appearance of the conservation area and will not harm the special architectural or historic interest of any of the nearby listed buildings or their settings.



2. KENSINGTON - HISTORICAL BACKGROUND

2.1. General

2.1.1. 'Anglo-Saxon in origin, the name appears in the Domesday survey of 1086 as Chenesit, one interpretation of this being Cynesige's farm. The earliest settlement was probably in the vicinity of the present church, St Mary Abbots, on rising ground above the Thames flood plain. . . The parish . . was largely rural in character. .

The north was mainly arable and, along with the rest of Middlesex, supplied hay to the London market.' Appendix RT No.1.4. Weinreb and Hibbert, 1985.

2.1.2. Then, from the early seventeenth century, 'the low ridge of rising ground situated between the present Kensington High Street and Notting Hill Gate became the site of large mansions whose owners found there all the advantages of a country estate within easy reach of London. Holland House was built in c.1606, Campden House in about 1612, (built between the present Sheffield Terrace and Gloucester Walk), and others followed.' In 1689 William III bought Nottingham House, the future Kensington Palace, and the hill area westwards became known as 'The Old Court Suburb', 'inhabited by gentry and persons of note' and 'an abundance of shopkeepers and artificers.' Weinreb & Hibbert, 1985, Appendix RT No. 1.4.

2.1.3. The first building on the site of Aubrey House, (or Notting Hill House) was 'Kensington Wells', the house being 'attached to a medicinal spring' at a time when 'purging waters' were fashionable. Lady Mary Coke 'purchased the lease of Notting Hill House' in 1767. At that time 'the house was approached by a track - the present Aubrey Walk - leading off what is now Campden Hill Road', Appendix RT No.

1.1.10.3. (The garden 'although reduced in size and defended by high brick walls', in 1999 still 'remains much as it was in Lady Mary's day.' Appendix RT No. 1.1.10.3.)

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The house became known as Aubrey House, Survey of London Volume XXXVII, Appendix RT No. 1.2.1. "when the avenue of lime trees" which had begun to be developed in 1852, had been named Aubrey Road. The house to which it led naturally became Aubrey House, and the Lane leading to the house from the east was renamed Aubrey Walk." Campden Hill Square, Ridgway, Appendix RT No.1.1.12.

2.1.4. 'West of Knightsbridge, London could scarcely be said to have existed early in the eighteenth century,' as shown in Desmeretz's 1717 Map, see Appendix RT No. 1.1.1., 'the earliest to show so extensive a view' of Kensington, and shows villages, isolated farms, acres of open meadowland, garden nurseries and a few big houses for those who preferred pastoral peace to the bustle of the town." Appendix RT No. 1.1.2., commentary on Rocque, Barker & Jackson, 1985.

2.1.5. Bridget Cherry, 1991, Buildings of England, London 3, Appendix RT No. 1.3. writes: 'Two centuries ago . . . Georgian London extended no further than Hyde Park.'

2.1.6. However, at the beginning of the nineteenth century, further large houses were built on the slopes of Campden Hill, including Thorpe Lodge in 1808-17, Thornwood Lodge in 1813, Argyll Lodge (also known as Bedford Lodge and Cam House) in 1815, Moray Lodge in 1817 and Wycombe Lodge, built in 1829. Streets of terraced houses were also built on the northern and eastern slopes of Campden Hill.

2.1.7. 'The 19th century witnessed a remarkable transformation from a rural parish of less than 10,000 inhabitants . . . to a metropolitan borough with a population of 176,628 in 1901 . . . Gone were the farms and market gardens of the early 1800s, replaced by street after street of new houses.' (Appendix RT No.1.5.) New reservoirs, well sited at the top of Campden Hill were needed to service the growing population, and the

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first of these, the West Middlesex Water Works, to the east of Campden Hill Road is first seen in the 1822 Map by Starling, Appendix RT No. 1.1.3, and in the map of 1829 by Crutchley, see Appendix RT No. 1.1.4. The Appeal Site is at this stage still open agricultural land, with Aubrey House to the west. In the more detailed Parish Map of 1858 and 1863 O.S. Maps, Appendices RT Nos 1.1.6. and 1.1.7. we can see the first of the Grand Junction Water Works Reservoirs, the former East Reservoir built in 1845 (on the present Water Tower House and Kensington Heights site), and down the hill, built mainly between 1827 and 1851, Notting Hill Square, later called Campden Hill Square, serviced by mews buildings in Notting Hill Grove (now Aubrey Walk).

2.1.8. The diagrammatic map, Survey of London XXXVII Fig 11, in Appendix RT No. 1.2.3. shows the location of the Grand Junction Water Works on Sir James McGrigor's site, with Thomas Williams' land, Wycombe Lodge, and Aubrey House to the west.

2.1.9. O.S. Map of 1897, Appendix RT No. 1.1.8. shows the Reservoirs now covered, marked as Tennis Grounds (covering the site of Wycombe Lodge). The map also shows on plan that at this stage several of the mews buildings in Aubrey Walk have been enlarged or rebuilt.

2.1.10. In 1864 St George's Church in Aubrey Walk was built 'to meet the needs of the increasing population of the neighbourhood.' There appears to be little change from 1897-1916 see O.S. Map of 1916 at Appendix RT No. 1.1.9.

2.1.11. 'The narrow streets near the Waterworks degenerated into slums thronged by indigent working people. . . ' 'Just by the waterworks lies a mass of some 7,000 working people. The houses they are living in are in a very bad state and vie with



anything in the East End of London.”’ Since then however, there have been great improvements. ‘The middle-class tenants, . . . have painted their homes in attractive colours and made some pleasing front gardens,’ so that now ‘Campden Hill has a certain charm, a charm of gardens, terraces, and irregular houses.’ Campden Hill, Its Historic Houses and Their Inhabitants, 1950 and 1951, RBK& C, Appendix RT No. 1.1.10. and historic photographs, Appendix RT No. 1.1.11.

2.1.12. To serve the ‘Court Suburb’, and the ‘middle-class tenants’, in the first half of the twentieth century Kensington High Street provided large retail outlets in the form of Barkers and Derry & Toms, then state-of-the-art store buildings (the latter with its own roof gardens, still in operation, Appendix RT No. 1.1.10.3.).

2.1.13. In the Second World War, Holland House was bombed, and only the east wing restored. Holland Park Comprehensive School, built in 1956-8 was built on the sites of Moray and Bedford Lodges (previously called Argyle Lodge). Thorpe Lodge, with its arts and crafts internal decor, became a part of the school. Thornwood Lodge was demolished in 1956.

2.1.14. New, twentieth century ‘grand’ buildings replaced earlier buildings. After an amalgamation of the borough of Kensington with Chelsea, the new (Sir) Basil Spence designed Council Offices were completed in 1976, and, also in this grander scale, large blocks of flats were built on Campden Hill, e.g. Kensington Heights, Melbourne House, and Palmerston House.

2.1.15. A succinct account of the history of Kensington is given in Section 2 of the 1995. Publication ‘Kensington Conservation Area Proposals Statement’ on pp. 7 - 10.



3. CONSERVATION AREA AFFECTED BY THE PROPOSAL

3.1. KENSINGTON CONSERVATION AREA

The whole of the appeal site is within the Kensington Conservation Area. The extent of the conservation area is shown on a plan in C.A.P.S. copied as my Appendix RT No. 2.1.

3.2. INITIAL DESIGNATION

The Conservation Area Proposals Statement (for Kensington) of 1995, states on its page 4, that the earliest conservation area designation covered much of the original village and the Pitt Estate. This designation was made in 1970. This covered the areas which were marked as Townscape Areas 1 and 2 on the map in the Conservation Area Proposals Statement document.

3.3. LATER EXTENSIONS

3.3.1. Four additional designations, roughly corresponding to CAPS areas 3/4, 5, 6, and 7 followed over the next three years. In 1976 these conservation areas were 'joined together' and given the title Kensington Conservation Area. Extensions to take in the Kensington High Street frontage followed in 1982 and 1984. It can be deduced from the CAPS document that areas 8 and 10 were designated in 1976.

3.3.2. The CAPS document breaks down the total Kensington Conservation Area into ten 'Townscape Areas' and provides a map on its p. 11 called "Historical development and townscape analysis area by area.' The Key Map demarcates 'Townscape Areas'. Townscape Area 10 does not correlate precisely with our area of concern, because the 'near setting' of the appeal site is in some places smaller than Area 10 and in some places extends into parts of Areas 6 and 8 and (just) into 5, 4,

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and 3. My interpretation of the appeal site's 'near setting' is shown at Appendix RT No. 5 which should be looked at with the text at 3.4.4. below.

3.3.3. Townscape Area 10 includes areas of very different ages, very different heights of buildings, and very different architectural styles and materials. In my view, as I shall show later, there is a marked difference in character and appearance between the buildings south of Aubrey Walk and 'The Ridge' and those on its north side and north of it as far as Hillsleigh Road. The sub-division of the conservation area called Townscape Area 10 is therefore not particularly helpful for the purposes of this inquiry. I have produced a map which shows the different character areas which are of interest to us; this is at Appendix RT No.15 and is discussed below at paragraph 3.4.14.6.

Basic Information

I have also produced plans which show Existing Buildings and the Site Boundary, on an O.S. Base, at Appendix RT No. 7; Modern Buildings (Post-War) at Appendix RT No. 8; and the Age and Height of Nearby Buildings, at Appendix RT No. 9.

3.4. CHARACTER

3.4.1. As Councillor Harney, the then Chairman of the Planning and Conservation Committee states in the foreword to the 1995 Conservation Area

Proposals Statement:

"Kensington Conservation Area is the largest of the Borough's many conservation areas and covers a wide range of locations."

"It contains all styles and ages of building from its early Georgian speculative developments through to the present day."

3.4.2. In fact, as I have shown, the present conservation area is a synthesis of several



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smaller conservation areas designated at different times and with different characters and different appearances as the CAPS document attempts to explain.

3.4.3. The appeal site is within the so-called Townscape Area No. 10 which is bordered in part on its northern side by Townscape Area No. 6, and in part on its southern side by Townscape Area No. 8.

3.4.4. Intervisibility and Setting

The existing character of the whole of Area No. 10, and some of Areas 6 and 8 need to be assessed in connection with this appeal and to a lesser extent the character of parts of Areas 5, 4, and 3, since there is some intervisibility between the appeal site and some parts of these areas. I deal with the setting of the appeal site defined by intervisibility in greater detail at Section 4.3. below, which is what I call the 'near setting', and provide a map of the 'near setting' at Appendix RT No. 5. I give here an assessment of the character of the area within that near setting. (For my definition of 'near setting' and 'far setting' see 4.3.2. and 4.3.3. below.)

3.4.5. Unfortunately Sections 3, 4, 5, 6, 8 and 10 of the Conservation Area Proposals Statements do not help us very much with establishing character, although on p. 3 under 'purpose' it is stated that the proposal is

"1. To identify the particular characteristics of the Area which justify its designation and which should be preserved and enhanced."

3.4.6. The Townscape Area Sections in the CAPS document only give Sections on 'Historical Development' and Townscape Analysis', yet character, though elusive, is more than history and appearance. The Act, the Planning (Listed Buildings and Conservation Areas) Act, 1990, refers to both 'character' and 'appearance'.

3.4.7. The publication 'Conservation Area Appraisals' by English Heritage



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published in 1995 aims at 'Defining the special architectural or historic interest of Conservation Areas' and at its Section 2.2. deals with 'Defining Character'. I quote it here in full, and give relevant extracts from the whole document at Appendix RT No. 14.1.2:-

"2.2. Defining Character

The distinctiveness of a place may come from much more than its appearance. It may draw on other senses and experiences, such as sounds, smells, local environmental conditions or historical associations, for example those connected with particular crafts or famous people. The qualities of a place might change from daytime to night. Such elements of character can be identified, but not directly protected or controlled. By defining and protecting the tangible, such as buildings and the spaces formed between them (streets, squares, paths, yards, and gardens), the activities and uses that make up the special character of a place can be sustained. Effective physical conservation measures should be rooted in firm land use policies in an adopted development plan.

Most of the buildings in a conservation area will help to shape its character in one way or another.

The extent to which their contribution is a positive one depends not just on their public face, but on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline. Back elevations can be important, as can side views from alleys and yards.

In a large conservation area, or one where its development spans a considerable period, the character may vary greatly within its boundary. For example, a small market town may have a medieval core, focused on a market place or church, then a Georgian phase of development of grander houses and formal streets, followed by the arrival of the railway, and eventually by modern housing at the edges and on gap sites. When the character is composite in this way and the phases of growth are clear, it will often be worth analysing them separately.

Elsewhere, rebuilding may have taken place many times over the same sites, resulting in overlays of building forms and styles which are often contained within an ancient framework. The richness of an area today may thereby reflect the building up of successive historic periods."

3.4.8. The document goes on to provide a check list for an appraisal of the special architectural or historic interest of an area.

The headings of this checklist are:-



- (i) Location and population.
- (ii) The origins and development of the settlement.
- (iii) The prevailing or former uses within the area and their historic patronage, and the influence of them on the plan form and building type.
- (iv) The archaeological significance and potential of the area, including identification of any scheduled ancient monuments.
- (v) The architectural and historic qualities of the buildings and the contribution they make to the special interest of the area.
- (vi) The contribution made by key unlisted buildings.
- (vii) The character and relationship of spaces within the area.
- (viii) Prevalent and traditional building materials, textures and colours.
- (ix) Local details.
- (x) The contribution made by green spaces, trees, hedges, and other natural or cultivated elements to the character of the area.
- (xi) The setting of the conservation area and its relationship with the landscape or open countryside, including definition of significant landmarks, vistas and panoramas, where appropriate.
- (xii) The extent of loss, intrusion or damage, i.e. the negative factors or elements which detract from the special character of the area, and which offer a welcome opportunity for change. This may include harmful pressures on an area, such as the consequences of heavy traffic or the loss of front gardens to car parking.

3.4.9. It can be seen that this is a much more comprehensive and thorough checklist than that used in the C.A.P.S. document.

3.4.10. Character of the area forming the 'far setting' of the Appeal Site

I have assessed the character of the 'far setting' of the appeal site based on the English Heritage checklist by research and on several visits both during the working week and on Sundays and Bank Holidays.



3.4.11. History of this part of the Conservation Area

3.4.11.1. I have already traced **the origin and development of the settlement** for the area generally.

3.4.11.2. In the case of the 'far setting' area, the influence of the large detached houses is considerable; Aubrey House with large grounds is still there, and Thorpe Lodge also remains, although stranded within the Holland Park School, and substantially altered within, and more harmfully, without also. Even if not still present their influence is often felt as in the boundaries of Airlie Gardens based on a former villa, and indeed, the reservoir boundaries themselves. The ancient routes of Campden Hill Road and the lane of Aubrey Walk are still the skeleton of the former development. Campden Hill Square is the dominant element in the north-west part of this area, and its influence runs back to Aubrey Walk where its mews buildings form the basis of what is there now. The reservoir from 1845 onwards was a dominant element, and its decline led to Kensington Heights, Water Tower House, and (across the road) Melbourne House and Palmerston House. The coming of Holland Park School transformed this part of the far setting, replacing older villas.

3.4.11.4. The former **uses**, large detached houses, have in some cases not been carried on, but in several places, residential use on a more modest scale continues.

3.4.11.5. The archaeological significance and potential, whatever it was, has been lost with the development in the area, especially in the building of the reservoirs.

3.4.11.6. There is a great deal of **historic interest in the buildings** of different ages, sizes, heights, and styles. The differing plot widths and areas derived from development at different times and with different conditions, shows great variety,