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between the flats and the short terrace facing Aubrey Walk will provide a much better approach to the tower of the Victorian Church than the unsightly, unplanned mess that is there at present; the unplanned spaces and bits on the south side of Aubrey Walk will be replaced by a coordinated landscaping scheme, and the generally uncoordinated gap between the Water Works buildings will be replaced by a comprehensive and carefully planned scheme.

12.21. I do not accept that the loss of the existing recreational area occupied by private tennis courts will harm the character and appearance of this part of Kensington Conservation Area. I deal with this at 12.26 and 12.27 below.

12.22. I do not accept that the proposed southern terrace of new houses would appear dominant and overbearing in its relationship with Thorpe Lodge. I have examined the existing space on the north side of Thorpe Lodge with a view to assessing this particular point. Although the southern terrace would be higher than Thorpe Lodge, I believe that the combination of distance between the two buildings and the quality of the design of the new building would not cause it to be dominant and overbearing, and it must be remembered that two floors are below the existing level of the courts. This is in contrast to the bulk, height and massing of the Victorian Airlie Gardens, and also to the bulk, height and massing of the Kensington Heights buildings, both of which I think are dominant and overbearing with regard to Thorpe Lodge. I do not think the proposed southern terrace would harm the setting of Thorpe Lodge. I think it would at least preserve, and taking the generality of the present situation, could be said to enhance.

12.23. I do not accept that the spaces around the buildings on the reservoir site at

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present provide a positive and important contribution to the character and appearance of this part of the conservation area. I think that their unplanned nature and restricted and limited usage makes them a negative element.

12.24. I do not accept that the proposed scheme puts forward an overly bulky Campden Hill Road block, and I do not think this component would harm the conservation area. I think it would enhance it both in character and appearance

12.25. The uses of the proposal will be in accord with and enhance the existing character and appearance. The predominant use will be high quality residential. The tennis court usage will be retained, with 12 courts and a practice court replacing 12 courts and a practice court.

12.26. The tennis courts and the tennis activity have at present a curious role in the character and appearance of the conservation area. The activity has a long history, since it was allowed on the roof of the reservoirs relatively soon after they were extended (1884 compared with 1868). The tennis courts cannot be seen from any part of the public realm and neither can the activity. But one is aware of the activity by hearing the sound of ball on racquet and by seeing the players in kit and with equipment going to and fro along Aubrey Walk. Since the tennis courts cannot be seen, (because of their elevation above street level) the tennis activity cannot be seen either, although some of the embankments and greenery can. The rooftop recreational area's contribution to the character and appearance of the conservation area is therefore a curiously negative one. In my view the proposal to reduce the amount of private recreational area open to the sky will not harm the character or appearance of the conservation area; the appearance will not be harmed since the space cannot be seen, and the character will not be harmed because the activity and

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the tennis club building and the access will remain.

12.27. Although there is a common perception of openness because of the lack of the presence of buildings or smoke, or noise from them, in fact what is there is the roof of a brick reservoir. In my view the loss of some of this perceived openness is more than compensated for by the provision of new open areas within the overall scheme which will themselves enhance the character and appearance of this part of the conservation area, and by the overall conservation area benefits of the totality of the Broadway Malyan Scheme.

12.28. With regard to car parking, the conservation area is marred to a considerable extent both in character and appearance both by on-street parking and its various control mechanisms. This erosion of character increased for many years.

Originally, for instance, the vehicles of the big houses on the south side of Campden Hill Square would have been accommodated in their mews buildings on the north side of Aubrey Walk (Nos 18-34, even). When these were sold off, not only was the off-street parking for Campden Hill Square lost but also the Aubrey Walk houses themselves generated parking needs which is not and cannot always be accommodated within the buildings, but adds to parking problems in Aubrey Walk.

12.29. By comparison, in the Broadway Malyan scheme, car parking provision for the new proposed development would be wholly out of sight and underground. This would be an enormous contribution to the attractiveness of the new square and, by comparison to exposed parking at present on the site, would enhance this part of the conservation area.

12.30. Traffic Impact Analysis evidence is given by Tucker Parry Knowles. From a

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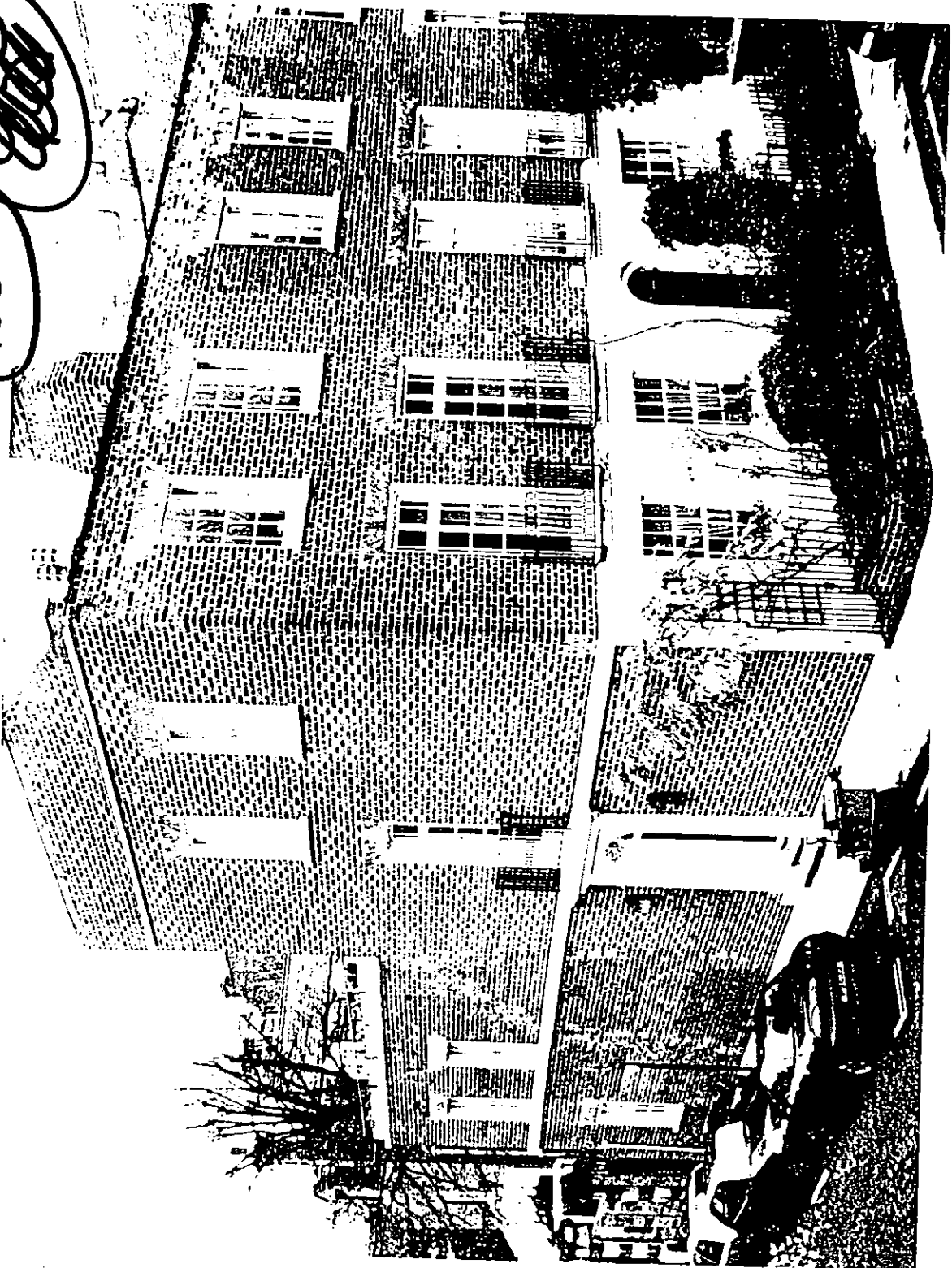
purely conservation area point of view, moving traffic is of course a component of both character and appearance. (We can smell it and hear it, as well as see it, and it presents the threat of danger and inconvenience to pedestrians as they move about). I note the Tucker Parry Knowles advice that there will be no significant increase in traffic.

12.31. Finally, I conclude that:

- * the proposed redevelopment will not harm the character and appearance of this part of the Kensington Conservation Area and as such is not contrary to policies of the UDP, in particular STRAT 1, STRAT 5, and POLICIES CD 21, CD 48, and CD 52. It will enhance the character and appearance of this part of the conservation area.
- * the proposed development would not harm the character and appearance of this part of the conservation area by reason of the bulk and layout of the proposed development. The dimensions of the central open space are not unduly restricted. The site would not relate poorly to the character, scale or form of its surroundings. It would therefore not be contrary to policies of the UDP in particular STRAT 5, STRAT 6, and Policies CD 25, CD 52, CD 53, H10, and H11.
- * the existing site does not provide a valuable contribution to the character and appearance of this part of the conservation area, The proposed scheme is an acceptable scheme for the future development of the site; therefore the proposed demolition is not premature and is not contrary to Policy CD 51 of the UDP.
- * the proposed southern terrace of new houses would not appear dominant and over-bearing in its relationship with Thorpe Lodge, and the development along Aubrey Walk would not harm the setting of St George's Church; the setting of listed buildings would not be harmed and so the proposals are not contrary to policy CD61 of the UDP.

and for all the reasons I have given, the proposed development is not contrary to relevant policies or advice or guidance at any level but would enhance the character and appearance of this part of the conservation area and the setting of the listed buildings.


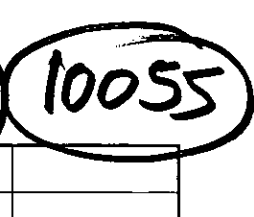
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**The Redevelopment of Water Tower House
and the Redundant Reservoirs**
Application drawings
Appendix PC11

**AUBREY WALK
CAMPDEN HILL RESERVOIR REDEVELOPMENT**

PLANNING APPLICATION - Revised Drawing Submission - March 1999 June Revisio

SCHEDULE OF DRAWINGS

| DRWG. NO. | REV. | TITLE | SCALE | SIZE | DATE |
|-----------|------|-------|-------|------|------|
|-----------|------|-------|-------|------|------|

| | | | | | |
|--------------|---|--|----------|----|--------------|
| Cover | | Title Sheet | | | |
| Contents | | Drawing List | | | |
| P099 | | Ordnance Survey Site Location Plan | 1-2500 | A1 | |
| P100 | A | Basement Car Park / Courts | 1-250 | A1 | 16 March '99 |
| P101 | A | Ground Plan | 1-250 | A1 | 16 March '99 |
| P102 | A | Elevations Sheet 1 - Campden Hill Rd and Aubrey Walk | 1-200 | A1 | 16 March '99 |
| P103 | A | Elevations Sheet 2 - East Terrace | 1-200 | A1 | 16 March '99 |
| P104 | A | Elevations Sheet 3 - West Terrace | 1-200 | A1 | 16 March '99 |
| P105 | A | Elevations Sheet 4 - South Terrace | 1-200 | A1 | 16 March '99 |
| P106 | A | Sections Sheet 1 - Section AA and BB | 1-200 | A1 | 16 March '99 |
| P107 | A | Sections Sheet 2 - Section CC, DD and EE | 1-200 | A1 | 16 March '99 |
| P108 | A | Floor Plans - House Types A,C,H,J | 1-200 | A1 | 16 March '99 |
| P109 | A | Floor Plans - House Types B,D,M,N | 1-200 | A1 | 16 March '99 |
| P110 | A | Floor Plans - House Types E, F | 1-200 | A1 | 16 March '99 |
| P111 | A | Campden Hill Road Flats - Plans | 1-200 | A1 | 16 March '99 |
| P112 | A | Campden Hill Road Flats - Elevations | 1-200 | A1 | 16 March '99 |
| P113 | B | Aubrey Walk Flats - Plans and Elevations | 1-200 | A1 | 19-May-99 |
| 8809 Sheet3 | | Campden Hill Road Elevation: West Side & K.Heights (North) | 1-200(R) | A1 | 02-Nov-98 |
| 8809 Sheet4 | | Survey - Aubrey Walk Elevations-South Side | 1-200(R) | A1 | 02-Nov-98 |
| 8809 Sheet5 | | Survey - Aubrey Walk Elevations-South Side | 1-200(R) | A1 | 02-Nov-98 |
| 9029 Sheet3 | | Survey Plan through reservoir structure at low level | 1-400(R) | A1 | 02-Nov-98 |
| 9029 Sheet4 | | Survey sections through reservoirs. | 1-200 | A1 | 02-Nov-98 |
| 9132 Sheet1 | | Survey Site Plan Sheet 1 and Sheet 2 | 1-400(R) | A1 | 02-Nov-98 |
| 9132 Sheet3 | | Survey - Aubrey Walk Elevations-North Side | 1-200(R) | A1 | 02-Nov-98 |
| 9132 Sheet4 | | Survey - Elevations to Airlie Gardens and Kensington Heights | 1-200(R) | A1 | 02-Nov-98 |
| 9132 Sheet5 | | Survey - Campden Hill Road - East Side & School Tech. Block | 1-100 | A1 | 02-Nov-98 |
| 9132 Sheet 6 | | Survey - Kensington Heights Car Park | 1-200 | A1 | 02-Nov-98 |