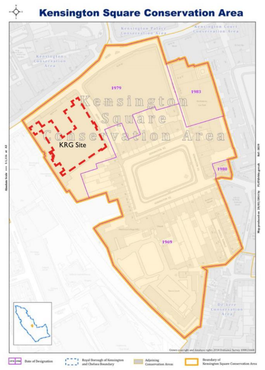
Historic Context

99 Kensington High Street, otherwise known as Kensington Roof Gardens was originally the largest roof garden in the world, and is still Europe's largest roof terrace (approx. 4,200m2). Located on Level 06 of the Derry & Tom building off of Kensington High Street, a 1 minute walk from Kensington High Street tube station, pedestrian access is via Derry Street to the east of the building.

The landscape is approximately 3,000m2. The Sun Pavilion centrally located, with the Spanish and English Garden to the north, and Woodland Garden to the south, bound by a 2.5m high wall to the perimeter.



Conservation Area Map (Source: RBKC website)

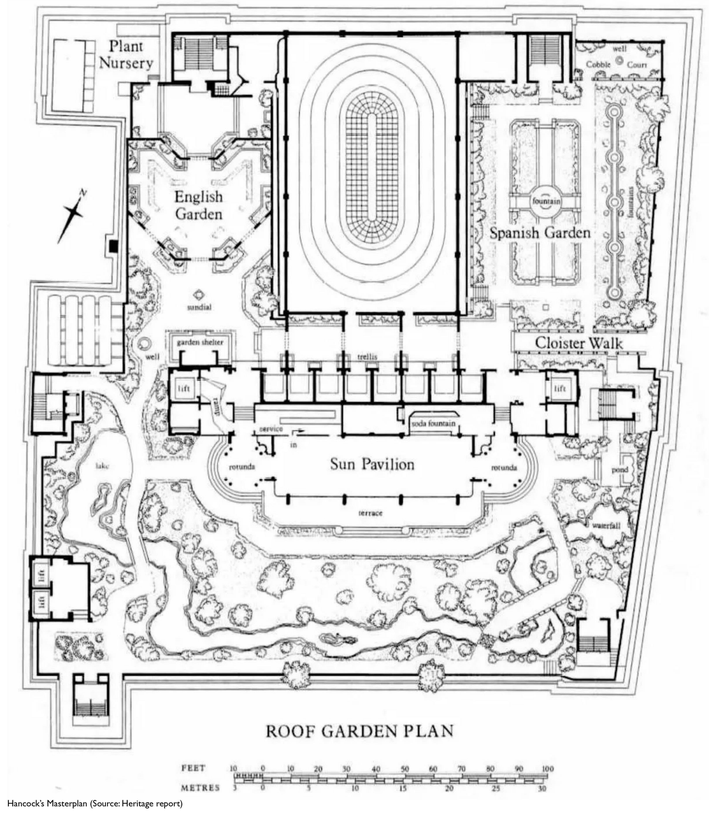
Aerial (Source: Google Maps)

KRG is located within Kensington Square Conservation Area, as well as being subject to three different conservation listings:

- Tree Preservation Orders - historically there were 77No. TPOs, 39No. have been identified on a plan, 31No. of the original TPO trees are still present with 9No. removed (please refer Tree Strategy in Chapter 5.0 of this report)
- Ref: 1222781 - Marks and Spencers, British Home Store and Roof Garden, 99-121 Kensington High Street W8 - Grade II* Art Deco listed building.
- Ref: 1001406 - The Roof Garden at 99 High Street, Kensington - Grade II listed roof garden was created by Ralph Hancock.

The proposals seek to conserve and repair the gardens. The whole building was Grade II* listed by English Heritage in 1981, with the garden was Grade II listed in 1998, within the Register of Historic Parks and Gardens.

Kensington Roof Gardens are still a unique and secret place in the centre of buzzing London, leaving every visitor in amazement. But concealed as it is, the garden has not been untouched by time. It has seen many alterations taking place following new ownership, structural additions, maintenance regime changes, financial downturns, and the signs of time. The garden closed to the public in January 2018 and has remained empty since.



Hancock's Masterplan (Source: Heritage report)

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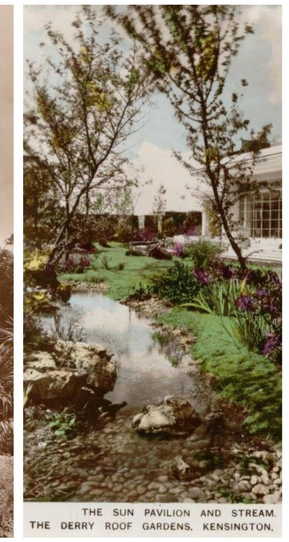

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1: Photo looking north through the Spanish Garden towards the spire of St Mary Abbots Church; 2&3: More naturalistic iterations of the stream with pebbles to the base; 4: Level fomer bridge and raised terrace visible in background with steps onto the lawn
5: English Garden arches, benches, and the sun dial and shelter in the background framed by plant pots; 6: View looking east towards the pavilion with the pond in the foreground.

Architects and Town Planners

ARCACIA

MARCUS BARNETT STUDIO