

# Annual Report

## 1966-67



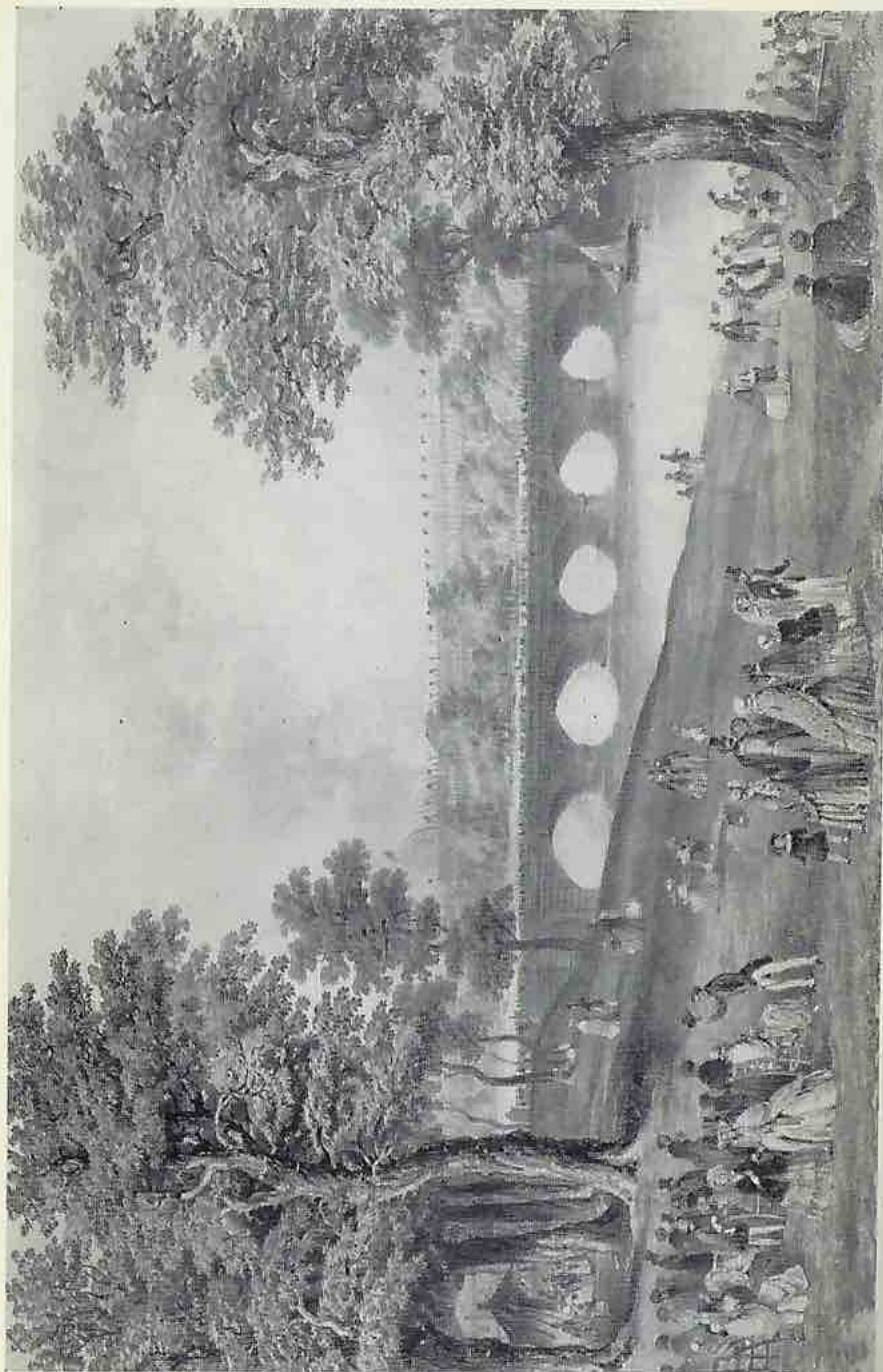
THE GREYHOUND, KENSINGTON SQUARE, 1887

THE  
Kensington  
Society

THE KENSINGTON SOCIETY

# Annual Report

## 1967



SERPENTINE BRIDGE, VIEW FROM KENSINGTON GARDENS 1851

# The Kensington Society

## PRESIDENT

THE MARQUESS OF CHOLMONDELEY, G.C.V.O.

## VICE-PRESIDENTS

LORD HURCOMB, G.C.B., K.B.E.

THE RT. REV. THE LORD BISHOP OF KENSINGTON  
THE LADY STOCKS

## COUNCIL

Miss Jean Alexander	Mr. William F. Grimes, V.P.S.A.
Mr. Hardy Amies	Mr. John Pope-Hennessy, C.B.E., F.B.A., F.S.A.
The Hon. Mr. Justice Barry	The Hon. Mr. Justice Karminski
Mr. W. W. Begley, F.R.HIST.S., L.R.I.B.A.	Mr. Oliver Messel, C.B.E.
Sir Hugh Casson, R.D.I., F.R.I.B.A.	Lady Norman, J.P.
Mr. Alec Clifton-Taylor	Sir Duncan Oppenheim
Sir Trenchard Cox, C.B.E., F.S.A.	Miss Irene Scharrer
Mr. S. J. L. Egerton	Lord Spens, K.B.E., Q.C.
Prof. Arnold Toynbee, D.LITT., D.C.L., F.B.A.	

## EXECUTIVE COMMITTEE

CHAIRMAN: THE LADY STOCKS

VICE-CHAIRMAN: MR. H. GANDELL

Mr. Geoffrey Agnew	Mr. Ian Grant, A.R.I.B.A.
Miss Balian	Mr. C. H. Gibbs-Smith, F.M.A., R.C.S.
Mr. F. Carter	Mr. Keon Hughes
Mrs. G. Christiansen	Dr. Stephen Pasmore
Mr. P. E. Clarke	Mr. Edward Seeley
Mr. G. F. Dearbergh	The Lady Stocks
Mr. H. Gandell	Mr. R. T. D. Wilmot

HON. TREASURER: Mr. Keon Hughes

HON. SECRETARY: Mrs. G. Christiansen

18 Kensington Square, W.8 Tel.: WESTERN 0931

HON. AUDITORS: Messrs. Wright, Stevens & Lloyd



## Annual General Meeting

THE ANNUAL GENERAL MEETING was held on 4th May, 1967 at 6.30 p.m. in the Orangery, Holland Park.

Lord Hurcomb, G.C.B., K.B.E., Vice-President of the Society, was in the Chair.

The Minutes of the last Annual General Meeting, previously approved by the Executive Committee and circulated to members in the Annual Report, were taken as read and signed by the Chairman.

Mr. Gandell, Chairman of the Executive Committee, moved the adoption of the Report. He welcomed Lord Hurcomb as Chairman, expressing appreciation for his excellent lecture 'Birds in Kensington' printed in the Report. He also expressed the Society's thanks to the Greater London Council for permitting the Society to hold the Meeting in the Orangery. Thanks were also expressed to the members of the Sub-Committee for the Traffic Survey, especially to the Chairman, Mr. Dearbergh.

He expressed the Society's deep regret at the death of Mr. Boxall, who was one of the Society's initiators; he said Mr. Boxall's unique knowledge of Kensington was of inestimable value to the Society.

The adoption of the Report was seconded by Miss Balian and carried unanimously, coupled with a vote of thanks to Mrs. Christiansen.

The adoption of the accounts was moved by the Hon. Treasurer, Mr. Keon Hughes. He drew members' attention to the Deeds of Covenant which had been introduced during the period covered, and hoped that this form of support would continue and increase.

The adoption of the accounts was seconded by Sir Allan Quartermaine and carried unanimously.

The re-election of officers and Executive Committee was moved by Miss Jackson, seconded by Miss Blackie and carried unanimously. Miss Blackie moved a vote of thanks to Mrs. Christiansen for her work for Kensington. Mrs. Christiansen recorded her appreciation of Miss Balian's help throughout the year.

The Meeting was followed by a talk given by Mrs. Jane Phillips, lately Chairman of the Highways & Traffic Committee of the Greater London Council.

A period was devoted to questions, after which Lord Hurcomb moved a vote of thanks to the speaker.

#### CHAIRMAN AND VICE-CHAIRMAN

At the first Executive Committee Meeting after the Annual General Meeting, The Lady Stocks was elected Chairman and Mr. H. Gandell Vice-Chairman of the Executive Committee. Miss Balian, who has done a considerable amount of typing for the Society and has acted as assistant to the Honorary Secretary, was co-opted to the Executive Committee.

#### WINDOW BOX AWARD

We have £32 6s. on our Window Box Award account; we shall be glad to receive donations for this fund.

Twenty plaques were awarded to residents for window boxes of outstanding merit. These were presented by Her Royal Highness Princess Alice, Countess of Athlone. The window boxes were judged by the Brighter Kensington judges in June; we would again like to express our thanks to Mr. W. G. Thom, the Honorary Secretary, for allowing us to take part in this scheme and for arranging for the window boxes to be judged.

A similar plaque award scheme is operated in the City of London by the Worshipful Company of Gardeners; their plaques can be seen on the front of window boxes of many business premises in the City.

The Society would like to extend this award; the Honorary Secretary would be glad to have her attention drawn to any window box of merit to be considered for a plaque. The plaques are made of enamelled aluminium and can easily be fixed to the fronts of window boxes. We hope to see many throughout the Borough.

#### LOCAL HISTORY GROUP

For some time Mrs. Christiansen has been keen to form a local history group of the Society, particularly as similar groups have been successfully formed by other London societies. So on 22nd November, 1967, Mrs. Christiansen, who had first been fortunate in securing the close cooperation of the Central Library, invited any members of the Society who were interested to form such a group to a meeting at her house.

Eleven members attended the meeting and as a result of their enthusiastic response, a local history group was formed. At a subsequent meeting Mr. B. R. Curle and Miss R. J. Ensing, both of the Central Library, were elected Secretary and Editor respectively, while Dr. Stephen Pasmore was elected Chairman. Other members of the group included Miss H. Keppel Barrett, Miss Blanch, Miss Brockman, Miss M. J. King, Mr. and Mrs. Turnbull, Mrs. Vane Percy and Mrs. M. Watson. At this meeting the members discussed their particular interests and planned their research programmes.

At the next meeting on the 28th February, 1968, held in the Reference Library, Dr. Pasmore read a short paper on Dr. William Crotch, 1775-1847, a composer and musician, who lived in Kensington and became the first Principal of the Royal Academy of Music. Dr. Crotch was also a gifted amateur artist whose topographical sketches of Kensington in the early nineteenth century were now of great interest. Dr. Pasmore

showed several of Dr. Crotch's sketches from his collection, and the group were able to identify these more clearly by having immediate access to the old maps of the Borough in the Library.

At the next meeting Miss King will read a paper on the Hippodrome race course, which used to occupy the area round the summit of Ladbroke Grove.

Members who would like to join the Group should get in touch with Mr. Curle at the Central Library.

#### BRING AND BUY SALE

A sale was organised by the Honorary Secretary and held in her house in Kensington Square at the beginning of December.

The sale was a great success bringing in the sum of £111 for the Society.

Mrs. Christiansen would like to thank members who helped at the sale and also those who brought and bought. She hopes to arrange a similar sale later in the year, so please save your white elephants. She regrets she is unable to include second-hand clothes in the sale.

#### KENSINGTON AND CHELSEA TOWN PLANNING DEPARTMENT

We have had a number of meetings during the year with officers of the Town Planning Department of Kensington and Chelsea Borough Council to discuss future development plans and we are grateful for this co-operation. We have been asked for our observations in a number of cases and have received fairly frequent lists of planning applications awaiting determination by the Council. We do, however, regret that the initial application for a night club in Young Street was not included in the list.

The Officers of the Town Planning Department have always been very helpful in showing plans and explaining the applications; we welcome this co-operation.

#### DONATION FOR TREES

The Society contributed £12 for the planting of trees in the Borough and suggested that these should be planted in Harcourt Terrace.

#### CHRISTMAS CARD 1968

The delightful frontispiece engraving which has been lent to the Society by Dr. Pasmore will be used for the Christmas Card this year. It will be reproduced similarly to our card last year and will be priced 9d. Hand coloured, price 1/6.



# The Civic Amenities Act 1967

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THE CIVIC AMENITIES BILL received the Royal Assent on 27th July. Mr. Duncan Sandys is to be congratulated for piloting this private member's bill through Parliament.

The new Act marks a distinct milestone in the amenity movement.

- Part 1* of the Act makes provision for the first time for preservation areas, as distinct from buildings of architectural or historic interest, such areas to be designated as Conservation Areas. The Act also provides for substantially increased penalties for contravening building preservation orders—the fine is now an unlimited sum instead of the previous nominal £100.
- Part 2* of the Act provides for planting more trees with new development and makes tree preservation orders more effective.
- Part 3* of the Act makes provision for the disposal of derelict cars and other unwanted articles, by placing new duties on local authorities to provide proper facilities for the collection of such rubbish. It also makes it an offence to abandon vehicles etc. on the highway.

We are delighted to report that the Kensington Borough Council has lost no time in putting some of these powers into practice.

Since the Act received the Royal Assent, we have had meetings with officers of the Town Planning Committee to discuss areas to be designated as Conservation Areas. It may be remembered that the Kensington Society drew up a list of such areas in 1966, and presented a map and Report to the Kensington Borough Council in that year. We still have a few copies of the map available, price 1/- each.

The following letter was received recently from the Borough Council:

22nd March, 1968.

Dear Mrs. Christiansen,

Thank you for your letter of the 17th March and for the continued interest of the Kensington Society in potential conservation areas.

You will remember our early survey of areas of high amenity value in which we received the very helpful assistance of your Society. It is the intention of the Committee to study the whole of the area concerned with a view to promoting conservation areas wherever they would deem it appropriate to protect the amenities of these parts of the Borough.

The Council's proposals for conservation areas in the Smith Charity Estate and the Thurloe Estate were sent to the G.L.C. on formal consultation early in January but as yet nothing has been heard from that Body.

Four other conservation areas are now being studied by the Committee. Reports have been before the appropriate Sub-Committee which will be making site inspections before making recommendations. The areas concerned are the neighbourhood of Kensington Square, the Norlands Estate, the Ladbroke Estate and the Pembridge Estate.

It is planned to bring further areas to the Committee throughout this year with a view to completing the exercise as quickly as possible.

Yours sincerely,

F. H. Clinch,  
*Borough Surveyor.*

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The Civic Amenities Act 1967 also amended the law in relation to building and tree preservation orders. Local authorities are enabled to make 'instant' preservation orders without waiting for the confirmation of the Minister of Housing and Local Government, as was previously the case, and we are glad to see from the Borough Council's Minutes, 12th December, 1967 that the Council has taken such action in a recent town planning application Nos. 60-102 Palace Gardens Terrace.

*\*(ii) Nos. 60-102 (even) Palace Gardens Terrace*

'We have recently considered applications for planning permission for the formation of car parking spaces at Nos. 72 and 80 Palace Gardens Terrace, involving the demolition of part of the front balustrade wall.

The balustrades and railings in this Victorian Street are probably the best preserved in the borough. The street is unusual in that its original appearance has survived almost completely intact and the unbroken line of railings and balustrades has contributed very considerably to the historical unity of the street.

We decided, therefore, that the applications should be refused and that a Building Preservation Order should be made in respect of the front garden boundary walls, balustrades, railings and gate piers of the whole of the terrace at Nos. 60-102 (even) Palace Gardens Terrace, to come into effect immediately.'



# London Development Plan

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A Preliminary Report on the Greater London Development Plan was sent by the Greater London Council to the Kensington and Chelsea Borough Council for their comments. The Report and the Council's comments have been studied by the Society in some detail.

The paragraphs dealing with Metropolitan Design are as follows:

## Areas of architectural or historic interest

46. For obvious historical reasons, by far the most extensive concentrations of these areas are found in inner London, particularly in the western areas which are rich in architectural heritage mainly in the form of large groupings which are the remains of the great estates. In the less well endowed eastern and southern areas the groups are smaller but, because of their context, assume an importance which is not solely dependent on their physical extent. The City presents special problems because there are few groups but many individual buildings of very great importance.

47. In outer London, many of the old historic centres have survived in recognizable form. The pleasing qualities of these centres are often due as much to groups of modest buildings and to layout and street alignments, as to buildings of exceptional quality. Although these centres account for a very small part of the total area of outer London, by contrast their surroundings generally underline the value of what does remain from the past and its conservation should be a primary concern at every planning stage.

48. In general, although the present machinery for listing and securing the preservation of buildings is capable of working to good effect, it is more easily applied to the preservation of a single monument of major importance than to the conservation of an area of special character where the individual buildings may be of greatly differing merit. The operation of legislation to date has delayed the making of a building preservation order until the receipt of notice of definite proposals. This has tended to encourage a negative and piecemeal approach to conservation, with the planning authority playing a passive role until the opportunity for effective action is past. In particular there has been a failure to relate preserved buildings to surrounding development. Formulation of a conservation policy over areas of metropolitan importance, particularly those areas where the whole environment is of greater significance than the quality of the component buildings, will be assisted by the passing of the Civic Amenities Bill.

49. The areas to be defined in the Greater London development plan will represent the strategic minimum which needs to be retained if the unique architectural character of London is to be preserved. In this way incorporation of the best of the existing fabric will ensure a sense of architectural continuity in the London of the future.

50. The Greater London Council and the local planning authorities all have statutory duties in respect of listed buildings, and a strategic policy would encourage more positive attitudes to conservation and help each authority to carry out its duties to good effect.

## Other areas of special character

51. These are being studied by the Greater London Council in broad categories although many have the characteristics of more than one category and it is the subtle relationship and interplay of these characteristics which gives each area its distinctive quality. The categories will include—central area precincts, major open spaces of landscape and other environmental quality, areas associated with major open spaces, Thames-side areas, famous central London districts, London squares, old village centres, designed environments, favoured residential areas, rural landscapes, major foci of travel and recreation, areas of visual significance, and major metropolitan landmarks.

52. All the possible areas of special character in terms of environmental quality and visual significance should be investigated to assess the metropolitan importance of each. A general policy will be evolved to conserve, adapt, and enhance the character of the areas selected so that they may increasingly contribute to the uniqueness of London. Other developments in their vicinity must not normally be allowed to impinge on them to their detriment.

## POLICY PROPOSALS

53. I. The first aim of strategic policy in all areas of special character and particularly in respect of those of architectural or historic interest should be to ensure that planning decisions, strategic and tactical, are taken in the light of the need to preserve and enhance their special character. Those areas of special architectural or historic interest to be defined in the Greater London development plan will be called conservation areas.

II. Local development plans should be formulated with these factors in mind and development control should be directed to ensuring appropriate results in terms of layout, scale and appearance of any new or replacement buildings both in the conservation areas and in other areas of special character.

III. Road improvements and traffic management schemes should assist, as far as possible, the removal of fast-moving and heavy traffic from both areas of special character and conservation areas. In this connexion it should be noted that traffic conditions alone may be destructive of environment and architectural heritage, even when in the latter case the buildings themselves survive. Special consideration should be given to the control of street parking and the provision of garaging.

IV. Existing character and density are connected; zoned densities in some cases will, therefore, need to be adjusted either to prevent the destruction of the environment or to permit desirable replacements in conformity with surrounding property.

V. In those locations where conditions of unsatisfactory housing coincide with conservation areas the reconditioning of existing property should be encouraged in preference to demolition and redevelopment; and if this cannot be achieved satisfactorily by other means the property should be purchased.

VI. To assist the conservation of architectural heritage the regeneration of residential areas should be encouraged by improving the less attractive environments, conserving architectural entities, improving public transport facilities, and permitting favoured residential areas to be extended by forming gaps in or removing physical barriers.

VII. The statutory lists of buildings of special architectural or historic interest should be kept under review and representations made to the Minister to secure additions to the lists where appropriate. Building Preservation Orders should be used where necessary. The powers of the local planning authorities and the Greater London Council to make historic buildings grants should also be used to assist owners to restore

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their buildings where it would not be economic for the owners to do so out of their own resources.

54. As a guide to the application of policies set out above it should be noted that conservation does not imply that an area need be frozen in its present state but the object should be to preserve and, where appropriate, restore the surviving fabric whilst allowing such modifications and renewals as will regenerate the life and enrich the existing special character of each area.

55. The effects of improvements in conservation areas would be likely to restore confidence and assist regeneration in adjoining areas that are declining. The aim of all conservation policy should be to improve the environment irrespective of the executive agency, be it the local planning authorities, the Greater London Council, or private endeavour. The Greater London development plan should set out those areas in which priority action is needed.

We feel that these proposals, if adopted, would have a more profound and beneficial effect on Kensington than would be the case in any other London Borough, with the possible exception of Westminster. So much of Kensington is of outstanding architectural or historic interest that the planning of the Borough must necessarily be based, to a large extent, on the conservation and proper use of its existing assets.

We feel sure that the Royal Borough shares this view and will incorporate conservation policies of the kind set out in this document into its own Development Plan.

## New Planning Legislation

THE SOCIETY has given considerable thought to this matter and in October last year a letter was sent to the Minister suggesting that the following sentiments should be embodied in the new legislation.

- (1) All buildings or groups of buildings of special architectural or historic, scenic or industrial interest including ecclesiastical buildings of every description, also those belonging to the Crown and Government Departments should be listed.
- (2) Alterations to listed buildings belonging to the Crown or Government Departments should be approved by the Minister of Housing and Local Government.

The Town and Country Planning Bill was introduced in the House of Commons just before Christmas. This was discussed by the Executive Committee in January. The Society is not in agreement with some of the new procedures which are proposed in the Bill. Under the

proposed arrangements for the preparation of development plans, the local planning authority will prepare a detailed 'local plan' on which future development of the area will be based, and this will (as under the existing law) be open to public inspection and objection; but whereas objections at present are heard by an inspector appointed by the Minister and are determined by the Minister himself, in future the local planning authority (which has prepared the plan) will both appoint the inspector and take the final decision. The Minister has a reserve power to appoint the inspector or to take the decision himself if he so directs in a particular case, but it is unrealistic to suppose that this would often happen.

One of the purposes of the Bill is (rightly) to speed up planning procedures, but the Society feels that speed in this instance would be secured at too high a price.

We have accordingly asked for Clauses 6 and 7 to be amended so that powers to prepare and approve plans shall not be in the same hands.

## North Kensington

Ian Grant

THE ROYAL BOROUGH of Kensington and Chelsea has shown great initiative by being in the forefront of local authorities to prepare schemes for the designation of Conservation Areas in the manner provided for under the new Civic Amenities Act.

Perhaps one of the most important of these areas is that known as the 'Ladbroke Estate and Norland Neighbourhood', roughly bounded by Kensington Park Road, Holland Park Avenue, Elgin Crescent and St. Anne's Road.

Unlike the big estates of South Kensington, the properties which stand on this land are almost all now held in small freehold parcels, but owing to the vagaries of fashion, up to the present time they have not been subjected to the stronger pressures of redevelopment, and the original layout with its buildings remains almost intact.

The Ladbroke Estate especially is of great importance historically, since it appears to be one of the first urban residential developments in the world which was designed to consciously break down the hitherto tight town pattern into more expanded and informal grouping, mingling detached houses and pairs of houses with the more traditional formal terraces, and introducing large areas of communal gardens among the more usual small individual ones.

Development was begun in the early 1840s, when the classical manner of building was universal, and the whole area was built up



over the following thirty years with a strongly homogeneous architectural character.

The Civic Amenities Act however, provides no additional powers for preservation, and the designation of Conservation Areas merely amounts to the expression of policy on the part of the local authority. The conservation of character will not of course always lie solely in the preservation of buildings, but in North Kensington the remarkably unified style of the buildings contributes as much to the value of the area as do the layout and the relationship of open to built-up space.

This fact was recognised by the old L.C.C. as far back as 1964, and the Historic Buildings Division recommended that in order to protect this particularly precious environment, most of the buildings should be placed on the lists of buildings of architectural or historic interest prepared by the Ministry of Housing and Local Government.

Following the re-organisations under the London Government Act, the Royal Borough of Kensington and Chelsea joined the new Greater London Council in its representations in a spirit of most commendable enthusiasm and in full appreciation of the responsibility that the administration of such an important heritage presented.

The Council of the Royal Borough asked the Kensington Society for their opinions on the whole matter of Conservation Areas in Kensington. The Society prepared maps, and also came out strongly in favour of large-scale listing of buildings, since individually these make such an important contribution to such areas as North Kensington.

The Kensington and Chelsea Borough Council passed on all these recommendations with their fullest support to the Ministry of Housing and Local Government, but although the designation of Conservation Areas is proceeding, the Ministry has so far refused to undertake further listing of buildings.

The undesirability of such a situation is very evident in certain recent redevelopments schemes which have recently been carried out within the proposed North Kensington Conservation Area, and the lack of sympathy between the new buildings and the old gives cause for considerable alarm.

The financial necessity which drives almost every private developer to wish to squeeze more accommodation on to the site of his operations leads to buildings of larger size but smaller scale than those adjacent, and the continued pursuit of this policy would soon lead to the erosion of a large part of the character of the area.

The Kensington and Chelsea Borough Council has recently given very encouraging public statements in the Press on their policy for the improvement of Conservation Areas—exclusion of through traffic, extension of planting, and control of commercial interests, to name but a few of their intentions, but it is also to be hoped that the Council will keep urging the Ministry of Housing and Local Government to include many more buildings on the statutory list, since their preservation is such an important aspect of the success of the whole operation.

## A selection of cases dealt with

### KENSINGTON SQUARE

It may be remembered from our Report last year that the Society, because of the continuing threats to the Square, asked the Borough Council to consider making a Group Preservation Order on the Square. We were delighted to learn last December that the Council had decided to favour our request.

The following is an extract from the Borough Council's Minutes of 12th December, 1967.

#### Kensington Square, W.8—(TP.24)

The Kensington Society have asked the Council to make a Building Preservation Order on houses in Kensington Square and we have had before us a detailed report of the history of the Square and the various properties concerned.

The Square is the oldest residential square in London and is worthy of preservation on its architectural merit. Its numerous historic associations with famous former residents add lustre to the Square.

Continuous rebuilding in the Square has assembled numerous architectural features originating from various periods. It can, however, still be considered as a complete architectural unit, unlike many surrounding streets whose character has been destroyed by rebuilding. The majority of eighteenth century and nineteenth century rebuilding was of a scale which allowed Kensington Square to retain both its residential form and its individuality.

The garden square itself is approximately 4,350 sq. yds. in area and is attractively laid out, forming the centre around which the Square was built. The trees are protected by a Tree Preservation Order.

We consider that every effort should be made to ensure that the existing residential character of the Square is protected and enhanced wherever possible and, for the purpose of determining Council policy in controlling redevelopment in the immediate vicinity, we have declared Kensington Square an area of amenity and of historic and architectural interest. In due course, we shall report to the Council on our proposals for designating the Square as part of a conservation area.

The majority of the buildings in the Square are included in the provisional list of buildings of architectural or historic interest which has recently been received from the Ministry of Housing and Local Government and some are in fact already included in the statutory list.

We consider nevertheless that a Building Preservation Order should be made, covering all the properties in the Square, including Thackeray's House, No. 16 Young Street. This would ensure that no property in the Square could be demolished, altered or extended in any way without the prior planning permission of the Council.



The properties in Kensington Square concerned are as follows:—

Statutory listed buildings (Grade II)	Nos. 11, 12, 17, 18, 19, 24, 30, 32, 34 and No. 16 Young Street.
Provisionally listed buildings (Grade II)	Nos. 14, 25, 26, 27, 28, 29, 33, 35, 36, 37, 40, 41, 42, 43, 44 and 45.
Provisionally listed buildings (Grade III)	Nos. 7, 20 and 38.
Unlisted buildings	Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 15, 16, 23, 31 and 39.

The only building in the Square not included in the above list is the Chapel of the Assumption. This building is included in the Minister's provisional list of buildings of architectural or historic interest (Grade III), but cannot be included in a Building Preservation Order as it is classed as 'an ecclesiastical building which is for the time being used for ecclesiastical purposes'. This category of building is specifically excluded from such orders by the Town and Country Planning Act, 1962.

#### WE RECOMMEND—

- That building Preservation Orders be made in respect of the above properties in Kensington Square and of No. 16 Young Street as a Group Preservation Order.
- That the common seal of the Council be affixed to all necessary documents.

We have now learned that the Planning Committee have been informed by their legal advisers that a number of houses must be exempt from the Order; namely those belonging to the Crown and those buildings classified as 'ecclesiastical buildings'. It is perhaps understandable that the Convent of the Assumption Chapel and No. 20, 23 & 24, which have been used by the Convent for a great number of years, might come under this heading, but it is difficult to understand why 38 & 39, which until last autumn were used by Messrs. John Barkers as a girls' hostel and have now been bought by a Spanish Roman Catholic Order to be used as a hostel for students, should be exempt.

The Society is taking up the matter with the Minister of Housing and Local Government and other amenity Societies.

#### 27 KENSINGTON SQUARE

An application for planning permission for the change of use of 27 Kensington Square from residential to hostel use was opposed by the Society. Planning permission has since been refused.

#### 15 KENSINGTON SQUARE

An application for planning permission for a temporary building to be erected in the garden by the College of Estate Management has been opposed by the Society.

#### GREYHOUND PUBLIC HOUSE, KENSINGTON SQUARE

The Society's views were invited by the Planning Department about a proposed sign for the above Public House.

This consisted of a neon-lighted painting of a greyhound, with a large red barrel bearing the name Watneys. The Society felt that the painting of the greyhound was quite pleasant, but opposed the large red barrel. Permission for the latter was refused by the Council. The sign of the Greyhound is in use.

#### SUNDAY MARKET

An application was before the Planning Department of the Kensington and Chelsea Borough Council to use 11/13 Young Street as a car park on week days and an open market on Sundays. This was strongly opposed by the Society and later refused by the Town Planning Department of the Borough Council.

#### LULU'S CLUB, 9 YOUNG STREET

The Society was not informed that the owners of the above club were seeking planning permission to open a night club in the area.

It was not until the club was applying for an entertainment licence and were displaying on a side window the required public notice, giving the date when the application would be heard, that the Society became aware of this application. The Society notified residents in the area and opposed the application to the Kensington and Chelsea Borough Council and the Greater London Council Licensing Committee.

The application was heard by the G.L.C. Licensing Committee chaired by Mr. Harold Sebag-Montefiore on 17th November.

The Kensington Society was represented by counsel, Mr. Edward Seeley, who strongly opposed a night club adjacent to Kensington Square; the area, he said, had recently been designated as a Conservation Area and a night club in Young Street would be detrimental to the amenity of the area, and inconsistent with the residential nature of the Square.

Two other counsel represented a substantial number of residents of Kensington Square and Kensington Court who also opposed the application. In spite of this opposition, the Committee granted a licence for music and dancing till 3 a.m. including Sundays.

We have recently received notification from the local planning department that a further application is before them from the owner of the club, for planning permission to extend the premises.

The Society has again notified residents and strongly opposed the application.

#### CHAIN LINK FENCING

It may be remembered from our Report last year that the Society had written to the Minister of Public Building and Works on a number of occasions, deploring the condition of the chain link fencing round Kensington Gardens. The Society was told that the Ministry was conscious of the poor state of the fencing and that sample panels were being erected near the Broad Walk to compare their respective merits.



The Society was appalled at the type of fencing envisaged. The Secretary of the Royal Fine Art Commission and individual Commissioners were approached, and we were later informed by the Commission that the Ministry had decided to use a traditional railing type of fencing. A letter was sent to the Press recently deploring the continued state of the fencing; we are delighted to see that the work is now being put in hand, and to observe the good design and quality of the fencing.

There are a number of Square Gardens in Kensington where the railings are in urgent need of renewal. A few years ago the Society drew up a list of these Square Gardens, with the appropriate amount of railings required. We had meetings with the Civic Trust and at one time it appeared that the Trust would assist in having the chain link fencing replaced, but as far as the Civic Trust is concerned the matter seems to have died a natural death.

However, the railings of at least three Kensington Square gardens have been replaced by residents—Edwardes Square with beautiful railings made locally—Ladbroke Square (the largest square in Kensington) with very elegant railings, and Kensington Square, unfortunately with a rather moderate type of railing.

In square gardens under the Kensington Improvement Act the initial cost can be met by the Borough Council and subsequently collected, if necessary over a number of years, by increasing the garden rate until the amount is paid.

We would like to see more square gardens taking advantage of this assistance.

#### AIRCRAFT NOISE

Representation was made to Mr. Hugh Jenkin about the increase in aircraft noise.

Mr. Jenkin's Private Member's Bill is seeking legislation to restrain aircraft noise nuisance.

#### CAR PARKING IN FRONT GARDENS

We have been notified by the Borough Council about a number of planning applications before them for permission to use front gardens for car parking, in particular, Abingdon Villas, Cottesmore Gardens, St. Albans Grove, Scarsdale Villas, Tor Gardens etc. The Society feels that the conversion of small front gardens into private parking places may constitute a serious loss of public amenity in these streets, whose attraction depends largely on the maintenance of the gardens, with their trees and shrubs.

The Society supports the Kensington and Chelsea Borough Council's view that the problem can only be dealt with satisfactorily by planning control, and we have written to the Ministry of Housing and Local Government urging the introduction of planning legislation to control the parking of cars in front gardens.

#### PEMBROKE SQUARE

In 1966 the Society approached the Greater London Council and the Kensington and Chelsea Borough Council urging that this Square



EDWARDES SQUARE

*Dr. S. Pasmore*



KENSINGTON SQUARE





PEMBROKE SQUARE

*Mr. William Irving*



ROYAL CRESCENT

*Mr. C. A. Millar*

should be included in the statutory list of buildings of architectural or historic interest.

The Borough Council agreed with the proposal and representations were made to the Minister who subsequently confirmed the upgrading of this Square.

#### PLAY SPACE IN NORTH KENSINGTON

The Society has supported in principle the North Kensington Play Space Group's scheme underneath the West Avenue Motorway extension. The area covers approximately eight acres. The Greater London Council has not finally decided the use of this area but has a provisional plan for car parking. The Society feels strongly that such a use would merely encourage commuter traffic. The elevated motorway will bring added noise and dirt to an already twilight area; it appears to the Society to be an opportunity to improve the amenities of the area and this imaginative scheme should benefit the whole community. We have written to the Greater London Council and the Kensington and Chelsea Borough Council.

Other cases with which the Society has been concerned during the past year include car park under Kensington Gardens, 59 South Edwards Square, supporting a building preservation order for St. James's Gardens, Nevern Square car park, 21 Chepstow Villas, petrol filling station, Kensington Church St/Kensington Place/Edge Street, Queen Elizabeth College, Thorney Court, 19/27 Young Street, Cromwell Road/Knaresborough Place Hotel site, 39 Ladbroke Grove, 22A Pembroke Villas, St. Paul's Church, Onslow Square, 37 and 38 Ladbroke Grove, 3 Palace Green and the Leasehold Bill.

## Other activities

VISITS HAVE BEEN made to the following:

Sissinghurst Castle, famous for its spring gardens.

In June the Hon. Secretary, Mrs. Christiansen, opened her garden for afternoon tea to members, and on the same day Mrs. Norman-Butler very kindly allowed members to view her garden. The proceeds from these visits went towards the funds of the Society.

A very enjoyable visit was made to 16 Earls Court Square on the kind invitation of Mr. and Miss Gandell to see an example of an Edwardian drawing room.

Other visits included Audley End, Hatfield House, Goodwood House (this took place on a day when not normally open to the public) and Fishmongers' Hall.



A lecture was given in the Lecture Hall of the Kensington Public Library by Mr. Ashley Barker, Senior Officer Historic Buildings Department of the Greater London Council entitled 'Nineteenth Century Estates in South Kensington'. This lecture appears in full on page 21.

Members were also invited to a lecture in the Victoria and Albert Museum by Mr. Alec Clifton-Taylor entitled 'English Town Planning Past and Present'.

In December a successful Bring and Buy Sale organised by the Hon. Secretary, Mrs. Christiansen, was held at 18 Kensington Square raising £111 towards the Society's 'Fighting Fund'.

## Future arrangements

14TH MAY — 1.30 p.m.

A visit to Savill Gardens, Windsor. Coach will leave 18 Kensington Square at 1.30 p.m. Tickets including coach, tea and entrance fee 21/-

27TH MAY — 5.30 p.m.

The Annual General Meeting will be held in the Orangery, Holland Park at 5.30 p.m. Followed by a talk by Mrs. Diana Paul, Chairman of Town Planning Committee of the Kensington and Chelsea Borough Council—entitled 'Town Planning in Kensington Today'.

Chairman: Lord Hurcomb, G.C.B., K.B.E.

10TH JUNE — 1.15 p.m.

A visit to Clandon Park, near Guildford. Coach will leave 18 Kensington Square at 1.15 p.m. Tickets including coach, entrance fee and tea 25/-.

31ST JULY — 1.15 p.m.

A visit to Puttenden Manor, Surrey. Coach will leave 18 Kensington Square at 1.15 p.m. Tickets including coach, entrance fee and tea 17/6.

12TH SEPTEMBER — 2.00 p.m.

A visit to Syon House, Brentford. Coach will leave 18 Kensington Square at 2.00 p.m. Tickets including coach, entrance fee and tea 17/6.

30TH SEPTEMBER — 12 NOON

A visit to Firle Place, near Lewes, Sussex. Coach will leave 18 Kensington Square at 12 noon. Tickets including coach, entrance fee and tea 30/-. Arrangements have been made for this house to be opened for us specially.

## Nineteenth century estate development in South Kensington

A Lecture given by Mr. Ashley Barker

AS LONDONERS, we are all of us aware of the fact that our town embodies a collection of many villages. If we look at an eighteenth century map of London we have a clear view of the old Cities of London and Westminster surrounded by clustered villages in the countryside. In many cases we are still aware of the presence of these villages today—the street pattern around the church, a terrace of eighteenth century houses and some other fragments of the pre-metropolitan fabric mark out the old centres and stamp them with a particular character. Sometimes we try to persuade ourselves that we are still villagers in our High Streets and our Church Streets and we feel loyalty to our village of Kensington or Chelsea or Twickenham or Hampstead rather than to the unwieldy mass of London as a whole.

I am going to talk about developments in a little village where there is virtually nothing left of the pre-metropolitan buildings to remind us of what it once was like. I have said that I am going to talk about South Kensington. Perhaps I should really have called it 'Brompton' but I doubt whether any of the residents of Thurloe or Onslow or even Brompton Square are very conscious today of the village of Brompton standing in the fields and market gardens between Kensington and Chelsea even though some of the main streets still follow the lines of the old lanes and field paths.

Brompton was one of the subsidiary villages within the Parish of Kensington. Within this Parish at the beginning of the nineteenth century were the villages or hamlets of Earl's Court, Kensington Gravel Pits (the present day Notting Hill Gate), Kensal Green and Little Chelsea, as well as Old and New Brompton, and the principal centre of Kensington itself.

'The Village of Brompton or Brumpton', wrote Faulkner in 1820, 'lies to the north of Little Chelsea and extends from Earl's Court to Knightsbridge in the midst of gardens and nurseries, and enjoys a most salubrious air.' In common with other writers of the eighteenth and early nineteenth centuries, he picks on the air and the gardens as the features most worthy of comment. A century earlier, Bowack had written of Kensington that it was '..... in summer time extremely filled with lodgers, for the pleasure of the air, walks and gardens around it, to the great advantage of its inhabitants.' It was, however, in Brompton that the same writer made particular note of the nurseries, as



distinct from the pleasure grounds, and commented 'And in this Parish that spot of ground called Brompton Park, so much famed over all the Kingdom for a nursery of plants and fine greens of all sorts, which supply most of the nobility and gentlemen in England. This nursery was raised by Mr. Loudon and Mr. Wise and now it is brought to its greatest perfection, and kept in extraordinary order, in which a great number of men are constantly employed. The stock seems almost incredible, for if we believe some who affirm that the several plants in it were valued at but one penny apiece they would amount to above £40,000.'

Throughout the eighteenth and the earlier part of the nineteenth centuries the nurseries and market gardens flourished and they are clearly marked on the maps of the time—Mr. Harrison's, Mr. Gibbs's, Mr. Salisbury's, and so on. Holdings of some 5 to 30 acres. It seems a logical thing that we should find these gardens in a village like Brompton. Market gardening employed a large labour force over a relatively small space of land, growing a great volume of garden produce which required transport to the town. In the reverse direction the stables of the town supplied more or less unlimited quantities of manure for the fertilization of the land. All of these factors made the land about the City the most desirable for the purpose. Faulkner describes in laborious detail the hoeing, trenching, planting, grafting, pruning and all the other processes involved, and the employment which they gave, and says—'Owing to the natural richness of the soil, the quantity of manure used, the labour bestowed and the skill with which the gardens are managed, it is estimated that such land in the vicinity of the Metropolis, is of greater value than in any other part of England.' It is a scene of bucolic plenty just outside the City.

In Brompton, in about 1820, there were some 2,000 inhabitants. In Kensington as a whole there were some 11,000 and at that time in the Parish it is recorded that as against 224 families chiefly employed in agriculture there were 1,223 families employed in trade, manufacture or handicraft, and 831 not employed in either of these categories. That makes the rural scene that I have described through Faulkner and the other writers sound a little less real. Perhaps even in those days the rural life of Kensington was a little over-emphasised and it is time to look back over our shoulders to London itself so close at hand; the market for the produce from the gardens and the source of the rich manure from its countless stables.

At the end of the eighteenth century the development of London was temporarily arrested by the Napoleonic Wars with the western edge of the main metropolitan development terminating along the line of the Edgware Road, Park Lane and St. James's Park. To the west of Buckingham House the land was low-lying and marshy; unattractive for development. Only in one place beyond on firmer ground an advance finger from London's West End stretched between Knightsbridge and Chelsea where Henry Holland had laid out Hans Town and Sloane Street as a speculative venture between 1777 and 1790. At its

northern end, in the Brompton Road, this venture had already attached itself to New Brompton so that it met up with the terraces of houses forming along the Brompton Road stretching westward as far as the 'Bell and Horns' which stood at the corner of Mr. Harrison's nursery where, in the present day Brompton Road swings south opposite the Oratory.

In the 1820s, with peace established and building able to proceed freely again, each of the villages and hamlets in the Parishes of Kensington and Chelsea was being enlarged by the addition of ranges of modest brick houses in terraces or a square. These developments were not grand but they were not rural village development either. They were essentially suburban houses for those who wished to enjoy the benefit of the fresh air, open scene and cheaper land whilst still remaining within easy reach of the City. These terraces were composed of neat houses, usually each two windows wide and three or sometimes four storeys above a basement. They show the restrained and undemonstrative urbanity which was the London contribution to house building at that time. They made no concession to the rural situation but carried the West End tradition, somewhat reduced in scale, right out into the fields where to our eyes the houses would have looked a little strange and severe. Edwardes Square, in Kensington, and Notting Hill Square, up by the Gravel Pits (now known as Campden Hill Square) are examples of this phase of building and Brompton, which was the closest to Westminster of any of the Kensington dependencies, was perhaps the most ripe for development at this time.

As we come from Knightsbridge down the Brompton Road, we may see on our right above some of the shop fronts, traces of the houses which appear on the map of 1822, but the first major survival of the suburban building of the 1820s occurs at Brompton Square and this is where we may take up the story of London's growth into this part of Kensington after Waterloo. From this point on, through the remainder of our territory, we shall find the nineteenth century estates remarkably little altered, but if we are to appreciate what Brompton Square and the others were like at the time of their construction, we shall have to imagine for ourselves the fields and the gardens amongst which they stood.

The ground on which Brompton Square stands belonged, at the time of building, to William Harlar. In 1821, an application for permission to construct a sewer was made to the Westminster Commissioners by James Bonnin, a builder of Brompton; perhaps I should say *the* builder of Brompton because you will see that he was widely connected with much of the building which was to follow. The construction of the square took place mainly between 1822 and 1828, the western side being developed a little earlier than the eastern. The Deed of Management for the square garden is, I believe, dated 1825. Originally, it was open to the fields at the northern end, the closing semi-circle of houses here following the main terraces later in the 1830s.



One of the particular interests of the sequence of estate layouts, which I am now going to show you, is the continuing evolution of house types and architectural taste over the next 50 years or so and I would therefore like you to look rather closely at these houses. Let us see what Mr. Bonnin, or whoever was responsible for the design, provided. They are of modest size with little more than 17 ft. in frontage, faced in stock brick, two windows wide and of four storeys above a basement, except for half a dozen houses on each side at the southern end and where they have been raised by later additions. The ground storeys are stuccoed with a channelled face and the doors are set in plain openings under round arches with small fanlights. There is a small iron-railed area coming up to the back edge of the pavement. In the upper wall faces they have no architectural embellishment of and any kind whatever beyond a stone string at the third floor sill level an iron balcony rail at first floor. The plan is the standard one with a large room on the first floor and a smaller room to the side of the stair behind it.

You are no doubt so familiar with this type of house that you may find it difficult to see it as a piece of conscious architecture and, indeed, it may sound strange to speak of anyone providing the design for the houses in such a square. In fact it was, of course, a product of an architectural tradition more than an individual design. I think that most of us now appreciate its sterling virtues, but the Victorians were so familiar with it that later on in the nineteenth century they found it unbearable. Loftie, writing about Kensington in 1888, said 'Brompton Square does not look inviting' and this opinion is predictable. Most of his contemporaries would have agreed with him. We shall see in some of the following examples how the Victorians were to react against buildings like these.

But Brompton Square was not the only development being undertaken in the 1820s. Half a mile or so further to the south-west on the edge of Brompton Heath in a rather more countrified setting, some rather more countrified houses were going up in Selwood Place, Selwood Terrace and Elm Place. The first houses in this group were occupied about 1826. This land was developed surprisingly by the architect, Samuel Ware, although it is not apparent whether he was acting as freeholder or a leaseholder. He granted leases to various builders, namely, James Ardin, Samuel Archbutt, and Christopher Surry. There seems no doubt that the Samuel Ware described in the Deeds is the well-known architect who designed Burlington Arcade and carried out considerable alterations to the interior of Burlington House, Piccadilly, in 1816-18. According to Elmes, he was architect to many excellent buildings in Ireland, the splendid alterations at Chatsworth, at Northumberland House and other places, for the Dukes of Devonshire and Northumberland. The list of his works sounds curiously at variance with these charming cottagy houses, but, on reflection, when we come to examine the rather unusual architrave and hood mould to the front doors, we may persuade ourselves that there was an architect somewhere in the background.



ALEXANDER  
SQUARE



44-52  
QUEEN'S GATE





THE BOLTONS

THURLOE  
SQUARE—  
S.E. CORNER

The third and most sophisticated development from this suburban phase of the 1820s, which I am going to show you, brings us into contact with one of Brompton's major landowners. In 1826, John Alexander made an agreement with James Bonnin, the builder of Brompton Square, for the development of a parcel of land earlier leased to Harrison's nursery. On this site, just to the west of the 'Bell and Horns', Bonnin built the two terraces known as Alexander Square and some other associated blocks of houses around them. In the agreement, Bonnin was committed to conform to the estate surveyor's plan but unfortunately the agreement does not tell us who the surveyor was. In May 1828, however, George Godwin, the architect, made an application for a sewer in the square and we may take it that he was at this time acting as Alexander's surveyor. This would have been the elder George Godwin, father of the more widely-known editor of 'The Builder'. He, himself, acquired a long lease of one of the houses in the square and took up residence there as soon as the work was completed. Bonnin seems to have worked with considerable speed, for the southern terrace of the square has a tablet in the blocking course bearing the date 1827. On casual observation, these houses are very like the ones in Brompton Square but they are just a little more 'architectural'. The facade of each individual house is still two windows wide and of stock brick with flat gauged arches in the upper part but this time the terraces are organized as a symmetrical composition with slight breaks differentiating the central and outer pavilions and the date tablet in the blocking course having a slight emphasis to the centre of the facade.

Then, in 1829, before the northern terrace was completed, George Basevi, the celebrated architect, was appointed by Alexander, as surveyor, in succession to Godwin. Basevi was the cousin of Benjamin Disraeli and one of Sir John Soane's most brilliant pupils. At about the same time, he was also appointed surveyor to the Trustees of the Charity of Henry Smith, Esq., who owned land in Brompton adjoining Alexander's but before we come to the works which he carried out here, we must glance back again to Westminster because important things had happened there in the 1820s while Brompton and Alexander Squares were going up, and Basevi himself had been involved in them.

I pointed out that Henry Holland's Hans Town development was built in such a way that it enclosed the low-lying land which we now know as Belgravia but which was then known as The Five Fields. A large tract of land in the ownership of Lord Grosvenor, it seems to have been a curious ill-famed and even desolate place, although accounts are varied and somewhat contradictory. In the summer, there was haymaking in the fields, and Swift records in 1711 'It smells so sweet as we walk through the flowery meads but the haymaking nymphs are perfect drabs.' There were market gardens again in parts, but the area was certainly much frequented by footpads and thieves and there was a great deal of violence there. Mrs. Gascoigne described it in retrospect like this—



'Time was, when here, where palaces now stand,  
Where dwell at ease the magnates of the land,  
A barren waste existed, fetid, damp,  
Cheered by the ray of no enlivening lamp!  
A marshy spot, where not one patch of green,  
No stunted shrub, nor sickly flower was seen;  
But all things base, the refuse of the town,  
Loathsome and rank, in one foul mess were thrown;  
Breeding the vapours that in fever's hour  
Lend to disease its desolating power . . . . .'

At all events, it was neglected as a site for building in spite of its proximity to the most fashionable part of London. In 1821, its desirability was further enhanced when Buckingham House became the principal Royal residence. The genius who realized the great potential of the place was Lewis Cubitt, the celebrated builder and speculator, who about 1825 took a lease of Lord Grosvenor's land and raised the level of the lowest parts with the excavated material from St. Katherine's Dock where he was directing the engineering operations.

The development of Belgravia was a brilliant success. It became at once the centre of fashion, immediately adjoining the Palace, and it retained its social pre-eminence throughout the 19th century. In layout and architecture it was exactly in accord with the fashionable taste of the day, following on from Nash's Regent Park Terraces. It drew the best people like a magnet and it made desirable all the land beyond it to the west. The hard western edge of London dissolved and the great nineteenth century metropolitan spread began to engulf Hyde Park to the north and south.

The Graeco-Roman designs for Belgrave Square, the grandest element in Belgravia undertaken as a separate speculation from the rest, were provided by George Basevi. Thus, not only did the Belgravian development emphasise the attractiveness of Brompton for the next wave of the metropolitan development, but it also suggested to the landowners an obvious choice for a surveyor.

By the time of Basevi's appointment to the two major Brompton estates in 1829, Belgravia was substantially established, although not completed, and Brompton had become in every way a part of the main body of the metropolis. The next phase, then, for Brompton, was to be metropolitan in character under the supervision of a brilliant and sophisticated architect. The two main terraces of Alexander Square were, as I have said, more or less finished when Basevi was appointed by Mr. Alexander, but Miss Dorothy Stroud, in her work on the Thurloe Estate, has drawn attention to the fact that the front doors of the eight houses in the later northern range are of an interesting form (probably derived from the example of the bronze doors of the Parthenon) which Basevi employed extensively elsewhere and which also occurs in the work of Sir John Soane. In these doors, with the panels marked out by narrow strips of iron held in place with iron studs, we may see the first influence of Basevi on the Alexander Estate.

In the small streets leading westwards out of the square, leases were granted in 1829 and the building which followed was presumably under Basevi's surveyorship. Nevertheless, we do not at once find a completely different form of building and it is only in small changes in detail, such as the pilasters supporting an entablature around the doorways in Alexander Place that we might search for further signs of Basevi's influence. The sewer application here was made by Bonnin in 1831. Basevi's main contribution to the Estate was yet to come.

I said that Basevi was also appointed surveyor to the Smith's Charity Estate in 1829. Let us see what was happening there. Henry Smith, Alderman, who died in 1628, had founded in his lifetime a Trust for the benefit of captive Christians in the hands of North African pirates. In the eighteenth century, when the Charity Funds were no longer required for this purpose, an Act of Parliament was obtained enabling the Trustees to employ the Estates to benefit the parishes of Kensington and Chelsea and St. Margaret's, Westminster.

The first parts of the Trustees' land to be developed following Basevi's appointment were around Pelham Crescent. In 1833, James Bonnin entered into a Building Agreement with the Trustees for the development of the eastern side of Pelham Crescent and Pelham Place. The agreement and drawings and specifications survive in the drawings collection of the R.I.B.A. In 1838, there followed a similar agreement for the western side of Pelham Crescent. Bonnin undertook to build houses in Pelham Crescent to the minimum value of £800 each house, houses in Pelham Place, to the value of £600 each and in Pelham Road (now Pelham Street) to the value of at least £500 each. The work was to be completed by the end of the sixth year from the agreement. The specification for construction was detailed and careful—for example, no American timber was to be used for structural members. The leases to occupiers required a high standard of decorative maintenance and this was essential in estates of this kind, where the stucco detail had to be maintained in uniformity. The owners also had to contribute to the gas lighting of the estate.

In 1843 James Bonnin made a sewer application for Brompton Crescent showing the houses now known as Egerton Crescent which also appear on a survey carried out for the Commissioners for Sewers in the following year.

Of course, these Crescents and their surrounding streets were not nearly as magnificent as the great houses in Belgrave Square, but if they were modest in size they lacked nothing in grace or sophistication. Pelham Crescent seems today as near perfection as anything in its class. Basevi was able to resist the temptation to force the pace. Where grandeur was not appropriate, then restrained elegance could make an impact just as great. What a joy these suave and amiable house fronts must have been in a City where most houses, even in the West End, presented no more than a plain stock brick box, however elegant. They needed more maintenance than stock brick faced houses, but perhaps the owners welcomed the opportunity to demonstrate their



financial competence in this way. The careful estate control kept them in perfect order, and still does so.

And yet, there was a spirit abroad in English architecture in the second quarter of the nineteenth century which we might expect to find in the smartest forward-looking work which we do not see here in this predominantly Greek Revival influenced detail. At this time, Sir Charles Barry, in his Pall Mall clubs and elsewhere, was introducing an Italianate manner which was to have far reaching influence. It embodied at its best an architectural strength and seriousness of purpose well suited to the social and moral temper of the time. Pelham Crescent, on the other hand, is all suppleness and elegance. Where in Brompton do we really find the first influence of the Italianate? Something we could really see as the beginning of the Victorian era? I think that it is in Thurloe Square, back on the Alexander land, now in the ownership of H. B. Alexander, son of John Alexander who had died in 1831.

This square first appears in a plan of the area to the west of Alexander Square, submitted to the Commissioners for Sewers in 1840 by James Bonnin. A sewer application for Alfred Place (now Thurloe Street) was made in 1842 by Basevi himself, and in 1843 'The Builder' referred to the '...beautiful villas and a splendid square, being built on the estate of H. B. Alexander Esq., and under the direction of Mr. Basevi, the architect. Mr. Holmes and other builders are engaged on the works.' There is no mention of Mr. Bonnin.

Let us take a closer look at the architecture of Thurloe Square. I have called it Italianate. But how different is it really from the examples we have been looking at. The houses are of four storeys above a basement with some later additions in the roofs. The ground storey faced in channelled stucco, supports a giant pilaster order coupling the first and second floors. The pilasters are in fact only present in the end houses of each terrace or in other emphasised parts, but the presence of the order is implied throughout by a continuous main cornice above which is an attic storey crowned by a subsidiary moulded cornice. So far, the description could apply to many earlier ranges. You will recognize it as the old Palladian formula of Bedford Square and of many other older London squares and terraces. The modillion cornice is bold but not particularly elaborate. However, there are significant differences and I think you would not mistake these houses for terraces in Bloomsbury. The projecting porches with the Roman Doric order echo Basevi's grand houses in Belgrave Square rather than the London vernacular of Alexander Square. Above the channelled stucco of the ground floor, we see not the expected yellow stock bricks but the grey gaults which were to become so fashionable in the middle years of the century. Look most particularly, however, at the moulded architraves to the windows in the first and second storeys. The Mannerist forms of the crossettes at the heads of the first-floor windows are clearly a conscious, or even self-conscious, innovation. The lacy, neo-rococo ironwork of the balcony rails is equally new. There is no trace here of the graceful Greek Revival anthemion or palmette motifs; a Victorian

richness begins to show itself. The sum of the apparently small changes amounts to the innovation of a new architectural expression for the London house. As we look along the vista of the Doric porches, we know at once that we are in South Kensington. Metropolitan London had certainly swept over the old village. The new area was an assured success. There is a dry strength and orderliness here—rigidity, if you see it that way—which has a Roman quality at variance with the amiability of Basevi's own work in Pelham Crescent. It may be more than mere chance that at this time the Crescent was discarded in favour of a strictly rectangular estate layout.

At more or less the same time that Thurloe Square was under construction, a private lunatic asylum in the Old Brompton Road on Smith's Charity Land became insolvent and the Trustees, being freed of an encumbrance, were able to enter into an agreement with Charles James Freake for the development of Onslow Square. I cannot at present help very much on the subject of the authorship of the designs of Onslow Square. On 16th October 1845, George Basevi fell from the top of the western bell tower of Ely Cathedral where he was carrying out an inspection, and was killed on the spot, but plans for Onslow Square were already in course of preparation at the time of Basevi's death. A sewer plan, dated 1847, signed by C. J. Freake himself, shows clearly how far the project had then progressed. At that time, only the eastern parts of Onslow Square had been completed, although other terraces were projected. This was the beginning of a very extensive sequence of buildings operations which was to include Onslow Gardens and the ranges as far westward as Cranley Gardens which was not finally completed until well on into the 1860s. The detail changed and coarsened a little over the years but it is all to be seen as one fine sequence, the most extensive single entity in this part of South Kensington.

The Onslow Square layout has attracted hardly any attention from architectural writers, but it seems to me to be one of the best things of its time. At the eastern end, the earliest block is completely stuccoed with a remarkable cornice with a full dress triglyph frieze with roundels in the metopes. The detail here is rather similar to that in Nash's Hanover Terrace in Regent's Park. The segmental heads to the wide ground floor windows also echo the arcade of Hanover Terrace and I wonder whether the Nash building might have influenced the Onslow Square houses, but this is the merest speculation.

The main ranges are a more direct development from the Basevi work at Thurloe Square. Again, we have the channelled stucco to the ground storey and brick with stucco dressings above, but these dressings are much more lavish than those in Thurloe Square; well executed and interestingly varied from range to range. The cornice is bold and splendid, supported by remarkable brackets in the frieze. The first and second-floor windows are architraved and variously emphasised with pediments or segmental heads, crossettes, and so on. The Doric porches are sometimes single, sometimes grouped into colonnades.



Terraces like these have often been condemned as dull, but within their orderly sequences, the detail is wonderfully varied and full of interest. The relationship of terraces to gardens is equally successful. Some of the ranges open directly into communal gardens in the manner which was being exploited more fully in Bayswater and in James Ladbroke's estate on Notting Hill.

Onslow Square is a worthy successor to the London house building traditions of Mayfair, Bloomsbury and Belgravia, and I hope we shall treasure its good qualities; dignified, without becoming too solemn, and free from pretentiousness.

Some time after it was all completed, 'The Builder' published a series of reminiscent articles on Old Brompton. Since Godwin, the editor, lived in Alexander Square, he would be more conscious than most of the changes which had taken place so close to his home. At all events, the writer of the articles seemed to consider that the real transformation between the suburban village and metropolitan South Kensington came with the building of Onslow Square. Up to this time he tells us '... Old Brompton was undisturbed. The carrier's cart trotted slowly through the hamlet for there was no parcels delivery then. Cowper House, Angels Garden and Gibbs's nursery remained intact, and the same occupants were in Burleigh House as had listened to Haydn's charming canzonettes or sonatas when he had been their honoured guest. In 1844-45, however, the idea of making another Belgravia of Old Brompton became evident and down came the cottage residences... The lemons and the punchbowls disappeared from the old projecting bar of the 'Hoop and Toy'; the old chestnut tree and the elm which grew through the roof of the stables vanished, and Old Brompton was to be Old Brompton no more.' And in another place '... the whole of this site has been converted into a handsome square under the wand of Mr. Freake.'

While the Onslows were still under construction, the Great Exhibition was held in Hyde Park in 1851 and the whole district was stamped with a new and indelible character, as a result. This is a whole subject on its own. Out of the proceeds of the Exhibition, a site of some 88 acres between Kensington Gardens and the Cromwell Road was purchased for educational uses. The ultimate result was to be the great concentration of cultural institutions. But this was not, however, the immediate effect. In 1856, Sir William Cubitt, the engineer, erected within the site, just by the Cromwell Road, a temporary utilitarian building for use as a Museum of Science and Art. It brought forth derisive comment from Godwin who christened it the 'Brompton Boilers' and the name stuck. Another part of the site was let to the Royal Horticultural Society, and in 1862 the second International Exhibition was held here in the shadow of the death of Prince Albert, which shortly preceded it. I must resist the temptation to talk about the museums and the institutions. They are far too important to deal with briefly and I have already attempted too much in talking about the estates. The one influenced the other, however, because with the

coming of the institutions, the landowners and the developers in the area became at once seized with a weighty sense of the national importance of their sites. The land in Queen's Gate (at first called Prince Albert Road), Exhibition Road and Cromwell Road adjoining the Commissioners' new estate, was made valuable by the new project, much as Belgravia had become desirable by the establishment of Buckingham Palace. Accordingly, we might expect something to rival the grandeur of Belgravia here. We have so far seen a gradual development from Brompton Square, to Onslow Square, with houses of increasing size and architectural seriousness, but now again there is a real change.

In fact, it began to be felt that these two great centres of fashion—Belgravia and South Kensington, ought to be more directly connected. You will remember that the Hans Town development, with the long line of Sloane Street, had always been interposed between them and you are probably still annoyed today from time to time by the awkwardness of the journey along Chesham Place, Pont Street and up Beauchamp Place as you hurry home from Victoria or the Palace. In 1864, a Parliamentary Bill was introduced making provision for the formation of a company with powers to make and maintain a new road direct from Belgrave Square to meet the Cromwell Road just by the 'Brompton Boilers'. The difficulties were seen to be great, but so was the enthusiasm. A resident of Belgravia wrote 'Such a road would at once bring these favoured regions into direct communication with each other. Thereby uniting the district foreshadowed as the future centre of opulence and fashion with that which is at present so, to the improvement of the entire surrounding neighbourhood and the immense enhancement to the value of local property.'

It was to be an avenue a mile long and there was talk of triumphal arches, gardens, fountains, statues of the greatest Englishmen, and rows of palatial mansions. It would have been a scheme which would 'give our chief capital rank by the side of the most tasteful cities of modern Europe.'

Like most schemes of this magnificence proposed in London, it came to nothing, mainly through lack of funds. As difficulties arising from land ownership were encountered, various alternative schemes were produced, but a Bill intended to extend the purchasing time for the required land failed to reach a third reading in 1869. Nevertheless, the episode shows that South Kensington was the great prestige district in the 1860s and that development here would be a matter of national pride. We may safely call it South Kensington now—it is Brompton no longer.

As we walk up Queen's Gate we see the vista of projecting porches which we encountered for the first time in Thurloe Square, but with an Ionic order now, and how much more opulent. The upper parts of the vast stuccoed facades, never less than three windows wide by five storeys high above their basements, spare no effort to impress. Superimposed orders of architecture, balustrades, consoles, pedestals,



strings and cornices, here is the full mid-Victorian reaction from Georgian restraint. Pompous and over-emphatic it may seem to some tastes but a fine professional job, well organized, and giving just cause for civic pride. London, after all, was becoming the pre-eminent capital city in the world and these are '... the noble roads abutting the new Hesperides' as 'The Builder' described them. Let us look at one of the ultimate achievements of the place before reaction sets in again. In Queen's Gate, Mr. H. B. Alexander owned land in respect of which he made a three-part agreement with William Aldin and James Whatman—Aldin carrying out the building works and Whatman subsequently holding the leases of the houses. It was Whatman's intention to improve and render more lively the street elevations, without extravagance of cost, by introducing ornamental iron balconies to every floor, commencing with a row of Portland stone columns on the pavement, a central porch of the same stone projecting boldly on the first floor'. These are the present numbers 44-52 Queen's Gate. The architect for the houses was C. J. Richardson. Like Basevi, Richardson was a Soane pupil and was still in his office at the time of the master's death. Soane left him a legacy of £100. He was remarkable for his publications on Elizabethan and Jacobean architecture and seems to have had a taste for elaborate decoration.

The trouble with opulence on the scale of these Queen's Gate houses is that it influences lesser men to emulate it without the necessary architectural or financial competence. Only occasionally, and on a prime site, could magnificence of this degree occur. Sancton Wood's terraces at Lancaster Gate in Bayswater, a little earlier in date, spring to mind as comparable, but as South Kensington spread towards Earl's Court the architecture became more perfunctory, the repetition oppressive and the growing revulsion amongst the more sensitive architects and connoisseurs of the time was thereby hastened.

There are two aspects of reaction this time, both of which deserve a mention before we are done with South Kensington.

Firstly, before the break with the Italianate style, we can see in a number of places in Kensington how, during the third quarter of the nineteenth century, the tradition of terrace building began to give way before the more romantic ideal of the individual villa. This breaking down into individual units was the natural thing in a case like Kensington Palace Gardens, laid by Sir James Pennethorne and built up between 1844 and 1860. In this case, every house was a palace and a work of art in its own right. In The Boltons in South Kensington, the houses are not palaces, but they are very large indeed and they are closer to being a fragmented terrace than a group of individual monuments. They have an affinity with the villas in Pembridge Square or Holland Park, but as if to emphasise the ideal, they are arranged as the two sides of a vesica on plan about a Gothic church in the garden in the middle. The Boltons stand out on a map as being different in kind from the surrounding development. The architect for this work on the Gunter Estate was George Godwin himself—

the son of the first surveyor of Alexander's Estate and the editor of 'The Builder' still living at 24 Alexander Square.

For all the reaction against the terrace and square there is, as yet, no reaction against the Italianate stucco. The houses are remarkably handsome with their faceted quoins, their wealth of rustication, the elaborate dressings to the first floor windows, and their overall Italianate richness. They are, in fact, no less grand than the mansions of Queen's Gate, but they have adopted a villa form and they seem to imply that the country is not far away. Indeed, it wasn't. In Godwin's own magazine in 1875, in one of those reminiscent articles about Brompton, we read 'We remember an old friend who used to say that the adjacent field (to Thistle Grove) was never without a hare and that he had often from his window in the morning counted six brace of partridges rise from The Boltons, now the site of scores of houses and St. Mary's Church. This site was not disturbed for building purposes until 1850/51 when the speculation was considered so uncertain in its results that some of the houses in The Boltons were sold for £1,350 each—houses which have since brought £3,000 apiece and more. Even at this time, however, that thick double hedge which fenced in the market grounds of the late Robert Gunter, Esq., remained undisturbed; and not till within the last five years or so had any change taken place, when, lo!, the wand of Midas touched the soil and up rose mansions in the place of cabbages.'

The building in The Boltons extended through the whole of the 1850s to terminate about 1860, so that it really pre-dates the Queen's Gate houses which we have been looking at in spite of its extreme western situation. But the great reaction against the Italianate stucco came with the Domestic Revival of the 1870s and 80s, all red brick terra cotta, tall chimneys and steep gables. Norman Shaw himself is represented in Queen's Gate by those fine individual houses at Nos. 170 and 180, but I have been talking about estate development and so I am going to illustrate this last phase in South Kensington with the work of one of my favourite architects, Sir Ernest George, in Collingham Gardens. In this red brick, north European setting, built about 1884, the man of taste of the time could demonstrate his contempt for the Philistine stucco of the 'New Hesperides' around the museums and in fact for the whole house-building tradition which I have been showing you.

In Collingham Gardens every house was different from its neighbours; there was no repetition and no short cut for the designer. The demands on the architect's invention were enormous but this was the day of the travelling student with his sketch book translating the most sketchable parts of the old Dutch and German towns into South Kensington red brick. I find the work of Sir Ernest George irresistible, but these houses did not please all their contemporaries. Loftie complained that they were too foreign and too rural in aspect and that they would offer every kind of trap for the soot in their pretty red mouldings. In no time, he predicted, they would be as black as Newgate.



We have followed the pattern of taste over 50 years, and here we finish; not because architectural fashion came to any sort of a halt but simply because the region we are examining was now fully built up. Only the great museums and educational institutions were still to be completed and, as I said, these are outside my present scope.

With the whole of the countryside of Old Brompton covered by the terraces of South Kensington, let us give our last thoughts to the old village again.

The greater part of the history which I have described took place within a lifetime and many who saw the completion of Victorian South Kensington could remember the fields and the market gardens. It might have been Godwin himself who wrote in October 1875 of pre-Victorian Brompton that 'It was a neighbourhood of fresh-smelling garden grounds and shady and pleasant places where the nightingale might be heard in the spring evening, after the April shower had freshened the opening leaf buds, and the moon threw long shadows from the trees across the winding and narrow lanes.'

In 1820, the talk had been of the produce and the manure; 55 years later, the memory was of the leaf buds, the nightingale and the moonlight and the country lanes. It is perhaps an aspect of human nature to value the romance of the past and the anticipation of the future more than the commonplace of the present. The nineteenth century estates of South Kensington come to us as something worthy of our admiration and worthy of the most careful conservation. I hope that as you walk through Onslow Square or Collingham Gardens, thinking of the narrow lanes and the nightingale, you will not be blind to the undoubted virtues of those buildings which we have inherited and which can still give us great pleasure today, if we only pay attention to them.

## Kensington Square

NOTABLE PAST RESIDENTS OF 'NUMBERED' HOUSES

A research by the late C. G. Boxall

- 1 The 'GREYHOUND' Inn—mentioned in 'Esmond'. It belongs to Watney Combe Reid & Co. Ltd., the brewers and its title-deeds reach back to 1686. *Loftie*, p.120.
  - 3 M. SOYER resided for one year (1857). Here he held conferences concerning the food for the British Army. In 1851 he had a 'Symposium of all Nations', at Gore House. *Merriman*, p.22.
  - 4 The first break in the line of the houses in the Square was about 1838 when Mr. LEAKE rebuilt No. 4. *Merriman*, p.6.
  - 7 Residence of the MARQUIS OF POWIS, the companion of James II, in his exile. In 'Henry Esmond' Thackeray makes this the home of Lady Castlewood, Beatrice, and Colonel Esmond, where they sheltered the Pretender. In 'The Virginians' Lord Castlewood still lived in this home of his ancestors. *Cunningham*, p.379.
- The Marquis of Powis, also known as the Marquis of Montgomery, is said by Sanders and also by Ridgway to have lived at No. 45. *Sanders*, p.260; *Ridgway*, p.26.
- JAMES NATHANIEL MERRIMAN, M.D., who, with his father and brother, was medical attendant on the Royal Family and Apothecary Extraordinary to the Queen, lived here. *Merriman*, p.32.

In 1876 General Sir Thomas Gore Brown, K.C.M.G., C.B., lived here. Sir Thomas was the son of the then Bishop of Winchester. He was afterwards successively Governor of St. Helena, New Zealand, Tasmania, and Bermuda. *Merriman*, p.22.

John Sheppard, the well-known Registrar of the Diocese of London resided in this house till 1847. *Merriman*, p.23.

- 10 Henry Hall Dixon 'The Druid'.
- 10-11 These houses were reserved for the Maids of Honour who could not find accommodation in Kensington Palace when the Court was there. *Cunningham*, pp.379-80.
- 11-12 DUCHESS OF MAZARIN (1692). *Loftie*, p.117.

The Duchess might have been Queen of England for, during King Charles's exile, he was desirous of marrying her. Her uncle, the Cardinal, opposed the match and she married the Duke of Mazarin, and then ran away from him to England. She entertained largely and gambled to excess and finally died, in spite of a large allowance from Charles II, in very poor circumstances in Chelsea.

The parish books show that she was living in the Square in 1692, six years before Young finished his building operations. *Sanders*.

Beresford Chancellor in his 'Squares of London' says 'which house she actually occupied is unknown but as Nos. 11 and 12 in the south-east corner, originally one house, are said to be the oldest in the Square it is not improbable that she resided here.'

The L.C.C. Schedule of Buildings notes Nos. 11 and 12 as built c. 1700. Good ironwork.

Nos. 11 and 12 originally one house, but in other respects little changed since 1685.

- 14 J. R. GREEN, the historian, lived from 1879-1883. Here the four-volume edition of the 'History of England' was completed, as well as 'The making of England'. Mrs. Green herself, so well known for her share in her husband's great work, and for her contribution to history, continued to live in Kensington Square till 1903.
  - HARRISON GORDON CODD resided at No. 14 and then for many years at No. 16 where he died 22nd March, 1840. Mr. Codd was Chairman of the Kensington Bench of Local Magistrates, a Deputy-Lieutenant of this County and Equerry to H.R.H. the Duke of Sussex. *Merriman*, p.20.
  - 15 No. 15 was refaced in brick about 1880. Contains an interesting ceiling and panels.
  - 16 MRS. THACKERAY RITCHIE, published, with Memorial preface, 'Poems and Music of Anne Evans', who died 'in a pleasant, rambling old house', No. 16 in Kensington Square, on 19th February, 1870. *Merriman*, p. 23.
  - 17 RICHARD CLARKE came to No. 17 about 1831 and made it his home for 24 years. He was a well-known Madras Civilian, Tamil Translator to the Government there, and Senior Member of the Board of Revenue. Lord Ponsonby (1931). *Merriman*, p.20.
  - SIR CHARLES HUBERT PARRY, the distinguished musician lived here, from 1886 to 1918. *Chancellor*, p.315.
- Among the list of occupiers, the earliest recorded is George Pitt, who was in possession before 1693. Staircase is the largest in the Square.
- 18 JOHN STUART MILL lived here with his mother and sister from 1837 to 1851. Here he wrote his 'Logic' and 'Political Economy' and edited the 'Westminster Review' from 1837 to 1840. *Cunningham*, p.310.
- In No. 18 the manuscript of the first volume of Carlyle's 'French Revolution' was burnt by a careless servant in March, 1835, and Mill came at night 'pale as Hector's ghost', to break the news to Carlyle in Cheyne Row.
- 23, 24 Convent of the Assumption. Built 1894; George Goldie, architect.
  - & The Convent of the Assumption is on the ground where the Bishops
  - 24A (Mawson, Herring and Hough) resided. Miss Burnett kept a ladies' boarding school in the former residence of Bishops Hough and Mawson, on the site of which the Convent now stands.
  - 26, 27 Kensington Foundation Grammar School. Opened 1831 at 31 Kensington Square, adjoining houses Nos. 26, 27, 28, 25, 29 added between 1833-1877. School closed 1896.



29 No. 29 on the west side, has been little altered except by the addition of an extra storey. *Tipping*, p.9.

The brothers, SAMUEL AND RICHARD REDGRAVE resided at 29 from 1838 to 1841. Samuel Redgrave, of the Home Office, was a writer on Art. 'Century of Painting of the British School' (jointly with his brother) and 'Dictionary of Artists of the English School' are well known.

Richard Redgrave, R.A., C.B., the younger brother, was first brought into notice while living at No. 29 by two paintings 'Quentin Matsys' and 'Paracelsus'. He held for many years the appointment of Surveyor of Crown Pictures and at South Kensington Museum was Inspector-General for Art.

This house has been well restored and preserved. Its earliest recorded owner or tenant was Sir Edward Wiseman, before 1705. The door frame was added in the late eighteenth century.

30 Double-headed eagles appear in the decoration of No. 30, the house of MR. ARTHUR ROBERTS, which may have referred to some foreign diplomatist. *Lofie*, p.119.

This is of Regency date, both in its exterior and interior.

31 M<sup>LL</sup>E. ALBANI, the celebrated singer, resided at No. 31 till her marriage in 1879. *Merriman*, p.23.

Rt. Hon. Lord Ronald Gorell, 1934.

32 NASSAU SENIOR, the economist and recorder of 'Conversations' with De Torqueville and others, settled in the fine seventeenth-century house now numbered 26, after his marriage in 1821. He was Master in Chancery. *Sanders*, p.262; *Merriman*, p.20.

33 DR. JAMES VEITCH resided at No. 33 on the west side of Kensington Square from 1841 to 1847. He is remembered by his profession as the first who employed the fine round silk ligature in tying arteries. *Merriman*, p.21.

Dr. Veitch first introduced vaccine inoculation in the Navy in 1800, under the auspices of the Earl of St. Vincent. *Chancellor*, p.311.

MRS. PATRICK CAMPBELL, the great actress, lived here. *Chancellor*, p.315.

36 VERNON LUSHINGTON, Esq., K.C., the well-known lawyer, lived here. *Chancellor*, p.315.

36-37 TALLEYRAND lived here after his escape from Paris in 1792. *Cunningham*, p.380.

He escaped from Paris with a passport from Danton five days after the September massacres. He lodged, it would appear, at the house which has since been converted into two, and numbered 36 and 37.

40 In 1863 the residence of JOHN SIMON, C.B., F.R.S., Medical Officer to the Privy Council. A benefactor of the human race by his able advancement of sanitary knowledge.

*Note.* The line of houses was again broken in 1874 by Baron Grant's stables, on the east side and the Roman Catholic Chapel on the south; several houses were rebuilt in the Queen Anne style. *Merriman*, p.22.

41 SIR EDWARD BURN-JONES lived here from 1865 to 1868. *Cunningham*, p.379.

No. 41 exhibits Regency taste in reconstruction, both on the exterior and interior.

42 J. C. MERRIMAN: Surgeon. *Merriman*, p.40.

No. 42 has a good wrought-iron gateway.

43-44 were originally one house.

44 REV. WILLIAM BELOE. He died at No. 44 in 1817. His translations from the classics are obsolete; his laxity as Keeper of Printed Books at the British Museum, which opened the way to wholesale thefts by a subordinate called Dighton, is forgotten. But his 'Sexagenarian' is sometimes explored for anecdotes of Dr. Parr, his headmaster, or Porson, his friend. *Sanders*, p.261.

Faraday lived at No. 44.

45 JOHN MERRIMAN: Surgeon. *Merriman*, p.17.

MARQUIS OF MONTGOMERY. He was one of the two noblemen who followed King James into exile. *Sanders*, p.260.

The house being described as 'Situate and standing and being in the north side of King's Square, Kensington'. *Chancellor*, p.310.

## Constitution of the Kensington Society

1. The name of the Society shall be The Kensington Society.
2. The objects of the Society shall be to preserve and improve the amenities of Kensington by stimulating interest in its history and records, by protecting its buildings of beauty and historic interest, by preserving its open spaces from disfigurement and encroachment and by encouraging good architecture in its future development.
3. MEMBERS. Members shall be Life, Corporate or Ordinary.
4. SUBSCRIPTIONS. Life members shall pay a minimum subscription of £15 15s. Corporate members shall pay a minimum annual subscription of £5 5s. Ordinary members shall pay a minimum annual subscription of £1 1s. Subscriptions are payable on 1st January each year.
5. THE COUNCIL. The Council shall consist of not more than thirty members. They shall be elected by the Executive Committee.
6. THE OFFICERS. The Officers of the Society shall be the President, the Vice-Presidents, the Hon. Secretary and the Hon. Treasurer.
7. THE EXECUTIVE COMMITTEE. The Executive Committee shall consist of not more than twelve members and the Hon. Secretary and Hon. Treasurer. The Chairman and Vice-Chairman of the Executive Committee shall be elected annually by the members of the Executive Committee at their first meeting after the Annual General Meeting.
8. The Executive Committee shall be the governing body of the Society. It shall have power to (i) Make bye-laws; (ii) Co-opt members and fill vacancies on the Executive Committee that may arise for the current year; (iii) Take any steps they may consider desirable to further the interests and objects of the Society.  
A Quorum of the Executive Committee shall consist of not less than five members.  
Not less than three Executive Committee Meetings shall be convened in any one year.
9. ANNUAL GENERAL MEETING. An Annual General Meeting of which 28 days' notice shall be given to members, shall be held when the Executive Committee shall submit a Report and an audited Statement of Accounts to the previous 31st December.



10. ELECTION OF OFFICERS AND MEMBERS OF THE EXECUTIVE COMMITTEE. All members of the Society shall be eligible for elections as Officers of the Society or Members of the Executive Committee. Nominations must be sent to the Hon. Secretary, duly signed by a proposer and seconder, within 14 days of the date of the Annual General Meeting
11. ALTERATIONS OF RULES. No rule shall be altered or revoked except at a General Meeting of the Society. No motion shall be deemed carried unless it has been agreed to by not less than two-thirds of those present and voting.
12. The Society shall not be dissolved unless a majority of two-thirds of the subscribing members signify their approval of such a course by means of a postal ballot taken after receipt by the said members of a statement by the Executive Committee setting forth fairly and impartially a summary of the arguments for and against such course and the views of the Executive Committee thereon.

## THE KENSINGTON SOCIETY

# Statement of Accounts for the year 1967



THE KENSINGTON SOCIETY—STATEMENT OF ACCOUNTS For the Year ended 31st DECEMBER, 1967

15 Months to 31.12.66	Income	£	s.	d.	£	s.	d.
	<b>Balances as at 1st January,</b>						
516	1967 ... ..				434	3	11
	<b>Membership Subscriptions :</b>						
79	Life ... ..	31	10	0			
449	Annual ... ..	422	11	6			
					454	1	6
	<b>Other Receipts :</b>						
	Fighting Fund:						
	Receipts from Sale of						
	Work and Christ-						
	mas Cards ...	128	8	6			
	Less: Cost of Cards and						
	Expenses ...	21	10	1			
		106	18	5			
27	Christmas Cards ...						
23	Bank Deposit Interest	16	1	6			
	Income Tax recovered						
	on Covenanted Sub-						
41	scriptions ... ..	51	18	9			
95	Receipts for Visits ...	158	5	0			
					333	3	8

KEON HUGHES, *Hon. Treasurer*

£1,230

£1,221 9 1

We have prepared the above Account from the books and vouchers of the Society submitted to us and certify that it is correctly drawn up in accordance therewith. We have obtained verification of the balances at Bank at 31st December, 1967.

15 Months to 31.12.66	Expenses	£	s.	d.	£	s.	d.
	<b>London Meetings:</b>						
	Lectures, Hire of Hall,						
16	etc. ... ..	8	16	0			
	Printing, Typing, and						
149	Stationery ... ..	193	14	7			
102	Postages and Telephone	130	12	4			
7	Bank Charges ...	6	0	0			
4	Donations ... ..	3	3	0			
	Producing Annual Re-						
268	port and Leaflet ...	227	8	3			
3	Sundry Expenses ...	7	19	0			
	Book Prizes ... ..	3	3	0			
11	Advertising ... ..	—	—	—			
	Conference and Town						
74	Planning Exhibition	—	—	—			
22	Window Box Awards	—	—	—			
					580	16	2
116	<b>Coach Visits etc.</b>				114	16	0
	<b>Development Plans and</b>						
7	<b>Borough Council Minutes</b>				1	10	0
	<b>Donation to Borough Council</b>						
	<b>for Trees</b>				12	0	0
17	<b>Professional Charges:</b>				21	19	8
	<b>Balances at Bank at 31st De-</b>						
	<b>cember, 1967:</b>						
	Current Accounts ...	242	5	2			
	Deposit Accounts :						
	School Prize Fund	62	15	10			
	Window Box Award	32	6	0			
	Life Subscriptions	341	5	3			
		678	12	3			
434	Less: 1968 Subscriptions	188	5	0			
					490	7	3

£1,230

£1,221 9 1

WRIGHT, STEVENS & LLOYD  
*Chartered Accountants*

50 Cannon Street,  
London, E.C.4  
26th February, 1968



The Hon. Treasurer, The Kensington Society,  
c/o 18 Kensington Square, W.8.

I wish to become a member of The Kensington Society. I  
enclose herewith the sum of £ : s. d. for my annual  
subscription, or, I enclose herewith the sum of £ : s. d.  
for Life Subscription.

SIGNATURE \_\_\_\_\_ (TITLE)  
(MR., MRS. OR MISS)

ADDRESS \_\_\_\_\_  
\_\_\_\_\_

### BANKER'S ORDER

TO \_\_\_\_\_ BANK \_\_\_\_\_

19 \_\_\_\_\_

Please pay Barclays Bank Ltd., of 74 Kensington High Street,  
W.8, to the credit of the account of The Kensington Society, my  
subscription of £ : s. d., and continue the same on  
the 1st of January annually until further notice.

SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_

STAMP

(MR., MRS. OR MISS)  
(TITLE) \_\_\_\_\_

Annual subscribers will simplify the collection of their sub-  
scriptions if they will fill in the Banker's Order. Cheques should  
be made payable to The Kensington Society.



# THE KENSINGTON SOCIETY

I, \_\_\_\_\_  
(Full name)

of \_\_\_\_\_  
(Address)

HEREBY COVENANT with THE KENSINGTON SOCIETY, c/o 18 Kensington Square, W.8, that for a period of seven years from the 1st day of \_\_\_\_\_, 19\_\_\_\_, or during the residue of my life, whichever shall be shorter, I will pay annually to the said Society from my general fund of taxed income such a sum as after the deduction of income tax at the rate for the time being in force will amount to the net sum of £1:1s.:0d. or any part thereof.

IN WITNESS whereof I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Signed sealed and delivered by the above-named COVENANTOR in the presence of

WITNESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

OCCUPATION \_\_\_\_\_

SIGNATURE

K. S.

## PLEASE NOTE

- 1 The date to be inserted as the beginning of the seven years period should not be earlier than the date on which the covenant is executed.
- 2 Unless your first subscription under the covenant is paid on or after the date when the above period begins, the Society will not be able to reclaim the Income Tax on such payment.
- 3 The document should be returned as soon as possible after completion, in order that it may not be out of date for stamping.



