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Annual Report *1971-1972*



The
Kensington
Society

Annual Report

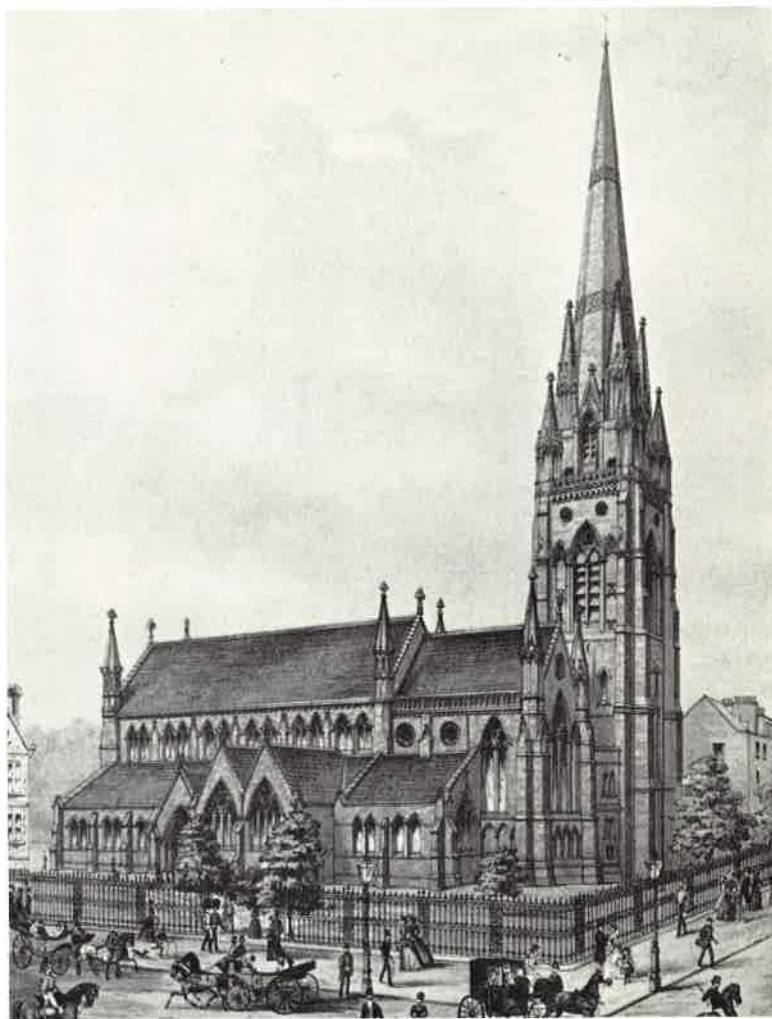
1971-72

FRONT COVER

HIPPODROME RACE COURSE

Clarendon Road, Lansdowne Road and Ladbroke Grove were formerly covered by an immense racecourse called the Hippodrome. It was used for both flat racing and steeplechasing, and the steeplechase course was more than two miles in length. The place was very popular, being within easy reach of London, but the ground was unsuitable for the purpose. The Hippodrome was opened on 3rd June 1837 and the opening ceremony was attended by a brilliant company. Prizes of £50 and £100 were competed for, and among the stewards were such 'dandies' and leaders of society as Lord Chesterfield and Count D'Orsay. The last race took place in 1841.

We hope to be able to use this front cover illustration for a Christmas card and would welcome orders.



By kind permission of the Chief Librarian, Central Library, Kensington.

This year marks the one hundredth anniversary of the present church of St. Mary Abbots. Consecrated on 14th May, 1872, in the presence of a large congregation, the building, begun in 1869, was not completed until 1879 when the spire was added. The arcaded cloister and south porch were built between 1889 and 1893.

The reproduction is of a coloured lithograph based on the preliminary design of the architect, Sir Gilbert Scott. The completion of the church was a fitting culmination to the work of Archdeacon John Sinclair in re-organising the ancient parish to meet the growth of Victorian times. In 1842 when he became Vicar of Kensington the population stood at 26,834; by 1871 it had grown to 120,299.

The Kensington Society

PATRON

H.R.H. PRINCESS ALICE, COUNTESS OF ATHLONE

PRESIDENT

THE RIGHT HON. LORD HURCOMB, G.C.B., K.B.E.

VICE-PRESIDENTS

THE DOWAGER MARCHIONESS OF CHOLMONDELEY

THE RT. REV. THE LORD BISHOP OF KENSINGTON

THE LADY STOCKS

COUNCIL

Mr. Geoffrey Agnew

Miss Jean Alexander

Mr. Hardy Amies

The Hon. Mr. Justice Barry

Mr. W. W. Begley, F.R.HIST.S., L.R.I.B.A.

Sir Hugh Casson, R.D.I., F.R.I.B.A.

Mr. Alec Clifton-Taylor

Sir Trenchard Cox, C.B.E., F.S.A.

Mr. S. J. L. Egerton

Mr. C. H. Gibbs-Smith, F.M.A., R.E.S.

Mr. William F. Grimes, V.P.S.A.

Sir John Pope-Hennessy, C.B.E., F.B.A., F.S.A.

The Hon. Mr. Justice Karminski

Mr. Oliver Messel, C.B.E.

Lady Norman, J.P.

Sir Duncan Oppenheim

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. EDWARD SEELEY

Miss Balian

Mr. D. Chesworth

Mrs. G. Christiansen

Mr. P. E. Clarke

Mr. G. F. Dearbergh

Mr. Charles Farrer

Mr. Ian Grant, F.R.I.B.A.

Mr. Keon Hughes

Mr. de Vere Hunt

Dr. Stephen Pasmore

Sir Allan Quatermaine, C.B.E., M.C.

Mr. Edward Seeley

The Lady Stocks

Mr. R. T. D. Wilmot

HON. TREASURER: Mr. Keon Hughes

HON. SECRETARY: Mrs. G. Christiansen

18 Kensington Square, W.8

AUDITORS: Messrs. Wright, Stevens & Lloyd

Foreword

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Public and parliamentary opinion is now thoroughly alerted to the damage and dangers to which the natural environment is being exposed in every area of the world, on a scale and at a pace which has been realised perhaps only too late in the day, and discussion is endless. The cause is often complex and difficult to unravel and remedies hard to find. For effective solution, most of the problems require action on a wide and even national scale; many of them need international co-operation.

The dangers and damage which threaten the man-made environment of the last two or three centuries in which we spend our daily lives are as imminent and may easily become as far-reaching, but they are usually of a kind which individual action with the well-advised support of voluntary associations can do much to avoid or to mitigate. And nearly all of them are not beyond the power of elected bodies to cope with and these bodies we can individually influence.

Every citizen and resident of Kensington can do something at once by joining this Society and by backing up the vigilant and tireless efforts of the Hon. Secretary on their behalf.

We have a Borough Council which is ready to listen to views, and not only to listen but to come to decisions which we are often able and glad to support. We do support their Bill, now before Parliament, seeking added powers, though we wish that it had been stronger.

Apart from the numerous individual schemes and planning applications in which we have frequently been able to intervene effectively, as is shown in this report, the future of the High Street is a question affecting all Kensington residents and a great number of other Londoners. Is this to be allowed to develop as a new modern eyesore, likely to last for another century? Or is it to be seized imaginatively as an opportunity for adding to the dignity and architectural amenity, as well as the convenience, of the Borough as a place of residence and resort.

The Kensington Society will do its best to deflect the local risks of damage and to see that the opportunity for some creative improvement is not missed as it is so often being missed elsewhere.

HURCOMB.

Annual General Meeting

THE ANNUAL GENERAL MEETING was held at Leighton House, Holland Park Road, W.14, on 25th May, 1971, at 6.30 p.m.

The Dowager Marchioness of Cholmondeley, Vice-President, was in the Chair.

In opening the meeting, the Chairman gave a message from the President, Lord Hurcomb, who regretted his inability to be present.

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.

In moving the adoption of the Annual Report, Mr. Edward Seeley, Vice-Chairman of the Executive Committee, regretted that Lady Stocks was unable to do this, owing to ill-health, and asked that a message be sent to her. The Society's main concern had been about hotel development in the Borough. Mr. Seeley moved the adoption of the Report. This was seconded by Mr. Gandell.

The Honorary Treasurer, Mr. Keon Hughes, in moving the adoption of the Annual Accounts, pointed out that the position was just satisfactory. Rising costs for printing, postage and telephone meant that a bigger income was essential. It was hoped that many more new members would join the Society. He announced, with pleasure, that the Campden Street Preservation Society had added a gift of £5 to their annual subscription.

The re-election of Officers and Executive Committee en bloc, with the addition of Mr. Charles Farrer, was moved by Miss Bird, seconded by Miss Blackie, and carried unanimously.

Mrs. Christiansen asked all members to write to the Secretary of State for the Environment, Mr. Peter Walker, protesting against the suggestion of a car park under Kensington Gardens. A volume of individual protest would make considerable impact and strengthen the protest lodged by the Society.

Mr. Hatt asked for advice in combating the spread of bungalow building over the gardens of certain houses in Cromwell Road. Mr. Vigars suggested that the Society should ask the Council if a list of pending applications could be available in the public library.

The Chairman then closed the meeting proper, which was followed by a musical recital by Mr. Frank Merrick and Mr. S. Montague Cleeve, and a poetry reading by Miss Marie Ney. These were received with great pleasure.

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OBITUARY

We report with deep regret the death of the following members: Miss Aimée Clark, Mrs. Edward Judah, Mrs. Githa Kendall, Major E. R. Morton and Miss Jean Alexander (an appreciation by The Lady Stocks, page 14). They were all Founder Members and gave the Society much support during their membership.

MEMBERSHIP

Efforts to increase the Society's membership have achieved some success. Mr. Charles Farrer's meeting was responsible for 35 new members. Unfortunately some of these have resigned. The need for more members is essential if we are to continue our work effectively, and with adequate influence. A membership form appears at the back of this Report—can we beg the co-operation of our members, many of whom have been members since 1953 when the Society was founded, to use this membership form to enrol a friend as a member.

BRING AND BUY SALE

A sale was organised by the Honorary Secretary and held at 18 Kensington Square at the beginning of December. We are grateful for the help given by members. The proceeds of the sale, with donations, resulted in the pleasing sum of £312.80, less £92.17 for the cost of new merchandise.

ADVERTISING

The advertisements in this Report help considerably towards the cost of production. A full-page costs £12.60, half-page £6.30. A member of the Committee has generously paid for the D.G.A.A. advertisement. We should be glad to hear from any member, or organisation, who would like to advertise in the 1972-73 Report. Help is urgently needed to deal with this advertising matter, and the Honorary Secretary would be glad to hear from any member who would undertake this chore! The Society would like to take this opportunity of expressing their thanks to the printer for the immense amount of trouble taken in the presentation of this Report.

PHOTOGRAPHIC RECORDS

A number of photographs have been taken during the year, particularly of buildings scheduled for demolition. We would welcome any help members can give in keeping a photographic record of the Borough.

LOCAL HISTORY GROUP

This has again been a disappointing year. The amount of research carried out has not justified meeting often. There is not a 'standard' history of Kensington, and there are plenty of topics the amateur historian can tackle, and by so doing make a real contribution to local history. Dr. Stephen Pasmore is Chairman and Mr. B. R. Curle, of the

Central Library, is the Honorary Secretary of the Group; they would assist and welcome any member. There is no extra charge for membership of this Group, and meetings take place during the evening at the Central Library.

LOCAL SOCIETIES

We are pleased to report that a number of new local societies have been formed in the Borough. We welcome these 'watchdogs' and hope to give them any support they need from us. A number have become Corporate Members of the Society (subscription £5.25 annually). Reports will be found from a number of these societies on page 28.

RETIREMENT FROM THE COMMITTEE OF MR. H. GANDELL

Mr. Gandell was a member of the Executive Committee for many years, and for several years he was Chairman. In the early days of his chairmanship he saw the Society through a very difficult patch, which he handled with much patience. The Committee would like to express its appreciation of his work for the Society. Mr. Gandell continues to advise the Committee on matters arising in his locality.

A selection of cases dealt with

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PLANNING APPLICATIONS

The number of these referred to the Society by the Kensington and Chelsea Borough Council are too numerous to list. In all cases we have adopted an objective view bearing in mind the need for much of the proposed development. Our main concern has been to ensure that, as far as possible, such redevelopment is not detrimental to amenity and is in keeping with the surrounding neighbourhood. It is of particular satisfaction that in a large number of these cases our views have coincided with the Borough Council and it has been our pleasure, on a number of occasions, to support the Council's views at public inquiries. There are clear indications that the Civic Amenities Act, under which the conservation areas were set up, is proving its worth. The specially strict control of development within them, together with other aspects of this legislation, is doing much to preserve and, in time, we hope will do much to enhance, amenity in these areas.

There has been one loophole in the legislation. Statutory preservation depends on buildings being listed as Buildings of Architectural and Historical Interest. An attempt to deal with this was made last year by a Private Member's Bill. This failed, but the Government has now introduced its own legislation. The Town and Country Planning (Amendment) Bill will enable local planning authorities to list buildings whose preservation is essential to the character of a conservation area.

ENVIRONMENTAL PROBLEMS

The Society has been much concerned during the year about the undesirable effect of the change of use of premises from shops to restaurants, and the change of use from shops to indoor markets. It is regretted that these problems were not dealt with in the Council's Corporation Bill which was promoted in March 1972.

The Society does not seek to resist change; our aim is to preserve what is fine from the past and to encourage a distinctive contribution of our own age, which we hope a future generation will in turn consider worth preserving. Present development makes a far greater impact than did new styles in the past; today the contrast in scale and material is much more marked, which means the architects and planners have a far greater responsibility to pay regard to the character of the neighbouring area.



Thurlow Square

SOUTH KENSINGTON HOTEL

515 Bedrooms

14 storeys over the Station

7 storeys at the rear on the Pelham Street frontage

Onslow Square



See over

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We think this is not always borne in mind; a particular example is the case of the hotel development for South Kensington Station. A massive building immediately between two conservation areas (shown in the pictures, page 9). The greed of the few must not destroy the beauty and pleasure of the many.

South Kensington Station.—As stated in our Annual Report last year, the Society opposed the plan for the hotel development of this area. In spite of much local objection, and against the advice of the Royal Fine Arts Commission, planning consent was given for a 515-bedded hotel. The Society felt that the architectural quality of the proposed development, in this rather special area lying between two conservation areas, was unworthy of the site.

In February this year the Society was invited by the Council to attend a meeting at the Chelsea Town Hall to examine further proposals by the same developers for the site. Principally, the changes involved the use of the tower block as office space for conferences in conjunction with the hotel. The hotel would have 330 double bedrooms; part of this accommodation would be formed into what the developers termed 'executive suites'.

This appeared to the Society to be the thin end of the wedge, a very transparent attempt to gain office use in an area not so designated. The Society strongly opposed the scheme and subsequently planning consent was refused by the Council.

Lex Garage Site.—Discussions have taken place between the Society and the Kensington and Chelsea Borough Council about the development of the site. There has been much local opposition. A petition signed by 624 persons was sent by the residents to the Kensington Borough Council, Greater London Council and to the Minister of the Environment. Discussions are taking place between the Council, residents and the developers.

The Orangery, Holland Park.—Application for planning and listed building consent was made to the Council by the G.L.C. to reinstate the Belvedere Restaurant after fire damage, to extend the restaurant entrance and to extend the restaurant into the Orangery.

A meeting with the Chairman of the G.L.C. Arts and Recreation Committee was fully reported in last year's Annual Report. It was agreed by the G.L.C. that the Orangery should be retained for use by the public, apart from one bay nearest to the Belvedere Restaurant, which would be conceded to Messrs. J. Lyons & Co. Ltd. as an extension of the restaurant. The Orangery would then be separated from the restaurant by a solid permanent wall.

The application made to the Council included a door between the restaurant and Orangery. This matter was taken up by the Society and the Council, which resulted in the G.L.C. adhering to the original scheme of a solid wall between the two buildings.

Kensington Square Environmental Traffic Scheme.—This scheme received considerable opposition from the traders in the area. However, residents who were greatly affected by the traffic cutting through from Gloucester Road to Kensington High Street via St. Alban's Grove, Kensington Court Place and Kensington Square, are delighted that the Council has applied to the Greater London Council for the experimental scheme to be made permanent.

Kensington High Street.—The Society is very concerned with the development of the High Street. We hope to have close consultation with the Kensington and Chelsea Borough Council on this matter and, as will have been seen, we have arranged for the Chairman of the Town Planning Committee to speak to us about the future of Kensington High Street at the Annual General Meeting on 17th May in the Orangery, Holland Park, at 6.30 p.m.

Parking in Front Gardens.—Many applications have been before the Council. In some cases we have felt that the use of front gardens for this purpose is acceptable, but there have been instances where we have felt this type of use would have a very detrimental effect on the amenities of the area, and we have opposed these applications.

Thurloe Square.—Following planning permission being given for the hotel development on South Kensington Station, bearing in mind that the entrance and exit to the proposed hotel car park will be between Thurloe Square and Pelham Street, the Society requested that the carriageway into the Square from Pelham Street should be closed. The Kensington and Chelsea Borough Council were agreeable to this proposal and an application was made by them to the G.L.C. for the closure of this carriageway.

The G.L.C. notified the Borough Council that they considered the proposals were premature, and suggested the matter should be reviewed after the hotel was opened.

The Society has written to the G.L.C. stressing their belief that unless the carriageway is closed before the hotel is built Thurloe Square is likely to suffer irreparable damage.

12, 14 and 16 Hans Road.—The Society supported the Kensington and Chelsea Borough Council at a public inquiry in the refusal to give listed building consent in respect of the conversion of the above into one hotel.

11 Lansdowne Walk.—A planning application was made to the Council for permission to erect a building on land between 10 and 11 Lansdowne Walk. The Society opposed the development. The Council has refused planning permission.

20 Hillsleigh Road.—Application received by the Council for planning consent to erect two houses in the garden of this house. The Society opposed the scheme, which would have resulted in the loss of an open

space and some very fine trees in one of the few large gardens in the area. Planning permission was refused.

158-168 *Fulham Road*.—This scheme was opposed by the Society as being an overdevelopment of the site. A new scheme has recently been submitted.

16 and 18 *St. Ann's Villas, W.11*.—An application was made for listed buildings consent for the erection of an additional floor and the conversion of existing premises. Planning permission was refused by the Council. The owner appealed to the Minister and a public inquiry was held in December. This development was opposed by the Kensington Society and we regret that the Minister has allowed the appeal.

233/253 *Kensington High Street; 1/25 Earl's Court Road, Paton Street—ODEON SITE*.—A new application was made by the Rank Organisation last August for the development of this site.

An application for hotel development had previously been refused by the Council. The new scheme involved office, some residential (54 flats) and shop development, with a block bridging Earl's Court Road.

The Society opposed the scheme and the following comments were sent to the Planning Authority:—

1. *Too bulky and domineering for the area; in particular—*
 - (a) The two western high blocks (and probably also the connecting lower blocks) will be all too prominent, seen from the gardens in Edwardes Square;
 - (b) They are likely to dominate the back gardens of the houses at the north-east corner of Edwardes Square and probably also Pembroke Place.
 - (c) The view to the north, up Earl's Court Road, is a disaster because of the dominating character of the high blocks and the bridge over the road, which is very substantial;
 - (d) The development is on a mammoth scale when viewed from the High Street and Holland Park; too high in comparison with the church.
2. *Too much office and shops; not enough residential.* There is only one residential block with six flats on each of nine floors; the flats are mostly one- or two-roomed, with some four-roomed. The views over Holland Park from the top floors on the northern blocks are given to the offices (office development 253,370 sq. ft.). Too far from the Underground for such large offices.
3. We are not satisfied with the *traffic access*. There are two vehicular entrances at ground-floor level for the offices opening into the High Street; one loading bay for the flats and one for the supermarket, and access ramps to the basement car park—all within a short length of Earl's Court Road, near the High Street junction. It is not clear what, if any, road widening is intended beyond appropriation of pavements.
4. *Pedestrian circulation.* This is wholly disrupted and sent underground in Earl's Court Road to emerge only as far west as the edge of the site* and as far east as Phillimore*. No pavements on the Earl's Court Road frontages or on the south side of the High Street. No crossing over the High Street to get to Holland Park between the points marked*. It may not be a bad idea to segregate pedestrians from traffic, but the present solution—driving people underground all over the site—is not a happy one.

The above are all destructive comments; we consider that constructive need more thought and time. The underground supermarket and shops may be acceptable as an alternative that is unlikely to be very attractive if it is above ground; a pedestrian bridge over Earl's Court Road and high-level

walkways might be preferable. The present bridge of an office block 66 ft. high is quite unacceptable.

One important point. Whatever goes on this site may set the tone all the way along the south side of the High Street as far as Ponting's old shop. Development at this intensity over that length would greatly affect the hinterland.

This plan was subsequently refused planning permission.

19, 21 and 23 *Egerton Gardens, S.W.3*. An application was before the Council for planning permission to modernise and construct a new fourth floor. Opposed by the Society as being unsatisfactory from a conservation point of view. Council refused planning permission.

45 *Addison Road, W.14*.—An application for planning permission was before the Council to develop the rear end of the garden by the erection of a two-storey house and two garages. The Society opposed the application on this open garden land as being detrimental to the environmental quality and character of this conservation area. Planning permission was refused by the Council.

88/90 *Ladbroke Grove, W.11*.—Application for planning permission to erect a new block of six flats. The Society opposed the application as being an overdevelopment and that the new building would be unduly dominant and therefore detrimental to the comparatively open character of the area. Planning permission was refused by the Council. A new plan has recently been submitted to the Council.

18 *Pembridge Place, W.2*.—Application for planning permission to erect a two-storey building between 18 Pembridge Place and the northern site boundary, projecting 7 ft. in front of this building. The Society objected to the plan as being detrimental to the amenity of a conservation area. Planning permission refused by the Council.

7 *Pembridge Villas, W.*—Planning permission was before the Council for a self-service petrol station, with car-wash and forecourt canopy. The Society did not feel that this development was suitable for the area and therefore opposed it.

2 *Palace Gate, W.8*.—Application before the Council to demolish this building opposed by the Society and planning permission was refused by the Council. The owners appealed to the Minister, which resulted in a public inquiry. The Society supported the Council at the inquiry. The Minister subsequently dismissed the appeal. He considered No. 2 Palace Gate, which is on the statutory list of buildings of architectural and historic interest, to have high intrinsic architectural quality with substantial architectural interest by reason of its group value with Nos. 4-8.

29 *The Boltons, S.W.*—Following planning refusal for the erection of a four-storey extension to hostel the owners appealed to the Minister. At the public inquiry the Society supported the Council in refusing the application. We regret that the Minister has allowed the appeal.

20 *Norland Square, W.11*.—Application for additional floor opposed by the Society as being detrimental to the scale of the Terrace.

59-79 *Cromwell Road and Stanhope Gardens, S.W.*—An application to erect an eight-storey and basement hotel of 234 bedrooms on the

site between Cromwell Road and the private garden enclosure of Stanhope Gardens. The Society opposed this development on the grounds that an hotel in this conservation area would generate considerable traffic and would detract from the residential quality of the area.

29 *Kensington Church Street, W.8.*—The Society opposed the shop front (a tiger) of these premises.

St. Stephen's Precinct.—An application for planning consent was made to the Council for a development involving Gloucester Road, Cromwell Road, Southwell Gardens and Granville Place, S.W.7. The Society felt that the scheme, although interesting, showed an over-development of the site. The nine-storey block seemed too high and a development of this type, it was felt, could set an undesirable precedent of the north side of Cromwell Road, where none exists at present.

Ballet Rambert Theatre.—An application for planning consent was made to the Council for development of this site. The scheme was opposed by the Society because of its height (highest point 68 ft.), and we felt parking for only 18 cars was quite ridiculous.

Miss Jean Alexander

by The Lady Stocks

Miss Jean Alexander, who died on 12th March, at the age of 94, was the youngest of the three surviving daughters of William Cleverly Alexander of Aubrey House, Campden Hill, Kensington.

Aubrey House, dating from the 18th century, has a long and interesting history and the three daughters who inhabited it after their father's death were all in their various ways part of its history. Miss Mary played a leading part in Kensington local government as a Borough Councillor and earlier as an active reforming Poor Law Guardian.

Miss Rachel was an indefatigable philanthropist, as founder and sustainer of old people's homes and indeed much else, until her death in 1964. Under her auspices Aubrey House and its large garden were ever open to good causes and their money-raising activities, and not least to the Kensington Society. Miss Jean and Miss Rachel were Founder Members of the Council of the Kensington Society. Their interest and generosity to the Society was of immense help and encouragement.

Miss Jean, the survivor, had a different range of interest, and her father's superb art collection, as well as her own and other people's embroidery, were a major pre-occupation. But it is tempting to think of them collectively as three notable personalities who are part of Kensington history. Those who care for the Royal Borough, and for what survives of the beauty of Greater London, will pray that a beautiful country house and garden may survive any 'development' that may follow the death of Miss Jean, who loved and cherished it.

Other activities and future arrangements

OTHER ACTIVITIES

Visits have been made to the following: The Knightsbridge Barracks; a walk round conservation areas on the south of the High Street; the Royal Horticultural Gardens, Wisley; Boughton Monchelsea Place, Maidstone; Clandon Park, Guildford; Tenterden Church and Swanton Mill; the Convent of the Assumption, Kensington Square; White Eagle Lodge; the Esperanto Society and the Society of Genealogists.

We should like to take this opportunity of thanking our hosts and hostesses.

FUTURE ARRANGEMENTS

18th APRIL at 6 p.m. A visit to the Royal Society, Carlton House Terrace, S.W.1. Tickets required, 15p.

25th APRIL at 1 p.m. from Kensington Square. A visit to the Saville Gardens, Windsor Great Park. Tickets (including tea) £1.50.

17th MAY at 6 p.m. ANNUAL GENERAL MEETING.

This will be held in the Orangery, Holland Park.

Chairman: The Rt. Hon. Lord Hurcomb, GCB, KBE.

The meeting will be followed by a talk on 'The Future of Kensington High Street' by Councillor Peter Methuen, Chairman, Town Planning Committee, and Professor J. M. Richards, will close the meeting with a short talk on 'What one expects of a High Street'.

20th JUNE at 1 p.m. from Kensington Square. A visit to Mapledurham House, Oxfordshire. Tickets (including tea), £2.00.

18th JULY at 1 p.m. A visit to Osterley Park. Tickets (including tea), £1.50.

21st SEPTEMBER 3 p.m.—7 p.m.

Conference in the Town Hall, W.8, to discuss the Colville/Tavistock area.

Mr. Clinch, Director of Redevelopment, Kensington and Chelsea Borough Council, is at present conducting a study of this area.

Chairman Baroness Stocks.

Speakers Mr. F. C. Clinch, B.Sc., C.Eng., F.I.C.E.

Mrs. Dennington, Leader of Opposition, G.L.C.

Professor Peter Hall, Professor of Geography, Reading University.

Councillor Peter Methuen, Chairman Town Planning Committee, K. & C.B.C.

Robert Vigars, G.L.C. Member for South Kensington.

Detailed programme will be sent to members later.

The Greater London Development Plan

by Geoffrey Dearbergh

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At the time of the Annual Report for 1970-71, the Inquiry had reached the Transport Section of Stage I of the proceedings.

Stage I, which covered the general strategies of the plan is now virtually concluded. Stage II, which deals with the local implications of these strategies, has at the time of writing, been in progress for several months. It is expected that Stage III, the final stage, will be reached in April 1972, when any outstanding points will be dealt with and objectors will have an opportunity of dealing with the evidence that may have been given since their own objections were heard.

The Panel will then make its recommendations to the Secretary of State for the Environment, whose task it will be to approve, modify, reject or refer back the various provisions of the plan.

The discussion of the transport section of the plan was long and detailed; it centred principally on the G.L.C.'s proposals for building a ringway system of primary roads, for developing the present main road system as secondary roads and for freeing the other roads of through traffic so as to create areas of acceptable environment for residential and other uses.

A summary of this discussion cannot be attempted here, but mention can be made of one or two matters which concern the Society and the Borough.

The Society submitted its written objections on transport in February 1971. These criticised the plan for not stating with sufficient strength and clarity that the G.L.C. would take it upon itself to implement the measures needed to keep traffic out of the environmental areas when and where the primary network created opportunities for this; this point made particular reference to the West Cross Route and its local impact. The Society also criticised secondary road proposals for being too extensive and rigid; in particular, reference was made in our objection to roads now used as main roads which could revert to use as local roads in environmental areas upon the construction of the primary network.

The Panel decided that the Society's objections would fit best into Stage II of the Inquiry and this was agreed to be appropriate. Before the objections were dealt with in Stage II the Society, in November 1971, submitted a short addendum dealing with additional material

and evidence on these topics which had emerged since the original transport objections were submitted. The original objections and the addendum have been issued by the Panel as support documents.

The addendum included references to the evidence of Professor Sir Colin Buchanan given on the 30th July and the 2nd August, 1971 (days 139 and 140), many passages in which appeared to lend support to the Society's submissions.

The Borough Council presented its objections on transport at Stage II of the Inquiry on the 24th November, 1971 (day 177). These chiefly concerned the programme for the construction of the proposed bridge over the Thames at the Chelsea end of the West Cross Route.

On the 8th February, 1972, the G.L.C. approved a number of revisions to the plan. These represent the changes which the G.L.C. would now be prepared to accept, having regard to new statistics and information that have become available since the plan was drawn up and approved over two and a half years ago. It also has regard to the discussion that has taken place at the Inquiry as the various objections have been dealt with.

These revisions, in a sense, constitute the first results of the Inquiry. They are of some length and are to be found in the G.L.C. Agenda for its meeting of the 8th February, 1972, and in Appendix I circulated with it.

Of particular interest to the Society are the following:

- (a) It is disclosed that borough councils are currently being consulted by the G.L.C. over a list of suitable locations for offices. This list has not yet been published. A list of considerations has been included in the plan to provide a guide to the cases in which planning permission should be granted for offices in these locations; this list includes 'conservation of buildings or places of architectural or historic interest'.
- (b) The section upon transport has been rewritten in a way which does much to remove the grounds of the objections made by the Society on this topic.
- (c) There have been significant changes in the section upon tourism. Whereas the original plan emphasised the need for more hotels in or near Central London, the revised plan contains a warning against the dangers of tourism for London if London's capacity in this respect is overstepped. The revised plan contains a specific provision against allowing tourism 'to prejudice the conservation of the housing stock'; it encourages hotel development outside Central London where no residential displacement is involved; it points out that large new hotel projects in Central London should not be allowed to prejudice good environmental conditions; and it draws attention to the problems of congestion, e.g. from tourist coaches.

These revisions accord with the objections made by the Society under the heading 'Tourism', to which reference was made in last year's Annual Report.

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Nos. 1-10 Colville Gardens (*from r. to l.*)



The Colville Area

by Ian Grant

The Kensington and Chelsea Borough Council, under the guidance of Mr. Frank Clinch, their Director of Redevelopment, is currently undertaking a social and physical study of a part of North Kensington known as the Colville Area. It is bounded on the north by the Metropolitan Railway, on the east by the borough boundary, on the west by Ladbroke Grove and on the south by Westbourne Grove and Ladbroke Gardens, and within it are to be found conditions of serious stress, poor housing and lack of open space which are amongst the worst in the Borough.

The Council's eventual aim is substantial improvement, redevelopment and increased amenities, and the research team is seeking the co-operation and advice of inhabitants of the area, together with that of interested societies and local bodies.

Although the south-western corner of the district under survey actually overlaps the north-east corner of the Ladbroke Conservation Area, such architectural and aesthetic qualities as it possesses have been largely overshadowed by those of the adjacent Ladbroke and Pembridge Conservation Areas. Building on the farm lands in this part of Kensington took place slightly later than in the more readily accessible southern parts and, as might be expected, the quality of building is not so high.

Nevertheless, the Kensington Society believes that there is sufficient value in many of the buildings and groups to merit preservation and repair, and we hope that this will not be overlooked in the general enthusiasm for renewal.

A visit to the soulless desert which has been created (not by the R.B.K. and C.) south of Kilburn Park Station should be enough to convince anyone that such is an environmental disaster course which must bring serious social consequences in its wake. Bleak and overbearing slab blocks rise like sinister pink cliffs from a wasteland where all existing features have been erased, and the sense of continuity which lies at the heart of every healthy community has been totally stifled.

Communities do not survive wiping the slate clean every seventy years, although many arrogant planners appear to need to nourish their megalomania in this way.

The main architectural heart of the Colville area lies to the south and west of All Saints' Church in Talbot Road (begun in 1852 but

not consecrated until 1861), and the groups of houses which line Colville Road, Colville Square, Colville Terrace, Colville Gardens and Powis Square are of considerable architectural interest.

The terraces on the east and centre part of Colville Square are especially rare in that they are built 'back-to-front' and, unlike most terraces of houses, the rear elevation is treated architecturally at the expense of the entrance side. The backs of both terraces form a monumental wall to one side of the small communal gardens which run the whole length of the houses, whilst the stair and bathroom projections normally found at the rear are incorporated over the front entrance porches into three-storey features giving a curious and impressive effect. The west elevation of the centre terrace is the better of the two, as that on the east terrace is restlessly broken up by a shallow three-sided bay to full height behind each house.

All these terraces are fully stuccoed, and as they rise four and five storeys above a basement, they make a fine, impressive and monumental effect, in conjunction with the small related areas of open space and the fine trees.

The 'back-to-front' houses, together with the neighbouring streets, were put up by a speculative builder named George Tippet in 1860-1875, and the design is very similar to that of the houses which he had previously built in Princes Square, Bayswater. Furthermore, the houses on the west side of Colville Square and in Colville Road are similar to those in Kensington Gardens Square and have neatly grouped windows in threes on the front elevation, and deep open-columned porches. It is evident that Tippet intended to repeat the success of his ventures in Bayswater all over again.

Whilst these groups of houses are by far the most architecturally interesting in the area, there are several other attractive streets with the type of smaller three- or four-storey house which is much more easily adapted to present-day living without sub-division. The upper end of Ledbury Road south of Talbot Road, St. Luke's Road, the western end of Lancaster Road, Elgin Crescent, all contain houses of this type—decent, generous, attractive and with good gardens front and back.

Some of these were built by Tippet, others by small speculative builders, often tradesmen who took over a few plots at a time, built on them and then moved on.

Unfortunately, much of the northern part of the district was almost simultaneously built over with tightly-packed houses of poor quality, and this factor was one of the most potent forces in the gradual decline of the whole area throughout the whole of the nineteenth century and up to the present time.

The completion of the Hammersmith and City Railway Line in 1864 led to the building up of the neighbourhood over a very short period with cheap houses, aimed at a class market which was dependent on the railway rather than a carriage for transport, and the relative inaccessibility of the district, cut off from the grander areas behind

the streets of smaller houses and the growing commercial artery of the Portobello Road, all this proved unattractive to the wealthy tenants for whom Mr. Tippet had hoped. Furthermore, the whole layout has a slightly pinched air, which is in marked contrast to the generosity of the Ladbroke or Bayswater districts, and the tall, gaunt houses never really caught on.

In the early days many were nevertheless well tenanted by single families with the usual number of servants, but very soon the records show the presence of an increasing number of lodgings, private schools and of internal sub-divisions. The decline continued without any real recovery until the early 1960s, by which time all these streets were in a sad condition.

Recently, however, several programmes of rehabilitation have been undertaken by private developers, but although preservation is entirely to be applauded, the social consequences have at times been unfortunate. Furthermore, the forms of conversion have often entailed the removal of features such as the original entrances of the 'back-to-front' houses or the wholesale emasculation of external enrichment, and this is greatly to be deplored.

In conclusion, the Kensington Society most strongly hopes that the Council will profit by the example of the environmental disasters near at hand, and will give encouragement to the formation of a well-balanced and healthy community in an environment which preserves the best of the past, side-by-side with the judicious introduction of sympathetic replacement.

The Society considers that the area under review contains much that is worth preserving, not only good houses but at least two fine 'gin palace' public houses—the Elgin in Ladbroke Grove and the Duke of Wellington in Portobello Road. There is also the magnificent 'Art Nouveau' public library in Ladbroke Grove, built by Henry Wilson in 1890.

Plenty of material is available for the fostering of the essential sense of continuity, and by using it we believe that a real contribution could be made towards the solution of the problems of urban renewal.

What can be done and



what ought not to be done in the Colville/Tavistock area



The Great God Mammon

by The Lady Stocks

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Kensington is fighting a precarious rearguard action against formidable interests (of course non-residential) enrolled under the banner of the Great God Mammon. Against him our Royal Borough from time to time throws up precarious defences and invokes indeterminate legislative planning powers to preserve Kensington for those who live in it. The avowed policy in regard to hotels and offices is: 'Enough is enough'. But the Great God Mammon, to quote an early English philosopher, 'leaps to his prey like a tiger chained by cobwebs'. On his banner is inscribed the emotive phrase: 'Development is progress'. But progress towards what? Towards a proliferation of office blocks and tourist hotels, also—and this is a peculiar feature of our stagnant economy with its high unemployment level—a proliferation of boutiques and cafés designed for the taste of our semi-educated 16/25-year age group, through which money seems to flow in an inexhaustible stream.

The *Sunday Telegraph* of 13th February has described this process in an article entitled 'Property Barons take over Kensington'. It tells us that in Kensington High Street Sir Hugh Fraser has completed a big property deal which appears about to give us an outsize boutique. To the west, Charles Clore has bought a large site for 'development' in the area of Adam and Eve Mews. Further to the west the Rank Organisation, having bought a site which includes the north end of Earls Court Road, is fighting for planning permission to build a massive hotel. Like David facing Goliath, but with a sling made of knitting wool, our Borough is, at the time of writing, still in action against the plan. And what of North Kensington? The engineering achievement of Westway, designed to bring more and ever more commuter cars into the congestion of W.C., W.1 and S.W.1, has rendered many former residences uninhabitable. Upon its ever-flowing stream of traffic, tower blocks look down—inhabited by mothers deprived of backyards in which to park their prams and doorsteps on which to gossip with their neighbours—and who thus qualify in increasing numbers for psychiatric treatment designed to cure isolation.

Meanwhile, in response to the beckoning hand of the Great God Mammon, building resources are diverted from the mouldering terraces of North Kensington to the demolition and 'redevelopment' of perfectly sound shops and residences in W.1 and S.W.1. WHY? Because more money can be made that way by property-mongers enrolled under the banner of the Great God Mammon. It is as simple as that.

The Kensington and Chelsea Corporation Bill

The Kensington and Chelsea Borough Council promoted a Private Bill to Parliament in March this year:

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Part I. Preliminary

(Interpretation);

Part II. To require the Corporation to compile a register of buildings in the Borough used, or to be used, for the provision of sleeping accommodation for a consideration, to make provision as to the compiling of the register including the power to refuse registration, and to prohibit the provision of such accommodation unless the building is so registered;

Part III. To amend the provision of the law relating to the enforcement of town and country planning control in the Borough under Sections 87, 88 and 90 of the Town and Country Planning Act 1971;

Part IV. To authorise the Corporation to acquire compulsorily, premises where a person has been convicted of harassment of or the unlawful eviction of the occupier of those premises under Section 30 of the Rent Act 1965;

Part V. To authorise the Corporation by licence to control the playing of music in premises which is audible from outside.

Part VI. To empower a duly authorised officer of the Corporation to require a person to give his name and address if he is reasonably suspected of having committed an offence against Section 1 of the Litter Act 1958, Section 19 of the Civic Amenities Act 1967, or byelaws made by the Corporation under Section 249 of the Local Government Act 1933, relating to the fouling of footpaths by dogs.

A public meeting was arranged by the Council to allow the electors the opportunity to decide, by vote, whether or not the Bill should proceed. The Society was only given ten days notice of this meeting. Members were notified and many of them attended the meeting, including our President. Residents were given very little opportunity at the meeting to discuss the value of the Bill. We think the idea of the Bill was commendable, but consider it unfortunate that the Council did not seek the views of the Society, and other local societies, before publication and we think it is an inexplicable instance of lack of co-operation of the legal department of the Council. In particular, the Society would like to see some legislation to control the change of use of local shops to boutiques. As members will know, the change of food shops, fishmongers, butchers and chemists to flashy boutiques is making household shopping difficult for residents and, not least, radically changing the character of our shopping areas.

The Bill had its second reading in the House of Lords on 7th March and was generally supported by the Peers. Viscount Colville of Culross opened the debate by discussing Part II of the Bill, which concerns the

'creeping hotel' problem. He said 'there are a number of slightly differing recipes and ingredients, but essentially what you do is to start off with a block of furnished flats and perhaps introduce "bed and breakfast" service or some sort of "maid service", then add a restaurant and perhaps other communal rooms, then start letting the flats on shorter and shorter terms and in the end you have an hotel. This is almost always contrary to the terms of the planning control under the Town and Country Planning Act, but the change takes place very gradually'. The damage done by this practice, said Lord Colville, is twofold—'by far the most important is the loss of accommodation in Central London and, secondly, one can get something far from a satisfactory type of hotel'.

The Earl of Kinnoul described it as a bold Bill and congratulated the Royal Borough on promoting it. He said he thought the 'only power that one has immediate hesitation about asking for in the Bill is that of compulsory purchase'.

Lord Sandford, Under Secretary of State at the Department of the Environment, said the Secretary of State, Mr. Peter Walker, had broad sympathy with the Corporation in their general aims, but that he had 'serious reservations about the means of achieving its objectives, as set out in Parts II, III and IV in particular, dealing with hotels, enforcement of planning law and harassment of tenants by landlords respectively'. With regard to the Bill's claims about the registration of hotels, Lord Sandford pointed out that the Development of Tourism Act 1969 had already provided for this. He said 'we are therefore in the difficulty that the Government will have before them proposals for another registration scheme which is at present being designed for a rather different purpose'. He added that he was glad to hear that changes in Part II of the Bill had already been contemplated. 'While I accept that the Bill would catch some fish which might get through the planning net, it would involve a duplication of control over a considerable amount of development which the Secretary of State for the Environment regards as undesirable.'

As far as Part III was concerned, Lord Sandford said there would have to be careful consideration before accepting local variations to the general planning enforcement powers. 'The greater part of the provisions of Part III savour too much of an attempt to amend the general law in ways which we do not consider useful or justifiable'. He added that in view of his Department 'there is much that can be done under existing law to combat creeping conversions from residential to hotel accommodation. . . . Nevertheless, following a debate in another place we have undertaken to examine urgently whether further planning powers are needed to deal with the problem of creeping conversion'.

'Part IV of the Bill', Lord Sandford said, 'adopts a quite novel approach to harassment. I would like to take this opportunity of commending the efforts being made by authorities in central areas, such as Kensington and Chelsea, to deal with this social evil'. Later

he added that the method suggested in the Bill would involve a totally new way of looking at harassment, and consequently this part would be unacceptable.

Lord Mancroft, President of the London Tourist Board, commented on the hotel part of the Bill and said 'if we are not very careful we shall find ourselves saddled with a Costa Cromwell Road'. He added that 'the matter should be tackled civically—that is by the G.L.C. or nationally, that is, by national as opposed to local legislation'.

Baroness Stocks: 'My Lords, those who attend prayers in this House are accustomed to ask strength to resist "private interest, prejudice and partial affection". I acquit myself of the first two: I must plead guilty to partial affection, because I have partial affection for the Royal Borough of Kensington, in which I was born; and I am very proud that, with regard to hotels, it should now adopt the policy of "Enough is enough". The noble Lord, Lord Sandford, raised a rather difficult point. He spoke of the possible future of two registration authorities both tackling the problem of registration, one on a national scale and one on a local scale. Did the noble Lord not say that? Yes, so I understood. Suppose they are both tackling the subject of registration. They are doing it from different angles, because I presume that the body which is doing it on a national scale represents the Tourist Board, whereas the body which represents Kensington on a local scale represents the inhabitants of Kensington. The two bodies may be tackling the problem with different motives—one favouring more hotels, and the other fewer hotels. So what? I would rather have double registration than single registration by a national body which is in the interests of the Tourist Board.'

'There is another point that was raised by the noble Lord, Lord Mancroft. Of course we all agree that this is, if not a national problem, at any rate a Greater London problem. The whole question of hotel development should be tackled with a view to development which could and should happen to the East and South-east of London, and which I believe is already beginning to happen. But since the matter is urgent and the thing is happening, I would plead for Kensington to be regarded as a special case. I use that phrase with a little distaste on account of recent associations with special cases; but Kensington is a special case. Mayfair has gone; Bloomsbury has gone, thanks to higher education, as the noble Lord has pointed out; Kensington and Westminster still have far to go, and I beg that they may not be allowed to go any further.'

Reports from Local Societies

THE BOLTONS ASSOCIATION

After one year in operation, membership of the Association is already nearly 200 and increasing rapidly. Street representatives have been appointed for each street within the conservation area to recruit new members and direct problems to the Committee. In October 1971, conservation area No. 12 The Boltons, was enlarged to the north to include Collingham Gardens.

Approximately 16 planning applications have been examined and commented on, two of which went to public inquiry. The Association was represented at both enquiries either in person or in writing, but in both instances our objections were not upheld.

The Committee is most anxious to adopt a creative role within the conservation area as well as a responsive one when dealing with planning applications, and for this reason have planned a series of surveys to enable them to see more clearly the needs of the area. A photographic survey is under way as well as one on trees. The Association has already submitted comments and recommendations to the Council on the working of the parking meter scheme in the area based on the results of a survey on parking.

A very good relationship has been established between the Association and the officers and councillors of the local authority. We have also liaised with the Kensington Society, the Chelsea Society and the West London Architectural Society.

The Annual General Meeting of the Association was held in December and was well attended. It was followed by an illustrated talk on 'Nineteenth Century Development in South Kensington' given by Mr. Ashley Barker, Surveyor of Historic Buildings for the G.L.C. On 26th January an illustrated talk on crime prevention was given by the local crime prevention officer.

Officers: *Chairman*, Mrs. I. L. E. Austin-Smith; *Honorary Secretary*, Lord Cardross, 24 The Little Boltons, S.W.10.

THE CAMPDEN STREET PRESERVATION SOCIETY

The 'designation' of Campden Street as part of the Campden Conservation Area was announced in November 1970, when we were told that a specific policy for this area had yet to be formulated. In February 1972 we were advised by the Council that an environmental group

had been formed to proceed to detailed study of each conservation area, which hopes to submit reports later in the year.

In the meantime, the great block of flats on the Metropolitan Water Board site at the western end of our street looms higher and higher; just outside our area of reference we are threatened with further high building on the Lex Garage site; at our eastern extremity planning permission has been granted for a block of flats and offices which, though smaller, is still out of scale in a street of small residential houses.

We hope that other amenity groups are also stimulating the Council to translate the lofty sentiments expressed in its conservation policies into action to conserve while there remains something to conserve.

We shall continue our endeavours to keep ourselves informed on developments affecting this street and welcome liaison and co-operation with groups having kindred aims.

Annual subscription, 50p. *Hon. Secretary*: John D. Williams, 51 Campden Street, W.8. Telephone: 727 5220.

THE EDWARDES SQUARE AND SCARSDALE ASSOCIATION

This Association was formed late in 1970. Apart from public meetings we have been chiefly concerned with keeping in touch with the Council and others involved in three projects: the Rank development of the Odeon site; the Ponting site; the West Cross Route. In conjunction with other societies we have played our part in the prevention of a hotel being built on the Odeon site, and the matter is now in discussion with the Borough Planning Officer on the future development of this site.

Although the Pontings site is at a less advanced stage, concern is at present with the traffic that will be generated both by this site and the nearly completed Tara hotel, which will greatly affect this conservation area.

It is hoped that once the West Cross Route comes into operation the Earls Court Road/Pembroke Road one-way system will, as originally agreed, revert to a two-way system and a proper traffic management scheme for the whole area be arranged so that through traffic is kept to a minimum. We have also been concerning ourselves with a number of smaller and purely local matters.

Chairman: Mr. David Cole. *Hon. Treasurer*: Mrs. G. Henry. *Hon. Secretary*: Mrs. John Brown, 3 Alma Terrace, W.8.

THE EGERTON AND THURLOE NEIGHBOURHOOD ASSOCIATION

There has been a great deal of local concern over the proposals for the development of South Kensington Station and its effect upon the conservation area surrounding the site. In particular, people living in and around Thurloe Square have expressed strong criticism of its design and scale and resulting traffic generation.

As a result, an amenity society is being formed which, it is hoped, will be able to represent the views and interests of people living in the north-eastern half of the conservation area, between Thurloe Square and Beauchamp Place, and which will correspond to the Onslow Neighbourhood Association already in being for the south-western half of the area.

Lord Ritchie of Dundee has agreed to become President and Sir Paul Reilly Chairman of the new association. Mrs. Ian Anstruther is acting Hon. Secretary and would be grateful if anyone living within the north part of the conservation area and interested in helping would get in touch with her at 95 Walton Street, S.W.3. Telephone: 584 9020.

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THE LADBROKE ASSOCIATION

The Association has been concerned this year with a number of special projects. Various aspects of conservation in the Ladbroke area are the particular concern of a number of sub-committees reporting to the main committee; town-planning and buildings; traffic and communal gardens. The Association has continued to comment in detail on all relevant applications for development to come before the local Council. A comprehensive traffic management scheme is in preparation and is now nearing completion. A liaison committee has been established to bring together members of square garden committees to discuss questions and matters of common interest. A special environmental study of the Ladbroke Estate has been undertaken, at the instigation of the Association, by senior students of the Kingston School of Architecture as part of their curriculum. It is hoped that the Association and its members will be able to benefit from their survey when it is completed.

Like all organisations relying on voluntary help, the Association needs as many members as possible. It is particularly conscious of the need to improve its communications service, and would welcome any regular assistance that members feel able to give in the preparation and distribution of newsletters, notices and literature of interest to members. The Association especially wishes to record its appreciation of the support and help of the present members.

Chairman: Angus Stirling, 25 Ladbroke Grove, W.11.

NORLAND CONSERVATION SOCIETY

1971-72 has been a year during which the cause of conservation in Norland has made good progress.

Our membership is up to 193. Our relationships with Council members and officers are stronger and more confident; we are listened to. There has been a substantial alleviation of two major threats which faced us at this time last year—hotels and traffic.

Hotels.—The Royal Borough has declared 'enough is enough' so far as hotels are concerned, and with this change of policy the threat of five major hotels and three thousand bedrooms within a stone's

throw of Norland has considerably diminished. We still fear the attraction our quiet streets might have for hotel traffic and parking generated by the new Hilton and are keeping an eye on the Hammer-smith site west of the Shepherd's Bush roundabout.

Traffic.—With the recent order permanently closing the road to traffic at Clarendon Cross the fear of a recurrence of rat-runs through Norland is past—we hope for ever. However, St. Ann's Villas and Royal Crescent continue to suffer seriously from heavy, fast and often dangerous traffic, and the threat is that this will continue so. The Society will continue to fight for a drastic reduction of this traffic.

Street Lighting in Addison Avenue.—Our feelings about tentative plans to alter the lighting of Addison Avenue ran high, particularly when the erection of a line of high, concrete standards with very bright orange lights was proposed to run straight down the centre of the Avenue, which we had just persuaded the Council to keep clear of parked cars in its parking proposals. Here, too, it appears our voice is being heeded.

Railings in St. James's Gardens.—Though the replacement of chain link fencing round the square garden in St. James's Gardens with steel and aluminium head railings is very much in keeping with those in front of the houses is no achievement of the Norland Society we welcome the change; it will add greatly to the character of the square.

16-18 St. Ann's Villas.—We opposed the building of a three-storey rear extension to these two Class III listed buildings. On appeal, the Minister agreed to quash the Council's refusal of planning permission. We continue to find this a most regrettable decision.

Kensington Corporation Bill.—We welcomed this Bill, but would have appreciated more notice.

For the future we are convinced of the important role that an active, vigilant grass-roots society like our own can play—indeed *must* play—in helping to conserve a conservation area; positive conservation policies and plans for specific areas are still sadly lacking.—*Hon. Sec.:* Clive Wilson, 52 St. James's Gardens, London, W.11.

ONSLow NEIGHBOURHOOD ASSOCIATION

It is proposed to form a local amenity society in the existing conservation area bounded by Drayton Gardens to the west, Old Brompton Road and South Kensington Station to the north, Pelham Street to the east and Fulham Road to the south.

The proposed primary objects of the Association are to preserve the existing residential and architectural character of the area, the buildings therein and the stock of fine trees in the squares and gardens.

It is intended to adopt the type of constitution recommended by the Civic Trust, which would make the Association eligible for registration as a charity.

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Anybody who is interested in helping with the formation of the Association is invited to contact the acting *Honorary Secretary*: H. R. Brady, 16 Selwood Terrace, S.W.7. (Telephone: 01-370 1078.)

ROYAL CRESCENT GARDEN COMMITTEE

Dangerous driving in Royal Crescent has resulted in crashes causing serious damage to fencing, trees and shrubs in this garden. During the period April to December 1971 at least three crashes occurred; the fencing is now uninsurable because of adverse claims for impact damage.

The Council cannot apply a speed limit lower than the 30 miles per hour limit now in force without approval from the Department of the Environment. It is hoped the police may help solve this serious problem of dangerous driving at the following points:—

- (a) approach to Royal Crescent from Shepherd's Bush roundabout;
- (b) approach to Royal Crescent from St. Ann's Villas.

It is indeed a miracle that no pedestrians have met with accidents; mothers with children have to wait minutes on end to cross the road, then dash for their lives. Zebra crossings might be the answer at the points mentioned.

The *Hon. Secretary* is Mrs. Jean Pownal, 3 Royal Crescent, W.11. (Telephone: 602 1875.)

List of some Notable Women who have lived in Kensington

(arranged topographically)

The liking of the Royal Family for Kensington Palace, from William III onwards, was great, but neither the historical events of William and Mary's time, nor those of Queen Anne's can rank with the fact that here was the birthplace of one of the world's great rulers. Here the Princess Victoria was born on 24th May, 1819, and here on 30th June, 1837, she received the news of the death of her uncle, the King. Queen Victoria's love for, and interest in, Kensington never failed, and her visits to her early home were constant through her life.

In 1872, as is recorded in 'The Letters of Queen Victoria', the Queen wrote down with her own hand some reminiscences of her childhood: 'My earliest recollections are connected with Kensington Palace, where I remember crawling on a yellow carpet spread out for the purpose—and being told that if I cried and was naughty my "Uncle Sussex" would hear me and punish me, for which reason I always screamed when I saw him . . . I was brought up very simply—never had a room to myself till I was grown up—always slept in my mother's room till I came to the 'Throne'.

Queen Mary was born at Kensington Palace. For forty years it was the residence of Queen Victoria's daughter, the Princess Louise, Duchess of Argyll, who died there in 1939. The Princess was closely identified with the civil life of the Royal Borough and was its first Honorary Freeman. The palace was the residence for some years of another daughter of Queen Victoria, Princess Beatrice.

Apart from the Royal personages connected with the Court and Palace, there are a great many women who have lived in Kensington and have a claim to fame, either for their wit, beauty or social graces. Holland House became the favourite resort of beauties in the eighteenth century.

In 1746 Henry Fox took a lease of and subsequently bought Holland House. Two years before, Lady Caroline Lennox, the eldest daughter of the Duke of Richmond, had eloped with Mr. Fox. Mr. Fox had been paying her attention but her parents declined to accede to a match with a son of a man of no family. The parents were, therefore, most anxious that she should marry another gentleman and insisted on their daughter meeting him, and in view of the interview, had directed Lady Caroline to pay more than due attention to her toilette.

In her dilemma she cut off her eyebrows to make the meeting impossible and, having gained her point and the time, she eloped that night with Mr. Fox. He was created Lord Holland in 1763.

In 1776 Lord Holland's grandson, nephew of James Fox and Third Lord Holland, returned from his travels, accompanied by Lady Webster, the wife of Sir Godfrey Webster. After a divorce had been carried through the pair were married. They made the house the great meeting place of the Whigs, and that curious phenomenon, a salon. Although extremely hospitable, Lady Holland was very autocratic, not only with her husband but with her guests. She would, in the midst of some of Macaulay's most interesting anecdotes, tap the table with her fan and say 'Now, Macaulay, we have had enough of this—give us something else'.

Holland House enjoyed its greatest day during the forty years when this beautiful and talented lady held court at Kensington to all the then most eminent figures in literature, art, science and politics.

Near Holland House was old Little Holland House where G. F. Watts, the artist, lived for many years. In 1864 he married Ellen Terry. Her reputation as a wonderful actress, particularly in her portrayal of Shakespearean characters, has been firmly established, and the 'Lady Macbeth' picture of her by Sargent will, doubtless, keep this reputation alive. Unfortunately her union with G. F. Watts was not a happy one and he divorced her in 1877.

Bedford Lodge, Campden Hill, was the home of the Duchess of Bedford from 1825 until her death in 1853. Her name survives in The Duchess of Bedford's Walk. (In 1900 the house was renamed Cam House and has been demolished to make way for the G.L.C. comprehensive school.) In the *Illustrated London News* for 1846 there is an engraving with a description of a *fête champêtre* at Bedford Lodge. The *fête*, we are told, had 'attained a high degree of celebrity among fashionable circles during the last few years'.

South Lodge, Campden Hill Road, was the home of Violet Hunt until her death in 1942. Her mother, Mrs. Alfred Hunt, a notable novelist in the 'three-decker' period, moved from Tor Gardens to South Lodge soon after the death of her husband, Alfred William Hunt, the landscape painter, in 1896. Violet Hunt bought the lease from her mother, and lived there for the rest of her life. Ford Madox Hueffer moved to South Lodge in 1908, and the house became the meeting place of the brilliant *English Review* circle and many other literary and artistic figures.

Lady Mary Coke possessed Aubrey House, Aubrey Road, from 1767 to 1788. She was a great lady and the pages of her Journal are full of local colouring.

She was the youngest of four daughters of John Campbell, Duke of Argyll and Greenwich. Her mother had formerly been a lady-in-waiting to Queen Anne. Lack of discipline when a girl caused Lady Mary Campbell to grow up capricious and with an exalted opinion of her own importance. She was, however, 'noble, generous, high-

spirited, undaunted and of unimpeachable virtue' in surroundings where virtue was rare. In fact, with 'a head singularly awry' she possessed 'a very good heart'. This is the verdict of Horace Walpole.

At the age of nineteen she was sought in marriage by the Earl of Leicester for his sole surviving son Edward, Viscount Coke, in the hope that this union might reclaim that young man from his evil life and provide an heir for the House of Leicester. Negotiations being completed, the wedding took place in March 1746. But the young bride approached her marriage as a martyr, though she refused to break off the engagement, and directly after the ceremony the exasperated bridegroom returned to his boon companions.

When it became clear that Lady Mary did not intend to act the complaisant wife, she was actually placed under restraint. At last her relatives became aware of the treatment she was receiving. A sensational trial followed, at which Lady Mary posed as the hapless victim. A separation was obtained and finally, in 1749, she was allowed to live with her widowed mother. In August 1753 Lord Coke died.

After the prescribed period of retirement, Lady Mary Coke, now an attractive widow aged 27 with an income of £2,500 a year, took a house in town and became a prominent figure in London society.

The beautiful portrait painted by Allen Ramsay belongs to this period.

From her fortieth to her sixty-fifth year Lady Mary wrote a delightful diary. Only about one-third of this journal has been printed, covering the years 1766 to 1774, but from its pages we can obtain much information about Notting Hill.

On 14th June, 1767, Lady Mary writes: 'When I came home I saw Mr. Floyd, and having settled everything relating to his house at Notting Hill, I have it at present upon a lease, and he gives me hopes of buying it'.

The property included the house, with flower and kitchen gardens, a courtyard and an orchard. There was a farmyard on the slope between Lord Holland's Lane, now Holland Walk, and an avenue with lime trees, now become Aubrey Road. To the east of this avenue, and from the Acton Road up to the lane leading to the house, now Aubrey Walk, there was sufficient pasture land to maintain a flock of 30 sheep, besides cows and horses. In 1768 11 acres were under grass and 22 loads of hay were carried from these fields.

The fitting up of the rooms in the house gave Lady Mary much entertainment. It was, however, the garden that pleased her even more than the house. Being an ardent gardener, Lady Mary not only directed others, but worked diligently day after day with her own hands. The care of the garden was of especial solace to her in those dreary weeks of the late autumn of 1767, following the death of Edward, Duke of York.

Cows and sheep are often mentioned in the Journal and much time was devoted to her poultry—ducks, turkeys and doves.

Lady Mary regularly attended morning service at Kensington

Church. As she advanced in age she became cantankerous and suspicious of everyone about her; when she died in 1811 at her house at Chiswick, aged 85, she had alienated or outlived all her friends and was sadly neglected by her servants. Her remains lie in the Argyll tomb in Westminster Abbey.

From 1860 to 1873 Aubrey House was occupied by Peter Alfred Taylor and his talented wife. It was Mrs. Taylor who started the philanthropic movements with which their name is associated and who gathered round her a large circle of friends. But it is in connection with pioneer work for the Franchise of Women that the name of the mistress of Aubrey House should especially be remembered. She was the first secretary of the Woman's Suffrage Society, and it was in her library, the Pink Room of earlier days, that the sheets of the Petition for Women's Rights were collected and gummed together. This was the gigantic petition under the weight of which Mr. John Stuart Mill staggered into the House of Commons.

The house was later bought by William Cleverley Alexander and after his death continued to be occupied by his three surviving unmarried daughters—Miss Mary, Miss Rachel and Miss Jean. An obituary notice to Miss Jean appears on page 14.

Almost facing the entrance to Kensington Church Street, in what was then known as Elm Place, is an eighteenth century house, once known as Vestris House. In this, at one time lived Madame Vestris, the most incomparable of singing actresses who was also the first woman to become the manager of a London theatre—the Adelphi. She married the actor, C. J. Mathews, at Kensington Church in 1838.

In the Mall, in a house demolished in 1871 to make way for Essex Church, lived Lady Callcott, the authoress of 'Little Arthur's History of England', a very popular book in Victorian times.

Old York House stood on the east side of Kensington Church Street where the present York House stands. It was once the residence of the Princess Sophia, one of the daughters of George II.

Jean Ingelow, the poetress, lived at 15 Holland Street from 1863 to 1871 and at 6 Holland Villas Road from 1887 to 1897, the year of her death. The house where she lived in Holland Street was demolished in 1938, when it was intended to build a new Central Library on the site. This project was stopped with the outbreak of war. In 1954 the Kensington Borough Council decided to build a block of flats on the site and these have been named Ingelow House.

In 1881 Lady Ritchie, the eldest daughter of W. M. Thackeray, was living at 16 Kensington Square, but in 1885 she had moved to still more familiar surroundings when residing at No. 11 Young Street. Among the works Lady Ritchie wrote is 'Old Kensington', a delightful novel of Victorian times.

Madame Albani died only as recently as 1930, so some people now living may have heard her rich soprano voice in 'Home Sweet Home' or 'Angels ever bright and fair', songs frequently sung by her. She lived in Kensington for many years at 31 Kensington Square from

1877–1879; 16 The Boltons, 1889–1898; Park House, Earl's Court Road, 1898–1908; and 61 Tregunter Road, 1908–1930.

Mrs. Patrick Campbell, the famous actress, occupied No. 33 Kensington Square from 1898 to 1916. Her husband was killed in the South African War. She became famous in 1893 by her acting in 'The Second Mrs. Tanqueray' and afterwards played many notable parts. Mrs. Angela Thirkell writes: 'She would descend upon Young Street with a swish of silk and a froth and a fluff of lace demanding nursery tea or suddenly require a darkened room as it was impossible for her to rest in her own house . . . Going to her house was always an adventure because you never knew who was there or what might happen. She might receive me in bed with curtains drawn, lamentably moaning that she was an old woman and would never be nice to look at again. Or she might be trailing about the house in a long-tailed lace wrapper alternately scolding and caressing whoever came within reach, lavishing affection on Pinky Ponky Poo, her adored dog companion for many years. One might find Mr. Yeats upstairs and M. Henri Bernstein downstairs'.

In Hogmore Lane, now Gloucester Road, was Gloucester Lodge. It was built by the Duchess of Gloucester, the beautiful lady who, while Dowager Countess of Waldegrave, was secretly married to the Duke, a younger brother of George III. The Duchess attempted nothing elaborate in the way of architecture, but laid out the six acres of grounds with serpentine paths. On her death in 1807 the place went to her daughter, Princess Sophia of Gloucester—not to be confused with her cousin the blind Princess Sophia—who sold it a few years later to the celebrated statesman George Canning. The house was demolished in 1852.

Kensington Gore includes among its past residents a number of celebrated women, the earliest of whom was Elizabeth Chudleigh, Duchess of Kingston, who in 1762 built Kingston House. This lady had an extraordinary and adventurous career, for she was without doubt an adventuress. In 1743 she was a maid of honour to the Princess of Wales, and in the following year clandestinely married young Hervey, heir to an earldom. In 1769 she married the Duke of Kingston who died in 1770. Her first husband became Earl of Bristol in 1775 and in 1776 she was tried and found guilty of bigamy, and to escape the barbarous penalty of branding in the hand, fled to Calais.

Kensington House, in the Gore (the site is now largely covered by Kensington Court), was for a time the residence of the celebrated Duchess of Portsmouth (Louise de Querouaille). She had been sent as a secret French emissary to London, and before 1672 was recognised as the King's mistress. In July of that year she bore him a son who was created Duke of Richmond, and in the following year she was created Duchess of Portsmouth. Her insatiable avarice made her extremely unpopular in England and after Charles's death she returned to France, dying in Paris, 14th November, 1734.

By 1819 Kensington House had become a Catholic boarding house in which Mrs. Inchbald, who had previously lived at No. 4 Earl's Terrace, spent the last two years of her life. Mrs. Inchbald was a woman of rare endowments—a dramatist, an actress and a novelist—and was also very beautiful. Among other works, she wrote 'The Simple Story', a very popular book of the time. 'She supported several relatives out of the proceeds of her work' says Leigh Hunt 'and would sit without fire in winter till she cried with cold, purely in order to enable her to do it, though the savings would have kept her in luxury'. She died, it is said, of tight-lacing.

In 1836 the 'gorgeous' Lady Blessington took Gore House and the brilliant circle which thronged around her in Seamore Place was increased with the greater capabilities of her new residence. Haydon, writing on 27th February, 1835, says: 'Everybody goes to Lady Blessington's. She has the first news of everything, and everybody seems delighted to tell her. She is the centre of more talent and gaiety than any woman of fashion in London'. To Gore House came novelists and dramatists, artists and actors, statesmen and refugees. Here Louis Napoleon, just escaped from Ham, first came for the shelter of an English roof. Her beauty at this time was very great, and afforded a theme for the pen of Byron and the brush of Sir Thomas Lawrence. Lord Blessington, from whom she was separated, died in Paris in 1825. Connected with the story of Lady Blessington, that of Count d'Orsay is intimately woven. Count d'Orsay lived at No. 5 Gore Villas, but he later removed to Gore House, where his presence scandalised Victorian society. The establishment of the Countess broke down in 1849 under a load of debt incurred by prodigal hospitality, dress, jewellery and gambling (on the part of the Count). Everything was sold up and Lady Blessington and the Count fled to Paris, where she died in the same year, d'Orsay dying three years later.

The Brompton Square area was the home of many actors and actresses. Mrs. Chatterly lived at 22 Brompton Square. She was an agreeable actress in comedy who had the reputation of being the best portrayer of a Frenchwoman on the English stage.

Miss Helen Faucit, the actress, was also an inhabitant of Brompton Square.

Miss Pope, an actress of considerable reputation, died at No. 17 Michael's Place on the 30th July, 1818. As an impersonator of old women Miss Pope is said to have been unrivalled and for more than half a century she remained constant to the boards of Drury Lane Theatre.

Mrs. Davenport, a clever actress and an admirable portrayer of old women, died at No. 22 Michael's Place on the 28th May, 1843. She retired from the stage on 25th May, 1830, after an uninterrupted service of 36 years at Covent Garden Theatre.

Mary Ann Keeley lived at 10 Pelham Crescent from 1860 to 1889 and died there on 16th March, 1899. She was the actress wife of Robert Keeley. She made her debut at the Lyceum in 1825 as Rosina

in the comic opera of that name, and long before her retirement in 1859 achieved a reputation as one of the most delightful comediennes of her time. She was seen in the Dickensian characters of Smike, Mrs. Peerybingle and Clemency Newcome and impersonated the leading character in Buckstone's drama 'Jack Sheppard'. During the management by her husband of the Lyceum, 1844–1847, the theatre became famous as a home of burlesque and parody.

It was in 1847 that Madame Goldschmidt ('Jenny Lind'), the Swedish nightingale, created such unparalleled enthusiasm, due not only to her wonderful voice but also to the charm of her personality. During her first year in England she was at Clareville Cottage, Brompton and, later, when she settled in this country, at No. 1 Moreton Gardens, from 1874 to 1887, the year of her death. Though she had retired from the operatic stage many years before she died, she continued to take part in oratorios and concerts. In 1876 her husband founded the Bach Choir. From that year until 1883 her main musical interests lay in leading and training the soprani of the Bach Choir, while from 1883 to 1886 she threw all her energies into her work for the School of Singing in the Royal College of Music.

Marie Corelli, the authoress, whose 'The Mighty Atom' and 'The Sorrows of Satan' at one time were the talk of the town, was for 10 years, 1892–1902, at 47 Longridge Road, Earl's Court.

In conclusion, when historians write of our present times, they will show that the women of Kensington lag in no way behind their sisters of the past and have advanced very far in fields of art and letters.

Note.—The name of the Duchess of Mazarin has not been included in this list because there is no evidence of her residence in Kensington Square, but complete consecutive evidence of her residence elsewhere.

C.G.B. (1954)

The Holland Baronies

by H. L. Gandell

A rather unusual sort of double-barrelled Barony is associated with the family of Fox. Sir Stephen Fox (1627–1716) was a self-made man who rose by his own ability to various important political appointments and was a Commissioner of the Treasury under four Sovereigns. He was largely responsible for and contributed generously towards the foundation of Chelsea Hospital. He was knighted in 1665, but refused the offer of a peerage from James II.

At the age of 77, being then a widower, he married a parson's daughter, and by her had two sons and two daughters. The elder son Stephen (1704–1776) was created Baron Ilchester in 1741 and Earl Ilchester in 1756. The younger son Henry (1705–1774) caused a great social sensation by his secret runaway marriage to Lady Georgina Caroline Lennox, the 21-year-old eldest daughter of the Duke and Duchess of Richmond, and it was some years before daughter and parents became reconciled.

Shortly after their marriage they went to live at Holland House, Kensington, which at first they leased and later bought from William Edwardes, whose name is perpetuated in Edwardes Square nearby. Like his father, Henry Fox held important political appointments, including Secretary at War and Paymaster General, and finally became Leader in the House of Commons.

He is said to have coveted a peerage and hoped for an earldom like his brother. The honour of an earldom he never achieved, but somewhat surprisingly his wife was created Baroness Holland of Holland in the county of Lincoln on 6th May, 1762. He himself was not elevated to the peerage until almost a year later when he was created Baron Holland of Foxley in the county of Wiltshire on 16th April, 1763.

He died on 1st July, 1774, and was succeeded by his eldest son Stephen (1745–1774) who became the Second Baron. (Stephen's younger brother was the famous statesman Charles James Fox.) Stephen's mother died only a few days after his father on 24th July, 1774, when he inherited her barony as well, and was thus both Baron Holland of Foxley and Baron Holland of Holland. He did not live to enjoy this double barony for long, as he too died in the same year on 16th December, 1774 at the early age of 29.

His only son Henry Richard, then age one, succeeded to the two Holland baronies. This Third Baron (1773–1840) grew up to be the celebrated host of Holland House, and was in due course succeeded by his son Henry Edward (1802–1859) the Fourth Baron who died without living issue, with the result that both baronies became extinct.

(Reprinted from 'The Coat of Arms')

Statement of Accounts for the year 1971

THE KENSINGTON SOCIETY—STATEMENT OF

31.12.70	Income	£	£
682	Balances at 1st January, 1971	...	680·65
	Membership Subscriptions:		
79	Life	78·75	
582	Annual	734·77	
		<hr/>	813·52
	Other Receipts:		
	Receipts from Sale of Work and Christmas Cards	312·80	
	<i>Deduct:</i> Expenses of Sale, less Stock on Hand	92·17	
		<hr/>	
134		220·63	
31	Bank Deposit Interest	23·45	
	Income Tax recovered on Covenanted		
56	Subscriptions	53·41	
154	Receipts for Visits	190·32	
51	Advertising in Annual Report	84·10	
	Donation for Greater London Develop-		
100	ment Plan... ..	—	
	Local History Group:		
—	Cash returned	8·82	
—	Donations... ..	40·00	
		<hr/>	620·73

KEON HUGHES, *Hon. Treasurer.*

£1,869

£2,114·90

We have prepared the above Accounts 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, 1971.

ACCOUNTS For the Year ended 31st DECEMBER, 1971

31.12.70	Expenses	£	£
156	Printing, Typing and Stationery	229·60	
202	Postage and Telephone	266·87	
403	Producing Annual Report and Leaflet	322·15	
24	Bank Charges	30·80	
69	Professional Charges	71·80	
26	Sundry Expenses	44·63	
20	Lectures, Hire of Halls, etc.	23·00	
1	Local History Group	3·00	
186	Coach Visits, etc.	220·61	
7	Subscriptions to other Societies	3·15	
20	Donations	—	
9	Photographic Records	4·20	
2	Borough Council Minutes	1·50	
63	Greater London Development Plan	48·62	
		<hr/>	
1,188			1,269·93

Balances at 31st December, 1971:

At Bank—

Current Account	266·22
Deposit Account	632·50

898·72

<i>Less:</i> 1972 Subscriptions paid in advance	60·75
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837·97

Stock of Sale Articles	7·00
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844·97

£1,869

£2,114·90

WRIGHT, STEVENS & LLOYD

50 Cannon Street,
London EC4N 6LA.
9th March, 1972

Chartered Accountants

Constitution of the Kensington Society

44

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 £15.75. Corporate members shall pay a minimum annual subscription of £5.25. Ordinary members shall pay a minimum annual subscription of £2.10. 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.

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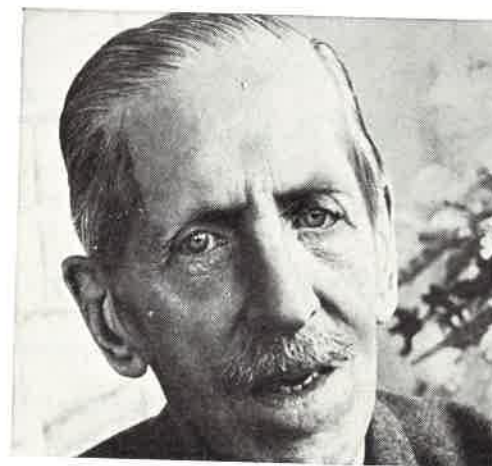
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of _____
(Address)

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 £2.10 or any part thereof.

IN WITNESS whereof I have hereunto set my hand and seal
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Signed sealed and delivered by the above-named COVENANTOR
in the presence of

WITNESS _____

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SIGNATURE

K. S.

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- 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.

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