

Annual Report

1974-75



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THE
Kensington
Society

THE KENSINGTON SOCIETY

Annual Report

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FRONT COVER

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DR. CROTCH

The Kensington Society

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THE DOWAGER MARCHIONESS OF CHOLMONDELEY
THE RT. REV. THE LORD BISHOP OF KENSINGTON
THE LADY STOCKS

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Mr. S. J. L. Egerton	

EXECUTIVE COMMITTEE

CHAIRMAN: MR. GEOFFREY DEARBERGH

VICE-CHAIRMAN: MR. IAN GRANT, F.R.I.B.A.

Mr. Barnabas Brunner	Mr. J. de Vere Hunt
Mrs. G. Christiansen	Mr. John Maclay
Mr. P. E. Clarke	Mr. Dennis Marlow
Mr. Geoffrey Dearbergh	Dr. Stephen Pasmore
Mr. Ian Grant, F.R.I.B.A.	Sir Allan Quartermaine, C.B.E., M.C.
Mr. Keon Hughes	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

Annual General Meeting

THE ANNUAL GENERAL MEETING was held in The Orangery, Holland Park, on Tuesday, 21st May, 1974, at 6 p.m.

The President, The Rt. Hon. Lord Hurcomb, G.C.B., K.B.E., was in the Chair, supported by Mr. Edward Seeley, Chairman of the Executive Committee and Mr. Keon Hughes, Hon. Treasurer.

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.

When moving the adoption of the Annual Report, Mr. Seeley said the Hon. Secretary, as always, had produced a very interesting one, but it could only give an impression of the Society's activities during the year. The Hon. Secretary, with Mr. Ian Grant's assistance, was heavily engaged inspecting planning applications, dealing with many other matters affecting amenity, organising the programme of visits and annual sale of work. Her home was made available as office, venue for meetings and fund raising sales.

Miss Blackie seconded the motion which was carried unanimously.

Mr. Hughes presented the Audited Accounts, pointing out that increased expenditure due to inflation had been more than matched by increased income mainly accrued from a Gourmet Auction organised by Mrs. Foss and the Annual Sale of Work. Mr. Maclay had handled advertising in the Report. Five hundred pounds had been transferred to Deposit Account which now stood at £1,396. Attention was drawn to the advantage to the Society of covenanted subscriptions.

Mr. Hughes proposed and Mr. Hatt seconded the adoption of the Accounts.

Lord Hurcomb spoke of the interest of Kensington to the rest of London being unlikely to diminish, and of the literary notabilities who have lived here.

Mr. Seeley informed the meeting that the Society was registered with the Inland Revenue for recovering tax from covenanted subscriptions. Additional benefits would derive from registering with the Charity Commission and an application was made. The Commission required three small amendments to the Constitution (circulated to members on the Agenda); they were of form and not substance:

- (1) That Clause 2 be deleted and the following Clause be adopted in the place thereof:
2. The objects of the Society shall be to preserve and improve the amenities of Kensington for the public benefit by stimulating interest in its history and records, promoting good architecture and planning in its future development and by protecting, preserving and improving its buildings, open spaces and other features of beauty or historic or public interest.
- (2) There shall be added at the end of Clause 11 the following:
No alteration shall be made to the rules of the Society which would cause the Society to cease to be a charity at law.
- (3) There shall be added at the end of Clause 12 the following:
In the event of the dissolution of the Society any assets remaining after satisfaction of all proper debts and liabilities shall be transferred to a charitable organisation having objects similar to those of the Society.

Mr. Seeley moved that the amendments be incorporated in the Society's Rules; seconded by Miss Bernal.

Miss Balian proposed and Miss Lascelles seconded the election *en bloc* of the Officers and Executive Committee for a further 12 months.

After the meeting, Mr. Simon Jenkins, Features Editor of the *Evening Standard*, gave a most apposite and invigorating talk under the title 'Does it Help to Protest?'. He had just completed work on a book dealing with the history of property development in London which goes back a few centuries, but this year was important for groups like the Kensington Society when even the bigger property companies appeared to be retrenching. The growth of protest was an increasing wonder; causes excited more public support than politics. Mr. Jenkins touched on a number of items of particular interest to the Society including the proliferation of hotels and disappearance of small shops.

A vote of thanks to the Speaker was given by Mr. Dennis Marlow.

OBITUARIES

We report, with deep regret, the tragic death of Mr. Peter Clarke and his wife in a motor accident on 30th January 1975. Mr. Clarke had been a member of the Executive Committee of the Society for some years. He was for many years Company Secretary for *The Times*; he resigned at the end of 1969 and was appointed a Planning Inspector for the then Ministry of Housing and Local Government. He was a founder and very active member of the Victorian Society. He instituted the Victorian Society walks and organised and conducted several for the Kensington Society. This method of appraisal of our architectural heritage has been widely adopted, not least by the Kensington and Chelsea Borough Council for one of their European Architectural Heritage Year projects, namely 'Town Trails'. He will be greatly missed in the amenity world.

As we go to press we learn with regret of the death of Miss Elizabeth Fry, a founder member of the Society. Miss Fry attended most of the Society's activities; she had over the years greatly endeared herself to members. She was a very generous participator in the Christmas Sale and we shall miss her sadly. We tender our condolences to her great friend Miss F. Yetts.

RETIREMENT FROM THE COMMITTEE

Mr. Edward Seeley, Chairman of the Executive Committee since 1973, previously a member of that Committee since 1967, retired in September owing to a new appointment as President of the Industrial Tribunal. Mr. Seeley felt that his new appointment would take up a great deal of time which would prevent him giving so much time to the Society's affairs. We congratulate Mr. Seeley on his new appointment and record our gratitude for his interest, generosity and work for the Society. Mr. Seeley has accepted nomination to the Council of the Society.

KENSINGTON HIGH STREET DEVELOPMENT AND THE LONDON DEVELOPMENT PLAN

Mr. Geoffrey Dearbergh who has been elected Chairman of the Executive Committee, has Chaired a number of sub-committees during the year for discussion of the London Development Plan and the Kensington and Chelsea Borough Council Kensington High Street Intermediate Report. The sub-committee has also met the Leader of the Council, Sir Malby Crofton, and other Councillors and officers of the Borough for discussion. Mr. Dearbergh has written a report, see page 21.

LOCAL SOCIETIES

There has been a further increase in the formation of local societies in the Borough, a number of these are affiliated to the Society (subscription £5.25 annually). We welcome this increase and where possible we give them our support. Several of the societies, in particular the Boltons Association, Campden Street Preservation Society and the Norland Conservation Society, frequently send us copies of their letters to the Council and in many cases a letter is sent from the Kensington Society supporting their views. Reports from the societies will be found on page 24.

We hope members living in these areas will support their local associations.

THE CHRISTMAS SALE

The usual Christmas Sale was held at 18 Kensington Square in November. We are grateful to members, who now accept the sale as an annual event, who come and buy. Particularly we would like to extend our thanks to those who help at the sale and to those who send donations because they are unable to attend. The cost of running the Society

increases each year and without the sale the subscription would have to be increased. The coloured Christmas card of St. Mary Abbotts was sold at the sale—we still have some left and hope to produce a new card this year, so please get in touch with the Society before you buy your Christmas cards.

ENFORCEMENT NOTICES

The Society has been very concerned during the past year about the apparent breakdown of enforcement orders. It is very clear that the present procedure does not work and that it is held in contempt by developers. We think to maintain the force of the planning laws the Council should act quickly and vigorously to use the powers it has. The Society has met and discussed this matter with the Leader of the Council and the Vice-Chairman of the Planning Committee.

SMALL SHOPS AND STUDIOS

We continue to deplore the loss of small shops serving local needs, and studios, and a memorandum has been sent to the Council on these matters.

TRANSFER OF LICENSING AUTHORITY

The Society would like to see the transfer of the licensing to the local Council. A number of cases have been decided in the past year, when clearly the Licensing Committee have not known or cared about the amenity of the area concerned. We have urged the Council to seek legislation for this transfer.

A FUTURE FROM OUR PAST

Europa Nostra Exhibition will be on show at the Central Library, Kensington, W.8, from 20th July to 2nd August, arranged by the Civic Trust.

TREE PLANTING

A tree planting donation of £25 was given to the Kensington Borough Council. The Society is interested in tree planting in the Borough and would be glad to receive suggestions for sites from members.

DONATIONS

We are very grateful to members and others who have made donations to the Society during the year, thereby showing confidence in our work.

PHOTOGRAPHIC RECORDS

A number of photographs have been taken during the year particularly of buildings likely to be demolished, but also of traffic conditions, litter, etc.; these have been sent to the Council with letters of complaint.

We should be glad to receive similar photographs from members; a photographic record often has a greater impact than lengthy correspondence.

ANNUAL GENERAL MEETING

Mr. Clifton-Taylor has kindly agreed to give the lecture after the Annual General Meeting, entitled 'Houses of English Stone'. The lecture will be illustrated with slides and held in the Royal Society of Arts Lecture Theatre; details on page 20.

Mr. Clifton-Taylor, a member of the Council of the Society, has lectured to the Society before; members who have attended his lectures will know what a treat they have in store.

Arrangements for the lecture were made in January, regrettably we had to arrange the lecture outside Kensington. The Library was booked for the whole of May, the Town Hall, Leighton House and the Orangery, Holland Park, cannot be blacked out for a lecture illustrated by slides. A number of other halls were either booked, unsuitable, or too expensive, i.e., the Lecture Theatre at College of Art £100 for two hours' lecture, the Commonwealth Institute Lecture Hall £50, the Geographical Society Lecture Hall £48.

The Hon. Secretary would be glad to hear from members of suitable halls for lectures to add to her list.

ANNUAL REPORT

Further copies can be obtained from the Hon. Secretary price 75p.

European Architectural Heritage Year 1975

Is here and now. It may be remembered from our 1972-73 Annual Report that the Kensington Society proposed at a Borough Council Environmental Advisory Committee meeting that the following projects should be put forward: Royal Crescent—St. Ann's Villas—that the square garden railings should replace the wire netting, cornices and pediments to the houses should be restored and the residents be encouraged to have a uniform colour scheme. With the help of Mrs. Tarrant-Willis and Mr. MacInnes we presented a photographic survey of the houses to the Committee.

During the last year the Norland Conservation Society commissioned a *conservation* study of Royal Crescent.

The Kensington Society is very impressed by the excellent work done by the Norland Conservation Society and offer them our heartfelt congratulations.

The other suggested projects we put forward have fallen on deaf ears.

Square garden railings

We are very anxious for the Council to replace *all* the chicken net wiring, throughout the borough, with railings. Lack of finance was the reason given for this project not being pursued.

Kensington Square

A photographic survey of Kensington Square was presented to the Council in 1973 with a request that the correct pediments should be replaced on No. 20, and that the ornamental concrete walling should be replaced between 38 and 39 with appropriate railings. The survey included pictures by Mr. Clark, 34 Kensington Square, and Mr. Maclay, 40 Kensington Square, of traffic blocks in the Square, including large vans and lorries. A request was made for the closure of Derry Street, for in spite of the traffic management scheme of Kensington Court Place/Thackeray Street instituted two years ago, Kensington Square is not the oasis from the High Street which it might well be if through traffic was disallowed.

Schemes accepted or put forward by the Council:

Tree planting, Portobello Road and Clarendon Cross. The Royal Crescent, restoration. St. Augustine's Church, Queen's Gate, restoration. Town Trails—walks in Chelsea and Kensington. Sloane Square—Chelsea Bun House.

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TENNIS COURT FOR HIRE

Listed Buildings

The Secretary of State for the Environment is required under the Town and Country Planning Acts to compile a list of buildings of special architectural or historic interest. It is an offence to demolish or alter such a building without 'listed building consent' and the penalty can be a fine of unlimited amount or up to 12 months' imprisonment or both.

Kensington was last officially surveyed in 1967. The Historic Buildings Department of the Greater London Council is currently bringing the list up to date. We have been invited by the Kensington Borough Council and the Greater London Council to help with further listing.

Most buildings of 1700 to 1840 are listed; between 1840 and 1914 only buildings of exceptional quality or historic interest are listed. It is now accepted that various items of street furniture (i.e. lamps, railings, fountains, etc.) can be important to the street scene, and, in some cases good examples of these are being accepted by the Department of the Environment for inclusion in the list. Selected buildings from 1914 to 1939 are also to be considered.

The number of listed buildings in the Borough are:

Grade 1 —	8	} These are on the statutory list.
Grade 2* —	36	
Grade 2 —	2,149	
Grade 3 —	this grading is no longer used.	

Grade 3 were buildings which did not qualify for the statutory list but were considered to be of special interest; these are now being added to the statutory list as the revision takes place.

The importance of listing is that it controls demolition or alteration to a listed building. This is an important work and the Hon. Secretary will be glad to receive any suggestions for listing from members which will then be passed on to the local council. We would welcome any help that members may be able to give in this matter.

*Buildings with internal listed features.

Royal Borough Environmental and General Study Group

The Council has set up a sub-committee of the Co-ordinating and Policy Committee under the Chairmanship of Councillor Nicholas Freeman, Chairman of Town Planning. The object of the sub-committee is 'to ensure that it has the necessary policies and powers to enable it to maintain or enhance the amenity of the area and to preserve its character as the major residential enclave in the Centre of London'. The specific brief is to examine in detail all existing relevant Council policies and to recommend new ones.

The suggested investigation fields are as follows:

- (1) *Town planning*
 - (a) Conservation
 - (b) Small shops, studios, etc.
 - (c) Enforcement orders
 - (d) 10 per cent tolerance
 - (e) Compensation for planning changes or refusals
 - (f) Planning procedures generally
 - (g) Architectural standards
 - (h) Special areas.
- (2) *Housing*
- (3) *Other general policies*
 - Licensing authority
 - Take-away food shops
 - Coach parking
 - Recycling of waste
 - Noise
 - Commercial vehicles and regulation hours
 - Representation on Metropolitan Police
 - Traffic Management
 - Relation with Amenity Societies.

The Chairman, Vice-Chairman and Hon. Secretary of the Society met the Leader of the Council and the Chairman of the Council's sub-committee and made further representations.

It was urged that legislation should be obtained to control demolition in all areas. It should be illegal to demolish until and unless planning permission for replacement has been obtained. That Section 8 direction should apply for all buildings in Conservation Areas. A thorough revision of the use classes order is required. Enforcement notices in the Borough, apart from tightening up the time scale, penalties should be provided equivalent to double the profits whilst in breach, and to maintain the force of the planning laws the Council should act quickly and vigorously to use its present powers.

Ten per cent tolerance. The logic for this is hard to see in Kensington and we suggest abolition by statute.

Architectural standards. Suggested a policy be followed of seeking to persuade developers and architects to improve quality by employing, in the case of sensitive sites, top ranking architects to act as consultants to the Council and that the R.I.B.A. should be asked for suggestions.

Housing. In the planning context the Society deplores the loss of residential accommodation to other uses, e.g., hotels, clinics.

General policies: The transfer of licensing authority to the local authority.

Take-away food shops: regulation of use by planning measures.

Coach parking: must be controlled from an amenity point of view not just from the point of view of traffic flow.

Recycling of waste products: priority for *collection* of waste products.

Noise: present by-laws should be used to prevent playing music in shops which can be heard on the pavement.

Commercial vehicles: restrictions are needed.

Representation on Metropolitan Police: might help to persuade the police to pay more attention to offences which affect amenity.

Traffic Management: policies should be more amenity-orientated.

Relations with Amenity Societies: early consultation and evidence that representations are considered.

Town and Country Amenities Act 1974

The purpose of the Act is 'To make further provision for the control of development in the interests of amenity, for the protection of trees and the preservation and enhancement of conservation areas, and of buildings of architectural or historic interest and their surroundings and landscapes, and for related purposes.'

This Bill was first introduced by Sir John Rodgers, M.P., in January, 1974, but as reported in our last Annual Report, owing to the dissolution of parliament it was lost.

Mr. Michael Shersby, M.P., introduced substantially the same Bill. It was supported by all parties and unopposed in both houses. It came into force on 31st August as the Town and Country Amenities Act 1974. The contents of the Act fall into three parts, conservation areas, listed buildings, trees and gardens.

Conservation areas

Every local planning authority shall from time to time determine which parts of their areas are of special architectural or historic interest or desirable of preserving or enhancing and shall designate them as conservation areas. Where county or district councils are unwilling to designate suitable areas, the Act gives the Secretary of State for the Environment power to designate areas.

No building in a conservation area may be demolished without consent granted by the local authority, or if the local authority is the applicant, by the Secretary of State for the Environment.

Listed buildings

An important provision is the change of the basis of compensation on compulsory acquisition of listed buildings. Hitherto, if a listed building was compulsorily acquired, the compensation was based on the assumption that consent to demolish would be granted, which resulted in compensation being above market value. In future, payments by a local authority will be for the value of listed buildings only disregarding the value of the site for redevelopment. The Act enables local authorities to recover the cost of carrying out emergency repairs. Provision in the Act allows for control of advertisements in conservation areas.

Protection of trees and gardens

It shall be the duty of the council to compile and keep available for public inspection free of charge a list of trees to be preserved; if any tree to which this section applies is removed, uprooted or destroyed on conviction on indictment an unlimited fine may be imposed. Furthermore limited protection is given to trees in conservation areas not covered by a tree preservation order. An owner intending to cut down, or lop such a tree, must give notice to the local authority, who will then have six weeks in which to serve a tree preservation order. The owner is free to proceed at the end of six weeks, or earlier if permission is given.

The Act also enables the Historic Buildings Council to make grants towards the preservation and upkeep of gardens of outstanding beauty or interest.

Conservation

The Kensington and Chelsea Borough Council have been very active in recommending the designation of conservation areas, and a number of earlier designations have been extended, and new areas suggested. During the past year a suggestion was made by the Council that the whole of the Borough should be declared a conservation area. It is understood that the reason for this suggestion was to give the Council wider powers to control demolition. The Society opposed total designation, it was thought that this would tend to lessen the value and regard now paid to areas of *real* architectural or historic value and would lead to an erosion of standards generally.

ST. QUINTIN ESTATE, NORTH KENSINGTON

We supported the request by the St. Quintin Estate Residents Association for this estate to be designated as a conservation area. The estate provides a very pleasant residential environment, both the Victorian and Edwardian buildings are in a good state of preservation. The Kensington Borough Council are agreed and consultations are being carried out with the Greater London Council.

PROPOSED EXTENSION TO QUEEN'S GATE AREA

We supported the Council that the Queen's Gate conservation area should be extended to include Nos. 71-117 and 140-156 Gloucester Road including Baileys Hotel, Grenville Mews including the arch adjoining No. 19, No. 45a Stanhope Gardens, No. 1-19 Stanhope Mews West, the building between No. 10 and the underground railway, and 1-3 Harrington Gardens. The arch and 1-3 Harrington Gardens are included in the statutory list of buildings of special historic or architectural interest.

EXTENSION LADBROKE ESTATE

Suggestions sent to the Council by the Ladbroke Association for an extension of this conservation area have been accepted by Kensington and Chelsea Council and approved by the Greater London Council.

Kensington Park Road (East side)
Portobello Road (West side) Nos. 65-111 (odd)
Westbourne Grove (North and South sides)
Blenheim Crescent (South and North sides)

Ladbroke Grove (West side)
St. Mark's Place (East and West side)
Clarendon Road (West side).

THURLOE ESTATE AND HANS TOWN

Thurloe Estate to extend to include Nos, 1-20; 26-47 Beaufort Gardens; 4-13 Brompton Place; Harrods; 79-141 Brompton Road; Fire Station; 20-28 Basil Street; Hans Court 2-34 Hans Road; 32-54 Hans Crescent. Hans Town to extend to include Basil Mansions 7-25 Basil Street; Hans Crescent Hotel; 3, 4-28 Hans Crescent; 30-49 Pavilion Road. The Borough Council are consulting the Greater London Council on these proposals.

EARLS COURT SQUARE

Proposed Conservation Area. The Council are of the opinion that the following properties in Earls Court Square should be designated as a conservation area and consultations are taking place with the Greater London Council.

Nos. 2-10, 3a-47, 12-26 Herbert Court Mansions; 30-52, 51-69 Langham Mansions; No. 9 Farnell Mews.

It is impossible to show much detail on the enclosed map but we think members will be able to ascertain whether or not they live in a Conservation Area. We understand copies of the numbered areas can be obtained from the Borough Council.

A selection of cases dealt with

PLANNING APPLICATIONS

The number of planning applications referred to the Society for comment by the Planning Department of the Borough Council are too numerous to list. They have been examined by Mr. Ian Grant, architectural adviser and Vice-Chairman of the Society, by Mrs. Christiansen and, in cases of large developments, by the Chairman and other members of the Committee. We have made our views known to the Planning Department and are happy to report that in a large number of cases our views have coincided with the officers of the Council. We have in many cases been able to support the Council at public inquiries. When our views have differed from the Council we have made our views known and alerted residents in the area concerned to oppose the application.

In all cases we have adopted an objective view, our main concern has been to ensure that a new development is a good neighbour and not detrimental to the area.

Traffic management schemes. We have discussed and commented on a number of traffic schemes in the Borough, after obtaining local residents' views on the schemes.

Channel Tunnel and London Passenger Terminal. A Public Meeting was convened in November under the Chairmanship of Sir Brandon Rhys Williams, M.P. The speakers were representatives of the Department of the Environment, British Rail, Greater London Council and the Kensington Borough Council. Mr. Ian Grant showed slides of areas in North Kensington most likely to be affected by the siting of the Tunnel Terminal at White City. The meeting was well attended. The subsequent decision of the Secretary of State for the Environment will be known by members.

14 Kensington Square. Planning application for extra storey was not opposed by the Society, it was thought by the Committee to be satisfactory in respect of height, design and materials and that it would improve the street scene. We would like to see this house in residential use but office rights were acquired some years ago. Our comments to the Planning Department include a request that the house should

appear to be used for residential purposes, e.g., neon strip lighting not to be used on ground and first floor and that these windows should be curtained.

25 Ovington Square. Planning application to convert premises to provide offices and self-contained flat and maisonnette. Opposed by the Society as detrimental to the residential character of the Square.

27 Ovington Square. A similar application to No. 25 Ovington Square opposed for the same reason.

19 Kensington Park Gardens, W.11. Application to construct addition over low wing strongly opposed by the Society.

17 and 18 Lansdowne Walk. Infilling opposed by the Society.

158-168 Fulham Road. Council supported at Public Inquiry in refusing permission for tank rooms and plant on the roof.

A.B.C. Cinema, Fulham Road. Application for enlargement of cinema and extension of licensing hours strongly opposed by the Society.

80 Kensington Park Road. Application for additional storey opposed by the Society as an additional storey would break the existing architectural unity of the terrace.

15 Elsham Road, W.14. Opposed introduction of dormer windows of an untraditional type.

47, 48, 49 and 50 St. James's Gardens, W.11. Request to the Council that great care should be taken to ensure that the front elevations of the houses, with all their external features, should be preserved and restored.

184-188 Kensington Church Street, 3-5 Rabbit Row, W.8. Comment made by the Society's architectural adviser 'a great pity that the buildings in Church Street, which have a delightful "village" atmosphere, should be replaced by such a poor and pedestrian design'.

Lawrence House, 38 Lansdowne Road, W.11. Roof addition opposed; it was thought that the addition would set a dangerous precedent for further roof additions to buildings in the area.

3-5 Gilston Road. Supported the Boltons Association in opposing demolition of these houses.

Emperor's Gate Hotel Scheme, 114a Cromwell Road, 8/9 Grenville Place, 9-25 Emperor's Gate, 1-7 McLeod's Mews. Application for 750 bedroom hotel opposed by the Society as an overdevelopment and thoroughly detrimental to amenity and character of the area.

Access to St. Mary Abbot's Church. Application for the church to use Church Walk for weddings, funerals, etc. Strong opposition expressed by the Society for this, one of Kensington's few remaining traffic-free areas, to be used in this way. Residents in the area were alerted and also strongly objected.

St. Augustine's Church Restoration. This restoration has been put forward as a European Architectural Heritage Year project. The Society donated £50 towards the cost. Full report of the work in hand is given by Mr. Kenneth Campbell on page 30.

19 South End. In the reconstruction of these premises the developer erected a substantial roof structure without planning permission. Objection was sent to the Council and we were later informed by the Council that an enforcement notice had been served. However the architect then applied for planning permission for the addition and planning permission was given. The Society considers that this makes nonsense of Town Planning.

12 and 14 Lansdowne Walk. The Society strongly opposed the construction of an infilling block between these two properties to provide 18 self-contained flats, and supported the Kensington Borough Council and the Ladbroke Association by written representation. We consider it very regrettable that the appeal was allowed.

Odeon Cinema 261-265 Kensington High Street. Application to use part of the second floor for recreational training purposes opposed on the grounds that it could prejudice the redevelopment of the site. Refused by the Council.

164-178 Cromwell Road and 1-21 Pennant Mews. Erection of general medical clinic with medical, consultancy and ancillary residential and office facilities. Strongly opposed by the Society and many residents. We regret that the Council has given outline planning permission. It is now subject to the direction of the Greater London Council.

43 Norland Square. Application for a roof addition opposed—apart from one roof addition some years ago the terrace is of uniform height.

Land rear of 18-24 Wallgrave Road. Planning permission to erect house. The Society supported local residents in opposing this development as unsuitable for this small overlooked area, which should be left as an open space.

13-30 and 43-61 Warwick Gardens. Owned by the Prudential Assurance Co. who were asking for comments for the type of development thought to be preferable for this site. They claimed that because of the structural condition of the properties and heavy cost of repairs they were desirous of an overall development of the site. New development opposed by the Society; it was thought by the Committee that the houses were not in such a poor state as to require demolition.

180-186 Cromwell Road. Planning permission refused for use of this site as car park. The Society supported the Council's refusal at Public Inquiry. Appeal has been dismissed by the Secretary of State for the Environment.

12-14 Ansdell Road. Application for office development opposed by the Society. Planning permission given.

Redevelopment of Harrington Estate. A report of the suggested development of this site has been studied by the Society and recommendations made.

66 Adam and Eve Mews. Planning application to build a three storey building and studio on this site opposed as an overdevelopment of the site.

Campden Street. There has been a spate of applications in for Campden Street, more fully reported by the Campden Street Preservation Society. In all cases we have supported the local Society.

47 Kensington Court. Supported the Council in opposing the extension of restaurant and have requested that the refusal should be enforced.

48 Kensington Court. Application for change of use of residential building into cultural and diplomatic headquarters of the Republic of Gabon. Opposed by the Society as a loss of residential premises.

1-11 Ladbroke Road. Application to build a new theatre. The Society has always considered the proposal to build a theatre on this site to be undesirable; the loss of 9 and 11 Ladbroke Road is deplored, and the design is too bulky to occupy this sensitive site. The introduction of 6,350 square feet of office space is also undesirable.

66 Pembridge Villas. The Society deplored the stripping of architectural detail and re-rendering of this house. This house is of particular environmental importance as it occupies a key corner site.

Public Inquiry. Royal College of Art appealed against the Westminster City Council's refusal of planning permission to demolish houses in Kensington Gore and 197-200 Queen's Gate. The Society received only one day's notice of the inquiry and consequently was unable to be represented legally. Strong representation was made supporting the Westminster City Council in refusing permission for the demolition of the listed houses in Queen's Gate. It was stated that in spite of areas of regrettable erosion Queen's Gate still retains much of its earlier character.

Other activities and future arrangements

OTHER ACTIVITIES

Arrangements were made for members to visit the following: Royal College of Organists, Kensington Gore, S.W.7, when Mr. K. B. Lyndon introduced Miss Marsden Thomas, a Fellow and Exhibitioner of the College, who gave a short recital; Jewish Museum, Upper Woburn Place, W.C.1, where Mr. Phineas L. May kindly talked about the exhibits; Royal School of Needlework, 25 Princes Gate, S.W.7, when the Director, Mr. David Lloyd, spoke on the School's history and conducted members on a tour of the workrooms; Caldecote Community in Lord Brabourne's mansion at Mersham-Le-Hatch, Kent, followed by tea at Swanton Mill; Sutton Place, near Guildford, by kind permission of Mr. Paul Getty; Royal Holloway College, Englefield Green, Surrey, enabling members to see its fine collection of Victorian pictures; The Royal Horticultural Society Gardens, Wisley; St. Augustine's Church, Queen's Gate, S.W.7, to hear the Rev. K. V. Hewitt speak about the restoration scheme and to see some of Butterfield's vivid decorative work revealed again; Ilchester House, Allen Street, arranged by Mr. R. R. Martin, Director of Architecture and Planning, Royal Borough of Kensington and Chelsea; Victoria and Albert Museum for an interesting talk by Miss Helen Lowenthal on German Mediaeval and Renaissance Art; Debenham House, Addison Road, W.14, by permission of the Richmond Fellowship, with a talk by Mr. Ian Grant.

A Christmas Sale was held at 18 Kensington Square on 30th November.

FUTURE ARRANGEMENTS

8th APRIL, 3 p.m. Visit to Holy Trinity Church, Brompton Road, by kind permission of the Vicar, the Rev. R. J. Morris, O.B.E., who will give a talk to members.

16th APRIL, 11.30 a.m. Visit to 12 Kensington Palace Gardens, W.8, by kind permission of the Dowager Marchioness of Cholmondeley, Vice-President of the Society. Admission by ticket only.

29th APRIL, 3 p.m. Mrs. Keegan has very kindly arranged a Poetry Reading and tea in her 18th century house, 19 Kensington Square.

The Reader, Rohan McCullough, trained at the Bristol Old Vic. She began her one woman poetry entertainments in 1972 and has enjoyed much success at the Purcell Room in London, in various National Trust houses in England, and in various parts of America. Tickets, £1.25; proceeds for the Kensington Society.

6th MAY, 1.30 p.m. Visit to Savill Gardens, Windsor Park. Coach leaves Kensington Square at 1.30 p.m. Tickets, including entrance, coach and tea, £2.50.

20th MAY, 6 p.m. ANNUAL GENERAL MEETING at Royal Society of Arts Lecture Theatre, 6-8 John Adam Street, Adelphi, W.C.2 (No. 9 bus to Charing Cross Station). Chairman: Mr. Geoffrey Dearbergh. The Meeting will be followed by a Lecture by Mr. Alec Clifton-Taylor, F.S.A., entitled 'Houses of English Stone' illustrated with slides. Chairman: Sir Trenchard Cox.

18th JUNE, 1 p.m. A repeat of the visit last year to Swanton Mill, Kent. The Mill has been entered as a European Architectural Heritage Year project, and will be seen working. Coach leaves Kensington Square at 1 p.m. Tickets, £2.

16th JULY, 2.30 p.m. Visit to the Greater London Council Record Office, the Library, Map and Print Collections and the Photograph Library, at The County Hall, S.E.1. Meet in Main Hall. Tickets required, 25p.

23rd SEPTEMBER, 1.30 p.m. Visit to Stratfield Saye House, near Reading, the home of the Duke of Wellington. The house is open daily to the public so we have not been able to arrange a special opening but hope as the visit has been arranged at the end of the season it will not be overcrowded. Coach leaves Kensington Square at 1.30 p.m. Tickets, £2.50, including entrance, tea and coach.

The Borough Development Plan and The Kensington High Street Intermediate Report

THE DEVELOPMENT PLAN

In the course of the year the Borough Council has embarked on its programme of consultation over its Development Plan for the Borough.

There have been a number of public meetings in different parts of the Borough and these are continuing. The Planning Department has also produced three Context Papers for consultation and comment by amenity societies; they deal with 'Conservation and Development', 'Leisure and Recreation' and 'Movement'.

The Society has yet to submit comments on the last of these but has made its views known on the first two.

Conservation and development

The Society submitted that the correct 'balance' between conservation and development within the Borough as a whole could be obtained if the claims of conservation were given priority over the claims of development in those cases and places where a case for conservation could be made out. The Society also emphasised the need to have regard to the amenities of areas which are not themselves conservation areas and which might accordingly be in danger of being 'written off'. The Society's suggestions for a conservation policy included the suggestion that legislation should be sought to obtain powers of controlling demolition and to make enforcement more effective; these suggestions have been discussed with the leader of the Borough Council; they are both the subject of recommendations in the recently published Dobry Report.

Leisure and recreation.

The Society's comments were restricted to matters affecting open spaces.

The Society agreed with the Borough Council's view that the provision of any large new open space within the Borough was not a practical possibility.

The paper included reference to proposals for making 'more intensive use' of square gardens and making 'them more accessible to a wider public'.

The Society expressed the view that this process would in many instances lead to the loss of the amenity value of the squares both as quiet garden enclosures and, visually, as pleasant green places contrasting with or complementing the adjacent buildings.

The Society also made the point that the demands of some 'leisure activities' might tempt the authorities to nibble at the open spaces of Holland Park to the detriment of its special qualities. These temptations should, in the Society's view, be resisted.

THE HIGH STREET STUDY

This document, which had been expected at the time of last year's Annual Report, became available in the autumn. It has been considered by the Executive Committee and the Development Plan Sub-Committee and comments have been sent to the Borough Council. It is hoped to follow this up with a discussion with the officers of the Borough Council.

Only the briefest summary can be given here of a long document which has provoked a number of detailed comments.

In discussing the future role of the High Street the Report identifies the pressures that development of the High Street as a tourist and commercial centre would exert on the residential environment but suggests, as a recommendation, that this is the sort of development with its 'concomitant higher level of activity' that should be encouraged. The arguments for and against such an approach, the extent to which it can be pursued without damaging the residential environment and the other options available are matters which are not discussed in the Report. The Society is still unconvinced that development as a commercial or tourist centre is desirable or justified by the argument on rateable value which remains coyly confined to parentheses.

The section on future movement in the High Street simply accepts a future role for the High Street as a main traffic artery and suggests 'improvements', such as a barrier right down the length of the High Street, aimed to confine rather than remove the pedestrian/traffic conflict which does so much to lower the environmental quality of the High Street. Suggestions are made for the provision of parking facilities for car-borne bulk shoppers from an enlarged shopping catchment area. The Society sees such proposals as being likely to add to difficulties created by traffic in the area and to do little to improve the shopping environment.

The section dealing with the form, bulk and height of new development plainly contemplates a very substantial increase in the centre of the High Street and at certain other points such as Ansdell Street,

Wynnstay Gardens, Adam and Eve Mews. The Report itself mentions many ways in which excessive bulk of development could do environmental damage. The Report does not attempt any full study of the impact which the proposed amount of development would have on the environment.

The Society has expressed its concern at this and is of the opinion that the amount of development proposed will do the very damage which the Report says should be avoided.

GEOFFREY DEARBERGH

Reports from Local Societies

THE BOLTONS ASSOCIATION

The Association has had a busy year. We are beginning to go beyond our initial task of reacting to planning proposals and are endeavouring to concentrate more on the enhancement aspect of conservation. Our relation with the Council and its Officers continues to be good and we work closely with them. The Chairman of the Association is a member of the Kensington & Chelsea Borough Council Environmental and General Study Group set up to look into the deficiencies of the Planning Law as they affect the Borough. The Association, together with the Onslow and Thurloe & Egerton Associations, have submitted a paper with their views to this Committee.

Prior to the 1974 Amenities Act, demolition was a threat to the area. Due to local vigilance, we were instrumental in getting the Council to make a Schedule 8 Direction on a pair of attractive Victorian semi-detached houses. Unfortunately their action was almost too late, but nevertheless we are taking all possible action to ensure that the houses will be rehabilitated.

Due to the present weak and sometimes slow enforcement procedure, our great concern is currently with developers putting up buildings without or not in accordance with planning permission.

We continue to press for improvements to traffic matters within the area and for means of tackling the constant problem of refuse and litter.

The Annual General Meeting will be held on 24th March, 1975. *Chairman:* Mrs. I. L. E. Austin-Smith. *Hon. Treasurer:* Lord Cardross. *Hon. Secretary:* Mrs. J. Wheeler. Telephone for the Association: 01-734 6161.

THE CAMPDEN STREET PRESERVATION SOCIETY

In an active year the Society has considered and commented upon a number of applications—some new, others revised (and sometimes repeatedly revised), plans from old applications.

The large number of applications relating to this one street illustrates the burden placed on the Council which is made heavier by the practice of submitting repeated applications. We believe that this shows the need for local societies which can assist the Council with informed comment on local matters. For its part, the Council has shown its

appreciation of this by referring applicants to the Society to discuss proposals at an early stage, which has produced a result satisfactory to this Society in most cases.

We are glad to say that, on appeal, the Inspector upheld the Council's refusal to grant planning permission on a garden space referred to in last year's report, on the ground that new buildings should not be allowed to intrude on to garden space which, with neighbouring gardens, is so important to the open character of the urban scene. The Council also refused permission for an additional storey to one of the houses in a terrace whose skyline would have been spoiled thereby, and in the case of another house limited the height as we had pleaded. We welcome the Council's action in these cases in upholding the principle of its declared policy for conservation areas.

Hon. Secretary: J. D. Williams, 51 Campden Street, W.8.

EDWARDES SQUARE AND SCARSDALE ASSOCIATION

During the year the Council agreed to our request for a considerable enlargement of our conservation area. As a result we have now almost trebled our membership.

Two public meetings have been held mainly concerned with traffic matters, and the Association has originated the newly formed Kensington & Chelsea Traffic Study Group in conjunction with other local societies to make available an accurate background of information on traffic questions within the Borough. This will be for the benefit of all associations and groups when dealing with their own particular problems. This study group, which has the backing of the Kensington Society, will work in close co-operation with the Council's Traffic Department under Mr. E. G. Goldring, Director of Engineering and Public Amenities.

The Association has been active in keeping a close watch on all planning applications within its boundaries and has forcefully opposed those with which it disagreed. One example was the proposal to redevelop the shops at the top of Abingdon Road. Through its Kensington High Street Study Group it has maintained a close liaison with the Town Planning Committee and has established a working party to consider proposals for the Rank Odeon site.

A well attended invitation meeting was held in the Lecture Theatre of the Library on 20th January, 1975, at which three senior Executives of the English Property Corporation and two of their architects outlined their latest proposals for the development of the Pontings site. Both Mr. R. R. Martin, Director of Architecture and Planning, and Councillor Mrs. J. V. Russell, Chairman of the Planning Committee, were present during the discussion. These plans had not been considered by the Planning Committee before this meeting.

Action is being taken with the Council to try and solve the problem

of the inadequacy of drawings that accompany Outline Planning applications as well as the lack of information on content, a serious cause of complaint in this present case.

Hon. Secretary: Lady Brown, 3 Alma Terrace, London, W.8.

KENSINGTON COURT RESIDENTS' ASSOCIATION

The Kensington Court Residents' Association was formed on 12th March, 1974, at a public meeting in Eldon Hall. Since that time, the Executive Committee of the Association has met regularly to consider the problems facing residents in Kensington Court. Studies of such general matters as housing, parking and rubbish have been carried out and action taken on a neighbourhood level when it has been appropriate.

The Executive Committee of the Association has also concerned itself with particular buildings and their amenities. We have sought to protect the trees and gardens of a large block of flats now being re-developed in the Court. We have screened applications to the borough planning department for non-residential use of buildings, and have succeeded for the present in preventing the conversion to office usage of residential units in one building. In the matter of noise abatement, we joined with individual residents to help prevent a restaurant/discotheque from extending its premises within a block of flats. The committee has also dealt with the problem of restaurant fumes.

The Association has 94 members, and hopes to have more than 100 by the end of its first year of existence. The Association has encouraged its members to take an active role in ward and borough planning schemes.

THE LADBROKE ASSOCIATION

The Association's work has proceeded steadily throughout the year, and the committee has met regularly about once a month. Examining and commenting upon current planning applications to the Borough's officers has been a continuing task for the Association's architectural advisers, and the Inspector's ruling against the Council's refusal concerning the projected development at 12-14 Lansdowne Walk (a refusal supported by the Kensington Society as well as the Ladbroke Association) has been a disappointment to the committee. The Association's Traffic Sub-Committee has been closely engaged with the Borough's officers over the matter of the Clarendon Road/Lansdowne Road traffic management scheme, and several meetings, both private and public, have been held to discuss this. The Association has also undertaken a tree survey, and it is hoped that this will be useful in bringing up to date the number of trees which are protected by preservation orders.

At the Annual General Meeting in July Professor Peter Shephard, F.R.I.B.A., A.M.T.P.I., gave a stimulating talk entitled 'Trees in Towns', illustrated with many excellent slides. In November, Mr. Ashley Barker, O.B.E., F.S.A., F.R.I.B.A., Surveyor of Historic Buildings to the

G.L.C., lectured to the Association on 'Architectural Restoration in Conservation Areas', a subject which is of particular interest to the inhabitants of the Ladbroke Area; this too was illustrated with many excellent slides. A small sub-committee, in close collaboration with the G.L.C., is currently preparing a pamphlet on stucco and its restoration, but this is proving a lengthy task, especially in the matter of obtaining suitable illustrations.

The Borough has recently applied to the D.O.E. to have the boundary of the Ladbroke Conservation Area extended to include the Kensington Temple site and part of the south side of Ladbroke Road which has hitherto been excluded; the Association greatly welcomes this move, for which it has been pressing for some time.

Finally, the Association has successfully applied to the D.O.E. to have the Ladbroke Conservation Area accepted as being of outstanding architectural and historic interest. This designation makes it possible for the Association to apply for funds from a special grant made available, in connection with European Heritage Year, to assist schemes of environmental enhancement in areas within this category.

Prof. E. M. Carus-Wilson, 14 Lansdowne Road, W11 3LW.

NORLAND CONSERVATION SOCIETY

Nineteen seventy-five has seen a continuation of our emphasis on the 'enhancement' aspects of conservation: rather than simply reacting to change, we are concentrating on anticipating, and making sure that such changes as take place are for the best.

Most important have been our preparations for European Architectural Heritage Year. With the help of a grant from the Historic Buildings Council, we commissioned a Conservation Study of Royal Crescent, to be carried out by architects Alan and Sylvia Blanc, to determine what measures are required to restore the Crescent to its former elegance.

They reported at the beginning of December, and the implementation of their proposals has been delegated to a newly formed Royal Crescent Association.

The proposals are extremely thorough (costed for individual houses), imaginative and inspiring alike to owners and residents, to us as a Society, and to the Royal Borough. They cover restoration and re-decoration work to the buildings, road improvements to slow down the traffic and make the Crescent less of an obvious race track, pavements, railings and street furniture.

Implementation is already under way: three houses have been redecorated in the proposed colour scheme.

Paint has been made available at half price by International Pinchin Johnson, which will help considerably towards the cost of implementation. But grant aid remains to be tied up, and under current financial

circumstances, the authorities are reluctant to commit themselves to non-essential expenditure. So also will be the owners and residents. If anything is to come of this very valuable project, ways must be found to stretch the available funds to support those who themselves are prepared to do their bit for EAHY.

Clive Wilson, *Chairman*, 52 St. James's Gardens W11.

ONSLow NEIGHBOURHOOD ASSOCIATION

The Association has remained active during the past year. Our main problem has been that of membership. It is difficult to make the initial all important contact with residents in a fluid highly flatted urban area, and almost as difficult to retain this contact and foster interest.

We have continued our fruitful contact with the Borough. Town planning applications have been commented upon and suggestions made. A joint working party has been set up with our neighbours of the Boltons and Thurloe & Egerton Associations, and a submission of views prepared for the consideration of the Environment and General Study Group, set up by the Borough to assist with the Development Plan now in course of preparation.

At our Annual General Meeting we were given a talk by Mr. Geoffrey Collens on 'Trees in the Urban Landscape'. This was fascinating and most apt for our Association represents an area as rich as any in London in its heritage of mature trees.

In common with most other central London areas the day-to-day problems which worry our members most are traffic, the disappearance of local shops, street cleaning and refuse collection. All these are mundane subjects but so vital to the quality of life in a big city. We have devoted much time and energy on these, and with support from our neighbouring associations and the interest of our councillors it has been possible to show at least a little success in each.

Hon. Secretary: Hugh Brady, 16 Selwood Terrace, S.W.7.

ROYAL CRESCENT GARDEN COMMITTEE REPORT 1974-5

It has been a year of development—in the best sense of the word! First, we have started to put into operation the Planting Plan we commissioned last year, when we set out to re-organise the garden on a long-term basis with a view to adding colour and to saving labour costs. Among other plantings, we have added nearly 80 new roses and several specimen trees and shrubs. We are fortunate in having gardeners who have been devoted to the garden for many years and who are co-operating enthusiastically in the work.

Second, we are represented fully and actively on the newly formed Royal Crescent Association, which in conjunction with the Norland Conservation Society, is working towards the restoration of our lovely Crescent. We are most grateful to the Kensington Society, particularly to Mrs. Christiansen, for putting Royal Crescent forward as a special

project for EAHY; also to the Norland Conservation Society for funding the survey prepared by the architects, Alan and Sylvia De Blanc. Already several houses have been restored and painted according to their proposals. Even with the various grants possibly available for structural repairs, the bulk of the cost of this project must fall on the individual owners, of course—and current economic pressures weigh heavily. Nevertheless, more than half have accepted the scheme in principle and are prepared to go ahead as soon as possible.

Chairman: Honor Balfour, Royal Crescent Garden Committee.

THURLOE AND EGERTON ASSOCIATION

Besides commenting on most planning applications within its area, the Association has been able to work with the Council in the preparation of two new sets of planning criteria, one for the old National Theatre Site (this has yet to be accepted by the G.L.C.) and the other for alterations and additions to the red-brick terraces of Egerton Gardens. The Association would welcome more forward planning of this nature by the Council and is actively considering further briefs for other sensitive areas.

One aspect of planning law has caused particular concern, namely the compensation allowable for refusal of consent for additions within 10 per cent. This would seem an outdated concept when applied to conservation areas.

A joint paper was submitted by the Thurloe and Egerton, Onslow Neighbourhood and Boltons Associations in response to the brief sent out by the Council's Environmental Study Group.

During the dustmen's strike, the Association co-operated with the Council in organising their emergency collection service and in the distribution of plastic sacks. It continues to press for an end to curb-side dumping and supports the Council in its efforts to stamp out this nuisance.

The increase in traffic through residential streets is worrying and the Association is urging the Council to introduce more effective means to reduce the flow.

Hon. Secretary: Susan Walker, R.I.B.A., 95 Walton Street, London, S.W.3.

Parish Church of St. Augustine of Canterbury, Queen's Gate, South Kensington

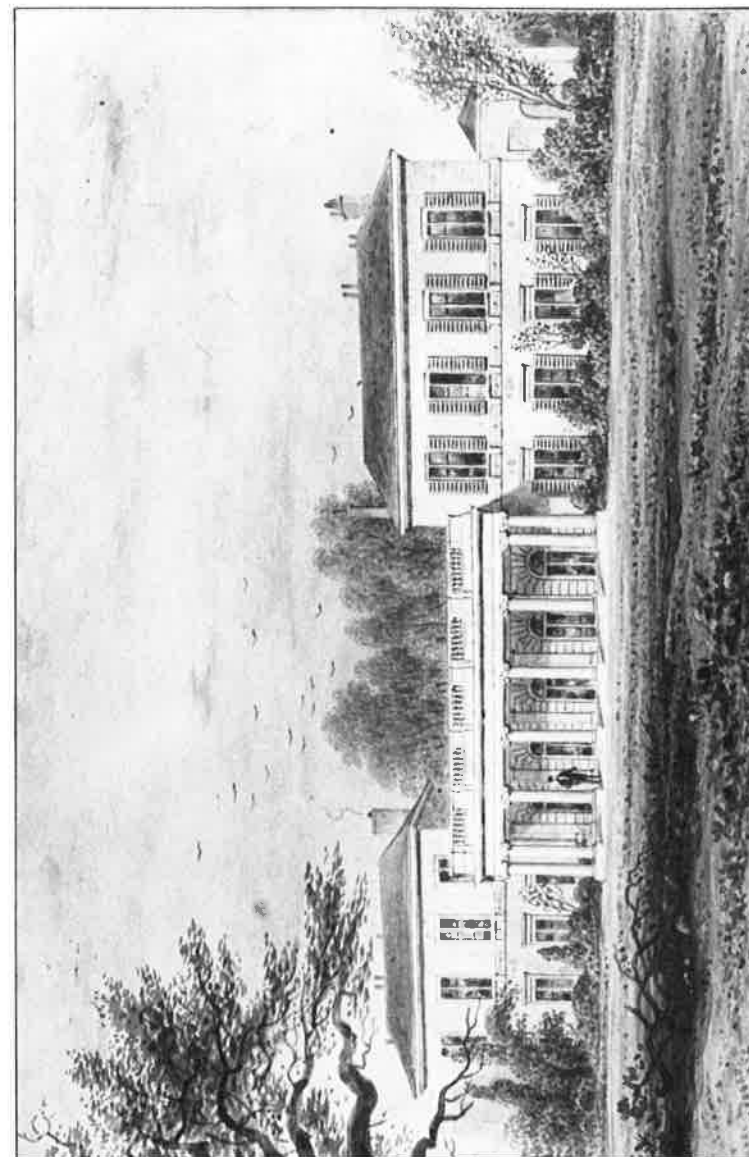
Kenneth Campbell, of Campbell, Smith & Company, Ltd.

The restoration of this fine parish church in Queen's Gate, which William Butterfield built between 1871 and 1876, comes appropriately in 'European Architectural Heritage Year 1975', a year in which it is hoped more general interest in the conservation of our historic buildings will be generated.

Butterfield was born in 1814, two years after A. W. N. Pugin and was to be ranked with him as an instigator of the Gothic revival movement of the 19th century. By 1871 his work had reached maturity and St. Augustine's was one of the best of his most original and vigorous designs. He considered London as a city of brick and stone and therefore built his new churches in these typical London materials. But bricks cannot be moulded like stone so he introduced polychrome patterns with bricks, ceramic tiles, marble and stone in a decorative manner all his own, later to be sarcastically dubbed his 'structural colour scheme' style. But with these building materials in colourful profusion he created in St. Augustine's a riot of richness, colour and splendour in keeping with the times in which he lived.

By 1922, such is the continual change in human taste and behaviour, there was a strong revulsion against this 'High Victorian' architectural decorative style and the entire colourful interior disappeared behind a monotonous, uniform, overall coating of white oil paint. For over 50 years since then the interior of the church has been without the colour Butterfield conceived to enrich his quite monumental architecture and in 50 years of London atmosphere this white paint has been getting a dirtier and drabber grey.

To realise what we are endeavouring to restore a brief description of Butterfield's conception is necessary. The then growing suburb of Kensington had streets of stucco houses in straight lines. To relieve this he set the church at a slight angle to Queen's Gate. This also enabled



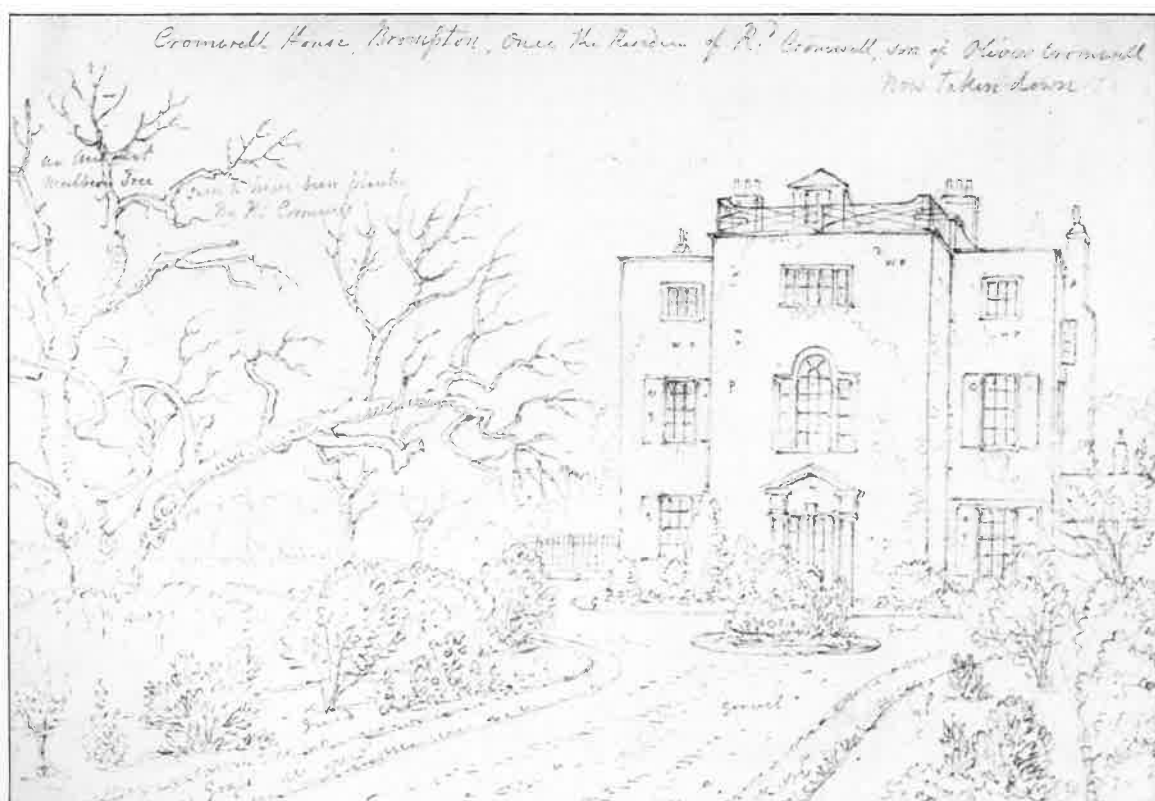
GLoucester LODGE

Watercolour by Thomas Hosmer Shepherd c. 1852



BROMPTON PARK HOUSE

Pencil drawing by Thomas Hosmer Shepherd & Co. 1851



HALE HOUSE (later known as Cromwell House)

Pencil drawing by Thomas Hosmer Shepherd & Co. 1852



CROMWELL LANE, BROMPTON

Wash drawing by William Cowen c. 1844

him to achieve exact east-west orientation. The exterior, particularly the west façade, described as violent and aggressive by his critics, has a design of banded and patterned red, yellow and blue bricks and stone.

The interior walls of the nave were predominantly of red, yellow and Staffordshire blue bricks in bands and patterns set between stone courses, column shafts and windows. The columns supporting the main arcade were constructed of large blocks of alternate red and white Mansfield sandstone with beautifully moulded Bath stone arches. The spandrel shapes between the arches were filled with Pether's patent bricks, moulded in a flat relief design of stylised fleur-de-lis in buff on a black background. It has been recorded that the fleur-de-lis were gilded but no trace of gold leaf has been found. A moulded stone quatrefoil filled with ceramic tile mosaics (not glass mosaics) occupied the centre of each spandrel.

In 1890, at the age of 76, Butterfield redesigned the upper walls of the aisles, replacing the bricks with large arcaded panels containing tile mosaic murals above the Indian red tile dado. The murals and mosaics comprise 24 biblical subjects.

The chancel walls were panelled in precious marbles and other costly materials in a sumptuous manner. The roof has a polygonal ceiling ornamented with carved bosses and dark stained ribs. In 1922 the marble was all encased with white painted hardboard nailed to timber studding.

In 1928 Martin Travers designed an enormous altar piece in classical Southern Baroque style, decorated with coloured lacquers on a white metal leaf base giving a rich, antique effect. This altar piece blotted out Butterfield's reredos and most of his east window. The styles of Butterfield and Travers have been considered incompatible. The present restoration has no intention, however, of removing Travers' work but of restoring Butterfield's decorations and, if possible, marrying the two into an attractive harmony. The two styles have sufficient strength to withstand the fierce competition.

My firm of Campbell, Smith and Company, now in our 102nd year, are privileged to be entrusted with this exciting and unique restoration under the direction of Sampson Lloyd, M.A., F.R.I.B.A., of Messrs. Green, Lloyd and Adams. I am also pleased to contribute for the Society this report on our work. The firm was founded in 1873 while St. Augustine's was actually being built. In the course of the century we have redecorated or restored existing decorations in over 600 churches built in the 19th century alone, so our experience is therefore considerable. In most restorations, however, the original decorations have normally been there for us to restore. In St. Augustine's they had first to be discovered under the white paint and as the paint has been removed so has Butterfield gradually and excitingly come to life again. Unfortunately a complete stripping of all the paint is beyond present financial resources so a compromise in some areas is being effected.

Not everywhere are we finding the original colours and decorations as they have been recorded. Commencing last November on the nave roof, contrary to expectations, we found no trace of dark stain under the white paint on the roof boarding. Being too costly to remove all the white paint we have repainted the boarding a lightish wood tint, but with sufficient strength of colour to stand up to the rich polychrome walls. The principal beams have been stripped and left in their natural state.

We were doubtful of being able to strip three coats of white paint from the brickwork sufficiently thoroughly to reveal them in their original state. We found a successful method, however, and the Pether fleur-de-lis bricks have responded particularly well. All the brickwork and tile mosaics up to clerestory level have now been uncovered. The white paint in the background of the fleur-de-lis could not be got out so the background has been carefully picked in with black paint. The tile mosaics in the quatrefoils have revealed well-designed figures of saints in strong colours harmonising with the fleur-de-lis bricks. This part of the restoration has been most successful and a fair proportion of Butterfield's original creation can now be seen in all its original splendour. It could be considered gaudy but Butterfield successfully proved what could be done with permanent building materials to produce a vigorous and quite sensational interior colour scheme.

The upper nave walls have not been stripped but painted in colours, bringing out the original patterning of red, yellow and blue bricks and white stonework.

The tile mosaics on the outer wall of the south aisle have been stripped and after polishing up have revealed well designed murals of biblical scenes. They are, of course, 'Victorian' in style but not 'unsatisfactory and puerile' and 'quite grotesque' as contemporary critics described them.

At the time of writing the chancel has just been scaffolded and more discoveries are under way. The hardboard has been removed from the lower marble panels around the Travers' reredos and when the marble has been cleaned and polished we shall be able to judge if Butterfield and Travers can live side by side. Traces of gold leaf on the roof ribs and painted ornaments around the panels have been found.

The church is already unrecognisable from what it has been for the past 50 years and when all has been discovered and the chancel, followed by the north aisle, have been fully restored we shall have, once again, Butterfield's unique contribution to an age when Great Britain was at the zenith of its power, solidity and glory.

Dr. William Crotch 1775-1847

This year marks the bicentenary of Dr. William Crotch who lived in Kensington from 1821-47. Dr. Crotch was a well-known musician, composer and teacher of music. He was also a keen artist. His portrait, by Linnell in 1839, is reproduced by courtesy of the National Portrait Gallery (frontispiece).

William Crotch was born at Norwich in 1775, the son of a master carpenter, from whom he acquired his passion for music. He was playing on his father's organ by the age of two and was considered a musical prodigy. He appeared up and down the country in public, and at the age of four in 1779, the year in which he was the subject of a paper given to the Royal Society by Dr. Charles Burney, he was commanded to play at Buckingham House before George III and the Royal Family.

By 1786 Crotch was assistant organist at King's College, Cambridge. Two years later he moved to Oxford where he met and was much influenced by John Malchair, a master of drawing and the leader of the Music Room Orchestra. By 1789, at the age of 14, Crotch composed his first oratorio 'The Captivity of Judah'. The next year he was appointed organist of Christchurch. By 1797 he had become a Professor of Music in the University, and two years later he qualified as a Doctor of Music. In 1812 he composed another oratorio, 'Palestine', which was much admired.

In 1805 Crotch moved to London. In 1821 he rented a house at Notting Hill Gate, then called 'Kensington Gravel Pits', where he lived with his wife and family. The following year he was appointed the first Principal of the Royal Academy of Music, which was opened in Hanover Square. Unfortunately he had to resign 10 years later owing to 'a regrettable incident' that occurred when he was conducting one of 'the harmony lessons in the female department'. 'A female member of the staff', who happened to enter his room just as he was kissing one of his young pupils after a particularly brilliant performance, was so shocked that she reported the incident to the Committee who ran the Academy. It was a sad year for Crotch who also suffered the death of his daughter, Catherine, at the age of 22, and the separation from his wife, with whom he continued to correspond amicably. He then moved on his own to lodgings at 10 Holland Street.

Apart from his musical abilities, Crotch was a very congenial man and a most enthusiastic lover of nature. He was always out sketching in his spare time, recording the effects of sun and rain, and of light and shade, on the surrounding houses and streets and on the nearby trees and fields. He counted Constable amongst his friends. His sketches, many of which can be seen in the reference library at Norwich, represent a fascinating record of Kensington from 1820 till the year of his death in 1847.

Stephen Pasmore.

The Brompton Park and Hale House Estates

by Rita J. Ensing

Amid the world of stone and bricks
Athwart house-caves, I scan the ricks
Of our sweet village:
For me beneath these pavements, sleep
Fields, where the herd-boy watched his sheep,
And widths of tillage.

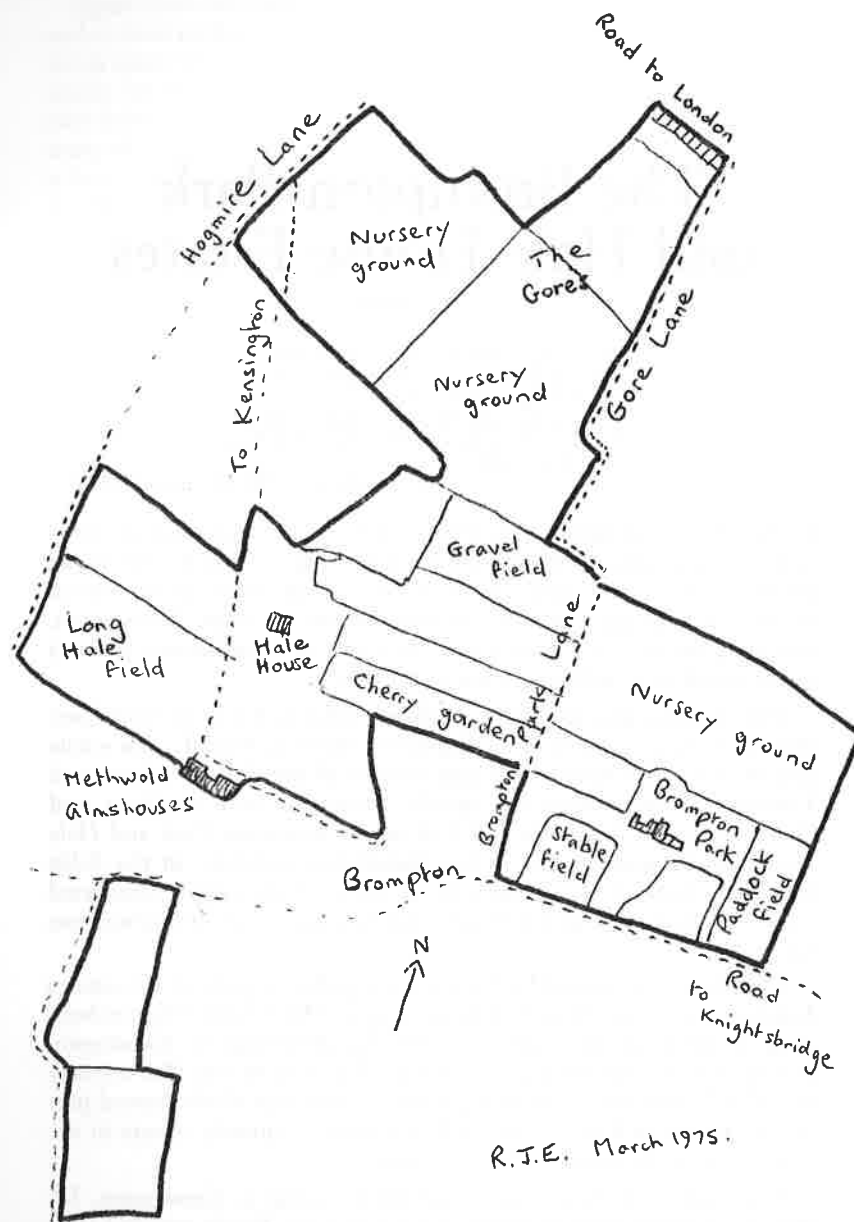
W. C. Hazlitt, 'Old Brompton, 1840'

In the archives at Kensington Central Library is a collection of deeds and maps deposited by the present Lord Harrington, which relate to the Brompton Park and Hale House Estates. This estate in Brompton covered a large part of what is now known as South Kensington, including the area of the museums. It stretched from Brompton Road in the south to Kensington Gore in the north.

The Thurloe and the Smith's Charity estates, the other important estates in the area, have been studied by Dorothy Stroud. The whole area is also the subject of the next volume of the G.L.C.'s Survey of London. These studies are mainly concerned with building and development, so this essay will look at the Brompton Park and Hale House estates seen mainly in the Kensington archives—at the fields that sleep beneath the pavements, at some of the people connected with the estate, and at the nursery gardens for which Brompton was famous.

The estate was formed by the joining together of parts of two estates belonging to two families called Muschamp and Methwold. The northern part, abutting on the main road from Knightsbridge to Kensington belonged to the Muschamps, a family which had in the 17th century considerable land in Kensington, far more than that which formed part of the Brompton Park Estate, and their name frequently occurs in the court rolls of the manor of Earl's Court.

They were not, however, a local family living in Kensington, for their main estates were in Surrey, at East Horsley, Rowbarnes and elsewhere. These belonged originally to the Agmondisham family and came to the Muschamps by the marriage of William Muschamp and Mary Agmondisham. Their great-grandson Agmondisham Muschamp was born in 1621, and married Hester Stynt in 1646. A copy of their marriage settlement is the deed of earliest date in the collection.



BROMPTON PARK AND HALE HOUSE ESTATES, 1772.

Based on the survey by G. Gwilt. Original at G.L.C. Record Office (London Records) No. 1861 JK.

This settlement, besides the land which eventually formed part of the Brompton Park estate, included the Swan Inn at Knightsbridge, the house of Sir John Thorowgood, and land in Towney Mead. After passing through the hands of several city merchants in the 17th century, in 1699 Richard Milner, a lawyer who was also steward of the manor of Earl's Court and the owner of considerable property elsewhere, purchased 33 acres of it. A six acre field called Wells Field was later sold separately. It was the remaining 27 acres which became part of the Brompton Park estate. Of these, 17 acres 3 roods and 22 perches described as '2 closes heretofore 3 closes called 'The Gores' and '1 field at King's Gore' were to become part of the Brompton Park Nursery. The other 10 acre field, which reached to Hogmire Lane (that is, Gloucester Road) was called Quailfield.

Richard Milner died in 1712, and was succeeded by his nephew John Milner, one of the founders, and a Vice-President, of the Foundling Hospital.

The southern part of the estate, the property of the Methwolds was more interesting and more complex, both in form and development. The heart of it was Hale House, the site of which is now covered by the roadway of Queens Gate just south of Cromwell Road.

William Methwold appears in the Dictionary of National Biography only as an appendage to the article on his uncle Sir William Methold, [sic], the Lord Chief Justice of Ireland, although he was a man of distinction. He came from an old Norfolk county family—there is a village south of Swaffham called Methwold, and fens to the west of the same name. William was baptised in 1590, and at 16 was apprenticed to a London merchant. He served much of his apprenticeship in Holland, and at the age of only 25 was engaged as a factor by the East India Company 'being perfect in accounts and hath the Dutch and French languages'. He travelled a great deal on both the east and west coasts of India and in Sumatra.

One shadow on his career was an accusation in 1618 of engaging in private trade on his own account: the Company's servants were formally forbidden this, but the practice was widespread. But the Company found him such a useful servant that it was some years before he was actually in England for the investigations, and in the end he was found responsible only for some money lost in a diamond investment. While in England in 1624 to settle these affairs he had married. In 1628 he was admitted to the freedom of the Company, and in 1633 was made President of Surat on the west coast of India, where his task was to rebuild the Company's position after a disastrous famine. His outstanding ability restored trade, and in 1639 the Company reluctantly allowed him to return home.

In 1630 he had bought Hale House from the executors of Sir William Blake. When Sir Walter Cope in 1610 purchased the manor of Earl's

Court from the descendants of the De Veres, Hale House and 30 acres in customary tenure of William Blake had been excepted from the sale.

Settled finally in England William Methwold traded very successfully in his own account as a merchant, whilst working also as a Director of the East India Company. During the period of the Commonwealth he was Deputy Governor with William Cokayne as Governor, and it was largely due to the outstanding ability of the two men that the Company remained in being during these difficult times. He has left an account of his travels in *The Relations of the Kingdom of Golconda*, which was described by Purchas who published it in his volumes of travel 'it entreats of a mine of diamants, and is a mine of diamants it self'.

In 1652 his first wife Mary died; in February of the following year he married again, but died only three weeks later. The heir to Hale House was his son Thomas, who is admitted in the court rolls of the manor of Earl's Court as tenant of Long Hale field in 1654 as the *youngest* son and heir, since the Kensington manors followed the custom of Borough English whereby the youngest son was heir.

Thomas Methwold married Jane Howard, sister of Francis, Lord Effingham in 1676, and the description of their estate at that time is quoted in full from their marriage settlement in another document of 1699. It included Hale House as the capital messuage (i.e. the main house of the estate) with gardens and orchards, and fields with such names as Cherry Garden and Sparragus Garden, various cottages and footpaths and a moat. It also included 25 acres called the Old and New Parks and a messuage in the Park and gardens, all enclosed in a brick wall, leased to a certain Thomas Comby. From later maps these 25 acres can be identified as being on the east of Hale House and separated from it by a lane. Here we see Brompton Park, just before it became one of the foremost nursery gardens in England.

Hale House itself was occupied by Thomas Methwold and his wife. At times his brother-in-law Francis, Lord Howard of Effingham, also seems to have lived there, because two sons were born to him at the house, in 1682 and 1683.

By 1699 Thomas Methwold had carelessly allowed the trustees of the estate under the marriage settlement to die without appointing new ones, and found that in order to raise a mortgage of £1,200 to pay for improvements which had been made (thereby raising the value of the estate from £200 to £283 per annum) he had to obtain a private Act of Parliament. The Act describes '23 acres 1 rood 16 perches enclosed in a brick wall' with a 'new erected house built on part of premises at east end of house known as the Greenhouse and other buildings erected near the same 170 feet long 17 feet wide'. The Act also states that these are all in the tenure of George London and Henry Wise, gardeners, by lease dated 25th November, 1692, for 61 years at a rent of £83 per annum—which is exactly the amount by which the value of the estate was improved.

Brompton Park Nursery had been founded in 1681 by a partnership of four gardeners, George London, gardener to the Bishop of London, Roger Looker, gardener to the Dowager Queen Henrietta Maria, John Field of Woburn, and Moses Cook of Cassiobury. Looker died in 1686, Field in 1687, by which year Henry Wise had joined the firm. From 1689 London and Wise were the sole partners of one of the largest and most important nursery gardens, famous even in Europe.

It was common nursery garden practice for one of the firm to travel and visit clients, while another stayed at home to attend to the garden and seed shop, and the orders for plants. During the partnership it was London who did most of the travelling and Henry Wise who supervised the garden, making his home in Brompton Park House where he and his wife Patience Bancks brought up 10 children.

Gardening at this time still used a large number of evergreen plants which had to be wintered in greenhouses. The Long Greenhouse at the east end of the house was an important feature. It was described by J. Gibson in 1691 as 'the front all glass and board, the North side brick. Here the King's greens which were in summer at Kensington, are placed, but they take but little room in comparison of their own. Their garden is chiefly a nursery for all sorts of plants, of which they are very full.'

Wise was not an outstanding designer, the gardens at Blenheim were perhaps his most notable achievement. The only garden in which much of his original design remains is at Melbourne in Derbyshire. It was the scale of Brompton Park Nursery, and the energy and efficiency behind it which made it dominate the garden scene.

By December, 1714, when London was already dead, Wise was prepared to sub-let his nursery, but he by no means retired as a gardener, and the terms of the lease show that he retained an interest in the garden and in his own residence, Brompton Park House. Eventually he retired to Warwick Priory which he had bought in 1709.

Two of his gardeners, Joseph Carpenter and William Smith, by this lease acquired, as can be seen from the plan accompanying it, although no boundaries are described in the deed, the 23 acres of the Methwold property enclosed in a brick wall, and in addition all the land to the north of it (which lay in Westminster and was not part of this estate) up to the Kensington Road, including the two lodges flanking that entrance and a house called Mulletts House. For this they paid £6,100, and an annual rent of £332. The 17 acres at The Gore, the property of John Milner, was not apparently part of the transaction, nor was a piece of land on the Thurloe estate measuring 11 acres, which had been leased by John Thurloe Brace to Henry Wise in 1712.

The middle of the 18th century was, as far as the tenant holdings were concerned, a period of fragmentation. Without London and Wise, Brompton Park Nursery began to break up into smaller holdings. The ownership of the estate on the other hand, now began a period of consolidation which lasted for 90 years.

William Methwold, the grandson of William Methwold of the East India Company, had died in 1746, and his son Thomas mortgaged the whole Hale House estate, including Wise's approximately 25 acres in Brompton Park to Lieut.-General William Hargrave, a former Governor of Gibraltar, for £5,500. In his will, made in June 1749, only a few months after the mortgage, Hargrave named as his heir Captain John Fleming, an officer in his own regiment (later the 7th Regt. of Foot). General Hargrave died in 1751, so Fleming came quickly into his inheritance. In 1753 he married Jane Coleman, the heiress of a wealthy Devonshire landowner.

In the following year he purchased outright the fee simple of the estate for a further £2,500, the remainder of the purchase price of £8,000 being offset against the mortgage. The purchase was not entirely smooth. The Methwold almshouses founded by the original William Methwold in his will of 1652 were maintained by an annual charge on the owners of the Hale House estate. His great-grandson Thomas disputed this, and refused to pay the annual charge. The Vestry of St. Mary Abbots Kensington, whose members were trustees, took the case to Chancery, where judgement was given against Methwold and Fleming, so the £18 a year continued to be paid by the owners.

By chance, at this time, the Milner property to the north comprising the Gores and Quailfield had a new owner, for in 1752 William Lloyd had inherited the land from his cousin John Milner. He was willing to sell them for £3,640, and John Fleming became, on 7th January, 1763, the owner of the three closes called the Gores and one close called Quailfield, in all 28 acres and 5 perches. With Brompton Park House and its land now measured as 22 acres 3 roods and 21 perches, and Hale House and its surrounding land (including the separate piece in Fulham Road) measured as 45 acres 1 rood, his whole estate in Kensington and Westminster amounted to over 95 acres 3 roods 21 perches. A survey of the estate was made in 1772 by G. Gwilt. The map with a schedule of the tenants is in the Greater London Record Office.

On 22nd April of that same year in which he made the purchase, 1763, Fleming was made a baronet 'of Brompton Park'. But he had little time in which to enjoy the honour or the increased estate for in November he was dead, and the title became extinct, his little son Hargrave, named as heir in his father's will in June had predeceased him.

Of the four young daughters who are named in the following year in the admission to copyhold land in the manor of Earl's Court, only Jane, aged nine, and Seymour Dorothy, aged six, survived childhood.

There is no reason to believe that the Fleming family ever lived at Brompton Park. There are in fact leases which show that Hale House was occupied by Leach Glover, and Brompton Park House was the home first of John Michell, then of John Fladgate the watchmaker.

The widow Jane, Lady Fleming, married Edwin Lascelles, later first Baron Harewood, though she continued to be referred to as Lady

Fleming, and moved to Yorkshire with her two daughters. There she busied herself with Adam and Chippendale on the decoration of Harewood House which her new husband had just built. Two magnificent Reynolds full length portraits which hang in The Gallery at Harewood House are of the two daughters after they had married.

From this time on, since there were two daughters, co-heiresses, each possessed an undivided half, or moiety, of the whole of the estate in Kensington. Seymour Dorothy, although the younger sister married first, in 1775, at the age of about 16 to Sir Richard Worsley, Bt., of Appuldurcombe, Isle of Wight, an antiquary and traveller, M.P., and Governor of the Isle of Wight. The portrait of Lady Worsley at Harewood House shows her in a riding habit based on the uniform of her husband's regiment, the Hampshire Militia.

In 1779, the elder daughter Jane married Charles Stanhope, 3rd Earl of Harrington. She is described in the Complete Peerage as having an independent fortune of £100,000. Her husband's estates were enormous, mainly in Derbyshire.

Brompton Park House, with its greenhouses, had long since ceased to be the headquarters of the nursery gardener, and had become the home of a succession of gentleman tenants. The Carpenter and Smith interests came to an end in 1743 when Joseph Carpenter, Jr., surrendered his interest to John Swinhoe. Although the fields called The Gores were not shown on the map accompanying the Henry Wise lease of 1714, they passed through the same succession of tenants, first Carpenter, then Swinhoe. It is interesting to note that in 1725 Joseph Carpenter had dabbled in building, putting up a terrace of houses on Kensington Gore under the terms of a building lease from John Milner.

The 10 acre Quailfield on Hogmire Lane was in possession of the nurseryman John Williamson at least as early as 1748, for on 19th December of that year he leased it from John Milner for 21 years at a rent of £32 per annum. Williamson was a friend of the famous nursery gardener Robert Furber, whose garden further west, near what is now Victoria Road, he took over after Furber's death in 1756. A bill for £33 13s. sent to Capability Brown for Lord Egremont's house at Petworth, now in the archives there, showed that he had supplied a wide range of trees and shrubs between 1753 and 1757, including 40 Scotch firs, 100 planes, 40 larches, as well as Virginia sumach and Virginia barberry, tamarisk, catalpa, candle berry trees and many others. There were several kinds of fruit trees and evergreen shrubs. He sent roses too: besides 80 'of sorts' he sent two large consignments of sweet briars, first 80, then 60—these would have been planted for hedging—and smaller quantities of Rosa Mundii, Maiden's Blush, double white, Belgick, damask, Virgin, Provence, monthly, and York & Lancaster. John Williamson, who like his friend Robert Furber, had been active on the Vestry of St. Mary Abbots, and a Treasurer of the Charity School, died in September 1766 and was succeeded by Bernard Williamson.

By 1778, when the estate was described in detail in a deed preliminary to the marriage settlement of Jane Fleming and the Earl of Harrington, the nursery gardens were further fragmented. John Swinhoe had died, and most of his lands were occupied by his widow. Ten acres north of Brompton Park House were now the nursery garden of John Jefferies, and the two acre Paddock Field on the east side of the house now belonged to the nurseryman Joseph Kirke. Over on the Hale House part of the estate Kirke also had a five and a half acre field called The Cherry Garden. These were all nursery gardeners. Other gardeners described in the deed as either present or former tenants were Henry Stevenson, John Rubergall, John Silvester, Rudolph Heim, Edward Gibb and James Mellon. Rubergall was followed on the seven and a half acre site at Queen's Elm by William Salisbury who had been William Curtis's partner and successor on his botanical garden at the corner of Selwood Lane.

Hale House, formerly the largest and grandest house on the estate, but by now second to Brompton Park House, also had a succession of tenants. After Francis Writon, a wax chandler had occupied it, it was let to Charles King Esq., and the lease of 1730 reveals some of the amenities attached to a modest residence for a gentleman: for example two acres called The Wilderness; a Clock House; a four acre park with fish ponds; a half acre called Beverley's Orchard; and another four acres called Filbert Orchard; and a summerhouse. For this Mr. King paid £50 a year.

In the latter half of the 18th century Hale House was known as Cromwells, or Cromwell House. The change of name may have come when it became a tea garden. John o'Keefe in his memoirs recollects visiting the gardens in 1762. Much has been written about the Cromwell tea gardens and the Florida Gardens, and the confusion between them. Faulkner in this case is correct (although he certainly does make many errors in his history) when he writes that the Cromwell Gardens were not the same as the Florida Gardens, but were separate and earlier. The Middlesex licensing records confirm this, and give the licensee of Cromwells as Thomas Lawrence, who in 1778 in the archives is shown as the lessee of 'Hale House since Cromwells'.

The Florida Gardens were west of Cromwell House, on the other side of Cromwell Lane. They were owned by a gardener, possibly Swiss, who signs himself Rudolph Heim (but who is variously named as Hiem, or more widely off the mark by Faulkner as Hyams). He was shown in the same deed of 1778 as already in occupation of four acres, part of Lond Hale Field, in succession to John Schnebbelie, a Swiss confectioner, and father of Jacob Schnebbelie the artist. In 1782 Heim obtained a building lease and fulfilled the terms by erecting houses to the value of £1,000 or more, but by 1793 the lease was transferred to Thomas Hancock, the assignee of Heim, who is said to have become bankrupt.

The site of the gardens was acquired by the Duchess of Gloucester in 1797. She built a villa there, which from the evidence of the ratebooks was completed by 1800. After her death in 1807 it became the home of George Canning and was given the name of Gloucester Lodge. In 1826 the Turnpike Trustees followed this example by giving the name Gloucester Road to Hogmire Lane.

While the tea gardens were flourishing in Cromwell Lane, an interesting development was taking place at Brompton Park House. In 1784 three architects John Johnson the younger, Joseph Andrews and William Horsfall obtained a building lease and redesigned the house with its greenhouse at the east end, as three separate residences. The first three tenants were Thomas Hammersly the army agent and banker, the Dowager Countess of Warwick and Charles Elliott.

The most interesting period in the history of the three adjoining houses was in the first decade of the 19th century when they were occupied by a little group of the beau monde, two of whom were among the most celebrated courtesans of their time. To begin the story it is necessary to go back to Seymour Dorothy Fleming and her marriage to Sir Richard Worsley. By all accounts he was a dull and pompous fellow; Bentham called him haughty, selfish and mean. Her behaviour, however, was scandalous even for those times, and in 1782 after only seven years of marriage he divorced her, citing a Captain Bissett. Horace Walpole describes in a letter to William Mann dated 25th February, 1782, how 'To save her last favourite she summoned 34 young men of the first quality to depose to having received her favours . . .'. Sir Richard was granted his divorce, but it having been proved that he had connived, he was awarded only one shilling damages. He cut his wife out of his will, but could not deprive her of her own moiety of her father's estates although they remained vested in him as trustee.

Seymour Dorothy seems to have lived in both England and France. Michael Kelly, the famous Irish tenor, referred to her in his memoirs. He was travelling in France in 1790, and in Paris met 'the well known Richard England' who was living there 'keeping a Pharo Bank in conjunction with the celebrated Lady Worsley, which was frequented by the Beau monde of Paris'.

In August, 1805, Sir Richard Worsley died and a month later Seymour Dorothy married a Frenchman, Jean Louis Couchet. They both took by licence her maiden name of Fleming, he being known, in England at least, as John Lewis Fleming, and the western part of Brompton Park House which they occupied was known as Fleming Villa.

The life of her friend Grace Dalrymple Elliott followed at first a strangely similar course—married at 17 in 1770 to Sir John Elliott, an eminent Scottish physician, and divorced by him five years later. Described as beautiful, she reveals in her portrait by Gainsborough in the Frick Collection, New York, a long-shaped face with a rather cold

and haughty expression. Because of her exceptional height she was nicknamed in the press 'Dally the tall'. She was the mistress of, among others, the Prince of Wales (who may have been the father of her daughter baptised Georgina Augusta Frederica Seymour in 1780), and Philippe, Duc d'Orleans. She too travelled between England and France, and was caught in Paris during the Revolution and imprisoned. A journal she wrote later is known to be inaccurate and embellished so as to make her appear as the heroine of a number of adventures.

In one edition of her journals she is said to have returned to England in 1801, and stayed in lodgings in Brompton with a Mrs. Naylor—there was in fact a Sarah Naylor at that time in Prospect Row, Brompton Road. She certainly did live in Brompton Park House, in the middle portion, for she appears in the estate archives, and also in the ratebooks from 1808 to 1813. After that she seems to have returned to France to Ville d'Avray near Sèvres, where she died in 1823.

The neighbour of these two ladies was Charles Greenwood, who lived from 1800 in the eastern part of the house next to Joseph Kirke's nursery in Paddock Field. He was an army agent and banker of the well-known firm of Greenwood, Cox and Hammersly. His partner Thomas Hammersly had been one of the original tenants after the reconstruction of Brompton Park House in 1784. Greenwood was a very close friend of the royal dukes—indeed he died at the Royal Pavilion, Brighton, in the arms of William IV after a game of cards.

The Duke of York, during his last illness, stayed at Greenwood's house. Greville mentions this in his diary, and on the margin of the copy in the Royal Library at Windsor is a note written years afterwards of a visit made by a little girl called Victoria: 'Here I saw him for the last time and he was able to walk about and had Punch and Judy to amuse me—and our dear dogs.'

The development of the estate was always hampered to some extent because it was in joint ownership of the two co-heiresses; now, as will be seen, it was to be further be-devilled by disputes over ownership and suits in Chancery. This, and the earlier decline in the importance of Brompton Park Nursery, may have resulted in stagnation in some eyes. But it could also be seen as the means of preservation of the rural character of at least part of W. C. Hazlitt's 'sweet village'. Other writers have attested to the charm and beauty of Old Brompton: William Jerdan in his memoirs; George Godwin the architect and editor of *The Builder* in that journal; Thackeray in *Vanity Fair*.

William Carew Hazlitt's poem *Old Brompton* which is quoted at the beginning, looks back to the village in 1840. 'That dear Vale' was Brompton Vale, on a site lying now between Cromwell Road and Harrington Road, where a footpath meandered from the centre of Old Brompton village, past the White Hart up to Hale House through a group of little

wooden cottages each with its garden. He refers to some of the nurseries:

While palaces erect their heads
O'er silenc'd brooks and ruined meads,
My thought reposes
On scenes and names of other days:
Kirke's vines, the shrubberies at Gray's
And Rigby's roses.

Kirke had the two acre Paddock Field enclosed with a brick wall east of Brompton Park House, and another larger plot of six acres, also walled, called on the estate maps The Cherry Garden. Faulkner described it in 1820 with its wall 900 feet long covered with royal muscadine grapes.

Gray's shrubberies were those parts of the London and Wise nursery which continued through the successive ownership of Joseph Carpenter and William Smith, John Swinhoe, John Jefferies and James Gray, and which retained the name of Brompton Park Nursery. Faulkner estimated it in 1820 as 30 acres.

Rigby's roses grew on the Stanhope Nursery formerly David Ramsay's nursery in Cromwell Lane between Gloucester Lodge and the almshouses.

Events were now moving towards enormous changes. The possession of one moiety of the estate, that of the Harringtons was a straightforward succession from Jane Fleming, wife of Charles Stanhope, 3rd Earl of Harrington to her son Charles the 4th Earl, he who as Lord Petersham has a prominent place in the history of the dandies, and then to his brother Leicester Fitzgerald, the 5th Earl.

The ownership of the moiety was more complicated, for Seymour Dorothy died before her husband, John Lewis Fleming, who succeeded to her moiety, but returned to France where he married again, this time to a Frenchwoman, Ernestine Marie d'Houdetot, had a daughter Césarine Amable Louise by her, and acquired a French barony, taking the title Baron Fleming.

One step towards simplification was achieved for, before he died, he and Lord Harrington were able to obtain from Lord Kensington the enfranchisement of their copyhold land in 1835. Copyhold land was a remnant of the long defunct manorial system, but elaborate legal procedures in the manorial courts, and payment of fines were still necessary with any changes of tenancy of the copyhold owners. It was generally abolished in 1925 and converted to freehold, but many lords of the manor had already enfranchised copyhold for a single payment.

The copyhold land on this estate was known as Long Hale, Short Close, Oldfield and Partridge Close, a total of 21 acres, which except for part of one field still called Long Hale had long since lost any identity beneath subsequent changes of field pattern. It is interesting that it was this piece which may have given its name to the house: a hale is a triangular piece of ground.

Eighteen thirty-seven saw the beginning of a suit in Chancery between Baron Fleming's widow and her daughter for possession of the moiety of the estate, which was settled on the daughter. After her marriage to Denis, Baron de Graffenried Villars, a suit contrived in Chancery between Lord Harrington and the Baron enabled them to make a partition of the estate, that is to say it was divided between them so that each was sole owner of certain specified pieces of land. The lengthy deed, dated 24th September, 1851, with its schedule of tenants and map shows in detail how the estate was divided—46 acres 30 perches to Lord Harrington, 47 acres 2 roods 37 perches to the Baron and Baroness de Graffenried Villars. The outlying eight acres near Queens Elm was divided in two, but on the main irregularly shaped part of the estate Lord Harrington ended up with four separate pieces, while the Baron, who seems to have had an astute agent succeeded in obtaining one piece. He was already drawing up plans for building development, but the year of the partition, 1851, was also the year of the Great Exhibition.

The complicated history of the purchase of land in Kensington by the Commissioners from the profits of the Exhibition has been told many times, most recently and authoritatively in Hermione Hobhouse's life of Thomas Cubitt, and in the forthcoming volume of the Survey of London. The whole of the Villars estate was purchased, even his outlying piece, which was neatly exchanged with the Smith's Charity estate for an outlying piece of their land called The Carpet Ground, which lay right in the centre of land the Commissioners wanted.

Seventeen acres of Lord Harrington's land was purchased, leaving the remainder to be developed in what is the epitome of the South Kensington style. Where Henry Wise's labourers dug to grow trees for country parks and shrubs for the parterres, the bulldozer now digs. The Commissioners and builders like Charles Freake and Thomas Cubitt, whose activities obliterated the vines and roses, would no longer recognise much of their South Kensington.

A note on sources

The main primary source has been the collection of deeds at the Central Library, Kensington, deposited by Lord Harrington and numbered MS269-2861.

The Kensington Poor Rate books at the Library have also been used extensively. Other deeds relating to the Brompton Park Nursery, not in the Harrington archive, are numbered MSS. 86, 2265 and 2266.

The Fleming Chancery suit is in the Public Record Office, C13/1175/17 and C14/612/6. The survey of the Brompton Park Estate made in 1772 by G. Gwilt is in the Greater London Record Office (London Records) number 1861 JK. The author is indebted to research by Mr. G. Lawrence for research on the licensees of the tea-gardens in

the Victualling Licence Records in the Greater London Record Office (Middlesex Records).

Printed sources have mostly been referred to in the text. Much of the life of William Methwold comes from his Relations of Golconda in the Hakluyt Society edition of 1930 (2nd series, vol. 66) ed. W. H. Moreland.

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Constitution of The Kensington Society

1. The name of the Society shall be The Kensington Society.
2. The objects of the Society shall be to preserve and improve the amenities of Kensington for the public benefit by stimulating interest in its history and records, promoting good architecture and planning in its future development and by protecting, preserving and improving its buildings, open spaces and other features of beauty or historic or public interest.
3. MEMBERS. Members shall be Life, Corporate or Ordinary.
4. SUBSCRIPTIONS. Life members shall pay a minimum subscription of £25. 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 30 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 12 members and the Hon. Secretary and the 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 election 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. No alteration shall be made to the rules of the Society which would cause the Society to cease to be a charity at law.
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.

In the event of the dissolution of the Society any assets remaining after satisfaction of all proper debts and liabilities shall be transferred to a charitable organisation having objects similar to those of the Society.

THE KENSINGTON SOCIETY—STATEMENT OF

1973	Income	£	£
1,030	Balances at 1st January, 1974 ..		1,331.96
	Membership Subscriptions:		
750	Annual		828.85
	Other Receipts:		
	Receipts from Sales	378.25	
	Deduct: Expenses of Sales, less Stock on Hand	145.97	
355		232.28	
70	Bank Deposit Interest	122.99	
	Income Tax recoverable on Covenanted		
67	Subscriptions	51.11	
425	Receipts for Visits	427.25	
47	Advertising in Annual Report	192.31	
235	Donations	350.00	
98	Sale of Annual Reports	—	
		1,375.94	

KEON HUGHES, *Hon. Treasurer.*

£3,077

£3,536.75

We have prepared the above Accounts from the books and vouchers of the Society submitted to us. We have obtained verification of the Balances at Bank at 31st December, 1974.

ACCOUNTS For the Year ended 31st DECEMBER, 1974

1973	Expenses	£	£
	Printing, Typing, Stationery and Equip-		
367	ment		330.90
300	Postage and Telephone		332.76
603	Producing Annual Report		607.00
24	Bank Charges		27.14
45	Professional Charges		59.40
29	Sundry Expenses		27.51
42	Hire of Hall, Lectures, etc.		18.92
255	Coach Visits, etc.		335.72
8	Subscriptions to other Societies		7.15
25	Donations and Tree Planting		107.85
47	Photographic Records		25.88
—	Channel Tunnel Expenses		158.99
1,745			2,039.22

Balances at 31st December, 1974

At Bank—

Current Account	263.91
Deposit Account	1,269.67

1,533.58

Less: 1975 Subscriptions paid in advance 45.17

1,488.41

Stock of Sale Articles 9.12

1,332

1,497.53

£3,077

£3,536.75

WRIGHT, STEVENS & LLOYD

Chartered Accountants

Davis House,
69/77 High Street, Croydon CR0 0YA
10th February, 1975

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Banqueting Manager
**The London
Tara Hotel**
Kensington
London W8 SSR
Tel: 01-937 7211
Telex: 918834/5

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Monographs on architects; Reference books; Practice and procedure; Aesthetics; Techniques; History from prehistoric building to the most recent developments; Guides; Reprints of classic works; Town planning; Landscape.

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

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

SIGNATURE _____ (TITLE)
(MR., MRS. OR MISS)

ADDRESS _____

BANKER'S ORDER

TO _____

BANK _____

19 _____

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

SIGNATURE _____

ADDRESS _____

(MR., MRS. OR MISS)

(TITLE) _____

Annual subscribers will simplify the collection of their sub-
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be made payable to The Kensington Society.

Life Subscription £25.00.

Annual Subscription £2.10.

Corporate Membership £5.25.

THE KENSINGTON SOCIETY

I,
(Full name)

of
(Address)

HEREBY COVENANT with THE KENSINGTON SOCIETY, c/o 18 Kensington Square, W.8, that for a period of seven years from the 1st day of, 19, or during the residue of my life, whichever shall be shorter, I will pay annually to the said Society from my general fund of taxed income such a sum as after the deduction of income tax at the rate for the time being in force will amount to the net sum of £2.10 or any part thereof.

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

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

WITNESS.....

ADDRESS.....

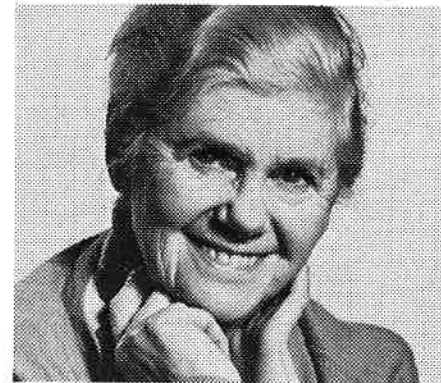
OCCUPATION.....

SIGNATURE

PLEASE NOTE

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

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Please help us to go on helping those whose happiness is so precarious and before the rising cost of living takes it all away.

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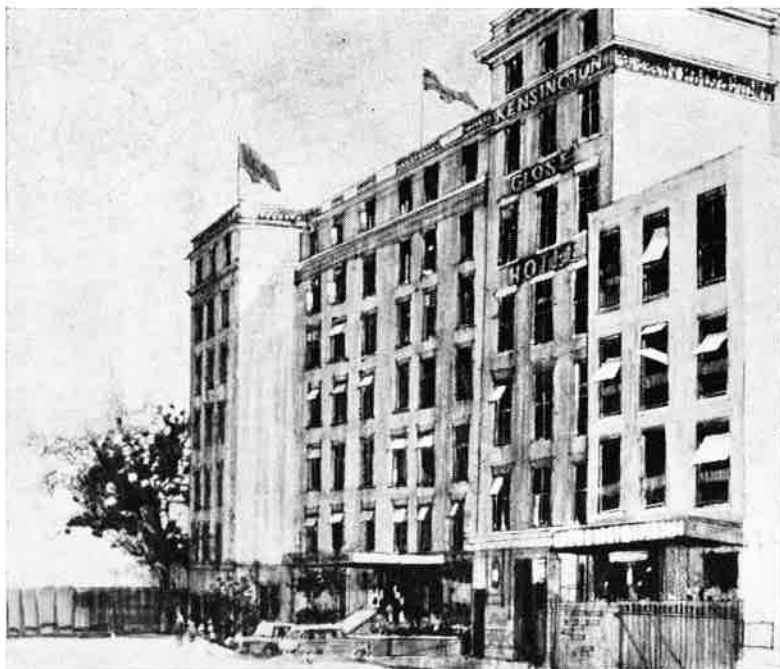
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