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Annual Report

1975-76



CAMPDEN HOUSE KENSINGTON 1793.

In which, Montague, second Earl of Lindsey, KG. died July 25. 1666.

LYSON's *Environ's of London*, 1795. III. 178-180. — BRAYLEY's *Londiniana*, 1629. IV. 9.

THE
Kensington
Society

THE KENSINGTON SOCIETY

Annual Report
1975-76



THE BAYSWATER TURNPIKE FROM THE EAST
by Paul Sandby, R.A., c. 1807

The Kensington Society

PATRON

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

PRESIDENT

THE RIGHT HON. LORD BALFOUR OF INCHRYE, P.C., M.C.

VICE-PRESIDENTS

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

COUNCIL

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

EXECUTIVE COMMITTEE

CHAIRMAN: MR. GEOFFREY DEARBERGH

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

Mr. Barnabas Brunner	Mr. J. de Vere Hunt
Mr. Michael Bach	Mr. John Maclay
Mrs. G. Christiansen	Mr. Dennis Marlow
Mr. Geoffrey Dearbergh	Dr. Stephen Pasmore
Mr. Ian Grant, F.R.I.B.A.	Sir Allan Quatermaine, C.B.E., M.C.
Mr. Keon Hughes	Mr. R. T. D. Wilmot

HON. TREASURER: Mr. Keon Hughes

HON. SECRETARY: Mrs. G. Christiansen
18 Kensington Square, W.8

AUDITORS: Messrs. Wright, Stevens & Lloyd

Foreword

To have the privilege and task of following Lord Hurcomb as President of the Kensington Society is not easy. Remembering the many directions of our national life on which Lord Hurcomb made his impact can only make me feel humble and fearful at accepting the office of President. During the later years of his life our meeting point was a mutual love of being beside a Hampshire trout stream on a summer evening. I remember vividly how he talked not of the catch of lovely and lively brown trout but of the river bank flora and fauna: of the bird and insect life he watched.

When he could fish no longer, as President of the Society he found opportunity for expression of his belief in tradition and beauty of buildings and their surrounds. During the 16 years my family and I have had our home in the Royal Borough I, too, have learnt to appreciate what the Borough offers to those who will receive.

I have followed the work of the Society with ever-increasing admiration—and this goes particularly for the ceaseless devotion to the Society's work of our Honorary Officers. From that beautifully produced Annual Report I have been able to learn something of the romantic past history of the Borough. On the other hand, during these years I have seen change in the character of some of the main shopping areas which, in common with other citizens, I cannot but deplore. Change and progress cannot be held back but at least we can try to control and guide them in a form that shall not destroy the beautiful and good.

The Kensington Society co-operating with, but always watching, the several public bodies concerned with change and planning deserves wide support in its determined efforts on behalf of the citizens of the Borough.

As your new President, I feel I am the servant of the Society in its splendid work.

BALFOUR OF INCHRYE.

Annual General Meeting

THE ANNUAL GENERAL MEETING was held at the Royal Society of Arts Lecture Theatre, John Adam Street, W.C.2, on Tuesday, 20th May, 1975, at 6 p.m.

Mr. Geoffrey Dearbergh, Chairman of the Executive Committee, was in the Chair, supported by 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.

The Chairman referred with regret to the absence through illness of the President, The Rt. Hon. Lord Hurcomb, from his customary place in the Chair; he was missed and everyone would wish him well.

The Executive Committee had suffered two losses by the death of Mr. P. E. Clarke and the resignation of Mr. Edward Seeley. The Chairman now welcomed Mr. Michael Bach as a new member of the Committee.

The regulations for the protection of trees in conservation areas were outlined in the Report and the Conservation Area Map would help those who were uncertain whether or not they lived in a conservation area. As the Report showed, in addition to routine examination of planning applications, many other matters had claimed the Society's attention in detail, including the Borough's Development Plan, Kensington High Street Intermediate Report, and Environmental and General Study Group. It had been gratifying to find the Borough Planning Officers were thinking on much the same lines as the Society. The Chairman acknowledged the debt the Society owed to the Hon. Secretary, Mrs. G. Christiansen.

More neighbourhood associations had joined as corporate members. These affiliations were very welcome and afforded mutual support.

The Chairman moved the adoption of the Report which was seconded by Mrs. Collins.

The Hon. Treasurer, Mr. Keon Hughes, presented the Audited Accounts for the year ended 31st December, 1974; £1,497 had been carried forward as opposed to £1,332 last year. Income from subscriptions and donations had increased and, thanks again to Mrs. Christiansen, receipts from the Sale made a big contribution. A plea was made for prompt payment of subscriptions on the due date, 1st January.

Mr. Hughes proposed and Miss Rita Ensing seconded the adoption of the Accounts.

No nominations had been received and the Hon. Pamela Hurcomb proposed and Mrs. R. I. Francis seconded the election *en bloc* of the Officers and Executive Committee for a further 12 months.

The question was raised about an unpleasant smell in Notting Hill Gate from a distillery in Wandsworth. It was, of course, a Wandsworth matter but it was agreed that comments about the condition would be passed to the Borough Council.

The Meeting closed and Sir Trenchard Cox introduced the Lecturer, Mr. Alec Clifton-Taylor, F.S.A. With a combination of photographic art, knowledge of and enthusiasm for the subject: 'Houses of English Stone', Mr. Clifton-Taylor gave his audience an absorbing hour of information and pleasure. Sir Trenchard Cox thanked him accordingly.

OBITUARIES

The year 1975 has been a very sad year for the Kensington Society. On 7th August our President, the Rt. Hon. Lord Hurcomb, G.C.B., K.B.E. died, and on 26th September, Baroness Stocks, Vice-President of the Society, and for many years Chairman of the Executive Committee died. To lose two such active and well loved members of the Society is indeed a loss. Their devotion and energy to any matter affecting Kensington will be greatly missed. The Hon. Secretary would like to record, with much gratitude the friendship and help she received from them both. No matter was too small or too great to receive their attention. An appreciation of Lord Hurcomb by Arthur Foss appears on page 27 and an appreciation of Lady Stocks by Professor Rosalind Hill appears on page 28.

The Executive Committee of the Society unanimously agreed to institute a lecture to commemorate their work for the Society. The lecture will be called the Stocks and Hurcomb lecture and funds will be set aside from the Sale to defray expenses.

NEW PRESIDENT

We are glad to welcome the Rt. Hon. Lord Balfour of Inchrye, P.C., M.C., as our new President.

Lord Balfour has been a member of the Society for many years. He took part with Lord Hurcomb and Lady Stocks in the debate, in the House of Lords, on the future of the Orangery, Holland Park. He has shown a great interest in the activities of the Society.

CHRISTMAS SALE

The Society was honoured by the attendance of H.R.H. Princess Alice, Countess of Athlone, Patron of the Society, at our Sale in November. Miss Joan Lascelles was in attendance. Members were asked to be particularly generous this year to enable the Society to set up a commemorative fund for a Stocks and Hurcomb annual lecture.

We are grateful to members who come and buy, and we extend our special thanks to those who help at the Sale, and to those who send donations because they are unable to attend. The proceeds of the Sale with donations, was £223 the latter were mostly sent with the expressed wish, that it should be put towards the Stocks and Hurcomb Lecture.

PHOTOGRAPHIC RECORDS

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

CHRISTMAS CARD

It is early to mention Christmas cards, but we would like members to bear in mind that the frontispiece of this report, the Bayswater Turnpike from the East, by Paul Sandby, R.A., has been used for the current card. The card is merely inscribed 'With Good Wishes' so can be used at any time. It is a coloured card. Price 12p.

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. Reports from the Societies will be found on page 17.

TREE PLANTING

A tree planting donation was made to the Kensington Borough Council. We have also given two trees to the Royal Crescent Square Garden. The Society is interested in tree planting in the Borough and welcome suggestion for sites from members. Several suggestions were followed up last year, some without success.

100TH BIRTHDAY

Lady Kenyon, widow of our first Vice-President, Sir Harold Kenyon, received a telegram from H.M. the Queen congratulating her on her 100th Birthday.

Sir Harold Kenyon had a distinguished career in local government, both in Kensington and Paddington. He was very interested in the formation of the Kensington Society and helped in many ways.

Lady Kenyon has been a member since 1953 and has always taken a very active interest. A basket of flowers was sent to her from the Society with our very best wishes.

ANNUAL GENERAL MEETING 1976

Will be held on 27th May at 6.15 p.m. at Leighton House. The meeting

will be followed by the first Stocks and Hurcomb lecture entitled, 'Can Kensington be Saved', by Simon Jenkins, deputy editor of the *Evening Standard*, one of the founders of S.A.V.E. and author of *Landlord in London*. Our President the Rt. Hon. Lord Balfour of Inchrye will take the chair. Please bring your friends.

KENSINGTON (VICTORIA ROAD PRECINCT) DEFENCE COMMITTEE

A cheque of £633.96 has been gratefully received from Lord Plowden, following the voluntary winding up of the above Committee. Lord Plowden raised the question of the future use of the Convent Hostels in Cottesmore Gardens. The matter was taken up with the Planning Department of the Council and we were assured that permission was only personal to the Trustees of the Convent of the Assumption for so long as they occupied the premises and that the houses would revert to private residential use.

DONATIONS

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

EMPEROR'S GATE SITE AND PONTINGS' SITE

A full report by Mr. Dennis Marlow appears on page 13.

KENSINGTON STREET CLEANSING

Residents will, we are sure, have noticed a marked improvement in street cleansing. We should be glad to have the views of members about the large refuse skips, which have been left in certain areas throughout the Borough. These have been put out as an experiment, and we would welcome your views as to whether or not this should be made permanent and if the siting is satisfactory.

LONDON DEVELOPMENT PLAN

The Society have studied and commented on further context papers prepared by the Council. We have recently received Social Community Services Paper.

ADVERTISING

The advertising in this Report has been collected and organised by Mr. John Maclay, a member of the Executive Committee. This has helped enormously with the cost of producing this Report; and the Society is indebted to him for his energy in approaching advertisers, and we much appreciate support given by advertisers. Prospective advertisers for our next Report should write to John Maclay, 40 Kensington Square, W.8.

HONORARY SECRETARY

The Honorary Secretary would be glad to hear from any member, who would like to take over the secretarial work of the Society. She

has dealt with it since 1953 and now feels that the Society will benefit from a change. She would like to retire at the end of the year. It would be helpful if the person taking over the secretarial work could work with her until the end of the year.

EXTENSION OF CONSERVATION AREAS

CAMPDEN HILL

The Kensington and Chelsea Borough Council have accepted Lord Sandford's recommendation in the House of Lords debate, that local Councils should take account of growth of public opinion, in favour of conserving the familiar and cherished local scene. Following requests made by local residents and the Kensington Society, for an extension of the Campden Hill conservation area, in particular Drayson Mews, the Council has consulted the Greater London Council with a proposal to designate the whole of Campden Hill. A decision is awaited from the G.L.C.

EARLS COURT SQUARE

The Greater London Council have approved the Kensington Borough Council's proposal to extend the Earls Court Square conservation area. The new area comprises Nos. 2-52 (even), 3a-69 (odd) Langham Mansions, Herbert Court Mansion and No. 9 Farnell Mews.

KENSINGTON PALACE CONSERVATION AREA

Extended to include Palace Gardens entrance, part of Old Court Place, 21-28 Kensington Church Street.

EDWARDES SQUARE AND SCARSDALE

Extended to include frontage 129-195 Kensington High Street, West side of Allen Street, Phillimore Terrace, West side Adam and Eve Mews, Britannia Public House, Kensington Chapel and Abingdon Road.

KENSINGTON SQUARE

Now includes Kensington Court Place West.

DE VERE CONSERVATION AREA

Proposal to include Canning Place, East side of Palace Gate, West side of Queens Gate, Frontage Kensington Road and High Street from Young Street to Kensington Court.

HOLLAND PARK

Proposal to include Upper Addison Gardens, Lorna Gardens, St. John the Baptist Church and Holland Villas.

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

A selection of cases dealt with

PLANNING APPLICATIONS

The number of applications referred to the Society by the Planning Department of the Kensington and Chelsea Borough Council are too numerous to list. They have been examined by Mr. Ian Grant, F.R.I.B.A., Vice-Chairman and architectural adviser to the Society, by Mr. Dennis Marlow and Mrs. Christiansen.

We again record that it has been of particular satisfaction that in a large number of cases our views have coincided with those of the Council, and it has been our pleasure, on a number of occasions to support the Council's views at Public Inquiries.

Traffic management schemes. We have been consulted by the Director of Engineering and Public Amenities about proposed traffic schemes, we have discussed and commented on a number after obtaining local residents' views of the schemes.

Tara Hotel inquiry. An appeal against the Borough Council's refusal to grant permission for the Tara Hotel to be used as an air terminal, was attended by a member of the Executive Committee of the Society supporting the Borough Council's refusal.

1-11 Ladbroke Road. Planning application on behalf of Ballet Rambert for listed buildings consent to demolish the existing buildings, and for planning permission to redevelop the site by the erection of office and theatre buildings. The Society supported the Ladbroke Association in opposing the scheme. We considered the proposed scheme to be a considerable over-development of the site, introducing a substantial amount of offices into a conservation area. We deplored the loss of 9-11 Ladbroke Road as being detrimental to the character of the Ladbroke Estate Conservation Area. We are glad to report that the Kensington Borough Council refused planning permission.

42 Bedford Gardens. An enforcement notice served by the Borough Council, against an unauthorised extension resulted in an appeal to the Secretary of State for the Environment. The Society supported the Borough Council and the appeal has been dismissed.

63 Ladbroke Grove and 2 Lansdowne Crescent. The Society strongly opposed the demolition of these buildings and recommended that the Council should refuse Listed Building Consent.

1 Albert Place. An application for change of use from residential to a children's day nursery. The Society opposed this non-conforming use in a quiet residential area. The Council refused planning permission.

123 Old Brompton Road and 5-6 Roland Houses. An application to the Council for permission to erect a six-storey building with basement for private clinic. Society opposed the proposal as being inappropriate in this residential area and likely to increase traffic congestion.

1-3 Harrington Gardens. An application for permission to demolish existing listed buildings and erect a seven-storey building. Refused by Council, appeal to the Secretary of State was dismissed. The Society supported the Borough Council.

29 Launceston Place. The Society was alerted by a resident that dormer windows were being installed. The Society strongly protested to the Kensington Borough Council and to the Greater London Council's Historic Buildings Department. We were informed that the houses were only listed on one side of Launceston Place. We have requested that the whole street should be listed.

31-32 Pembridge Square. An enforcement notice was served on these premises requiring hostel use to discontinue. An appeal was held on 3rd February, Mr. Dennis Marlow gave evidence for the Society fully supporting the Council's enforcement.

12 Kensington Square. Planning permission given by the Kensington Borough Council for limited office use of this house. This has been strongly opposed by local residents and by the Society. We were informed by the Council that permission for office use was for 12 months.

41 Kensington Square. An application for part of the garden of this house to be taken over by John Barker's goods yard was opposed by the Society, planning permission has been refused.

180-185 Cromwell Road. An application to use this site as an open-air market was opposed by the Society and refused planning permission by the Council.

Golly's Garage Site 241-255 Cromwell Road. An application for erection of 278 bedroom hotel, 18 car park places, 9,290 sq. metres of offices and a petrol station. Opposed by the Society as an over-development of the site and refused by the Kensington Borough Council. A revised application is before the Council for a 251 room hotel, with 8 flats, 6,500 sq. ft. of offices and parking for 16 cars and 3 coaches on the forecourt.

The Society is concerned about the traffic generated and the effect it will have on the small-scale residential area behind the site.

Generators and cooling towers added to Town Hall sky line. An objection was made by residents in Campden Hill Road to cooling towers being added and appearing lopsided to the Ceremonial entrance. The Society

gave its support to the objection. The Society also supported the residents in their pleas for a break up in the massive brick wall of the new Town Hall fronting Campden Hill Road.

2 Bassett Road 213-215 Ladbroke Grove, W.10. An application for permission to demolish No. 2 Bassett Road and erect a five-storey building at the rear of Nos. 213-215 Ladbroke Grove. Opposed by the Society, as basically undesirable in environmental terms to destroy almost completely the back gardens of this key corner site, with a bulky and unsympathetic design.

117A, 118-122 Queen's Gate, 39-49 Harrington Road and 2 Reece Mews, S.W.7. An application to develop the whole site by erection of a five-storey and basement building for the Iranian Embassy. The Society did not oppose this application, the facades of Queen's Gate House together with the return side of Harrington Road are to be retained. The height and bulk of the proposed building appear satisfactory.

48A Bedford Garden. Society objected to proposal to use part of the rear of the building for offices.

32 Thurloe Place. An application for change of use for a restaurant. Society objected.

47 Kensington Court. An application for use of rear part of basement and ground floor as an extension to existing restaurant, opposed by the Society. Planning permission was refused. An appeal to the Secretary of State is to be heard in June. The Society will be represented.

65 Lansdowne Road and 80 Kensington Park Road. An application for roof additions. Opposed by the Society.

Street lighting. The Society was asked to look at and comment on three new street lanterns for secondary roads, which had been erected in Pembridge Square. The Society was not very impressed with any of the designs, but suggested that design C would be the most appropriate of those shown, providing an improvement could be made by increasing the size of the lantern or decreasing the height of the standard. A suggestion was also made that the concrete standards would be improved in appearance by painting them.

1 Bedford Gardens. A proposal to use shop premises on ground floor and basement as a bridge and chess club was opposed by the Society.

2 Victoria Road. The Society supported a resident in objecting to office use in a residential area and the design of a proposed mansard roof.

Royal College of Art. An appeal to the Secretary of State for the Environment was heard during the year against the Westminster City Council refusal for listed buildings consent to demolish two houses in Kensington Gore, and 197-200 Queen's Gate and the erection of a six-storey educational building for the College of Art. The Secretary of State has dismissed the appeal.

Kensington Square House. The block of offices in Ansdell Street, which was opposed by the Kensington Society, have adopted the name

'Kensington Square House'. The Society has objected to the Kensington Borough Council. We have been informed that the Greater London Council gave permission.

The Biba (Derry and Toms) Building. A Planning Application is before the Council for alteration to the building. The basement, ground and first two floors of the west half of the building will be occupied by Marks and Spencer Ltd. The basement will be used for storage, the ground and first floors for sales and the second floor for offices. Marks and Spencers' name will appear on either side of the existing entrance, in characters similar to those used on their Oxford Street store. They will be mounted directly on to the stone work, there will also be a smaller version underneath the entrance canopy. The application plans show a modified shop front consisting of a display window on the east side of the entrance, which already exists, flanked by three sets of double emergency doors. On the west side of the entrance there will be a smaller display window flanked by two sets of double emergency exit doors. The Jean Junction shop will go. It is not yet known who will occupy the rest of the building. We consider the emergency exit doors to be very insensitive treatment, for what the Society considers to be, a fine building. Our views have been made known to the Council and we hope the present scheme will not be accepted.

An application was made by the Society to the Department of the Environment for the building to be listed. We have been told that the building is not considered by the Department of the Environment to be of sufficient quality for listing.

HOLLAND PARK

The following letter was received by the Society in November from the Greater London Council.

Greater London Council
Parks Department
Chief Officer: James C. Kennedy

November 7th, 1975.

You will recall we undertook to keep you informed of any significant works we would be carrying out in Holland Park and I am writing to let you know we have two schemes in mind that may interest you.

Firstly, as part of the Council's programme of woodland conservation we shall shortly be starting work in the North Woods and copies of the attached notice will be displayed in the park.

Also after very careful consideration we have decided to transfer the Iris collection from its present position around the fountain by the Orangery to the forepart of the shrubbery bordering the pedestrian entrance path to Abbotsbury Road (near the tennis courts). This decision has been taken as the collection is in a prominent position and we are finding it increasingly difficult to maintain the planting to a good standard. These beds are particularly labour intensive as the weeds have to be cleared carefully by hand to avoid damage to the rhizomes. We intend initially to replant the area with spring and summer bedding schemes.

Towards the end of 1974 Lord Hurcomb and the Secretary, met officers of the Parks Department G.L.C. in Holland Park and discussed similar contemplated alterations. Lord Hurcomb agreed that we had to plant trees for the future, but he hoped that this could be carried out over a period, so as not to interfere with the bird life in the park. It was stressed at this meeting that the beauty of Holland Park, was that it had been maintained in the manner of a large private garden, in the middle of the metropolitan area.

A suggestion was made then, as now, that the Iris garden should go, Lord Hurcomb and the Secretary objected; they were then under the impression that the officers had been otherwise persuaded.

Since November 1975 the alterations have started, this has resulted in a large number of letters from members and residents, strongly objecting to the alteration and to the proposed removal of the Iris Garden.

Mr. Robert Vigars, G.L.C. member, sent the following letter to the local Press.

I have noticed with increasing dismay alterations in the layout at Holland Park which are gradually changing the unique character of the gardens. The Rose Walk has already suffered in this way. Now the Iris collection around the fountain is to be removed to the forepart of the shrubbery bordering the pedestrian entrance path to Abbotsbury Road, and replaced by bedding plants. This will change the character of the fountain courtyard so as to make it just another corner of just another municipal park. Maintenance costs and staff shortages have to be faced, but must the Park lose its individuality?

I urge all residents who share my view to write to the Chief Officer, G.L.C. Parks Department, the County Hall, S.E.1, in order to reinforce my protest.

Yours faithfully,

(Sd.) ROBERT VIGARS.

Mr. Vigars subsequently arranged a meeting in the park, with the Gardener, Officers of the Parks Department, himself and the Hon. Secretary of the Society. A lively discussion took place, Mrs. Hughes, a member of the Society and a daily visitor to the park was present. Apart from the difficulty the gardener expresses in keeping the Iris beds weeded, an objection appears to be that irises only bloom for three or four weeks.

Some years ago after one of our Annual General Meetings, which from time to time have been held in the Orangery, the photograph on page 31 of Her Royal Highness Princess Alice, Countess of Athlone, the Dowager Lady Cholmondeley, Miss Goldie and Lord Hurcomb was taken in the fountain courtyard, by the Iris Garden. It is reproduced by permission of Her Royal Highness, to remind members of the Society, the wonderful display we have enjoyed in the past in this garden.

The Society, too, would urge members who share our views to write to the Chief Officer, Parks Department, The County Hall, S.E.1, to reinforce our protest.

We have recently been informed that the Irises will be left until after *this* year's flowering.

Conservation Area Reports

In accordance with the requirements of the Town and Country Amenities Act of 1974, the Kensington and Chelsea Council is undertaking the preparation of a set of reports on the conservation areas in the Borough.

These are to take the form of a series of proposals for the preservation and enhancement of the designated areas, and it is hoped that they will serve as a guide to developers wishing to carry out conversion or rebuilding, to householders proposing extensions or alterations, and to the Council's officers themselves in their own processes of decision making.

The first report will deal with the Ladbroke Area, and this is now nearly complete; the Ladbroke Association has been fully consulted by the Council's officers, and the committee of the Association has been able to co-operate with comments and suggestions at the various stages of preparation.

The format of the document will serve as a model for future Reports and it is probable that the material will be presented in the following manner:

An Introduction, which will contain a brief analysis of the general basis of conservation and its physical and philosophical effects, together with a short historical and architectural history of the Ladbroke Area, tracing the development from its beginnings in the 1820s to the virtual completion by the 1880s. This would emphasise the especial quality of the layout, and its relationship of architecturally unified buildings with large gardens and communal open spaces. This section will probably be illustrated with a series of early maps.

The Introduction will also contain a list of contemporary problems which can have an adverse effect on the character of the area (parking, traffic, alterations to buildings, loss of trees, unsuitable development, etc.), and a short section on the law as it relates to such problems.

This will be followed with a street-by-street survey, with more detailed notes on key buildings and groups, and the section will also contain specific proposals for the treatment of alterations, additions, painting, conversions, and replacement of decorative detail.

A further section will contain proposals for the treatment of front gardens, forecourt parking, boundary walls, garages and dustbin enclosures, and it is to be hoped that these two parts will provide a useful design guide for future work.

There will be a final section containing suggested criteria for redevelopment.

The Report will be a most welcome document, and, if we are to make conservation into a positive rather than a negative operation, it should provide invaluable guidance by formulating a policy to encourage improvement, and to restrain or halt the gradual erosion which has been taking place since the war.

IAN GRANT
(Architectural Adviser).

Survey of London

Published for the **GREATER LONDON COUNCIL**

General Editor: F. H. W. SHEPPARD

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37. Northern Kensington

Describing the area north of Kensington High Street to Notting Hill and Kensal Green, the citadel of Victorian London.

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The Athlone Press
UNIVERSITY OF LONDON

The Pontings' Site

Drawings submitted by the architects Gollins Melvin Ward Partnership on behalf of the English Property Corporation for full planning permission to develop this site were seen at the Chelsea Town Hall on 2nd December, 1975.

The plan is to refurbish the building belonging to London Transport which is situated immediately to the West of the old Derry & Toms building and contains the entrance way to High Street Kensington Underground Station. It is proposed to develop this on similar lines to the Burlington Arcade.

On the corner of Wright's Lane a new building will be erected of which the basement, ground and three floors above are designated for retail use. There is a small office content of 3,000 sq. ft. at the rear of the third floor with a garden at the centre. As at present planned the ground floor will consist of individual high-class shops.

This corner building will be recessed at ground floor level and the frontage running down Wright's Lane will be at a right angle to the High Street thus giving a wedge shape to the pavement. A new entrance to the Underground Station hall will be included.

The first elevations of this building to be submitted showed a design that aroused instant opposition as it was entirely incompatible with the surroundings and failed to form an acceptable link between the old Derry & Toms and the buildings on the West side of Wright's Lane. Strong representations were made not only to the Council but also to the developers. It is gratifying to record that there was immediate co-operation which has resulted in a satisfactory outcome.

It is hoped that work will start shortly on the London Transport building which it is expected will take some 12 months to complete. By this time a start will have been made on the corner building.

DENNIS MARLOW.

TOWN PLANNING INQUIRY—EMPEROR'S GATE SITE

114a Cromwell Road, 8 and 9 Grenville Place, 1-25 Emperor's Gate, 1-7 McLeod's Mews and over the adjacent railway cutting, London, S.W.7.

On 20th May, 1975, an Inquiry was opened at the Kensington Town Hall into the appeal by Lembina Properties Ltd. (Raglan Property Trust, Trust Houses Forte Ltd. and British Airways Ltd.) and J.

Walter Thompson Co. Ltd. (London subsidiary of J. Walter Thompson Company with headquarters in New York, U.S.A.) against the refusal of the Council to permit development for office and residential uses on the above site.

The Inspector was A. H. G. Dobson, C.B., O.B.E., M.C., B.A.(CANTAB).

The reasons for refusal were excessive plot ratio, non-accordance with the Initial Development Plan for Greater London, height and massing of buildings too great for the areas, the closing of Grenville Place would nullify the existing traffic management system and the proposed development would involve too great an increase in office accommodation contrary to the policy of restricting the growth of such space in Central London. The Kensington Society supported the Council's action.

The first application was accompanied by an illustrative scheme which proposed two inter-connected crescent shaped buildings the front having 11 storeys and the rear 7. They contained 156,789 sq. ft. of offices, 37,437 sq. ft. special commercial use and car parking and 67,866 sq. ft. residential use. It was supported by a valid Office Development Permit dated 14th December, 1972, for 198,000 sq. ft. on this site.

At the Inquiry the appellants withdrew this scheme and put forward a second illustrative scheme which contained an 80 ft. office block on the Cromwell Road frontage of 97,000 sq. ft. and a 60 ft. high residential block behind it on the Emperor's Gate frontage. A feature of this proposal is that vehicular access is only possible through the West London Air Terminal complex using the existing access and egress to Cromwell Road. Basement car parking will provide 12 spaces for offices and 120 for residents.

This alternative, the outlines of which had previously been discussed with the Council, was not received until 16th May, which did not allow sufficient time for its consideration. It appeared later that the Council, in its Rule 6 statement, had indicated that it would be willing to accept the submission of modified proposals at the Public Inquiry provided they met with planning standards. There was, however, no mention of this in the invitation to the Inquiry nor was it stated that the appellants would be allowed to pursue this course. When evidence started to be taken on this new submission the Society's representative protested that it was not related to the appeal but was basically a fresh application. In this he was overruled but later supported by the solicitor for the Greater London Council when he made his legal submission. Nevertheless evidence continued to be taken.

The appellants stated that the reduced area of office space in the second scheme represented the minimum that would satisfy their requirement for a projected staff of 870 and at the same time make the whole operation economically viable. If this figure were further reduced they would not be able to proceed with the development and it is unlikely that other developers would do so. This would give rise to further delay in the re-provision of the demolished residential accommodation.

The Inquiry was adjourned until 5th August at the Chelsea Town Hall in order to allow the Planning Committee to consider the second scheme. When they met on 1st July they had before them a report from the Borough Planning Control Officer which stated, *inter alia*: 'Local residents and societies have been invited to comment on the revised scheme by 30th June. Subject to consideration of their objections, I recommend that in principle the revised scheme satisfies the Borough Council's objections. . . . There were 17 letters before the Committee from interested parties, of which seven letters registered outright objection to the revised proposals and eight were in favour (including one from the Kensington Society), with two neutral.

Having heard the case for and against the revised proposal, the Town Planning Committee reported to the Council that 'the proposed office content was too high and that provision should be made for more residential accommodation'. There was no criticism of plot ratio, means of access or height of the buildings.

The Report continues: 'The Council base their objections on representations from a limited number of local residents: they ignore the views of the influential Kensington Society who stated in their written representation to the Planning Committee that "So far as the revised scheme is concerned, the Society thinks it is most commendable and provides a satisfactory solution for the development of this site . . .".'

When the Society's representative made his statement he said 'he was a member of the executive committee of the Kensington Society, which had some 800 members. The purpose of the Society was to watch all major developments in the Borough particularly in Kensington with the overall aim of maintaining its character and amenity.'

The Society fully supported the Council's refusal of the scheme as originally conceived. However, having had the opportunity following the adjournment to study the revised proposals and to view the appellants model, the Society were now of the opinion that the proposals represented by far the best solution to the problem. The architect had in particular gone to a great deal of trouble to seal off the offices from access to the residential roads which in the Society's opinion was a very important feature of the design. He had some difficulty in understanding the purpose of issuing an Office Development Permit for the site, if as stated in evidence, the provision of offices on the site was contrary to Greater London Council policy.

In his conclusions the Inspector says: 'I am of the opinion that the second Illustrative Scheme submitted by the appellants is an imaginative project for the development of this difficult site making beneficial use of land which would otherwise remain unused and providing a substantial housing contribution. The proposals . . . represent in my view a reasonable compromise and would result in a development on the site offering a visually satisfactory transition between the mainly Victorian housing on the east and north and the modern high-rise Penta Hotel and West London Air Terminal buildings to the south and west.

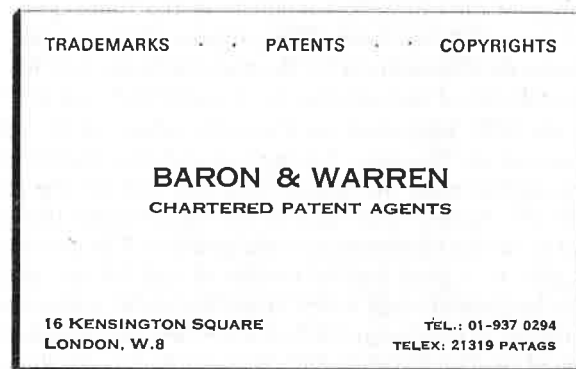
I note that the Kensington Society regard the proposals as "most commendable" and a "satisfactory solution".

"The proposals would bring benefits in that the office block, itself sound-proofed and air-conditioned, would screen the residential areas to its north from the noise and fumes of the very heavily trafficked Cromwell Road and the decking in of the railway junction and adjoining tracks would reduce noise, dust and vibration in the area generally.

'I recommend that the appeal be allowed.'

Notification that the appeal had been allowed was contained in a letter from the Department of the Environment dated 5th January, 1976.

DENNIS MARLOW.



Reports from Local Societies

ABBOTSBURY RESIDENTS' ASSOCIATION

This association was formed at a public meeting on 24th June, 1974. All adult residents of Abbotsbury Close, Abbotsbury House, Abbotsbury Road and Ilchester Place are eligible for membership. Since that date the association through its officers and committees have been active in the interests of members in relation to a variety of problems, examples of which follow.

Fast moving traffic in Abbotsbury Road is a source of annoyance and danger to many members: speeds of up to 70 m.p.h. have been recorded. As a result of representations an additional traffic island has been erected, with a moderating effect. The speed of through traffic should be further reduced by the control humps which are to be installed, on an experimental basis by the Department of the Environment. ** humps*

Most of the leases in Abbotsbury Close and Road now qualify for enfranchisement under the Leasehold Reform Act 1967. The possible long-term effects of enfranchisement on the interests of owners have been drawn to the attention of members. The managing agents of the present freeholders are seeking authority to establish a management scheme as provided by the Act which would continue the protection of amenities now provided by the covenants in the leases. Members have been urged to make their views on this proposal known to the Secretary of State for the Environment.

During the period in 1975 when normal refuse collection almost ceased co-operation with the Borough Council in the distribution and collection of plastic sacks helped in maintaining some semblance of a service to residents.

Planning applications have been regularly monitored. A frequent subject of complaint by members is the replacement of valuable small shops by establishments that contribute nothing to local amenities. Representations to the Borough Council have revealed how inadequate are their powers to control these undesirable changes. The Council has been assured of our support in seeking more effective powers in this and other aspects of planning. At present local affairs are all too often controlled by remote authorities whose attitude to local interests appears to vary from indifference to outright hostility. It is hoped that the Council will soon designate the Abbotsbury area as a conservation area. *shops*

Vandalism in the grounds of Holland House and a threat of occupation of members' houses by squatters were matters for serious concern in 1975. Close liaison has been maintained with the local police.

To end on a lighter note, the association held a very successful party on 18th March, 1975, in The Orangery at Holland House. This proved a useful occasion for members to get to know each other and to meet our Member of Parliament, local authority representative and senior Borough Council staff with whom we have established good working relations.

* The Annual General Meeting will be held on 10th June.

Chairman: Professor R. J. L. Allen, O.B.E. *Hon. Secretary:* Mrs. F. Morrison-Jones, 37 Abbotsbury Road, London, W.14.

THE BOLTONS' ASSOCIATION

The year 1975 has seen a continuation of our various activities. We comment on planning applications which are still made in undiminished numbers and we are grateful to the Kensington Society for the support they lend to our comments on any important issues within the conservation areas. We are concerned about the continuing loss of family-type shops on the boundaries of the conservation area and are pressing the Council to take what action they can in this matter and to seek a re-classification of the Use Class Orders.

Within our conservation area, we have established and agreed with the Council a policy for the retention of critical roof lines, views and gaps between buildings and are now proceeding with a detailed study on 'architectural enrichments' in our area in order to build up a library of information for reference purposes in relation to any future development. Ian Grant is helping us in this task and he is also coming to speak to our Annual General Meeting at St. Mary's The Boltons Church Hall on Wednesday, 24th March.

* Our efforts to obtain control over all development in the area, we hope, will shortly result in an Article 4 Direction for a large part of the conservation area.

* Negotiations have continued with the Council Officers about introducing a traffic management scheme in our area in order to avoid 'rat runs', particularly for heavy goods lorries and also to eliminate accident points. Regrettably the present financial situation has prevented this scheme being taken further forward at the present moment. The Council has, however, carried out various road markings and has installed traffic islands in Collingham Road which have been a considerable improvement.

Chairman: Mr. I. L. E. Austin-Smith. *Hon. Treasurer:* Lord Cardross. *Acting Hon. Secretary:* Mrs. P. Newall. Telephone Number for the Association: 01-734 6161.

THE CAMPDEN STREET PRESERVATION SOCIETY

The Society, in the 12th year of its existence, has continued to receive good support from residents in the street. This interest and concern by individual members is very much appreciated by the Committee.

Planning matters have been the Society's principal concern and those of greatest importance to Campden Street await decisions:

The long saga of the Rowley Gallery site has entered another chapter after we had hoped that a satisfactory plan had been adopted. Proposals which in various forms we had opposed over the years had been rejected, and one which we supported had been approved in the autumn of 1975. Now it appears that the project to make something of these empty buildings has fallen through and we are back at 'Square One'.

We are also concerned to preserve what we consider to be a vital part of this conservation area, viz., the open garden spaces belonging to the (larger) Bedford Gardens houses which back on to the studio houses in Campden Street. There exists a Department of the Environment enquiry decision acknowledging their importance and an unsuitable plan has just been rejected by the Planning Committee, but suggestions have been made which, if they were carried out, would be prejudicial to these garden spaces which make such a valuable contribution to the character and quality of life in the street. We hope that the authorities will continue to uphold their declared policy in this area.

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

EDWARDES SQUARE AND SCARSDALE ASSOCIATION

The year 1975 has been a comparatively quiet year with only one public meeting, our Annual General Meeting held at Leighton House on 28th April. However, the Association's officers have both initiated various enquiries and been consulted by the Council on matters affecting the neighbourhood. Amongst the latter may be mentioned the Department of the Environment enquiry into the use by Aer Lingus of the Tara Hotel as an air terminal at which the Association represented various local objectors. We have also been asked, and given, our views on proposed new lamp standards for use in the Borough.

However, by far our most important work has been with the Kensington High Street Study Group. Here we have been consulted both by the developers and the Council for our views on the future of the Pontings and, yet again, the Rank sites and hope that our suggestions have been of real value. Our association with the Kensington Society has been strengthened by the election of our chairman to the Executive Committee of the Society.

Chairman: Dennis Marlow, Esq., 6 Stratford Studios, W.8. *Hon. Secretary:* Lady Brown, 3 Alma Terrace, W.8.

KENSINGTON COURT RESIDENTS' ASSOCIATION

During the past year, the K.C.R.A. has been much concerned with the north side of Kensington Court and the passageway leading into the Court. The matter of air pollution from the restaurants on the High Street has been taken up with the Borough Health Officer. However,

since the restaurants in question have complied with the legal requirements for removal of fumes, there appears to be little else that can be done to improve this situation. Motor cycle parking and dumping of refuse in the passage leading to Kensington Court have both diminished, but a proposal to convert part of the passage into a mini-park has been rejected. The Association has been able to have bollards placed to prevent illegal parking in the north-west corner of the court, has replaced a lamp-post, and has had a sign prohibiting heavy vehicles placed at the High Street entrance to the Court.

The proliferation of embassies in the Court has also been a matter of concern to the K.C.R.A. and to the Borough Council. The Association was unsuccessful in its attempt to prevent a new embassy from taking up residence, but did prevent the extension of another into a second building. The building is now to be converted into flats. Our major concern in this matter has been to maintain the residential character of the Court.

These and other topics were discussed at a meeting with Mr. George Pole, Borough Councillor for Queensgate Ward, at a meeting of the Executive Committee. Mr. Pole made a number of useful suggestions, and has been helpful in directing members of the Committee to the appropriate departments of the Borough.

Hon. Secretary: Mrs. Macdonald, Flat 7, Durwood House, 31 Kensington Court, W.8.

THE LADBROKE ASSOCIATION

The committee has continued to meet regularly about once a month and much of its business has, as hitherto, concerned planning applications. Two of these call for special mention. A proposal put forward by Ove Arup for the demolition of Nos. 1-11 Ladbroke Road and the erection there of an extensive (5-storey) office block for their firm, with a 600-seat underground theatre beneath it for the Ballet Rambert, roused widespread concern. It was opposed, successfully, by the Association and by the Kensington Society, on the ground that it constituted a considerable overdevelopment in terms of plot ratio, that such an intrusion of office space into the conservation area was undesirable and could set a dangerous precedent, that the lack of any parking provision in relation to the theatre would cause serious congestion and disturbance in adjoining streets, and that a pair of houses of considerable architectural interest (featured in the G.L.C. *Survey of London*, Volume 37) would be lost. The Association also opposed an application for permission to demolish 2 Lansdowne Crescent and 63 Ladbroke Grove (St. John's Vicarage)—a pair of houses built opposite the church, at the same time, and of the same stone. Demolition without any plans for redevelopment was considered highly undesirable, especially on such a sensitive site (on the top of the hill, at the centre of the Ladbroke Estate). This application also was rejected. The number of other houses of no little architectural merit which, like

St. John's Vicarage, stand empty while their fabric steadily deteriorates, continues to cause concern, and the Association much hopes that the Borough will thoroughly investigate this difficult problem with a view to possible action before it is too late.

The Clarendon Road/Lansdowne Road traffic management scheme devised by the Borough with the co-operation of the Association, and now fully implemented, has brought a welcome reduction of through traffic, especially north/south lorry traffic, in this part of the conservation area. The Association has also been co-operating closely with the Borough officers over their first Conservation Area Study, which relates to the Ladbroke Estate; see Report on page 11.

The film *Europa Nostra* was shown to an appreciative audience at an open meeting held on 4th November (very shortly after its European *première* at the Congress of European Architectural Heritage Year in Amsterdam). It aroused much interest, particularly since it was introduced by Michael Middleton, Secretary-General of the United Kingdom Council of European Architectural Heritage Year, who had taken an active part in its production.

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

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NORLAND CONSERVATION SOCIETY

Aside from what might be called the routine activities of an amenity society, such as vetting planning applications and dealing with matters of local concern as they arose, the Norland Conservation Society devoted much of its attention to three topics in calendar 1975: through traffic along Royal Crescent-St. Ann's Villas-St. Ann's Road; the deterioration of Norland Road; and the European Architectural Heritage Year Project in Royal Crescent.

Traffic in St. Ann's Villas: The Norland Conservation Area is cut longitudinally by the north-south Royal Crescent-St. Ann's Villas-St. Ann's Road route which is being used by through traffic going to and coming from the north side of the M40 flyover as an alternate route to Woods Lane-Scrubbs Lane and to the rather cumbersome non-motorway extension of the M41. The use of the Norland route as a sort of rat run has caused considerable unplesantness for the residents of St. Ann's Villas. For years, the N.C.S. has been pressing for remedial action by the Borough, and the Borough Engineer's Department has been indicating that some sort of relief would be forthcoming. Unfortunately, the Borough Engineer has now said that surveys conducted by this Department indicate that relief is not justified. The N.C.S. is accordingly girding itself for an all-out campaign to demonstrate that this conclusion is totally unwarranted.

The Norland Road Area. The decrepitation of this once-charming neighbourhood corner of the Norland Conservation Area continues to be a matter of major concern for the Society. The problem was initially created by the amputation of the southern egress of the road into Holland Park Avenue in connection with the construction of the Shepherd's Bush roundabout and has been complicated by the fact that one side of the road lies in the London Borough of Hammersmith and that the area is presently designated 'public open space' by the G.L.C. Regrettably, it is highly improbable that anything like a completely satisfactory restoration can be achieved, but the N.C.S. is doing its best to preserve at least some of the character of the area.

Royal Crescent/E.A.H.Y. Project. The N.C.S. is happier about the results of its support for the restoration of Royal Crescent. Results are gradual, but additional houses continue to be done up, a 50 per cent grant has been secured for the cost of restoration from the Department of the Environment, and the Department of the Environment and the Royal Borough have agreed to underwrite completely the consulting architects' fees.

Officers. At the Society's Annual General Meeting in June Mr. Clive Wilson, an officer of the N.C.S. since its founding in 1969, resigned as Chairman and was replaced by Mr. Robert L. Norgren. Mr. David Ranson was elected to the newly-created post of Deputy Chairman.

ROYAL CRESCENT GARDEN COMMITTEE

Despite summer drought and winter gales, I can report a satisfactory year. Our lawn suffered badly in the summer, but not, I think, irreparably. And fortunately we had lopped and pruned our trees in the spring and we had removed a dead and dangerous birch, with the result that the winter gales did no damage at all. I must thank Mr. J. C. Dale, Parks Superintendent of the Royal Borough, for his prompt aid over the removal of the birch tree.

I must thank also our generous benefactors. We are indebted to the Kensington Society and Mrs. Christiansen for a fine *robinia frisia* and a splendid *fagus purpurea*, and to Messrs. Crump and Libby of 24 Royal Crescent for an elegant *acer brilliantissima*. Our gratitude, too, to those Royal Crescent residents who have given cheques which have enabled us to plant a further 80 roses and a larger section of our planting plan than we could have done otherwise: also to Miss Elizabeth Dun and her sister, Mavis, for a gift of garden equipment in memory of their father, the late Brigadier Tom Dun.

Our relations with the Kensington and Chelsea Borough Council and with local Conservation Societies have been practical and effective. And our gardeners' loyalty and interest in the garden is always appreciated.

As an experiment, we held an evening picnic under the trees in late summer. It was a great success. Thirty or more residents brought baskets of chicken and fruit and cheese and bottles of wine—and strolled and chatted till quite late. And they left not one scrap of rubbish! We hope for many more of these occasions. For we want our garden not only to be lovely but to be used and enjoyed.

Honor Balfour: Chairman, Royal Crescent Garden Committee.

THURLOE AND EGERTON ASSOCIATION

At our last Annual General Meeting, held on 21st March, 1975, Mr. Ronald Sayne took over the chairmanship from Sir Paul Reilly.

During the year there have been a smaller number of planning applications in our Area for us to consider and, taking advantage of the lull in pressing day-to-day problems, we have tried to look at the longer term issues for the area as a whole. We feel that the Town & Country Amenities Act 1974, laying an obligation upon the Council to plan comprehensively for the 'future preservation and enhancement of conservation area', gives very positive encouragement to us in our own policy of asking the Council to write and approve planning briefs for the future development of sensitive areas and empty sites in our area. This year we have had discussions with the Planning Officers about such a brief for the South Kensington Station site and we would like to see a comprehensive policy for Beauchamp Place.

The new Act includes legislation on tree preservation and to make this more effective in our own area, we are undertaking a survey of all trees growing in private gardens, whether conserved or not.

Last autumn, our Committee walked the conservation area to review the buildings 'listed' by the Department of the Environment and to take a critical look at the present boundaries of the area. We have made some suggestions for changes to the G.L.C. and Borough and these are under consideration.

Traffic was the subject of our autumn meeting, addressed by Alderman Mrs. Gullick, and traffic continues to be the theme of many of our Committee's discussions. Our area is vulnerable to through traffic because of its position south of a main East/West route into Central London and we would like to see the traffic authorities adopting stronger policies towards containing through traffic on the main routes.

Our 1976 Annual General Meeting is to be held in the Crypt at Holy Trinity Church, Brompton, on Monday, 22nd March, at 8.30 p.m.

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

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Other activities and future arrangements

OTHER ACTIVITIES

Arrangements were made for members to visit the following: Ilchester House, Allen Street, arranged by Mr. R. Martin, Director of Architecture and Planning, Royal Borough of Kensington and Chelsea.

A talk by Miss Helen Lowenthal entitled 'Introduction to English 17th and 18th century furniture' held in the galleries of the Victoria & Albert Museum.

The Annual Sale was held on 8th November.

A conducted tour by Mr. C. Purver of the newly restored State Apartments, Kensington Palace.

A conducted tour of Somerset House by Mr. A. G. Yexley, Senior Architect, Directorate of Ancient Monuments and Historic Buildings.

A visit to Sir John Soane's Museum. Miss Dorothy Stroud, Assistant Curator conducted the tour.

We would like to record our gratitude here to our hostesses and lecturers.

FUTURE ARRANGEMENTS

27th MAY, 6.15 p.m. ANNUAL GENERAL MEETING at Leighton House, 12 Holland Park Road, W.14. The meeting will be followed by the first of the Hurcomb and Stocks lectures entitled 'Can Kensington be Saved', by Mr. Simon Jenkins, Deputy Editor of the *Evening Standard*, one of the Founders of S.A.V.E. and author of *Landlord in London*. Chairman: the Rt. Hon. Lord Balfour of Inchrye, P.C., M.C., President of the Society. Wine and biscuit refreshment available.

8th JUNE. A visit to Leeds Castle, near Maidstone. The castle of the Medieval Queens of England, described by Lord Conway as 'the loveliest castle in the whole world'. Bequeathed by the Hon. Olive Lady Baillie to the Leeds Castle Foundation, a charitable trust which aims to preserve the marvellous beauty of the castle and park. The visit has been arranged for on a special opening day. Coach leaves Kensington Square at 1 p.m. Tickets including coach, entrance fee and tea, £4.

22nd JUNE. A visit to Lympne Castle. 14th century building restored 1905. Terrace Garden and magnificent views out to sea and across Romney Marshes. Mrs. Christiansen will give members tea at Swanton Mill, 8 miles from Lympne Castle. Coach leaves Kensington Square at 12.30 p.m. returning by 8 p.m. Tickets £4 including entrance fee to Castle and coach.

6th JULY. Milton Manor House, Abingdon. 17th Century House with Georgian wings. Traditionally designed by Inigo Jones. Sir John Betjeman writes: 'Like all the best things in England this is hidden. Milton village street is true "Berkshire". The Manor House is splendid. Inside are handsome rooms and an exciting contrast—a Chapel and Library in Strawberry Hill Gothick. Do go and see it.' The visit has been arranged on a day not normally open to the public by kind permission of Mrs. Mockler. Coach leaves Kensington Square at 1 p.m. Tickets £3 including entrance fee, coach and tea.

11th SEPTEMBER, 3 p.m. at St. Jukes Church, Courtfield Gardens, Mr. Jonathan Rennert, author of *William Crotch 1775-1847*, Organist at St. Jukes Church, Courtfield Gardens has kindly invited members to a William Crotch Memorial Talk and Recital. Tickets are not required, please bring your friends. (An article about William Crotch by Dr. Stephen Pasmore appeared in the Annual Report last year.)

19th OCTOBER, 6.30 p.m. The second Hurcomb and Stocks lecture will be held in the Public Library, Lecture Theatre, Campden Street, W.8. Mr. Stanley Cramp, O.B.E., Senior editor of *British Birds*, will give a lecture, illustrated with slides entitled 'Bird Life in Inner London'. Mr. E. M. Nicholson, C.B., C.V.O., one of our foremost ornithologists, will take the Chair. Tickets are not required, please bring your friends.

Will you please enclose a stamped addressed envelope when applying for tickets. Visits must be paid for at the time of booking, money cannot be refunded but tickets may be passed to non-members.



IRIS BED, HOLLAND PARK
H.R.H. Princess Alice, Countess of Athlone, with Lord Hurcomb and Lady Cholmondeley after the Annual General Meeting 1973



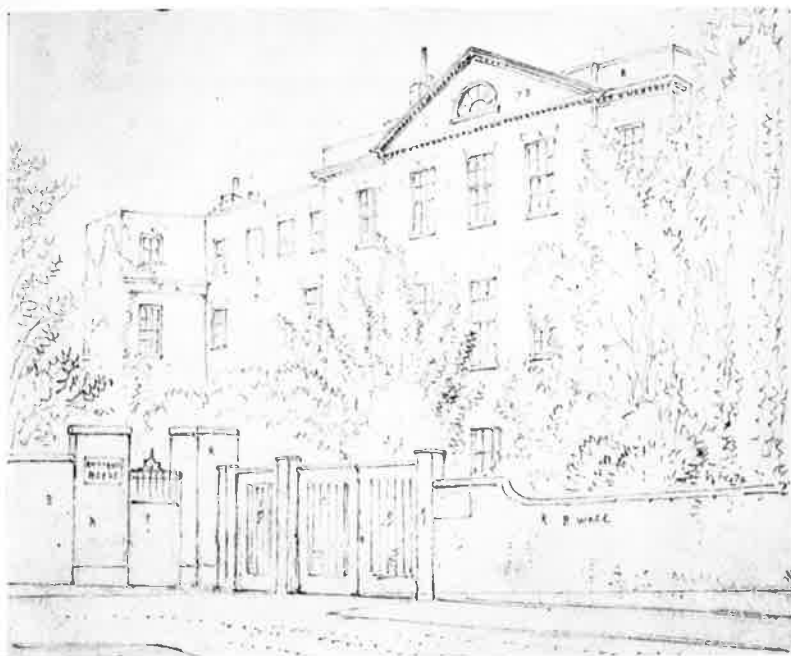
'THE OLD SWAN', BAYSWATER

Signed and dated 1790

b. 1725 PAUL SANDBY, R.A. d. 1809



THE BAYSWATER TURNPIKE, 1800



BULLINGHAM HOUSE

Drawing by Thomas Hosmer Shepherd, c. 1852



NEWTON HOUSE, KENSINGTON CHURCH STREET

by Thomas Hosmer Shepherd.

The Right Hon. Lord Hurcomb, G.C.B., K.B.E.

The death last summer of Lord Hurcomb, G.C.B., K.B.E., at the age of ninety-two brought to an end a long and happy association with Kensington. Lord Hurcomb first settled in what is now the Royal Borough on coming down from Oxford at the start of his career in the Civil Service, in which he earned so much distinction. He retired in 1937, after 10 years as Permanent Secretary to the Ministry of Transport, to take over the Chairmanship of the Electricity Commission, only to be appointed as well, with the outbreak of war, the Director-General of what became the Ministry of War Transport, a post of vital importance in the achievement of victory. He finally retired from public life as Chairman of the British Transport Commission in 1953 at the age of 70. Throughout this period, with the exception of a few years, he lived in the Royal Borough. His affection for this part of London was shown, on his elevation to a peerage in 1950, by his assumption of the title of Baron Hurcomb of Campden Hill.

From 1953 until within a few months of his death, he devoted himself to the conservation and preservation of man's natural heritage, carrying out what he regarded as man's responsibility towards nature and his surroundings. This involved continuous and dedicated work both at home and abroad. In addition to chairing many committees, he was for many years Vice-President of the International Union for the Protection of Nature and the Founder-President of the Council for Nature; he was, moreover, a Trustee of the British Museum and on the Council of the National Trust.

The devotion he gave to the Kensington Society, of which he was a founder member, was typical of the energy, thoroughness and integrity which marked all his activities. From the time that he was invited to be a Vice-President in 1964 and later, when he succeeded Lord Cholmondeley as President, he made it his concern to inform himself fully about the Society's activities and problems and enjoyed an excellent working arrangement with its Honorary Secretary, Mrs. Christiansen, from which both the Royal Borough and the Society have greatly benefited. Together with Lady Stocks, he brought to the attention of the House of Lords the proposed use of the Orangery in Holland Park in 1969 as a restaurant instead of as a shelter for the public. He was

always prepared to represent the Society at inquiries. He entertained the Society to tea on the terrace of the House of Lords and gave a lecture to the Society, still well remembered by those who were present, on the 'Birds in Kensington', at a time when he was not only Chairman of the Committee on Bird Sanctuaries in the Royal Parks but also President of the Royal Society for the Preservation of Birds. One thing which gave him as well as the Society particular pleasure was the acceptance by H.R.H. Princess Alice, Countess of Athlone, of his invitation to become Patron of the Society.

Lord Hurcomb was reserved by nature and never sought the lime-light. He was, however, regarded as a wise, loyal and affectionate friend by people in all walks of life. His conversation was leisured, courteous and informed, added to which a remarkable memory for the apt quotation revealed a keen sense of humour. A happy marriage ended with the death of his wife in 1947, after which he was cared for and supported by his younger daughter, Pamela, herself an active member of the Society, in their hospitable home on Campden Hill. He is mourned not only in the Royal Borough but in the countryside as well, particularly around Walberswick and Aldeburgh, where he would most years be seen in late summer strolling over heath or marshland with his binoculars. One particularly treasured personal memory is of his return from his favourite beat on the River Wey, when the mayfly were rising, hand-in-hand with an eight-year-old friend, whom he had initiated into the mysteries of fly-fishing, each of them carrying a fine brown trout.

A. A. F.

The Lady Stocks

The death of Mary Stocks has deprived this country of one of its truly great women. She will be remembered for her distinction in many fields—as a social reformer of outstanding courage and humanity, as the wise and witty principal of Westfield College, as a broadcaster whose voice, not least in her religious teaching, must have brought delight to millions of people, as a vivid and perceptive writer, as a politician whose sense of humour never deserted her. Yet perhaps in this, her own city, she would like best to be remembered as a Londoner. London was her university, and after the untimely death of her husband London was her home. She fell in love with it, and brought to its splendours and its squalors, its river and its churches, its squares and alleys and docks, both the inquisitiveness of a scholar and the understanding of a friend. I shall never forget that day during the London blitz when she read aloud in her college chapel the words of the Second Book of Kings concerning the enemy: 'He shall not come into this city, nor shoot an arrow there. By the way that he came, he shall return, and

shall not come into this city, saith the Lord. For I will defend this city, to save it for mine own sake.'

Mary Stocks did much for London, and London, especially her own borough of Kensington, remembers her with gratitude and pride, and above all with very great affection.

ROSALIND HILL.

EAST AND WEST

London East, and London West—
I wonder which I love the best?

London West is clean and gay,
With parks, and ponds, and bands that play;
While London East is grimy grey!

But London East has masts and funnels,
Dock-gate bridges and Thames tunnels,
Chinese shops and 'longshore smells,
And chocolate-coloured Lascar swells,
And sailors from the seven seas
With shabby coats and baggy knees;
While who shall say that London West
Is not a trifle overdressed?

London East and London West—
I don't know which I love the best!
I only know that one fine day
My ghost will wend its trackless way,
And in those journeyings find rest
In London East—or London West.

MARY STOCKS.

The Bayswater Turnpike

The beautiful picture on the frontispiece, painted in gouache by Paul Sandby, R.A., about 1807, shows the Bayswater Turnpike from the east with the trees of Kensington Gardens on the left just beyond the turnpike. The picture is in the collection of the London Museum.

A turnpike was originally a spiked barrier fixed across a road as a defence against sudden attack. Later the term became synonymous with a toll-gate, where toll was collected towards the maintenance of the roads. The term turnpike also became used for the road itself. The earliest turnpike Act was drawn up in the reign of Charles II in 1663, when it had become evident that the local parishes were unable to raise sufficient money to keep their main roads in repair as a result of the increased traffic on them. There was a great increase in the establishment of turnpike roads in the first half of the 18th century and the Bayswater Turnpike was set up during this time.

It is easy to admire Sandby's picture of the Bayswater Turnpike and yet remain unaware of the meticulous detail and of the motive of the artist in painting it. Paul Sandby (1725-1809) and his elder brother, Thomas, were both founder members of the Royal Academy—the first exhibition of which was held in 1769. In 1772 Paul Sandby took up residence on the Bayswater Road, near the present Marble Arch, at 4 St. George's Row overlooking Hyde Park and close to the Tyburn turnpike. It was natural, therefore, for Sandby, who lived there until he died, to sketch in the neighbourhood. He was a pioneer of topographical art in England and many of his charming watercolours of the area are to be found in the British and the Victoria and Albert Museums.

If we look closely at this picture of Sandby's, we find we cannot place the scene exactly even though we may often travel along the Bayswater Road. So much has changed since then. But we can deduce more than we realise if we look at the picture with a magnifying glass. We can see an elegantly dressed mother and daughter walking towards the toll gate—the former shielding herself against the hot sun with a parasol. Two dogs are running across the road towards a workman carrying a bag in his left hand and some luggage on his back supported by the stick over his shoulder in his other hand. Behind the workman is the small toll house made up of wooden slats with a dark brick chimney standing separately on the side. The door of the toll house is open with a white rectangular board fixed above stating the amount of the tolls to be paid. Through the gateway can be seen the toll-keeper exacting a

toll from a rider on horseback, while just beyond is a coach with a party of people on their way to the Kensington Gravel Pits, a village now known as Notting Hill Gate. Just beyond the carriage can be seen a signpost with the word Bayswater on it (which is only visible if you look at the original picture). This signpost marks the junction of Kensington Gardens with Hyde Park, both of which can be seen surrounded with a high red brick wall. The wall of Kensington Gardens turns inwards behind the signpost and disappears behind the fine group of trees which seem to be growing up from below the level of the road. We notice behind the toll-keeper a low wall and behind the horseman a low white fence. Our eye travels across the road and notices another low brick wall just beyond and to the right of the mother and daughter. Given the fact that the Westbourne stream ran into the Serpentine at the junction of Kensington Gardens with Hyde Park we can deduce that the stream runs in a channel behind the large brick wall on the right, with a cat walking on it, then under the road between the two small brick walls mentioned previously and into the Gardens beyond.

Beyond the large wall on the right stands a red brick house, which on further research turns out to be the Swan Inn. And the remarkable fact is that there is still a Swan Inn on this site with a courtyard in front, just as there was in Sandby's day. If you travel along the Bayswater Road from Notting Hill Gate to Marble Arch, you will notice that there is a steady decline till you reach Lancaster Gate just beyond the Swan Inn and then a steady incline up hill towards Marble Arch. This change of level in the road was more noticeable in Sandby's day when the climb from the Swan Inn to Tyburn was called Bayswater Hill, but the change of level just inside the Park is still very marked. Between the Swan Inn and the Westbourne stream there was a little path running up to the Bayswater Tea Gardens (also sketched by Sandby) called Elms Lane. Remarkably this path is still to be seen as Elms Mews, and today if you walk up this Mews behind the Swan Inn you will find that you have to climb up a flight of steps to reach the road above. In other words, the deep channel in which the Westbourne stream flowed is still to be seen behind the inn with the houses and blocks of flats rising up on either side of it.

The proof of these deductions can be seen by examining the other pictures illustrated. First, Sandby's large picture (36 in. by 24 in.) in the Victoria and Albert Museum, showing the turnpike from the other direction with the Swan Inn on the left, painted in 1799. A copy of this can be seen near the bar of the Swan Inn today. The courtyard can be seen in front of the inn with the same trees identifiable on either side of the road. There is much activity in the courtyard. On the left are three men hard at work, apparently slaking lime for the preparation of mortar. The man on the left, wearing an apron, is raking the centre of a mound into which the other two men are pouring buckets of water obtained from the pump behind. Steam is rising up. To the right are a group of five soldiers enjoying a rest and a drink, one sitting on his drum while another more portly soldier with a pike sits astride the fence. Two cart-

horses are drinking at a trough while their drivers are enjoying a drink near the soldiers in the courtyard. Nearby, a girl from the inn stands on the wheel of a stationary brewer's cart to offer a lighted candle to the drayman who is lighting his long clay pipe. On the back of the cart can be seen the signature of the artist, 'P. Sandby 1799'. There is much to be seen on the road, too, with its hill in the distance leading towards the Tyburn turnpike. On the right, five women carrying baskets of laundry are making their way towards the Westbourne stream to wash their linen. The wall of Kensington Gardens appears behind these washerwomen, while the wall of Hyde Park appears behind and beyond the turnpike where the toll man is standing at his doorway. The Westbourne stream runs behind the wall on the east side of the Swan Inn and under the main road into Kensington Gardens at the point where the small brick wall can be seen behind the horseman in front of the toll house.

To clarify these matters we must look at the third illustration of a picture by J. C. Nattes (in the author's collection) of the Bayswater Turnpike, dated 1800. Here Nattes has made his way down to the stream as it enters Kensington Gardens and has sketched the turnpike and toll house from below, so that we can even see the back of the notice board fixed to the roof of the toll house. Two people are sitting on the wall over the bridge in front of the toll house—one pointing towards the Swan Inn. The stream can be seen running into two openings at the bottom of the brick wall surrounding Hyde Park and Kensington Gardens. In the distance, beyond the toll house, the Bayswater Road inclines upwards towards Tyburn.

The old scene of the Bayswater Turnpike is barely recognisable today. The turnpike has been replaced by an island in the road diverting some of the traffic northwards along what used to be the east bank of the Westbourne stream. Tall buildings block the view of the Swan Inn, which is still set back from the main road by a large courtyard though much reduced in size. The high red brick wall surrounding Kensington Gardens has been replaced by a low dirty grey one, while the beautiful trees just behind the wall have completely disappeared. It is a great pity that the Bayswater Road has lost so much of its old charm, but we must be grateful that there are fewer robbers and highwaymen to frequent it at night.

Dr. STEPHEN PASMORE.

N.B. With acknowledgement to the London Museum and Victoria and Albert Museum.

Kensington Church Street

To understand the story of Church Street throughout the past centuries the three chief factors that must be first considered are the church, the Kensington Road and the Bayswater Road. A church has existed on the same site for centuries, in fact four fabrics in succession as the following dates indicate:

- in 1370 wholly (or in part) rebuilt
- in 1683 the south aisle rebuilt
- in 1695 the north aisle and chancel were rebuilt
- in 1772 the stone tower pulled down and rebuilt (of brick)
- in 1811 the church repaired at a cost of £5,000
- in 1869 the present church was begun
- in 1872 the first service was held
- in 1879 the spire was finished.

Sir George Gilbert Scott was the architect of the present church. It is 179 feet long; 109 feet wide. The steeple is 278 feet high. The old church was 72 feet long; 70 feet wide. The tower 82 feet high. It must be remembered that in early days a church came first, dwelling houses and other buildings followed later, with perhaps the exception of some building connected with the church, the nearest dwelling would often be some distance away. It so happened in connection with Church Street, the earliest recorded building being the Abbot of Abingdon's town house, which was on the site of the late vicarage. It will thus be seen that as the years passed and other buildings arose, all were either in Church Street or along the main road that led to London, spreading farther from the church as time went on.

The two main roads to London that passed through Kensington played, in early days, an important part in the growth of our village and, later, town, and of that town's Church Street. All who desired to enter or leave London, westward, used these two highways.

In the 16th, 17th and 18th centuries the Kensington Road, from Counter's Bridge (now Addison Bridge) benefited by this constant stream of traffic to and from London. Many travellers halted for a while at Kensington for rest and refreshment, those who arrived late in the day, because it was safer to wait in Kensington continuing their journey next morn and thus avoid the footpads and highwaymen who made these roads notorious as late as the end of the 18th century. The Kensington Road was a busy road, it catered for these travellers, possessed inns galore and shops, all stocked to meet the needs of both residents and the passing traveller. Church Street had its share of this

activity and also its share of catering for those who had business or pleasure at the two large houses that lay to the east and west of that street, i.e., Campden House and Nottingham House (which later became the palace). Later, in the 18th and early 19th century, Bullingham House, the vicarage, and other houses of size nearby played their part in attracting visitors.

Church Street, at the southern end, was first known as Church Lane. This name came about when, in the 16th century, sufficient houses existed for it to become the 'lane to the church'. Remember, it was not a lane leading from north to south through its present length, but south to a point just about where Campden Grove now is.

The northern part of Church Street is comparatively modern. In the 18th century it was 'the way to Kensington'. At this point on the Oxford Road (or road to Bayswater) was situated a little group of houses known as the Kensington Gravel Pits. At this period this part of Church Street was just a cart-way or track leading to Church Lane. Briefly, Church Street in early days consisted of two sections, the northern and the southern joining in later days to form one street. During the 19th century and up to 1909 the northern portion was known as Silver Street.

Two large houses, Campden House to the west, and Nottingham House to the east, have in a great measure influenced the growth of our street. Campden House affected the street up to the mid-19th century. Nottingham House's influence was felt in the 16th and 17th centuries. It is conceivable that had the Finchs not sold this house and grounds to William III and this property had remained in their possession, it would by now have been parcelled out and built over. Had this taken place the thoroughfare connecting the northern part of Kensington with the southern would possibly have been further east of Church Street, very likely at the line of Palace Gardens or even as far as the Broad Walk.

To fully visualise the changing character of our street through the centuries we must re-create in our minds the costume of the periods, the changing architecture of the houses and the vehicles that were used and moved about in. Seventeenth-century Campden House, its owner, Sir Baptist Hicks, and his heirs remind us of the days of James I, Charles I and Cromwell.

Charles II supped here with Lord Campden. As an example of the past life of Church Street we can picture the arrival of the King, his passage up Church Lane to my Lord Campden's 'very noble pile'. This same house, when in 1643 it was occupied by Cromwell's 'Committee for Sequestration', suggests his 'Ironside' horsemen on their way up Church Lane to the house.

Again, in the reigns of William III and Queen Anne, the costumes changed once more. We visualise the Princess Anne, who rented Campden House in 1691 and lived here with her son Henry, Duke of Gloucester, until his death in 1702.

The passage to and fro of those on business or pleasure bent gave much work to such as had shops, inns, etc., in the street. The two chief inns were 'The Civet Cat' at the south-east corner, and higher up, near where Campden Grove now is, 'The George'. Shops, very handsome and flourishing, existed on the eastern side, from the 'Civet Cat' to the 'King's Forcing Ground' which was on the site now occupied by the barracks.

We must remember that those who resided in Church Street in the early days resided in 'a country town'. One, Bowack, writing in 1705, thus describes it: 'About a mile from Chelsea towards the north stands Kensington, upon a gentle ascent, a handsome populous place, well situated on fine gravel, and esteem'd a very fine air.'

Farm land, pasture, or woodland surrounded residents, east, west and north. From the highest part of Church Lane, looking southward, the open country to the River Thames and beyond spread before the spectator. This rural character lasted right up to the early 19th century. What follows will give some idea of the character of the buildings a 17th- or early 18th-century resident beheld whilst passing up Church Lane. Starting from the main road, on his left stood the church, a brick fabric, the churchyard enclosed by iron railings. Facing these stood the town pump, to the left on the edge of the footpath were the stocks, for the punishment of minor offenders, the Watch House and and watchman's box (where the present police station is). All standing within posts set a little way back from the main road. The metal of the road in the earliest days being just the natural stones and gravel; at a later date, as far as the vicarage, cobble stone was laid.

On his right, starting at the corner, the 'Civet Cat' inn, followed by a row of about a dozen or so neat and uniform shops; many with signs suspended above the doors. On his left, from the corner of the churchyard to Holland Lane, a row of residences. The situation of these two rows of buildings is identical today. Again, on his right, where the barracks now stand, was the 'King's forcing ground' or vegetable garden (serving the palace). This extended north to where the present York Passage is. On this same side he next came to two largish houses (later Maitland and York Houses). Opposite these, on the left, stood another row of houses (from Holland Street to Duke's Lane).

He now reaches the parsonage. This stood, facing south, across the roadway which now leads to Brunswick Gardens. Next to the vicar's house stood another smaller residence, on the now vacant ground next to Wiple Place. Beyond these were almshouses, on the site now occupied by Wiple Place. From this point up to the gravel pits the lane leads through grass and pasture land, all belonging to the two large houses, Campden House and Nottingham House, two country mansions standing in their own parkland. The carriage-way from the lane to Campden House began at the south-east corner of the present Sheffield Terrace. There was no similar way to Nottingham House from Church Lane. Our resident has now reached the short and narrow part of his lane,

passing through the gravel pits and out into the main Oxford road, where we must leave him.

Having endeavoured to describe the 16th to 18th century lane and its rural character, the 19th century and modern days claim our attention. The 19th century was well advanced before the development of the buildings and side streets which now compose Church Street began to materialise, and by the time the 'sixties were reached all the present streets, right and left, were in existence. The last piece of land to be developed being the remaining portion of the grounds of Campden House.

Sheffield House had a comparatively short existence, built about the beginning of the 19th century by Thomas Robinson, gardener to George III. When he purchased the estate he paid £200 to the vestry to acquire and remove the almshouses, previously noted, which stood above Wiple Place. In the 'fifties the house was demolished and Sheffield Gardens, Brunswick Gardens and the several streets that lie between the vicarage and the Mall eventually laid out on the grounds of Sheffield House. Wiple Place was built in 1792. Wiple Cottage stood where Melon Place now is. It is interesting to note that red brick was forbidden in erecting the houses that compose the streets now on the grounds of Sheffield House. No. 1 High Row (now numbered in Church Street) is interesting, as standing today little changed since the early 19th century. It is one of a row of houses thus described in 1820 by Faulkner: 'High Row, on the eastern side of the road, leading from the town to the gravel pits, is a very pleasant row of houses, built in part, on ground belonging to Dulwich College.' The following serves to emphasise the interest of this early Victorian residence (No. 1). Queen Victoria, born close by in Kensington Palace, held kindly affection for Church Street, making it a rule when passing through Kensington in later days that her route should include Silver Street and Church Street. As a princess she well knew the road as the following quotation shows, which was written by J. C. Horsley, R.A., a resident of No. 1 High Row:

'The Royal young lady must have been a born horsewoman . . . and her riding party generally consisted of four or five ladies and gentlemen. It was a charming sight to see them scampering up Church Lane at a hand gallop, passing the woodland Campden Grove, past old Campden House and its entrance gates, with piers on each of which there was a capitolly carved stone dog,* and the Princess, who of course led the cavalcade . . . pulling up at the turnpike gate† which barred the road, just opposite the stable gate of No. 1, High Row.

In concluding our survey of Church Street we must mention the Carmelite Church and Monastery. The church was built in 1865 by E. W. Pugin, a well-known Victorian architect. Nearly opposite, where the present vacant piece of land now is, stood a Catholic orphanage for girls, this being built on the site of a large house that stood next to the old vicarage.

* One of these stone dogs is preserved in the Central Library.

† Removed in 1864.

During the 19th century many local institutions were situated in Church Street, amongst these being: Industrial School for Girls, the House Boys' Brigade, Soldiers' Club, Kensington Dispensary, Kensington Philanthropic Society, Charity Organisation Society and Campden Charity Trustees. All these were situated in the southern end of the street.

The 'eighties saw the first omnibus service to pass up and down the street. The buses were bright blue in colour, and to help them up the steep hill an extra horse was harnessed at the church, being taken off when the vehicle reached the imitation 'ruined tower' at the north-eastern corner of Campden House grounds. This tower was a very picturesque landmark. I believe it was actually made from the remains of the old lodge that originally stood at the entrance to the carriage-way to the house.

The assembling of these scattered pieces, garnered from bygone days, has necessitated the patience akin to the jigsaw puzzle. I hope, however, that the result serves to represent, historically and socially, a picture of the Church Street of our ancestors.

The following are short descriptions of the individual houses previously mentioned.

CAMPDEN HOUSE *

Old Campden House and its grounds stood approximately within the square now formed by Sheffield Terrace (on the north), Campden House Road (now a continuation of Hornton Street) on the west, Gloucester Walk (on the south) and Church Street (on the east). It was built by Sir Baptist Hicks in 1612 (he was created Lord Campden in 1628). After his death and up to 1719 it was owned by his descendants, the Hicks and Noel families. In the last few years of the 18th century the Princess Anne tenanted Campden House. She lived here with her son, William Henry, styled Duke of Gloucester; this pathetic little prince died in 1700, aged 11. Queen Anne's son, had he lived, was heir to the English throne. For his amusement when resident here, a regiment of boys was formed, mostly being Kensington youths. They attended at Campden House very frequently for the young prince to drill them.

In 1719 Campden House and its grounds was sold to Nicholas Lechmere (afterwards Baron Lechmere). In 1735 the estate was purchased by Stephen Pitt; he it was who separated the two houses (Little Campden House and Campden House) and broke up the park. At this period the long avenue of trees which originally extended from the main road (ending near the present town hall) disappeared, heralding the birth of the present streets south of the house. After this period and up to the 'sixties it was kept as a girls' school. The house was destroyed by fire in 1862, the ruins remaining untouched for some years (up to 1866). Later it was rebuilt by the Metropolitan Railway,

* *Front Cover*: Campden House, by kind permission of Kensington Central Library.

the new owners, whose line runs under the grounds. This, the second house, was entirely demolished about 1900 and the present buildings (Campden House Court, etc.) erected. This house and its grounds explain the names of such streets as Campden Grove, Gloucester Walk and the word Campden. An interesting drawing, made by Wenceslaus Hollar, of the original Campden House can be seen in the collection at the Central Library, Kensington; also one of the stone dogs that surmounted the pillars of the gateway to the house, and a fine specimen of wood carving from one of the rooms. The house was built by Sir Baptist Hicks, and although much smaller than Holland House, was a typical specimen of a 17th-century country mansion. Bowack, writing in 1705, thus describes it: 'It is a very noble pile, and finish'd with all the art the architects of that time were master of. The situation being upon a hill makes it extreme healthful and pleasant.' One of the large bay-windows of the house contained his arms and those of his son-in-law, executed in stained-glass. In the time of the Commonwealth, the Committee of Sequestration held their meetings here. During the Restoration, Charles II visited the house and supped with the 3rd Viscount Campden on 8th June, 1660.

Had Campden House remained, as its neighbour Holland House has, the western side of Church Street would today have presented a very different aspect.

The garden of the house was terraced and with handsome stone balustrades; the remains of this terrace are visible today.

Elizabeth, Lady Campden, was the benefactress of the charities, now known as the Campden Charities; the trustees now have an office on the east side of Church Street.

NOTTINGHAM HOUSE (Kensington Palace)

To the east of Church Street, where Kensington Palace now stands, lay the site of Nottingham House. Of the early history of the first house and land that eventually became Nottingham House little is known. The first owners bore the name of Coppin, from whom the Finch family acquired it. About the middle of the 17th century it was owned by Sir John Finch, M.D. (third son of Sir Heneage Finch), and was sold by him in 1661 to his eldest brother, Heneage Finch (in 1681 created Earl of Nottingham). The Earl died in 1682 and the estate passed to his eldest son, Daniel, who sold Nottingham House, as it was then called, to William III in 1689.

It should be remembered that the house when the Finchs owned it was a large country house with its surrounding land, very different from what later became the palace, the part of this land that lay nearest Church Street being moor and grass up to the 18th century.

The conversion of the house into the Palace was begun without delay by William III. He entrusted the task to Sir Christopher Wren and in about six years these alterations were completed. In 1731 George I

added a new wing, William Kent being the architect. Various minor alterations and additions were made at different periods. Adjoining the palace is the beautiful building known as the 'Orangery', designed by Wren for Queen Anne. The sunk garden close by is a modern addition. William III and Mary, his consort, lived and died here, as did Queen Anne and George I.

LITTLE CAMPDEN HOUSE

This house adjoined Campden House, on the western side. It was at one time called 'The Elms'. It was originally built to accommodate the suite of the Princess Anne when she resided at Campden House. Later it was occupied by the Duchess of Cumberland. When Stephen Pitt purchased the Campden House estate he resided at Little Campden House. It was eventually divided into two houses, one of which was until lately the residence of Sir A. S. Cope, R.A. It was traditionally believed that Sir Christopher Wren designed the building.

BULLINGHAM HOUSE (See centre pages)

This house stood in grounds bounded on the east by Church Lane and on the south by the present Pitt Street. Bullingham Mansions were built on the ground occupied by this house. Originally there were two houses, side by side (about 1700) but at a later date they were amalgamated. One of them (the northern) being the Orbell's Buildings where Sir Isaac Newton died in 1727. About 1800 these houses were called Pitt's Buildings and again in 1840 the name changed to Bullingham Place. During the time Stephen Pitt and family owned the property the northern house was known as Newton House, and a little later the southern one as Bullingham House. (The Bullinghams were a very old Kensington family). For many years and until its final demolition this house and grounds were kept as a 'boarding-school for young ladies'. The garden front of the house was picturesque, of red brick, Georgian in style. Adjoining the grounds, to the north east of the house stood 'The George' inn. At the time Sir Isaac Newton lived here all around he beheld open country; to the palace on the east, to Holland House on the west, the nearest houses being those in Church Lane and the High Street.

MAITLAND HOUSE

This house stood on the east side of Church Lane, being the northern of two large houses built early in the 19th century. It was for a short period called 'Gore House', Sir David Wilkie, R.A. lived here, later it was the residence of James Mill (father of John Stuart Mill, the economist). The house was demolished, with its neighbour York House in 1904-5. The present Church Close occupies the site of Maitland House.

YORK HOUSE

On the eastern side of Church Lane, south of Maitland House, stood York House and its grounds. The Princess Sophia, one of the daughters of George II, resided here; she died here in 1848. Both these houses possessed large gardens, extending east to the present Palace Gardens road. The house was demolished in 1904-5. The Gas Light & Coke Co's building now occupies the front part of this estate.

SHEFFIELD HOUSE

This house, a square yellow brick structure, stood on the eastern side of Church Lane (now Church Street) nearly opposite the present Sheffield Terrace. The grounds extended from those of the old vicarage on the south to the Mall on the north. It was built early in the 19th century by a Mr. Thomas Robinson, gardener to George III. The second tenant was a Dr. Laing (water doctor of Great Newman Street). The last tenant was a Mr. Taylor. The house was demolished in 1854.

THE OLD VICARAGE

This stood across the roadway now leading to Brunswick Gardens and was demolished in 1877 to make a way to the new streets on the Sheffield House grounds. The northern part of this building was very old, dating from the time of James I; the southern part was built in 1774. On the left, near Wiple Place, stood another largish residence occupied in the early 19th century by a well-known local resident, a Mr. F. Magniac. It was pulled down in 1887. The site of this house was next to Wiple Place.* After Mr. Magniac's house the site was occupied by the Catholic orphanage since demolished. In very early days there existed on the site of the old vicarage a house known as the Manor House of Abbot's Kensington.

* Wiple Place was built in 1792. The name was abolished in 1873 and the place is now part of Kensington Church Street south of Meton Place.

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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 £3. 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

1974	Income	£	£
1,332	Balances at 1st January, 1975		1,497.53
	Membership Subscriptions:		
829	Annual		684.49
	Other Receipts:		
	Receipts from Sales	395.03	
	Deduct: Expenses of Sales, less Stock on		
232	Hand	171.73	
		223.30	
123	Bank Deposit Interest	92.72	
	Income Tax recoverable on Covenanted		
51	Subscriptions	32.40	
427	Receipts for Visits	392.37	
193	Advertising in Annual Report	235.00	
350	Donations	898.96	
			1,651.45

KEON HUGHES, *Hon. Treasurer.*
G. CHRISTIANSEN *Hon. Secretary.*

£3,537

£4,056.77

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, 1975.

ACCOUNTS For the Year ended 31st DECEMBER, 1975

1974	Expenses	£	£
	Printing, Typing, Stationery and Equip-		
331	ment		417.52
333	Postage and Telephone		399.78
607	Producing Annual Report		697.54
27	Bank Charges		33.39
59	Professional Charges		75.60
27	Sundry Expenses		41.26
19	Hire of Hall, Lectures, etc.		24.70
336	Coach Visits, etc.		342.85
7	Subscriptions to other Societies		7.15
108	Donations and Tree Planting		32.80
26	Photographic Records		20.55
159	Channel Tunnel Expenses		—
2,039			2,093.14

Balances at 31st December, 1975

At Bank—

Current Account	401.40
Deposit Account	1,678.35
Stock of Sale Articles	8.25
Income Tax Recoverable	42.25

2,130.25

Less: 1976 Subscriptions paid in advance 91.02
Professional charges accrued 75.60

166.62

1,498

1,963.63

£3,537

£4,056.77

WRIGHT, STEVENS & LLOYD

Chartered Accountants

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Rank  Hotels

*Black five star rating taken from the 1976 AA Hotel & Restaurant Guide.

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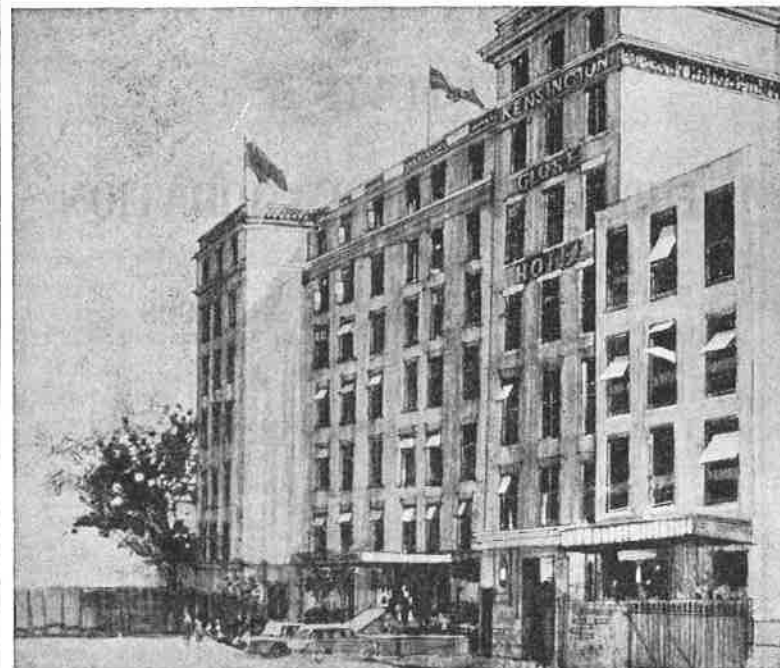
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c/o 18 Kensington Square, W.8.

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-
scriptions if they will fill in the Banker's Order. Cheques should
be made payable to The Kensington Society.

Life Subscription £25.00. Annual Subscription £3
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 £3 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.....

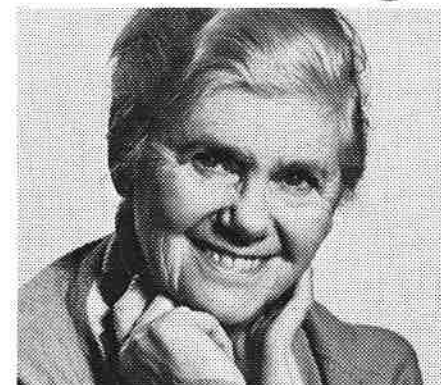
OCCUPATION.....

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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where I belong"



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