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Annual Report

1981-82



THE

**Kensington
Society**

THE
Kensington
Society

The objects of The Kensington Society are to preserve and improve the amenities of Kensington by stimulating interest in its history and records, by protecting its buildings of beauty and historic interest, by preserving its open spaces from disfigurement and encroachment, and by encouraging good architecture in its future development.

Annual Report
1981-82

FRONT COVER

Clock Tower, Kensington Palace, c. 1860

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H.R.H. The Duke of Gloucester planting the first tree of the Princess Alice, Countess of Athlone, Memorial Avenue in Kensington Gardens. March 24th, 1981

The Kensington Society

PATRON

HIS ROYAL HIGHNESS THE DUKE OF GLOUCESTER, G.C.V.O.

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ALEC CLIFTON-TAYLOR, F.S.A., Hon. F.R.I.B.A.

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HON. TREASURER: Keon Hughes, Esq.

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

AUDITORS: Messrs. Croft, May and Co.

Foreword

Having nothing special to write about this year, I have been ruminating, as I frequently do, about architecture. What, in fact, is the finest building in the Royal Borough, the building of which we can all feel most proud?

Although it is certainly no architectural masterpiece, until a few years ago I should have replied: Kensington Palace. It is an amorphous building, partly designed by Wren for William and Mary and partly by Kent after George I had decided that he needed to enlarge; it also incorporates a few relics of Nottingham House, built in the first years of the reign of Charles II. Its virtues are excellent brickwork and lack of pretension. Sir Nikolaus Pevsner, the great recorder of English buildings, whose 80th birthday we celebrated earlier this year, wrote of it thus: 'Never did any powerful monarch of the age of the French Louis build a less ostentatious palace. Compared with Versailles or Schönbrunn it looks pitiable. If on the other hand the social and political implications of the building are considered, this sensible, domestic, one is tempted to say democratic, structure assumes a new meaning, even if not a higher architectural value.' Internally 'the Wren work is architecturally very simple; Kent's is grander but not very skilful'.

On a higher plane architecturally is the nearby Orangery which may also be by Wren, or perhaps by Vanbrugh; on this point, because the records are missing, it is impossible to be certain, for stylistically it is somewhere between the norm of each of them. In its way this is a perfect little work of architecture, and its brickwork is exquisite.

In recent years, however, it seems to me that a new claimant for the distinction of being Kensington's finest building has revealed itself: the Natural History Museum. Although always harbouring a grudging admiration for its qualities of design, as also for its excellent planning, 10 years ago I could hardly bear to look at this building, because it had the colour and texture of dirty soap. But the cleaning really has been a revelation. The blocks of pale buff terracotta laced with bands of grey-blue are really very pleasing, and the wealth of sculpture on the façade, extinct species and fossils to the right, living creatures to the left of the entrance, is now visible. The building looks especially fine at night when it is floodlit: it is then undoubtedly one of the sights of London. The centrepiece, with its twin towers and huge recessed doorway in the Romanesque style, is strongly reminiscent of cathedral architecture, but why not? The vast central hall is a cross between a cathedral and the concourse of some great railway station,

European or American, of three generations back. I find it magnificent, which is more than can usually be said of the works of Alfred Waterhouse. The Society is undoubtedly right to oppose any mutilation of the structure of this truly monumental building.

Our best modern building is surely the Commonwealth Institute. It fully deserves to be set back beyond a wide lawn, so that its strange and rather exciting silhouette can make its full impact. Within, the management of space is brilliantly contrived, and the building admirably fulfils its purpose.

As for streets, in Kensington Palace Gardens we have a splendid leafy avenue, and in Queen's Gate the one London street that somewhat recalls Paris. Otherwise, it is surely the squares and terraces, most of them now so well maintained, that offer the greatest pleasures, together with those small, almost secret, streets of modest little houses, Victorian and just pre-Victorian, and still sometimes quite unspoiled. How lucky we are to have in our Borough a full complement of all these. They must be scrupulously preserved.

ALEC CLIFTON-TAYLOR.

Annual General Meeting

The Annual General Meeting was held in the Assembly Hall, The Convent of the Assumption, on May 21st, 1981, at 6 p.m.

Mr. Alec Clifton-Taylor, President of the Society was in the Chair.

The Minutes of the last Annual General Meeting, previously approved by the Executive Committee and circulated to members in the Annual Report were taken as read and signed by the Chairman. There were no matters arising.

In welcoming members the President expressed the Society's sadness at the death of a very much loved Patron of the Society, H.R.H. Princess Alice, Countess of Athlone, who had been much involved with the Society for so many years. Her Royal Highness had made it a practice to attend the Annual Sale. She had planted two trees in the Borough, one at the bottom end of her road and one in Kensington Square Garden in honour of the Honorary Secretary.

The President then said the Society had been greatly honoured by H.R.H. the Duke of Gloucester's acceptance of Patronage of the Society. As an architect, with an interest in old buildings, living in the Royal Borough, the Society was indeed fortunate in having His Royal Highness's Patronage.

The President congratulated the Honorary Secretary on the superb production of the Annual Report and for her continued work for the Society.

Mr. Grant, Chairman of the Executive Committee, in moving the adoption of the Report also expressed regret of the death of H.R.H. Princess Alice. Mr. Grant said the Society was very concerned about British Rail's proposal for the Channel Tunnel terminal to be sited in West London and considerable action had been taken by the Society to make our views known. The Society considered a relief road should be built designed to correct the traffic problem in Kensington, not to cater for more traffic.

Embassies—Mr. Grant said we must continue to press for tighter control on Embassies being located in the Borough, the Foreign Office he said, press the Department of the Environment to give permission, often on appeal.

Lady Beresford-Clark seconded the adoption of the Report.

In presenting the accounts Mr. Keon Hughes, Honorary Treasurer, said the income of the Society was up but so was expenditure. He urged members to pay their subscriptions on January 1st and so obviate repeated reminders being sent out, which were very costly to the Society. A Covenant form would be found at the back of the Report, it does not cost the member any more and can

now cover just four years and benefit the Society considerably. Mr. Hughes said Mrs. Christiansen had criticised the standard of the 1980 Report and had obtained a £100 rebate from the printer. The Sale in her house had produced £550. The adoption of the Accounts was seconded by Mrs. Marlow.

Election of the Officers and Executive Committee—Mr. Jabez-Smith had been nominated to fill a vacancy on the Executive Committee. Miss Balian proposed and Mrs. Milborne seconded the re-election of the Officers and the Committee.

Any other business—Miss J. Lidderdale pointed out that there had been a misprint in her appreciation of The Hon. Pamela Hurcomb, the third from the last line should have read 'when her father became too ill' and not 'when she became too ill'. The Society regretted the mistake.

Mrs. Christiansen reported that she had received donations for the Princess Alice Memorial Fund from all over the world. An avenue of beech trees had been planted in Kensington Gardens. H.R.H. The Duke of Gloucester had planted the first tree, the cost of the trees was £654.14. An approach had been made to the Borough Council to plant trees on the forecourt of the Town Hall.

The firm May & May of Kensington Church Street, the promoters of the Memorial Mug, had offered to donate £2 to the Society for every mug sold.

The Meeting was closed and Councillor George Pole took the Chair and introduced Mr. Clifton-Taylor as an authority on English stone and buildings. Mr. Clifton-Taylor gave a delightful lecture with very colourful and beautiful slides entitled Houses of English Stone.

As stated in the Report last year the Society is delighted and greatly honoured that H.R.H. The Duke of Gloucester has given his Patronage to the Society. His Royal Highness is a qualified architect, a photographer of professional status AND he lives in the Royal Borough. We are most grateful that he has agreed to attend the Annual General Meeting and to say a few words to members.

Retirement from the Committee

Mr. John Maclay has resigned from the Committee owing to pressure of work. He has been a member of the Committee since 1973, and has very ably been in charge of the advertising in the Report, which each year has brought in half the cost of the Report. The Committee would like to record their thanks for his services. He has for many years, with Mr. Tony Dunn, acted as a Furniture Remover at 18 Kensington Square in preparation for the Christmas Sale, the Secretary has accepted this service with much gratitude.

Christmas Sale

It had been thought unnecessary to have a 1981 Christmas Sale, as the subscriptions had been increased, however, as the Society had received permission to plant a Memorial garden to our late Patron, on the Town Hall forecourt, it was necessary to increase the Fund. The sale was held at the St. Andrew's Hall at the Convent of the Assumption on November 17th. H.R.H. Princess Alice's daughter, The Lady May Abel Smith, very graciously declared the sale open, and she said she was delighted that a garden had been proposed as a Memorial to her mother, she thought it was a gesture which the Princess would have found very pleasing.

Environmental Awards Scheme

Entries have again been invited by the Council for works relating to buildings or rehabilitation on a small scale. The vital criterion is one of scale. The building or rehabilitation work whose significance it is intended to recognise, should be of that small scale which tends to take it out of the scope of the existing national award schemes, but which has an effect on the environment. This is now an annual event. The Panel of Assessors consists of nominees from the Kensington Society, the Chelsea Society, the Borough Council's Planning Officer, his nominee and a representative of the Council's Advisory Sub-Committee (Town Planning). The award is in the form of ceramic plaques, manufactured by the Chelsea Pottery. Mr. Ian Grant, F.R.I.B.A., Chairman of the Executive Committee, agreed to nomination as an assessor last year, Mrs. Christiansen this year. The Society would welcome suggestions from members of worthy schemes for consideration by the Panel. Projects substantially completed in the previous year will be eligible.

27/28 Kensington Court

This large Kensington Court block has been empty for some time and is becoming more and more derelict. The Secretary has asked the Council to consider a Compulsory Purchase Order, this had the support of the Kensington Court Residents' Association. The Secretary has asked the Planning Department many times to serve an order on the owners to keep the paved garden clear of rubbish. The rubbish increases daily. On January 19th the following letter was received from the Council: 'I am pleased to tell you that the owners of 27/28 Kensington Court have not responded to my request to clear the neglected front garden. The Town Planning Committee has now asked the Borough Solicitor to serve notice under Section 65 of the Town and Country Planning Act 1971. This will require the garden to be cleared of rubbish within a fairly short period.' Three months have gone and the condition continues to worsen. We are glad to

note, as we go to press, however, that at least building work has started on these houses.

Local Shopping in Kensington High Street Area

John Barkers have closed their food department, there has been a very obvious deterioration of local shopping facilities in this part of the Borough. The High Street now consists of shops with either skirts, scarves or shoes hanging outside, or eating houses. As all residents in the area know—the butcher, the baker, the fishmonger and indeed the ironmonger are all missing from a High Street, which a few years ago served all local needs.

Many of the small shops off the High Street are complaining that owing to the high rateable values in the area they are forced to look elsewhere for property.

The enormous improvement over the past five years in King's Road, Chelsea, has suggested that perhaps the rateable values are lower in that area. Mr. Sanders, the Borough Planning Officer, has agreed to investigate the difference in the rateable values of both areas.

A selection of cases dealt with

The Society continues to receive a weekly list of planning applications which are before the Borough Council, and the Secretary has attended the Council's Town Planning (Development Plans) Advisory Sub-Committee regularly throughout the year. We have supported the Borough Council's refusal of planning permission at Public Inquiries in a number of cases. The plans are seen in the first instance by Mr. Grant, Mr. Dennis Marlow and Mrs. Christiansen. This is often a time-wasting performance, because the Society has been asked to comment before the plans are complete, the drawings are frequently short of information, rarely a site or contiguous plan is shown. We consider that these are essential and should be insisted upon by the Planning Department, not only for ourselves but for Councillors who are members of the Planning Committee, and who are responsible for and who ultimately give the decision.

Over the past year or so we have had instances where roof additions have exceeded the height shown on the plan and where water tanks have been placed on roofs without consent. It would appear that certain architects know that in Kensington only another plan has to be submitted, if indeed this Society or other local amenity groups or residents have noted the addition and made representation, and then without fail, an approval is given.

We would like to record the very helpful co-operation we receive from the young ladies in the Planning Information Office.

The District Plan

As reported in last year's Annual Report the Council's District Plan was the subject of a Local Inquiry, held from October 1980 to February 1981. The Council received the Inspector of the Department of the Environment's Report in September 1981.

The Council has given preliminary consideration to the modifications proposed by the Inspector, and will publish a statement of their proposed modifications as required by the Town and Country Planning Act 1971. The District Plan will then become the statutory basis of town-planning decisions for the next 10 years.

Natural History Museum

Our hope that during the centenary celebrations at the Natural History Museum the 'powers that be' might think again before destroying the galleries of the Waterhouse building have, I am afraid, been in vain. The Secretary of State's decision to approve the development proposed contained the meaningless condition that the

'height of the structure of the roof should be lowered as far as is practicable': it would seem anything they want is practicable.

A fresh architectural study has been carried out, we very much regret that the new building has only been reduced by 3.5 metres. There are two additions not seen in the original plan at the Public Inquiry: 1. An escape entrance at the side of the main entrance; 2. the removal of a first-floor window in the central part of the museum.

At a recent Borough Council Meeting Mrs. Christiansen said the Kensington Society could never condone the proposed development and alterations of the Waterhouse building. Mrs. Lewis said the Chelsea Society, which she represented, shared the views expressed by the Kensington Society and that she would like it recorded that her Society deplored the scheme. Mr. Jeremy Lever, representing the Ladbroke Association, said his objection was not necessarily on the grounds of design, but he felt that the architects had been given the wrong brief, he considered it deplorable that the proposal involved the loss of excellent buildings. Our President in his Foreword declares the Natural History Museum to be Kensington's finest building.

In 1981 Mr. Bell, G.L.C., and others in *The Times* considered a realistic estimate for the rebuilding project to be probably in excess of £30 million, a year later perhaps a few more million!

An article by Dr. Whitbourne, Historic Buildings Department, Greater London Council, with drawings and photographs appears on pages 18-21, 25 and 26.

Old Town Hall, Kensington High Street

Plans were first submitted to the Council by County & District Properties Ltd. for the demolition and development of the site in 1980, two further plans were submitted in 1981, all three plans have been opposed by the Society and refused planning permission by the Council. County & District Properties Ltd. appealed against the refusal of two of the three plans, a Public Inquiry was held in January 1982. Mr. Jabez-Smith represented the Society at the Inquiry, his report appears on page 12.

Rembrandt Hotel, Thurloe Place

An application for change of use of part of this hotel to a non-residential gaming club was opposed by the Society. It was refused planning permission by the Council and was subject to an appeal in January. The Society supported the Council's refusal at the appeal, it was said that the proposed use would attract additional traffic which would adversely effect the amenity of the surrounding residential areas, and would lead to increased noise and disturbance particularly at night and in the early hours of the morning.

We very much regret that the Appeal has been allowed by the Secretary of State for the Environment.

16/32 de Vere Gardens and 7/21 Victoria Road

An application is before the Planning Department for the conversion of the Prince of Wales Hotel (above site) to provide 96 self-contained flats, including offices, the basement level as a Leisure Centre, and the erection of a roof extension. This application has been strongly opposed by the Society as a gross overdevelopment of the site and we hope that planning permission will be refused.

49/53 Kensington High Street and 5/7 Young Street

An application is before the Council for change of use from retail use to offices on the first floor and restaurant use on the ground floor. This has been opposed by the Society, we would like to see a reduction of eating houses and more local shops. We understand that the premises would be closed to new customers at 11.30 p.m. and that they would expect to be cleared of customers by 1 a.m. We hope that planning permission will be refused.

Other cases which have been of concern and where the Society has taken some action include:

1 Arundel Gardens, supported Council's planning refusal at Local Inquiry Appeal; 9 Kensington Park Road; St. Joseph's Home, Portobello Road; 36-40 Chepstow Villas; 13-23 Denbigh Road; Golly's Garage site; 1-7 Ladbroke Road; Kensington Temple, Kensington Park Road; 6 Portobello Road; Linton House, Holland Park Road; 14 Dawson Place; 73 Elgin Crescent; 19 Chepstow Villas; 86 Elgin Crescent; Sion Convent; 18 St. James's Gardens; 16 Holland Park; 54 Bedford Gardens (land at rear); 86 Holland Park; 91 Elgin Crescent; 76 Elgin Crescent; 57 Elgin Crescent; 2 Lansdown Crescent; 27 Pembridge Road; 4 Linden Gardens; 7-10 Clydesdale Road; 27-35 Colville Square; 8-13 Colville House; 15 Stanley Crescent; 17-19 Cottesmore Gardens; 39-41 Victoria Road; 3-4 Elvaston Place; 81 Onslow Gardens; 28-31 Ladbroke Gardens; Prince's Gate Mews; 1-2 Standford Cottages; 125-133 Old Brompton Road; 9 Lexham Gardens; 47 Kensington Court; Stanford Court; York House (additional storey); 32 Kensington Place; 15 South End; 20 South End; 190 Earls Court Road; 24 Thackeray Street; 28 Kensington Court; 1-2 Vicarage Gate; 20 Bolton's Studios; Allen House, Allen Street; 123 Old Brompton Road; 5-6 Roland Gardens; 38 Kensington High Street; 5 Canning Place; 9 de Vere Gardens; 48 Victoria Road; 239-251 Kensington High Street; 17 Earls Court Road; 117-122 Queen's Gate; 39-45 Harrington Road; 137-138 Earls Court Road; 2-6 West Cromwell Road; 175-177 Kensington High Street; 4-18 Earls Court Road; 2 Pembroke Cottages, Edwardes Square; 19 Scarsdale Villas; 121-127 Kensington High Street; 1 St. Mary Abbots Terrace; 190 Earls Court Road; 29-31 Onslow Gardens; 37-39 Rosary Gardens.

Obituaries

Lucy Balian

It is with deep regret that we record the death of Miss Lucy Balian. She joined the Society in 1960, from 1965 to 1974 she served on the Executive Committee, her interest in and enthusiasm for the aims of the Society were ever present. When Lucy left Kensington she continued her membership and was elected to the Council; although living in Bexhill she never missed coming to London for the Annual General Meeting and other activities of the Society, she often relieved the Secretary and took charge of the visits. For many years she had been the Reader of the proof copy of the Annual Report, her unfailing help and assistance is greatly missed by the Honorary Secretary, and her warmth and friendliness will long be remembered by all who knew her.

Charles Gibbs-Smith

It is with deep regret that we report the death of Mr. Charles Gibbs-Smith. Charles was among those invited to a meeting at 18 Kensington Square in 1953 to consider the formation of a Kensington Society. He became an enthusiastic member of the first Executive Committee, always able to give time and energy to any of the Society's problems, and was later elected to the Council of the Society. He was educated at Westminster School and Harvard, he graduated in 1932 and joined the Victoria and Albert Museum as an Assistant Keeper. During the war he served in the Royal Observer Corps as an instructor in aircraft recognition; this led to his interest in the history of aviation and resulted in his becoming the recognised authority on the early development of flying in Europe and America.

In 1947 he returned to the Victoria and Albert Museum as Keeper of the Department of Public Relations. He was most generous with his time and in his jubilant and original manner gave the Society members many lectures, including *The Great Exhibition of 1851* and *The Bayeux Tapestry*. He wore his learning lightly, he will however be remembered for his eager enthusiasm for subjects which attracted his interest, and he will be greatly missed by his friends.

We also learn with regret of the deaths of Miss Marjorie Sandeman, a member of the Society since 1964, Miss C. Young, a member since 1969, and Mrs. L. Shaw, a member since 1965.

The Old Town Hall

The Appeals of County and District Properties Ltd. against the Royal Borough's refusal to approve their planning applications of October 31st, 1980, and September 24th, 1981, was heard at the Town Hall on January 12th, 13th and 14th, by Mr. Marks, the Inspector appointed by the Minister of the Environment. The Appellants were represented by Mr. Michael Mann, Q.C., the Royal Borough by Mr. M. H. Spence, Q.C., the G.L.C. by Mr. L. J. Hodson, the Vicar of Kensington, the Governors of St. Mary Abbots School and the Local Planning Forum by Mr. Carleton Hetherington, the School's Parents' Association by Mrs. Boyce, and the Kensington Society by Mr. A. R. Jabez-Smith. Evidence was given in support of the refusal of planning consent by Mr. E. A. Sanders, the Borough Planning Officer, Dr. Philip Whitbourn of the Historic Buildings Division of the G.L.C., the Vicar of Kensington and the representatives of a number of local amenity societies.

A preliminary request by Mr. Hetherington that the Appeal against the refusal of the Appellants' third planning application be dealt with at this hearing was refused by the Inspector. But an application by Mr. Mann that two slightly varied plans designated D5 and D6 be considered at the hearing was granted and these plans subsequently formed the basis of the Appeals.

Mr. Sanders explained and supported the Council's objections which were based on: (i) plot ratio and bulk; (ii) damage to the quiet and secluded character of the Churchyard and garden; (iii) rear traffic arrangements; and (iv) lack of community gain.

Dr. Whitbourn's evidence on behalf of the G.L.C. was of the greatest interest in that he went further than merely supporting the refusal by expressing the G.L.C.'s opinion that the present conservation areas should be extended to include the group of buildings between the Churchyard and the High Street, a view which the G.L.C. took as long ago as 1969. The G.L.C. had then stated in a letter to the Borough Council that they considered that the classical old Town Hall should be included within a designation together with buildings alongside. Dr. Whitbourn defended the architecture of the old Town Hall from the somewhat derogatory description by Sir Nicholas Pevsner, pointing out that the latter had penned his remarks 30 years ago but more recently had said that his appreciation of Victorian architecture had increased over the years. Dr. Whitbourn concluded by saying that he much preferred the application to refurbish, convert and adapt the existing buildings to provide shop,

office and other accommodation and that the position and ambience of the old Town Hall called for a more conservation-oriented scheme than the appeal proposals.

Mrs. Boyce gave a detailed history of the site which in the last century had been sold by the school authorities at an under value on condition that it would be used only for public purposes.

Mr. Jabez-Smith for the Kensington Society expressed the Society's whole-hearted support of all the objections which had been made to the Appellants' plans, pointing out the peculiar difficulties of the site, occupying as it did the very centre of Kensington. The old Town Hall had been described as dull but he was confident that if the Appellants had their way the building they wished to erect would prove to be a great deal duller. If the existing building were given a thorough face-wash it would be found to be a not unworthy centre-piece for the Royal Borough. He hoped that it was still possible to find some public use for it. It would make a dignified Crown Court. If there had to be a new building it should be no greater in bulk than the existing building and extensions.

Other Activities and Future Arrangements

Other Activities

Visits were made to Leeds Castle, Maidstone; Royal Parks Nursery, Hyde Park; Swanton Mill, Mersham; Chicheley Hall; Royal Horticultural Gardens, Wisley; The Prudential Assurance Company's Museum, Holborn; The Geological Society of London, Burlington House.

Future Arrangements

April 28th at 6.30 p.m. *The Mormon Church, Exhibition Road* (opposite Post Office). The Director has kindly agreed to receive members, to conduct them round the building and give a short talk on the work of the community. Tickets required.

May 25th. *Mentmore Towers, Buckinghamshire*. A visit has been arranged to this magnificent Victorian Mansion designed by Joseph Paxton, former home of Mayer Amschel Rothschild and the Earls of Rosebery, currently seat of the World of the Age of Enlightenment. Coach leaves Kensington Square at 1.30 p.m. Coach and entrance fee £5. Tea available.

June 23rd, 6.15 p.m. *Annual General Meeting*. Will be held in the Assembly Hall, Maria Assumpta Educational Centre, 23 Kensington Square, W.8. H.R.H. The Duke of Gloucester, Patron of the Society, has graciously consented to be present and give a short address. This will be followed by an illustrated talk by Mr. Ashley Barker, Surveyor of Historic Buildings, Greater London Council, entitled 'Evolution of the Kensington House'. Mr. Alec Clifton-Taylor will be in the chair.

July 22nd. *Southill Park, Bedfordshire*. This visit is indeed a treat as it is the private home of the Whitbread family. The house was purchased by Samuel Whitbread I from Viscount Torrington in 1795. Samuel Whitbread II employed Henry Holland to rebuild the existing house. Much of the present decoration is as Holland left it, some of the furniture was designed by him for the rooms in which it now stands. Every room and corridor contains gems of outstanding furnishings with a wonderful collection of pictures by Gainsborough, Hoppner, Romney, Reynolds, etc. Kindly opened to the Society by Mr. Samuel Whitbread. Coach leaves Kensington Square promptly at 1 o'clock, cost of ticket £5.

September 7th. *Audley End, near Saffron Walden*. Large Jacobean Mansion begun 1603 on site of Benedictine Abbey State Rooms and Hall. The Society visited this building in 1960 when the Ministry of Works were repairing and decorating the building. Arrangements have been made for the coach to drive round Saffron Walden. Members may have seen our President's television talk about this town. Coach and entrance fee £5.50. Coach leaves Kensington Square at 1 o'clock. Tea will be available.

September 28th. *Penshurst Place, Tunbridge Wells*. The home of The Rt. Hon. Viscount De L'Isle, V.C., K.G. The early House including the Hall dates from 1340. The State Rooms contain a fine collection of early portraits, tapestries and furniture. Coach leaves Kensington Square at 1 p.m. Coach and entrance fee £5.50.

October 6th. *Local Historical Treasures in the Public Library, Hornton Street, W.8*. Mr. Brian Curle, local studies Librarian, has kindly agreed to repeat the visit members made to the Borough's Archives in 1979. This was a very popular visit and if you are interested in the history of the Borough it should not be missed. Meet in the Library Lecture Hall at 6.30 p.m. Tickets not required.

October 27th, 2.30 p.m. *Victoria and Albert Museum, S.W.7*. Mr. John Mallet has very kindly agreed to give a short illustrated talk on the Schrieber Collection, followed by a visit to the Schrieber Collection Gallery. Tickets are required—details of meeting place will be given on the ticket.

Will you please enclose a stamped addressed envelope when applying for tickets? A charge of 50p is made for non-coach visits where tickets are required, to cover the cost of arranging, printing, etc. Coach tickets may be passed to non-members. Visit money *cannot* be refunded. Tickets are not required for the A.G.M. or the visit on October 6th.

The Princess Alice, Countess of Athlone, Memorial Garden

The avenue of beech trees in memory of our late Patron H.R.H. Princess Alice, Countess of Athlone, was planted in Kensington Gardens on March 24th, 1981. H.R.H. The Duke of Gloucester planted the first tree. We were not allowed to erect a plaque.

During the year I have had a number of meetings with the Town Clerk, the Leader of the Council and the Surveyor of the Council, to discuss the formation of a garden on the Town Hall forecourt. I had anticipated planting three magnolia trees on the strip of grass between the Library and the Town Hall, this was greatly frowned upon, e.g. they would take the light from the Library, water would seep through and ruin the books, etc., so I turned my attention to the empty pool. After many talks we have received permission to plant a Memorial Garden in the pool.

I have had very helpful consultations with Mr. Robert Martin, Consultant Architect to the Council. It appears that some years ago he drew up a scheme to develop part of the pool area, this scheme is now being somewhat resuscitated. I have asked Mr. Martin to give a short description of the proposal:

'The centrepiece of Sir Basil Spence's design for the Kensington New Town Hall is the raised Council Chamber on four large columns in the main courtyard facing the Central Library, designed by Vincent Harris. Below the Chamber was built an octagonal, slightly raised decorative pool; this feature has not proved a success and it has been plagued with minor leaks into the public car park below. The area of the pool is very large and occupies a most prominent position and it has been decided to dispense with it and enclose the central area between the columns with a glass pavilion. This will leave an extensive perimeter area between the newly created accommodation and the outer rim of the former pool which it is felt would be suitable for a memorial garden. Whilst the location is very prominent and sunny it is nevertheless also slightly overshadowed in its interior by the Council Chamber above. However, with careful choice of planting, first-class top soil and drainage, the Society has been assured by horticultural experts that the result could be extremely successful.

'The Council have given their consent to these two projects, the pavilion and the garden proceeding together, and it is expected that the work would be carried out towards the end of the year.

'The Council have agreed that the garden shall be called the Princess Alice Memorial Garden and the Society will be completely responsible for it. Until the Council have accepted a tender for their part of the work we cannot be precise about dates. Arrangements must be made now, however, to ensure that good-quality plants are reserved. Where possible, in the specialised conditions, plants that the Princess particularly enjoyed will be incorporated.'

Mr. Robert Martin's sketch of the proposed garden appears on page 35.

The Memorial Fund at the time we went to press last year stood at £1,500, the avenue of trees cost £654. A Sale was organised in November and a further appeal made, donations came in from all parts of the world. We have had a pleasing response from local banks and handsome contributions from Marks & Spencer and Sainsbury Ltd.

Several years before the Princess died I was taken round her garden at Kensington Palace, Her Royal Highness broke a branch from a myrtle bush growing in her garden, she said the bush had been grown from a spray of myrtle from Queen Victoria's wedding bouquet, she told me to see what I could do with it. I enlisted the help of the Princess's gardener, Miss Jane Seabrook, who is a member of the Society, and three of the bushes grown from that branch will be planted in the Memorial Garden.

Natural History Museum, South Kensington

The Natural History Museum, which has been described as 'one of London's most outstanding pieces of architecture' continues to be a source of anxiety from a conservation point of view. Designed by the celebrated Victorian architect Alfred Waterhouse, R.A., in 1876-81, the museum is listed Grade I and its interior must surely be better known to many people than the exteriors of numbers of lesser buildings. Various terra cotta decorative details are a feature of the remarkably complete museum interior, the ornament to the west of the main hall being based on living specimens and that to the east of the main hall on extinct ones. The symmetrical plan of the building still owes its basic form to its creator and first Director, Professor Sir Richard Owen, with a range connected parallel top-lit galleries behind the main frontage on either side of a central feature. A plan of the building was reproduced on page 36 of the Society's Annual Report for 1980-81.

It was disturbing news therefore when, in 1976, the Trustees announced a scheme for demolishing the seven original top-lit galleries, behind the main frontage to the east of the main hall, and a proposed redevelopment on department store lines with escalators serving a multi-storied new building.

However, although regrets at the extent of demolition proposed were expressed by the authorities at that time, outright opposition did not gather real momentum until 1979 when a public inquiry was held.

The Kensington Society was represented at the inquiry and expressed two main views, one of concern about the effect the proposals would have had on the skyline and the other favouring the finding of solutions which would not involve the destruction of an integral part of the Waterhouse building.

The outcome of the inquiry was far from satisfactory. It was recognised that the Trustees' scheme would be expensive and that it would interfere with the integrity of a complete architectural masterpiece. Moreover, the authorities were pronounced to be wrong not to object to the demolition of the eastern galleries in 1976. Nevertheless, the Trustees' redevelopment scheme was allowed to proceed on the basis that to change course at that stage would be too disruptive of efforts to provide required accommodation.

It now transpires however, that the Trustees no longer wish to proceed with the scheme which was put before the public inquiry. Instead, the firm of Robert Matthew, Johnson Marshall and Partners

has been employed to produce a new redevelopment project and fresh plans have been drawn up, incorporating a triangular 'atrium' which was not a feature of the inquiry scheme.

The Greater London Council takes the view that a triangular atrium would be out of character with Waterhouse's great building and that, if a fresh look is to be taken at the question of providing more accommodation, then the possibility of making better use of the existing building should be further investigated together with the possibility of making additions in places which would not detract from the form of the original building. Architect John Bancroft has drawn up an alternative scheme on these lines, making more use of the lower ground floor and it is thought that such a plan could be some £8 million cheaper than the redevelopment scheme.

The Royal Borough of Kensington and Chelsea has also objected to the redevelopment scheme, although normal permissions are not needed in this case because of the special provisions applying to government owned property.

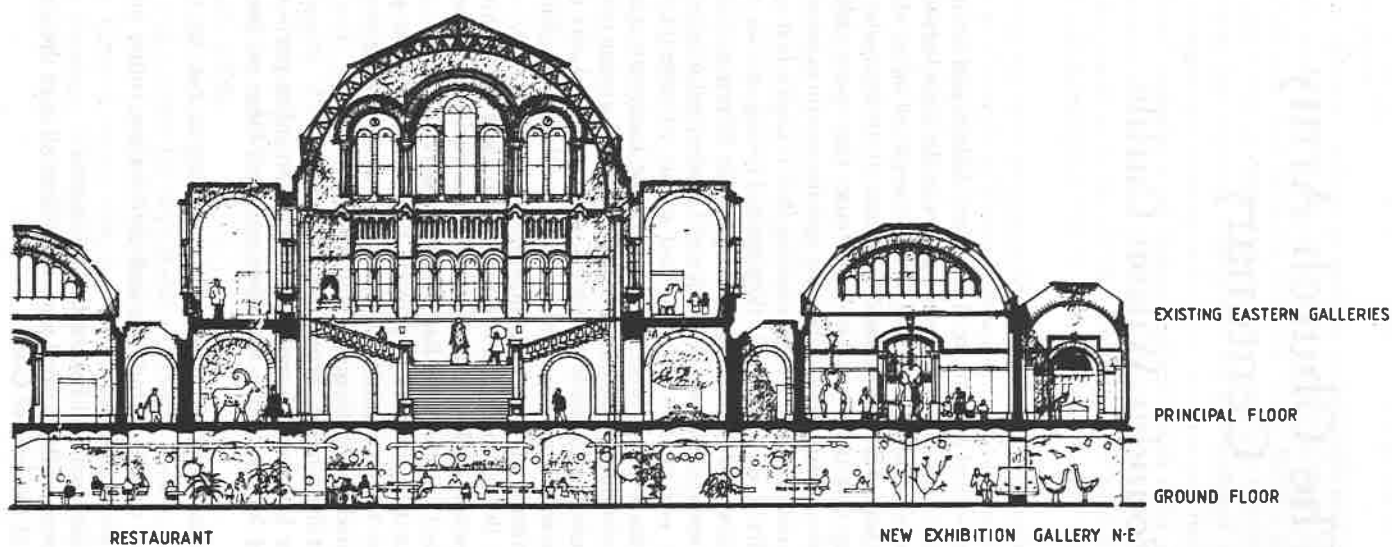
At the time of going to press it is not certain whether Mr. Heseltine, who was Secretary of State for the Environment when the last inquiry decision was made, will order a further inquiry or deal with the matter in some other way.

What does appear certain though is that if once Waterhouse's original design were to be mutilated in the manner proposed it would seem highly unlikely that it could ever be reinstated again.

PHILIP WHITBOURNE.

<p>A Revision of the feasibility study for the provision of additional exhibition space (school, restaurant and extension of Mineralogy Department). The scheme originally presented by the GLC in part of the evidence of the public inquiry June 1979</p>	
SCALE 1:500	October 1981
PLANS OF GROUND & PRINCIPAL FLOORS	N H 4
<p>JOHN BAMCROFT Architect Lyxox Coach House Lewes Road, Haywards Heath Sussex RH17 7SY</p>	

BRITISH MUSEUM NATURAL HISTORY
ALTERNATIVE TO PROPOSED EAST INFILL PROJECT



CROSS SECTION

The Church Army Centenary

Founder Wilson Carlile

Wilson Carlile worked as a curate at St. Mary Abbots and among the people he helped were the police and soldiers in the local barracks. It was while he was working there that he had a vision of using working men in evangelism. He soon realised that some of the men who came to his evening meetings came only because they were cold and homeless and the Mission Hall where he held his meetings provided a little warmth and comfort. It was obvious that if God's love was to become a reality to men like that, they needed loving care as well as the spoken message of the Gospel. Wilson Carlile determined to help some of these men (including alcoholics and discharged prisoners) to lift themselves out of their distress, and so the Mission Hall was transformed into a simple hostel with bedrooms, bathroom, kitchen, chapel and a workshop in the basement. The men who came to live in this 'labour home' did wood-chopping and were paid out of the proceeds of the sales and so were able to pay for their keep. This was the first home some of them had known for years.

Homes like this all over the country led to the rehabilitation of thousands of people and were the pioneers of a varied social welfare work which the Church Army has developed over the years.

Carlile trained his officers to provide special care for the people whom he called 'the most lost'—the unemployed, the young people at risk, the addicted, the inadequate, and so on.

The work of the Church Army goes on today.

It has seven hostels in London and many in other parts of the country caring for the single homeless, some of these on drugs or mentally ill.

It takes special care of the elderly in its homes run by caring Christian staff.

It looks after schoolgirl mothers and their babies, some only 12 years old and emotionally disturbed.

It cares for psychiatrically disturbed teenagers.

It runs missions at the seaside and in parishes all over the country telling people of the love of God.

It has officers working and living in the inner city areas helping the less fortunate.

It has officers working in prisons, in hospitals and in the forces.

Their work is special work and is needed as much today as it was 100 years ago, but sadly the Church Army faces a grave financial crisis and needs to raise £2¼ million to help it survive and take on new work like running workshops for unemployed teenagers and sending inner city children on holiday, to name just two new projects.

Wilson Carlile went as Deacon to the Church of St. Mary Abbots, Kensington in December 1880 and worked in the parish until 1882.

Whilst working in the parish, meetings were held in the open air and in Old Kensington Vestry Hall—which was later used as the Free Library.

During his time as curate Mr. Carlile resided with his wife and family at 15 Sheffield Terrace (now 34). He continued to live in the district for some years.

Over the years various pieces of work have been undertaken by the Church Army in Kensington in the Hostel for men in Star Road (1891 to late 1970s). Soon after Church Army Housing was begun (in the 1920s) some flats were built in Basing Road and opened in 1937.

A number of interesting people who assisted the Church Army lived in Kensington. Perhaps the most notable was Edward Clifford—artist and author (1844-1907). He lived at 3 The Terrace, Kensington, and 37 Kensington Square. He became Wilson Carlile's right-hand man and was the First Evangelistic Secretary until his death in 1907.

Another literary character who supported Mr. Carlile in the very early days of the Church Army was Miss Cheshire who resided at 36 Bedford Gardens, Kensington. She used to support Mr. Carlile in his work and attended many open-air meetings, leaving these events before Mr. Carlile and then calling in on Mrs. Carlile on her way home to let her know how things were going.

Miss Cheshire also organised the sale and hire of magic lanterns and slides for the Church Army in the very early days. This work became widely known.

One other person who had a lot to do with the Church Army was the Revd. E. G. C. Parr who lived at 1 Bolton Gardens, South Kensington. This gentleman was interested in both the labour home at Star Road and was also Honorary Secretary of the Prison Reformatory and Workhouse Mission section of the Church Army in the early 1900s.

Among various pieces of work undertaken by the Church Army, there was a home for boys (lads) at Walmer House, Walmer Road, Notting Hill, from 1892 to about 1914.

The Church Army took over the Ladies' Charity School at 16 Powis Gardens, Notting Hill, and used it as a training home for young girls from 1920 till the evacuation in 1939.

L. YOUNG.

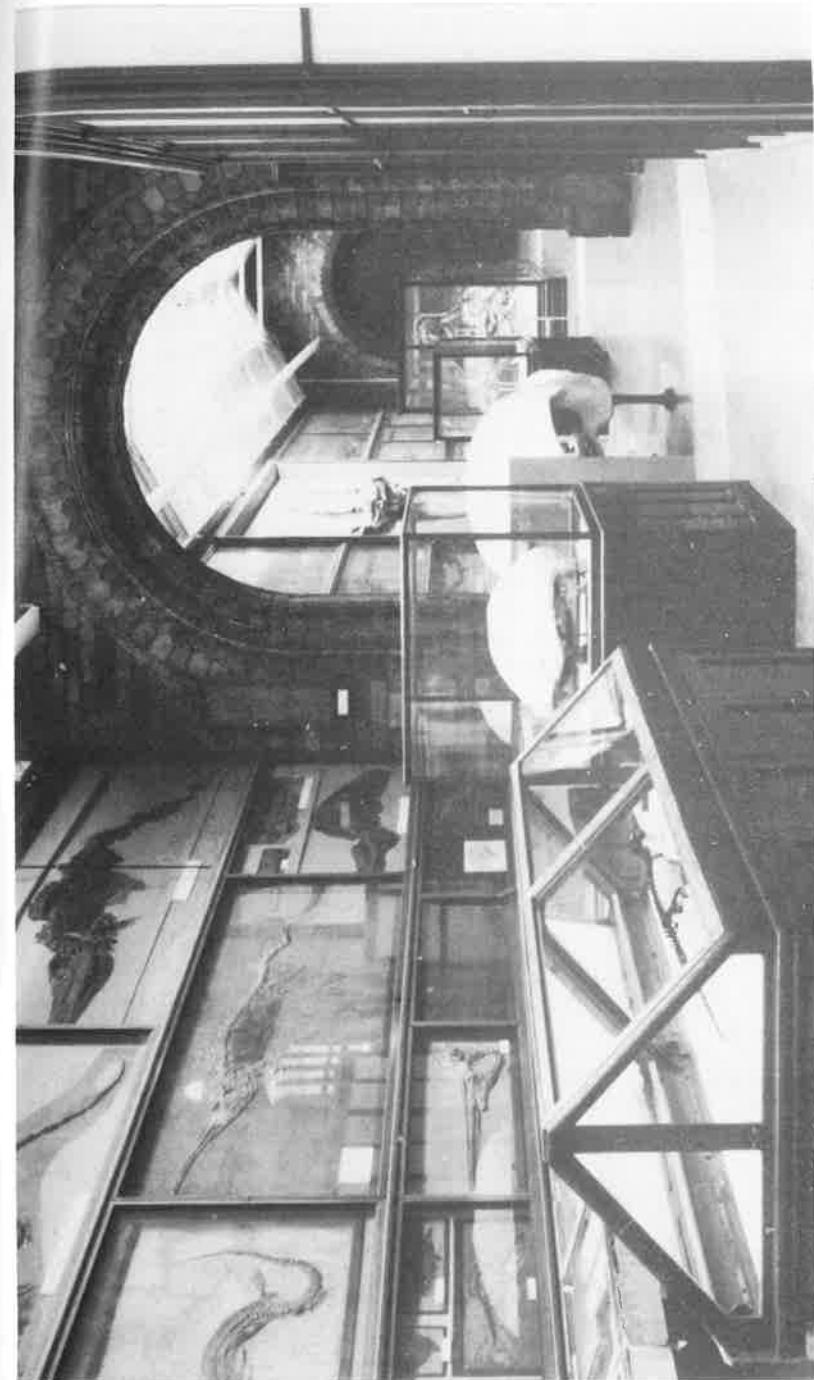
Earls Court in the Middle Ages

Earls Court. How often is the name used without any idea of its meaning, and yet, in these two little words there are embodied historical facts of the greatest interest. Earls Court derives its origin from the circumstance of the place so designated having been the site of the manor house belonging to the De Veres, Earls of Oxford, who were lords of the manor, and who held their courts there. The story of their connection with the neighbourhood goes back to the days of the Conquest, running through the Middle Ages, and gathering round it many an illustration of the days and doings of England's early times.

In Domesday Book we are plunged into the midst of the feudal system. Kensington is found to be a feudal village, of which the centre, in point of importance, though not as to local position, is the court of the manor house. There the business of the De Vere family is done for ages afterwards, so far as this manor is concerned. The De Veres became Earls of Oxford, and tenants of the king, instead of holding it under a bishop. From time to time there are inquisitions into the extent and value of the manor, and it is entertaining to trace the progress of things—how the meadows are mowed at three shillings an acre, and more and more land becomes arable, so that the harvests at Kensington are richer. A windmill is built, and a dove-house appears among the vines round the manor house, and a pond and ditch come into view. In the court books there are entries of payment in kind to the lord of the manor, of 315 eggs at Easter, price of 30 eggs, 1d, and 23 cocks, price of each 1d.

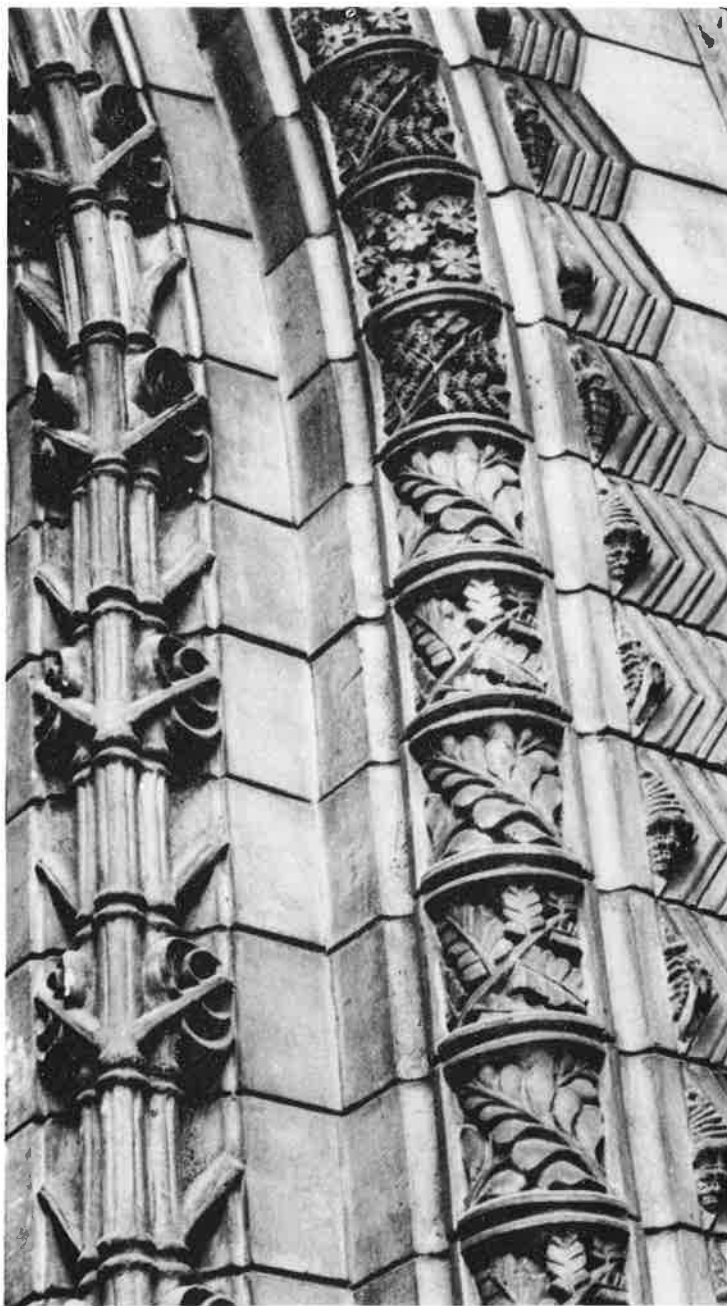
In Edward I's time, there comes to Earls Court a writ quo warranto, to summon the Earl to answer for his claims as a feudal lord, and among other things we find mention of the claim of 'infangthief'. This is a Saxon word expressing the right to catch and hang a thief. The right of catching was claimed by the Earls De Vere, but not the right of hanging. So there was not to be seen at Earls Court in those days, what was seen in the courtyard of some noble barons, namely, a gallows, which, according to the rank of the baron, was made of one, two or three posts. To hang on a gallows of three posts was a high privilege indeed!

During the Middle Ages there is very little recorded history. The most important records consist of the alienation of parts of the manor, and the creation of distinct manors. Kensington became divided into the manor of Earls Court (original), the manor of West Town (part of the parish west of the church), the manor of Abingdon, and the manor of Notting Barns.



Photograph by courtesy of the Greater London Council Architect's Department

View of the Fossil Reptile's Gallery, looking west. This is one of the seven original galleries which would be destroyed were the Trustees' proposed redevelopment scheme to proceed. At the time of going to press this gallery is accommodating the modern exhibition 'Introducing Ecology'.



Photograph by courtesy of the Greater London Architect's Department

Detail of the terra cotta ornament which would be affected

We can only conjecture that the daily life of the people at work and at play was much the same as obtained elsewhere in England. As the feudal system modified and then declined, the villains rise into freedom, and out of the old feudal tenants, there came copyhold tenants, holding lands of the lord of the manor, on terms and privileges which may be seen fully set down in Faulkner's *History of Kensington*.

Kensington Highways

From the earliest times Kensington's development has been influenced by its natural position on the two main highways that traverse Kensington. Before recorded history the two principal routeways were in use. One along the present Kensington High Street skirted by marshes, whilst the other, now Bayswater Road, passed along the low hills and was used by the Celtic tribe, the Trenobantes. The two routes converge at Brentford. The Romans during their occupation established London as a trading centre and used the old tracks, though widened and straightened and in some cases paved with wood or stone, for their communications. What is now Holland Park Avenue was called by the Romans Via Trinobantia, and High Street, Notting Hill Gate, the Via Strata, the paved way. Boadicea, the leader of the great revolt against the Romans in the time of Suetonius, lead the British tribes along this road, slaughtering the Romans in great numbers and took the important town of Londinium. The influence of these roads has accentuated the division of the district into sections, North Kensington, north of the Bayswater Road, Central Kensington, between Bayswater Road and Kensington High Street, and South Kensington, south of the High Street.

The Romans improved the roads but left little permanent trace of their presence (a Roman grave dated A.D. 250 was discovered in 1850 during the building of Ladbroke Square).

After A.D. 411 when the Romans withdrew, a relapse of civilisation occurred and the Roman roads decayed. Three hundred years later in about A.D. 700 Saxon settlements began to appear. One such Saxon family named Kensing or Kensing cleared a patch of forest, built a few huts and a stockade round them near the site of St. Mary Abbots Church. These men and their families spent their lives gaining a meagre livelihood from the soil, ploughing and reaping what crops they could and driving their pigs to feed into the surrounding beech forests. In fact, the pattern of the lives of the peasants was not to change significantly for another 1,000 years. By 827 the Saxon and Danish kings had succeeded in establishing a loose form of control over the whole country, and by the time Edward the Confessor came to the throne in 1042 large areas had been divided into Manors organised on a feudal basis. Edward the Thane held such a Manor whose boundaries corresponded very closely to those of the modern

It was in the same year as this Act was passed that the Kensington Vestry availed themselves of the powers conferred by the London County Council (General Powers) Act, 1893, by presenting a petition to the Council for a rearrangement of the wards of the parish. In May, 1894, the overseers presented a report to the vestry, in which they drew attention to the provisions of the Local Government Act, 1894, and to the difficulty in which they would be placed as regards the preparation of the electoral lists of the parish unless the boundaries of the wards for vestry and guardians' purposes and the parliamentary polling districts were adjusted. In June the Council gave an order dividing the parish into eight wards, namely:

- | | |
|--------------|-----------------|
| 1. Golborne | 5. Earls Court |
| 2. Norland | 6. Queen's Gate |
| 3. Pembridge | 7. Redcliffe |
| 4. Holland | 8. Brompton |

In May, 1900, the London Government Act Commissioners agreed to the proposal of the vestry that the Borough of Kensington should be divided into nine wards, St. Charles being the additional one.

The London County Council was set up in 1888 to manage the affairs of the newly created County of London. It took over the duties of the Metropolitan Board of Works. In 1899, Mr. Balfour introduced the London Government Bill which set up the Borough Councils. This amalgamated many of the old areas and divided London, outside the City, into 28 municipalities, each with its mayor, aldermen and elected councillors. The old parish of St. Mary Abbots became the Borough of Kensington with much the same boundaries, but some adjustments were made by the Commissioner and confirmed by Privy Council in the Borough of Kensington Order in Council, 1900. The detached part of Chelsea was divided between the parishes and boroughs of Kensington and Paddington. The Commissioner decided that Kensington Palace should be detached from Westminster and added to Kensington. Parts of Queen's Gate, the Imperial Institute and Brompton Road were transferred from Kensington to Chelsea, while Harrods store and parts of several other streets in this area were transferred to Kensington. In North Kensington parts of Dalgarno Gardens and Latimer Road were transferred from Hammersmith to Kensington, while several other streets in the Latimer Road area were transferred from Kensington to Hammersmith.

C. B.

Queen Elizabeth I, Walter Cope and Campden House

It is odd that no Kensington historian has yet recorded the visits of Queen Elizabeth I to Kensington in 1588, the year of the Spanish Armada, and again in 1597, yet the evidence has been available for some time.

Many years ago I came across the reference to these visits in Sir Edmund Chambers's classical work *The Elizabethan Stage*.¹ There I found that Chambers had listed the annual activities of the Court and referred to the Chamber Accounts in the Public Record Office as having been one of his chief sources of information. These accounts contained, under the heading of 'Apparelling of Houses', details of the monthly bills sent to the Royal Treasurer by Gentlemen Ushers of the Chamber for their expenses for the preparation of houses for royal visits.

These accounts showed that Queen Elizabeth had paid two visits to Kensington, one to Mr. Malinge² in January, 1588, and another to Mr. Cope in September, 1597. Details about the visit to Mr. Malinge were not followed up, but there was ample evidence that Queen Elizabeth dined with Mr. Cope in Kensington from the following extract from the Chamber Accounts of September, 1597,³ under the heading 'The Declaration of the Account of Sir John Stanhope, Treasurer of the Queen's Mats Chamber':

'To the foresaide Thomas Conwayne (one of the ordinarie gentlemen ushers of her Mats chamber for the allowance of himself), and one yeoman usher, three yeomen, two grooms of the chamber, two grooms of the wardrobe and one groom porter, for making readie a dynner house at Kensington for her Matie at Mr Copes by the space of two days—mense September 1597 as appeareth by a bill signed by the Lord Chamberlain—£39 3s 4d.'

Sir Edmund Chambers calculated that the Queen dined with Mr. Cope on September 19th on her way to Richmond Palace after a visit to Sir William Cornwallis at Highgate.

This new information led me to wonder why Cope was in such good favour with the Queen and exactly where his fine house was situated that was worthy of a visit from the Queen. As the answers

were not to be found in any of the books on Kensington further research had to be undertaken.

In the first instance I found that Walter Cope was descended from a family that had given loyal service to the Crown for many years.⁴ There was John Cope of Northants, 'a trusty and well beloved servant of Richard II,' Sir William Cope of Banbury, Oxon, a cofferer to Henry VII, Stephen Cope, a gentleman of the bedchamber of Henry VIII, and Sir Anthony Cope of Hanwell, Oxon, the Lord Chamberlain to Queen Catherine Parr and Walter Cope's grandfather. Walter Cope himself had been in the service of the great Lord Burleigh since a young man, and had been appointed his Lord Gentleman Usher about 1586.⁵ He held that post till Burleigh's death in 1598 and so would have been a very familiar figure about Court. Cope was a learned and cultured man with a legal training, an interest in the exploration of Virginia, a member of the Elizabethan Society of Antiquaries, a collector of books and pictures, and the creator of a famous museum⁶ in the large house in the Strand which he leased from his 'master', Lord Burleigh. Cope was a respected friend of many of the well-known men of the day, such as Sir Thomas Bodley, William Camden, Richard Hakluyt, and Sir Walter Raleigh, so perhaps it was natural for the Queen to choose to dine with him, when he was so conveniently situated half way between Highgate and her favourite Palace by the Thames at Richmond.

In the second instance I found it more difficult to determine where Cope lived in Kensington in 1597 before he built his second house, amusingly referred to as Cope-castle in a letter of John Chamberlain to his friend, Dudley Carleton, in 1608,⁷ and later known as Holland House after his son-in-law, Sir Henry Rich, had been created 1st Earl of Holland. It was for a long time assumed that Cope lived in the Manor House of West Town (near the present St. Barnabas' Church in Addison Road), because he had purchased the Manor in 1591; but in the G.L.C.'s 'Survey of London. Northern Kensington', 1972, it was thought more likely that Cope lived on Campden Hill in a house on the site of old Campden House.

The suggestion that Cope's first house occupied the site of old Campden House was based on three references to the Abbots Manor:

1. The mention of Cope's house with an adjoining orchard in a lawsuit between Walter Cope and Robert Horseman over their respective properties in Kensington, heard by the Privy Council at their meeting at the Court at Nonsuch Palace on September 23rd, 1599.⁸

2. A reference in the Kensington Court Rolls⁹ of 1608 to the transfer of 'a chief messuage' with an 'orchard adjoining . . . formerly in the tenure or occupation of Walter Coape Kt' (which from the details of the abutments was clearly on the site of Campden House), to 'the use of Henry Hobart Kt., Attorney General to the King'; and another reference in the Court Rolls for the following year, 1609, to the transfer of the same property with the same details given, to Sir

Baptist Hicks, a wealthy mercer, who in 1628 was created Viscount Campden and who gave the name to Campden House, which he had either rebuilt or reconstructed from the original Elizabethan plan.

3. The suggestion by Sir John Summerson in his comments on 'The Book of Architecture of John Thorpe in Sir John Soane's Museum' in Lincoln's Inn Fields¹⁰ that two of Thorpe's plans 'of a timber-frame house identifiable as Campden House' were obviously of a much earlier date than 1612, when Sir Baptist Hicks took up his residence there.

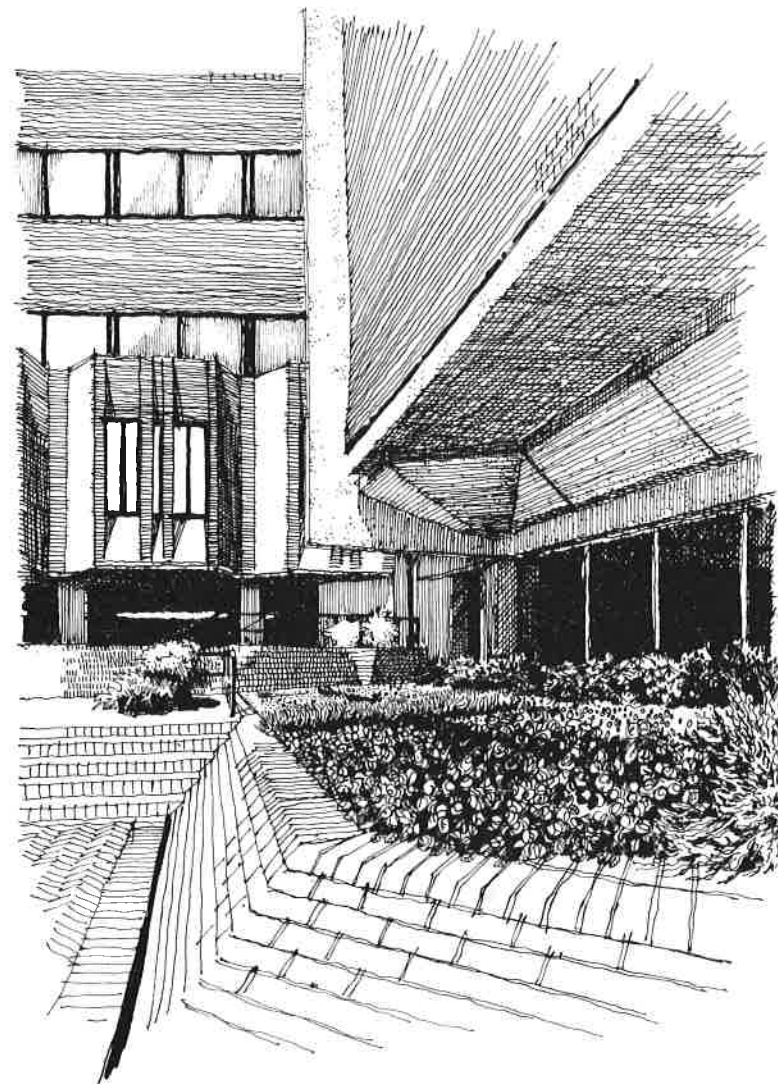
The proof that Cope built his first house in Kensington on the site of Campden House can, I submit, be found in an unpublished document¹¹ which I discovered in the Public Record Office many years ago when I was carrying out some research on the life of Walter Cope. This document represented a long statement submitted on March 3rd, 1598, by Cope to Sir Thomas Egerton, the Master of the Rolls, requesting him to serve a subpoena on Robert Horseman for the latter to appear before him in the High Court of Chancery in order to settle the long-standing dispute over their respective properties in Kensington. The statement is too long to be quoted in full, so the following summary is given:

'The Right Honorable Sr Thomas Egerton Knight
Lord Keep. of the Great Seale of England.

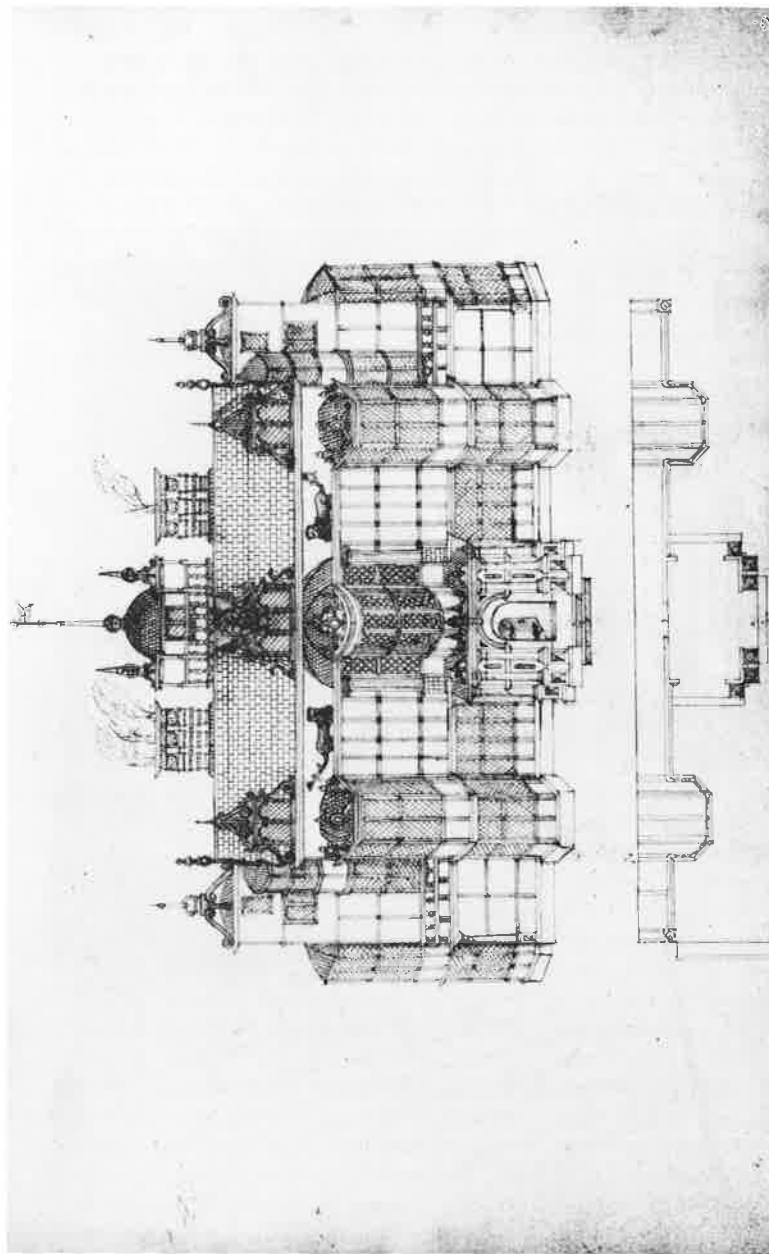
Tertio die March 1598
Rotherham.

In most humble manner sheweth unto yo^r good Lordshipp yo^r poore orator Walter Cope gent. That whereas one Henry Butle [i.e. Buttell] beinge possessed of a lease . . . of and in the rectory or parsonage and manor of Kensington' . . . which he had obtained from the Crown, who had acquired it from the Abbot of Abingdon in Berks after the dissolution of the monasteries in the early 16th century; and whereas the Queen in November 1589 granted Robert Horseman the lease of the parsonage house with the tithes and about 80 acres of land belonging to the parsonage for seven years 'then next ensewinge' for 'the yearely rent of threescore and tenne pounds reserving to himselfe . . . certen closes called Northlands' [i.e. Norlands] of about 120 acres. 'And afterwards it was agreed betwene the said Henry Butle and Robt. Horseman' that for the duration of Horseman's seven year lease Buttell should give up all his rights to the parsonage and manor in return for an annual rent of £100. 'And in consideration thereof' Buttell, who had already sold the reversion of his lease of the parsonage house and manor for 31 years to William Gearye, was to give his consent to the purchase of the reversion by Horseman from Gearye at the expiration of the former lease. 'At wch tyme the said Horseman hearinge that your Lordshippes said orator had an intent, in

respect of his howse and lands there, to compasse the said William Gearye his said lease in revercon', asked Cope if he would kindly come to some arrangement with him over the matter. 'Whereunto yo^r orator assented so as your said orator might have certain parcellls of the said parsonage and mannor wch laye next adjoyninge to yo^r said orators owne landes and inheritance' for a term of 31 years at the same rate as Horseman would pay Gearye (who must have been ill as he died later that year) for the reversion. Horseman agreed to these terms and so obtained Gearye's lease in reversion, but he then went back on his promise by only paying Buttell £70 a year instead of the £100 agreed and by refusing to let Cope have an extension of lease of the 2½ acre orchard plot, sandwiched between Cope's copyhold lands, which he had promised if Cope did not purchase the reversion. Cope and Buttell then decided to act together against Horseman and made further arrangements with each other relating to Buttell's lease. This procedure so annoyed Horseman that he complained to the 'Honorable Henry Baron Hunsdon late Lord Chamberlayn to the Queenes most excellent Matie his late Lord and M^r.—afterwards to her Matie. And lastlye to the late Lord Tresorer [i.e. Lord Burleigh] yo^r said suppliants honorable good Lord and M^r.¹² Cope then stated that Horseman found 'noe more reliefe than such his said dealings deserved' and agreed with him to submit their case to the arbitration of Mr. Danyan, deputy Clerk of the Pipe. Mr. Danyan's arbitration proved to be in favour of Cope's original plan, for he awarded him an extension of his lease from Horseman of the 'orchard and orchard plott beinge parcell of the said rectorye and mannor wch yo^r said orator occupyeth conteyninge by estimacon two acres and a halfe or thereabouts lying adjoyninge to your suppliants howse'. It was agreed to draw up the necessary conveyances, and so certain was Cope that Horseman would have to abide by the terms of the arbitration that he spent 200 marks on improving his orchard. Horseman, however, proved obdurate and would not hand the proposed new lease over to him; and even when John Wells, the scrivener who had witnessed the arbitration agreement and who held the relevant papers 'for the drawing and ingrossinge of the said indentures', suddenly died he managed to acquire them and prevent Cope from having further access to them. At the same time Horseman threatened to 'pull downe the pale and inclosure of the same orchard and orchard plott as to dispossesse yo^r said orator of the same'. So Cope, as he was unable to seek 'anye remedye at or by the strict course of the common Lawe', asked for a subpoena to be served on Horseman to appear before the Master of the Rolls in the High Court of Chancery; and he ended his statement with the customary personal touch of the times by saying he would 'daiele praye unto Almightye God to preserve yo^r Lordshipp in health honor and all hapiness'.



Drawing by Mr. Robert Martin of the proposed Princess Alice, Countess of Athlone, Memorial Garden, Town Hall forecourt



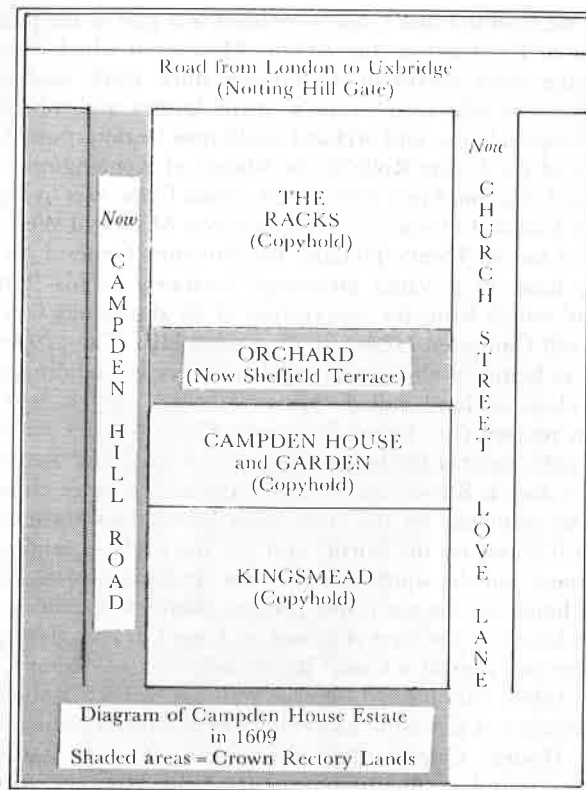
By kind permission of Sir John Soane's Museum and the Courtauld Institute of Art

John Thorpe's first design for a house identifiable as Campden House. c. 1595. Presumably Walter Cope's residence before the building of Holland House

Having ascertained that Cope's orchard was *part* of the parsonage and manor of Kensington (the Abbots Manor) of which Horseman had been the head tenant of the Crown since 1589, and that the orchard '*laye next adjoyninge*' Cope's 'owne landes and inheritance', the site of Cope's house and orchard could now be determined from a fresh study of the Court Rolls of the Manor of Kensington.¹³ These Rolls showed that on April 30th, 1608, when Cope was living in his newly built Holland House in the Kensington Manor of West Town, he arranged for Sir Henry Hobart, the Attorney General, to have a temporary lease of a 'chief messuage' formerly in his 'tenure or occupation' which from the description of its abutments was clearly the site of old Campden House on Campden Hill. The property was described as being 'a chief messuage' with garden adjoining and a copyhold close of land called 'Kings Meade', which latter close abutted on rectory (i.e. belonging to the Crown) lands on the west and south side, against the house on the north side, and against Love Lane (i.e. Church Street) on the east; and also a large close called 'The Racks' abutting on the road from London to Uxbridge (i.e. Notting Hill Gate) on the north, and 'on the orchard adjoining the said messuage' on the south side (i.e. the orchard was on the north side of the house on the site of the present Sheffield Terrace), and on the rectory lands on the west side and on Love Lane on the east side.

The following year at a Court Baron held by Sir Walter Cope on July 8th, 1609, Sir Baptist Hicks and his wife Elizabeth were admitted tenants of the same property, which later became known as Campden House. One further reference to Cope's garden and orchard was found in the presentment of the Homage within the Abbots Manor at the Court held there on April 30th, 1674, where 2½ acres of Viscount Campden's land was described as having been converted into a garden and orchard by Sir Walter Cope.¹⁴ This suggested that the garden lay on the north side of the house as well as the orchard, but in the earlier Court Baron of 1609 the garden was described as being on the south side of the house.

It would seem from the above observations that proof has now been found for the suggestion that Queen Elizabeth's dinner with Walter Cope on September 19th, 1597, took place on Campden Hill on the site of the house that later became known as Campden House. It would also seem that the proposition put forward in the G.L.C.'s *Survey of London*, 1973, has almost been proved correct, namely that the two drawings in Thorpe's *Book of Architecture*, numbered 95 and 96 (plate 44), 'were of the house which preceded Campden House and which may have been built for Cope at the end of the 16th century'.¹⁵



Notes and References

1. E. K. Chambers, *The Elizabethan Stage*, 1923, Vol. iv, Pages 103 and 126.
2. Presumably Ferdinando Malyn, who in his will of 1605 stated that he lived in the old park of Nonsuch Palace in Surrey, but had previously lived in Kensington.
3. Public Record Office (P.R.O.), Declared Accs, Audit Office, A.O.I. 386/35.
4. *Miscellanea Genealogica et Heraldica*, 1901.
5. Bodleian Library, Tanner MS. LXVIII, f. 105, b.
6. Clare Williams, *Thomas Platter's Travels in England 1599*, 1937.
7. N. E. McClure, *The Letters of John Chamberlain*, 1939, Vol. i, Page 258.
8. Thomas Faulkner, *History and Antiquities of Kensington*, 1820, Page 195.
9. Kensington Public Library (K.P.L.) and Brit. Mus. ADD. Roll 59150.
10. *The Walpole Society*, Vol. XL, 1966, Pages 72 and 73.
11. P.R.O. C2, Eliz. C. 24, 33, Chancery Proceedings.
12. Walter Cope, who was Lord Gentleman Usher to Lord Burleigh, refers to him as his lord and master. He next refers to Horseman as being Baron Hunsdon's lord and master. Hunsdon was a first cousin to the Queen, and a Privy Councillor, who died in 1596. Horseman's service under Hunsdon may have been as his gentleman usher.
13. K.P.L. Kensington Court Rolls.
14. K.P.L. Rev. John Millington's Book, Page 23.
15. G.L.C. *Survey of London*, Northern Kensington, 1973, Vol. XXXVII, Page 55.

STEPHEN PASMORE.

Reports from Local Societies

ABBOTSBURY RESIDENTS' ASSOCIATION

As a result of representations by the Association, the Borough Council has extended the Holland Park Conservation Area to include Abbotsbury Close and Road. The whole of the Association's area now enjoys the extra protection of amenity that flows from conservation area status, especially in regard to inappropriate development.

Help given by the Association has enabled a number of members with relatively short leases to negotiate new leases from the freeholders on satisfactory terms.

The Transport Act 1981 authorises the installation by local authorities of traffic control humps of approved design and consultations by the Department of Transport preparatory to the making of enabling regulations are in course. The Association is concerned at the further delay likely before it will be possible to reinstate the humps in Abbotsbury Road which proved so successful in controlling the speed and volume of through traffic in 1977.

The Association has been active in making representations to the Secretary of State for the Environment, the Member of Parliament and the Leader of the Opposition on the G.L.C. on the subject of rates in general and the recent supplementary rate demand in particular. The need has been pressed for urgent measures to protect members from the depredations of the G.L.C. and I.L.E.A. The Association favours the total abolition of both these bodies in their present form and the reallocation of their powers and responsibilities to the Boroughs.

In 1982 the Spring Party will be held on June 8th at The Orangery, Holland Park, and the Annual General Meeting on November 11th at Leighton House.

Chairman: Professor R. J. L. Allen, O.B.E., 63 Abbotsbury Close, W.14.

Hon. Secretary: Mrs. P. Gillis, 26 Abbotsbury Road, W.14.

THE BOLTONS ASSOCIATION

This year our activities have been dominated by the unattractive subject of rates rather than the more aesthetic matters with which the Association usually concerns itself. As our Chairman Philip English wrote in one of our newsletters, 'promoting the amenities of an area rather loses its savour if one cannot afford to go on living in it'. We provided active support to the Fair Rates Association in its campaign

to draw to the attention of the Secretary of State the depth of concern that many residents in the Borough feel about the rates situation; more than 70 letters of protest were submitted by residents in our Conservation Area, and have since been received by the Secretary of State.

On the environmental front, our biggest concern has been with the proposed redevelopment of Redcliffe Mews, which has caused heated debate among our membership. Despite our opposition it seems likely that redevelopment will go ahead in some form; we will at least seek to secure that the details of the scheme are made as acceptable as possible, and that harmful side effects are minimised.

We have had our usual spate of planning applications to deal with, although the number of new development or conversion proposals is down on previous years. We have continued to participate in the various stages of discussion and review of the Draft District Plan.

Secretary: John Griffith-Jones.

THE CAMPDEN STREET CONSERVATION SOCIETY

Throughout 1981, the Society continued to receive the support of a high proportion of the residents of the street (including some from Peel Street) and our level of membership has been maintained. Our Annual General Meeting, held in April, was particularly well attended. As usual, the main work of the Society has been the monitoring of planning applications, as we are particularly concerned to oppose those developments which would affect the varied pattern of houses and open spaces on the south side of the street. One major development proposed for the south side of the street has been rejected by the Council, although the developer has appealed to the Department of the Environment.

Opposition to the extensions of houses into the space between the backs of the houses on the north side of the street and the backs of the houses of Peel Street has been largely ineffective and almost total infilling seems inevitable. Many residents are also disturbed by the practice of some developers of doing the work first and then seeking retrospective planning permission; a tougher enforcement policy would receive widespread support.

Chairman: J. D. Williams, 51 Campden Street, W.8.

Hon. Secretary: Peter Lewis, 31 Campden Street, W.8.

EARLS COURT VILLAGE RESIDENTS' ASSOCIATION

There have been few developments during the year. We still have no plan for the so-called Golly's Garage site. The last two which were considered and eventually found unsuitable were one for a super-market complex and another for an Educational/Residential Centre for African students and visitors. As this particular area is designated

mainly for residential purposes and as all incoming and outgoing traffic to and from it must be contained to the site, these ambitious plans were found to be incompatible with the Council's overall policy. Representatives of the Association were present at two meetings of the Planning Committee and were able to voice the Association's views which coincide with those of the Council.

In the late summer of 1981, yet another plan was briefly considered, but again did not incorporate the desired ratio of residential accommodation to office and shop development. We understand that the designers have gone back to the drawing board.

Traffic problems are always cropping up. Residents would prefer Redfield Lane West to become a one-way street but we have been informed that the G.L.C. will not permit this change. Cars continue to be parked at night on the pavement of Redfield Lane East and while the Engineering Department has promised to keep an eye on this dangerous malpractice, which drives pedestrians into the road at the corner of Kenway Road/Redfield Lane, the situation has not improved. Some lesser problems were considered by the Association and satisfactorily resolved.

EDWARDES SQUARE, SCARSDALE AND ABINGDON ASSOCIATION

During this year members of the E.S.S.A.A. Committee joined other interested residents and groups in attending a steering committee to study and make suggestions for the Draft document for the Conservation Area Policy Statement due to be published by the Council in 1982.

Various planning applications have been monitored and appropriate observations made. A lot of these have been concerned with additions in height or at the rear of residential houses. However, the main concern has been applications for office use, particularly in Earls Court Road and Pembroke Mews, most at the cost of residential use, and all of these applications have been strenuously opposed. It appears that the Council's brief concerning offices in the District Plan has been exceeded and the effects are beginning to creep into this Conservation Area. The Association has made representations to the Council on this and the text of the Policy Statement has now been strengthened to deal with this, but not before an appeal for unlawful office use in shop premises in the Earls Court Road was upheld by the Department of the Environment, although conditional to the present occupants.

The Association is currently examining two applications for the empty sites at the top of Earls Court Road and it is hoped that a design of merit will be achieved for both which will benefit the community and revitalise this part of the area.

Hon. Secretary: Mary Bain, 6 Phillimore Terrace, Allen Street, London W.8.

THE LADBROKE ASSOCIATION

The year began with a membership drive, when members of the committee circulated literature to residents, and this has resulted in a substantial increase in membership during the year of nearly 100.

The spring members' meeting was on the subject of 'Trees in the Ladbroke Area', and was a symposium in which Mr. Jeremy Lever and Mr. Annett, the Borough Arboriculturist discussed the future of the trees which are such an important feature of the Conservation Area. This meeting was very well attended.

The autumn meeting was notable for a talk by Sir Hugh Casson, President of the Royal Academy, who is a member of the Association. This was entitled 'The Future of the Past' and was very interesting and instructive. The attendance of members was the largest in the history of the Association.

Two important buildings, the old St. John's Vicarage and 2 Lansdowne Crescent were and are being restored. In the latter case there are certain features regretted by the Association. Work is still proceeding on Kensington Park Road Terrace North, the scheme sponsored by the Association. There is now a noticeable improvement in the appearance of this terrace.

Recently, thanks to the kindness of Mr. David Mizen, a limited number of members enjoyed a preview visit to the Barbican Arts Centre.

Work currently being carried out at the Kensington Temple will not affect the trees in the forecourt and will eliminate the car park, so that although there is temporary chaos, the Association did not object, provided that materials used are sympathetic.

Hon. Secretary: Miss M. Cosh, 20 Kensington Park Gardens, W.11.

NORLAND CONSERVATION SOCIETY

The compilation of an Area Policy Statement was one of the first objectives of Mr. Nigel Judah when he assumed the Chairmanship of this Society in 1979. After considerable involvement by the Committee the Policy Statement was completed under the direction of the Borough Planning Office and we hope that its guide lines will become known and followed.

An energetic campaign was waged by us and the Royal Crescent Association against the failure of the draft Hammersmith District Plan to include any provision for a Link Road with the (M41) motorway spur to relieve the pressure from traffic that is bound to increase through our area as the result of developing the Freston Road Industrial Estate. No consideration of the problem seems to have been undertaken by Hammersmith and it was therefore with some satisfaction the Government Inspector at the Public Enquiry at which we were legally represented announced in December 1980 that he supported our views with the result that Hammersmith agreed to

modify their District Plan and to discuss a cost benefit analysis with the Kensington and Greater London Councils. Such discussions are now taking place.

Considerable progress has been made by the Notting Hill Housing Trust in its development of the long-blighted site on the west of Norland Road. Though outside our immediate area it impinges to a considerable extent and the Trust is to be congratulated on the sympathetic stone facing to the terrace fronting Norland Road and the fine pediment on the building which faces east down Queensdale Road and which forms an attractive end-stop looking west down the same road.

Our objection to the enlargement of the Islamic Universal Association's buildings at 20 Penzance Place has been overruled by the Planning Authority. There must be something about us which attracts religious bodies to our area who do not form part of our local needs! We have long reached saturation point with the parking problem and congestion resulting from the over-intensive use of the Sikh Temple in Queensdale Road.

The west side of Royal Crescent has now been uniformly painted and the east side is all but completed.

The summer party in Norland Square organised by the Garden Committee, and in which we participated, proved highly successful.

Hon. Treasurer: P. L. G. Gurney.

ONSLow NEIGHBOURHOOD ASSOCIATION

Re-reading last year's report and comparing its main topics with those of the year just ending shows that the subjects of our activities have changed but little. We have received details of the Inspector's report of the District Plan Public Inquiry and these are now under discussion. We are still concerned about the future of St. Paul's Church which we understand may now have been sold, but so far have not been able to find out its proposed use. Planning applications for the area have mainly been concerned with proposals to convert Onslow Gardens and Cranley Gardens properties from bed-sitters to self-contained 'luxury' flats. The resulting repair and improvement in maintenance of the listed façades of such properties is a plus for us, but we have expressed reservations about the increase of high-income occupation at the expense of low-rental accommodation.

Our Annual General Meeting held March 1981 was, once again, a great success. We are most indebted to Anna Somers Cox for a fascinating talk on the history of the Victoria and Albert Museum. Councillor John Cox, the retiring Chairman of the Planning Committee, also spoke to us, and we are most grateful to him for his support and encouragement to the Association during his years in office.

Again we held a garden party, this time blessed by better weather, and we are indebted once again to The Henry Smith Charity Estate

for the loan of part of Onslow Square for the occasion.

As usual we are looking for more help and more members.

Hon. Secretary: Hugh Brady, 16 Selwood Terrace, SW7 3QG.

PEMBRIDGE ASSOCIATION

The main task of the Executive Committee in 1981 has been the preparation, in association with the Borough Planning Department, of the Pembridge Conservation Area Policy Statement. Following on a public meeting chaired by the Chairman of the Borough Council Planning Committee, the draft statement was approved.

The problem of the Sion Convent site was still with us during the year but the outlook is considerably brighter than a year ago. The number of dwellings to be constructed in the old Convent building has been drastically reduced from over 80 to 45, the four houses in Denbigh Road, which have survived from the original development of the area in the 1850s, have been restored as single family dwelling houses and a very satisfactory elevation has been agreed for the new houses on the vacant site to the west on the Denbigh Road frontage. Less satisfactory is the proposed development of the area formerly occupied by the Convent Chapel and garden. A serious threat to the quality of the environment arose through the letting of the front garden of no. 52 Chepstow Villas, a house on the north-west corner of Portobello Road and Chepstow Villas, for the sale of shirts, food and ice-cream. Appeals to the owner, who was away at week-ends when the market was held, not to permit a practice, which if extended would allow the Portobello Market to spread north and south in Chepstow Villas, were of no avail and the situation appeared hopeless as the Planning Department of the Borough Council maintained that as trading took place on the highway it was not their responsibility, whereas the Engineering and Works Department, after inspection of the site, held that selling was taking place in the garden and was not their concern. Fortunately, the owner sold the property and the new tenants have not allowed the trading to continue.

The Association suffered a defeat in the case of the successful appeal of the occupier of no. 16 Dawson Place against a Council Enforcement Order. The original wood-framed windows with small panes had been replaced without planning permission on the top floor of the house on both the Dawson Place and Chepstow Place frontages. The Association reported the incident to the Council, which, when a Planning Application was eventually made, refused permission. The owners appealed and the Department of the Environment Inspector allowed the appeal on the grounds that other windows in the street had also been altered. This decision seemed to imply that the whole principle of Conservation was ignored by central authority. The matter was taken up with Sir Brandon Rhys Williams, who submitted a question in Parliament concerning the number of

appeals allowed by the Department of the Environment inspectors in Conservation Areas. Two members of the Executive Committee resigned in protest at the Inspector's decision in this matter.

Hon. Secretary: J. Hayward Esq., 28 Chepstow Villas, W.11.

THURLOE AND EGERTON ASSOCIATION

With the publication of the Inspector's Report on the District Plan, we are able to judge the results of the long cycle of consultation which has taken up so much of our energies over the last few years. Our particular concern has been with policies for Diplomatic Use and we take some credit here for persuading the Council to abandon its earlier proposal to designate small 'preferred' zones which would have concentrated Diplomatic Use in Queen's Gate, Kensington Palace Gardens, Brompton and Hans Town Wards and part of Royal Hospital Ward. Although the Inspector did not accept our objection to the Council's alternative policy to designate areas in the north and south of the Borough as unsuitable for Diplomatic Use, his Report fairly summarises our case and the Council's reply to it, and it makes a number of points which could be useful to those seeking to minimise the nuisance of such use when drafting local plans or policy statements, or in individual applications for embassies or missions. The Conservation Area Policy Statement for our own area, for example, will pin-point Cromwell Place and Cromwell Road as the only places 'likely to be suitable for Diplomatic Use' and will state that applications there will be treated 'on their merits'.

This year has seen a falling off in the number of new planning applications we have had to consider. Long-standing cases, however, continue to engage our efforts. One of these is no. 12 Hans Road, an important house by Macmurdo, which remains derelict in spite of a Repairs Notice served by the Council and the combined pressure of the G.L.C., the Council and ourselves.

The other case is the Natural History Museum. Although it stands outside our immediate area, it is one of its most distinctive features, besides being an outstanding building of national importance. In commenting on the proposals to build an infill block in the east court of the museum, we have limited our brief to the effect any scheme might have on the external appearance of the original building and, in particular, have sought to preserve the skyline of the Waterhouse galleries. We strongly opposed the first proposal which rose well above the skyline. The revised scheme, though reduced in height, includes lift and stair towers which still do this and we have submitted an objection to the Council which has been passed to the P.S.A. We shall continue to monitor the proposal for the infill block and to do what we can to ensure that at least the outside appearance of the original building is preserved intact.

Hon. Secretary: Susan Walker, R.I.B.A.

BALANCE SHEET
as at 31st December 1981

1980		£	£
	Assets		
55	Office Equipment at cost, less depreciation		47
44	Income Tax Recoverable		44
	Balance at Bank		
2,090	Deposit Account	3,834	
918	Current Account	3,212	
			<u>7,046</u>
<u>3,107</u>			7,137
	Liabilities		
58	Subscriptions received in advance	10	
103	Creditors for Expenses	115	
<u>161</u>			125
			<u>£2,946</u>
	Accumulated Fund		<u>£7,012</u>
2,603	Balance at 1st January 1981	2,946	
363	Less: Deficiency from Income and Expenditure Account	55	
			2,891
	Princess Alice Memorial Fund		
—	Surplus of Income over Expenditure		4,121
	KEON HUGHES, Hon. Treasurer		
	G. CHRISTIANSEN, Hon. Secretary		
<u>£2,946</u>			<u>£7,012</u>

In accordance with instructions given to us, we have prepared the foregoing accounts from the accounting records of The Kensington Society and from information and explanations supplied to us.

CROFT, MAY & CO.
Chartered Accountants

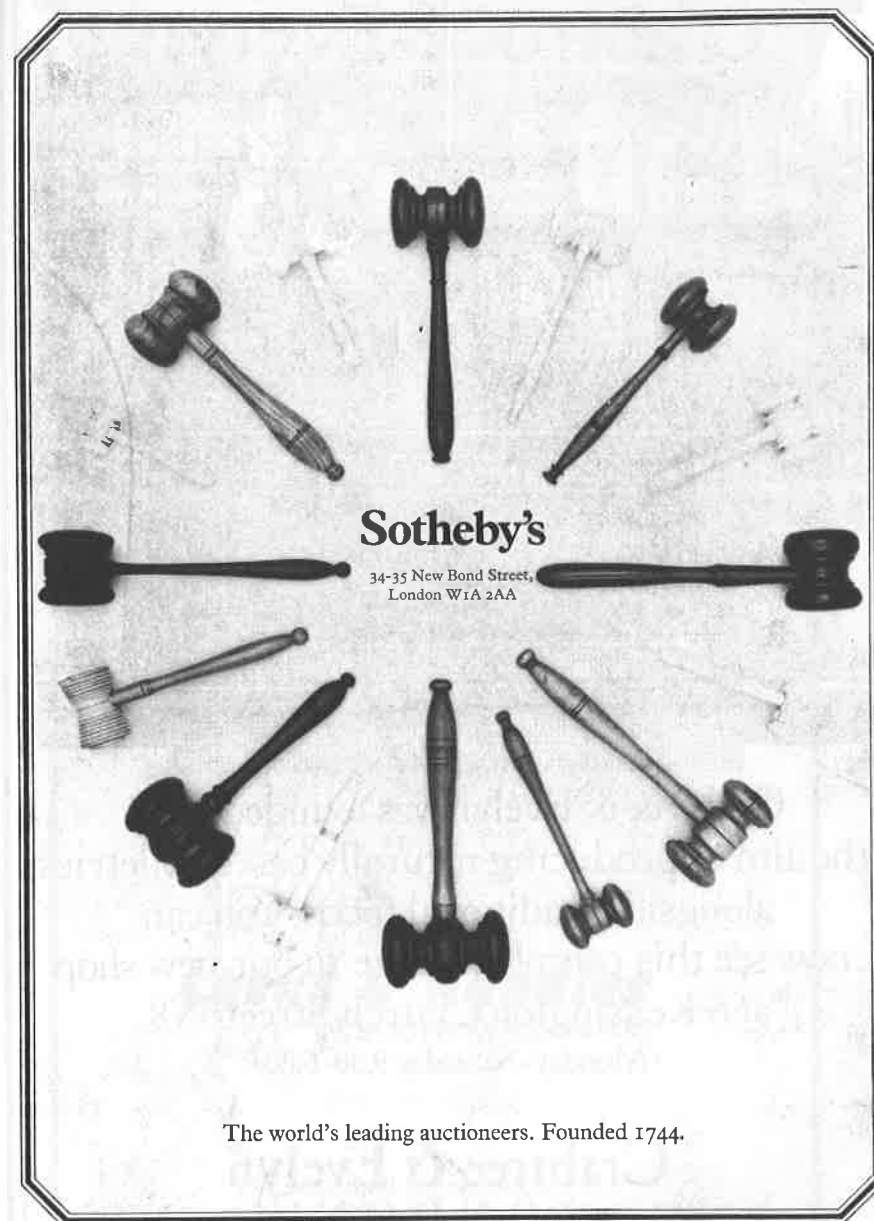
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17th February 1982

INCOME AND EXPENDITURE ACCOUNT
for the year ended 31st DECEMBER 1981

1980		£	£
	Subscriptions		
1,223	Annual		1,434
—	Life		—
<u>1,223</u>			<u>1,434</u>
	Other Receipts		
551	Profit on Sales		—
294	Bank Deposit Interest		229
44	Income Tax Recoverable		—
563	Receipts for Visits		648
500	Advertising in Annual Report		665
350	Donations		500
<u>3,525</u>			<u>3,476</u>
	Expenditure		
456	Printing, Typing and Stationery	570	
689	Postage and Telephone	745	
890	Producing Annual Report	1,173	
103	Professional Charges	115	
69	Sundry Expenses	68	
8	Hire of Hall and Meeting Expenses	45	
96	Christmas Cards written off	—	
489	Coach Visits, etc.	615	
101	Subscriptions and Donations	133	
271	Tree Planting	59	
10	Depreciation of Office Equipment	8	
<u>3,182</u>			<u>3,531</u>
	Surplus (Deficit)		
<u>£343</u>	Transferred to Accumulated Fund		<u>(£55)</u>

PRINCESS ALICE MEMORIAL FUND
INCOME AND EXPENDITURE ACCOUNT
for the year ended 31st December 1981

Income		£	£
Donations and Sale Proceeds		5,079
Bank Deposit Interest		<u>101</u>
			5,180
Expenditure			
Tree Planting	645	
Cost of Sale Items	153	
Postage and Telephone	72	
Advertising	106	
Hire of Hall and Meeting Expenses	36	
Sundry Expenses	<u>47</u>	
			<u>1,059</u>
Surplus			
Income over Expenditure	£4,121	



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(Address)

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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

SIGNATURE

OCCUPATION

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- 2 The date to be inserted as the beginning of the period should not be earlier than the date on which the covenant is executed.
- 3 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.
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