

# Annual Report ✓

1987-88



THE  
Kensington  
Society



*The Albert Memorial*

# THE Kensington Society

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 of historic or public interest.

## Annual Report 1987-88

# The Kensington Society

## PATRON

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

## PRESIDENT

JOHN DRUMMOND

## VICE-PRESIDENTS

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

## COUNCIL

Hardy Amies	Miss Mary Goldie, C.V.O.
Sir Trenchard Cox, C.B.E., F.S.A.	Sir John Pope-Hennessy, C.B.E., F.B.A., F.S.A.
J. de Vere Hunt	The Lady Norman
Sir Seymour Egerton, K.C.V.O.	Sir Duncan Oppenheim
Ian Grant, F.R.I.B.A.	Dr. Stephen Pasmore
R. T. Wilmot	Michael Winner

## EXECUTIVE COMMITTEE

CHAIRMAN: GEORGE POLE

VICE-CHAIRMAN: A. R. JABEZ-SMITH

Barnabus Brunner	Keon Hughes
Mrs. G. Christiansen	George Pole
T. Dunn	Robert Meadows, A.R.I.B.A.
A. R. Jabez-Smith	Robert Martin, B.A., F.R.I.B.A.
	Philip English

HON. TREASURER: Keon Hughes

HON. SECRETARY AND EDITOR OF REPORT: Mrs. G. Christiansen, 18 Kensington Square, W.8

AUDITORS: Messrs. Croft, May and Co.

FRONT COVER

*Clock Tower, Kensington Palace, c. 1860*

*By kind permission of Kensington Public Library*



## Foreword

I do not imagine that anyone who was at home in Kensington on the night of the 1987 hurricane will easily forget the experience. I cannot recall, in this country at least, any occasion when our surroundings seemed so totally at the mercy of the elements. We are all used to being surprised by snow, amazed by drought and then suddenly flooded. But this was something quite different. Picking my way the following morning around fallen trees and broken branches induced a mood of desolation. After the ravages of Dutch Elm Disease, even secure seeming mature trees were left scattered like toys in the nursery. Some streets, gardens and parks will never be the same in our lifetime. Yet for all its sadness we can at least be sure that other trees will grow in their place. We must now have the confidence of past generations to plant and plan for the future.

Lost trees can in time be replaced. Lost buildings will never return. Like many members of this Society I am not hostile to innovation or the necessary development that life in any city brings as part of the changing requirements of our community and the way we live. But we are quite properly hostile to mindless change. We have now a greater awareness of the value of urban conservation—but we are still at the mercy of the ruthless and blind. It is not so much a question of tower blocks in conservation areas as the cumulative effect of an agglomeration of small inroads. Despite planning controls, shops continue to blast their plate-glass store fronts across the pleasant proportions of older buildings. It seems quite impossible for anyone to design a sympathetic bus shelter. Are the new telephone boxes really an improvement? Bit by bit even a well cared for street in a conservation area can seem to be destroyed by thoughtless accretion. Look at the forest of street signs around the Town Hall.

In addition, 1987 has seen the absolute collapse of adequate maintenance of road surfaces in the borough. One after the other public utilities burrow away and fail to restore adequately. For years New York City was a by-word for craters, puddles and obstacle courses. Kensington, it seems, is hurrying to catch up. We could all do more to lobby our elected representatives and pursue British Gas, British Telecom, the Water Board and the Electricity Board not to mention the Council. If we have a fault it is surely (and I plead guilty too) that we are all too ready to complain to our friends but very unwilling to do something practical about it. Let us in 1988 plant trees, but also demand higher standards in the things that are not so easily replaced.

JOHN DRUMMOND.

## Annual General Meeting

The Annual General Meeting was held on May 14th in the Town Hall by courtesy of the Council of the Royal Borough.

Prior to the Meeting the Mayor and Mayoress, Councillor John Cox and Mrs Cox, received the Society's Patron, His Royal Highness The Duke of Gloucester, the President, Mr. John Drummond, and members of the Committee in the Mayoral Suite. The President took the Chair and welcomed His Royal Highness.

The Minutes of the last Annual General Meeting, previously approved by the Committee and circulated in the Annual Report, were taken as read and signed by the President as chairman of that meeting. There being no matter arising, the Chairman of the Committee was asked to present the Report. After welcoming the Mayor and Mayoress as new members of the Society, Mr. Jabez-Smith said that he was sure that members would agree that the Annual Report maintained the high standard they had come to expect and would appreciate the generosity of Mr. Michael Winner in making possible the colour reproductions of Hosland's painting of Nightingale Lane in the 1830s and the photographs of the same view 150 years later. He said that to save time the Honorary Treasurer would move the adoption of the Report and Accounts after he had presented the latter.

Mr. Keon Hughes, the Honorary Treasurer, explained the Accounts expressing the Society's thanks to the members who had made donations during the year to the general and Princess Alice's Memorial Garden Funds. He then proposed the Adoption of the Report and Accounts. Mr. Michael Bach seconded the motion which was carried unanimously.

There being no nominations for Officers and the Executive Committee, Mr. Jabez-Smith proposed that the present incumbents be re-elected *en bloc*. This proposal being adopted by Mrs Norman-Butler was seconded by Mrs Christie and carried unanimously. The President, as Chairman of the Meeting, proposed that the final item "Any other business" of the formal Meeting be postponed until after His Royal Highness's Address.

His Royal Highness then gave a most interesting and instructive talk printed in full on page 18.

After the Meeting had expressed its appreciation to His Royal Highness, he withdrew with the Mayor and Mayoress and the Honorary Secretary who accompanied him to his car.

In Mrs Christiansen's absence the Meeting passed a hearty vote of thanks to her for all her work for and devotion to the Society and the President insisted that this tribute be duly recorded in the Minutes.



## Obituaries

Sadly we report the death of several long-standing members.

### **Joan Lascelles, C.V.O.**

Lady-in-waiting and constant companion of the late Princess Alice, Countess of Athlone, and a member of the Society since 1958, died in South Africa aged 92.

Miss Lascelles shared the Princess's love of travel and for many years until the early 1970's they shared a cabin in a banana boat to Jamaica. She was the elder daughter of Lt.-Col. George Lascelles, Ensign of the Yeoman of the Guard. She was a kinswoman of the sixth Earl of Harewood who married George V's daughter. She was appointed C.V.O. in 1977, and a member of the Council of the Society in 1978.

### **Mr. Godfrey Harlow Wigglesworth**

A solicitor and classical scholar, he bequeathed the Society the sum of £500. He and his younger brother, W. S. Wigglesworth, Q.C., a distinguished ecclesiastical lawyer who became Dean of the Arches, were born in Cheshire but spent their working lives in London. They both lived in Swan Court. Mr. Wigglesworth was a member of the Society for 10 years.

### **The Lady Strauss**

Died in July 1987. She had been a member of the Kensington Society for 24 years. She was a colourful personality and often joined the Society visits. We shall miss her.

### **Miss Rosemary Perowne**

Died in February 1987. Miss Perowne lived at Esmond Court, just out of Kensington Square. She joined the Society in 1953, and one often saw her in the Square when she always wanted to know our 'latest fight'.

### **Miss Annie Cooper**

Miss Cooper died in January 1987. She was the friend and housekeeper of the late Miss Emily Low, a very generous member to the Society. A request that donations should be made to the Society, instead of flowers at her funeral, resulted in £55.

## Tree Planting

On March 24th, 1981 the Society planted an avenue of beech trees in Kensington Gardens in memory of Her Royal Highness Princess Alice Countess of Athlone, Patron of the Society for 28 years. Sadly many of these were lost last October.

Mrs Adams, the Superintendent of Hyde Park and Kensington Gardens was told that the Society would like to replace the lost trees. She has suggested that as the trees had not done as well as expected that the site should be changed and that a Group of trees rather than the avenue might be considered.

The campaign to replace the 5,000 trees lost in the Royal Parks in the gales in October was launched by His Royal Highness Prince Charles in December. In Kensington Gardens alone more than 300 mature trees were destroyed. Donations to the cost of replacing the trees we lost will be gratefully received.

## Membership Subscription

The annual subscription of £10 was due on January 1st. The work of the Society has greatly increased over the years. Sending out repeated reminders not only increases our expenditure but entails unnecessary work. So, please will you help by being a punctual subscriber? Contributions by Deed of Covenant are the most cost-effective. A form will be found at the back of the Report.

## Donations—Advertising

Our thanks are particularly due to Mr. Barnabas Brunner for his donation again this year of £500 and to the Twenty-Seven Foundation for an annual donation of £50. We are grateful for the support given by our advertisers and our thanks are due to Mr. John de Vere Hunt who for years has paid for a charity advertisement.

## The Memorial Garden

The Princess Alice, Countess of Athlone, Memorial Garden continues to be maintained by the Society. A ceanothus and several camellias were damaged by the storm on October 14th; these have been replaced.

Mr. Jack Brown, Manager of the Royal Parks Nurseries has been generous to the Gardens. Geraniums and other bedding plants surplus to the nursery's needs have been given to the Garden. We offer Mr. Brown our congratulations on being awarded the Royal Victorian Medal by Her Majesty the Queen.



# A selection of cases dealt with

## Albert Memorial

Members were surely shocked to read in the National Press a suggestion that the Albert Memorial should be demolished.

A report on the structural condition of the memorial prepared by the Property Services Agency of the Department of the Environment in 1985 appears to be a secret document. The Victorian Society, the Kensington Society and others have tried to have a copy of the report; the request has been either refused or not answered.

The P.S.A. has told the Government that it will cost £11 million to save the monument; private contractors have claimed that it could be saved for a portion of this cost, one structural engineer claiming he could offer a complete restoration package for £2 million. The memorial was designed by Sir Gilbert Scott and built in the 1860s on the instruction of Queen Victoria as a tribute to her late Prince Consort at a cost of £100,000.

The options offered by the P.S.A. include:

- Demolishing the monument and dispersing its statues, mosaics and ceramics to museums. Cost: £2.5 million.

- Dismantling the monument and coating the iron core with zinc, chrome or nickel before rebuilding. Cost: £7 million.

- Removing the 148 ft spire, weighing 203 tons and considered the most dangerous part of the monument, and sealing the canopy.

- Building a glass conservatory, complete with viewing galleries, around the memorial. Cost: £8 million.

- Dismantling the monument and replacing the iron with a new core made of stainless steel. Cost: £11 million.

However, the latest report appears to be that the Government will save the monument, apparently with a proviso by Mr. Ridley, Secretary of State for the Environment, that 'the cost must be acceptable'.

## 87-95 Gloucester Road

Application for demolition and development to provide shops and offices. Opposed by the Society in view of the scale and height of the proposed buildings.

## Kensington Palace Barracks, Kensington Church Street

Revised proposals welcomed by the Society. The shops will not be serviced from Kensington Church Street.

## Discussion on Current Planning Issues

A meeting was convened by the Kensington Society in response to Resident Associations' request for their views collectively to be brought to the notice of the Chairman of the Town Planning Committee Councillor the Hon. Simon Orr-Ewing and Mr. E. A. Sanders, Director of Planning and Transportation.

An invitation was extended to the 16 Associations affiliated to the Kensington Society to send two representatives to the meeting and to submit before the meeting the points which they particularly wished to be on the Agenda.

Mr. George Pole, Chairman of the Executive Committee of the Society chaired the meeting. Councillor Orr-Ewing and Mr. Sanders were sent a prior written summary of the points to be discussed. These included planning policy, planning applications and procedures, the up-dating of the District Plan, conservative policies, enforcement procedures and concern was stressed about proposed car parks under Square Gardens.

Councillor Orr-Ewing assured the meeting that complaints would be taken seriously by the Council, who welcomed the views of the residents.

Since the meeting the following notice and letter has been received from the Council.

Thank you for your letter about meeting which you arranged on 7th January. I now attach a copy of notes which I made at the time, and which have been circulated to various officers of the Planning Department so that they may be aware of residents' concern and take action as appropriate.

Yours sincerely,



Director of Planning and Transportation.

## Information from the Borough Council.

Garden squares hold a very special place in London's heritage, providing areas of quietness, trees of wide variety and beauty, sanctuaries for wild life and birds, and a valuable environmental buffer between built-up areas.

The Royal Borough has 89 squares, and the Council places very great value on all of them. The majority are protected from development by the London Squares Preservation Act. 1931, and most of them are privately owned.

However, in many cases residents who live around them have a right of access, and also, with the Council's help, have formed their



own Garden Committees under the Kensington Improvement Act of 1851.

But from time to time the owner of a garden attempts to sell the interest. The Council has to re-state policy contained in the District Plan that 'the Council will not permit surface (car) parking in garden squares'; and there is also 'a presumption against the construction of car parks beneath garden squares, as this can effect their quietness and special character, and very often trees of amenity value will be lost'.

Cllr. Simon Orr-Ewing, Chairman of The Town Planning Committee, says:

'These garden squares are of the very greatest value to our residents, and those proposing development must realise that the Council's Town Planning Committee regards this amenity as sacrosanct.'

#### **96 Kensington High Street. Site at the back of Macmillan House**

The Society understood at the time planning permission was given in December 1985 for Macmillan House, that an agreement had been made for the land at the back of the site to be partly given over to the Church School and partly laid out as an open space. Two years later the developer applied for planning permission for a four storey house,—this was opposed by the Church and by the Society, planning permission was refused and an appeal was dismissed. The area has been left in an unsightly condition surrounded with bits of netting and chestnut fencing. The Society has repeatedly drawn the Council's attention to this condition.

In November Philip Burkett, a friend of our late President Alec Clifton-Taylor asked the Society if there was an area in the Borough where he could have a Rose Garden planted in memory of Alec.

This seemed to be the answer to the derelict site behind Macmillan House. Mr. Burkett's letter was sent to the Borough Council, he has since had a meeting with Mr. Sanders; we are told that the site still does not belong to the Borough, we have now urged the Council to make a Compulsory Purchase Order to enable the Borough to benefit from Mr. Burkett's offer.

#### **Royal Geographical Society's Development**

The Westminster City Council invited the Kensington Society's views about the proposed development.

#### **Bayswater Traffic Study**

The City of Westminster appointed consultants to undertake a traffic study of the Bayswater area. The study is bounded by Westbourne Grove on the North, Bayswater Road and Notting Hill Gate on the South, Westbourne Terrace on the East and Pembridge Road/Villas on the West. This includes part of the Pembridge Conservation area in Kensington. Consultative meetings with interested parties have

taken place, Mr. Robert Meadows a member of the Society's Executive Committee has represented the Society at the meetings.

The Consultants have produced a preliminary Report with proposals for re-arranging some of the traffic circulation in the area and these are now being discussed.

#### **Exhibition Centre, Derry Street, W8**

Mr. George Pole, Chairman of the Executive Committee of the Society represented the Society at the public inquiry September 15th and 16th. The result of the appeal is still awaited.

#### **Southwell Garden Enclosure Rear of St. Stephens Church SW7**

Planning permission sought for a three storey building linked to St. Stephen's Church, incorporating car park at lower ground floor with meeting hall and ancillary accommodation at ground level, and a Verger's flat at first floor with vehicle access from Gloucester Road. Three different planning applications have been made for this site.

The Society opposed all applications, the principal objection was against Square Gardens which are such a feature in the Royal Borough being converted into underground car parks. Planning permission has been refused and a public inquiry is pending. At the Meeting on January 7th the Council was pressed to issue without delay a policy statement on Garden Squares.

#### **99/101 Kensington High Street (Virgin Club)**

The entrance is in Derry Street, Mr. George Pole represented the Society and gave evidence opposing granting the licence for a substantial increase in membership of the night club. The licence was granted.

#### **St. Mary Abbot's Hospital, Marloes Road**

The Society has received a draft of proposed guidelines for any proposed development on this important site. The Council has asked the Society for comments on the draft. This has been studied by the Committee.

The District Health Authority are considering options for the reconstruction of the work of St. Mary Abbot's and St. Stephen's Hospital and thought is apparently being given to the disposal of St. Mary Abbot's and to its development possibilities.

The following Comments were sent to the Council.

1. This is a large and important site of 8.82 acres. At a density of 100 HRA average unit size of 2.5R this could represent approximately 360 new dwellings.
2. Use. Agreed that the area is not suitable for business, hotel or retail. There is a great shortage of suitable accommodation for



the elderly residents in this part of Kensington and could be coupled with modern premises for group medical practice.

3. *Conservation.* Agreed that any useful and attractive buildings should be incorporated if possible in the redevelopment.
4. *Flats or houses* should be designed to respect the Kensington tradition of terrace blocks and garden space.
5. *Vehicle access* should be only from Marloes Road with good pedestrian linking. Two accesses should be required. The Society did not agree for a cyclist route which was thought to be dangerous to pedestrians particularly the elderly.
6. *Parking.* Off street parking, a garage space must be considered.
7. *Trees and Planting.* The Society agreed that existing trees should be maintained and mature garden space respected.
8. *Boundaries.* Existing boundary walls to the North, South and East should be retained except as may be necessary to provide a pedestrian route. The Society agreed the Council's suggested treatment for the Marloes Road frontage and that features of interest, the porter's lodge, gate piers and any foundation stones should be preserved.

#### Gloucester Road Tube Station

Existing buildings surrounding this site are five to seven storeys high, built in perimeter block form. The exception is the Forum Hotel immediately to the west.

*Present proposals:* Application to erect a mixed development:

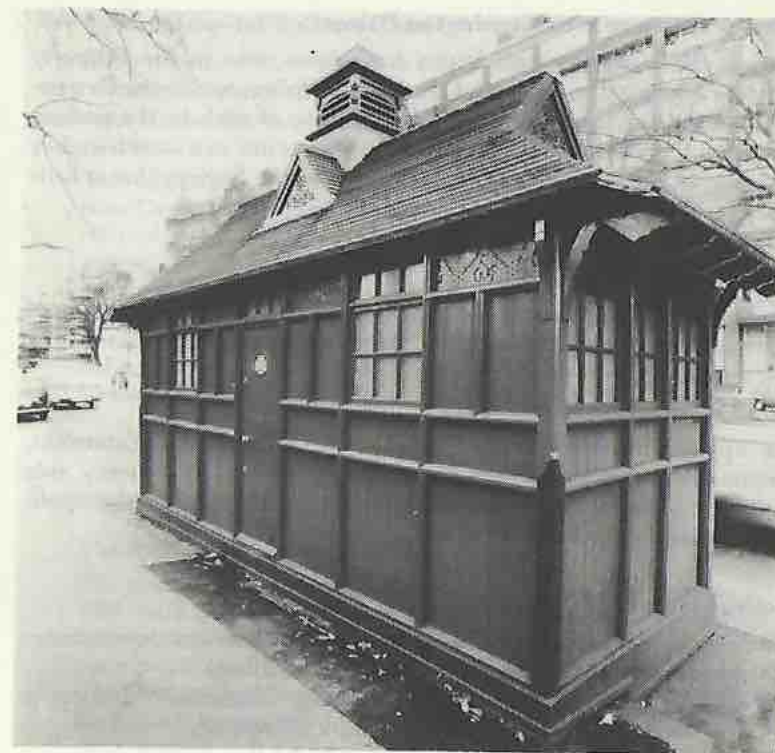
1. A five-storey office block with frontage to Gloucester Road and Cromwell Road.
2. A 12-storey slab block of flats, set back from the corner of Courtfield Road and Ashburn Place and following the diagonal line of the railway.
3. A shopping mall, partly over and partly alongside the railway, running from Gloucester Road to the corner of Ashburn Place and Cromwell Road.

The Society's views on this scheme were sent to the Council as follows:

'The strong diagonal of the 12-storey block of flats is alien to the area. The Forum Hotel should be regarded as a "one off" and not taken as a precedent for adjacent development. The development on the railway site should, as far as possible, be perimeter development in scale with the surrounding buildings (with the exception of the Forum Hotel).

The present proposals present formally weak frontages to Cromwell Road, Courtfield Road and Ashburn Place.

The shopping mall leads nowhere. Is so much new shopping space in this form either desirable or viable?'



**Cabman's Shelter**

Only 13 out of 68 cabman's shelters built between 1875 and 1914 still exist. The Cabman's Shelter Fund which administers them has tried hard to halt the decay but has been handicapped by lack of funds.

Three years ago the Heritage of London Trust stepped in to help with their preservation. One of London's oldest remaining shelters in Kensington Road is the second shelter to be restored. His Royal Highness the Duke of Gloucester, Patron of the Trust, unveiled a tablet on January 20th, 1987. The Society contributed towards the cost of the tablet. Two other shelters are scheduled for repair in Kensington: the Thurloe Place, South Kensington shelter and one in Kensington Park Road. The Kensington Borough Council has given a grant to the Heritage of London Trust for the restoration of the Kensington Park Road shelter.

Photograph lent by the Heritage of London Trust.

#### 47/49 Roland Gardens

An application before the Council for conversion of artist studios into four self-contained flats was opposed by the Society and has now been refused planning permission.



### **Barrier at entrance to Kensington Palace**

During the last two years letters have been sent to the Property Services Agency, the Borough Council, the Police, and to the Department of the Environment, deploring the use of such as the present type of railing outside a Royal Palace. As far as one can ascertain they have never been in use and it does seem to the Society that a little more thought should be given to the design.

### **75A Hillgate Place**

An application before the Council for an infill extension with roof lights and dormer window opposed by the Society.

### **33/39 Roland Gardens (Blakes Hotel)**

An application before the Council for Conservatory extension, additional basement storage space, erection of a four storey side extension. The Society supported residents in opposing the application. Planning permission given.

### **College House, Wrights Lane**

Planning applications opposed by the Society as an over-development of the site, with concern about the loss of small offices.

Planning permission refused by Planning Committee. Subject to appeal—the Society will support the Council's refusal.

### **1-7 Kensington Church Street and 20/21a Church Walk**

Application for redevelopment to provide shops, offices and flats. Proposal opposed by the Society as an over-development of the site with loss of listed buildings. Planning permission has been refused.

### **House of Fraser (John Barkers)**

The Society deplores the amount of development and enlargement over the last two years for large office use. Residents in Kensington Square could see the church spire before this development took place.

Young Street and Derry Street have been taken over by the builders. The pavements and road particularly Young Street are in a deplorable state. Initially planning permission was given for the development with a direction that the addition and reconstruction would be for small office use. A year later the Developer asked for the direction to be removed to allow for the occupation of the whole of the office accommodation for one user (Associated Newspapers).

Planning permission was given for the latter without advertising or any reference to this Society. The so called gain is the opening of the subway from Barkers to the Next Building. This of course could have been obtained by a Compulsory Purchase Order.

### **Brompton Hospital Fulham Road**

The Society received a letter from the Dovehouse Association who are very concerned about the future of the Brompton Hospital. A letter was sent to the Borough Council for information, Mr. Sanders in reply said:

The building is within a Conservation Area and Conservation Area Consent would be needed for any demolition. This matter is referred to in the 1981 Conservation Area Policy Statement (extract attached). In addition to the alternative uses there mentioned I would now expect any developer to examine the possibility of residential conversion. The trees and open space are features which contribute to the character of the conservation area; but it may be felt that new development in place of the temporary buildings would be an advantage.

### **Extract from the 1981 Conservation Area Policy Statement**

#### **The Brompton Hospital Site**

The main building to this part of the hospital was commenced in 1844, with further additions being built over the next ten years. Within the last decade another spate of development has taken place on the site, resulting in a proliferation of unsightly timber structures grouped around the principal building. The building has become increasingly inconvenient and expensive to run, and it seems possible that if a proposed hospital building in Sydney Street goes ahead, the present building may be vacated. Should this happen it is unlikely to occur until the latter part of this decade.

The public consultation carried out as a result of the production of this Policy Statement suggests that the building is distinctive enough to be retained, and would be considerably improved were the timber huts removed. The range of possible uses has not been discussed, but suitable uses might include education, museum or recreational uses.

The initiative for the foundation of the Hospital for Consumption came from a young solicitor Philip Rose and he was honorary secretary for the hospitals foundation in 1841 to his death in 1883. The site acquired with much difficulty was three acres of land on the north side of Fulham Road belonging to the Smith Charity estate. The architect was Frederick John Francis. The foundation stone was laid by the Prince Consort on June 11th 1844 and the hospital has remained from its foundation to the present day under Royal patronage. In the early years the hospital received public support from many eminent Victorians such as Benjamin Disraeli, Charles Dickens and from Jenny Lind who gave concerts to raise funds for the hospital.

The hospital chapel is a listed building but the hospital is not listed. The Kensington Society is endeavouring to have the building listed.\*

\*See page 33



### Trees in Kensington Palace Gardens

We are delighted to report that the Crown Estate Commissioners have written to say 'I write to confirm that we intend to proceed with arrangements for the replacement of the 12 plane trees in Kensington Palace Gardens road'. We understand that two trees were badly damaged on October 16th and that these will also be replaced.

### Other Cases

Vicarage Court; 2 Melbury Road; 3 Pembridge Crescent; 20 Essex Villas; 25-28 Kensington Palace Gardens; 33, 35 and 37 Palace Gate; Bowley Clinic; 11 Launceston Place; College of Art; 202 Earls Court Road; 87-98 Onslow Square; Old Court House; 198-200 Queen's Gate; 67-104 Kensington Church Street; 34-35 Stanhope Gardens; 14 Holland Park Road; International Hotel, 2-4 Templeton Place; South Edwardes Square; 55-57 Melbury Road; 9, 11, and 13 Melbury Road; St. Stephen's Hospital; 1-4 Oakwood Court; 69 Addison Road; Capital Hotel, Basil Street; Allen Mansions; objection to temporary position Natural History Museum; Satellite Aerials; Litter-bins—Melbury Road area; 87-98 Onslow Square; 1-4 Oakwood Court; 15, 16 and 17 Collingham Gardens; 132 Brompton Road, 1-11 Montpellier Street, and 1-3 Cheval Street; 7 Campden Street; 9-13 Peel Street; Byam Shaw School of Art; Aubrey House, Aubrey Walk; Milestone Hotel; change of use of 19/27 Young Street for restaurant.

*Carbuncle House*



*Coo!! What a smashin' job Bert!*

## Other Activities and Future Arrangements

### Other Activities

Visits were made during the year to the Mansion House, Hyde Park Nurseries, Godinton Park, Swanton Mill, Chilworth Manor, Whitechapel Bell Foundry, Queen Alexandra House, Cabinet War Rooms and Richmond Fellowship.

### Future Arrangements

April 22nd at 6.30 p.m. Dover House, Whitehall. Originally built as a private residence by James Paine 1755-1758, enlarged and altered by Henry Holland for the grandson of George III. Became the Scottish Office in 1880. Bomb damage early in the Second World War caused a break in occupancy. Building was completely restored and the Scottish Office moved back in 1955. Numbers are strictly limited. Tickets required.

May 10th. Royal Horticultural Society Gardens, Wisley, Surrey. Camellias, rhododendrons and other spring flowers will be in abundance. Tickets, including coach and entrance fee, £6.50. Teas available in the Gardens. Coach leaves Kensington Square at 1.30 p.m.

May 17th, 6.30 p.m. The Annual General Meeting to be held in the Assembly Hall, Convent of Assumption, Kensington Square, W8. Meeting will be followed by an illustrated talk by Mr. Ashley Barker 'The Future of London's Heritage' Chairman,—the President Mr. John Drummond.

June 15th. Anglesey Abbey, near Cambridge. National Trust. Founded in the reign of Henry I. Converted to an Elizabethan manor. Contains the Fairhaven Collection of art treasures. Coach leaves Kensington Square at 12.30 p.m. Coach fee £9. Entrance payable by members at the Abbey.

July 19th. St. Mary's, Bramber, West Sussex. Foundations of St. Mary's go back to the 12th century—the present house, c. 1470, was refashioned by William of Waynflete, Bishop of Winchester and founder of Magdalen College, Oxford. Afternoon tea is available in the Music Room. Coach leaves Kensington Square at 12.30 p.m. Coach fee £9, entrance payable by members at St. Mary's.

August 16th. The Wilton Royal Carpet Factory and Museum. This is the oldest carpet factory in the world. William III granted a charter to the company in 1699. The factory is very near Wilton House and any member preferring to visit there may do so, paying their own entrance fee. Coach fee £9, entrance payable by members at the door.



September 3rd, at 10.00 a.m. Whitechapel Bell Foundry, 32-34 Whitechapel Road, E1. We are privileged to visit this ancient foundation. Bells have been cast here since 1570. Big Ben was cast at the Foundry. Nearest Underground Aldgate.

PLEASE NOTE a charge of £1 is made for non-coach visits to cover expenses incurred. Please enclose a stamped addressed envelope when applying for tickets. Money cannot be refunded, tickets may be passed to non-members.

## Kensington High Street Working Party

After a year's deliberations the Council produced a Draft Action Plan in November 1986—as reported in the last annual report. It is sad to say that there has been little tangible progress in the last year, other than two meetings of a working party set up to monitor progress.

The Draft Action Plan was the subject of public consultation in January and February. The Society strongly supported the proposals for improving the High Street. The results were discussed at the first meeting of the working party in March and, after minor amendments, the Action Plan was adopted by the Town Planning Committee on May 5th. The Action Plan has since been published (available from the Town Planning Department: £4), as has a leaflet summarising the proposals.

The first meeting of the working party, apart from agreeing the Action Plan, agreed that it should be implemented *within three years*. This timetable is, however, slipping already. The proposals for managing the traffic flows, widening the pavement near the station and for converting the pedestrian crossings from being staggered to straight across, have all slipped. Nothing is now likely to happen before this summer.

The working party also considered the prospect of further car-parking provision. Even though it was agreed that 'it was unlikely that any additional car-parking can be provided in the High Street area' the Council considered seriously a suggestion for a car park under the cricket field in Holland Park. Fortunately the proposal to appoint consultants to assess the feasibility of this scheme was abandoned due to the sensitivity of the issue.

Likewise, despite the Town Planning Committee endorsing a moratorium on large-scale office developments in the High Street area on May 5th, a revised scheme for the Kensington Barracks site was approved on July 6th. This scheme involved increasing the office content by 42,000 sq. ft., from 28,000 sq. ft. to 70,000 sq. ft. The Society is concerned about the lack of commitment to agreed policies.

During the year the Council, together with the High Street Association, commissioned a survey of shoppers. This produced some

interesting findings. It revealed that a high proportion (over 40 per cent) of the shoppers were local; nearly 40 per cent arrived on foot, 26 per cent by Underground, 23 per cent by bus, and only 8 per cent by car; the main problems experienced were crowded pavements and difficulties crossing roads; and the main improvements suggested were to reduce traffic, improve the pedestrian crossings and improve the appearance of the High Street. This confirms the Society's view that the highest priority should be given to improving conditions for pedestrians, particularly widening the pavement and getting rid of staggered pedestrian crossings.

One of the main things holding up progress has been the need for a study to produce alternative designs for the whole of the High Street. Lack of agreement between the Council and the High Street Association on sharing the cost has resulted in at least six months' delay.

The Society, whilst strongly supportive of the Council's initiative for the High Street, is concerned that there has not been more impetus behind it and *more* involvement of both the traders and residents in securing the improvement and better management of the High Street. The whole time-scale is too relaxed. There needs to be a timetable for implementing the improvements. At present (January 1988) no date has yet been set for a further meeting.

M. Bach.

## The Cromwellian Memorial at St. Mary Abbots

The Vicar, Churchwardens and Parochial Church Council, having agreed that, after restoration, the wall monument should not be replaced in its present exposed position but should be resited in the Cloister, applied for the necessary Faculty. The hearing of the application was set down for January 12, subject to a feasibility report from the Diocese's Inspecting Architect. No report having been received from him by January 12th the hearing of the application was adjourned by the Diocesan Advisory Committee for the Care of Churches until their February Meeting. The Inspecting Architect's delay has postponed the start of restoration work and is regretted.

The Society of Antiquaries of Newcastle upon Tyne have sent the society a contribution towards the cost of restoration, Henry Dawson having been twice mayor of that city.



# His Royal Highness The Duke of Gloucester

H.R.H. The Duke of Gloucester, Patron, The Kensington Society, gave the following address at the Annual General Meeting on May 14th, 1987.

There are two reasons that justify the conservation of buildings: One intellectual—that we cannot tell where we are or where we are going, unless we know where we have been and where we came from. The second is emotional—The world is fashioned by a whole lot of forces over which we as individuals have little control; the economic rewards of our society often seem to end up with undeserving causes and each community finds that its visual destiny is all too frequently in the hands of outsiders whose interests are merely to maintain the motion of some economic juggernaut, irrespective of the consequences. It has become a factor of 20th century life that the centralisation of commercial practise has rendered every community at risk from alien interference. It is not that the gnomes of Zurich—or any other particular group—bears any ill will to its customers. It is simply the watering down of direct responsibility to such an extent that many new buildings are created for statistical reasons—by distant corporations paid for by distant bankers, for unspecified users, by contractors from another place and controlled by planning laws, which hopefully are relevant to the community and can protect it from large scale development, out of town shopping centres, condominiums or whatever may be the latest estate agents' fad. Little wonder the result is rather different from former times, when individuals took responsibility for adding to the fabric of the communities they lived in.

People feel this threat to their communities and I suspect that to most people the sight of bulldozers knocking down old property induces a sense of dread as to what will replace them—rather than confidence in an improvement. I regard this attitude as emotional—it is seldom articulated but it reflects that 'progress' is regarded with enthusiasm mostly by the minority that can actively partake in it.

It is my view that neither reason for conservation—intellectual or emotional—is sustainable if you take them one at a time. If you preserve buildings as a history lesson they just become the props of a particular education course. After all, it is only possible to appreciate one building, or one group of buildings, at a time. To understand you have to refer to books, drawings and photographs—why not record, photograph and draw the lot and then demolish with perhaps a dozen or so preserved as contrast to the 'Brave New World'?

Similarly, to preserve everything just because it is there and is familiar would lead to the strangest kind of fossilized society, warping all the natural changes of life.

Neither argument stands up by itself, but if you can combine them then I believe the answer is truly relevant to our current state of affairs. Our historic buildings, our heritage is not something to be preserved for academics, to be kept in books and records. They are to be seen, to be experienced, to be used or re-used. They are to play a part in our lives. They are to be our neighbours and our friends to provide similar functions—even if less efficiently—as the new buildings. Whether in our cities, towns, villages or out in the countryside, they should have a role not as monuments labelled 'Past History' like a forgotten book on a shelf, but as buildings to use—even if with respectful caution for the less robust.

I would at this point like to recount a brief history of the conservation movement.

Architectural conservation as such can only be considered after the development of a concept of preserving what is acknowledged as archaic. As building technology gets more effective and the engineers grow more confident in their calculations and their structures, architecture develops leaving former methods outmoded.

Westminster Abbey—the most important state church and a marvel of 13th century engineering—was extended in the 14th century by repeating the 13th century style—uniformity being considered more important than technical progress. It is normal for social change to render buildings redundant in their original form and their ability to adapt to new uses usually governs their survival or replacement.

The great monuments of gothic architecture reflected both the faith and the power of the medieval church. At the time of the reformation King Henry VIII suppressed the monasteries (all 850 of them), his motivation was economic more than from religious principle. Sixteen of the great churches—mostly those in urban locations—were re-used as cathedrals, but the rest, great and small, were despoiled—their roofs removed, or converted into private houses leaving several hundred ruins to rot away picturesquely over the centuries. The cathedrals themselves were maintained in spite of a change of spirit in the same way that most villages and towns maintained their medieval churches. Many had their medieval stained glass and sculptured detail smashed up by the puritans in the mid-17th century during the civil war.

Only on one occasion was there an attempt to modernise: Inigo Jones added a rather clumsy portico to St. Paul's Cathedral, subsequently destroyed in the great fire of London in 1666.

Throughout the centuries they were conserved—to a greater or lesser extent—and they kept their gothic appearance. In the 18th century, towers were added to Westminster Abbey in the gothic style because any others would have conflicted with good 'taste', said Sir



Christopher Wren, while building our only great classical cathedral at St. Paul's.

So throughout the 17th and 18th centuries when the classical tradition of building had a monopoly of all new building of any importance, there remained a respect for the great monuments of the middle ages even if people were encouraged to believe they were the product of a naïve and barbaric age.

When the gothic revival started in the late 18th century it began as a rather flippant anti-authoritarian gesture, fuelled by romantic rather than rational ideals. Interest in the idea of gothic revival inspired serious study of gothic buildings and combined with the introduction of greek revival, oriental models as well as new approaches to neo-classical purity, brought an end to the authority of the neo-palladian era and throughout the 19th century a new eclecticism rendered obsolete and discredited all buildings of the previous two centuries.

The modern conservation movement is most easily first identified by the creation of the Society for the Protection of Ancient Buildings, by William Morris the socialist designer. This society was specifically set up to put pressure on various eminent architects who were over-restoring the great cathedrals as well as humbler churches. In the view of the Society they were altering them to a quite unnecessary degree so as to boost their own reputations as original designers.

Morris stated the historical arguments for preservation: 'It has been most truly said . . . that these buildings do not belong to us only: that they have belonged to our forefathers and they will belong to our descendants unless we play them false. They are not in any sense our property to do as we like with. We are only trustees for those who come after us.' Such a principle, of course, was not universally popular—either then or now—as it cuts across the principle of private property, but it did represent a well stated alternative to gross expediency and fostered a feeling that historic relics are a finite source.

Previous to the formation of the S.P.A.B. the public responsibility for preserving historic relics had been taken by the Society of Antiquaries whose royal charter dates from 1751. It is therefore perhaps not so surprising to find that the first legislation introduced for the conservation of the past was concerned with preserving archaeological remains.

In 1882 Sir John Lubbock managed, after years of frustrating struggle, to get through parliament a bill for the protection of ancient monuments. This established the principle that there should be a list of important monuments which should be protected by the state from damage—possibly by state ownership. There were, however, no state funds available. The first inspector was General Pitt-Rivers—not only the leading prehistorian of his day, but a wealthy landowner who could afford to pay his own expenses and be socially acceptable to the other landowners he would be negotiating with.

Sixty-eight monuments were on the original list, mostly pre-historic remains that needed protection from grazing animals and visitors looking for souvenirs—a 19th century Cooks guide had recommended that a really heavy hammer was vital equipment for tourists wanting souvenirs of the monuments they visited!

The legislation was so weak and the funds so non-existent that by the time the General died in 1900, 43 monuments had been 'taken into care'—meaning state responsibility and a great deal more had been added to the protected list.

It was pointed out that Ireland was much more successful in the listing of its monuments, and that a systematic archaeological survey of the monuments of India had been started as early as 1860.

The only good sign was that local authorities in some parts were taking the initiative. Chester was preserving its city walls—so did Colchester and Newcastle—although the railway had gone slap through the castle a few years before!

The necessity for a comprehensive list of all historic buildings and monuments and the cost of producing it was recognized by 1900 with the setting up of the Royal Commission on Historical Monuments and the creation of a professional inspectorate and a specialised works department for preserving monuments at public expense.

In 1896 the brief was widened to include buildings other than pre-historic remains, and structures like bridges were also added to the list. That year also saw the creation of the National Trust, a non-government body that would hold property for the benefit of the public. In its early days it was areas of natural beauty, mountains, lakes, cliffs and sea shores that it acquired and it was only later that it acquired historic buildings.

The conservation movement was much boosted by an attempt to sell Tattershall Castle to an American who intended to ship it brick by brick across the Atlantic. Zenophobia induced a much stronger Ancient Monuments Act in 1913 which included penal clauses for the punishment of offenders and that proved effective enough until 1979.

Boards of experts were set up as ancient monument boards which had to consider buildings in relation to their 'National Importance' both their actual and relative importance, and their topographical value, 'The point to be kept constantly in view being the preservation of the evidence of the history of the country is the end to be secured.' From the stone age to the industrial revolution.

As all the various acts took effect the government found itself getting more and more involved. Taking on responsibility for more sites and spending money on consolidation, but not on recreation.

Hadrian's Wall, built by the Romans on the assumption that keeping the Scots out of England, was easier than subduing them, was suffering from its stones being used for other purposes, and an act of 1931 put a stop to this, and the wall now provides an excellent path for serious hikers or students of the past, with its wild landscape and its excavated Roman camps.



The Town and Country Planning Act of 1932 acknowledged that groups of buildings could provide architectural value of more than just the sum of the individual parts—and the local authority could preserve areas so designated.

In 1937 a Preservation Society was founded called the Georgian Group. Its purpose was to persuade the public of the great artistic and historic value of those buildings erected between 1714, when King George I first arrived from Hanover, and 1837 when his great, great, great granddaughter Queen Victoria came to the throne. A period when the country was ruled by competing political parties selected from the ranks of the aristocracy and the landed gentry, installed in hundreds of stately country houses, spread throughout the land.

It seems extraordinary today, when such buildings are almost universally admired both for their authority and their delicacy, but not so long ago whole generations were brought up to believe that Victorian architecture was pretentious and ugly, while Georgian architecture was dull and repetitive.

The reasons for this antipathy go back, I believe, into a purely British phenomenon and I would like to digress at this point from a history of conservation into social history and give you a brief analysis of the development of the concept of 'the gentleman' in English life for to understand it, is to have an insight into how attitudes to architecture were affected by an attitude to life in general.

In the 16th and 17th centuries all power, all wealth and the ownership of land, came from the King and through influence at his court, and everyone's understanding of the concept of a gentleman was a man of wealth, influence and territorial responsibility. The better the gentleman, the finer his clothes, the size of his carriage, his mansion, his retinue, his estate, the grandeur of his title.

But at the beginning of the 18th century this ring was broken, the invention of capitalism, the lottery of the stock-exchange brought great affluence to the strangest people, similarly the new empire produced West Indian Sugar Barons and Indian Nabobs. The King and Court lost monopoly of state appointments to the ruling political party leaders. Affluence became divorced from land ownership although, of course, it often coincided. It no longer represented political or regional responsibility. It was no longer possible to judge by appearances—the *nouveau riche* was now a joker in the pack.

So in the 18th century the concept of a gentleman, the ideal to which everyone aspired to a greater or lesser extent, changed from 'a gentleman of property' to 'a gentleman of taste'. A man was judged not by his wealth, but by his manners, his education, his ability to speak Latin, to know about literature, the arts, music, his desire to grow a garden or a landscaped park. All these things marked a real gentleman from the successful *nouveau riche*.

The fact that in this country no less than 50 million visitors pay to see historic buildings compared to 10 million in France, reflects, I suggest, the success of the concept more than the quality of the

resource. No doubt the presentation of the buildings plays a part but basically it is all built on the foundation of a strong public interest.

To return to my story, 1937 also saw the passing of an act of parliament to preserve the Georgian continuity of the city of Bath—a wonder of 18th century town planning, which could have been rendered a shambles if the usual kind of piecemeal redevelopment was allowed to take place. This proved effective except during the 1960s when a Chief City Planner tried to replace large sections because he preferred modern architecture to Georgian, and it was some time before this was noticed.

The threat of war time bomb damage brought on an emergency policy of photographing as many historic buildings as possible, particularly in the urban areas. The setting up of the National Monuments Record as a systematic photographic record of English architecture made many appreciate that perhaps here was something that should be appreciated before it was pulverised like Coventry Cathedral. Luckily the threat was less than it appeared. Although St. Paul's Cathedral was saved by gangs of elderly city gents with water pumps putting out incendiary bombs that destroyed the rest of the neighbourhood. In truth, many more historic buildings were destroyed through redevelopment in the 30's and 50's than bomb damage.

The Town and Country Planning Acts of 1944 and 1947 introduced lists of buildings to be preserved. Currently there are roughly 5,000 in Category I, 25,000 in Category II and half-a-million in the last one. When a building was listed by the Ministry, the local planning authority and the owner and the occupier were informed. The onus was then on the owner to notify the authority of his intention to demolish or make radical alterations to his listed property. If the authority objected to the proposed demolition or alteration, they could then impose a 'building preservation order' preventing such a course leaving the owner with the right to appeal to the Minister.

The criteria by which buildings were assessed was complicated. A building may be a work of art, the product of a distinctive or creative mind, or it may typify a school of design. It may represent a fascinating combination of architectural styles or it may be an architectural freak, worth preserving for its rarity value. Industrial buildings—landmarks of the mechanical and industrial revolution were included.

It was a wonderful blending of legal, bureaucratic and historic minds to write rules for a set of subjective judgements. And the machinery for doing so, even if somewhat creaky, serves its purpose with a certain degree of goodwill and flexibility.

In 1953 the Historic Buildings and Monuments Act allowed the Minister to make grants to important historic buildings for their repair. Although the plan to allow tax concessions was dropped, it was acknowledged that the collapse through taxation of the economic



basis for many country houses was threatening most of them.

The National Trust stepped in and acquired many of them and today opens no less than 80 major country houses and many lesser ones. The public now regard the National Trust primarily as preserving historic buildings rather than landscape, but its membership of one million four hundred thousand and income of £17 million prove the popularity of this change of course. Nearly eight million visitors enjoy the fruits of the Trust's labours.

In 1957 another private body, the Civic Trust, was set up—it had a wide brief to look at all aspects of urban and rural planning of which conservation was only one. It provided a framework of concern in many communities that felt threatened by the increasingly remote and impersonal nature of planning and development, whether public or private.

One significant consequence of Hitler's racial policies was the arrival in London of Nicholas Pevsner in 1938, a distinguished art historian, who could write with fluency on both the mainstream of European historic architecture and contemporary buildings. Over many years he produced a 46 volume guide to the buildings of England published county by county, and taken street by street, or village by village. It was a massive undertaking still continued by his disciples.

The significance of the Pevsner guides lay in the fact that here was an international figure, writing about buildings that no one had taken any notice of before and he was placing them in the context of European architectural development. Sometimes he identified virtues he could enthuse over and this was very exciting for those who expected only the most parochially patriotic to enthuse about what had previously been taken as mundane.

We had our own native born writers and critics, but their enthusiasm was often taken for mere patriotism or parochialism, but to have a cultured and authoritative foreigner take our buildings seriously was a revelation to many.

In 1958 another preservation society was formed. The Victorian Society was created by Nicholas Pevsner and others to alter the public's perception of the value of all aspects of the period of Queen Victoria's reign from 1837 to 1900. Music, literature, painting and even appreciation of industrial advances were within their brief, but the one cause that gave them drive and determination was the preservation of Victorian buildings. One of the consequences of the success of the Georgian group was to give the impression to both public and bureaucrats, that art stopped dead in 1837 and that therefore Victorian buildings, many of which were in bad repair in the 1950s, were eminently suitable for replacement.

It was an uphill struggle to convince so many people to reverse their previously held prejudices. To start with, the Society grew in strength by a series of spectacular failures. The newly formed British Rail resented its inheritance of 19th century London railway stations

and demolished Euston Station to replace it with a modern building.

A large stone archway was demolished at the express orders of British Rail, in spite of the fact that it would have remained as a focal point in the open space in front of the station, and the generous offer of the demolition contractor to move it stone by stone to another site.

Similarly the Coal Exchange—an early example of pre-cast structures—was demolished to make way for a road widening scheme that never happened. This crass stupidity of assuming that Victorian buildings could not be part of our heritage, produced a reaction, reinforced by an anti-ugly society that criticised the sterility of many new building projects.

The conservationists could demonstrate the success, both economic and cultural, in preserving the palaces of Regents Park. Built by John Nash for King George IV as a speculative development, they looked from a distance like grandiose palaces, whereas they were terraces of houses stuccoed and embellished as a back-drop to elegant living. By modernising with lifts installed and the accommodation restructured horizontally into comfortable flats rather than the vertically divided four or five storied dwelling, they provided very desirable accommodation.

The Victorian Society fought successfully for the retention of the remaining railway stations built with a mixture of advanced Victorian engineering and a romanticised view of a railway terminus' role in the townscape.

The Government offices in Whitehall were threatened along with Scotland Yard. Even the Houses of Parliament themselves. The Clean Air Act and the cleaning of many public buildings make it easier for the public to appreciate their virtues.

Through trial and error the border line was established as to what would be missed and what would not.

Covent Garden, for 200 years the principle fruit, vegetable and flower market, was moved to new premises south of the river and office developers leapt to fill the vacuum. But a powerful lobby rose to defend the area and the results have been a huge success for the public, the tourists and the shopkeepers and it has maintained its human scale.

Sometimes compromises were made—the Imperial Institute was demolished, but its tower was left to play the part it had always played in the University's skyline as new buildings surrounded it. Similar policies were carried out elsewhere with curious results.

In 1974 there was an exhibition at the Victoria and Albert Museum entitled 'The Destruction of the Country House'. It demonstrated how during the last 100 years British country houses, many of them important milestones in the development of British architecture, had been disappearing at the rate of one a month, from decay, fire, demolition—or all three. It illustrated several hundred of these vanished buildings—demonstrating how much of value had been lost through neglect or indifference. Its purpose was not to bewail the



passing of an age of armies of servants to run and maintain them, but to seek alternative uses for the survivors and bring home to people how finite was this vanishing resource.

An organisation called 'Save' grew out of this exhibition to find new uses for threatened buildings and to exhort their owners to take full responsibility for them. Their tone was often strident and full use of the media's interest in a noisy row was sometimes productive, and sometimes otherwise.

I have talked so far about the development of the conservation movement. Let me turn now to the current situation, and the role of English Heritage in particular. Conservation remains, as it has always been, a joint enterprise between private owners, charitable trusts, campaigning amenity societies, individual activists and the State. It is one of the happier marriages between the private and public sectors.

One of the latest and most important manifestations of the public sector role was the creation in April 1984 of the Historic Buildings and Monuments Commission for England—known to the public as English Heritage. I was fortunate to be appointed Vice-chairman. It took over many of the conservation functions of the Government's Department of the Environment and also absorbed the former Ancient Monuments Board and the Historic Buildings Council. More recently, it absorbed the 'Distinguished Buildings Division' of the Greater London Council.

The main functions given to English Heritage are:

Managing and presenting some 400 monuments and buildings formerly managed by a Government Department.

Most of these properties are ruins of one sort or another, and they represent the monuments that were most difficult or impossible for a private owner to maintain and pay for from receipts from the visiting public. The majority are castles, abbeys, foundations of Roman buildings or roads, pre-historic tombs and megaliths, a few Tudor or Napoleonic forts. All play an important role in an understanding of national history but they are the residue from those monuments that the National Trust has sought to acquire or have remained in private hands and are thriving under the guidance of 'The Historic Houses Association', which the many historic buildings open to the public choose to join. Our properties tend to be roofless and thus more dependent on the hardiness and persistence of our visitors during bad weather.

We also have the responsibility of making cash grants to individual owners or other bodies for the repair of monuments, and historic buildings, secular and ecclesiastical. There is never enough money to keep up with demand and we have recently dropped the rate from 50 per cent to 40 per cent in most cases. Occasionally it is necessary to insist that the repair is made to a higher standard than the owner originally intended. We don't give grants to central London on the basis that property value there is so high that the owner can afford it

himself. Similarly large commercial firms are normally ineligible for such public funds.

We give smaller grants for conservation areas and town schemes and these have proved most effective where we have succeeded in getting the local authority to contribute equally and to run the schemes for us. Some towns and cities do not wish to get involved and that leaves us frustrated.

We have responsibility for grant-aiding archaeological investigations and we are embarking on a project to list archaeological sites like we have historic buildings. From an estimated half million sites so far only 8,000 have been scheduled and we need to bring archaeology into line with the historic buildings.

We have an important role in advising the Government Ministers when there are problems with the listing and scheduling procedures and controversial planning applications affecting listed buildings.

We provide educational services, carry out research, keep records and provide advice where called for—such as helping with the repair of the fire damage at Hampton Court Palace. We try to preserve historic gardens and landscapes—like Petworth where a new motorway was planned through the Park.

Our 1,300 staff are now no longer civil servants and we enjoy independence from Government interference, although they provide our funds of nearly £60 million. The Minister is not obliged to take our advice, but we try to give it consistently. Like everything that is Government funded, there never seems to be enough and projects get delayed. We try to raise more revenue through our receipts from properties open to the public. It all takes much longer than we want, but I believe the public is beginning to regard 'English Heritage' as having more to offer than the old Ministry of Public Works, with its 'Keep off the Grass' and 'Don't Climb on the Monument' notices!

Enjoying a sense of history is made possible through the creation of events—jousting at castles—reconstructions of battles by volunteer groups like the Napoleonic Society that enjoys dressing up and carrying out archaic drills. Also the Sealed Knot, which recreates the civil war with great relish and considerable risk to life and limb with resource to sword and pike and great quantities of beer!

The belief that historic buildings are there for everyone to enjoy and make use of is the most positive side to what may seem to be bureaucratic use of legislation to inhibit the rapid redevelopment of the historic centres of our towns and cities. While remembering what we have lost we can appreciate what we have left even more.

I have talked at length about churches and monasteries and country mansions, because they have seemed so important and so at risk. But there have been other buildings at risk, particularly in the centre of old towns. Individually they may not have been much, but collectively they have produced more than the sum of the parts. Areas of such buildings have been designated conservation areas and small grants made available that have been enough to make the difference



between restoration and demolition. This has been a very effective way for the Government to aid the cause of historic buildings and has been appreciated by the public as affecting the mundane rather than just the elite for the benefit of academics.

That so many people feel involved is an important part of the strength of the conservation movement. The art historians and the academics give the movements their intellectual base, but is it the emotional attachment of a much larger number of people who care little for the difference between Baroque and Gothic, that gives the political influence to conservation? In 1987 when 'culture' collects itself to oppose 'Economic Progress'—progress has to be very positive as to who is going to benefit and who is going to lose.

The thoughts and actions of many different people have brought this state of affairs about and I feel we have a duty to acknowledge the contribution of our forebears—not only in conservation, but in historic buildings as well,—I hope you all feel the same for it is in the name of succeeding generations that we approach our task.

Conservation does matter—I believe—but effort and expenditure can only be justified if it remains a popular cause. No building can ever be regarded as 'saved' for the definitions of what is regarded as historic are always being withdrawn. It is societies such as this one that can most effectively express public concern and I hope you will long continue to do so.

## Kensington Palace Proposal for Married Staff Accommodation



NORTH ELEVATION

## Thomas Chippendale in Kensington

The compilers of the *Survey of London* usually list the important residents in any particular area. In the Kensington volume number xlii, however, they left out a very familiar name. Even someone who knows very little about furniture has heard of Thomas Chippendale, but he is associated with his fine shop in St. Martin's Lane, and no doubt the Kensington compilers must have thought that the inhabitant of the very modest house in what is now Derry Street must have been some obscure person of the same name.

Thomas Chippendale, a Yorkshireman (1718-79) was famed for the quality of his furniture, and supplied many renowned houses, some of which—Harewood or Nostell Priory for example—still contain many fine collections of his work. He was particularly associated with the architect Robert Adam; and though there is only one suite of chairs and sofas, at Aske, North Yorkshire, which is known to have been designed by Adam and made by Chippendale, a happy co-operation seems to have existed between the cabinet-maker and the architect in at least 13 houses, each making his special contribution to the elegant ensemble which delights us today.

Chippendale made superlative furniture, but his name is particularly remembered because of his lively sense of publicity. Until the middle of the 18th century, beautiful volumes of *architectural* designs were published by subscription, and such books as *Vitruvius Britannicus* formed part of the connoisseur's library; but nothing comparable was published on *furniture* designs. Those that appeared were usually quite cheap compilations of a few plates intended only for the use of cabinet-makers. Chippendale had the intelligence to see that a lavish volume on furniture, addressed both to the craftsman and the nobleman who commissioned him, would advertise his designs all the time it lay on the table of some nobleman. Chippendale also had the organisational capacity to collect a long list of subscribers, who provided the cash to pay for the expensive copper plates for the folio illustrations. In 1754 the book was published, its title, *The Gentleman and Cabinet-maker's Director*, indicating the dual appeal intended, to the customer as well as the craftsman. It was a striking success, and a second edition was brought out the next year, which must have produced almost pure profit, since the cost of the plates had already been covered by the first issue.

The illustrations were of furniture in the rococo taste fashionable at the time, but as Adam's reputation increased at the end of the 1750s, there was a change to the more restrained neo-classical style. Chippendale's *Director* began to seem out of date, and in October 1759 he advertised a new edition, announcing revisions and improvements, with 50 new plates, issued in weekly parts of four plates each. Publication went on weekly until March 1760, when it temporarily



stopped. That month, he advertised in the press that 'he is obliged to defer the Publication thereof for a few Weeks, both on account of his indifferent State of Health, and to allow him Time for Executing some NEW DESIGNS. . . .'. But publication was resumed in August 1760, and subscribers were promised 'near ONE HUNDRED NEW DESIGNS instead of FIFTY'; and in fact on complete publication in 1762 there were a total of 106 new plates in a collection of 200.

The book has had such a posthumous reputation that, particularly among writers on furniture at the beginning of this century, any outstanding piece of Georgian cabinet-making was claimed to be 'so good it must be by Chippendale', regardless of the achievement of such craftsmen as John Linnell, or Vile and Cobb, who were hardly studied as individuals until after the last war. Particularly if a design resembled a plate in the *Director*, it was assumed that it must be by Chippendale himself, regardless of the fact that any cabinet-maker could buy the book—more than 100 cabinet-makers and upholsterers subscribed to it—and anyone was free to copy the illustrations.

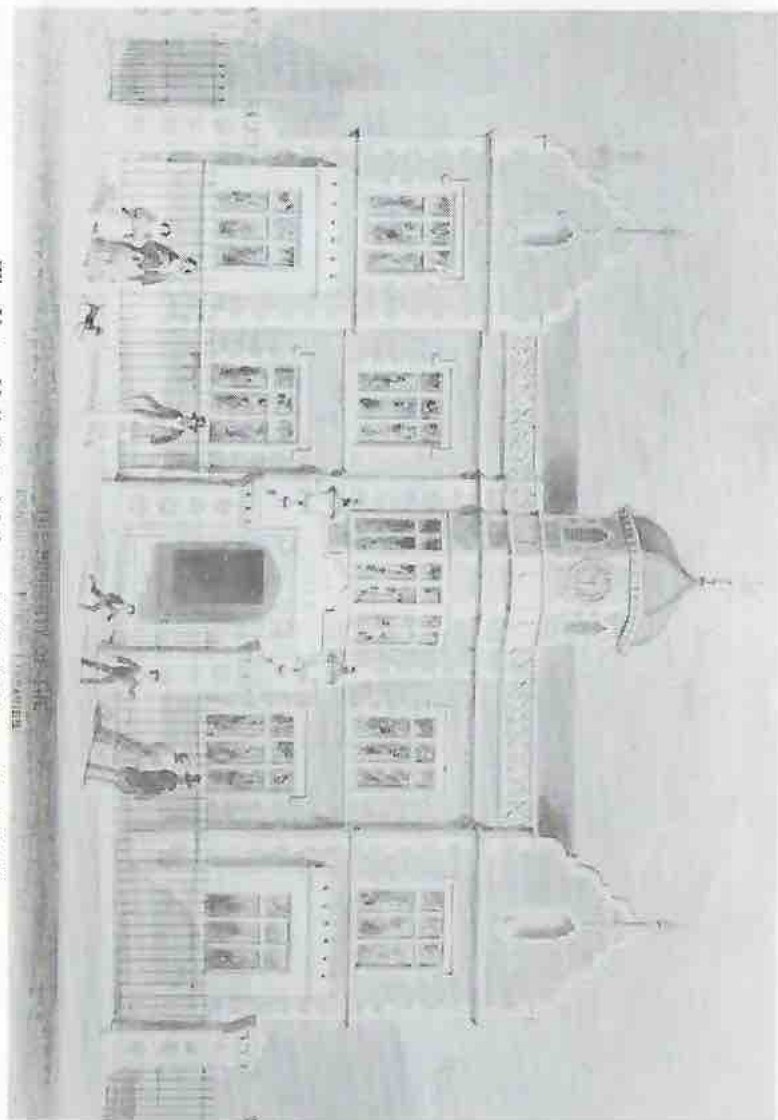
Before the publication of the *Director*, Chippendale moved to 60, 61 and 62 St. Martin's Lane, handsome premises with the shop at no. 61, no. 60 as his own house and no. 62 the house of his business partner John Rannie. The extensive workshops stretched behind. The group was rated at £124. This was a fashionable district, with good residential houses on one side of the street and a mixture of exclusive shops and houses on the other. Rival cabinet-makers William Hallett and Vile and Cobb were nearby, and this was the area in which to look for the latest furniture designs.

Here Chippendale spent his professional life and brought up his family of nine children, most of them succumbing to childish diseases as was sadly usual at the time. His eldest son Thomas survived, however, and became a first class cabinet-maker in his own right. Increasingly, from 1771, he played an important part in the business, and carried it on after his father's death.

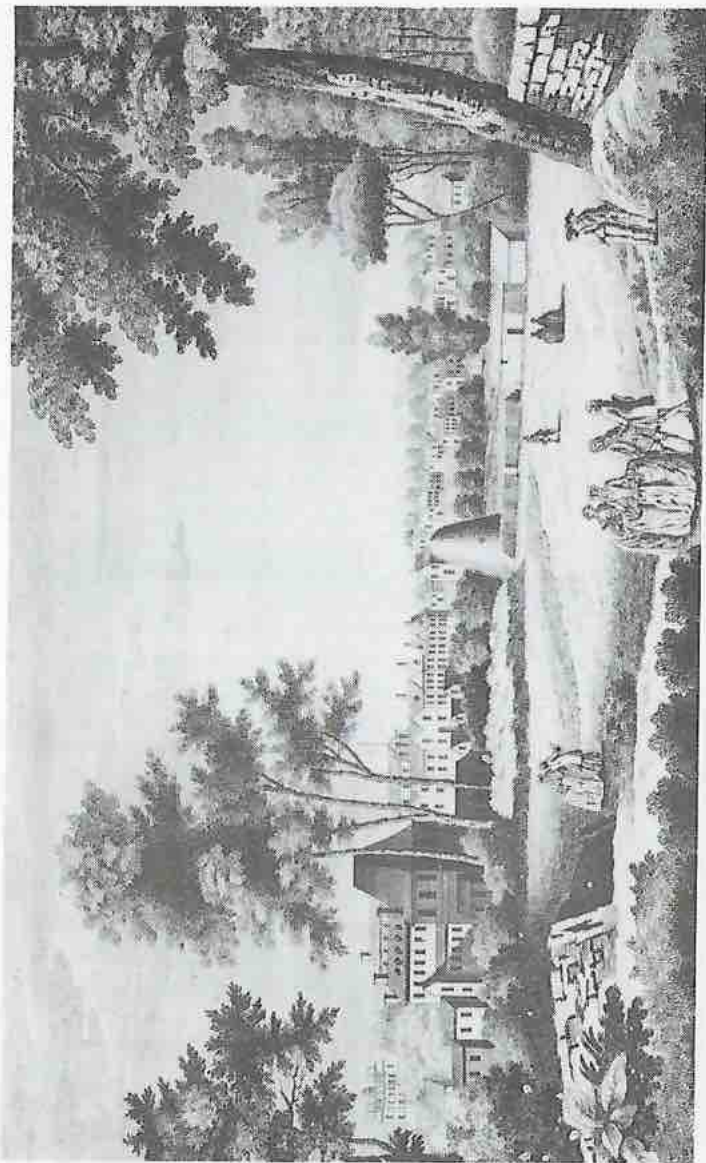
When we admire the spectacular pieces known to have been made by the elder Thomas—the Diana and Minerva marquetry commode at Temple Newsam, for instance, or the trompe l'oeil festoon curtains carved in wood at Harewood—we are apt to forget the conditions of stress under which he worked, and the difficulties of getting payment from his wealthy clients. Mr. Lascelles of Harewood took years to pay and a large cheque from Sir Rowland Wynn 'bounced'. The death of his partner James Rannie produced a cash crisis. The harassment must have taken its toll, and Chippendale was ill again in 1767. While important commissions were still being carried out in the later 1770s, Thomas the elder decided to retire to Kensington in 1776, aged 58—though no doubt continuing to keep an eye on what Thomas the younger was doing at St. Martin's Lane, a few miles away.

At this time, Kensington was still almost entirely rural. Kensington Square had been built to provide accommodation for members of the Royal Household at Kensington Palace, and a few houses had been

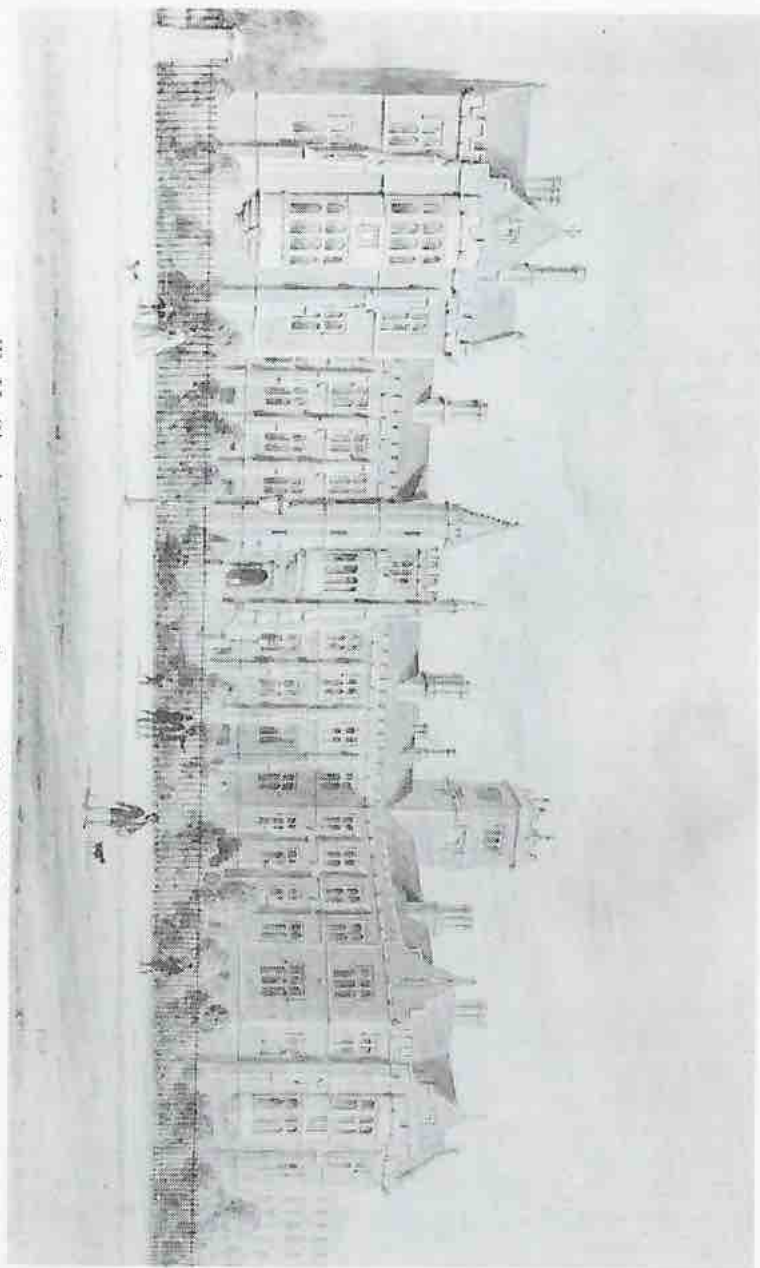
The Vestry Hall Central Library 1889-1960 now Bank Mellie





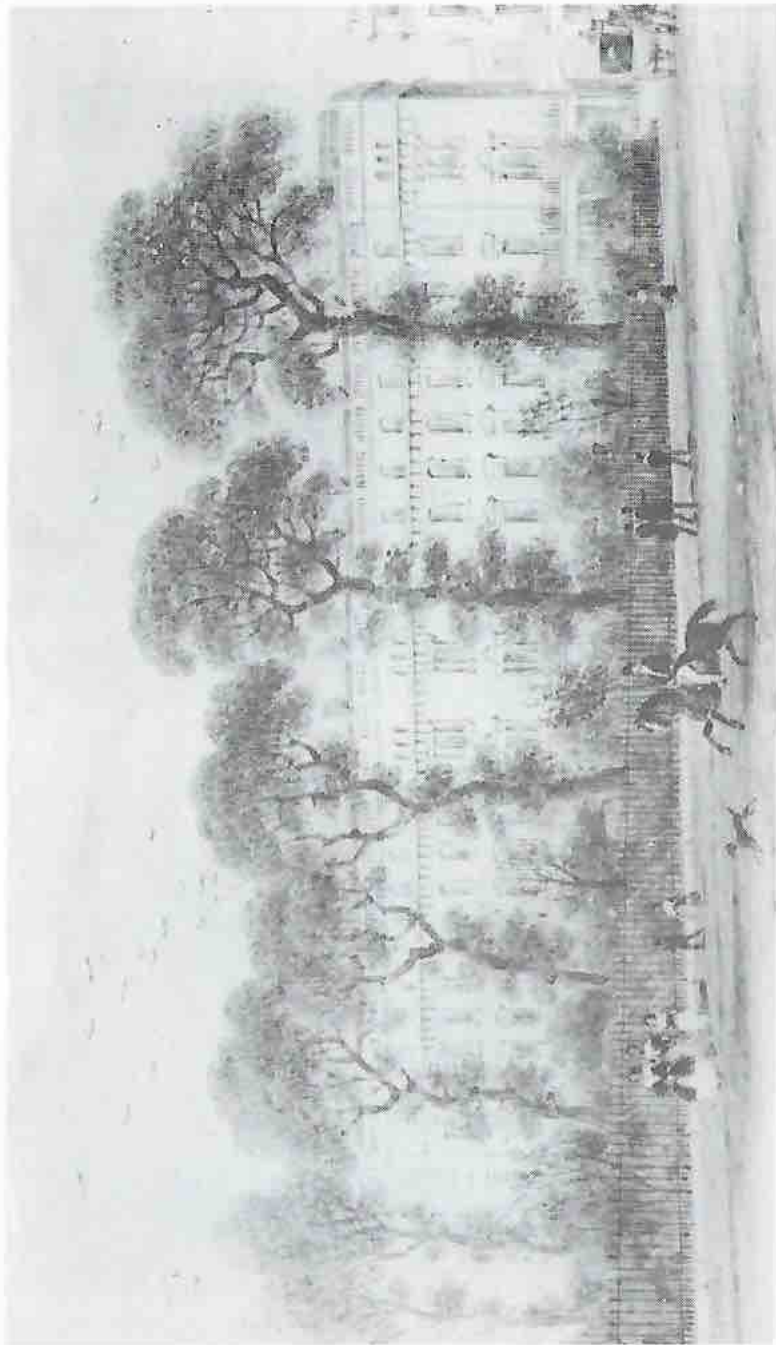


*The South view of Kensington*



*T. H. Shepherd 1855      Brompton Hospital S. front*





T. H. Shepherd Onslow Square c. 1852

built in Kensington Church Street and Holland Street, but most of the area to the south of Kensington High Street apart from the houses lining the street itself, was open fields, described in the Rate Books as Lobb's or Lob's Fields. A bricklayer called John Skynner had built a row of 11 modest little houses in a street, also called Lob's Fields, running from the north-west corner of Kensington Square to the High Street. It remains and is now called Derry Street. There were houses only on the western side of this little street, as the opposite side was occupied by the garden of the westernmost house on the north side of the Square, an area now occupied by the block formerly occupied by Barkers. The site must have been pleasant and airy, with open space back and front. The houses were small, and valued at only £14, with rates of 17 shillings and sixpence. They were of two bays, and of two storeys, with dormer windows to the attics, and basements, since there were railings in front. Though of a later date, the houses in Kensington Place give a good idea of the premises Chippendale occupied. They survived into this century, and a photograph of 1926 (plate 22b) can be seen in volume XLII of the *Survey of London*. As they were still there in the 1920s, I think it probable that they survived until the building of Derry and Toms, now BHS, and Marks and Spencer, in the early 1930s.

Chippendale must have moved there in 1776, as a Mrs. Shellinger paid the rates of the house, somewhere near the middle of the row, in 1775. He was then a widower, but in August 1777, and described as 'of the parish of Kensington,' he married Elizabeth Davis, of Fulham, at Fulham Parish Church. She was illiterate, marking her cross on documents after his death. It might have been a shot-gun wedding, as a daughter Elizabeth was born four months afterwards. Then came John in 1779 and Charles posthumously in 1780.

In 1779, Chippendale went to Hoxton, and died there. However, he had not intended the move to be permanent, since his widow was still in Lob's Fields in 1780. He died of consumption, and his son Thomas paid four guineas for his Hoxton lodgings (implying perhaps a month's stay) and five guineas to the physician who looked after him, so he may have gone to Hoxton to get treatment (in those days useless) from a trusted doctor.

He died intestate. There were bad debts to the firm of £1,635 and an action was in hand to recover £1,100 and upwards, but Mrs. Chippendale was able to get about £300 from Chippendale and Co. The probate inventory of the contents of Chippendale's house gave a total value of £28. 2s and 9d, and it is sad to read of 'two old Covered Chairs with Red and White Covers', and 'a small Tent Bed with Old Furniture' or 'some odd Cups and Saucers and Teapot and odd pieces of China', etc. However, the Chippendale firm was busy with commissions for several thousand pounds worth of furniture for such houses as Petworth, Burton Constable and Paxton, and Chippendale must have died knowing that even though his personal effects were modest, he had contributed greatly to the glories of English Georgian



furniture and decoration.

Much of the information in this article comes from Christopher Gilbert's classic biography which has put all Chippendale students in his debt, and which was published in the bicentenary of Thomas's death. However, Mr. Gilbert did not have the opportunity of studying the local rate books in Kensington Local History Library, and the information about Chippendale's Kensington residence is published for the first time here. I must express thanks to the Local History Librarian at the Central Library for kindly showing me the relevant material.

As the home of such a distinguished Kensington resident has been identified, I asked the Borough Council if a blue commemorative plaque could be placed on the site of his house, now BHS, premises. However, I was told that plaques can only be put on buildings surviving from the time of the inhabitant, and so Chippendale must remain unremembered in this Borough, though I understand that a plaque was put up years ago on the site of his shop and workshops in St. Martin's Lane.

Alison Kelly.

## Royal Boroughs

According to the Home Office Records the only boroughs in England which are entitled to be styled "Royal Borough" are Kensington, Kingston upon Thames and Windsor.

The boroughs of Leamington and Tunbridge Wells are not Royal Boroughs although the word Royal is properly included in their titles. The full title of Leamington is 'The Borough of Royal Leamington Spa', and that of Tunbridge Wells is 'The Borough of Royal Tunbridge Wells' the title of Royal having been conferred by the Sovereign upon the Spa at Leamington and the Wells at Tunbridge.

Kingston upon Thames has been described as a Royal Town by many ancient writers and is in a number of Charters, the earliest of which is dated 993. The Saxon Kings were crowned at Kingston. In 1441 King Henry VI granted a charter of incorporation to Kingston upon Thames and in a warrent dated 1540 King Henry VIII described it as the Royal Town of Kingston upon Thames.

Windsor is referred to as a Royal Town in a number of Charters from 1065 onwards. Windsor Castle became the Royal residence in the time of the Norman Kings and has been the residence of every subsequent Sovereign of England to the present time.

Kensington cannot claim the same antiquity. It was not until the passing of the London Government Act, 1899 that Kensington became a Borough and almost immediately afterwards Queen

Victoria indicated that she wished to commemorate her connection with Kensington by describing it The Royal Borough of Kensington.

The formal grant was made upon an address in the form of a memorial submitted by the Council to the Crown through the Home Secretary.

The first election of Borough Councillors was held on the first day of November One Thousand Nine Hundred and the Borough Council came into operation on that day.

The title "Royal Borough" is purely a title of honour and does not appear to be accompanied by any legal right to special precedence or other privilege.

## THE INHABITANTS

OF

**KENSINGTON SQUARE, YOUNG STREET, AND  
JAMES STREET, KENSINGTON,**

ARE RESPECTFULLY INFORMED AND

## CAUTIONED,

**That by the Act of Parliament for Paving, Repairing,  
Lighting, &c. the said Square and Streets,**

**It is Enacted,**

" That the Occupier or Tenant of every House or Tenement in the said Square  
" and Streets shall, once in every day (if necessary), before the Hour of Ten of the  
" Clock in the Forenoon (Sundays excepted) Sweep and Cleanse the Footway before  
" their respective Houses or Tenements, and, in DEFAULT THEREOF, shall, for  
" every such Offence, FORFEIT and pay the sum of TWO SHILLINGS and  
SIXPENCE."

**By Order of the Commissioners,**

**B. P. HALL,**

*Kensington Square, 4th Aug. 1842.*

*Clerk to the Commissioners.*

*Peers, Printer, Selwood Terrace, Brompton.*



# Reports from Local Societies

## THE BOLTONS ASSOCIATION

A feature of 1987 has been a general sense of dissatisfaction with decisions of the Borough Planning Committee. Councillor Brian Levitt explained, at the Association's Annual General Meeting, how the Council endeavoured to reconcile its own Policy Statements with the more relaxed policy prescribed by Government circulars. This was followed by more critical correspondence; a meeting with the Leader of the Council, convened by E.C.N.A.; and the Association will be among the local associations represented at the further meeting which has been convened by the Kensington Society with the Chairman of the Borough Planning Committee, to discuss unsatisfactory planning decisions.

A dramatic example of such decisions took place in the summer, when fire broke out in the Bolton Studios (where permission for development had been granted in the teeth of the Association's opposition) and access to the blaze could only be obtained through a house in Redcliffe Road. The strongest representations have been made that fire precautions should be increased and an additional exit provided at one end of the studios, but apparently the Council have no legal powers to enforce this. The Association considers that the provision of such an exit should have been made a binding condition of the permission to develop.

On the credit side, the Council's refusal (urged by the Association) to allow a second floor extension at 2 Harley Gardens has been upheld on appeal, and it has been possible to influence a number of applications in a beneficial way.

*Chairman:* Mr. Philip English, 14 Milborne Grove, London, S.W.10.  
*Secretary:* Miss Elizabeth Lowry-Corry, 60 Redcliffe Gardens, London, S.W.10.

## THE CAMPDEN STREET PRESERVATION SOCIETY

We continue to fight against property speculators seeking to spoil the environment.

Last year one sought to deface the unique Edwardian Byam Shaw Art School, strip out the whole interior, and cram in as many flats as possible. We are suspicious of the Borough Planning Department belittling the overwhelming objections and fabricating the unbelievable excuse that if the developer did not have his way, the studios could become a mosque! No one agrees with the permission

granted, and we strongly support the complaints at the Kensington Society's January Meeting that the R.B.K.C. favours speculators against the interests of the community.

We are also having trouble with an overlapping residents' association with a policy that because land prices are high, there has to be Development! Not only is this arrant nonsense (doubtless generated by the architects who have always packed their environmental sub-committee), but it runs counter to the Kensington Society's aim (and ours) to preserve original buildings and open spaces.

Near the bottom of the Street is a fine open vista site giving welcome light and airiness, which a speculator is trying to eliminate with a most incongruous shop and supporting services. The Borough's Environmental Section opposes this, but will the Planners listen?

Near the top of the Street, a fine garden is threatened with extinction by 'Development'. We are suspicious of a delay in the Borough Planning Department, as the Department of the Environment has already banned the destruction of the garden in a previous appeal.

*Chairman:* Patrick Ronaldson. *Secretary:* Clarice Gurney.

## THE EARL'S COURT SQUARE RESIDENTS' ASSOCIATION

Developers have received planning consent to use 66 per cent of the garden of No. 1 Earl's Court Square to build a two storey extension 26 feet high. Last year there was an application (rejected) to build garages in the garden of No. 3. We are concerned that consents of this nature could arise on a widespread scale on the 'precedent' syndrome. We trust planners will be vigilant and not 'let the devil in' by default.

Excessive scaffolding appears to be the new 'British Disease'. Two properties in the Square were covered in this way for 28 months and 22 months respectively. Estate Agents' boards are even more prolific and we have warmly welcomed the promised legislation.

The traffic situation has improved somewhat. Unauthorised parking has lessened following 'clamping' and our spaces have increased by 12 following negotiations. Our 'road humps' authorised in February 1987 are still awaited. The first equipment ordered by the Council proved defective. We welcome the Government's proposals for a Western Environmental Relief Road subject to there being access to the Exhibition.

Our social activities included a July barbecue and a December carol singing and Christmas tree lighting event. Sixty residents attended.

We thank the Garden Committee for their hospitality and



commiserate with them over the destruction and financial burden resulting from the hurricane.

Because many residents are both members of the Association and Garden Ratepayers a combined evening of Annual General Meetings took place on January 12th and a convivial get-together ensued after the formal business was over.

*Chairman:* Mrs Marianne Dawoodbhai, 67 Earl's Court Square.

*Secretary:* Mrs May Holt, 35 Wetherby Mansions, Earl's Court Square.

#### EARL'S COURT GARDENS AND MORTON MEWS RESIDENTS' ASSOCIATION

Earl's Court Gardens and Morton Mews Residents' Association have continued to monitor planning applications and have objected to applications in and close to Earl's Court Gardens and Morton Mews. The outcome of one enquiry over an unapproved conversion in Earl's Court Gardens was in favour of the Council's refusal and was an important upholding of their planning policy. We continue to correspond and discuss with the Council and local police the development and control of the Earl's Court Road.

*Chairman:* The Lady Farnham

#### EDWARDES SQUARE, SCARSDALE AND ABINGDON ASSOCIATION

The Association has been involved in a wide range of activities this year. As members of the High Street Working Party, we have been concerned with all aspects of the High Street and implementation of the Action Plan. We continue to resist further encroachment of offices into our conservation area and supported the recently imposed moratorium on major office developments in the High Street Area.

*Monarch House*—Redevelopment of the North-East corner of Earl's Court Road has been completed. Whilst we are not happy with the outcome, the worst excesses of earlier proposals have been avoided and improved pedestrian crossing facilities secured.

Experimental mini-roundabouts installed at the Abingdon and Scarsdale Villas junctions with Allen Street, seem to have proved their worth. E.S.S.A. has long campaigned for measures to improve these dangerous junctions.

Monitoring of proposed rear and roof extensions remains essential. Examples where we successfully opposed such additions include 52/3, Edwardes Square; 53, Earl's Court Road and 38, Scarsdale Villas. In many cases, we were able to secure modifications or conditions to lessen their detrimental impact upon neighbours.

The next major area likely to be redeveloped, is St. Mary Abbot's Hospital. Our request for early preparation of a planning brief and consultation with local groups has been taken up by Council.

Our concern at occasional lack of enforcement of planning conditions is shared by neighbouring Associations and we are grateful to the Kensington Society for co-ordinating a useful meeting between the Associations, Planning Committee Chairman and Chief Planning Officer.

*Chairman:* Mr. A. Carr-Gomm, Flat 3, 41 Lexham Gardens, W. 8.

*Secretary:* Mrs. S. Anderson, 8 Phillimore Terrace, W.8.

#### KENSINGTON HIGH STREET STUDY GROUP

The Study Group is a member of the Working Party set up by the Town Planning Committee to monitor the implementation of the Action Plan for Kensington High Street. As a background to the Plan, it has prepared a Report recording the many changes that have taken place in the character and environment of the High Street since the Council first announced its policy of 'coherent development' at the 1972 A.G.M. of the Kensington Society.

Residents continue to be frustrated by developers seeking changes to the original planning permission after the normal process of public participation has closed.

The Study Group is asking for voluntary action to mitigate the blight of untidy forecourt trading, which is outside the legal control of the Council. If unchecked, this could seriously hamper the proposals to upgrade the appearance of the High Street.

The re-opening of the pedestrian tunnel between the Barker building and the Next department stores is welcomed; though the loss of small offices at Barkers is regretted. As is the loss of seven small shops on the K.H.S. West development, despite their inclusion being originally sought by the Council and residents.

The Study Group will be watching carefully the proposals to expand the Commonwealth Institute, with the possible loss of the flagpoles and the water.

*Convenor:* Richard Newcombe, 3 Earl's Terrace, London W8 6LP

#### THE LADBROKE ASSOCIATION

The money which has so boosted property prices over the last few years is subjecting the Ladbroke conservation area to two different types of pressure. On the western side of the district there are never-ending applications to make more use of valuable space which often take the relatively modest form of proposals for new dormer windows or conservatories. Modest they may appear but of course changes even of this sort can be most unsightly unless designed and carried out with care. Over the past months there have been more ambitious plans, notably one in the most attractive part of Lansdowne Road which radically affects two large buildings. It is not practicable here to expect that things can be kept as they are but we are closely involved



in monitoring the plans that are put forward. The other distinct pressure concerns directly commercial development on the eastern edge of the conservation area running north from Notting Hill Gate up Kensington Park Road. It is a district which is much more urban in nature than to the west of Ladbroke Grove and which contains some attractive terraces which have gained much in recent years from restoration. The problem is the Portobello Road, just outside Ladbroke, the overspill from which in the form of shops, restaurants and wine bars, threatens the character of the neighbourhood.

During the last year developers have been paying continued attention to some of the old institutional buildings. There is the Mercury Theatre in Ladbroke Road which is to be converted into residential units, and then the Bowley Clinic in the same street which is in the course of being rebuilt. Another proposal was to turn 15 Kensington Park Gardens into a hotel, an application which happily has for the moment lapsed. There is also the Kensington Temple just off Notting Hill Gate where building has been in progress in a desultory and messy way for years: it remains an eyesore and has become a scandal, which disappointingly the Borough is reluctant to tackle. One point of controversy in relation to the Temple involves the use of the forecourt for parking. In 1980, so the Association has been able to prove by means of aerial photographs, most of the forecourt was a garden. We are told now that use since then as a parking area means there is no hope that the garden can be reinstated. It is a reminder that conservation and amenity societies in general cannot afford to limit their attention simply to the vetting of planning proposals; it is also a reminder of the importance of good records.

*Chairman:* Peter Thorold, 25 Stanley Crescent W.11.

#### ONSLOW NEIGHBOURHOOD ASSOCIATION

We are still unable to report any further progress on our problem sites, St. Paul's Onslow Square and the garages between Neville Terrace and Neville Street. As problems these have been joined by South Kensington Station and the north building of Brompton Hospital.

The station is presently undergoing refurbishment and ideas for the development of the space above have been resurrected. Here we join with the Brompton Association in concern over the future of this prominent site.

With the construction of new National Heart and Chest Hospital proceeding apace in Sydney Street Chelsea we must think ahead to its completion when the fine original 1840s building on the north side of Fulham Road will become redundant and will be vacated. Not only is the old building on a splendid site but its fabric, once shorn of the many later ugly appendages, is a good piece of architecture.

There have been three major events during the past year: a successful and well attended Annual General Meeting in March held in the fine boardroom of the Brompton Hospital; a most enjoyable garden party, once again blessed by good weather, and last but not least the Great Storm. In our last report we criticised the Henry Smith Charity Estate over their plans for the landscaping of the garden squares. This was largely completed during the spring and summer and included some pretty severe surgery to many of the existing fine trees. The result has been that when the tempest blew these trees were able to withstand the onslaught and survived in contrast to the devastation around.

The Association, we believe, provides a beneficial service for the district. We wish to attract more members, especially residents in the many newly converted flats, also as usual, we need more people prepared to help.

*Chairman:* Hugh Brady, 16 Selwood Terrace, SW7 3QG.

#### THE PEMBRIDGE ASSOCIATION

Property values in the Pembridge Conservation Area continue to exert pressure on developers and residents alike to add extra storeys, side and rear extensions. We view all these applications with careful scrutiny since such developments will change the character of our area more than anything. Infilling between buildings still continues to our considerable concern and the destruction of front garden walls and front gardens to make car ports is still a sad fact of life.

The Association was so concerned with the apparent lack of support for the views of local residents from the Planning Department of the R.B.K. and C.,—who seemed more receptive to the submissions of developers, builders and architects—that we sought two meetings with the Chairman of the Town Planning Committee, Cllr. The Hon. Simon Orr-Ewing.

The Executive Committee held six meetings in 1987 and some 50 planning applications affecting our area were commented on.

The Association has sponsored three litter bins in prominent positions and we do feel that generally there has been an improvement in street cleanliness.

The annual Garden Party was held on July 4th in Pembridge Square Garden. The writer and broadcaster Glynn Christian, a local resident, was the Guest of Honour and the event was deemed a big success by some 240 members and guests who attended.

Next year we plan to try and develop a scheme to improve the look of the Westbourne Grove Toilets, which have long been an eyesore. We are also continuing to press for the reinstatement of bottle baluster walls wherever possible and we are pleased to report some small measure of success in 1987.

*Chairman:* Mr David Hales, 3a Dawson Place, W.2

*Planning Secretary:* Mr. John Scott, 233 Westbourne Grove, W.11



## VICTORIA ROAD AREA RESIDENTS' ASSOCIATION

An active year, involving considerable effort, yielded few tangible results. Progress has been slow in bringing about improvements to the area, in part due to lack of agreement on how it is to be financed. In particular, our plans to get Victorian lighting reinstated have foundered as a result of a demand for an 85 per cent contribution. We consider 50 per cent more reasonable, since we are only seeking reinstatement of what was originally removed against our wishes. Contributions from the Car Parking Reserve Account remain a possibility.

Removal of parking signs to lamp posts, walls and railings, however, look like a major breakthrough for 1988. The Association will be undertaking the negotiations with members to attach signs to their walls and railings. We hope within the next two years to see the removal of all residents' parking poles.

The traffic management scheme for Victoria Grove and Launceston Place has been implemented after a long gestation, but has produced as much dissatisfaction as pleasure. The traffic in Victoria Grove has been substantially reduced, whilst Launceston Place has experienced a similar increase. The scheme was not adequately implemented and coincided with problems from building work in Launceston Place and Victoria Road, as well as the perennial problem of inconsiderate behaviour of parents of Lady Eden's School. The Council reviewed the scheme in September, confirming Victoria Grove as one-way westbound, but proposing to make Launceston Place one-way southbound. This decision has left considerable dissatisfaction. The Association is reviewing ways of reducing the scale of through traffic and its speed.

The main planning issues on which representations were made to the Town Planning Committee were the redevelopment of the Waitrose block in Gloucester Road and the redevelopment of Gloucester Road Station. In both cases the Committee's decision went against our wishes. There is continuing pressure for additions and extensions for quick profits which has caused considerable aggravation. The latest pressure is satellite dish aerials.

Consultation with the Council remains a key issue. We have met the Chairman of Town Planning twice and the Chairman of Works once. However, like many residents' groups we regret the lack of more formal channels for discussing policy issues of common interest. We therefore applaud the Kensington Society's initiative to bring the main associations together to discuss the key issues affecting us all.

Finally as a result of the hurricane in October, the Association has decided to contribute £1,000 to the Royal Parks Tree Fund to ensure that the losses in Kensington Gardens can be made good as quickly as possible.

*Chairman:* Oliver Lebus, 25 Victoria Road, W.8.

*Hon-Secretary:* Anne Woodward-Fisher, 14 Albert Place, W.8.

## THE KENSINGTON SOCIETY

# Statement of Accounts for the year 1987



## 1986

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.

## 1986

### Expenditure

4,468

6,179

## Surplus



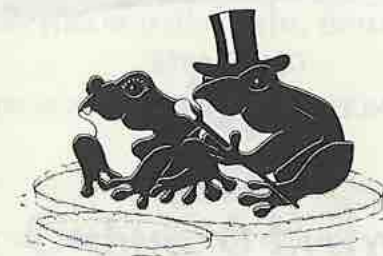
THE KENSINGTON SOCIETY  
PRINCESS ALICE MEMORIAL FUND  
INCOME AND EXPENDITURE ACCOUNT  
for the year ended 31st December, 1987

1986 £		£	1987 £
	<b>Income</b>		
495	Donations Received .. .. .		685
112	Interest Received .. .. .		88
<hr/> 607			<hr/> 773
	<b>Expenditure</b>		
420	Cost of Memorial Garden .. .. .	501	
36	Sundry Expenses .. .. .	—	
<hr/> 456			<hr/> 501
	<b>Balance</b>		
<u>£151</u>	Transferred to Balance Sheet .. .. .		<u>£272</u>

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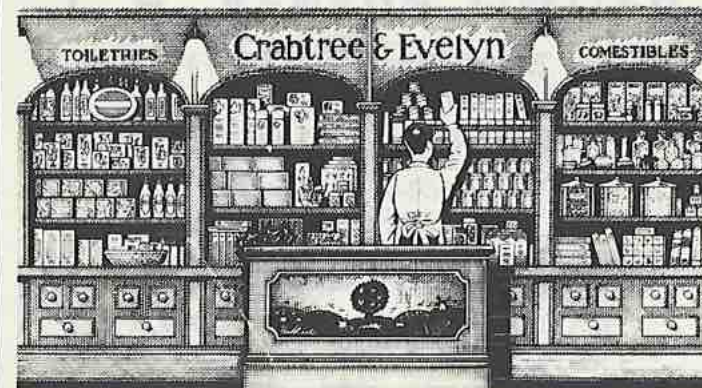
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57 NORLAND SQUARE W11 4QJ 01 · 603 9275  
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13 STRATFORD ROAD W8 6RF 01 · 938 3955  
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In 1975 the Home was completely rebuilt and modernised and we continue to receive world-wide acclaim for leading the way in caring for stray dogs and cats. At the end of 1979 the Home acquired country kennels at Old Windsor for the sole purpose of giving long-term care to bitches in whelp and dogs needing a period of convalescence. The cost of building kennels to Battersea standard is considerable and the Committee earnestly appeal for Legacy Funds to enable additional projects to be carried out.

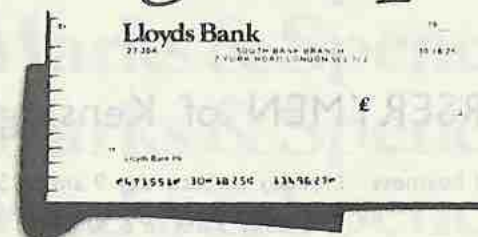
A Deed of covenant for £5 or more for four to seven years, or a donation of £25 or more qualifies the donor for Life Membership. Further details and approved Bequest Forms can be obtained from the Secretary.

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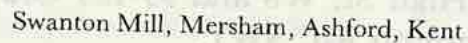
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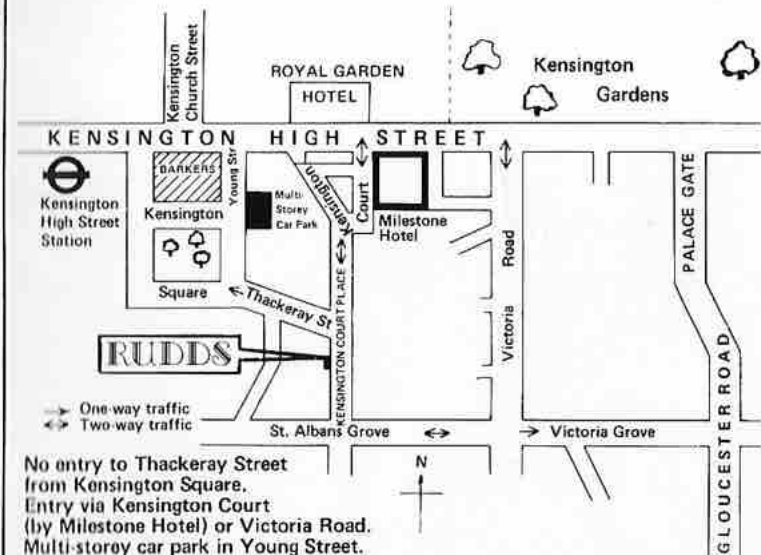
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