



THE SOURCE
OF IMAGINATIVE
PLANTS AND GARDENS

125 Sydney Street Kings Road London SW3 6NR

01-352 5656

Crews Hill Enfield EN2 9DP

01-367 9323

Open 7 days a week

Printed in Great Britain by The Campfield Press, St Albans

Annual Report

1988-89



THE
**Kensington
Society**

THE

Kensington Society

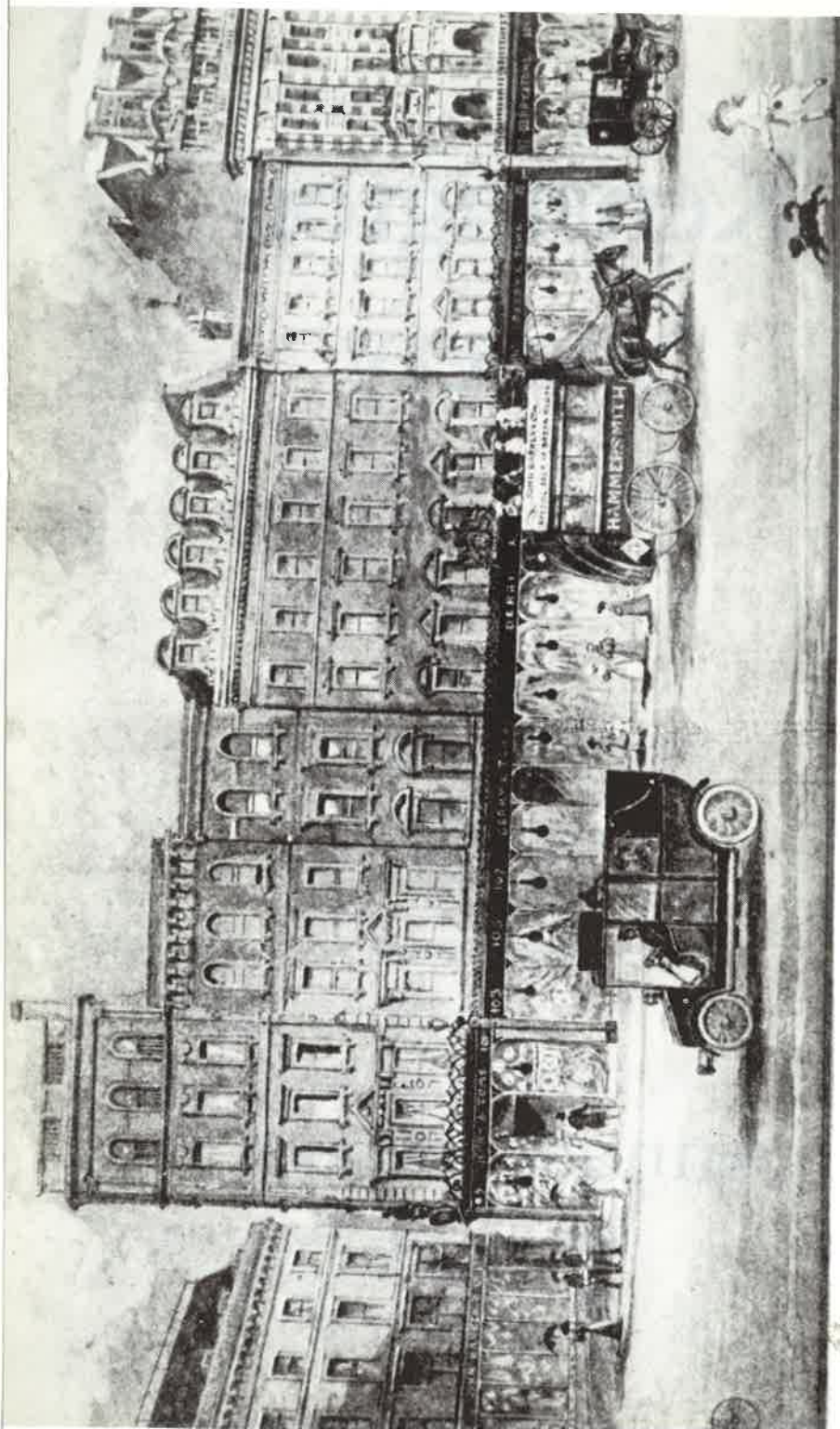
The objects of the Society shall be to preserve and improve the amenities of Kensington for the public benefit by stimulating interest in its history and records, promoting good architecture and planning in its future development and by protecting, preserving and improving its buildings, open spaces and other features of beauty of historic or public interest.

Annual Report 1988-89

FRONT COVER

Clock Tower, Kensington Palace, c. 1860

By kind permission of Kensington Public Library



High Street, Kensington, 1908

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, G.V.O.

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

Sir John Pope-Hennessy, C.B.E., F.R.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

Miss Irene Scouloudi, MSc. (Econ), F.S.A.

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.

Sir William Goodhart

Robert Martin, B.A., F.R.I.B.A.

A. R. Jabez-Smith

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.

Foreword

I wonder how many others are conscious of a curious double-standard in contemporary life which is increasingly bothering me. On the one hand, we are much more conscious of the vulnerability of the environment than we were 20 years ago, while on the other we are without any doubt the dirtiest nation in Northern Europe, leading to increasingly international criticism of our pollution of the air and the sea.

At the local level there is a similar contradiction. All over the Borough people are spending more on their homes. The scaffolders are having a field day. Builders and decorators have long waiting lists of prospective clients. People are taking a pride in appearances, whether it is repointing brickwork, sanding floors or restoring Victorian plasterwork or fireplaces. All this is an improvement on the so called 'improvers' of the post-war years who did so much damage to our cities.

And yet, leave the newly decorated houses and the neatly tended gardens, the streets beyond are knee-deep in refuse and litter. Living as I do on a busy road, regularly tramped by lots of young people on their way to school or college, we have had to act against the detritus of the fast food chains in the High Street. But it should not be necessary for *them* to collect the rubbish left by their clients and I am not just blaming the young. It is mainly people of older years who own dogs that foul our pavements and open spaces. The grass behind the Town Hall has become a canine lavatory. Throughout the Borough gardens are disfigured by our thoughtless behaviour.

Residents of the Royal Borough may not appreciate comparison with the Soviet Union, but if you so much as drop a cigarette butt in a Moscow street, someone will tell you to pick it up. In Amsterdam or Stockholm you would not do it anyhow, so conscious are people of the benefits and advantages of a clean city. Do we really need, as is being discussed, Government legislation to make us better citizens in so simple but telling an area? I have lived in Kensington for the greater part of my life and in many ways seen great improvements. It would be so simple to make our streets and pavements as tidy as the front gardens into which the litter is now also deposited. It is not just a question of more litter bins, but of an altered attitude to our neighbours who do not want our rubbish anymore than we want theirs.

JOHN DRUMMOND.

Annual General Meeting

The 1987-88 General Meeting was held on 17th May 1988 in the Convent of the Assumption, 23 Kensington Square.

The Minutes of the last Annual General Meeting having earlier been approved by the Executive Committee and contained in the Annual Report previously circulated to all members, were taken as read and signed by the President as chairman of the meeting. There being no matters arising the Chairman of the Executive Committee—Mr. George Pole, was asked to present the Report. Mr. Pole said that space in the Report was limited and for that reason it was not possible to detail all the activities of the day to day administrative work, a task which fell entirely on the Hon. Secretary—Mrs Christiansen. The work load had increased dramatically in the last year reflecting the heavy increase in the number of planning applications currently being handled by the Council of the Royal Borough. The grant of planning given in respect of some of these applications, had caused wide-spread concern among Resident Associations and in response to their request the Society had covered a meeting of their various representatives to discuss and debate the issues. The second half of the meeting was attended by the Chairman of the Council's Planning Committee and the Director of Planning and Transportation. It is hoped that, as a result of that meeting, an improved understanding and appreciation of the considered opinions of residents will be reflected in future planning decisions.

Mr. Pole urged members to read the printed address (pages 18-28) given at last year's A.G.M. by the Society's Royal Patron as it was so relevant to the various issues facing the Society today. Mr. Pole then replied to a number of questions raised from the floor, many of which referred to the single office use granted the *Daily Mail* which it was claimed was contrary to the District Plan. Mr. Pole moved the adoption of the Report which was seconded by Mrs. Marlow and carried unanimously.

Mr. Keon Hughes, the Honorary Treasurer introduced the audited accounts drawing particular attention to the rising costs falling on to the Society as a result of increased workload. To some extent these costs were being covered by the increase in the annual subscription rather than an increase in membership. He asked members to lessen the workload on the Honorary Secretary and unnecessary expense by avoiding the need for her to have to post reminders to members in arrears. He then moved the adoption of the 1987-88 Audited Accounts which was seconded by Mrs. King and carried unanimously.

There being no nominations for officers and the Executive Committee Mr. Jones proposed that the present office holders be re-elected en bloc. The proposal having been seconded was carried unanimously.

The President called upon Mr. George Pole to introduce the Tree

Replacement Appeal. Mr. Pole drew attention to the first paragraph of the President's 'Foreword' to the Annual Report. He said among many of the trees damaged in Kensington Gardens were those planted by the Society in memory of its past Patron—H.R.H. the Princess Alice, Countess of Athlone. The Executive Committee felt that members would wish to fund tree replacements and an appeal for this purpose was being launched by the Society. He asked all to give generously to the Appeal.

Mr. Pole drew attention to the interest which speculators were showing in acquiring Garden Squares for development as underground car parks a number of which had already been acquired for substantial sums and others were known to be threatened.

The Society were therefore encouraging a campaign for the Royal Borough Council to promote its own Parliamentary Bill to remove this threat and he asked members to give their full support to the campaign. He quoted the words of the Society's Royal Patron—'That so many people feel involved is an important part of the strength of the conservation movement . . . and it is their emotional attachment that gives the political influence to conservation.'

At the conclusion of the Meeting, the President paid tribute to the work of the Executive Committee and in particular the Honorary Secretary whose commitment and dedication over the years has greatly contributed to the Society's standing enjoyed at the present time. He also urged members to be more active in recruiting new members to the Society and to encourage the Council of the Royal Borough to increase its support to the Arts, which at 4p. in the £1 compared most unfavourably with Hammersmith and Fulham which amounted to £4 in the £1.

Obituaries

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

Sir Brandon Rhys William M.P.

Died last May, having represented Kensington for 20 years. A tribute to Sir Brandon by the Chairman of the Society. Mr. George Pole is on page 24.

Miss Woodbine Parish

Joined the Society in 1958. She was a generous contributor to our sales. We miss her very much.

Mrs. J. L. Still

Died on October 24th. She joined the Society in 1962. We are glad to welcome her husband Mr. Harold Still as a new member.

Mr. Guy Virtue

Died during the year, he and his wife were early members of the Society, they lived as Esmond Court. After his wife died Guy was seen most days in Kensington Square, last year owing to becoming so frail, he moved to the country to live with his son.

Kensington Society News

Tree Planting

The sum of £2,400 has been collected for tree planting in Kensington Gardens. The original purpose of the Appeal was to replant the beech trees which were planted 4 years ago in memory of H.R.H. Princess Alice, Countess of Athlone, some of the trees were damaged or destroyed in the October 1987 hurricane.

Mrs. Adams, Superintendent of the Royal Parks suggested that as the trees had not done as well as expected, the site should be changed. The trees not damaged have been moved and planted in a group near the Flower Walk.

Mrs. Adams, later suggested that we might like to spend the collected money towards a planting scheme called the 'Great Bow'. An article about the planting appears on page 16 and the plans of the tree planting in Kensington Gardens on page 17.

Advertising—Donations

We are grateful for the support given by our advertisers, without their help this Report could not be printed, we are particularly grateful to Mr. John de Vere Hunt who for years has paid for the Charity advertisement.

Mr. Barnabas Brunner, a member of the Executive Committee, must rank as one of our most generous donors, for years he has given the Society £500 annually. The Twenty-Seven Foundation, through Miss Irene Scouloudi, a member of our Council, has donated £50 annually for a number of years, and this year increased the sum to £200.

Membership Subscription

The annual subscription of £10 was due on January 1st. We have a number of members still paying £2.10 by Bankers Order, in spite of reminders. They never seem to get round to increasing their subscription. This year we have decided that the Annual Report can only be sent to members paying full subscription.

The work of the Society has greatly increased this year, sending out repeated reminders not only increases our expenditure, but entails much extra work. So please, if you haven't sent in your full subscription, may we have it quickly.

Contribution by Deed of Covenant is the most cost effective.

The Memorial Garden at the Town Hall

The Princess Alice, Countess of Athlone Memorial Garden continues to be maintained by the Society.

Mr. Jack Brown, Manager of the Park Nurseries, has again been

generous to the garden with bedding plants, surplus to the nurseries needs.

We have been grateful for his help and we are indeed sorry to know that he is near retirement.

We wish him a very happy retirement.

Retirement of the Director of Planning and Transportation

Mr. Sanders is retiring in May, having given the Royal Borough loyal service for many years. When the Society was founded in 1953 Mr. Sanders worked for the London County Council dealing with Kensington and Chelsea planning matters, he moved to Kensington in 1960 and was made Director of Planning and Transportation in 1986. Of late years the planning department has been under considerable strain due to pressure from developers, following the great increase in local property values.

Mr. Sanders leaves at a critical time, the Unitary Plan and the upgrading of the District Plan is soon to be formulated and so determine the future planning of the Borough.

The Society considers that it is important that the successor to Mr. Sanders should be salaried sufficiently to produce the highest calibre of planning personnel.

The Cromwellian Memorial at St. Mary Abbots

The 1653 wall monument to Henry Dawson, referred to on pages 20 and 21 of our Annual Report for 1986-87 and on page 17 of the Annual Report for 1987-88, has recently been skilfully removed by English Heritage experts from the north wall of the alley from Church Street to St. Mary Abbots church and taken to their Stone and Wood Carving Studio at Vauxhall, where it will undergo cleaning and restoration. We are happy to report that the newly appointed Diocesan Inspecting Architect, recognising the rarity and historical importance of the monument, advised the P.C.C. that, after restoration, it should be replaced inside the church and not in the cloister, where it would be in danger of vandalism. Accordingly a Faculty has been granted to resite the monument inside the church to the north of the west doors. It will be the earliest dated memorial in the church. We have been advised that the stone is marble and in form is an early example of English Baroque.

The project is being financed by a member of the Executive Committee with the aid of a grant from English Heritage's research budget and contributions from the Society, individual members and the Society of Antiquaries of Newcastle-upon-Tyne.

A Selection of Cases Dealt With

Changes in the Use Classes Order

When changes in the Use Classes Order were under review by the Government, the Society gave full support to representations against some of the proposed changes made by the Council. Of particular concern was the proposal to make it unnecessary to obtain planning consent for a change of use from hostel to hotel. Notwithstanding the representations made, the Government made the changes, thereby putting at risk the Borough Council's main planning principal which is to maintain and enhance the residential character of the Royal Borough. Many hostels are located in residential areas and can now be bought out by hotel interests with the attendant risk of commercialising the area and fragmenting residential areas and changing the character of Kensington. The following letter was sent to the Secretary of State last October.

The Rt Hon Nicholas Ridley PC., MP.,
Secretary of State,
Department of the Environment,
2 Marsham Street, London, SW1.

31 October 1988

Dear Secretary of State,

At the time the then Use Classes were under review, the Society wrote to you expressing concern over some of the proposed changes which, if adopted would, on the basis of past experience, have a major adverse effect on the character, life and environment of the Royal Borough. These changes were adopted notwithstanding the advice, judgement and knowledgeable opinion of our locally elected representatives, professional town planners, and amenity associations.

These changes in the Use Classes were universal in their effect, with no consideration being allowed for local planning considerations to be taken into account by local planning committees, and in following the D of E Guidelines and in implementing the new 'Use Classes', a noticeable deterioration has taken place in the townscape and skylines of the Royal Borough as well as in its increased commercialisation.

The Society agrees entirely with the recent public statement of the present Chairman of the Planning Committee to the effect *'that the present state of planning control and its implementation by the Department of the Environment and its inspectors is the most serious single problem that the Royal Borough now faces'*.

In particular the loss of hostels to hotel use and pressures generally for more hotel development is a major concern. The Council has for many years given priority to the residential nature of the Royal Borough and in implementing this policy has restricted hotel expansion. The Council has now largely lost this control and with the present 'Use Classes' unwanted hotel expansion is inevitable.

As regards hostel accommodation—with the virtual disappearance of the bed-sit market which in the past provided a major source of accommodation for young people coming to London to work or study, its continued availability is of economic importance to the capital city if jobs are to be filled.

The Society requests the Secretary of State to urgently review present planning legislation and in particular:

- 1) end the present presumption in favour of development;

- 2) repeal the Use Class Order 1987, at least in relation to hostel and hotel usage;
- 3) abolish the right to compensation; and
- 4) enable local Councils to give full weight to residents' objections and not limit the grounds of objection.

Yours faithfully,

Strategic Planning Advice for London

It is regrettable that there is no longer a Strategic Planning Authority for London, the London Planning Advice Council is advisory only.

The following are matters of concern to the Society, and representation was made to the L.P.A.C.

Open Spaces: Strong policies are needed to protect small as well as large open spaces. No development should be allowed in the Green Belt.

Transportation: A properly co-ordinated strategy is needed for road, rail and air transport; for passenger and freight; for public and private transport; for pedestrians and cyclists. A well subsidised public transport system is essential.

Physical Environment: More emphasis should be put on Urban Design and preparation of Urban Design briefs in areas of development or re-development.

Skyline and High Buildings: Specific guidance is needed for the location of high buildings.

Garden Squares

The Society sponsored a petition to the Council to promote legislation making it illegal for underground development of Garden Squares. The Council has responded constructively and it is hoped that legislation will be introduced. This measure should ensure the future of Garden Squares.

Estate Agents Boards

The proliferation of estate agents sale boards on properties—up to six on a single property in some cases—led to the Council obtaining Government consent for a temporary ban of agents boards in conservation areas. Sadly, the Government have declined to renew the ban and the unsightly forest of boards are beginning to return.

1-6 Bramham Gardens

Nos. 1, 2, 4, 5 and 6 have established hostel use. No. 3 is residential. First application was for change of use of No. 3 to hotel use and the change of use to residential of 5 and 6 with construction of a mansard roof. 1-5 which would have resulted in a single hotel building providing 68 bedrooms; and 9 flats at No. 6. Strongly opposed by residents and the Society, and refused planning consent in September.

A further application was made for a similar scheme, this was refused

planning consent. As we go to press a public enquiry is pending. Mr. Philip English will represent the Society at the enquiry.

2-7 Kensington Square, W.8

Application for demolition of existing commercial building, formerly occupied by John Barker Construction Company.

Erection of residential block comprising of 4 floors, 12 duplex units and 10 flats with covered car-parking for 24 cars.

Alterations at basement and ground floor levels in Nos. 2 and 3 to provide arch-way access to and from Kensington Square.

The Society strongly opposed this development as a gross over-development, deploring car parking for 24 cars and the alteration to provide a 2 arch-way access. A copy of our letter was sent to English Heritage. The Society is grateful to the latter for intervening—Planning Permission was refused.

The present plan, demolition as above and the erection of new B.1. building with open car parking for 4 cars, and, alteration and refurbishment of Nos. 2 and 3 Kensington Square.

The B.1. building was thought to be rather high. This had now been reduced by one floor.

The Western Environment Improvement Route (Weir)

The Department of Transport has announced that the public will shortly be consulted on the controversial Western Environmental Improvement Route. An explanatory document giving details of the scheme has been made available and exhibitions have been held in Chelsea Town Hall and Olympia. The proposed road will run along the line of the railway from Holland Park Roundabout through Olympia to the river at Chelsea Harbour. A special meeting of the Executive Committee of the Society has been called to assess the proposals.

St. Stephen's Church, Southwell Gardens, S.W.7

The Society opposed the application for planning consent for the erection of a 3 storey building linked to St. Stephen's Church, incorporating car park at lower ground, a meeting hall and ancillary accommodation at ground level; and Verger's flat at 1st floor at the rear of St. Stephen's Church. Planning permission was subsequently refused. An appeal was made against the refusal and an inquiry was held on July 12th. Mr. George Pole gave evidence at the inquiry supporting the Borough Council's refusal. The Appeal was dismissed.

Old Court House, 23 Old Court Place

Application for planning consent for an addition of a 7th floor, containing 5 flats opposed by the Society. The Society supported the Borough Council's refusal at the public inquiry, the appeal was subsequently dismissed.

Brompton Hospital

The Society is still concerned about the future of the hospital building. A letter was sent to the Planning Officer in January 1988, requesting that a planning brief should be prepared for the area, based on the retention of the original main building which the Society considers is a structure of charm and character. Letters were sent to the English Heritage, to the Department of the Environment and to the Borough Council asking for the hospital building to be listed, we are still waiting for a result.

Odeon Site Development

Application for planning permission for development to provide 5 cinema complex, 47 flats, 25,000 sq. ft. offices, car parking for 47 flats plus parking for visitors and two thirds of the access on to Kensington High Street. The Society strongly opposed this scheme as an over-developed and inappropriate scheme for the site.

1-3 Brompton Place

Application for 5-level underground car park for 328 cars, surface parking for 32 cars, demolition of terrace cottages, to provide 5 storey block of flats and 10 Mews houses, with underground arcade to link new car park with Harrods Store.

This application opposed by the Society as a flagrant over-development on a restricted site with limited access from a congested road.

The terrace of 18th-century cottages has since been listed.

1-7 Kensington Church Street

Several schemes have been put forward for this site, the early schemes were unacceptable as a dense infilling and were opposed by the Society. The latest scheme appears to be more harmonious to church and garden. Considerable discussion with the Planning Department with particular regard to the effect of day-light to Ingelow House has taken place. The society still considers that the development is out of character in a predominately residential area, which involves loss of residential accommodation with the introduction of commercial use.

Roland House

Alteration and extensions, including erection of additional storey to provide 70 short-term let service apartments. The latter short-term let apartments opposed by the Society.

87/95 Gloucester Road

Planning consent was sought for erection of a 4 storey, plus mansard

block, providing three retail units and offices. The Society opposed the application as an overdevelopment of the site with a plot ratio 5:1 compared with the Council's plot-ratio set out in the District Plan of 2:1. Planning permission was refused. An inquiry was held in November, the Society supported the Borough Council's refusal.

The Secretary of State decision is awaited.

St. Mary Abbots Hospital Site

The redevelopment of this site—some 9.1 acres—will be one of the more important projects in recent years both in extent and the opportunities it offers for an outstanding residential area. Some of the more important existing buildings have been listed and will be refurbished and incorporated in the development. New construction will include 251 flats and 71 houses, a new Health Care building to provide a 30-bed home for the elderly, a 24-bed home for the elderly mentally ill, and a hearing aid centre. A day care centre for the elderly is also proposed.

The Society is concerned regarding the excessive density of the proposed scheme, the height and number of the high-rise flat blocks and the fragmented nature of the development which has destroyed the hoped-for London square aspect of the scheme. Adequate on-site parking facilities are provided for. The Society has made known its views to the Council and will continue to press for more acceptable proposals.

Albert Memorial

Members may remember from our Annual Report last year that the Society was much concerned when we learned of the poor structural condition of the Memorial.

The options of the Property Service Agency (who care for Crown buildings) included:

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.

Letters were sent to our M.P. and to the Minister responsible for Historic Buildings. We have been told that a new structural survey is to be carried out. The Victorian Society has also been very active about the future preservation of this unique memorial.

Continued on page 13

Other Activities and Future Arrangements

Other Activities

Visits were made during the year to Dover House, Whitehall, Royal Horticultural Society's Gardens, Wisley, Anglesey Abbey, St. Mary's Bramber, Whitechapel Bell Foundry, Tradescant Trust Garden, Thomas Coram Foundation, Fulham Palace, Lambeth Palace, Southside House, and to Chelsea Harbour.

April 15th, 2 p.m. (A Saturday visit)

The House of St. Barnabas, 1 Greek Street (Corner of Soho Square). The last 18th-century house left in the Square. A beautiful interior and small chapel. Tea and biscuits will be provided. Tickets are required.

May 14th, 6.30 p.m.

The Annual General Meeting will be held in the Large Hall, 23 Kensington Square, W.8. Lord Montague, Chairman of English Heritage will give a talk, *The Role of English Heritage*. The President of the Society Mr. John Drummond will take the Chair. Tickets are *not* required.

June 1st, 2.30 p.m.

Chelsea Physic garden, 66 Royal Hospital Road, S.W.3. The second oldest Botanic Garden in the country. A guided tour has been arranged on a day not normally open to the public. Entrance fee payable at the door. Tickets are required.

June 21st, 1.30 p.m. from Kensington Square

Loseley House, Surrey. Elizabethan house, built 1562. Panelling from Henry VIII Nonsuch palace. Fine ceilings, paintings and furniture. Farm shop—Loseley ice-cream, organic cereals and vegetables. Entrance payable at the house. Coach fee £5.

July 12th, 2.30 p.m.

A guided tour of the *Royal Albert Hall*. Entrance fee to be paid at the door. Tickets are required.

September 20th, 6.30 p.m.

The Royal College of Organists. Kensington Gore. On the west side—near the Royal Albert Hall. Tickets are required.

September 27th, 2.30 p.m.

Old Battersea House, 30 Vicarage Crescent S.W.11. By kind permission of Mr. Malcolm Forbes. Beautiful William and Mary building by

Christopher Wren, built 1699. De Morgan collection of paintings and fine period furniture. Not normally open to the public. Tickets required.

PLEASE NOTE: A charge of £1 is made for non coach visits to cover expenses incurred in arranging visits. Please enclose a stamped envelope when applying for tickets.

RECORDS OF KENSINGTON SQUARE

by

ARTHUR PONSONBY
(Lord Ponsonby of Shulbrede)

PRICE £3.50

Obtainable 18 Kensington Square W8

A SELECTION OF CASES DEALT WITH—continued from page 11

Other Cases

19-25 Harrington Gardens; Derry Street and Kensington Square Closures; 1A/17 Harrington Gardens; 46 Campden Hill Square; 20 South End; Scribes Club, Barker building basement; 15/16 Cromwell Place; 37/39 Hogarth Road, 5/7 Knaresborough Place; Garden behind McMillan House, 96 Kensington High Street; Associated Newspaper Holdings; 94-102 Cromwell Road; 9-13 Peel Street and 7 Campden Street; Aubrey House garage building; 114A Cromwell Road, 8-9 Grenville Place, 11-25 Emperor's Gate, 1-6 and 10 McLeods Mews; Gloucester Road Station; 2 Bedford Gardens; 57 Campden Street; Royal Geographic Society, 1 Kensington Gore; College House, Wrights Lane; 7, 9, 11 and 13 Melbury Road; 15, 16 and 17 Collingham Gardens; York House Place; 3 Pembroke Crescent; 2-4 Templeton Place; 132 Brompton Road, 1-11 Montpelier Street, 1-3 Cheval Street; 37-39 and 47-49 Roland Gardens; Bayswater Traffic Study; 19-27 Young Street; 30 Holland Villas Road; Vicarage Court; 19 South End; 3 Palace Green; 51 Marloes Road; 109 Pembroke Place; Russian Church, Emperors Gate; 11 Launceston Place; Milestone Hotel; Stafford Court, Kensington High Street; 6 and 7 Launceston Place; 14 Ladbroke Square; 1-9 Stanhope Mews; 33/36 Clareville Street; Cleaner Borough Committee.

Kensington Gardens

The gardens have an important and historic pedigree. They originally formed part of a vast hunting estate acquired by Henry VIII in the 16th century and only developed a separate identity when William III bought the adjoining Nottingham House in 1689. William and Mary had the house extended to become what is today known as Kensington Palace and enclosed part of the adjoining hunting land to form the grounds which were laid out in the formal and intricate Dutch style.

These gardens do not appear to have lasted long and when Queen Anne came to the throne in the early 1700s she made a number of changes, commissioning Henry Wise to create informal gardens and 'wildernesses'. Towards the end of her reign the main framework of Avenues and the round pond were designed although this work was not carried out until late in George I's reign in the early 18th century.

It is this framework which still survives today and forms the backbone of the gardens.

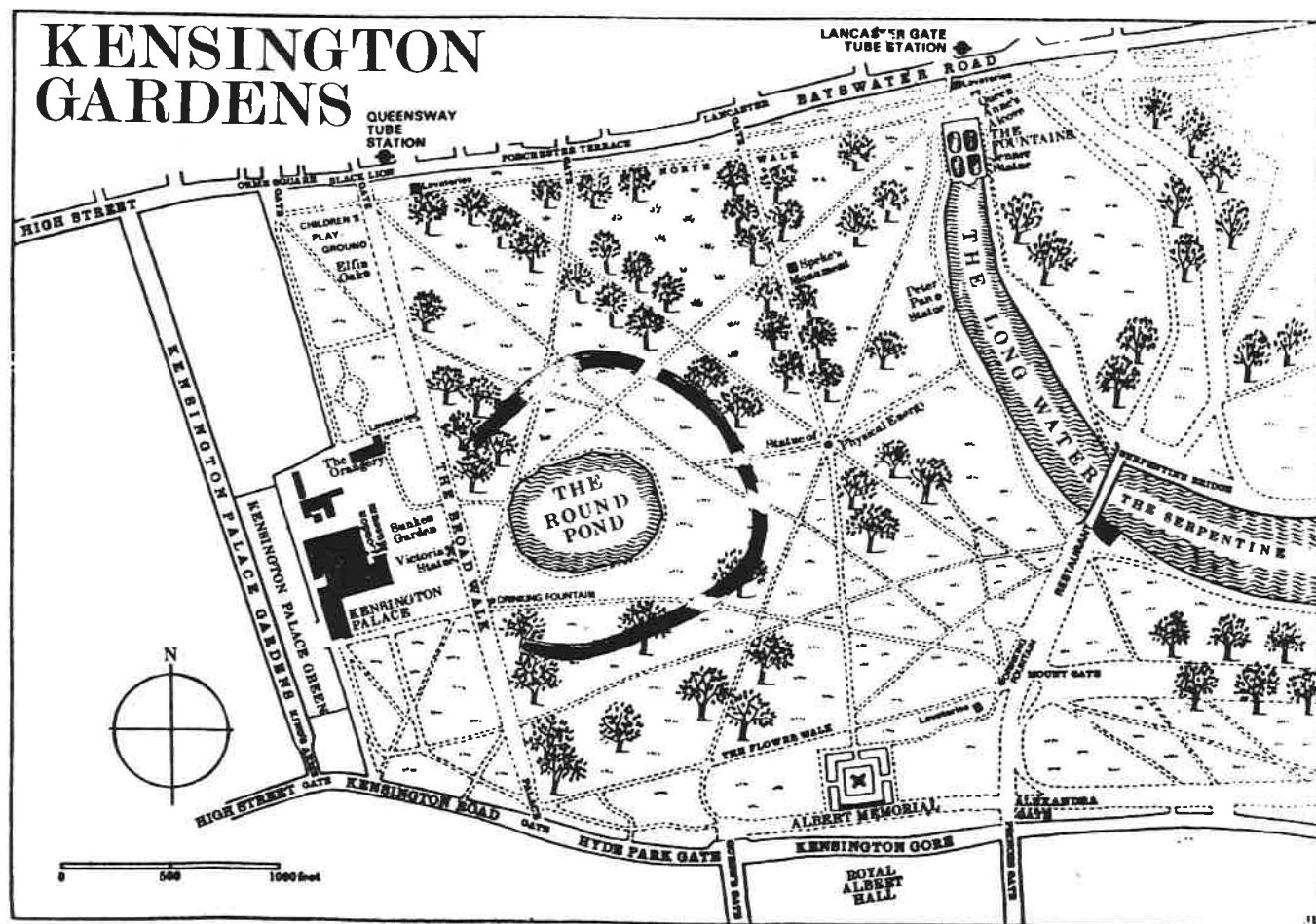
Following a detailed historical survey in 1982 a careful study was undertaken to see how future management could ensure that important landscape features could be protected. This led to a careful comparison of the present tree layout with early plans from the 17th and 18th centuries.

It was found that although some later planting obscured the earlier framework many tree replacements had followed the earlier lines.

One important feature that had been entirely lost was the 'Great Bow'. This was an imposing half circle of limes that framed the round pond. After last year's devastation during the 'Great Storm' it was decided to replace this feature so that something positive would at least have been brought about to compensate for the loss of over 300 trees from the gardens. In future years we will be carrying out conservation work in the main avenues, some of which were badly affected by the storm and others which are suffering from disease and the effects of poor drainage.

The plans show the gardens as laid out in 1734 and a current plan showing the position of the Great Bow and the three main avenues which are still in existence but incomplete.

MRS. J. ADAMS,
Superintendent, Central Royal Parks



Three Commercial Pioneers

In 1870 there were 55 newly-built houses and shops on the South side of Kensington High Street, one of them was described as a 'handsome large shop property, with plate glass front, 3 floors of rooms and a lofty basement', this was taken by John Barker setting up business on his own after a brilliant youthful career.

John Barker was the son of the owner of a small brewery in Maidstone, just before his 13th birthday he was apprenticed to a draper in Maidstone. And from that time we are told 'he never troubled his parents for assistance'.

From 3 years experience in Maidstone he moved to Folkestone and then to Dover. At the age of 18 he decided to try his fortunes in London. Initially he worked for Spencer Turner in Lisson Grove, from there he moved to Mr. William Whiteley in Westbourne Grove. In a few years he became a departmental manager at a salary of £300 a year, business doubled so did his salary, but young Barker still in his twenties sought power as well as money. He wanted to become a partner but Mr. Whiteley, although he increased his salary to £1,000, refused a partnership.

Barker who was married with 2 children decided that the time had come for him to strike out on his own . . . there was that terrace of shops springing up in the High Street of the rapidly developing suburb of Kensington.

The shop opened in October 1870 with Barker in partnership with James Whitehead (later Sir James Whitehead, Lord Mayor of London).

Within months new shops were acquired, by 1893 the shops numbered 28 with 42 departments, 1,000 staff and 80 horses in the stable to pull the delivery vans. The partnership with James Whitehead ended, with a disagreement late in 1893. The Gibbys bought out Mr. Whitehead and the firm became a limited company with John Barker as its first Chairman.

The country bumpkin from Maidstone who was now a man about the town, still fancied himself as a country squire, he bought an estate at Bishop's Stortford and raised a prize lot of Syrian sheep and bred polo ponies, but not at the neglect of his London business.

In 1907 for £84,000 John Barker bought Pontings, when the firm went into liquidation.

The following year John Barker was made a Baronet, the picture of the successful business man and country squire was made complete by his election as a Liberal M.P. for Penryn and Falmouth.

On Sunday November 3rd 1912 a disastrous fire destroyed the whole of the eastern corner of the store which resulted in the death of 4 resident members of the staff. Barker acted immediately by acquiring a vacant site on the opposite side of the road, setting up a wooden shelter, this with the building next to it, designed by Reginald

Bloomfield was later known as Ladymere, it was linked to the main building with a subway.

In 1913 a manager for the food store section was required, among the young men applying was Trevor Bowen, 34 year old manager of Lyons Bakery down the road at Cadby Hall.

He started work at John Barkers and Co. Ltd. on January 1st 1914. John Barker now over 70 was seriously ill and his place as Chairman was taken by Sydney Skinner (Knighthood 1922).

In 1928 the Company made an agreement with the L.C.C. who were to undertake a road widening scheme to set back and rebuild the stores.

Derry and Toms building designed by Bernard George F.R.I.B.A. was completed in 1933, after the acquisition of land at the rear occupied by Burdens Mews and an old candle factory, at a cost of £25,000.

By 1939 the old shop fronts of Barkers were demolished, but work on the building had to cease owing to the outbreak of war.

Trevor Bowen became Chairman in 1940 when Sir Sydney Skinner was taken seriously ill.

The famous Derry and Toms Garden, Trevor Bowen's favourite brain-child was not started until 1936. It was a formidable and expensive task to transform the one and a quarter acres of barren roof top into one of the most charming gardens in London. Ralph Hancock, the landscape architect designed the garden, special stone was brought from the mountains of Pennsylvania for the alpine plants and 500 trees and shrubs were planted, the total cost was about £25,000.

Trevor Bowen was a shrewd business man, by attracting people to ascend to his Spanish Garden, the Tudor Garden and the English Water Garden he knew that his sales would increase on one or other of the floors. The Gardens were completed and opened on May 9th 1938. When the war ended Barkers was still in a state of reconstruction, Trevor Bowen then started his campaign to widen the High Street, he displayed on the remains of the old building a giant poster with a warning 'Safety First, Until the Barker Widening Scheme is completed this Crossing is Dangerous'.

Operation Bottleneck as the campaign came to be called, involved some protracted legal arguments over Kensington Square. Barkers had bought a considerable number of houses in Kensington Square, a number under pseudo names; for several years Trevor Bowen tried to induce the Town Planning Authority to approve his scheme to construct a courtyard through the north side of the Square, claiming that this would relieve the traffic congestion. The Minister of Town and Country Planning eventually approved a plan to demolish a stabling annexe in Young Street at the rear of Thackeray's House, to enable the Barker receiving dock to be built.

By the spring 1957 Bernard George's proud design was nearing completion, Trevor Bowen was then 78 and feeling it time to hand over control of the Barker group of Stores to a younger man. His friendship with Hugh Fraser and the offer by the House of Fraser to

acquire the ordinary shares of John Barker and Co. was completed by August 1957. Hugh Fraser asked Trevor Bowen to continue his long association with Barkers by becoming the first Honary President of the Company, a position he held until his death in May 1965.

Mr. Derry and Mr. Toms

In 1862 Mr. Charles Derry opened a shop in Wrights Lane in partnership with his brother-in-law Charles Toms. This project flourished and by the turn of the century Derry and Toms owned 12 shops. Each partner had 2 sons, who also became partners in the business. In their Edwardian heyday they were famous for millinery, selling lavishly decorated hats for 12/9.

One of the sons Mr. C. B. Toms was a great horse lover, his fleet of blue and gold delivery vans pulled by grey horses, were famous all over London. He was responsible with other horse lovers for inaugurating the cart horse parade held annually, at that time in Regents Park. He became a well known judge at Olympia, Richmond and Dublin horse shows. When the premises on the corner of King Street (now Derry Street) were bought and rebuilt they included a Moorish restaurant on the top floor, reached by an open lift with seats.

Derry and Toms was sold to John Barker Co. Ltd. in 1921.



Frog Hollow

15 Victoria Grove, London W8 5RW Telephone: 01 581 5493

A TREASURE TROVE FOR ALL AGES

Holland House— an unnecessary loss

by R. T. D. Wilmot

Future generations seeing the Holland Park Youth Hostel in the old East Wing of Holland House may wonder what happened to the remainder of this old house. A myth has arisen that its loss was inevitable owing to the bomb damage in 1940. The truth is very different and a sad reflection on the attitudes of the London County Council.

Holland House, the family home of Lord Ilchester was a Jacobean red-brick house with a central block, flanked by East and West Wings. In 1940 the centre was hit by incendiary bombs, damaging the roof and interior and breaking some of the windows (see photo on page 23), but the wings escaped all but superficial damage.

After the war, Lord Ilchester sold the house and grounds to the London County Council on the understanding that the place would become a public park. The L.C.C. then had the problem of deciding on the future of Holland House. Rumours spread round Kensington that plans for demolition were being made and I tackled the Leader of the L.C.C. about them, saying that I felt it would be a pity for London to lose such a historic and interesting place. Sir Isaac Hayward, the L.C.C. Leader, took a different view saying 'Holland House should go, it is a relic of an outdated aristocracy and anyway, it would cost £25,000 to restore.'

That evening I visited Holland House, it was a melancholy sight, surrounded by barbed wire and demolition workers had already started work on the centre block. But it was still possible to walk through the central doorway into the large entrance hall and to see that the staircase appeared to be intact. Both wings also looked intact with no signs of broken glass.

From then, it became a battle of wills between the Kensington Society and the L.C.C.—the Society pleading for delay in demolition and seeking new uses for what remained of the house. Finally the Youth Hostels Association agreed to take the East Wing, but they needed more space, for which the old house would have been ideal, but by then the fine old rooms had been demolished and new additions were built.

But it was not just an ordinary Jacobean house. In it, Addison died in 1719 and it was the early home of the wittiest Member of Parliament of the 18th-century—Charles James Fox. A Victorian lover of Holland House—Princess Marie Liechtenstein, on whose 1873 history of the house I shall draw copiously—describes how Fox returned shortly before his death to walk over all the grounds 'looking tenderly at each

spot, as if he wished to carry through the gates of death, the impressions gained on his soul in his childhood'. The house's greatest period was 1800-1840, when Lord and Lady Holland made it perhaps the greatest salon ever known in England and hardly a distinguished man in politics, science or literature was not a guest there. Lady Holland was an imperious hostess, but several of her guests knew how to handle her; when she said to Sydney Smith 'Sydney, ring the bell' he replied 'Oh yes and shall I sweep the room?' Her dining-table was generally crowded and when she told one guest 'Luttrell, make room' he answered 'It must certainly be made, for it does not exist.'

The East Wing, now part of the Youth Hostel, although architecturally interesting, contained the least important interiors, much of it being servants quarters. The grand rooms were in the centre and the West Wing. The decorations were a skilful mixture of old and new, when Lord Holland modernised the house around 1800, he studiously preserved the old features. The ground floor of the central block contained a grand entrance hall with a carved wooden staircase and outside a portico, used in olden times for sedan chairs. Typical decorations were Venetian looking glasses and Genoese silk brocade wall hangings. On the first floor was the grandest room of the house—the Gilt Room, used as a ballroom and containing 17th-century frescoes restored by G. F. Watts.

But it was the West Wing, which in many ways was the most interesting in the house. The room in which Addison died became a dining room, straddling the central and western block. Addison had married the Earl of Holland's mother, a far from happy alliance, which provoked the comment that 'Holland, although a large house, could not contain Mr. Addison, the Countess of Warwick and one guest, Peace'. Not surprisingly Addison was described as drowning dull care by pacing the table with a bottle of port at one end and a bottle of sherry at the other.

The Library occupied the entire first floor of the West Wing and for many, was the finest room in the house, largely for its historical associations. Macaulay immortalised it, writing 'With peculiar fondness, they will recall that venerable chamber, in which all the antique gravity of a college library was so singularly blended with all that female grace and wit could devise to embellish a drawing-room. . . . They will recollect how many men who guided the politics of Europe . . . were there mixed with all that was loveliest and gayest in the society of the most splendid of capitals'.

Tragic though the loss of Holland House was, nevertheless there was one compensation. For it was the sense of outrage felt by Kensingtonians, which gave momentum to the activities of the newly formed Kensington Society. Without the Society's efforts, the East Wing would have been destroyed and passers by would have lost the opportunity of seeing this relic of the historic old house.



Holland House, Kensington.

Farmer & Sons' Series of Kensington Views.

Before damage by bomb

After damage by the bomb



A tribute to the late Sir Brandon Rhys-Williams

In his passing last May at the comparatively early age of 60 years, the people of Kensington lost a good and conscientious M.P. He represented Kensington at Westminster for twenty years, and between 1979 and 1984 he represented the constituency of London—South East in the European Parliament.

Sir Brandon was no trimmer or seeker after office. His robust independence, his obvious sincerity in the causes he espoused and his dogged commitment to them, even though at times they were unfashionable—the reform of the House of Lords for instance—won him the respect of opponents and friends alike. The large attendance of his own constituency, particularly those from the northern part, at his Memorial Service in St. Margaret's, Westminster, was evidence of the regard in which he was held.

The Society has lost a strong supporter. He was a member, and whenever it was possible always supported its activities. Any issue on which his support was sought was dealt with quickly and with understanding. Many members with leasehold mansion flats know how energetically he lobbied Ministers, until finally many of his recommendations were adopted in the Landlord and Tenant Act of 1986.

Sir Brandon was greatly influenced in his political outlook by his mother, Lady Juliet Rhys-Williams, D.B.E., who in her day was a noted economist and social reformer who founded the National Birthday Trust to aid and further research into child health and maternity services. Sir Brandon was to continue this work through his chairmanship of the Trust. Like his mother he became a social reformer. He was a strong advocate for simplifying social allowances and was successful in getting National Insurance contributions earnings related, and for the amalgamation of family and child allowances.

In Caroline his wife, Brandon had a partner who gave unstintingly of her time, and it is good to know that she is to continue her involvement on many committees and in community affairs. The Society extends sincere condolences to Lady Rhys-Williams and her family on their sad loss.

Among the prayers offered at his memorial service, was the very appropriate one—'O Lord grant us the serenity to accept the things we cannot change; the courage to change the things we can; and the wisdom to know the difference.'

GEORGE POLE

The Kensington Highways

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

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

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

During the Middle Ages and the Tudor times there is very little recorded history, except a few transfers of land. We can only conjecture that the daily life of the people at work and at play was much the same as obtained elsewhere in the villages close to London. The majority

of the people would have been retainers of the lord of the manors, and would comprise, no doubt, field workers, woodmen, herdsmen, brewers, blacksmiths, etc. with the ordinary small tradespeople.

There must have been a considerable amount of traffic along the two highways through Kensington: two-wheeled carts and loaded farm wagons, groups of folk on foot or riding astride, coming to market at the periodical fairs, droves of sheep and cattle, or a string of pack-horses with man and dogs in attendance; all the ordinary wayfaring life of the Middle Ages, with now and then the movement of troops, a religious pilgrimage or a lordly progress.

In 1554 Wyatt's army marched through Kensington from Kingston to force a rebellion against the Queen, and was defeated at Temple Bar after making a stand at Hyde Park Corner.

One of the most memorable incidents recorded was in September 1651, when the Lord Protector Cromwell was conducted in state, accompanied by a train of over 300 carriages, from Acton to London along the north highway.

The imagination of everyone of the present day who uses these highways may be stirred in remembering that, when they walk down Holland Park Avenue or Kensington High Street, these two roads have been in existence for over two thousand years.

G.C.B.

A short sketch of the curriculum of Benjamin Harrison Key at Kensington School, Kensington Square, London

I joined the School some time in 1850, my mother, who was a widow, living at No. 40 in the same square. So my brother and I (Bransky Louis Key afterwards Bishop of Kaffraria S. Africa) were day boys, having all our meals and sleeping at home. I was about 10 years old when I joined and being a very idle boy and having no aptitude for learning I was put in the 1st class, the Junior in the school. My brother, who was 2 years older than I, and had much more ability and diligence than myself and was a real scholar, was then in the 5th class, the 2nd from the top of the School. I remained in the School for about 4 years, or nearly that time, and then went off to sea as Naval Cadet, joining H.M.S. 'Juno' in Nov. 1853, and sailed off to the Australian Station. I went round the world before I was 18.

The School consisted of 3 houses in Kensington Square on the West side, that nearest High St. was Mr Frost's the 2nd Master who took in boarders, the next house was Dr Hessey's the Head Master who also took in boarders, the 3rd house next to Dr Hessey's was used as an office for the school in charge of a Mr Silver. When I entered the school the 1st Class (Juniors) was under Mr Fincher, who had 2 brothers who occasionally assisted in the 1st and junior classes. The Master of the 2nd class was Mr Hudson, of the 3rd Mr Gaitskill, and of the 4th Mr Hole, of the 5th Mr Frost, Dr Hessey being over the 6th the senior of all.

I have a pleasing recollection of the religious tone of the School. Every morning, when we assembled, the whole School met in the large School Room, mustering at that time about 300 boys, it was the largest under Dr Hessey who was a very efficient master, and much respected. At this morning gathering one of the big boys read a chapter of the Bible from a lectern and prayers were offered by Dr. Hessey. On one occasion when a boy named Jart (?) died from inflammation of the lungs, Dr. H. gave the whole school a most solemn address on the subject, which broke me down to tears and some other boys too.

We had the usual winter holidays of one month, and 6 weeks in the summer, beginning I think in June, no Easter holidays, but once a quarter, or so, an "optime" holiday—only allowed to those boys who had earned it by good work and conduct.

The School was I believe started by some Indian and other retired military officers for their sons. There were several groups of brothers which I well remember in the School—the Wavells, Battyes, Barnes', Browns, Elliotts, also Howes and Curzons. The best social family that I remember were the Curzons. They were day boys and had a large fine house within view of the playground, these were fine lads and wore good flannel cricket suits, with mottos on them—or sometimes

about them—"Let Curzon hold what Curzon hold". They had a cousin in the school named Howe, so they were related in some way to the Naval family of Curzon-Howe, also no doubt connected with the present Lord Curzon.

The old fashioned school boy fighting used to be conducted in the N.W. corner of the great playground behind the Fives court where black eyes and bloody noses were rife. I was not pugnacious, but one day I got a black eye in a scrimmage with a boy named Ogle. The school possessed a most splendid play-ground in a large field behind the school houses. Behind these houses were the School Rooms and the tectum, the covered playground for wet days.

This great playground is now built over and I think the present station of the Metropolitan Railway stands on it.

I was at the school in 1851 at the time of the great first Exhibition in Hyde Park, which we frequently visited. It was situated between the Serpentine and Knightsbridge Road, and at the same time I was much interested in the spectacle of a Line-of-Battleship's Launch, a large 20 oared-boat with raised bulwarks, a stern and quarters built on, also a cut-water similar to a large ship, and she was full rigged as a 3 masted ship, square rigged with royals all sails, like a miniature Frigate, she was manned by 20 Naval Boys, commanded by a Naval Mate, and used to sail up and down the Serpentine to the delight of thousands of people.

I have not served in H.M. Navy since 1869, and I retired in 1871, since which date I have been accepted in what I may call my life's work as Superintendent of the Bethesda Town Mission, Portsmouth*.

Ben H. Key

65 Elm Grove
Southsea
Portsmouth
June 12. 1919

* something on the same lines as the London City Mission

The Horticultural Gardens in Kensington

The Horticultural Gardens for thirty years had held its exhibitions in its garden at Chiswick. Numbers attending the exhibitions had dropped and the Society was looking for a more central site. In 1857/58 the Commissioners of the 1851 Exhibition also required a site for their display of works of art, etc. In 1858 H.R.H. the Prince Consort became the President of the Horticultural Gardens; as head of both bodies was able to facilitate negotiations and on June 27th 1858 a meeting was arranged at Buckingham Palace and H.R.H. announced to the Council of the Horticultural Gardens that the Commissioners of the 1851 Exhibition were prepared to grant a lease of 22½ acres of their land in Kensington to the Horticultural Society on certain terms.

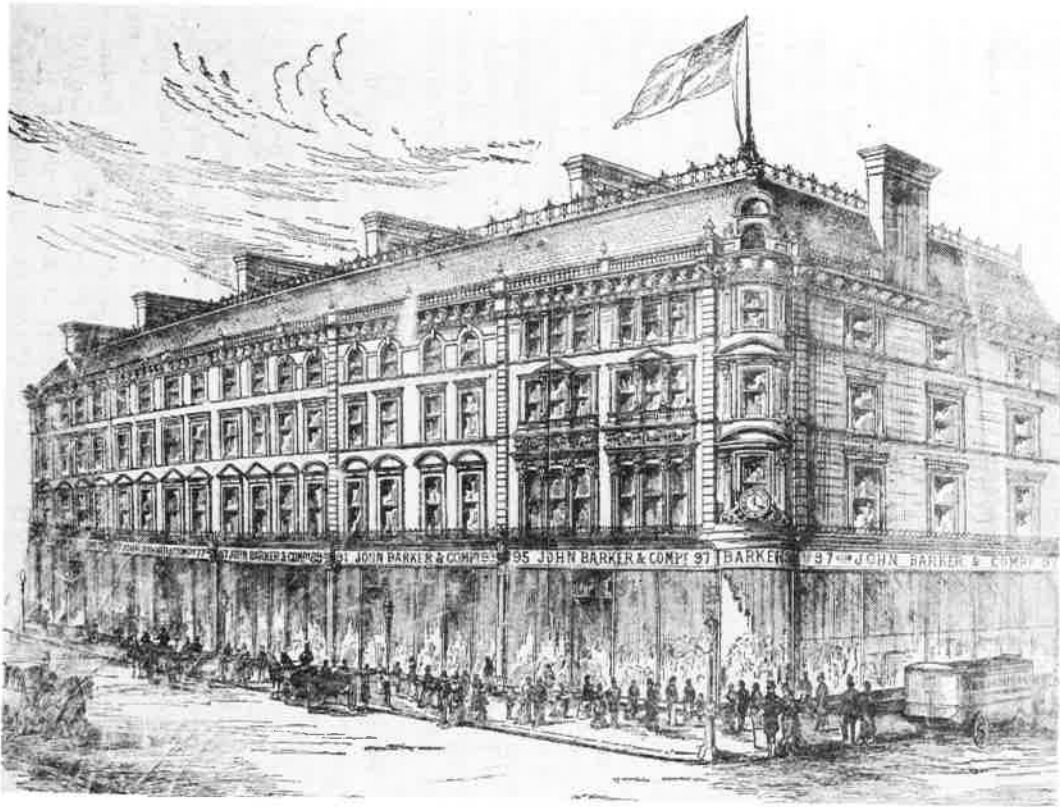
The land was situated immediately behind the site now occupied by the Albert Hall between Exhibition Road and Queens Gate. One of the terms of the lease was that the Society should immediately, after the execution of certain earthworks by the Commissioners, construct an ornamental garden with walks, trees, shrubs, and fountains, and at the north end of the land a conservatory should be built, with an overall expenditure of not less than £50,000.

It was agreed that the Commissioners would expend a similar sum on required earthworks and the enclosing of the land with arcades.

A further term was that the control of finances and management of the garden should be vested in a joint committee of six, half of the members being nominated by the Commissioners and half by the Society.

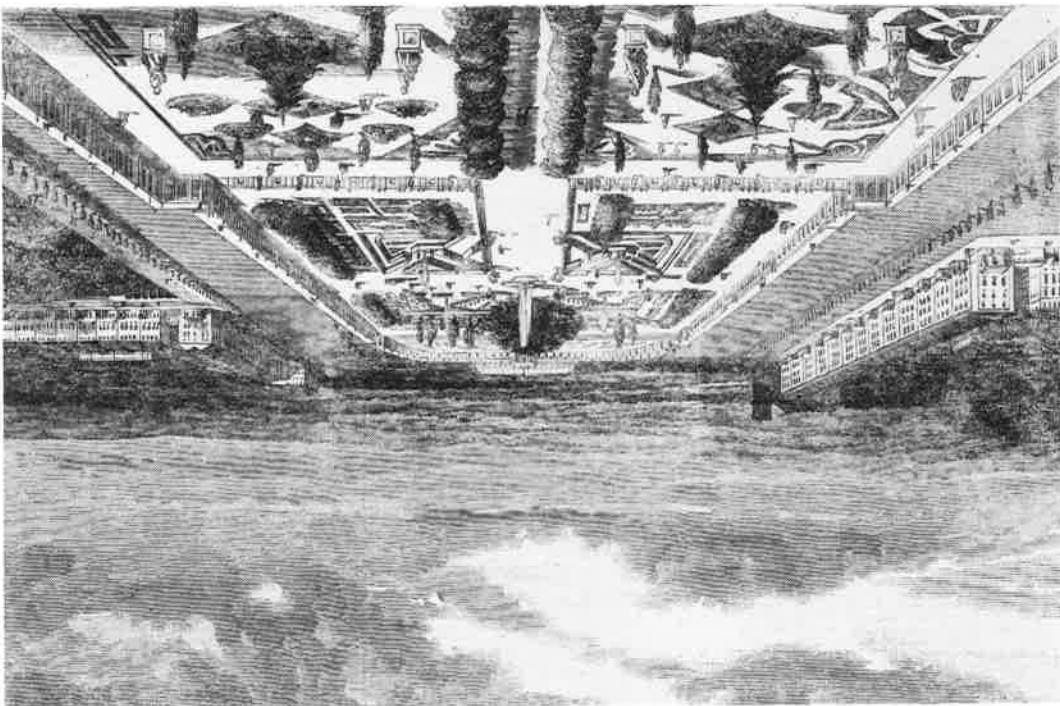
These terms were embodied in a new Royal Charter granted by Queen Victoria on May 8th 1861, which stated that whereas the Society had hitherto been known as the Horticultural Society of London 'It is Our will and pleasure that the Society shall henceforth be called The Royal Horticultural Society'. The joint use of the Garden was not a success. The share of the gate money was insufficient to enable the Society to meet its obligations to either the Commissioners or the debenture holders who had provided money for construction of the Garden.

In 1880 the Commissioners commenced legal proceedings against the Royal Horticultural Society in order to regain possession of the land. The case was carried to the Court of Appeal and in 1882 judgement was given in favour of the Commissioners; the Society's lease was terminated in August of that year.



John Bakers—rebuilt between 1927-1958

Royal Horticultural Society Gardens, South Kensington



Coloured handbills from 1879 and 1909.

Derry & Toms explain the advantages of travelling to their shop by electric train, 'under' cover all the way ...



and Barkers attract Victorian children to their 'Christmas Bazaar & Fancy Fair'.



Reports from Local Societies

ABBOTSBURY RESIDENTS ASSOCIATION

After more than 11 years of effort on the part of the Association including representations to our M.P., the Department of Transport and the Borough Council, the promotion of amendments to the Transport Act, lobbying at the local and national levels and innumerable false starts and discouraging technical setbacks, traffic control humps were finally installed in Abbotsbury Road in the summer. The speed of through traffic, and particularly maximum speed, have been dramatically reduced, to the great advantage of safety and general amenity.

The Trustees of the Holland Park Estate have terminated the appointment of the present Managing Agents. They have appointed in their place a fulltime agent who will be directly responsible to the Trustees for all Estate affairs. It is generally felt that this change will prove very much to the advantage of residents. We hope that many long-standing maintenance problems, especially in Abbotsbury Close, will now receive attention.

The Association's area has so far largely escaped the depredations of profit-hungry 'developers'. Factors that have helped to prevent unsightly and inappropriate development include the restraining influence of the Holland Park Estate and vigorous action by this Association and others to help the Borough Council to counter specific threats. As a matter of policy we do all that we can to support the Kensington Society and kindred bodies in their efforts to preserve the unique Kensington environment.

Chairman: Professor R. J. L. Allen, O.B.E.

Hon. Secretary: Miss N. L. D. Muller, 5 Abbotsbury Close, W14 8EG (01-603 80623).

THE BOLTONS ASSOCIATION

A highlight of 1988 was the erection, with the support of the Beatrix Potter Society and the author's publisher, Frederick Warne, of a memorial plaque to Beatrix Potter on the site of the house in Bolton Gardens where she spent her youth; and this, located on the wall of the Bousfield School in the Old Brompton Road, was unveiled by Lady Huntingdon (Margaret Lane) before the Association's Garden Party on July 6th.

The Association has been deeply concerned over the proposed

redevelopment of St. Stephens Hospital. They opposed the project on the grounds of its devastating environmental effect and were active in the campaign to refuse planning permission.

Some concessions were won by the Association's interventions in opposing the conversion of 1-5 Bramham Gardens into an hotel and, nearer home, the application by the car hire firm Miles & Miles to lease the garage at Walnut Tree House, Tregunter Road. After initial refusals it seems likely that modified applications will be approved.

The Association enthusiastically supports the campaign of Councillor Gordon against statutory provisions and D.O.E. policy which make planning control by the Borough so difficult to enforce.

Chairman: Mr. Philip English (to be replaced in spring by Mr. James Macnair).

Secretary: Miss Elizabeth Lowry-Corry, 60 Redcliffe Gardens, London SW10 9HD.

CAMPDEN HILL RESIDENTS' ASSOCIATION

We fully support the stand made by Gerald Gordon regarding the present state of planning rules, but regret his resignation because of it. In particular we do not accept the general presumption in favour of developers, ignoring so often the genuine local objections.

Currently we have objected to the planned redevelopment of 1-7 Kensington Church Street on the grounds that it will result in many more cars down Holland Street and, particularly, Kensington Church Walk which is simply too narrow to accept any vehicles safely. Why do we always have to accept more cars with each development?

We cannot see why the space behind McMillan House is still in a mess. The Council has power to take this over and make it into a decent garden.

Yet another cynical appeal has been lodged to divide 70 Bedford Gardens so that a new house can be built with access to Campden Street. We are fully supporting the local Association in condemning it.

Our Association is constantly trying to improve the traffic situation at Notting Hill Gate and little by little we seem to achieve some success. A new pedestrian crossing at the top of Campden Hill Road is very welcome, not least for the Holland Park School.

Chairman: Mary Woozley.

Secretary: Barry Russell, R.I.B.A.

CORNWALL GARDENS RESIDENTS' ASSOCIATION

The Association has continued to monitor planning applications and other matters affecting the environment and amenities of Cornwall Gardens and the immediate neighbourhood. Representations have been made to the Council and other bodies when appropriate.

Copies of the Garden Squares petition were delivered through-out Cornwall Gardens and a total of nearly 200 signatures were obtained.

At the suggestion of the Director of Planning, a letter was sent to the Secretary of State for the Environment requesting that the ban on Estate Agents' boards should be continued. We hope that the ban in the Cornwall Conservation area will be imposed again in March '89. In the meanwhile it is sad to see that some agents are already erecting boards again.

Hon. Secretary: Miss V. Overbury, 57 Cornwall Gardens, SW7 4BE.

EARL'S COURT GARDENS AND MORTON MEWS RESIDENTS' ASSOCIATION

The Association continues to be actively concerned in maintaining the essential residential character and the amenities for residents in our immediate area. During 1988 we have objected to several planning applications for what we considered inappropriate building extensions and changes of use of individual residential properties; and we have also had to draw the Planning Department's attention to a variety of unauthorised developments and urge enforcement against them. We have had some support from the Council.

The pressures which affect us have led to more substantial threats in some neighbouring areas and we have added our voice to objections raised in them—notably against a proposed substantial conversion to a hotel of some fine garden houses in Bramham Gardens. We take a close interest in the part of Earls Court Road nearest to us and have supported the Council in trying to defeat developments which do not benefit local residents. We continue to maintain close contact with the Council and local police over the control of traffic and general policing in our area.

Our Honorary Secretary Mrs. Hunter has left the area. Sir Geoffrey Littler will be taking the Chair of the Association in the near future. I shall remain as Honorary Secretary.

Chairman: The Lady Farnham.

EARLS COURT SQUARE RESIDENTS' ASSOCIATION

In 1988, Town Planning matters have dominated; not to our advantage.

No. 1 Earls Court Square adjoins Earls Court Road. An important house, the first built in the Square, we wanted it included in the Conservation Area. Despite support from the English Heritage this was disallowed. This house also attracted building applications; the Council can approve more than one scheme and in the end the most unsatisfactory one went ahead, over-developing the unique site.

Diagonally opposite an application for car spaces between houses was mercifully rejected.

Where the southern arm meets Earls Court Road an unauthorised car hire business is housed, its vehicles causing congestion. Sanctions under an enforcement order are still awaited.

The backs of the south side properties look out over the narrow brick walled Rich Lane to the paved courtyard of Redcliffe Close. Planning permission for 19 car parking spaces in the courtyard was requested, access through the Lane. Because of noise nuisance, loss of amenity and reduction in property values, three Residents Associations backed by Noise Investigation Ltd., an expert consultancy strenuously opposed the application. It was granted, nevertheless.

Social and money making events took place successfully. The Garden flourishes thanks to the Garden Committee.

Chairman: Mrs. Marianne Dawood, 67 Earls Court Square.

Secretary: Mrs. May Holt, 35 Wetherby Mansions.

EDWARDES SQUARE SCARSDALE AND ABINGDON ASSOCIATION

We have supported residents in contesting numerous small-scale developments—which cumulatively so damage the Conservation Area. Several applications for a new house behind 35 Pembroke Gardens were refused. The last, encouraged by the 'Camden' case, was recently tested at appeal before a DoE Inspector. We made a submission supporting the refusal and await the outcome. Two major developments currently concern us:

St. Mary Abbot's Hospital. We participated in the preparation of the Borough's Planning Brief and had useful discussions with the architects. Whilst layout and design are encouraging, issues such as density remain a problem.

Odeon Cinema. Several aspects of this development cause concern—especially height/density/access/office content. We have lodged a detailed objection.

A worrying new trend is the number of residents who deliberately disregard planning regulations and demolish/build without consent. We are seeking strong action from the Council in such cases.

High Street Working Party. With other members, we expressed concern at slow progress in implementing the Action Points and were united in requesting a simpler design scheme!

Weir. We have continued our representations for a road providing maximum relief.

We regret Councillor Gordon's resignation as Planning Committee Chairman but support his campaign for improved controls. We are also sad to lose Alan Sanders having appreciated his work for the Borough and unfailing courtesy and helpfulness that characterised his dealings with us.

Chairman: Mr. A. M. Carr-Gomm, 9 Holland Park Road, W.14.

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

KENSINGTON HIGH STREET STUDY GROUP

During the year, the Study Group has continued to stress the need to restore the balance between the residential and the commercial environments which was the cornerstone of the Council's long-term policy for the development of the High Street.

Symptomatic of the present imbalance is the increasing tendency to confuse the shopping core with the High Street itself. The Study Group has asked that developers and the Planning Directorate alike should remember that the High Street starts at Kensington Gardens in the east, and ends at Olympia in the west: and that in between it contains a now very attractive shopping centre, fine period squares and terraces, and the leisure complex of Holland Park and the Commonwealth Institute. It is the combination of these that make the High Street unique.

The Study Group is a member of the High Street Working Party and supports the Council in the implementation of the Action Plan: though together with the Society and other residents' representatives it has urged that the process should be speeded up.

The Study Group strongly opposed over-development on the Barkers and Odeon Cinema sites.

Convenor: Richard Newcombe, 3 Earls Terrace W8 6LP

LEXHAM GARDENS RESIDENTS' ASSOCIATION

1988 has proved to be an eventful year for Lexham Gardens.

The Council has approved plans for the re-landscaping of the Garden Square. In addition existing wire fencing which has reached the end of its life will be replaced by Victorian-style railings. At a meeting of the Lexham Gardens garden rate payers, the proposals were approved by a vote of 28 to 8. The Association is grateful to the Council for a loan of £25,000 to help pay for the cost of the improvements. The balance of the cost is being paid for by a donation from the Garden freeholder. It is hoped to celebrate the opening of the new gardens at a reception to which the Mayor will be invited.

The Association is now considering its reaction to the Taylor Woodrow proposed development on the St. Mary Abbot's Hospital site. A meeting is being held in the near future at which plans will be discussed in detail.

Chairman: Mr. Cyril Taylor, 1 Lexham Walk, W8 5OD.

ONSLow NEIGHBOURHOOD ASSOCIATION

The most satisfying event of the year has been the reopening of St. Pauls, Onslow Square. Members of the Association attended a splendid

and crowded service of rededication in September and it gave us great satisfaction that it was in no small part due to the efforts of The Association culminating in a highly charged public meeting in 1981 that the fabric was saved from redevelopment.

However we have no further news of our other problem sites; the garage site between Neville Terrace and Neville Street, South Kensington Station and the north building of Brompton Hospital. Decision day for the latter draws nearer with the completion of the New National Heart and Chest Hospital expected within the next year.

Our Annual General Meeting, held last March once again in the Brompton Hospital, was well attended and we are grateful to Councillor The Hon. Simon Orr-Ewing, the retiring Chairman of the Planning Committee, for speaking to us and answering members questions. Our other annual event, the Garden Party, was cancelled because of inclement weather, the first time we have so suffered. However we did arrange a preview evening at St. Paul's Church before its opening.

Our present crusade is against the fouling of pavements by locally owned dogs. The Council have provided new and better warning notices, but it is up to the dog owners themselves to show some thought for their neighbours and control their pets.

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

PEMBRIDGE ASSOCIATION

Regrettably the despondent mood of last year—in respect of our environment—continued in 1988. Unwanted speculative developments abound in spite of our protests, sites are overdeveloped, garden walls knocked down and front gardens converted into parking spaces; cornices, mouldings and architectural details are destroyed; traffic volume increases; street furniture and walls vandalized.

Our major planning fight was to muster all our resources to try and defeat the application for an amusement arcade/centre at 10 Pembridge Road. Over 5,000 people signed our petition in protest and nearly 1,000 letters of objection were sent to the Department of the Environment. Four members of the Executive Committee spent two full days at the Public Inquiry and all spoke out in protest. The outcome is still awaited but unless the guidelines on Planning, issued by the DoE, are amended we are all powerless to throw out the majority of so many applications which are blighting our Conservation Area.

On a happier note, our Annual Garden Party in June attracted a record turn-out who were all treated to a musical entertainment by pupils from Pembridge Hall School to the delight of all present.

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

Hon. Secretary: Dori Schmetterling, 11a Dawson Place, W.2.

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

VICTORIA ROAD AREA RESIDENTS' ASSOCIATION

A busy year, but key projects have yet to reach fruition. We have made a breakthrough by coming to agreement with the Council on our scheme to reinstate Victorian lighting in three more streets: Victoria Road, St. Albans Grove and Kelso Place. With significant contributions from the Council, our residents and, hopefully, from a major hotel, we hope to complete this scheme in early 1989.

Our next project, the removal of all parking sign-posts, has also been agreed. The signs will be moved to lamposts, railings, gate piers or walls once agreement has been reached with the owners. Launceston Place has already been done as a demonstration of what can be achieved.

The Victoria Grove/Launceston Place traffic management scheme, which caused considerable problems has now been agreed, although it is still not to everyone's satisfaction. We hope that we can now get rid of or relocate most of the traffic signs, so that the signing is more appropriate to a conservation area. We have supported the continued closure of Derry Street as an integral part of the traffic management scheme for the area.

We welcome the Kensington Society's initiative in arranging a meeting between the chairman of the Planning Committee and amenity and residents' groups. It highlighted the lack of real dialogue between the Council and residents, a point that was emphasised at the meeting called by the Council in October: it should be planning with the residents not for the residents. The Society's meeting should become an annual event.

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

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

New publication February 1989

MY OWN DARLING

**Montie Carlisle's Letters to his wife
in Kensington**

1914-1919

*Edited by their son Christopher Carlisle
256 pages—hard back—illustrated*

£12.95

Available from Waterstone's, High Street
or telephone 01-937 5726



Swanton Mill, Mersham, Ashford, Kent.

An ancient watermill, with records from 1610, on a Domesday Recorded site. Derelict in 1969—restored winning 1975 European Architectural Award.

Open to the public April-September, Saturday and Sunday, 3-6 p.m.

PATENTS • TRADEMARKS • DESIGNS

BARON & WARREN

Chartered Patent Agents

18 South End
Kensington W8 5BU

Telephone 01-937 0294 Telex 21319 Patags

THE KENSINGTON SOCIETY

Statement of Accounts for the year 1988

THE KENSINGTON SOCIETY
BALANCE SHEET
as at December 31st 1988

THE KENSINGTON SOCIETY
BALANCE SHEET
as at December 31st 1988

1987				
£		£	£	£
Assets				
	Office Equipment at cost,			
18	less depreciation			15
Bank Balances:				
Deposit Accounts:				
1,548	General Fund	1,616		
1,734	Princess Alice Memorial Fund	1,811	3,472	
Current Accounts:				
2,512	General Fund	5,266		
495	Princess Alice Memorial fund	354	5,620	
2,050	National Savings Bank Investment			
	Fund		2,224	
				11,271
8,357				11,286
Liabilities				
253	Sundry Creditors		2,633	
£8,104	Net Assets		£8,653	
Accumulated Fund				
5,044	Balance at January 1st, 1988	5,865		
Add: Surplus from Income and				
821	Expenditure Account		613	
5,865				6,478
Princess Alice Memorial Fund				
1,967	Balance at January 1st, 1988	2,239		
Surplus (Deficit) from Income and				
272	Expenditure Account		(64)	
2,239				2,175
KEON HUGHES, <i>Hon. Treasurer</i>				
G. CHRISTIANSEN, <i>Hon. Secretary</i>				
£8,104			£8,653	

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.

33 Marloes Road
Kensington London W8 6LG
January 31st, 1989

CROFT, MAY & CO.
Chartered Accountants

THE KENSINGTON SOCIETY
INCOME AND EXPENDITURE ACCOUNT
for the year ended December 31st 1988

1987				
£		£	£	
2,598	Subscriptions			3,147
Other Receipts				
204	Profit on Sales of Books			109
208	Interest Received			242
1,052	Receipts for Visits			659
1,205	Advertising in Annual Report			1,075
1,678	Donations			650
—	Tree Appeal including £607 from the sale			2,250
55	Income Tax recovered			143
7,000				8,275
Expenditure				
799	Printing, Typing and Stationery		1,324	
990	Postage and Telephone		1,045	
2,172	Producing Annual Report		1,812	
253	Professional Charges		287	
150	Litter Bin Sponsorship Fee		—	
80	Sundry Expenses		80	
—	Meeting Expenses		57	
546	Coach Visits, etc.		568	
41	Subscriptions and Donations		12	
—	Tree Planting		2,474	
1,145	Kensington Square Records		—	
3	Depreciation of Office Equipment		3	
6,179				7,662
£821	Surplus			£613
	Transferred to Accumulated Fund			

THE KENSINGTON SOCIETY
PRINCESS ALICE MEMORIAL FUND
INCOME AND EXPENDITURE ACCOUNT
for the year ended December 31st 1988

1987			
£		£	£
	Income		
685	Donations Received		322
88	Interest Received		76
<u>733</u>			<u>398</u>
	Expenditure		
501	Cost of Memorial Garden	436	
—	Sundry Expenses. . .	26	
<u>501</u>			<u>462</u>
	Surplus (Deficit)		
<u>£272</u>	Transferred to Balance Sheet		<u>(64)</u>



THE DOGS HOME BATTERSEA

(Incorporating The Temporary Home for Lost and Starving Dogs and Cats)

FOUNDED 1860

Registered Charity No. 206394

Two of the 20,000 stray and unwanted dogs which received food and shelter at the Home last year. A large proportion were either restored to their owners or were found suitable homes. The Home is open 24 hours a day throughout the year and no stray or unwanted dog or cat is ever refused admission. The removal of any animal from the Home by agents of vivisection is fully guarded against.

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.

THE DOGS HOME BATTERSEA

4 Battersea Park Road, London SW8 4AA

OPEN 24 HOURS A DAY FOR STRAYS WHO ARE NEVER REFUSED ADMISSION

Marks & Spencer
 Marks & Spencer
 Marks & Spencer
 Marks & Spencer
 Marks & Spencer
 Marks & Spencer
 Marks & Spencer
 Marks & Spencer

Investing in the High Street.

LAUNCESTON PLACE RESTAURANT



01-937 6912

1a LAUNCESTON PLACE, LONDON W8

A contemporary English Restaurant; we are open for lunch and dinner five days a week, for dinner on Saturday and for traditional family Sunday lunch



DIRECTORS: NICHOLAS SMALLWOOD SIMON SLATER



Waterstone's Booksellers

Come and choose from our stock of over 50,000 books at 193, Kensington High St. W8 and 99-101 Old Brompton Rd. SW7.

We are open until 10 p.m. and on Sunday afternoon.

'The shops are tidy and enticing, elegantly designed and tend to stock the books you want and I have yet to encounter an assistant who does not go out of his or her way to oblige. . . . Waterstone's the first new bookshop in years in which it is a pleasure to browse and to buy.'

The Times

ESTABLISHED IN KENSINGTON 1830

J. H. KENYON LIMITED

FUNERAL DIRECTORS

49 MARLOES ROAD, W8

Telephone: 01-937 0757

83 Westbourne Grove, W2	{ 01-723 3277 01-229 3810
35 Malvern Road, NW6	01-624 7024
138 Freston Road, W10	01-727 1257
74 Rochester Row, SW1	01-834 4624
9 Pond Street, NW3	01-794 3535
6 Woodhouse Road, N12	01-445 1651

Banham Patent Locks Limited

fit, maintain and service

Locks, Video Entry Systems
Entry Telephone Systems, Intruder Alarms
Close Circuit Televisions, Safes
Central Station Monitoring

Members of NSCIA and affiliate member of MLA

233-235 Kensington High Street
London W8 6SF

01-938 3311

Free advice and surveys

MARSH & PARSONS

ESTATE AGENTS

established 1856

CHARTERED SURVEYORS · AUCTIONEERS · VALUERS

RESIDENTIAL SALES OF HOUSES & FLATS

FURNISHED LETTINGS & INTERIOR REFURBISHMENT

PROFESSIONAL

*building society mortgage valuations
commercial valuations
landlord & tenant*

PROPERTY MANAGEMENT *residential & commercial*

COMMERCIAL *shops & offices*

RESIDENTIAL INVESTMENTS *conversions · hotels · break-ups*

STRUCTURAL SURVEYS

COMMERCIAL *development & finance*

offices at

5 KENSINGTON CHURCH STREET W8 4LE 01 · 937 6091
2 SYMONS STREET SW3 2TJ 01 · 730 9496
4 KENSINGTON PARK ROAD W11 3BU 01 · 727 9811
57 NORLAND SQUARE W11 4QJ 01 · 603 9275
109 SHEPHERDS BUSH ROAD W6 7LP 01 · 602 0026
13 STRATFORD ROAD W8 6RF 01 · 938 3955
22 BRISTOL GARDENS W9 2JQ 01 · 289 3331

LINDARS LEECH

Solicitors

Adam & Eve Mews

165 Kensington High Street

London W8 6SH

Tel: 01-938 3681

Fax: 01-938 3685

EVERYTHING FOR THE GARDEN AND
WINDOW BOX

at

Russells

♦♦

NURSERYMEN of Kensington

Hours of business: Monday to Saturday 9 am to 5.30 pm
Thursday 9 am to 6.30 pm

♦♦

C. Russell Ltd.

80 Earl's Court Road, W.8

Telephone: 01-937 0481

TENNIS COURT FOR HIRE

**WE HAVE AROUND 300
SERVICES AND MOST
PEOPLE USE ONLY 3
OF THEM.**

Most people simply use us to cash cheques,
arrange standing orders and send out statements.

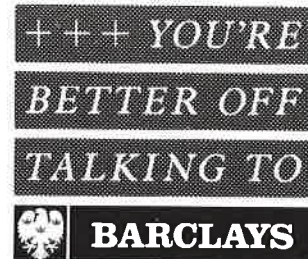
Which means they're missing the
opportunity to let us help them in many
other ways.

We can, for example, arrange their insurance,
their wills, and their investments.

We can also help get more interest on their
savings, make all their money arrangements at
holiday time, or fix up a loan for their new car.

All of which are almost as easy to organise
as it is to cash a cheque.

So find out more
about all our services now
at your local Barclays
branch.



THE MEDICI GALLERIES



Visit the Galleries for original paintings, limited editions, prints, books, postcards, greeting cards, artists' materials. Specialist framing service available.

26 Thurloe Street, SW7

01-589 1363

Monday to Friday 9 – 5.30, Saturday 9 – 5

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

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

(TITLE)

SIGNATURE (MR., MRS. OR MISS)

ADDRESS _____

BANKER'S ORDER

TO BANK

19

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

SIGNATURE _____

ADDRESS _____

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

Annual subscribers will simplify the collection of their subscriptions if they will fill in the Banker's Order. Cheques should be made payable to The Kensington Society.

Corporate Membership £25 Annual Subscription £10
Affiliated Societies £10

THE KENSINGTON SOCIETY

I,
(Full name)

of
(Address)

HEREBY COVENANT with THE KENSINGTON SOCIETY, c/o 18 Kensington Square, W.8, that for a period of years from the 1st day of 19....., or during the residue of my life, whichever shall be shorter, I will pay annually to the said Society from my general fund of taxed income such a sum as after the deduction of income tax at the rate for the time being in force will amount to the net sum of £10.

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

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

WITNESS	}	SIGNATURE
ADDRESS		
.....		
OCCUPATION		

PLEASE NOTE

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

Modern banking with traditional values.

For nearly three hundred years Coutts has been providing a highly personal banking service.

As times have changed so banking has had to adapt to the new requirements of business and the individual.

We are justly proud of the modern sophisticated banking techniques we employ, but we believe that it is our traditional approach and personal service that continues to distinguish us from other banks.

If you would like to know more please ring Huw Young Jones on 01-937 4191. He will be delighted to hear from you.



Coutts & Co

BANKERS

Kensington Branch, 138 Kensington High Street W8 7RS.

Member of IMRO.