



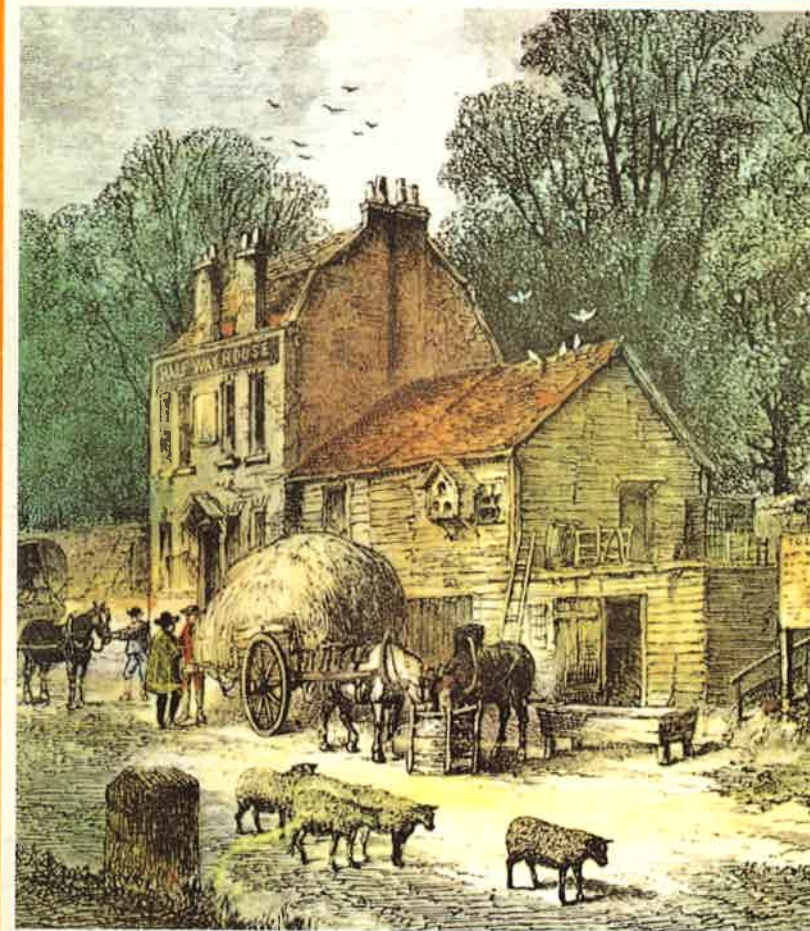
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**Annual Report 1989-90**

**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 or historic or public interest.

## Annual Report

1989-90

FRONT COVER  
*Kensington Road—Halfway House Inn*  
*Built 1733—Demolished 1846*



*The Dowager Marchioness of Cholmondeley*

# The Kensington Society

PATRON

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

PRESIDENT

JOHN DRUMMOND, C.B.E.

VICE-PRESIDENTS

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

COUNCIL

Hardy Amies	Sir John Pope-Hennessy, C.B.E., F.B.A., F.S.A.
Sir Trenchard Cox, C.B.E., F.S.A.	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	Lord Ponsonby of Shulbrede
Miss Mary Goldie, C.V.O.	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
	Richard Newcombe

HON. TREASURER: Keon Hughes

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



## Foreword

Nine months of building works and scaffolding around the apartment block in which I live have probably soured my mood, but I find it hard to remember a time when the streets of the Borough seemed shabbier or more run down, especially in its public spaces. Leaving aside, if one is able, the continuing and deepening craters in the road, the state of the pavements presents a new public danger, and never more so than when inadequately repaired. Has the craft of laying paving-stones entirely died? I have watched the famous cobbled sets of Edinburgh's new town being re-laid with skill and precision. Here, we cannot seem to fill in the simplest hole, or achieve anything like a flat surface.

There is a widespread feeling that nobody is really responsible. It is always somebody else's fault. The buck gets passed from the Gas Board to the Water Board, to the Post Office to Mercury Communications or whoever. I no longer feel a sense of that overview which local authorities used to provide. Could it have any connection with the demise of the GLC? We must find a solution before it is as dangerous to walk on the pavements as it is to cross some of our roads.

Recently the French Government produced draft legislation to restore and preserve the Champs Elysées in Paris. Among their intentions is the standardisation of commercial advertising and the design of shop-fronts. We like to think here that our individual liberty of which we are so proud allows the freedom to be different in all kinds of ways. But looking at the visual jumble of the main streets of Kensington I wonder whether similar proposals would not have value here. Our energetic new Member of Parliament, Dudley Fishburn, has taken up the cause of the garden squares with a Private Members Bill. Perhaps he could be interested in trying to persuade even our most successful commercial enterprises to standardise their exteriors alongside their commercial rivals. Perhaps we should ask ourselves how much of a mess we are prepared to inhabit to allow freedom of choice. The key to it is surely some increased sense of community and neighbourliness. These days we are all too prone to keep to ourselves and to stand back from discussion, let alone possible confrontation. I wonder if we could not be more active in this way, as we all were in the creation of conservation areas. So much of the Royal Borough today consists of decent architecture in better condition than it was twenty years ago. But too much of it is festooned with the intrusion and unpleasantness of display. A fair number of our country towns have managed to avoid this. Why is it then impossible in a large city? It is surely just a question of collective pride.

JOHN DRUMMOND.

## Annual General Meeting

The 1988-89 Annual General Meeting was held on 31st May 1989 in the central hall of the Convent of the Assumption, 23 Kensington Square.

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

Mr. George Pole, Chairman of the Executive Committee, in moving the adoption of the Report said that the work of the Society had greatly increased in the last year, reflecting the heavy increase in the number of planning applications before the Kensington-Chelsea Royal Borough. Mr. Pole warned of the need to be vigilant. The Government's Use Class Order 1987, enabling developers to convert hostels to hotels without planning permission, was likely to have a devastating effect on the Borough. Another threat to the character of the Royal Borough was underground car parks to Square Gardens. Mr. Pole said that to protect against such eventuality a petition launched by the Society to the Council had resulted in the London Local Authorities (No. 2) Bill being initiated by the Kensington-Chelsea Authority and sponsored by 31 London Boroughs.

Mr. Pole moved the adoption of the Report which was seconded by Mr. Rutherford.

Mr. Keon Hughes, the Honorary Treasurer of the Society, introduced the audited accounts for the year ending December 1988. He reported that the Tree Planting in Kensington Gardens by the Patron of the Society, H.R.H. the Duke of Gloucester, had been successful. £2,474 had been collected by the Society. Mr. Hughes drew attention to the rising costs; he said that to some extent these were covered by the revenue from advertising. The Princess Alice Memorial Garden continued to be maintained by Mrs. Christiansen. The adoption of the audited accounts was moved, and seconded by Mrs. Spicer.

No nominations for the Executive Committee had been received. Mr. Brown proposed that they should be re-elected *en bloc*. The proposal was seconded and carried unanimously.

Mr. John Drummond, President of the Society and Chairman of the meeting, suggested that any questions should be put forward at the end of the meeting, as Councillor Gerald Gordon had agreed to give a short résumé of his efforts to improve the Council's powers to control its own planning policies.

Councillor Gerald Gordon, former deputy leader of the Council and Chairman of the Town Planning Committee, said that with other members of the Council he had corresponded with the Department of the Environment and certain London leaders and members of Parliament, but that so far there had been no agreement to a meeting

with the Department of the Environment and the results had not been encouraging. He said that the Borough's problems stemmed from two reasons: the upward spiral in local property prices and the weakening of the local authority's powers to control the pressures they produce. Councillor Gordon said he was meeting Lord Raglan on 13th June, and providing all went well he hoped to have a plan of campaign which he hoped would be based upon the first session of the new Parliament.

The President thanked Councillor Gordon for attending the meeting and for his efforts to improve planning matters in the Borough.

The President then introduced Lord Montagu, Chairman of English Heritage, who gave a most interesting talk, which has been printed in full on page 22.

Mr. Drummond thanked Lord Montagu for giving his talk and for dealing with questions. Lord Montagu left the hall and Mr. Drummond answered a number of questions from the floor. At the conclusion of the meeting he paid tribute to the work of the Committee and thanked members for attending.

## Kensington Society News

The Society is delighted that the President Mr. John Drummond has been appointed a C.B.E. in the New Years Honours List. We offer him our congratulations.

### Tree Planting by H.R.H. The Duke of Gloucester

The sum of £2,400 was collected in 1988 to replace trees in Kensington Gardens which were damaged or destroyed in the 1987 hurricane.

The trees given by the Society were planted as part of the 'Great Bow' scheme which was described in our last Annual Report by Mrs. Adams, Superintendent of the Royal Gardens.

The Society was honoured by H.R.H. The Duke of Gloucester completing the 'Great Bow' by planting the last tree on 23rd February 1989. Following the planting members were very kindly entertained at the Royal Garden Hotel by the Manager, Mr. James Brown.

### Membership Subscriptions

The Annual Subscription was due on 1st January. The work of the Society has greatly increased, sending out reminders not only increases our expenditure but entails unnecessary work, so please will you help by being a punctual subscriber.

### Donations

We are grateful for the donations which we have received over the year and for the support given by our advertisers, without their help this Report could not be printed.

### The Memorial Garden at the Town Hall

The Princess Alice, Countess of Athlone Memorial Garden continues to be maintained by the Society. It has become rather overgrown and now requires considerable attention—donations towards the upkeep of the Garden would be welcome.

### Retirement of Mr. Sanders, Late Director of Planning and Transportation

Mr. Sanders retired in June. The Society arranged a small party at 18 Kensington Square and presented Mr. Sanders with a book and hand coloured print of Kensington Palace. The Chairmen and Secretaries of the Local Associations affiliated to the Society and Miss Dent the new Director of Planning and Transportation were invited.

### Acknowledgements

Our thanks are due to Mrs. M. F. Hardie for her help with typing during the year.

We would like to record our appreciation of the friendly help we receive from the Planning Information Room at the Town Hall, and in particular we must mention Miss Ruth Goudry.

### Cleaner Royal Borough Group

This group which was last active, under the chairmanship of Mr. George Pole, in 1984/5 was reconstituted in April 1989 under the chairmanship of Mr. Peter Johnson; the Kensington Society was represented by our vice-chairman Mr. Jabez-Smith, who attended five of the group's six meetings and a special meeting at the Town Hall with Mrs. Iain Hanham the Leader of the Council. At the latter meeting the conclusions and recommendations of the group were discussed with Mrs. Hanham and a number of 'black spots' were identified. The group were assured that a new and improved design for the Royal Borough's waste bins had been accepted and, *inter alia*, steps were being taken to prevent the nuisance caused by the distribution of handbills at the entrance to Kensington High Street station. The group were greatly assisted in their deliberations by the co-operation of the managers of BFI (the firm contracted to handle the cleaning of the Royal Borough).

# Obituaries

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

Our Vice-President, The Dowager Marchioness of Cholmondeley  
Mr. John de Vere Hunt, a member of the Society's Council

Pamela, Lady Glenconner

Miss M. V. Wallace

Professor Russell Allen, O.B.E.

Mrs. Cara Adams

Mrs. R. Judah

Mr. James Gillis

Mrs. Anslow Wilson

Mrs. M. S. Schlesinger

## **The Dowager Marchioness of Cholmondeley, C.B.E.**

Lady Cholmondeley died on Boxing Day aged 95. She had been Vice-President of the Society since her husband died in 1968. The Marquess of Cholmondeley was President of the Society for five years; they had both been members of the Society since 1955. Lady Cholmondeley was asked to follow her husband as President. In declining she suggested that Lord Hurcomb should be asked to fill that position, but added that she would be pleased to be elected as a Vice-President.

She was a very active Vice-President, she attended many of our functions—the Kensington Society sales when they were held at 18 Kensington Square, the Annual General Meetings, tree planting, etc. In 1964 she entertained members of the Society at her London house, 12 Kensington Palace Gardens.

Her great love was her beautiful house in Norfolk, Houghton Hall, built by Sir Robert Walpole. Members were entertained at Houghton in 1974. Lady Cholmondeley rebuilt the great double staircase entrance on the west garden front, which had been pulled down in the late 18th century. This was completed the year before the Kensington Society's visit; it was rebuilt as a memorial to her husband. In many of her letters to me she said, 'I love every stone of this building.'

Lady Cholmondeley worked hard for many causes, in the First World War she served with the Women's Royal Naval Services. In the 1939-1945 war she returned to the W.R.N.S. as Superintendent. In 1966 she sponsored the annual Cholmondeley Awards for Poetry, 70 poets have benefited and we are told that she took a personal interest in the recipients. Lady Cholmondeley was a keen supporter of the King's Lynn Festival. She sponsored a flying scholarship for R.A.F. apprentices, in honour of her brother, a former Secretary of State for Air. And in her long life many other causes benefited by her interest.

Her father Sir Edward Sassoon had married Aline de Rothschild, and Lady Cholmondeley was brought up in England and France; she was bi-lingual in French and English. She was married in 1913 at the

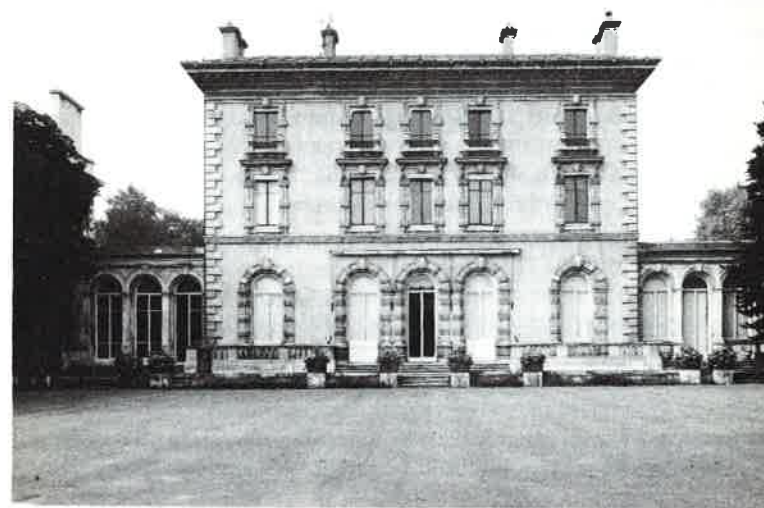
age of 19 to Lord Rocksavage, the elder son of the 4th Marquess of Cholmondeley.

Her friends included John Singer Sargent, the Churchills and writers and scholars whose work she admired. Alec Clifton-Taylor, our late President, was a special friend. After Alec's death a photograph of them both sitting on a seat in Kensington Square Garden, after H.R.H Princess Alice Countess of Athlone had planted a tree, was published in the 1985/86 Annual Report.

In 1984 President Mitterrand paid a special visit to Houghton at the end of his State Visit to Britain in order to invest Lady Cholmondeley with the Legion d'Honneur.

Lady Cholmondeley's generous subscription was always the first subscription I received every January. I greatly valued her friendship and I shall miss her encouragement very much. She was indeed a very good friend of the Society, interested in every aspect of our work.

G. C.



*12 Kensington Palace Gardens*

## **Pamela, Lady Glenconner**

Pamela, Lady Glenconner, who died on 14th May (Whit Sunday) had been a member of the Society from its early days. Latterly she greatly enjoyed the visits organised by Mrs. Christiansen in and outside London. The writer of these lines well remembers accompanying Pamela to Lady Heald's house and garden near Guildford, to the War Cabinet Rooms and to the Halsey Ricardo house in Addison Road, in which she and her two sons lived on one floor during the war.

Pamela Glenconner was the daughter of Sir Richard Paget whose work for the deaf and dumb was carried on by the Paget Gorman



Society of which Pamela was a committee member until her death. And her mother, Lady Muriel Paget, worked actively for Britons stranded in Russia after 1917. Pamela was President of the Craftsmen Potters Association and a member of the Grand Council of the Royal Academy of Dancing. She was a great supporter of educational work and was a Founder Governor of the North Western Polytechnic.

Lady Glenconner is greatly missed by her many devoted friends in Kensington.

A. J. S.

### **Margaret Valerie Wallace**

Margaret Valerie Wallace, who has died at the age of 86, was a citizen of Kensington throughout her life. The youngest of the four daughters of George Wallace, K.C., she was born at the family home at 26 Ladbroke Gardens and throughout the last war she was an Air Raid Warden in the district.

Valerie Wallace was educated at Notting Hill High School and was at Girton College, Cambridge, from 1922 to 1925, where she obtained a Master of Arts degree. She always maintained close links with the College and was acting Registrar of the College Roll in 1935/36.

In 1932 Valerie was appointed Secretary to the Archbishop of Canterbury's Commission on the Ministry of Women and was also on the staff of the Church of England Council on Foreign Relations. She was appointed Assistant Secretary to the Council in 1942 and held that appointment until she retired in 1964, when she was made an Honorary Member of the Council by the Archbishop of Canterbury.

Valerie was particularly interested and involved in the work of the London Association of the British Federation of University Women; she was Honorary Secretary for four years, a member of their Committee on International Relations and the British Delegate at the International Federation of University Women at Geneva in 1929 and Cracow in 1936.

She was wonderful particularly with young people. One cannot do justice in a few words to her selfless devotion, loyalty and active support to her family and very many friends. She leaves a gap in many lives.

Boyd Sellick.

### **John de Vere Hunt**

John de Vere Hunt died last March at his home in Kensington Square, where he lived since 1950 with his second wife, Joanie, and family.

He was born in 1908 at Southsea, England and educated at the Imperial Service College, Windsor and at Cedara College of Agriculture, Natal, South Africa, returning to England in 1930.

In 1934 he married and at the outbreak of war his wife and two children were evacuated to Canada, and he joined the London Voluntary Fire Service. Later he joined the R.A.F. where he was in Coastal Command before becoming a flying instructor.

After the war he resumed his business activities, building up his company, Apex Properties, which became a successful public property company. He was a keen yachtsman and enthusiastic amateur painter and spent a good deal of time at his farm in Oxfordshire. In his latter years he suffered severe illness which he bore with great fortitude and humour.

He was a loyal supporter of the Kensington Society serving on the Committee and Council for 18 years.

He will be remembered by those who knew him for his kindness and sense of humour. He is survived by his widow, four children and six grandchildren.

Peter de Vere Hunt.

### **James Gillis**

James Gillis, the Director of the AIFS American student programme in Young Street, died suddenly on 18th December.

He was a good friend of the Society, making available the Young Street facilities to the Society and giving our activities great support. Aged 45, he was an American citizen born in Oregon. He earned his B.A. from the University of Oregon, an M.A. from the City University of New York with a thesis on King Arthur, and an M.Litt. from Oxford University. He was a lecturer at Portsmouth Polytechnic prior to joining AIFS in 1973. He was a keen supporter of the arts and was the proud owner of an outstanding collection of books by Thackeray. It is hoped that this collection will be preserved and donated by his estate to the Richmond College library. Jim Gillis served as a Trustee of Richmond College for many years and was keenly interested in promoting good relations between Kensington residents and AIFS/Richmond College students.

A memorial service was held on 15th January 1990 at St. Mary of the Angels in Bayswater. Jim Gillis will be greatly missed by his many friends in Kensington. He had very great ability and was loved by both friends and business colleagues.

Sir Cyril Taylor.

# A Selection of Cases Dealt With

## **Commercial Redevelopments in Residential Areas**

Have been of considerable concern to the Society, in particular the new office block in Emperor's Gate, now near completion, many adverse comments are being made as regards both to its stark contrast of architectural design and materials used. The Society is frequently asked how planning permission was obtained for such a use on a site previously occupied by housing. Yes, the Society did oppose the application and our Council refused planning consent. Permission was granted to the off-shore company on appeal.

This is yet another example of locally elected councillors with a knowledge of local areas being over-ridden by the Department of the Environment.

## **South Kensington Station**

The development plan for South Kensington Station was opposed by the Society as a gross overdevelopment, its scale and bulk with a 4-1 density was considered totally unacceptable. The scheme was strongly opposed by local resident associations and by the Royal Fine Art Commission. We understand that the scheme is in abeyance at the applicant's request.

## **Garden Squares**

Members may remember from the last Report that the Society organised a petition to the Borough Council, to promote legislation making it illegal for the underground development of Square Gardens. It appeared last year that the Council had responded constructively and that The London Local Authorities (No. 2) Bill, initiated by Kensington and Chelsea and sponsored by 31 London Boroughs, would have the desired effect. However, on legal advice, Kensington and Chelsea Council decided to withdraw its support for the London Local Authorities (No. 2) Bill before it came before the Select Committee. The Department of the Environment's opposition to its inclusion was on the grounds that it was unnecessary, and that it would be merely duplicating powers that already existed under the Town and Country Planning Acts.

This view was not shared by the Kensington Society who have lost faith in the Department of the Environment's ability to protect local interests when they conflict with the developer.

Our Member of Parliament, Mr. Dudley Fishburn, is very much on the residents' side about the preservation of Square Gardens. He introduced the Bill on 24th October, with a second reading to be held

on 10th November. Regrettably the latter failed as it was overtaken by the end of the session.

Hansard's report of Mr. Fishburn's Bill is on page 46.

## **Cable Television—Installation Guidelines**

West Side Cable have been awarded the concession to provide a cable television service within the Royal Borough, and the licence granted by the Government provides for all external installations to comply with guidelines drawn up by the Council. Provision exists to amend the guidelines to take account of new technical developments and particular local situations, and this was done when the number and siting of cabinets on the streets gave rise to concern. Following consultation with affected residents' associations and the Kensington and Chelsea Societies, some of the main objections have been overcome, although it was not possible to require all television cable to be placed underground. The most significant alteration achieved is the requirement to have all cabinets (with a few exceptions) placed at or near street corners, similar to the practice followed by British Telecom.

Residents' associations can obtain copies of the agreed Guidelines from the Planning Department and this they are advised to do, so that they can monitor any breaches of the Guidelines.

## **Unitary Development Plan**

The Borough Council is required by Government to prepare a Unitary Development Plan within the next two years, this will replace the Council's District Plan and will become the statutory planning document that will guide decisions on planning applications.

Three meetings were arranged by the Council to enable residents to become involved in the preparation of the plan. The meetings were well attended; residents were insistent that the Unitary Development Plan should include much tougher measures to protect the environment of Kensington and Chelsea. The importance of preserving Kensington skyline was emphasised as was the need for the enhancement of Kensington as a residential borough to improve the quality of life of the permanent resident, and so halt the decline in their numbers.

## **1-13 Brompton Place**

Application to provide office development on four floors with underground car parking was opposed by the Society, planning permission was refused on 25th September. A new plan submitted in January for a similar development has been opposed by the Society.

## **Hotel George 1-13 Templeton Place**

The proposed development was opposed by the Society, planning consent was refused. Mr. English a member of the Executive



Committee supported the Council's refusal on behalf of the Society. The appeal was dismissed.

### 5 Southwell Gardens

An application for change of use from residential to short stay lets was successfully opposed by the Society.

### 63-97 Kensington High Street

Application for non compliance with conditions 4 and 7 attached to planning permission 88/2129, in order to remove personal restrictions and to allow persons other than employees of the Associated Newspaper Group to use the Scribes Club. This application has been strongly opposed by the Society.

### 1 Lansdowne Walk

The Victorian Society, the Ladbroke Association and the Kensington Society opposed the planning application for the sub-division of the above house into 8 flats. The house is of considerable architectural and historic interest and we are surprised that planning consent has been given.

### The Odeon Cinema

An application was before the Council to demolish the cinema, to build a five-screen cinema, 4,006 metres of offices, 55 residential units, a health club plus car parking. The Society considered the proposed plan an over-development of the site, that the traffic implications were enormous and that the site was not suitable for office development. Planning permission was refused, an inquiry was held on 16th-18th January and the Society was represented at the inquiry by Mr. Richard Newcombe supporting the Council's refusal as follows:

- 1 In 1972 Kensington and Chelsea Council published draft proposals for the future development of Kensington High Street and initiated a close and continuous process of public participation that culminated in 1987 with the adoption of the Action Plan for the High Street. The Kensington Society took part in this process throughout, and is a member of the Working Party set up to monitor the implementation of the Plan. The Council's policies for the High Street, as laid down in the District Plan and the Action Plan, have been hammered out in detail over the years with more than one hundred local amenity groups and residents associations.

The policies therefore fully meet the criterion suggested in the Secretary of State's letter of 4th October 1989 that '... many of the important choices on planning matters can and should be

made locally to reflect the values that the local community place on their surroundings . . .'

- 2 The value that this local community places on Kensington High Street lies in its very individual character. It is still a residential High Street. In its immediate environs, and in the High Street itself, are some of the finest period squares and terraces in London. The greater part of the south side is in a conservation area. It contains one of London's prime shopping centres. And it has landmark features such as the Holland Park entrance, the Commonwealth Institute and the present Odeon cinema.
- 3 The Council's aim, with residents' support, has always been to maintain the delicate balance between the residential and commercial interests. To do so, it has adopted three key policies:
  - (a) To restrict the area of preferred office location to the vicinity of Kensington High Street station: ie, east of Earls Court Road
  - (b) To place a moratorium on major office developments
  - (c) To oppose commercial intrusion into sensitive residential areas
- 4 The proposed development on the Odeon Site which is the subject of these Appeals directly conflicts with the Council's three key policies for the High Street.

The Kensington Society supports the Council in asking that the Appeals be dismissed.

### Brompton Hospital

The following letter has been sent to the Council:

Dear Miss Dent,

The Society is concerned about the future of the central original Brompton Hospital building.

Lord Montagu, Chairman of English Heritage, speaking at the Kensington Society's Annual General Meeting, said: 'I have to say that we were saddened to learn that the Department had not listed Brompton Hospital last year. However, the hospital is in a conservation area and we at English Heritage would certainly encourage any resistance to any proposal to demolish this attractive building, which we feel could be very successfully converted to residential use.'

With the opening of the new National Heart Hospital this year, the Kensington Society would appeal to the Borough Council to prepare a design brief which would include the retention of the fine original central building.

### 42 Campden Hill Square

Application for an additional floor with mansard roof on a 5-storey

house, opposed by the Society, planning permission was refused. The Society supported the Council's refusal at appeal.

## **2 Phillimore Gardens Close**

The Society supported the Council's refusal for an additional storey on this house. Residents in the area played an important part in supporting the refusal, the appeal was dismissed.

## **The Commonwealth Institute**

Letter sent to Council:

Dear Miss Dent,

Many members are very concerned, following various press notices, about the proposed development at the Commonwealth Institute.

The Society is aware that the actual building has been listed Grade II. It is the open approach, around the flag poles, together with the entrance to Holland Park, which creates the most attractive visual link between the shopping centre eastwards and the residential areas westward.

The Society asks most urgently that the developers and architects should have their attention drawn to the deep concern of local people that there should be no building on the Commonwealth Institute's High Street frontage.

We hope that the Planning Department will strongly resist any such development.

## **Land bounded by Barlby Road, Dalgarno Way, Notting Barn Road and the Railway Embankment**

The scheme consists of a pompous layout of pseudo-Georgian office blocks mainly four storeys, 100 flats in a 22-storey block, some leisure and community building and underground parking for 2,000 cars. In opposing the application the Society said an overall planning and urban design policy was needed for this area in north Kensington.

## **1-6 Bramham Gardens**

Application for the conversion of long stay students hostel into hotel opposed by the Society. Planning consent was refused; the Society with other resident associations supported the Council's refusal at appeal.

The owners of 1-6 Bramham Gardens have given up the idea of an hotel on this site, they have been able to exchange the plan with an extension to the Bailey Hotel which they own, this is of course a victory for residents in Bramham Gardens who fought so hard against an hotel development. We are pleased for Bramham Gardens residents but residents around the Baileys Hotel area too are against enlargement

of the hotel, it would be a pity if such battles are won at the expense of other neighbourhoods.

## **Coronet Theatre**

Early in March an application was made by MacDonalds (the fast food chain) to remove the interior of the building to enable a fast food restaurant in basement and ground floor but with only marginal alteration of the exterior building. The Society supported the Borough Council's appeal for Listing and opposed the application as did many local and not so local theatre lovers. The Coronet Theatre was built in 1898 by the theatre architect W. G. R. Sprague. Many famous actresses appeared there including Sarah Bernhardt, Ellen Terry and Mrs Patrick Campbell. Planning permission was refused and before the appeal was heard MacDonalds withdrew their application.

## **15, 16 and 17 Collingham Gardens**

Application for change of use from residential College to a hostel opposed by the Society, planning consent has been refused.

## **Roland House, Roland Gardens**

Planning application for additional storey and extension opposed by the Society. Planning permission has been refused.

## **The London Students Hotel, Penywern Road**

Planning application for additional storey and rear extension opposed by the Society, planning permission has been refused.

## **St. Mary Abbots Hospital Site**

In the Society's last annual report (page 11) the proposed redevelopment on this important 9.1-acre site was briefly touched upon. The plans which were eventually submitted by the developer were totally unacceptable, ignoring as they did the guidelines set out by the Council in 1988. The density and the height of some buildings and their architectural style were out of keeping with the Kensington tradition. Eventually, after much consultation with all the parties affected, a much more acceptable scheme was approved by the Council. However, the developer, maintaining that the approved plans are not viable, has come forward with a revised scheme reflecting unacceptable aspects of the original proposals, i.e., residential density 62 per cent higher than those indicated by the Council in the first place, taller buildings, reduced open space—in all a gross over-development in an already heavily built-up area.

The Society holds strongly to the view that sound urban planning is not based alone on financial viability of a scheme. To do so would be to determine land values at the expense of the environment. The Society has strongly opposed the latest plans.

### **Councillor Gerald Gordon's Planning Reform Campaign**

Escalating property values, coupled with the Royal Borough's closeness to central London, have led in recent years to over-extensive rebuilding, at the expense of the residential character of Kensington. The position has not been helped by the Government's easing of the 'Use Classes Orders'; the payment of compensation to developers when planning consent is refused; the removal of the need for hostels to obtain planning permission to convert to hotel use; the refusal of the Minister to make permanent the legislation governing the display of estate agents' boards in conservation areas; and the loss of community shops to other uses. The number of successful consents obtained by developers on appeal and central government planning guidelines have also tended to undermine the powers and decisions of locally elected representatives.

To reverse the ever increasing unsatisfactory position and to bring the present archaic planning laws up to date, Councillor Gerald Gordon resigned as Chairman of the Planning Committee in order to give more time to campaign for reform aimed at restoring the proper balance between the interests of developers and those of the community which must live with the results. A number of meetings, including those attended by representatives of residents' associations, were held during the year. The Society fully supports this campaign.

### **Other cases dealt with**

20 Clareville Street; 55, 57, 59 Gloucester Road; 3 Kensington Court; 1-5 St. Mary Abbots Place; 29 Eldon Road; 107-109 Kensington Church Street; 27 Cornwall Gardens; 99 Queens Gate; Kensington Hilton Hotel; Rear 1-7 Kensington Church Street; 19-21 Phillimore Place; Meritor Hotel; 2-7 Kensington Square; Baileys Hotel; 16 Thackeray Street; Rembrandt Hotel; 7-13 Melbury Road; 1-17 Harrington Gardens; 39-40 Elvaston Place; 57A Campden Street; Land rear 58 & 60 Notting Hill Gate; 37-38 Ennismore Gardens & 31A Brompton Square; 14 St. Albans Grove; Control of advertisement 20 ft x 15 ft Cromwell Road; 25 Earls Terrace; Shop fronts Kensington Palace Barracks facing Church Street; 104-106 Cromwell Road; 100-106 Queens Gate; 25-29 Manson Mews; 8 Vicarage Gate; 6 Queens Gate Terrace; 3 Earls Walk; 62 Pembridge Villas; Allen House; 52 Hogarth Road; 2 Knaresborough Place.

## **Other Activities and Future Arrangements**

### **Other Activities**

Visits were made during the year to the House of St. Barnabas; Chelsea Physic Garden; Loseley House; Albert Hall—tour; The Royal College of Organists; Old Battersea House; Crosby Hall; Northcliffe House; Admiralty House; Sir John Soane's Museum; Banqueting House, Whitehall.

### **Future Arrangements**

**25 April, 2.00 p.m. at the main gate**

#### **Royal Botanic Gardens Kew**

A guided tour has been arranged which will include the Princess of Wales Conservatory, the new Sir Joseph Banks building, showing an exhibition entitled *Thread of Life*, and the rebuilt Palm House, etc. No. 27 bus from Kensington High Street to Kew Gardens main gate. Tickets required; cost of guided tour £2.50.

**3rd May, 6.30 p.m.**

**The Annual General Meeting will be held in** the Assembly Hall, Convent of the Assumption, 23 Kensington Square, W.8. Mr. Dudley Fishburn, Member of Parliament for Kensington, will give a talk, followed by Mr. Michael Winner, well-known film producer, showing the television documentary film of the Melbury Road area, where Mr. Winner has lived for many years. The President Mr. John Drummond, C.B.E. will take the Chair.

**23rd May, 1.15 p.m.**

**Royal Society of Arts**, 8 John Adam Street, off the Strand near Charing Cross Station. Historical tour of the Royal Society of Arts. Dr. D. G. Allen, Historical Adviser to the Society will speak during the tour. Tickets £1. Bus No. 9 from Kensington.

**7th June, 2.00 p.m.**

#### **Canal Cruise from Jason's Moorings at Little Venice**

One-and-a-half-hour journey along the Regent's Canal, around Browning's Island, through the Maida Hill tunnel, under Blow Up bridge into Regent's Park and the Zoo, past the Nash-designed houses on to Primrose Hill and to Camden Lock, returning to the moorings at Little Venice. Nearest bus stop No. 6 to Warwick Avenue, nearest tube station Warwick Avenue. Moorings opposite 60 Blomfield Road. Tickets required, £2.

**18th July**

**Chenies Manor House, Buckinghamshire**

15th- 16th-century Manor House, originally the home of the Duke of Bedford. Visited by Henry VIII and Elizabeth I, surrounded by a beautiful garden. Coach leaves Kensington Square at 1.30 p.m. Entrance and coach fee £8.

**5th September**

**Ham House, Richmond**

17th-century house with superb Charles II and early Georgian furnishings. Portrait Gallery. Coach leaves Kensington Square at 2 p.m. Entrance and coach fee £6.

**3rd October, 2 p.m.**

**Chapter House and PYX Chamber, Westminster Abbey**

Completed in 1253, with some of the finest medieval sculpture. Chapter House one of the largest in England. The 11th-century PYX Chamber houses the Abbey treasures. Meet East side of Abbey Cloister at 2 p.m. Entrance fee payable at the Abbey. Tickets required, £1.

**Sunday 7th October, 2 p.m.**

**Royal Hospital, Chelsea**

The building was designed by Sir Christopher Wren and consists of three ranges enclosing a quadrangle open towards the River Thames, with wings extending on the east and west. Some alterations were made by Robert Adam in 1765-1782 and again later by Sir John Soane. The main block has remained unchanged and is inhabited by the famous red-coated Chelsea Pensioners; their institution was founded by Charles II. The tour will be guided by an In-Pensioner Guide. Tickets are required, £1. Meet at the main gate.

PLEASE NOTE: An extra charge of £1 is made for all non-coach visits, to cover expenses incurred in arranging visits. If having taken a ticket the member is unable to join the visit, please notify the Society—there is practically always a waiting list.

## Victorian Cabmen's Shelters

The Cabmen's Shelters, a familiar element of the London scene, are provided by a Charity, the Cabmen's Shelter Fund, set up under the Earl of Shaftesbury in 1874. The object was to provide places where Cabmen could obtain 'good and wholesome refreshments at moderate prices' (instead of frequenting the pubs).

Of the 61 timber shelters erected in London between 1875 and 1914 (in the traditional design attached) only thirteen now remain. However they are still well patronised and valued by their clients. The Shelter Fund which has a modest income from licence fees has attempted to renovate a shelter a year but has been unable to keep pace with the rate of decay. It could not anyway afford completely faithful renewals and many of the interesting old shelters now in poor condition could only be roughly patched up.

Consequently, at the end of 1984, the Heritage of London Trust undertook to help reinforce the efforts of the Shelter Fund to save and restore the remaining Shelters. Since then, the following shelters have been restored:

In 1986, the Grosvenor Gardens Shelter (plaque unveiled by The Duke of Westminster). For this the Trust was awarded a Heritage Award by the City of Westminster.

In 1987 the Kensington Road Shelter (plaque unveiled by H.R.H. The Duke of Gloucester, Patron of the Trust), and the Russell Square Shelter, formerly in Leicester Square (plaque unveiled by The Marquess of Tavistock).

In 1988, the Hanover Square Shelter (plaque unveiled by The Prince of Hanover), and the Kensington Park Road Shelter (plaque unveiled by The Earl of Shaftesbury).

Restoration work on these Shelters cannot be done on the cheap, because small scale and skilled hand work is required. The Trust has been particularly grateful to the Boroughs concerned—Westminster, Kensington and Chelsea and Camden—for their support (and to their Lord Mayor/Mayors for attending the re-openings), and to the various other donors who have enabled these projects to be undertaken.

The Heritage of London Trust Ltd. next cab rank for restoration is the rank in Pelham Place, by Brompton Oratory. It has most surviving original features, although the general condition is poor. The Kensington Society has contributed £100 towards the repair costs.

See page 43



# Alec Clifton-Taylor Garden

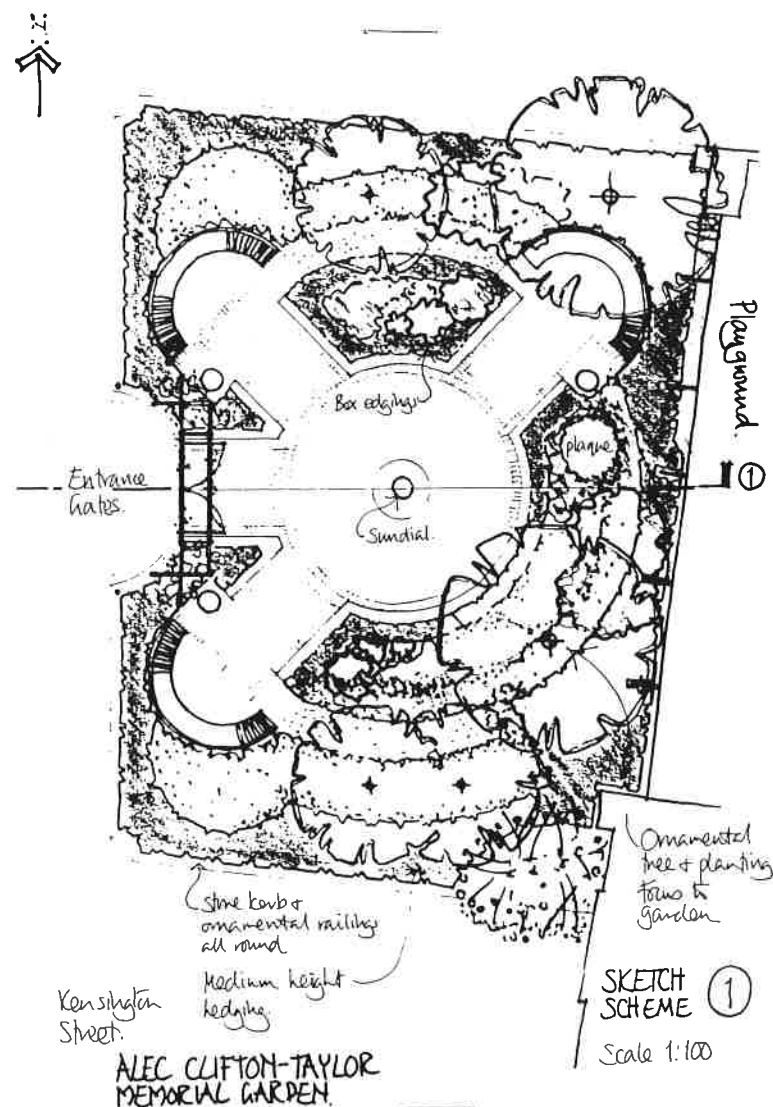
As stated in my September letter to members, at the time planning consent was given to the developers of MacMillan House (site of the old Town Hall), the Council informed the Society that the developer had agreed for the land at the back of the site to be given partly to the Church school and partly as an open space for the Borough. Three years later the developer applied for planning consent to build a 4-storey house on the site. This was strongly opposed by the Church and the Kensington Society, planning permission was refused and later an appeal was dismissed.

The Society repeatedly drew the Council's attention to the unsightly condition of the site. In *November 1986* Mr. Philip Burkett, a friend of our late President Alec Clifton-Taylor, asked the Society if there was any area in the Borough where he could be responsible for the planting of a rose garden in memory of Alec.

This seemed to be an answer to the derelict site and meetings were arranged between Mr. Burkett and the Borough Council. The Society was then informed that the agreement made by the developer for the site had not been made a condition of the planning consent, but that the Council now intended to buy the site. For over three years the Society at frequent intervals has urged the Council to make a Compulsory Purchase Order.

A letter from Mr. Sanders dated 18th April 1988 said, 'Further to my letter of 5th April 1988, I am pleased to tell you that the Policy and Resources Committee have now agreed to make a Compulsory Purchase Order so that the land may be laid out as a garden. The owner of the land does, of course, have a right of appeal against this decision, and your support will be most helpful if a public inquiry is held.'

We have recently (18th January) been informed by the Borough's Legal Department that a C.P.O. is to be made at the end of January 1990. A plan has been drawn up for the Garden, the Society has agreed to be responsible for the centre of the Garden and talks have taken place with English Heritage Stone and Wood carvers for a sundial. The Committee of the Society has agreed to an expenditure of £1,000 (part of this sum was collected by the sale and donations in November). The plan appears on page 21. We very much hope that the Garden will materialise during 1990.



## Speech to the Kensington Society by Lord Montagu at the Annual General Meeting 1989

Ladies and Gentlemen, I was very happy to accept the kind invitation to address your Society this evening on the work of English Heritage. My fellow Commissioner and your Patron, H.R.H. the Duke of Gloucester did of course describe our work in his address to your 1987 AGM when he placed English Heritage in its historical position within the evolution of historic buildings legislation in this country. This evening I should like to expand on that by speaking further about our work, focussing on the London Area, and especially with reference to the Royal Borough of Kensington and Chelsea.

The Historic Buildings and Monuments Commission for England, which is the formal title of English Heritage, was created in 1984. It took over many of the conservation functions previously the responsibility of the Department of the Environment, and also absorbed the former Ancient Monuments Board and the Historic Buildings Council. The main responsibilities of English Heritage are threefold. We manage and present some 400 historic buildings and monuments, from Roman Sites to Medieval Abbeys and Napoleonic Fortifications. We make grants to individual owners and other bodies for the repair and restoration of historic buildings, archaeological sites and historic areas. Thirdly, we have an important role in advising Government Ministers in matters relating to listing and scheduling, and over applications affecting listed buildings.

In 1986 English Heritage took over from the GLC responsibility for historic buildings in London. At the time I said in the House of Lords how much I welcomed this challenge, and I believe we have carried out these responsibilities in London diligently and well. As a result of the legislation which abolished the GLC, we inherited the GLC's powers of direction in respect of listed buildings. We regard these powers, which we do not have elsewhere in the country, as absolutely essential if London's Architectural Heritage is to be properly protected. London, apart from being one of the great historic capitals of the world, has the largest concentration of historic buildings in the country. There are over 33,000 of them. It also has the greatest development pressures. The Royal Borough of Kensington and Chelsea is second only to the City of Westminster in London in the number of listed buildings contained within its boundaries.

In the Borough, every generation since the late 17th century has bequeathed to us something of value. We have Wren's Masterpieces of Kensington Palace and Chelsea Hospital, the Georgian Terraces of Cheyne Walk, then the development of the Great Estates in the late 18th and early 19th centuries. The later 19th century witnessed the expansion of the Great South Kensington Museums, and the

present creation of the Great Department Stores, Harrods, Barkers and Derry & Toms.

Kensington and Chelsea has always been the home of artists and writers, as witnessed in the Bohemian Residences of Tite Street and the grander Artists Houses of Melbury Road. It is the home of the Queen Anne Revival in Architecture, which has so influenced our ideas about domestic comfort and living. I am sure that some of the products of our own generation will also in due course be seen as a precious part of the Borough's Heritage, although I am tempted to wonder whether posterity will thank us for some of the things we have seen arising in the last twenty years or so.

In creating tomorrow's Heritage, we should ensure that the commercial pressures which are so strong do not endanger what we have inherited. There is a balance to be struck, but I do not subscribe to the view, which has found a sympathetic ear in some circles, that conservation has gone too far and is frustrating new development and new architectural ideas. I do not believe this; on the contrary, I think that conservation can and should work hand in hand with new development. We should be very careful that the pendulum is not allowed to swing back to the bad old days of the 1960s and 70s when whole swathes of our historic towns and cities were bulldozed at the whim of planners and architects. Equally, we must be wary of the gradual erosion of our heritage. I know there is an uneasy feeling that the efforts of your Council to preserve the special character of this Borough, were being undermined by Ministerial decisions, and that this led to the resignation last year of Councillor Gordon, Chairman of the Borough's Planning Committee. I do not want to dwell on that matter, but I would say that if there is, as I suspect there is, now a shift in Government thinking in environmental matters generally, this is due in no small measure to the stand taken by people such as Councillor Gordon.

With all the legislative controls which govern development in the Borough, and with development control staff which are of more than average calibre, the Borough is in a much better position than most local authorities to bear extreme development pressures and at the same time influence ministerial thinking. For our part, I am glad to say that there is an excellent working relationship between the Royal Borough and English Heritage. This is particularly evident at officer level where the staff in our London Division liaise closely over issues throughout their planning stages.

In London, however, these days it seems to me that the emphasis in conservation has shifted away from individual buildings and more towards their setting. On this subject we are indeed fortunate to have had the support of the Borough's most eminent resident, H.R.H. The Prince of Wales. His courageous intervention in the matter of the development of the site near St. Paul's Cathedral, known as Paternoster Square, has placed on the agenda the possibility that we might in this country move towards the French System of having a

zone around our Greatest Monuments in which all planning proposals would be considered in terms of their effect on that Monument. With such a system, some of the worst mistakes of recent decades might have been avoided.

The *View from Westminster Bridge towards The City*, memorably recorded by Canaletto and immortalised by Wordsworth, does I think hold a very special place in every Londoner's heart. The distant view towards St. Paul's whilst yet magnificent, is also a sad testimony to the failures of post-war planning to which His Royal Highness has so eloquently drawn our attention.

Close to Westminster Bridge, the decision by the Secretary of State last year to withhold Listed Building Consent for Thames Water to build their New Pier beside The Bridge was I think a great victory for conservation, and one in which I was proud to play a part. English Heritage has sometimes been accused of not campaigning vigorously on this one and fortunately we were able to alert MPs and the public at large to the effect which The Pier would have on this familiar and cherished view.

I do not want to give the impression that we are against change as such. There is certainly a need for improved facilities to cater for the great number of tourists who are drawn to the River Thames. But there are less sensitive places where a Pier of this great bulk and height could be situated, or alternatively I am sure that a Pier could be designed for this location which was less obtrusive in the setting of a number of Historic Buildings of paramount importance.

I suppose however that Westminster Pier was relatively small in size when compared with some of the schemes that come before us. For example, we now have before us the challenge of the Channel Tunnel. The decision to locate one of the Termini for The Tunnel Rail Link at *King's Cross* and the related development of The Goods Yard at the back of the Station will be the largest single development London has ever witnessed. It affects two Grade I Railway Stations, *King's Cross* and St. Pancras, and threatens The Great Northern Hotel, which is also listed. The 134-acre site of The Goods Yard is at present a unique Victorian industrial landscape of canals, gasholders and warehouses. In order to prepare itself to face the problems of conservation which a scheme of this magnitude and character will inevitably present, English Heritage has compiled and published an inventory of the Buildings and Artefacts in the area affected.

The most disturbing aspect of the *King's Cross* Development is that the Parliamentary Bill for the Railway Works includes a clause which, if passed in its present form, will exempt the Works from the usual Planning and Listed Building Procedures. This represents an extremely serious threat to our powers, not least because of the precedent it may set for similar clauses to be inserted in future Bills—most obviously the Bill for the Construction of The Channel Tunnel Rail Link through Kent and the London Suburbs.

I am sorry to say that we have been refused the right to petition

against the *King's Cross* Bill, but you can be sure that we shall be campaigning in every possible way to ensure that the important buildings at *King's Cross* are properly cared for.

One of the positive ways in which we are able to contribute to conservation is through our grants system. In the financial year just ended, we gave approximately 3 million pounds to Historic Buildings and Conservation Areas in London. We regard our grant-giving activities as one of our most important functions, and I am pleased to say that The Government sees them in the same light, and while it urges that we should be as economical as we can in our work, it is concerned that our grants programme should be fully maintained. It recognises, just as we do, that our major Historic Buildings are among our most precious cultural assets, but that they can be costly to maintain.

We also like to use our grants in conjunction with our statutory powers over Listed Buildings. So if we tell an applicant that there are better ways of treating his Historic Building than the one he proposed, but that our preferred way is more expensive, we can sometimes help to cushion the financial blow. In London, there are three types of grants. There are those reserved for buildings of outstanding importance, which are Listed Grade I or II\*. A recent beneficiary of a grant under this category, which we call section 3A, was The Royal Albert Hall. Doubtless you will all be aware that this building has for some time been shrouded in hoardings and scaffoldings. This is while essential repairs are carried out to the terracotta facings on the main perimeter balcony. I would like to take this opportunity to scotch some of the alarmist reports which have been appearing in the press on this matter; the problem being rectified is attributable to an original design feature, and not to insensitive restoration in the past. The scaffolding is necessary for public safety, and will be removed in due course and the building once again revealed in its original glory.

The second type of grant we call section 10, and these are directed towards the preservation and enhancement of Historic Areas. There are also town scheme grants, which are given through the agency of Local Authorities.

The third type of grant is exclusive to London and is called, not surprisingly, The London Grant. Buildings do not have to be listed to benefit from one of these, although selection is obviously necessary. It means that we can help any worthwhile project affecting Historic Buildings or Places. It is often used to encourage owners to reinstate missing external features of their buildings, such as stucco cornices and iron railings.

I shall now turn to the matter of listing. One of the most significant developments in recent years has been the decision by The Department Of The Environment to adopt the Scottish system of a rolling programme, whereby any building over thirty years old could be eligible, rather than the arbitrary cut-off date of 1939 which has existed hitherto. When The Secretary of State announced that he would be

holding a competition for the first fifty post-war buildings to be listed and invited suggestions from the public, we joined wholeheartedly in the exercise and appointed a sifting panel of experts to help us to evaluate the suggestions and arrive at a list of reasonable size from which ministers could choose fifty.

We were, therefore, disappointed at the Government's response, which was to list only 18 of the buildings suggested. However, the majority of those listed are in London, and include from this Borough Maufe's Church of Scotland building in Pont Street and some beautifully executed houses in Aubrey Walk by that great torch-bearer of the classical tradition, Raymond Erith. In fact, no sooner had the Erith Houses been listed, when they became embroiled in a planning controversy concerning a new house over existing garages, a proposal which, I am happy to say, appears to have been withdrawn.

In certain circumstances where there is an imminent threat to a building, it is now possible to list buildings which are less than thirty years old. This really is an emergency provision, and the building has to be demonstrated to be of such importance as to merit a Grade I or Grade II\* listing. The first building to benefit from this provision was Bracken House, Sir Albert Richardson's late masterpiece near St. Paul's, which used to house The Financial Times before that newspaper joined the exodus to The Isle of Dogs. In this Borough these powers were used in the case of the *Commonwealth Institute*. Here the listing was prompted by the likelihood of internal alterations and a major structural overhaul. Architectural taste, like all taste, is a subjective matter, and not all people will readily appreciate the qualities of a Building such as this. However, the Institute is a most audacious piece of construction, and is certainly the most important public building to be built in London in the twenty years after the Royal Festival Hall, which itself is now listed Grade I. The Institute building was designed specifically to fit the new functions and vision of the Institute as distinct from its predecessor, the old Imperial Institute. For these reasons we believe it to be a building of major interest, justifying its Grade II\* listing.

Another aspect of our work as advisers to The Secretary of State concerns Spot-Listing. Here I would like to offer you a word of advice. We frequently receive requests for Spot-Listing which originate from societies like yours, and these are duly investigated and referred back to the D.O.E.

However, I have to say that because the list for Kensington and Chelsea was revised relatively recently (in 1984) additions are allowed only rarely, for instance if some new information about a building comes to light. I have to say that we were saddened to learn that the Department had not listed Brompton Hospital last year. However, the Hospital is in a Conservation Area, and we at English Heritage would certainly encourage any resistance of any proposal to demolish this attractive building, which we feel could be very successfully converted to residential use.



*Brompton Hospital*

Of course it is not only major public buildings which are worthy of preservation. The Statutory List for The Royal Borough includes several Letter Boxes, some Cabmen's Shelters, a Horse Trough, a Rockery, several Statues, and now several *Telephone Kiosks*.

It was only after a good deal of pressure, not just by ourselves but also by amenity groups, that the Department and British Telecom agreed to preserve any of the famous red Telephone Kiosks designed by Sir Giles Gilbert Scott. Even then they would keep only those located in 'Heritage Locations' and insisted that they had to be listed. This meant a good deal of work for our officers as every individual kiosk recommended for listing had to be visited and photographed and a report provided of its condition. Unfortunately, in Kensington and Chelsea British Telecom nipped in quickly with their hideous glass boxes, and we and the Borough were only able to save a handful.

An example of an area where we would like to think that greater co-operation has reaped great benefits is with the Museums of South Kensington.

Happily, times have changed since the 1970s, when the Natural History Museum proposed to demolish one third of Waterhouse's Grade I masterpiece, and when the Victoria and Albert Museum laboured under the belief that their opulent galleries were somehow inimical to the presentation of their collection and had therefore to be covered with grey hessian and strip lights.

Nonetheless there will be difficulties in attempting to reconcile the ever-changing and legitimate requirements of modern museums with their Status as Buildings of Great Architectural and Historical Importance. As the running of Museums such as the V & A is transferred from Central Government to a Board of Trustees, the



Museums thereby losing their Crown Immunity from Listed Building Control, we are being brought more and more into discussions at an early stage when alterations are proposed. We welcome this development, and I am pleased to say that there now exists a very positive working relationship between ourselves and the Museums Authorities. This has been particularly evident in the lengthy and important discussions with the Borough which have led to the forthcoming Conservation Area proposals statement for the Museums area.

I would now like to turn to the other arm of our work, properties in care, with particular reference to one such property, Marble Hill House in Twickenham. Marble Hill was one of three very fine London properties taken on by English Heritage when the GLC was abolished. The others are Kenwood on Hampstead Heath and the Ranger's House, Greenwich. Some of you may have been to the outdoor concerts we put on at Kenwood and Marble Hill in the summer. We do not regard these properties as fossils to be preserved in aspic, but are constantly enhancing them where appropriate.

At Marble Hill we have recently restored the whole of the second floor as it was in the time of the celebrated Mrs Howard, the cultivated mistress of George II. This includes the generous donation of extensive chinoiserie from the Lazenby Bequest, made through the National Art Collections Fund. On the first floor, the Great Room is now once again graced by the four overdoors painted by Panini in 1738, which English Heritage purchased last year.

We also have a fully restored *Damask bedchamber*, which replaces the long-lost bed listed in the Marble Hill inventory as a 'Four Posted Mahogany Bedstead with Red Damask Curtains'.

Although made in England in about 1740, the Bed most recently returned from the Governor's Palace at Colonial Williamsburg! As well as the Bed, carved mahogany furniture has been purchased for the Room, crimson flock wallpaper has been specially reproduced from 18th century fragments, and wall sconces have replaced overhead lighting to provide appropriate period illumination.

Also at Marble Hill, a tree-planting ceremony was held last November to inaugurate the restoration of the historic landscape, by definition a more lengthy process than restoring the Bedchamber! Details of the landscape had been lost with the passage of time, in particular during the great storm of October 1987, which of course wrought havoc in the Royal Borough too. I was invited to plant the first chestnut on the line of the traditional *Sweet Walk* which ran through the Park. Several proposals are now being put forward for local discussion, including restoration of the tree screen to the rear of the house. It has been most gratifying that our work at Marble Hill has been recognised by the award of a Diploma of Merit from Europa Nostra for 'An Outstanding Example of a Restoration of an English Palladian Villa'.

Finally I should like to touch upon what I might describe as one

of the lighter sides of our activities but one which I know gives great pleasure to many people and attracts a good deal of publicity.

This is the *Blue Plaque* scheme, which we were very pleased to take over on the abolition of the GLC. We receive a huge number of requests for Plaques and each is looked into very carefully. We have to be selective and I am sorry if this has meant that we have had to disappoint some people. We erect about 12 Plaques a year in Greater London.

There are now over 600 Blue Plaques in London, and you will not be surprised to learn that Kensington and Chelsea, for so long the habitat of the great and famous, has over 100 of them. And we are still adding to them. One of the first Plaques to be unveiled by English Heritage was that of the great anglophile American poet T. S. Eliot in Kensington Court Gardens. On that occasion we were fortunate indeed to have the Poet Laureate Ted Hughes on hand to perform the unveiling ceremony. It is fascinating to see the sometimes unlikely abodes of the famous; One recent Plaque in the Borough is on a Peabody Building in Chelsea Bridge Road, where Jerome K. Jerome wrote 'Three Men in a Boat'. The most recent Plaque to go up was one to Stafford Cripps in Elm Park Gardens, Chelsea, where the unveiling was performed by Bishop Mervyn Stockwood in April. Doubtless there will be more.

In conclusion, I would like to say how much we at English Heritage value the work done by societies such as yours. We always play close attention to your views, and many has been the time that a contentious proposal has arisen in Kensington and the cry has gone out 'What does Mrs. Christiansen think?!' Seriously, we have a daunting task before us in carrying out the duty laid upon us by Parliament of preserving the Nation's stock of Historic Buildings. Here in Kensington you can assist us by being our eyes and ears. Together we can ensure that the precious Architectural and Historic Legacy of the Royal Borough will always be London's Pride.

## Kensington High Street Working Party

MICHAEL BACH

In early 1986, shortly before the last Council elections, the Council announced with a flourish its proposal to improve Kensington High Street. Now—4 years later—it is disappointing how little visible evidence there is of improvement, despite all our efforts.

Two years ago the Society, disappointed by the slow progress, suggested a list of things for immediate action—fixing the pavements, removing surplus clutter. Councillor Gordon, then chairman of the High Street Working Party, was quick to respond. But these were only an interim maintenance job, and now, 2 years on, the Society has delivered a further list of proposals, including:

- (a) removal of surplus posts, signs and advertisements;
- (b) repositioning of bus shelters, telephone kiosks and signs;
- (c) removal of lamp-posts and attaching lights to buildings;
- (d) paving across junctions with side streets; and
- (e) replacing mastic asphalt pavements.

We only hope that the current chairman of the High Street Working Party will respond as quickly as last time.

### Progress in 1989

There has, however, been one area of real progress in 1989—the installation of the experimental scheme to improve pedestrian conditions. This consists of:

- \* conversion of the pedestrian crossings at Campden Hill Road and Hornton Street so people can cross in one go; and
- \* paving over the junctions at Wright's Lane and Campden Hill Road.

The pedestrian crossings have proved a great success, making conditions much easier for pedestrians and really 'opening up' the north side of the High Street. Likewise the associated pavement widening outside the underground station has taken underused road space and relieved the congestion on the pavement, although there are still a lot of obstructions—posts, lamp-posts and newspaper stands. The 'paved over' junctions of Wright's Lane and Campden Hill Road have clearly changed the balance of advantage between pedestrians and cars, helping to make the High Street a more friendly place for pedestrians.

Public reaction to the 'experiment' has generally been very favourable. Initially, during the construction phase, the works caused traffic delays, but once completed the scheme has proved to work well. Even London Buses, who were originally sceptical, have conceded that the scheme has worked better than anticipated. The Council is currently reviewing the experiment. Initial results show a considerable improvement for pedestrians with no adverse effect traffic flow.

Nevertheless, the Council will look for further improvements, including better enforcement of bus lanes. Meanwhile, to protect the underground tunnel, a ban on lorries over 7.5 tonnes has been introduced, which should cut out some of the more intrusive traffic.

Other than the traffic experiment, there was *no* progress on developing a design for the High Street or even any further maintenance. There was only one meeting of the High Street Working Party, in March 1989, and the next one is rumoured to be in March 1990. It is no wonder that progress is so slow and that there is no monitoring or action on issues like the rash of British Telecom telephone kiosks, which appear to be dumped at random, or the lack of attention to access for the disabled to shops, such as the new Body Shop, which has a high step in its new shopfront.

## Melbury Road Refurbishment 7-13

Melbury Road in Kensington is almost an exhibition of late 19th-century bourgeois domestic architecture.

Two houses by Norman Shaw, a semi-detached pair by Halsey Ricardo and William Burges's own house are the highlights, and it is perhaps the proximity of these that raised the standard of ordinary speculative houses. In spite of this, the declining condition of Nos. 7-13, and their relatively large plots, made a tempting prospect for denser redevelopment.

Several proposals to demolish the houses were produced when the site was put out to tender in 1987. Local opinion was strongly opposed to this, and so the freeholder, the Ilchester Estate, appointed architects Bone & Morris to prepare a scheme to retain the existing buildings.

The houses were constructed in the 1880s on leases granted by the Ilchester Estate to two large speculative builders, George Stephenson and Lucas & Son.

This period saw a flowering of domestic architecture which influenced these houses. The establishment of artists as an economically independent element within society led to a vogue for 'artistic' design amongst the wealthy middle classes. The publication of *Modern Gothic Architecture* by T. G. Jackson in 1873 and *House Architecture* by J. J. Stevenson in 1880 respectively, liberated architects from the theoretical strictures of the gothic revival, and to establish domestic architecture as the most innovative branch of architecture.

In asserting their individual identity in relation to established social groups these patrons and architects evolved an eclectic 'free style' classicism, and tended to live in proximity to each other.

One of the most popular areas was Kensington. The president of the Royal Academy, Lord Leighton, built his own exuberant home there, and other academicians like Luke Fildes and Hamo Thorneycroft were also residents.

While Nos. 7-13 are not as famous as some nearby houses, they are typical examples of domestic buildings of this period. Built of brick,

with terracotta ornament, they combine an eclectic mixture of details. No. 9 has a decorative iron portecochère, and some of the internal ornaments are of interest.

Originally they were three detached houses, but the two larger ones, 9-11 and 13, were converted into flats, as they were too large for single family occupation. This work was rather crudely executed, with insensitive division of large rooms, unsightly alterations to the fenestration on the rear facade, and disfiguration of the mansard roof on Nos. 9-11 by a party wall. After a long period of neglect, the condition of the houses has deteriorated. The roofs leak and there is extensive dry rot. Stonework on the north east facade of No. 13 is also decaying.

Bone & Morris's proposals are essentially to restore and improve the original elevations, and to divide the internal spaces in a more rational manner. No. 7 has already been sold and is now under the supervision of another architect. The small 'chapel-like' annex to No. 9 will be extended to form an individual unit.

The addition of an extra bay to No. 13 has three purposes—to extend the accommodation, improve the proportions of the facade, and to replace the existing, decaying end wall. Conversion of these two buildings will create thirteen two- and three-bedroom flats.

The current state of the rear elevations is evidence of past neglect. Untidy fenestration and rotting timber conservatories are to be replaced, which will increase the amount of usable space within the buildings, and improve the appearance, by introducing an element of order. The design of these alterations (and garden layout) takes account of the listed trees in the garden, and has the support of the council's arbiculturalist. The annex at the rear of No. 9 has a cantilevered foundation slab, rather than a trench, so that it does not interfere with the roots of a nearby tree.

In their unrestored state, and suffering from unsympathetic conversion, these houses are rather an eyesore in a street which contains buildings of architectural interest. Bone & Morris's proposals combine the original idiom of the existing buildings, with division of them into flats appropriate for contemporary requirements.

By kind permission of Building Design.

## Michael Winner's Comments

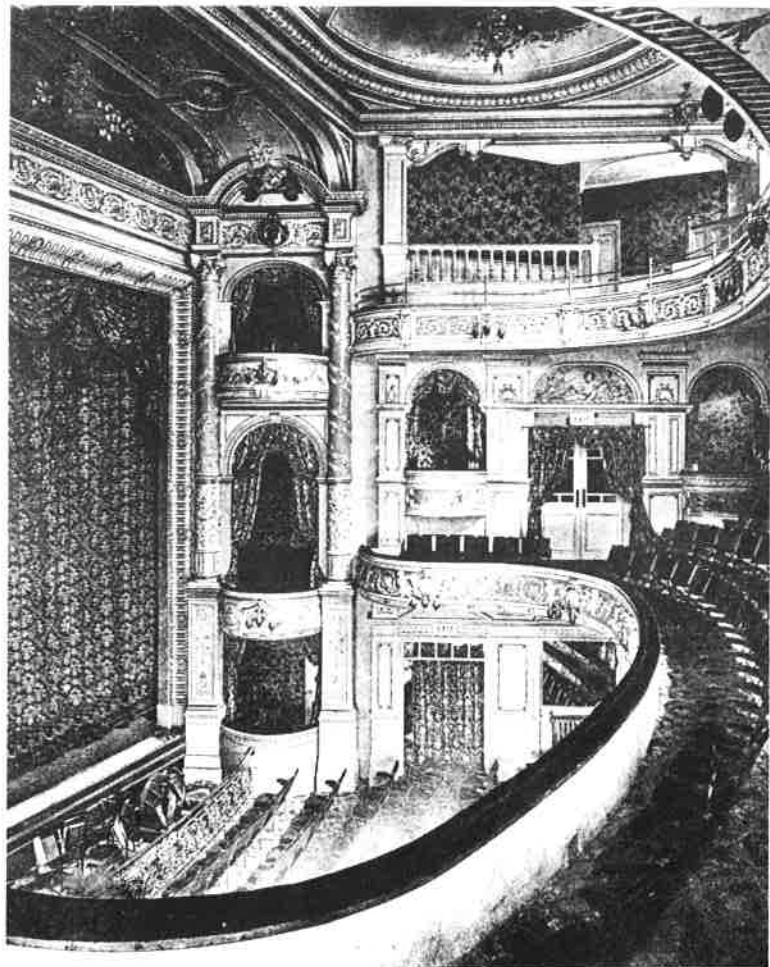
The plans for houses 7-13 Melbury Road indicate something of a success for the Society, which has opposed for years the apparent, and now thwarted, scheme to let the houses fall into such disrepair that they would be demolished to make way for high rise flats such as blight Melbury Road already.

I believe it was the active and oft-times vitriolic campaign which I mounted publicly for these houses which scared off serious bids when the houses were put out to tender for sale some three years ago. Failing to get a good enough bid when the prospective purchasers researched and saw the furore a high-rise development would produce, the new Agent for the Ilchester Estate decided to get more sympathetic plans produced by the Estate itself and passed by the Council before offering them again.

In fact the change of the Agents for the Estate to their own Office brought in a rather nicer type of person in the form of Mr. Graham Dobson who is the first beacon of light for the area I have seen for many a year!

Mr. Dobson showed the plans to me before offering them to the Council, and the Kensington Society agreed that in the real world where total preservation is sometimes too much to hope for, they represented an acceptable way of dealing with this row of houses, so important to retain at least a feel of the Victorian excellence of Melbury Road.

Unfortunately before the plans were completed squatters entered three of the houses, violating them further; and the Victorian wrought iron gates of No. 11 were stolen. After that No. 13 had its last lease of life as a single dwelling of splendour when it was restored, temporarily, when I used it as a location for my new film *Bullseye!* and the abused and rotting mansion lived to new furnishings and the presence of Michael Caine, Roger Moore and other stars. Even though massively sub-divided and somewhat altered the houses will live on with some dignity. A rare happy ending to a long battle.



*Coronet Theatre 1898*



*Pelham Crescent*



*7-13 Melbury Road*



# Kensal New Town 1840-1990

T. Harper Smith

Two miles from Marble Arch where the parishes of Kensington, Paddington and Willesden met there lay across the Harrow Road 137 acres of land which was part of the parish of Chelsea, some miles away. It was a wooded area called King's Holt (the King's wood). People then must have spoken the same kind of Cockney for it was soon corrupted: Kingstall, Kinsall, Kensal. The new cemetery of 1833 was called Kensal Green.

Thirty-seven acres of this land lay south of the Harrow Road in three fields called the 'thirty acres'. In 1840 they belonged to W. K. Jenkins, a lawyer. In 1801 the Grand Junction canal was cut across the north of the area and in 1837 the Great Western Railway across the south so that by 1840 the area was virtually an island. Here Jenkins built a village of cottages and small terraces around five roads, Kensal Road by the canal, South Row by the railway and linking them West, Middle and East Rows. They were entirely in the country. The nearest houses were at Notting Hill Gate, Harlesden and Paddington. In 1843 he notified the Chelsea Vestry that he had built the roads and now they could look after them. There were no building controls. Water came from butts or the canal, drainage into ditches or cesspools.

To this area came labourers and unskilled workers from all over the British Isles. To help with the rent they took in lodgers and their wives took in washing. There was employment at the new Gasworks, on the railway and in house building. There was no church except in Chelsea. In 1845 St. John's Kensal Green was built, with a school.

By 1855 the village was called Kensal New Town, complete with seven pubs, and a common for fairs, dog fights, recreation and the occasional gipsy camp.

In the 1870s house building came closer and closer. The Ladbroke estate, then the Golborne estate, came one way, Westbourne Park another and the Queens Park Estate was just across the canal.

Canon Jenkins and his brother Thomas, heirs to W. K., set about rebuilding Kensal Town and replacing many of the cottages with purpose-built hand-laundries, whose proprietors lived on the premises. There were 70 by 1900. Middle Row School was built in 1878, St. Thomas' Church in 1889. The Chelsea Vestry opened local offices and a large area by the canal was bought by Kensington Vestry as a Dust Wharf. In 1895 Charles Booth saw it as a great improvement. The London General Omnibus Company erected stables, soon turned into a large garage and maintenance block. In 1890 the Town was transferred to Kensington.

It was not until 1936 that Kensington Borough Council turned its attention to Kensal Town. Three groups of cottages were demolished

and Octavia, Ruth and Pollock Houses, each a block of flats, were erected.

The 1939-45 War did much damage, destroying the church and most of the surviving laundry premises. In the 1951 County of London plan the whole area was designated for Industry, which placed a blight over it. In 1950 Cecil House fought a battle to persuade the Council to honour its 1947 agreement to let them rebuild there a hostel for old ladies.

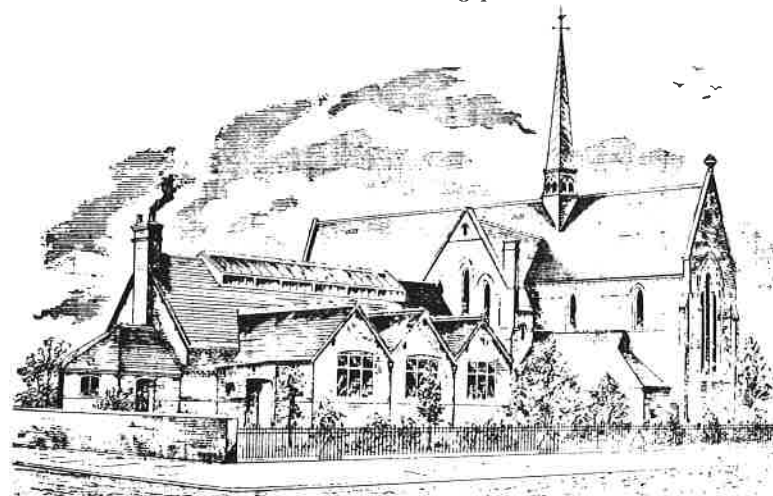
They won, and as a result caused councillors and others to take a fresh look at provision for the Town. The Church authorities had already done so and had joined the Golborne area with the Town into one parish for which a new church was planned. The London Plan was revised and the Kensal Town Development Area proposed.

The first phase by Sir William Holford was completed in 1965, the second by Julian Keable in 1970, the third by Erno Goldfinger. But none of this was in the old Kensal Town. St. Thomas Church was rebuilt in 1970, with a new primary school. It was not until the 80s that Manchester Drive replaced the old laundry buildings in South (now Southern) Row. A large park extended the Horniman Gardens and the western end of the Town has new workshops designed for light industry. The Gasworks area has become a Supermarket.

But the old Kensal Town is still recognisable although only a handful of the 1840 cottages survive and a chapel of 1845. A resident of a hundred years ago would not be lost. And, curiously, the Town is back in Chelsea (with Kensington).

The Centenary History of St. Thomas, Kensal Town, by Dr. Harper Smith is available from the Revd. D. Fletcher, St. Thomas' Vicarage, Kensal Road, W.10. Price 50p + 20p postage.

Dr Harper Smith has just completed a full account of the history of Kensal Town which is now awaiting publication.



*St. Thomas's Church, Kensal Town 1889-1940*

# Kensington Square

Written by Miss Mary Dent, B.Sc., M.Phil.,  
F.R.I.C.S., F.R.T.P.I.

Director of Planning and Transport, Kensington  
Borough Council

Kensington Square is one of the most interesting of London's squares. Preceded only by Covent Garden (1631), Lincoln's Inn (1660), Bloomsbury Square (1665), St. James's Square (1668), Leicester Square (1674), and Soho Square (1681) it is the earliest square still remaining in predominantly residential use demonstrating something of the character which must have been typical of many other squares in earlier times.

In books dealing with the development of the London squares Kensington Square is generally neglected. This is probably because it cannot strictly be defined as a London development. At the time it was carried out Kensington was still some distance from London.

In the mid-seventeenth century Kensington was a small village running between three large houses. Holland House, Campden House, and Nottingham House. Because of its pleasant position, proximity to London, and fine noblemen's houses it was popular with those who wished to get away from the thickly populated and occasionally plague-ridden city.

Thomas Young, 'a citizen and joiner', one of Sir Christopher Wren's workmen, acquired an area of land to the south of the present High Street at some time in the early 1680s. He purchased an addition to the holding in 1687. He decided to lay out the area with a street named after himself running south from the main road ending up in a square. The form of layout would have been influenced by the squares being developed in London but may also have been convenient because of the positioning of some existing buildings. There is evidence to suggest that numbers eleven and twelve, now part of the south side of the square, could have been erected as a single house prior to Young's developments. In number seventeen there is some evidence of an earlier building, possibly a farmhouse.

## Absence of leasehold control

Young's development had several fundamental differences from earlier squares. Young was not a distinguished person and the development lacked the prestige of a fashionable landowner or occupier. Also he probably never owned all the land fronting on to the square and he sold off the freehold interests of the buildings he erected. This absence of any overall control afforded by the leasehold

system makes the survival of the square's unity all the more remarkable.

It must have been something of a speculator's dream fulfilled for Young when in 1690 William III acquired Nottingham House and changing its name to Kensington Palace took up court there. Young's half-completed project now became certain of success with a flood of demands from courtiers, ambassadors, and others for suitably distinguished houses in the vicinity of the palace.

The square was completed in 1698 and enjoyed its height of popularity during the reigns of Queen Anne, George I and George II. During this period the square was occupied by many notable people. The Duchess of Mazarin is reputed to have lived there. She was the favourite niece of the Cardinal and nearly Queen of England, since Charles II, during his exile, had wished to marry her. She continued a favourite of Charles and he gave her a state pension of £6,000, reduced to £3,000 by William III. By the time of her stay in Kensington she was a rather notorious old lady 'who entertained largely and gambled to excess'.

## Square's fall from fashion

When George II died in 1760 the Court left Kensington Palace and the square fell from fashion. In the nineteenth century its popularity revived and it became the home of many distinguished clerics and members of the professions. Residents included John Stuart Mill, Hubert Parry, and Sir Edward Burne-Jones. Just around the corner in Young Street lived William Makepeace Thackeray, and later Mrs Patrick Campbell came to live in the square.

Over the years the buildings in the square have been redeveloped or altered to such an extent that, apart from numbers eleven and twelve, nothing remains of the appearance of Young's first square. However, redevelopment has for the most part been of individual buildings and only the redevelopment on the eastern side of the square has failed to conform to the scale and character of the whole.

Although the square has always contained some uses other than residential, because of the fragmentation of ownership large invasions of commercial use have occasionally been threatened. In 1923 some of the householders entered into a covenant binding themselves not to sell their properties except for use as another residence.

Later, inexplicably, the London County Council zoned the square as a special business area and as a result pressure built up for business redevelopment. The residents sought the help of Kensington Borough Council but, in 1946, the town planning sub-committee adopted a report expressing the view that 'there is no substantial claim for the preservation of the buildings on architectural or historic grounds'. They recommended no alteration in the zoning. However, as a result of public pressure the full council reversed this view and requested the L.C.C. to make the change.

Throughout the square's history no one person or estate has ever

had any overall control. It is interesting that the common areas have been kept up and managed by co-operation between a variety of owners. In 1803 a special Act of Parliament was passed which legislated for 'repairing, lighting, and watching Kensington Square and adjoining streets'. The Act named certain gentlemen to act as commissioners. A further special Act for the administration of the square was passed in 1842. The square provides an unusual example of a long-standing residents' association.

#### A conservation area

The Kensington planning committee of 1946 were fundamentally correct in their appraisal of the square. Most of the buildings are not outstanding for their history or architecture—the quality is in the totality. The whole square is interesting for its history, its organisation, and its individuality. A number of the houses are covered by a building preservation order, awaiting ministerial confirmation, but in addition Kensington and Chelsea Borough Council are making the square a conservation area under the powers of the Civic Amenities Act 1967. Such action would seem to be appropriate.

When giving permission for this article to be included in the Annual Report Miss Dent said: 'I would have no objection to your including my article in a future report. However, I would be glad if you could make it very clear that this was written over 20 years ago. It was an article that followed from the passing of the 1967 Civic Amenities Act, which provided the legislative foundation for conservation areas.'

## The Cromwellian Memorial Tablet at St. Mary Abbots Church

The marble wall panel to Henry Dawson, a member of the 'Barebones' Parliament of 1653, after extensive and skilful removal of black encrustation by Mr. Philip Murdin at English Heritage's Stone and Wood Carvers Studio, has now been fixed, in the position chosen by the diocesan architect, on the inside west wall of the church. English Heritage have emphasised the artistic, as well as the historic importance of the panel. It is an early example of English baroque, a style adopted throughout the following century by sculptors of memorial tablets. The purity of the lettering is remarkable and must have been the work of a highly talented artist.

The historical importance of the panel derives from the amount of biographical information it sets out in a few concise lines. The conservation work has revealed Dawson's coat of arms as 'on a bend engrailed three "daws"'. This is a canting coat and although the marble does not indicate the tinctures we know from another source that the field is azure, the bend argent and the 'daws' sable.

Henry Dawson's memorial tablet is now older in date than all the monuments transferred from the previous church by Sir George Gilbert Scott. It is recorded that his reply to a parishioner who objected to the expulsion of Henry Dawson from the church in 1869 was 'It has no merit beyond history and is not suitable for a Gothic edifice.' Why he thought the many eighteenth-century memorials were more suitable remains a mystery.

The Kensington Society is proud to have been instrumental in the conservation of this probably unique memorial to an extreme puritan in an Anglican church and grateful for the interest and skilful work of English Heritage.

A. Jabez-Smith

## Geoffrey Chaucer 600th Anniversary Commemoration Service

It is just over 600 years since Geoffrey Chaucer started writing the *Canterbury Tales*. The years 1387 to 1389 are generally believed to be the ones in which he wrote the Prologue and the first group of Tales. In 1389 he returned to high office as the King's Clerk of Works for the Tower of London and the Palace of Westminster, and from time to time until his death in 1400 he wrote only a dozen more Tales.

To commemorate these events a short service was held on the 26th October at Poets' Corner, Westminster Abbey, conducted by the Dean of Westminster. During the Service a commemorative wreath of flowers, including Chaucer's beloved daisy, was laid on the poet's tomb, which bears the date of his death, 25th October 1400.

There were readings by Fenella Fielding and Martin Starkie from the works of Geoffrey Chaucer in the original text and the version in modern English by Nevill Coghill; and Songs from the Coghill/Starkie musicals, *Canterbury Tales* and its sequel *The Homeward Ride* with music by Richard Hill and John Hawkins.

This event was organised by the Chaucer Heritage and Chaucer Festival and with the co-operation of the Dean and Chapter of Westminster Abbey.

Nevill Coghill's translation into modern English of the *Canterbury Tales* is without doubt the most famous of twentieth-century translations. Nevill Coghill (Exeter 1926) was Merton Professor of English (1957-66) at Oxford. His outdoor productions in the gardens of the Oxford Colleges became a byword in Theatrical circles. His professional productions included *The Pilgrim's Progress*, at Covent Garden, *A Midsummer Night's Dream*, at the Haymarket with John Gielgud and Peggy Ashcroft, and the play and film of *Dr Faustus* with Richard Burton and Elizabeth Taylor. Coghill was, in John Wain's words, 'one of those rare University dons who, without lowering their

scholarly standards, have been able to make the classics of English Literature known and loved by millions throughout the world'.

As a tribute to Nevill Coghill, who was his tutor while he was at Oxford (Exeter College) and in support of the Chaucer Festival, which he founded, Martin Starkie has commissioned a handsome limited edition of the *Prologue to the Canterbury Tales*, with Nevill Coghill's translation. The book has been printed by the Officina Bodoni, one of the world's most prestigious private presses. Further particulars may be obtained from the Chaucer Centre, 22 St. Peter's Street, Canterbury, Kent CT1 2BQ, or from Martin Starkie, Norbury Villa, 85 Ladbroke Road, London W11 3PJ.

The Chaucer Heritage was founded in 1985 by Martin Starkie to further the enjoyment of the writings of Geoffrey Chaucer and an understanding of his life and times. To this end the first Chaucer Festival was conceived and directed by Martin Starkie in Canterbury in 1985. This was followed by further annual Festivals between 1986 and 1989 with events in London, Canterbury and the County of Kent.

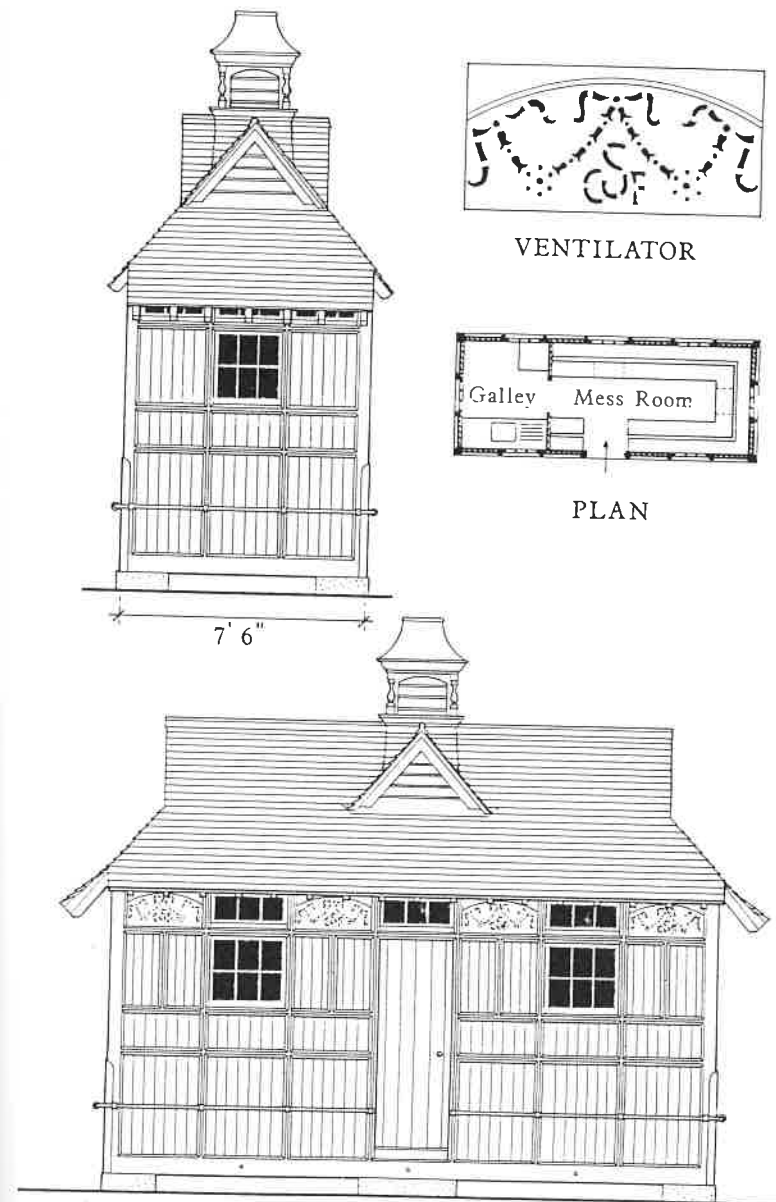
Martin Starkie has been a member of the Kensington Society since the 60s.



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.  
Wholemeal flour stoneground from organically grown wheat on sale.



Victorian Cabmen's Shelter



## A Kensington Lady's Pot of Rouge 1828

Among a collection of documents (including his 'laissez passer' signed by the French ambassador in April 1816), belonging to one of my great great grandfathers, John Smith (1777-1860), I found the following letter written to him by Emma Courtenay Campbell the recently widowed wife of Laurence Campbell of Kensington a son of Patrick Campbell of Ardchattan Priory, Argyleshire. The letter indicates that Emma had left home temporarily to keep house for her twenty-five-year-old son, John Courtenay Campbell, who on coming down from University College, Oxford, had just been given the curacy of Halling (Hawling) in Gloucestershire.

Wednesday September 24th 1828 Halling

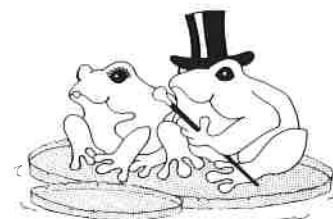
We got home Wednesday of last week; John arrived not long after you went and was very sorry to have missed you and the children; I hope if we are all spared to see next summer that you will come and see us; the coach comes from London to Northleach which is six from miles our house; but if you come from London to Cheltenham you may take another coach from Cheltenham to Andover's ford which is only four miles from our house; you might bring one of the little boys and we could manage to give you a bed. I wish you would take the trouble to do a little comission for me; I wish you to go to a good Perfumer's either in new or old Bond Street I do not know which of them I went to, but the one I went to was a very little way from Clifford Street; I do not know the name of the people; what I want you to buy for me is a Pot of Rouge; ask them to let you see some Pots of Rouge and chuse a Pot marked at the bottom 1re Nuance Pr. Blonde which means I think the first sort of Rouge for the fairest the whitest skin; the right sort of Rouge is marked as I have told you at the bottom of the Pot; dont buy it without this mark at the bottom of the Pot; go round the shops in old and new Bond Street till you come to the right one; the right Pots too are made of very pretty china; they will I think sell them to you in a little coloured paste-board Box; the Rouge should cost a guinea I rather think box and all, but you may pay for the box separately if they ask it; tell them it is for sending into the Country (but you need not mention my name) and they will put some cotton perhaps round the Pot in the Paste-Board Box; then you must get a small wooden box made and pack the Pot of Rouge in its paste-board box carefully up in it, you had best stuff the wooden box with tow to prevent its shaking about, then nail down the lid and direct it not to me as I am but little known here; but direct on the box 'TO THE REVD. JOHN C. CAMPBELL HALLING TO BE LEFT AT ANDOVERS FORD INN TILL CALLED FOR'

send it by one of the Cheltenham Coaches. I enclose you two sovereigns which (will) pay for the Rouge and more than (provide) I think the money the wooden box (will) cost; pray pay yourself for this letter which with the money in it will be charged double. (The letter concludes with personal messages from Emma and her son to John Smith's wife, Margaret, and his children).

Apart from the light this letter throws upon the discreet use of rouge by society ladies in George IV's time it has other interesting features of the period; the letter is written on black edged paper—when did that come into use?; the letter is endorsed 'Money Letter' and the two sovereigns have worn a hole in it—hence the words I have supplied within brackets; the pre-railway travel arrangements—the letter was written in the very hey-day of the stage coach. The Pot of Rouge was certainly an expensive luxury and, alas, history does not relate whether my great great grandfather did in fact have the leisure to search for and find the required Pot, and subsequently pack it according to Emma's very precise instructions and consign it to the Reverend John. 'A little comission (sic) for me' seems to me to be an understatement! I expect John Smith did have the necessary leisure because he was a civil servant with an office in Somerset House. I have his Commission of 1807 replete with the engraved head of George III and signed by six Commissioners.

Emma and John Smith were of much the same age—in their fifties in 1828—but what their relationship was I do not know; that they had known each other for a long time is apparent from an earlier letter written by Emma from Ardchattan Priory, complaining that she was without news of John Smith, his wife and family, and signed 'Believe me ever your friend'.

A. R. Jabez-Smith



**FROG HOLLOW**

15 Victoria Grove, Kensington, London W8 5RW  
Telephone: 01-581 5493 Fax: 01-584 2712

**A TREASURE TROVE FOR ALL AGES**

# Hansard 24 October 1989

## London Squares Preservation (Amendment)

4.15 p.m.

**Mr. Dudley Fishburn** (Kensington): I beg to move,

That leave be given to bring in a Bill to revise and amend the London Squares Preservation Act 1931.

My Bill modestly builds on the wisdom of our grandfathers and great grandfathers and adds another thin layer to the lacquer of legislation that protects London's heritage.

When London exploded into the world's largest city our predecessors saw the need to infuse a few patches of green into the urban sprawl before anyone had heard of people being environmentally conscious. It is interesting that it was the Victorian developers who bequeathed London its squares, voluntarily giving up building land to improve the urban landscape. Parliament took the lead then, as it should now.

There was the Kensington Improvement Act 1851, the Town Gardens Protection Act 1863 and, in 1927, when London's population was near its height and the city was choking in pea-soup smogs, there was nothing less than a Royal Commission into the protection of garden squares. That led to the London Squares Preservation Act 1931. It was a fine Act for Parliament to have passed in the dark days of depression to make London's green corners safe from over-development. The Act specified some 460 enclosures that were to be permanently preserved as open spaces.

The London Squares Preservation Act 1931 is now more than half a century old and showing its age. That is why I should like to update it and to bring in adequate protection for the half century ahead.

The 1931 Act forbids development on protected garden squares but, because it was unthinkable at the time, the Act gave no thought to development under or over squares. Today, many squares are threatened with underground car parks, and the new possibilities of cantilevered architecture make development over an open space a commercial prospect.

The 1931 Act, if contravened, carries the 'heavy' penalty of £20. I propose to update that to a maximum daily penalty rate of £1,000.

The 1931 Act is particularly inadequate because there were only 460 squares listed at that time—and that number cannot now be added to. The list is closed. New squares are being created all the time in the capital and elsewhere. Such spaces are protected only by the leaky planning laws and not by Acts of Parliament. My Bill would open a new register, to which any enclosure could be added at the behest of its owner. These owners are the successors of the Victorian builders. Sometimes they are local authorities or trusts, or ownership may be divided equally between the residents of the 100 or so dwellings that surround a square. Some squares are still owned by a single individual. Good—I have no complaint about such diversity. Owners who wish to set down their squares in the new register would have them protected from any development, on, under or over.

My Bill, if I can get support for it, would try to take the process a stage further. Why should it be only squares relating to London that are given the protection I have described? Does not the great cities of Bristol, Norwich, Birmingham and Manchester have 'enclosures' too? There should be a national register that extends a national umbrella of protection to the urban garden landscape throughout England and Wales.

The new squares that could be entered are manifold. Some of the better new council housing estates, for example, are built around a garden square. Should not those spaces be protected as their Victorian predecessors were? The Government, however, are not altogether sympathetic to these proposals. One of their objections is that a ban on car parks under garden squares would rob the owners of their property rights. My scheme of a voluntary register would get round that problem. There is indeed a place for underground car-parks: it is in new building developments, not under green long-established residential squares.

The Government have yet to work out their community charge provisions on London's semi-private squares. Since the middle of the previous century those squares have, for the most part, been kept up by a special rate levied on the houses around or near them. The residents of those houses then hold the right to use the squares. No such provision

has been made under the community charge. Clearly, if everyone in a local authority area pays equally for the upkeep of every garden square, then everybody, in fairness, must have access. That, of course, would mean the end of the squares. Their fragile environments would soon be broken down. Their upkeep, if it came from the general community charge, would soon fall into disrepair—victims of local government politics. Those garden squares would then become the refuge not of the many residents, but of a few strangers: the drug dealer, the vagrant and the mugger.

The Government cannot intend such a thing, so they must do some fresh thinking. I hope that my Bill will help that process and, more importantly, will help the hundreds of London garden squares.

*Question put and agreed to.*

Bill ordered to be brought in by Mr. Dudley Fishburn, Mr. John Wheeler, Mr. Gerald Bowden, Mr. Matthew Carrington, Mr. John Bowis and Mr. Paul Boateng.

LONDON SQUARES PRESERVATION  
(AMENDMENT)

Mr. Dudley Fishburn accordingly presented a Bill to revise and amend the London Squares Preservation Act 1931: And the same was read the First time; and ordered to be read a Second time upon Friday 10 November and to be printed. [Bill 207.]

## Reports from Local Societies

### ABBOTSBURY RESIDENTS' ASSOCIATION

Our year was clouded by the death on 18th March 1989 of our Founder Chairman Professor Russell Allen O.B.E. For 14 years Professor Allen gave conscientious and dedicated service to the A.R.A. and he will be sadly missed by our Members.

At September 1989 we had 131 households in Membership, and in the coming year a new recruiting drive is planned.

Our Neighbourhood Watch Scheme had an active and observant year well supported by the local Police.

The 'humps' in Abbotsbury Road are proving effective in reducing the speed and density of passing traffic.

Much attention has been given by the Committee to improved maintenance of the Closes, and with Council support we endeavoured to persuade the Water Authority to site the new Ring Main pumping station with minimum disturbance to our Area.

We continued our support for The Kensington Society and The Friends of Holland Park with which we have common aims.

Our Summer Party, the high spot in our social Calendar, was held in the Orangery on 23rd May and was well attended by Members and local dignitaries.

*Acting Chairman:* Percy R. Levy, 85 Abbotsbury Road, W14 8EP.

### THE BOLTONS ASSOCIATION

1989 saw the resignation as Chairman of the Association of Philip English, after eleven dedicated and distinguished years and the succession of James Macnair to the Chair. Philip is still acting as Planning Controller on a temporary basis pending the replacement of Nicola Shields, who has relinquished these duties on leaving the neighbourhood.

The Association has continued to support Councillor Gordon's campaign against statutory provisions and DoE policy which make planning control by the Borough so difficult. It also fully supports the Council's proposals for the Unitary Development Plan and is urging that the Plan should reinforce the Council's Policy Statements for the Conservation Area by wording binding these statements to the Plan so that they have statutory force.

The Association contributed to proceedings at the inquiry before a DoE Inspector of the Emir of Bahrain's appeal against refusal of planning permission and listed building consent for alterations at 6 The Boltons. The Inspector found in the Emir's favour but ruled that the original roofline should be restored.

Brompton Association have taken the lead in opposing plans for development over South Kensington Station and are pleased to hear that the developers are reviewing their plans in the light of the fundamental criticism from the Royal Fine Art Commission. The Association also opposed a project for the development of the Harrods Car Park in Brompton Place and will be ready to support the Council's refusal of planning permission on appeal next autumn.

Finally a success, the result of concentrated campaigning: permission has been given for parking by Borough residents only in Walnut Tree House car park, with a veto on commercial use.

*Chairman:* Mr. James McNair, 29 Gilston Road, London SW10.

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

#### KENSINGTON COURT RESIDENTS' ASSOCIATION

This small but active Association covers Kensington Court and Kensington Court Place, including Kensington Court Gardens. This is a historic and architecturally distinguished little enclave and we aim to keep it that way. Eternal vigilance is however required.

We co-operate with neighbouring Associations who share our main interest—traffic control, checking of unreasonable noise, better street cleanliness, preservation of local shops and amenities, limitation of all kinds of nuisances. We keep an eye on large organisations in the area which may tend to become disproportionately big for what is predominantly a residential zone. We try to guide the planning of new developments so that they do the least possible damage to the environment.

We shall monitor closely the unfolding of the Unitary Development Plan, which is full of good principles. We want to see them put into practice. We particularly like its emphasis on the needs of the permanent residents of the area.

1990 could be a good year for our interests. Public opinion is roused as never before to the need to conserve and indeed improve our environment. The errors of past bad planning are now recognised. The era of architectural brutalism and 'hi-tech' buildings is passing. Green is good. A powerful voice rings out from our Royal neighbour in Kensington Palace. So let us work for—indeed hope to achieve—

some real improvement in Kensington's quality of life in the coming year. To do this we need the active support of more local residents.

*Chairman:* Sir Ronald Arculus, K.C.M.G., K.C.V.O., 20 Kensington Court Gardens, London W.8.

#### KENSINGTON HIGH STREET STUDY GROUP

Activity during the past year has concentrated mainly on the central 'hinge' of the High Street. The Study Group opposed the scheme to put a five-storey office block on the site of the Odeon Cinema. And it expressed immediate concern over the proposal that the Commonwealth Institute should lose its forecourt, so that new buildings could be extended right on to the High Street frontage.

A continuing source of irritation to residents of the High Street is the manner in which some shops leave their lighting on until the early hours of the morning (in some cases, all night). This lighting can be quite dazzling. The Council can take action with fascia lights. But the Study Group feels that what is really needed is a code of practice which recognises that this is still a residential high street, and that its residents are entitled to restraint after midnight.

*Convenor:* Richard Newcombe, 3 Earl's Terrace, W.8.

#### CORNWALL GARDENS RESIDENTS' ASSOCIATION

The Association continues to monitor and attempt to influence developments and other matters affecting the local environment. We welcome the renewed abolition of estate agents' boards in the area but are very concerned about the failure of the proposed legislation against development under our garden squares.

We meet regularly with the Point West site management with the aim of reducing disturbance from this development. While noise has diminished somewhat of late, residents are becoming increasingly aware of loss of light and interference on TV and radio. A development of this nature should never have been permitted.

Another development of concern is the St. Mary Abbots Hospital site. We reluctantly accepted the proposal of August but are now dismayed to see a new proposal with density and building heights almost as great as those of the original proposal. We also object strongly to the planned access into Cornwall Gardens Walk.

Traffic and parking are a worsening problem and we are making appropriate proposals to the Council.

On a brighter note, a Summer Garden Party was held in August. This was a great success socially and enabled residents to become acquainted with one another.

*Chairman:* Robin J. Balmer, M.B.E., 68 Cornwall Gardens.

*Hon. Secretary:* Miss Ursula Overbury, 57 Cornwall Gardens.

#### EDWARDES SQUARE SCARSDALE AND ABINGDON ASSOCIATION

Numerous applications, for large- and small-scale developments, have made this a busy year.

*St. Mary Abbot's Hospital.* We fought for a reduction in density; pedestrian access across the site and a *very* limited vehicular access from the east. Whilst successful on the first two, Marloes Road will suffer the full burden of vehicular traffic. We fear increased rat-running through our residential streets, renewing demands for traffic management measures.

*Odeon Cinema.* Modified proposals, still excessive in height, density and office content, were refused consent. The applicants' appeal is currently being heard before a DoE Inspector. E.S.S.A. is presenting a submission supporting the refusal.

*35 Pembroke Gardens.* E.S.S.A. and residents supported Council's refusal to allow a new house in the rear garden, at the subsequent appeal. The Inspector upheld Council's decision.

*61 Abingdon Road.* We made representations supporting enforcement action for removal of an unauthorised 2nd-floor rear glazed extension. The appeal was dismissed.

*1-5 St. Mary Abbots Place* illustrates the disastrous consequences of the 1987 Use Classes Order whereby Council was unable to refuse office development, in place of the old film studio, in this residential street. One small residential unit was achieved.

*Weir.* We continue our efforts for maximum effective relief, though the latest DoT proposals are not encouraging.

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

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

#### EMPEROR'S GATE RESIDENTS' ASSOCIATION

An Annual General Meeting of the Emperor's Gate Residents' Association was held on 21st November 1989 and several points of general concern were discussed.

Our Association comprises Emperor's Gate, Southwell Gardens, Grenville Place, St. Stephen's Walk and Southwell, Osten and McLeords Mews.

Our achievements to date have included the considerable modification and reduction of building plans for the Russian Church in Emperor's Gate although it is regretted that we have been unable to save the Congregation who will be moving out shortly. We have had some kind of success on the proposed Church Hall in Southwell Gardens as we have saved the trees but have been unable to prevent the hotel development which is felt to be inappropriate for this area.

Major concerns include the Point West development with its unacceptable levels of noise, dirt and with a detrimental effect on the skyline. These points were discussed with members of the Council who were present as it was felt by many members of the Association that the building is considerably higher than shown on the original plans. Also the dangerous level of traffic using Grenville Place and Southwell Gardens as a short cut from the Cromwell Road.

The Association is determined to fight future planning proposals which will further destroy the residential flavour of our neighbourhood.

*Hon. Secretary:* Miss J. Manasseh, 5a Cornwall Mews South, SW7 4RX.

#### EARL'S COURT SQUARE RESIDENTS' ASSOCIATION

The Annual General Meeting was held at the Poetry Society on 10th January and a Committee of ten members was elected under the Rules.

During the year the Committee of the Association continued to pursue its objective of an improving environment but was to a certain extent frustrated by planning decisions. In one case we employed Noise Consultants to give evidence on a proposal to turn a garden area into large-scale parking lots—to no avail. We recognise that the Council's Planning Committee was constrained by national guidelines and we were therefore very pleased to support the Royal Borough in every way in striving for a change in emphasis of Government policy.

The appearance of the Square has continued to improve and in particular the refurbishment of the historic house at No. 1 was most welcome.

Our barbeque was held in August and the event was this time greeted by wonderful weather.

Newsletters were produced in June and December.

The customary lighting up of the Christmas Tree took place on 13th December. Carols were sung and mulled wine and mince pies consumed.

The Garden has continued in excellent condition thanks to the devoted attention of the Garden Committee despite the distraction and expense arising from the destruction of lighting equipment by vandals.

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

*Secretary:* Mrs. May Holt, 35 Wetherby Mansions.

#### THE LADBROKE ASSOCIATION

In 1989 the Ladbroke Association had its 20th anniversary. This was celebrated in June by a party held in one of the communal gardens which are an important feature of the Ladbroke estate. Fortunately it was a beautiful evening and about 150 members and friends attended. Our President Angus Stirling, Director General of the National Trust, spoke on the past and future of the Association.

During the year, as well as our on-going concern with Planning Applications, we have been involved with various elements of street furniture—street lighting, the proliferation of telephone boxes and the advent of cable television. We have made repeated attempts to influence the choice of street lamps and standards, with limited success. We regret the insensitivity of the Works Department on design and their reluctance to take part in public consultation.

We have fought a long battle with Westside Cable Television to prevent them from littering our pavements with large and small grey 'booster boxes', again with only limited success. We regret the tardiness of the Council in this matter, and especially the action of the Department of Trade and Industry in giving Westside Cable TV what amounts to a free hand.



Our series of members meetings continued this autumn with a lecture by Mark Girouard, a local resident and well-known writer, on 'The Architecture of Victorian Entertainment'. An appropriate subject, as the Association recently added its weight to the successful campaign to prevent a Victorian Theatre now the Coronet cinema from being turned into a Macdonald hamburger joint.

*Chairman:* Thomas Pakenham, 111 Elgin Crescent, W.11.

#### LEXHAM GARDENS RESIDENTS' ASSOCIATION

The Association and its one hundred members have been preoccupied with two projects during the past year. The first, which is nearing completion, was the complete re-landscaping of the Garden Square. This project was initiated and supervised by the Garden Committee but strongly supported by the Residents' Association. It has involved the installation by the Rosebery Construction Company of smart new wrought iron Victorian-style railings to replace the decrepit old chain link fence. The Royal Borough has generously contributed a loan of £25,000 towards the cost of the installation. In addition, the inside of the garden has been totally re-landscaped using a plan prepared by Wilf Simms and Susan Whitehouse of Messrs Blanchards and installed by the Highgate Garden Centre. The Council has invited us to submit the scheme for an Environment Award. It is hoped to organise an official opening of the new garden by the Mayor in June.

The second concern has been the proposed Taylor Woodrow development of the former St. Mary Abbot's Hospital site. After numerous lobbying and meetings with the Council and the developers, it was hoped last September that agreement had been reached on a scheme acceptable to Lexham Gardens Residents. Under the scheme, density would be kept to a reasonable level of approximately 100 habitable rooms per acre and crucially no houses would be built closer than 6 metres to our boundary wall. In addition tree planting would take place along the boundary. Because of the failure to reach agreement between the developers and the owners of the site, the Riverside Health Authority, we understand that the entire scheme is now being reconsidered.

We continue to be vigilant about the unauthorised use of properties in Lexham Gardens. However in general we are pleased with the improvement to the appearance of the square which has taken place in recent years.

*Chairman:* Sir Cyril Taylor.

#### NORLAND CONSERVATION SOCIETY

In the 20th year of the Society's foundation we report a mercifully light load of immediately local planning problems, the most contentious of which has been the provision of inappropriately designed and coloured junction boxes for cable television, a problem which may later hit other areas of the Royal Borough. With other Societies, we objected successfully to the unduly commercial original proposals for the Coronet Cinema, just outside the area, but affecting it. And, inter

alia, we have objected to a proposal for a 42-bedroom addition to the Kensington Hilton, and to the raising of roof levels in Norland Place.

The Society is increasingly concerned in matters affecting the whole Borough, not least the Departmental presumption in favour of development which has led, under the previous Minister, to the overturning of expressed local wishes. The Society has objected vigorously to the proposal for 1-6 Bramham Gardens and to the loosening of the Class Uses Order behind it, and to the proposals for car parks under London squares; and it joins with the Kensington Society and other local societies in seeking a rebalance of governmental conservation policies in favour of local residents and against inappropriate development and the further generation of traffic. We are grateful for the rapid, informed and effective reaction of our new M.P. to these matters of policy and practice.

Robin Price.

#### ONSLOW NEIGHBOURHOOD ASSOCIATION

Almost as soon as we had submitted last year's report saying: '... no news of our problem sites ... South Kensington Station ...' than we heard of the impending planning application by Scott, Brownrigg and Turner. When seen, this proved to be an even greater enormity than our worst fears. However, unanimously adverse comment was quickly obtained from both learned national and local societies, this in spite of an expensive public relations campaign mounted by the consortium of developers. For this we owe a debt to our neighbours, the Brompton Association, who undertook the hard graft of organising the opposition. The Planning Department of the Royal Borough supported our joint view and when the Royal Fine Art Commission called in the scheme for study and then issued a highly critical report the application was withdrawn for reconsideration. We wait with trepidation to see what the next move will be.

The Brompton Hospital north site will probably become vacant before the end of the year, following the opening of the new National Heart Hospital this summer. We have asked the Planning Department of the Royal Borough to prepare a design brief for the vacated site to guide any prospective developers when it comes up for sale. We hope that this brief will include for the retention and restoration of the fine original central building.

We cannot finish without a mention of the late Mayor, Councillor Nicholas Freeman, O.B.E., D.L. Nick's untimely death is a great loss to us, both as a councillor and a very true friend. We shall always remember him with affection.

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

#### PEMBRIDGE ASSOCIATION

In March our Chairman and our Planning Secretary took Marcus Binney of English Heritage on a tour of the Pembridge Conservation area to appraise him of some of the worst excesses—infilling between Grade II listed houses, destruction of front baluster walls, gate piers

and front gardens to make car ports and windows with Georgian glazing bars replaced with modern aluminium frames.

A vigorous campaign by our Planning Secretary, concerned at the poor design and quality of street furniture, has resulted in the Planning Department of the R.B.K. & C. re-examining the design and quality of litter bins and bollards and we are hopeful that real improvements will follow.

We are particularly concerned that a significant number of planning applications are granted even though they apparently contravene the stated policies in the Conservation Area Policy Statement. The Council's view is that although the stated policies are desirable guidelines, they are often not legally enforceable! We are very disturbed by the continued loss of front gardens which are constantly under threat of conversion into parking space.

*Chairman:* Mr. William Clarke, 13 Pembridge Gardens, W.2.

#### VICTORIA ROAD AREA RESIDENTS' ASSOCIATION

1989 was our busiest year ever—achieving a few local advances, but with ever greater threats emerging in the surrounding area.

After several years' negotiation, Victorian lighting has been installed in the northern half of Victoria Road—a joint project between the Association, the Council and the Kensington Park Hotel. Our next project is to remove all residents' parking signposts, putting signs on lamp-posts, railings or walls.

The closure of Waitrose—our village store—left our community devastated. We commissioned a study, jointly with the Council, to assess the impact. Before two-thirds of the people in the area shopped there, mostly daily or several times a week, with 85 per cent plus walking. Now more than half use Sainsbury's whilst a similar proportion are forced to shop weekly and go by car, if they have one. If you cannot shop locally, why live in Kensington?

The biggest threat has been the St. Mary Abbot's Hospital redevelopment proposals. A planning brief was agreed, after consulting the residents, for a scheme density of 85 habitable rooms per acre (hra). A competition, which the Council helped judge, chose a scheme with a density of 141 hra. The Town Planning Committee at the third attempt approved a scheme for half the site at 104 hra. Riverside Health Authority now complains that this is not enough. The high density, with all vehicular access to Marloes Road, has outraged all surrounding associations, but led to dissent. This Association has resisted any access from Kelso Place, as our small roads cannot take the traffic or parking. We hope that in future, we can provide a common front with our neighbours.

We look forward to helping the Council update the District Plan and hope there will be a genuine dialogue with residents. Meanwhile we realise that the only people who can manage our area are ourselves!

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

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

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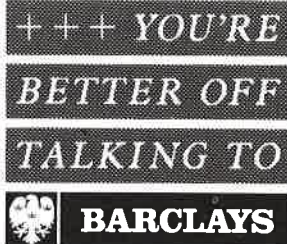
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