

THE
Kensington
Society



Annual Report
1993

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.

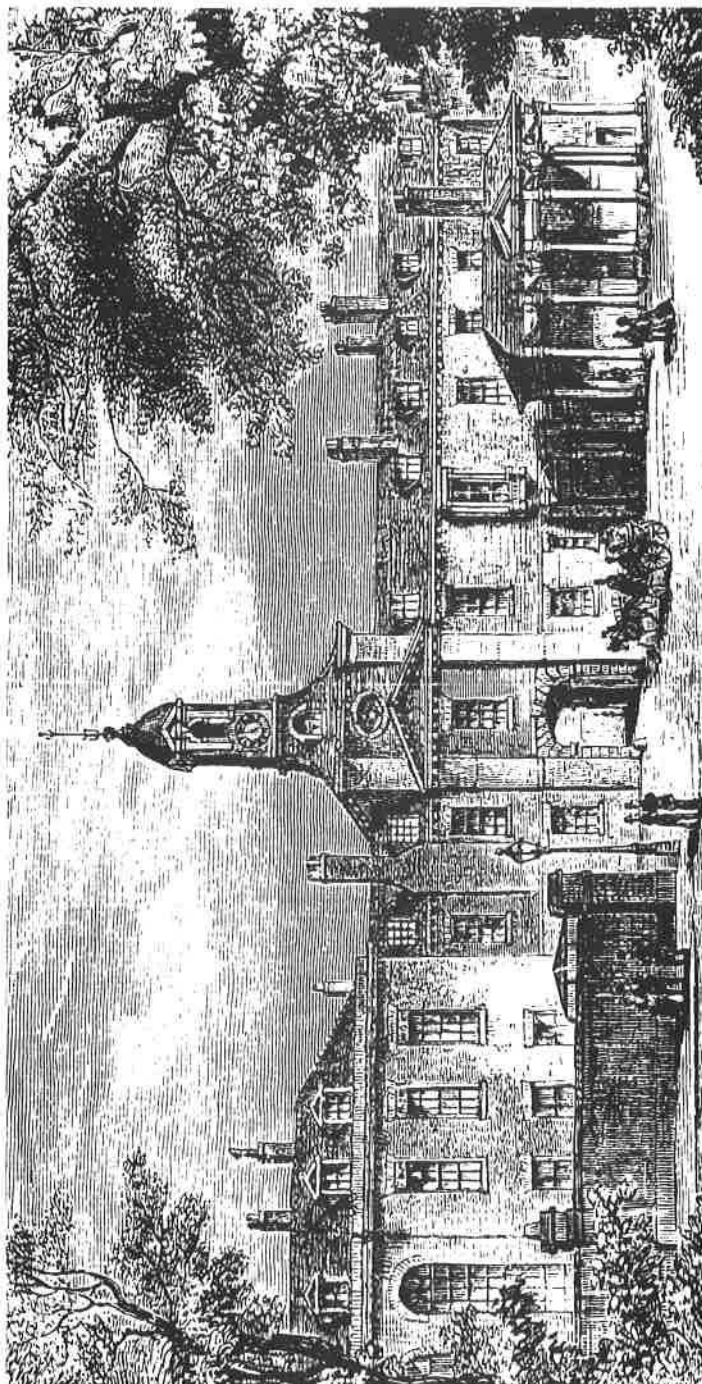
Registered Charity No. 26773

Annual Report 1993

FRONT COVER

Workhouse, Marloes Road built in 1849 to replace the one in Gloucester Road, was designed by Thomas Allom who also played some part in the design of the Ladbroke Estate.

The buildings, together with the Chapel, later formed St Mary Abbots Hospital.



Clock Tower, Kensington Palace, 1860

The Kensington Society

PATRON

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

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JOHN DRUMMOND, C.B.E.

VICE-PRESIDENT

THE RT.REV. THE LORD BISHOP OF KENSINGTON

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EXECUTIVE COMMITTEE

CHAIRMAN: BARNABAS BRUNNER

VICE-CHAIRMAN: ROBERT MEADOWS

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Mrs. G. Christiansen
Philip English
Judge Gerald Gordon
A. Farrand Radley M.B.E.

Robert Martin
Robert Meadows
Michael Middleton, C.B.E.
Harry Morgan
Mrs Susan Walker

Robert Vigars

HON. SECRETARY AND EDITOR OF REPORT: Mrs. G. Christiansen

HON. TREASURER: A. Farrand-Radley M.B.E.

HON. AUDITOR: Andrew Snelling, Barclays Bank PLC

Foreword

Almost twenty years ago Sir Hugh Casson said in a BBC Television programme that the principal problem of the contemporary architect was that the public in general would prefer any building that was standing—however bad—to anything we could replace it with—however good. It would seem that many people still feel that way. And this has led in recent years to a great many overstated claims for a lot of pretty indifferent buildings.

I have lived on the slopes of Campden Hill for over thirty years, and have seen the replacement of the Water Works by Campden Heights and of Niddry Lodge by the huge Basil Spence Town Hall. In both cases I feel that we could have done better. Now I am confronted daily by the extraordinary lengths to which people are going to preserve the facades of Observatory Gardens. To me, Observatory Gardens is a heavy-handed example of Belgian Beaux Arts, with its mixture of brick and cement, its dreadful lifeless detailing, and the awkwardness of its roof-line in relation to the mid-Victorian streets behind it. It is now being preserved with the kind of reverence that accompanied the renewal of the Nash Terraces around Regents Park. Of course this area of Campden Hill is an architectural mish-mash, but some of it has real quality. Queen Elizabeth College of London University is an early work by Holden and Pearson, better known for the Senate House of London University or the circular underground stations of the Piccadilly line. Number 1 Campden Hill and the South African Ambassador's house have a comfortable Norman Shawish feel to them; arts and crafts in an urban setting. Campden Hill Court, where I live, is ugly but imposing, and certainly better than the big blocks built later along Duchess of Bedford Walk. There is a mixture of styles and I suppose room for many. But Observatory Gardens I cannot love.

These views, are of course, entirely subjective, but I do think that the problem they indicate is an important one. We cannot preserve everything. A glance at Summerson's Georgian London shows how much we have lost since he wrote the book in the 1930s—and more from developers than from Nazi bombs. We have come to love Victorian architecture, whether the grandeur of the Royal Albert Hall or the solid bourgeois dignity of Phillimore Gardens.

I am sure it would have been cheaper to have replaced Observatory Gardens entirely rather than to renew it in the way that is being done. But would there have been any consensus about what would have replaced it? We are great ones in our time for nostalgia, some of it misplaced, and there is an unwillingness to make decisions about what kind of 'new' we accept, let alone love. Is it just a question of time passing? Most of us have come to like the thirties style of Derry and

Toms. Some will defend the Odeon in Kensington. Perhaps we may in time come to love the Town Hall.

It would be a sad thing if Kensington was unable ever to show an example of the best work of some of our leading contemporary architects, a number of whom actually live within its boundaries.

Let's preserve by all means, but with discernment, renew with discretion, but sometimes begin again and improve.

John Drummond
President of the Kensington Society

Annual General Meeting 1993

The 40th Annual General Meeting of the Kensington Society was held at 6.30 pm on May 11th at the Convent of the Assumption Hall, 23 Kensington Square, W8.

Mr. John Drummond, President of the Society, was in the Chair.

The meeting began with a talk by Mr. Jocelyn Stevens, Chairman of English Heritage, about the work and plans of English Heritage. Mr. Stevens said he was constrained by the limited amount of government funding for conservation work, but was trying to make English Heritage more efficient and effective by introducing various economies and reorganization of the work. He endeavoured to reassure the meeting that the plans to devolve responsibility for a lot of conservation and preservation work into the hands of local councils would not harm this work. He emphasized that the scheme was voluntary and that Councils would all have access to the central pool of experts employed by English Heritage.

The talk was followed by several questions from the floor. Mr. Drummond thanked Mr. Stevens for his talk and said he felt somewhat reassured by what he had said. The talk was followed by the formal business of the meeting which had to be conducted quite rapidly.

The Minutes of the Annual General Meeting held on 27 April 1992, as printed in the Annual Report which had been circulated prior to the meeting, were taken as read, adopted by the meeting and signed by Mr. Drummond. There were no matters arising.

Mr. Brunner presented the Chairman's report, congratulating the Honorary Secretary, Mrs. Christiansen, on the excellent Annual Report which she had edited. It had been another busy year, especially the work on the Unitary Development Plan in collaboration with the Chelsea Society.

The Annual Report included a review of the last 40 years. Mr. Brunner referred to past heroes and heroines like Geoffrey Dearbergh, Edward Seeley and Mary Stocks, while recognizing the debt of gratitude the Society owed Mrs. Christiansen, who founded the Society 40 years ago. He finished by presenting Mrs. Christiansen with a bouquet of flowers as a token of appreciation of all that she had done for the Society.

The Treasurer was absent due to illness, so Mrs. Christiansen delivered the report on behalf of Mr. Newcombe. The accounts for 1992 showed £2,062 surplus of income over expenditure and £16,673 in our reserves. Our share of the UDP costs came to about £4,000.

The Annual Report and the Accounts were accepted by the meeting, and thanks were expressed to the Honorary Auditor, Andrew Snelling.

It was agreed that the present members of the Executive Committee could remain for another year. The Chairman said that most of the appointments in the society would be reviewed at the next Committee meeting and this was accepted by the meeting. Mrs. Susan Walker had been nominated and seconded to serve on the Committee and was duly elected.

Reference was made to the imminent closure of St. Mary Abbot's Hospital. Members were invited to buy copies of a publication about the Workhouse building which were on sale at the meeting.

Mr. Drummond closed the meeting after reminding members to encourage their friends and neighbours in Kensington to join the Society.

Kensington Society's News

Mr. Barnabas Brunner retired at the end of 1993 as Chairman of the Executive Committee. He had been a member of the Executive Committee since 1972, he followed Mr. George Pole as Chairman of the Committee in 1991. The Society has greatly benefited by his support over so many years and we are sorry to learn that he plans to leave Kensington. He leaves with the Society's best wishes—as a Life member he will continue his membership. The Society has members in various parts of this country, in America, Italy and Spain.

Mr. Robert Vigers has been elected to follow Mr. Brunner as Chairman of the Executive Committee.

Mr. Vigers represented the Society on the panel of assessors for the Borough's Annual Environmental Awards see page 20.

H.R.H. Princess Alice, Countess of Athlone, Memorial Garden at the Town Hall.

The Garden was planted by the Society in 1982 in memory of H.R.H. Princess Alice who had been a very active Patron of the Society for twenty-five years. The tablet on the Garden was unveiled by H.R.H. The Duke of Gloucester.

The irrigation plant which was installed in 1982 gave trouble at the beginning of 1993 and it was necessary for a replacement. This was installed last April at a cost of £1,550. The Society applied to the Council for a grant towards the cost.

We are extremely grateful to the Kensington Borough Council who decided to cover the whole cost of the irrigation plant. The irrigation has always been controlled by the Council and we are indebted to Eric Staines of the Engineering Department of the Council who has dealt with the irrigation since the Garden was planted. Otherwise the Garden has been entirely maintained by the Society.

Acknowledgements

The Society has been greatly indebted to Robert Meadows, Vice Chairman of the Executive Committee. Mr. Meadows, an architect and town planner gave much time during the year to the Unitary Development Plan and to the Fenelon Warwick Road Inquiry. Mr. Meadow's report on the Unitary Development Plan is on page 17.

Mr. Michael Bach, a member of the Society has given considerable help attending meetings and giving advice on traffic matters affecting the Royal Borough of Kensington and Chelsea.

We are also indebted to Mr. Andrew Snelling for his kindness in acting as the Society's Honorary Auditor and for his help during the year dealing with any money problems.

Donations

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

Subscriptions

The Annual Subscription of £10 for single membership, £25 for corporate membership was due on January 1st. Sending out reminders not only increases the expenditure of the Society but also entails extra work—so please be a punctual subscriber.

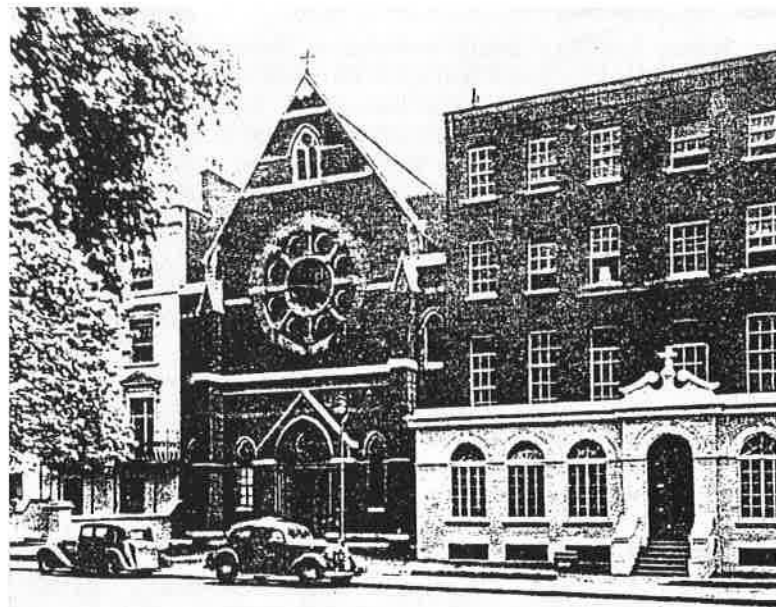
To be effective the Society must command wide support and we ask all residents who care about the beauty and amenity of the Royal Borough to support the Society and become members.

The South Kensington Millennium Project, a consortium of South Kensington Institutions led by Sir Neil Cossons, Director of the Science Museum, who has appointed leading international architects,

Sir Norman Foster and Partners to carry out a study in connection with the plans for major improvements to the Museum area of South Kensington.

The Society congratulates the Royal Borough of Kensington & Chelsea in organising in May 1993 one of the first comprehensive approaches to collecting and recycling household waste in the Capital, involving doorstep collection of dry recycling goods from every household and processing of material in a new Reclamation Facility built alongside the Thames.

The Annual General Meeting will be held at 6 p.m. on April 28th at the Maria Assumpta Centre, 23 Kensington Square. *Chairman* John Drummond, C.B.E., *Speaker* Sir Neil Cossons, O.B.E., Director of The Science Museum. Talk entitled Albertopolis—The South Kensington Millennium Project. Friends are welcome.



Maria Assumpta Centre, Kensington Square, the venue for Kensington Society's Annual General Meeting to be held on April 28th.

Obituaries

It is with sadness that we report the deaths of the following members.

Richard Newcombe

Treasurer of the Kensington Society since the death of Keon Hughes in 1989, Convenor of the Kensington High Street Study Group and a

very active member of the Kensington Society's Executive Committee. An appreciation appears on page 24.

Mary Goldie C.V.O.

A member of the Society since 1956 and of the Kensington Society's Council since 1980. She was the Earl of Athlone and H.R.H. Princess Alice Countess of Athlone's secretary from 1946 when they returned from Canada. An appreciation appears on page 25.

Ivor Bulmer-Thomas

A member of the Society since 1954. An appreciation appears on page 25.

The Honourable Dorothy Maclay

A member of the Society for 32 years, an appreciation by her son John Maclay who served on the Society's Executive Committee for some years. See page 25.

The Lord Strauss

A generous member of the Society for 20 years. An appreciation by Lord Jenkins of Putney appears on page 26.

Mary Dent

The death of Mary Dent is a tragic loss to Kensington. An appreciation by Councillor Andrew Fane, Chairman of Planning and Conservation Committee appears on page 26.

Selection of Cases Dealt With

Unitary Development Plan Inquiry

The Inquiry opened on January 26 and finished in July. The Kensington and Chelsea Societies have presented a united front and it was decided that the two Societies should be jointly advised and guided during the Inquiry by a Planning Consultant. Mrs. Christine Mill, M.A., DipTP, FRTPI, was appointed. Mr. Robert Meadows, Vice-Chairman of the Kensington Society's Executive Committee, worked with Mrs. Mill; his Report appears on page 17.

Fenelon Place, Warwick Road Inquiry

The Society has held a number of meetings about the proposed development of this site. Mrs. Mill and Mr. Meadows have been involved in the Public Inquiry regarding the proposal. A report appears on page 15.

172/174 Brompton Road

Application before Borough Council for change of use from residential to Class 2 Office use. Planning consent refused; the Society supported the Borough at the Appeal.

8 The Boltons

The Society supported the Boltons Association in opposing the application for increase of the side entrance.

The Coach House, 264 Brompton Road

The Borough Council refused planning consent for the change of use from Class 1 (Retail) to Class 3. The Society supported the Council at Appeal.

17/35 Gloucester Road

An application to the Borough Council for redevelopment behind the facades to Gloucester Road, Elvaston Place and Queens Gate Terrace to provide retail units on the ground floor, 14 self-contained flats on the upper floors of 17-23 Gloucester Road, with underground parking for 18 cars. 23-35 Gloucester Road, 96 apartments on the upper floors with car parking for 12 cars.

The application was considered by the Society to be a gross over-development of the site, and the underground car parking as environmentally unsuitable. The Society strongly opposed the plan

and there was considerable opposition by residents in the area.

Planning consent was given with slight modification. Car parking places for 23-35 Gloucester Road have been reduced from 12 to 8 places and the Apartments from 96 to 93.

Kensington Square Conservation Proposals

A meeting was held in Kensington Square chaired by Councillor Andrew Fane, Chairman of the Town Planning Committee. The meeting was well attended by Kensington Square residents and it was well supported by the Society's Executive Committee.

General support was given to the anti-clockwise traffic movement, for which the Society has been pressing for some years.

A pleasing Conservation Area Statement has now been received from the Council, the anti-clockwise traffic movement has been implemented, and this has been greatly appreciated by residents.

1 Kensington High Street

An application for change of use from a Building Society office to a restaurant was opposed by the Society.

Central Garden, Cornwall Gardens

An application before the Borough Council to demolish the Garden store and consent to build a 2-storey cottage in the Garden was strongly opposed by the Society. Planning consent has been refused.

Coleherne Court Roof Extension

An application before the Borough Council for the construction of 41 flats above the mansard roof was opposed by the Society. Planning consent has been refused.

26/30 Earls Court Road

An application to the Borough Council by Classic Diners of America Ltd. for the site to be used for two years for an original American diner and service cabin with car parking. Strongly opposed by the Society and by residents in the area. Planning consent refused by the Borough Council, given by D of E on appeal. Society supported the Council's refusal at the Appeal.

7 Kensington Square

Planning application for elevational alteration to front and rear of the building with two self-contained flats in the basement. Mr. Robert Vigers, a member of the Executive Committee of the Society, asked English Heritage to inspect the building.

South Kensington Station

An application has been submitted to the Borough Council by London

Underground Ltd. for demolition and redevelopment to create a mixed use scheme for shopping, office and food and drink uses, with new Underground Station, engineering works and ancillary uses. This is a major application affecting an important part of the Borough. Wide consultation is under way. The Society has stressed that a thorough-going study on traffic should be made, to improve safety and to protect adjoining residential areas from through traffic.

Borough Council's Environmental Policy Statement

The statement was studied by the Society. It was considered a splendid document, though some doubts were expressed as to whether the Council had the necessary resources, or the staff with appropriate expertise, or finances to carry out all the intentions and active plans in the Statement. The Society's comments were sent to the Council.

L.P.A.C. London Planning Advisory Committee

The document was studied by the Society. The fourfold vision for London and the sixteen objectives all seemed admirable, but the development and working out of the objectives are very generalised. The status of the Report is only concerned with guidance and advice.

13 St. Alban's Grove

Application for extension of restaurant in this residential area was opposed by the Society, by the Kensington Court Residents' Association and 17 residents. Planning consent was given.

169 Earls Court Road

The Society supported residents and Residents' Associations in opposing the continued use of the Amusement Centre by a new operator.

Buildings at Risk

Following the publication by English Heritage of its schedule of buildings at risk the Borough Council has published its own Buildings at Risk Register, further derelict buildings have been brought to the Council's attention by local residents and local associations; these have been added to the list.

To date, 45 individual buildings have been removed from the Buildings at Risk Register, 29 of which had been identified by English Heritage. There are 123 individual buildings currently on the Register, 32 of which have been identified by English Heritage. The Planning and Conservation Committee have, to date, agreed that the Council commence compulsory purchase proceedings against 17 individual or groups of buildings and to issue Repairs Notices or to take similar action against 6 other individual or groups of buildings, that are being allowed to fall into a state of dereliction.

Section 47 of the Planning (Listed Buildings & Conservation Areas)

Act 1990 enables an authority or the Secretary of State to acquire compulsorily a listed building in need of repair where there has been failure to carry out required works. Section 48 of the Act allows a local authority to serve a Repair Notice.

117A/122 Queens Gate

Work on the Iranian Government owned site in Queen's Gate, left derelict by them since 1975, was finally given permission for the site to be redeveloped as an Iranian consulate and cultural centre, with a later application to use the now totally demolished site as a car park for six months, but after much coming and going it all appears to be stalled once again.

Albert Memorial

In June the Chairman of the Executive Committee of the Society and the Honorary Secretary attended the well attended Conference arranged by the Victorian Society to discuss the future of the Albert Memorial. The Evening Standard attended the Conference and for many weeks gave considerable publicity to the future and condition of the Memorial. The Society sent a request to the Editor Mr. Stewart Stevens suggesting that the Evening Standard should set up a fund, pointing out that the original funding was paid for partly by a public subscription which resulted in £70,000. A parliamentary grant of £50,000 and Queen Victoria contributed £5,500 towards the cost of the Memorial. The Rt. Hon. John Gummer M.P., Secretary of State for the Environment addressing the Knightsbridge Association's Annual General Meeting in December stated that the restoration of the Memorial would proceed with funds from the State. At the end of two years he hoped that a general fund could be set up to finish the work.

Late Night Establishments

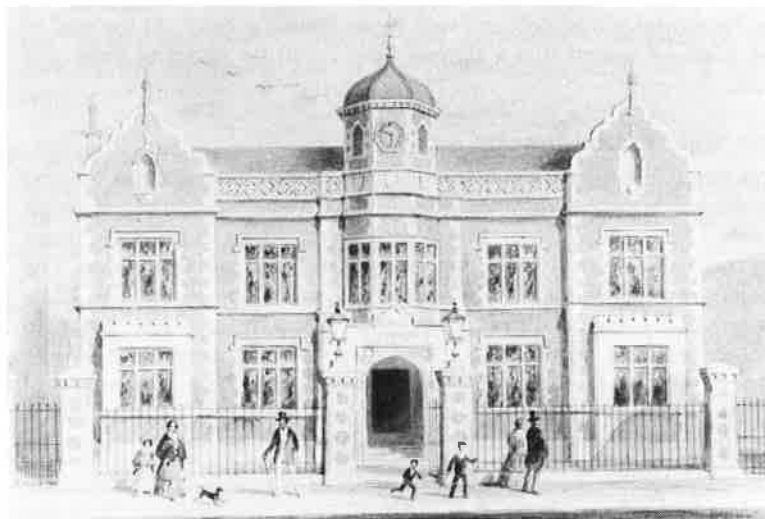
Too many late night establishments are allowed to operate in or near residential areas. A number of shopping areas particularly Knightsbridge, Kensington High Street and Earls Court Road have been detrimentally affected by the increase of fast foods and cafe shops. The Society recognises that this is more than partly due to the Use Class Order 1987, which allows premises to transfer from one usage to another without planning consent. Letters have been sent by the Society to the Department of the Environment on a number of occasions deploring the Use Class Order 1987. The Government is committed to reviewing this Order in 1994/5. The Society will watch with interest and if necessary will suggest appropriate changes.

Parliamentary Boundary Commission

The Society opposed the Commission's recommendation for the North Kensington seat to become part of Regents Park seat as a failure

to respect the historic boundaries of Kensington as a community. The Society supports the Royal Borough's objection to the Boundary Commission's recommendations which link the Borough with the Cities of Westminster and London. A Public Inquiry is to be held in 1994.

During the year we have considered a number of applications for smaller proposals from local residents. We are at all times pleased to receive information of applications from local Associations which are likely to effect the environment of their areas. We have supported the Borough Council's refusal of planning consent at appeal on a number of occasions.



*Central Library 1889 to 1960, now Melli Bank, Kensington High Street
By Thomas Hosmer Shepherd*

Shopping Proposals in Warwick Road/Fenelon Place

The most controversial proposals this year have been those by Tesco and Safeway for major developments, each including a superstore, on the large empty sites in Warwick Road, between West Cromwell Road and Sainsbury's Homebase.

The sites had been largely empty since the Victorian housing was cleared in 1959 by London County Council. Parts of it were taken for widening West Cromwell Road in the early 1970s and successive proposals for a major road down the West London Railway blighted the sites. Unfortunately when the GLC was abolished the site was split into several ownerships. Kensington and Chelsea had already received land that had been cleared for housing, but the West Cromwell Road frontage was passed to Department of Transport, and another part was later sold to Tesco. British Rail, Flaxyard and Safeway own the land next to Sainsbury's Homebase.

The Council has for some time been seeking to develop the sites as one scheme. With the abandonment of road proposals in 1990, the way was clear for something to happen, although the split ownership made things difficult. The Council produced a planning brief, which, in line with the District Plan and the emerging Unitary Development Plan proposed that up to 75% of the site should be used for housing, of which a third would be 'affordable'; the lorry/coach park would be retained; provision would be made for a new access road to Earl's Court Exhibition Centre; and that a small office development should go on the West Cromwell Road frontage. Above all, there should be no development which could generate a lot of traffic. The Society supported the Planning Brief, with a reservation about the offices.

Everyone was then taken by surprise when a succession of applications came forward from Tesco and Safeway for schemes, each involving a superstore. Local residents expected that the Council would hold an exhibition and public meeting to discuss the proposals, but the Council merely sent notification letters, with little explanation of the proposals.

By Spring it was clear that there was a lot of opposition, largely due to the amount of traffic that would be generated by a superstore. But it was also clear from the initial reports to the Planning Services Committee that the Council was happy to accept a 'comprehensive' development scheme. When it came to a decision on 5 July, the Planning and Conservation Committee was 'minded to accept' the two comprehensive schemes, subject to further investigation and the fulfilment of certain criteria. The Council appeared keen to allow the

schemes, perhaps partly motivated by the money they hoped to raise by the sale of their own part of the site.

Meanwhile the Applicants for the outline scheme had appealed to the Secretary of State on the grounds of 'non-determination' by the Council. A major public inquiry was held into two schemes, Safeway beginning in November: Tesco, having done a deal with the Council, withdrew, and joined forces with the Council to attack the Safeway proposals.

The Society had objected to all the proposals which included a superstore mainly because of the likely traffic generation and the effects this would have on the surrounding area. We decided to be represented professionally by Christine Mill and give evidence at the inquiry to spearhead the residents' cause. The Inquiry turned out to be a battle between the rival landowners—the Council, Tesco, Safeway and the Department of Transport—none of whom wanted to dispute the principle of having a superstore. The Society challenged this, indicating that the proposals were contrary to the Council's Development Plans and planning brief, and contrary to Government policy. This would be the wrong place to put a superstore and the resulting traffic generated would be totally unacceptable.

The Inspector has gone off to write his report for John Gummer, Secretary of State for the Environment; but the Council have said that they will grant consent for the Tesco application as soon as all the details have been agreed, without waiting for the Secretary of State's decision on the Safeway proposals. The Secretary of State has refused the Society's request to call in the Tesco application so that both would be dealt with together. The result of this is that even if the Secretary of State agrees with the Society that the site is unsuitable for a superstore and refuses consent for Safeway, the Council will in effect over-ride the Secretary of State's decision and grant consent to Tesco, thus reducing the lengthy November/December Inquiry to a farce. The Society remains deeply concerned at the high-handed undemocratic action proposed by the Council.

Unitary Development Plan

(reprint from last year's Annual Report)

The Unitary Development Plan is a 'land use' plan containing the objectives, policies, and proposals for the use of land and buildings in the area which it covers, for the local planning authority. It is a legal requirement for all Metropolitan Boroughs. When it has been formally adopted it will provide the statutory planning framework for the next ten years.

The process of producing the plan and getting it approved and adopted is a very lengthy one during which interested parties have many opportunities of commenting on its contents. The Executive Committee has spent much time during 1992 studying and commenting on the Council's proposed plan, and a number of meetings have been held with officers of the Council.

Whilst the Society is very conscious of the commitment of the Royal Borough's Planning Services staff to the preparation of the UDP's lengthy document, and in many respects supports the policies proposed in it, nevertheless, there are aspects which the Society has felt bound to criticise. Some of these criticisms are matters of principle; many are matters of detail.

The final draft of the 'Deposit' version of the UDP was published in March 1992. Since then further discussions have taken place and amendments to the Deposit UDP have been proposed.

The last process before the UDP is finally approved and adopted takes the form of a Public Inquiry held by a Planning Inspector appointed by the Dept of the Environment. This inquiry began on 26 January 1993 and it is likely to go on for some months. Any interested party may give evidence at the Inquiry, either in written form or by personal appearance.

Throughout, the Society has been conscious that the UDP concerns the whole of the Borough—Chelsea as well as Kensington, and hence the need to collaborate with the Chelsea Society in reacting to the Plan, so that a combined united front could be presented. Meetings have taken place with the Chelsea Society, and it was decided that the two Societies should be jointly advised and guided during the Inquiry by a Planning Consultant. After further discussion, Mrs. Christine Mill MA DipTP FRTP was appointed. Mrs. Mill worked for the Dept of the Environment, monitoring and advising on central government policy and on a number of research projects. For ten years Mrs. Mill was a member of the Planning Inspectorate, latterly as Principal Planning Inspector, holding major planning inquiries.

The Inquiry will consider the UDP in sections, and proofs of evidence are being prepared covering the sections on which the two

societies wish to comment. These are submitted in written form and in selected matters representatives of the societies will give oral evidence at the Inquiry. This process will continue until all the objectors have been heard and the Inquiry completed. The Inspector will then decide on the basis of the evidence submitted, what changes should be made to the UDP in its final adopted form.

Robert Meadows

Unitary Development Plan Public Inquiry 1993

The Unitary Development Plan for Kensington and Chelsea was 'deposited' in 1992 and the Public Inquiry into it lasted from January to July 1993. During the Inquiry a number of 'interested parties' appeared, to make their cases for amendments to the Plan. The interested parties fell into two main groups. On the one hand developers together with some owners of commercial and industrial properties made their cases for the Plan to be more permissive; on the other hand the various amenity societies and residents' groups made their cases for the Plan being less permissive. Many people gave oral evidence in support of their case at the Inquiry, but all such oral evidence had to be supported by written 'proofs of evidence'. The Inspector appointed by the Secretary of State for the Environment to conduct the Inquiry has, subsequently, to prepare a report in which she may recommend alterations to the deposited Plan. These must be considered by the Council.

The Kensington Society, in collaboration with the Chelsea Society, was very active throughout the Inquiry, and in the early stages the chairman of the Chelsea Society and the deputy chairman of the Kensington Society executive committee both gave oral evidence and were subject to cross examination. Written representations or proofs of evidence were submitted on each of the fourteen sections of the UDP. The overriding concern of the two societies was to safeguard and enhance the residential environment of the Borough and to set reasonable limits on commercial and industrial development.

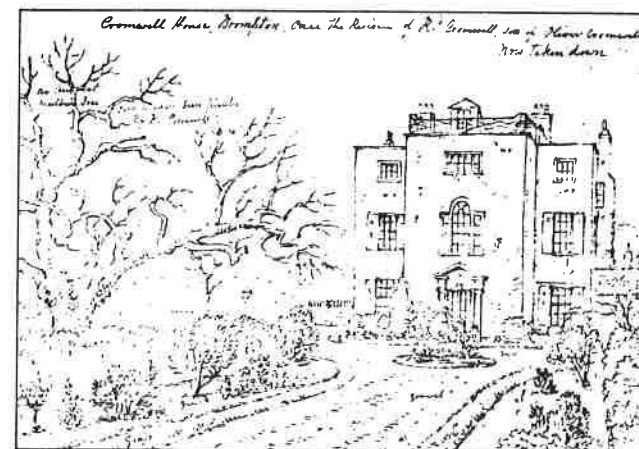
Throughout the Inquiry the Societies were fortunate in having the active guidance of a Planning Consultant, Mrs. Christine Mill MA, Dip.TP. FRTP. The fact that Mrs. Mill is a resident in the Borough gave her a personal as well as a professional interest, and we appreciate her help very much.

During the course of the Inquiry the Council made two important changes to the UDP. Both these caused us considerable concern. The first was the abandonment of the control of the density of non-residential building by means of stated 'plot ratios'. (This is the relationship between the area of the site and the total floor area of a building.) Each case would be considered on its merits and in relation to its context. The Societies feared that this might lead to inappropriately high building density.

The other change was in reference to Planning Applications which were being made regarding the large derelict sites between Warwick Road and the railway, north of Cromwell Road. The deposited UDP allocated these sites for a mix of office, residential and recreational uses, and a Planning Brief had been prepared for the Fenelon Place part of the site. But the Planning Applications received all included a major retail supermarket with parking for 400-500 cars. The Council wished to change the UDP to accommodate this major retail use. This change has been strongly resisted by the Societies and by local residents and traders groups because of its effect on Kensington High Street and local shops, and because of the traffic and pollution it would generate. At the time of writing, this matter has moved on to a state in which the Council itself proposes a joint development of the whole site with Messrs. Tesco, and a battle with Messrs. Safeway is being engaged in a long-running Planning Inquiry.

By the time this Annual Report is published it is likely that the Inspectors report on the UDP will have been received by the Council, and the result of the Planning Appeal on the Warwick Road sites will be known.

Robert Meadows



Hale House (later known as Cromwell House)
Pencil drawing by Thomas Hosmer Shepherd c. 1852

Environment Awards 1993

Twenty-seven projects were considered, somewhat less than in recent years, and fewer awards than usual have been given. This was not considered surprising in view of the reduction in construction activity as a result of the recession.

New Buildings

There was a small entry in this category and the Assessors considered that the standard of excellence achieved by winners in former years was not reached by any project.

The housing at the ST. MARY ABBOT'S SITE, Marloes Road (phase 1 of an even more substantial scheme), disappointed. The ambience is of an overly dense development and one paradoxically without any urban vitality. The security arrangements create a ghetto of a sort—within the Royal Borough but not part of it, so to speak. They needlessly preclude the development from contributing to its neighbourhood. The variety of materials used for window frames was thought unfortunate. The Assessors noted an apparent lack of provision for disabled people or those with declining mobility (absence of dropped kerbs, profusion of steps) though they were impressed with the quality of the incidental planting.

118 LOTS ROAD was the most appreciated of the new buildings. The design carefully reproduces many features of the adjacent building and complements them appropriately to complete the short terrace. The blind windows relieving the blank brick gable of the block contribute significantly to the street scene. This project is Highly Commended.

Commercial Development

Two very different individual shopfronts were nominated (see also Restoration category for comments of a third). That at 131 KING'S ROAD is to be applauded for reinstating the glazed tiling to the pilasters.

200 WESTBOURNE GROVE is a very different attempted enhancement of a shopping parade: it is uplifting to find a modern design enriching a local scene of considerable variety. More thoughtful and creative design skills have been invested here than perhaps in any other entry, and high quality materials are used: it is the execution, the workmanship which lets it down. Such reliance on natural materials depends for success on exemplary standards and the Assessors felt in this instance that some elements merely looked unfinished. Impeded access for the disabled was a particular disappointment at such a considered and contemporary design.

The programme of improvements to GOLBORNE ROAD secured by the grant scheme funded by the Council's Urban Programme was identified as the greatest improvement of the Royal Borough in this category. Apart from the aesthetic benefits (and the welcome inclusion of street numbers on most shop fascias) the panel perceived an increased buzz of activity and commercial vitality in this retail street which was previously distinctly jaded. The restaurant at number 44 was considered particularly successful in uplifting the character of the street. This project merits an Award.

Access For People With Disabilities

Despite being unimpressed with its external character, the panel had no difficulty agreeing that in this category 118 CAMBRIDGE GARDENS/109A OXFORD GARDENS merits an Award. The most thorough attention given to all details makes the units suitable for residents with a wide range of disabilities, whether wheelchair users or not. Incorporation of remote control entry to the flats was particularly commented upon and kitchen units of adjustable height are also a welcome feature.

The ALEC CLIFTON-TAYLOR MEMORIAL GARDEN is admirable, and the concentration on planting which generates scents that visually impaired people will appreciate is welcome. To the extent that slight slopes might pose a problem for manual wheelchair users at either place it was thought that local topography made any better layout impossible. However two areas of gravel, a very hard push in a wheelchair, could have been avoided in the Memorial Garden and limited this excellent scheme to being Highly Commended.

Restoration And Conversion

This category had the largest entry and also the widest range of achievement.

13 MELBURY ROAD disappointed: all patina seemed to have been lost (especially on some of the masonry) and the garage element was considered out of character. That the new ironwork details responded to other designs in the vicinity however was thought admirable. 9-11 MELBURY ROAD by contrast has not been over-restored—indeed in some particulars the work seen from the street falls short of what might be expected but showed little evidence of anything more than careful and praiseworthy repair.

What has been done at 2 LANSDOWN ROAD was thought more in the nature of what should be expected from property owners in the Royal Borough rather than deserving recognition as being exceptional. Its treatment of the frames is however appropriate.

208 WESTBOURNE GROVE has undoubtedly improved the locality but is not an unblemished success. Workmanship to parts of the shopfront is poor, access for the disabled would not be easy, and

the decision to treat the entrance to the flats so very differently was thought a mistake.

Choice of colour caused discussion at 20 LADBROKE SQUARE where a scholarly and well-executed restoration of the façade included the introduction of a contrasting stucco colour where previously the terrace was more uniform. Nonetheless the improvement is so considerable, particularly in respect of the restoration of lost detail, that the project is Highly Commended.

8B AUBREY ROAD proved to be the scheme which generated most discussion. The upshot was recognition that a previously particularly undistinguished little building has been given its own identity, and moreover one whose early 20th century style is well-suited to this diverse street. The fenestration details are important to its success and although some reservations were expressed in regard to the glazing, it was considered on balance that they succeeded, particularly in integrating the garage door, a problem feature all too often unsuccessfully handled. A Highly Commended achievement.

5-25 HARRINGTON GARDENS however impressed the panel as the restoration and conversion project making the biggest enhancement of the Royal Borough. The buildings were formerly in considerable decline. Well-directed restoration of their facades to a high order of craftsmanship, and substantial re-ordering of their much-altered roofs, results in a development which is a credit to the area. The retained porticos make a significant contribution to this success, and flags above the hotel entrance are an appropriate and cheerful indication of its location. A scheme meriting an Award.

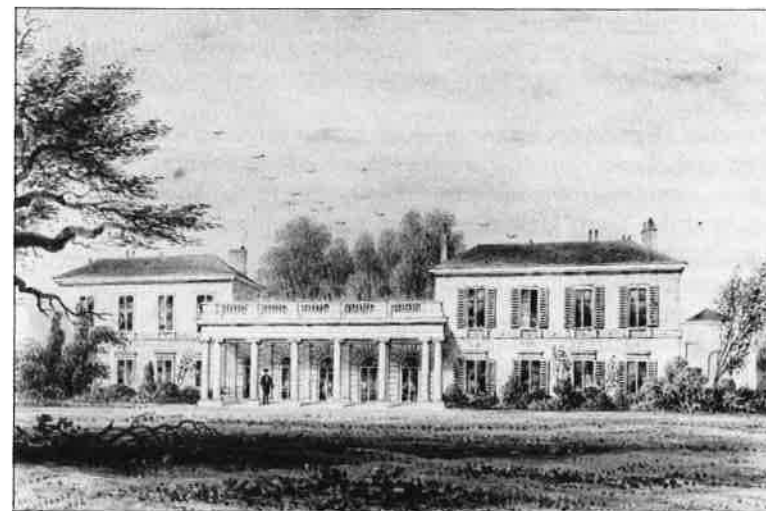
The Assessors found it far from easy to register to how great an extent THE VICTORIA ROAD AREA had been improved. There can be no doubt that the street scene has been improved (albeit a greater concentration of signs on lamp posts has had to be accepted) and the persistent endeavours of the local residents' association towards this end have to be admired. On reflection it was concluded that special recognition of a process which the Council is now aiming to achieve incrementally throughout the Borough would not be appropriate. Nor did the Assessors see the HOLLAND PARK THEATRE as an environmental award winner. Though it is an outstanding contributor to the artistic life of the community, its contribution to the physical environment was not thought equally great.

Much greater enthusiasm arose for other work to the open spaces of the Royal Borough. The details and execution of the new entrance gateway to Holland Park from ABBOTSBURY ROAD is delightfully appropriate. The ALEC CLIFTON-TAYLOR MEMORIAL GARDEN is regarded as a quiet masterpiece. Though the chosen seating was thought not terribly comfortable, and there was debate over the height of the railings, the conclusion was that the project significantly enhances both the garden area of which it is now part and the adjacent

school (during whose playtime it is far from a 'tranquil oasis!'). Both are Highly Commended.

Though LANCASTER WEST was nominated also for the restoration and conversion category the Assessors felt that the works to this extensive area of housing should be seen as a general environmental improvement. With close involvement of the tenants' association controlled access to groups of dwellings has replaced open access to all. Common areas have been roofed over to form attractive internal courts with positive character. It seemed to the Assessors that the environment of a large number of residents has as a result been very significantly enhanced—the previously unwelcoming ambience of the area has been transformed to something much more self-respecting. The Panel concluded an Award was easily justified.

R. Vigers



Gloucester Lodge

Water colour by Thomas Hosmer Shepherd, 1852

Earlier known as Orford Lodge, the house was built by the Duchess of Gloucester on the site of the former Florida Gardens about 1797. George Canning, statesman (1770–1827) lived at the lodge from about 1809 and his son Charles, who later became Governor-General of India, was born there in 1812. The house was demolished about 1853.

Obituaries

RICHARD NEWCOMBE

The death took place last May of Richard Newcombe, in his 83rd year, a member of the Committee of the Kensington Society who became treasurer on the death of Mr. Keon Hughes. He was also Convenor of the High Street Study Group which he founded to help protect the character of the famous thoroughfare.

He found himself working alongside Mrs. Christiansen in the fight to keep the open space behind Macmillan House in Church Walk which they understood was agreed by the Borough Council to be given partly to the Church School and partly laid out as an open space—a much needed 'lung' for residents and passers-by alike.

That was in December 1985: but the developer applied for planning permission to build a four-storey house. Opposed by the Church, the Society and others, this was refused, and an appeal dismissed. After many vigorous discussions the Borough Council was urged to make a Compulsory Purchase Order to buy back the waste land which had become an ugly eyesore.

Today the answer to the problem can be seen as a charming oasis, a tranquil garden in memory of Mr. Alec Clifton-Taylor the late President of the Society, which was suggested by a friend, Mr. Philip Burket.

Another High Street matter in which he was involved was that of the Derry and Toms building under threat of demolition. Through vigorous opposition, the main one culminating in the Society's Public meeting at the Town Hall, the character of this listed building was, in the main, preserved.

In issues such as these Richard could be seen at his best being a thorough researcher, and a quietly persistent advocate for matters affecting those who loved the Royal Borough as passionately as he did.

He was the youngest son of an architect and painter. Born in the Borough and educated at Latymer Upper School he entered journalism with the Middlesex County Times and later worked with the Times Parliamentary Corps. He then switched to advertising just before the war, later had a successful career as writer and director for films, radio and television, as well as a marketing and editorial consultant.

He cared deeply about people and things he believed mattered to them, but always worked quietly and with conviction. Richard was active to the very end.

V.N.

MARY McDONALD GOLDIE C.V.O.

Mary Goldie died at the end of August, she had been ill for some time. She had been a member of the Society since 1956, she was a Canadian and during the 1939/45 war she had worked with Canadian High Commission in London.

The Earl of Athlone Governor General of Canada and H.R.H. Princess Alice returned to this country in 1946. Mary Goldie was recommended as Secretary to both.

Princess Alice's daughter Lady May Abel Smith has written to the Society, she says in her letter 'Mary was the most valuable Secretary, helper and friend to them both, and, in my mother's old age she kept the home going, she dealt with nurses and everything until my mother's death. She was a wonderful, loyal and capable person.'

The Society saw a great deal of Mary Goldie as she often accompanied H.R.H. Princess Alice who attended so many of the Society's functions. Her photograph appeared in the 1971/72 Annual Report beside the iris bed in Holland Park with the Princess who had attended the Annual General Meeting in the Orangery. After the death of H.R.H. in 1981, Mary Goldie was appointed to the Society's Council.

THE HON. DOROTHY MACLAY

Dorothy Maclay moved to Kensington Square 60 years ago, after medical missionary work in Africa with her husband Dr. The Hon. Walter Maclay, CB, OBE, FRCP, Honorary Physician to the Queen. She died early in 1993 aged 91, having brought up 5 children, and had at the time of her death ten grandchildren and eight great-grandchildren.

A long-time member of the Kensington Society, she was on the Kensington Square Garden Committee in the 1930s. In the post-war years she was active in politics and many local affairs and a County Councillor in Newbury, Berkshire, before finally retiring back to Kensington Square some 15 years ago. Here she particularly enjoyed sitting outside No. 40, watching and talking to all who passed by.

John L.S. Maclay

IVOR BULMER-THOMAS C.B.E. F.S.A.

Ivor Bulmer-Thomas died on the 7th October at the age of 87. He joined the Kensington Society at its first Annual General Meeting in 1954. He was an extremely versatile man, educated at Monmouth School, Pontypool and St. John's College, Oxford where he took a first in Greats. He was the author of a number of books, a journalist, a Member of Parliament and a Government Minister and he was also a double Blue in athletics and cross country running.

During the second World War he served with the Royal Fusiliers and the Royal Norfolk Regiment. He was a member of the General Synod and remained a member for 35 years. In 1952 he became the

Executive Chairman of Historic Churches Preservation Trust, he became the Secretary of Ancient Monuments Society in 1958 and was its Chairman from 1975-1990.

In 1957 he founded the Friends of the Friendless Churches and remained a Director until his death. He was indeed an indefatigable champion in any cause in which he became involved. Over the years he has given lectures and on a number of occasions has chaired meetings for the Society. We shall miss his yearly letter. G.C.

LORD STRAUSS

An appreciation by Lord Jenkins of Putney.

The life-long devotion of George Russell Strauss to the arts was exemplified by a very substantial founding donation to the Theatres Trust Charitable Fund and his determination to keep in touch with us by insisting on subscribing annually to the Friends, to cover, he said, the cost of sending him the *Newsletter*.

George Strauss (Russell at home) began his political career at County Hall back in the twenties and it is said that with his first wife, Pat, he introduced the idea of municipal patronage of the arts to Herbert Morrison's London County Council.

His father, a Conservative MP, was followed by a socialist son who even persuaded his Dad to join Labour!

From the arts point of view, perhaps his most important Parliamentary achievement was his Chairmanship of the Inter-Parliamentary Committee which recommended the abolition of the ludicrous theatre script pre-performance censorship which used to bowdlerise drama.

Strauss secured a unanimous recommendation from the Committee which was not unremarkable, since it contained people like Norman St. John Stevas (now Lord St. John) and myself, then both in our more rumbustious days. What was more, The Chairman, lucky in the ballot, then carried through all stages a bill giving legal effect to the recommendation! An almost unique Parliamentary tour de force.

George Strauss was an essential source of influential backbench support during Jennie Lee's pioneering stint as the first Arts Minister and later during my own eventful ride in that seat.

He became Father of the House of Commons and did not arrive in the Lords until 1979 when he was already 78.

Lord Strauss leaves his second wife, the sculptor, Benita Armstrong, and five children. He filled the difficult role of socialist millionaire with skill, dignity, warmth and integrity.

By kind permission of the Theatres Trust

MISS MARY DENT

Mary Dent joined the Royal Borough of Kensington & Chelsea as Executive Director of Planning and Conservation in 1989. She had already enjoyed a distinguished career and had become widely

recognised as one of London's most senior and respected planners, and she enjoyed the distinction of being one of the few women to achieve eminence in this field. She was active in the RICS and President of their Planning & Development Division. She also enjoyed a wide range of sporting and social activities, and in particular was a keen golfer.

Mary Dent served the Royal Borough at a time of critical importance. Planning has always been contentious, and perhaps never more so than today, and she brought her range of qualities and skills to bear in a most telling way. Above all she had the ability and understanding to ensure that all parties involved never doubted that the quality and fairness of the planning service was paramount under her guidance. She was well aware of how defined planners' powers are, and believed strongly that a clear presentation of policies and decision was therefore all the more important.

In particular Mary Dent had a major input into the production of the Unitary Development Plan which will endure for the next ten years. She had a clear view of all the complex inter-relationships within the Plan and believed that it maintained the right balance for future development within the Borough. It will stand as a worthy monument to her skill and endeavour during an all too brief tenure as Executive Director.

Andrew Fane



Brompton Park House
Pencil drawing by Thomas Hosmer Shepherd c. 1851

Other Activities and Future Arrangements

Visits were made in 1993 to the Foreign and Commonwealth Office; B.B.C. Television Centre; Swanton Water Mill; National Sound Archives; Stratfield Saye, Berks.; The Vyne Sherbourne St John; Wellcome Institute for the History of Medicine; Lichfield House, St. James's Square; H.M.S. Belfast; Goldsmiths Hall, Foster Lane, EC2.

FUTURE ARRANGEMENTS

February 9th, 2 p.m.

Kensington Palace

A guided tour has been arranged.

In 1698 William III and Mary II bought Nottingham House. At that time the principal residence of the Monarch was Whitehall Palace. Christopher Wren was commissioned to extend and convert Nottingham House to provide both State and Private apartments for King and Queen. Superb craftsmen including Grinling Gibbons provided decorations. In the 1720s George I employed William Kent to embellish the walls and ceilings with magnificent paintings. The ground floor is the home of the Court Dress Collection which spans the reign of twelve monarchs since 1750.

Security is strict, names and addresses are required two weeks before the visit. Tickets £4.00.

March 9th, 2 p.m.

The Cabinet War Rooms

The Cabinet War Rooms were hurriedly converted on the eve of the Second World War as an emergency underground accommodation to protect the Prime Minister and the British Government against air attack and was in use from August 27th, 1939 to the Japanese surrender in 1945. The visit includes twenty-one historic rooms. Visitors will be supplied with step by step personal sound guide providing a detailed account of the function and history of each room. Tickets £5.00.

Meet main entrance Cabinet War Rooms, Clive Steps, King Charles Street, S.W.1.

April 28th, 6 p.m.

The Annual General Meeting will be held in the large hall at 23 Kensington Square.

Chairman: John Drummond, C.B.E.

Speaker: Sir Neil Cossoms, O.B.E., Director of Science Museum.

Subject: Albertopolis—the South Kensington Millennium Project.

May 11th, 1 p.m.

Greys Court, Henley on Thames, National Trust

Jacobean House with Georgian additions set amid the remains of the courtyard walls and towers of a 14th century fortified house; beautiful gardens; Tudor donkey wheel well-house; Archbishop's maze.

Coach leaves Kensington Square 1 p.m. Tickets £16.

June 8th

Bromley & Shepherd Colleges, Bromley

Bromley College was founded in 1666 and Shepherds College in 1840. The Colleges are used for housing clergy, their wives or their widows, retired from full-time service in the Church. The Chaplain of the Colleges has kindly invited members to visit these historic buildings.

Coach leaves Kensington Square at 2 o'clock. Coach ticket £7.

July 6th

Hughenden Manor, High Wycombe, National Trust

Stands high among the Chiltern hills, the home of Disraeli 1847-81. Georgian house c.1780 of red brick with blue headers—altered in 1847, architect, E.B. Lamb, to present the Tudor appearance required by the young Disraeli.

Coach leaves Kensington Square 1 p.m. Tickets £16.00

September 14th, 2.30 p.m.

De Morgan Foundation, 30 Vicarage Crescent, Battersea Old Battersea House

A substantial part of the De Morgan Foundation collection of ceramics by William De Morgan and paintings and drawings by Evelyn De Morgan. Tickets £5.

October 10th, 2.30 p.m.

The Worshipful Company of Fishmongers – London Bridge

Fishmongers Hall is one of the Twelve Great Livery Companies of the City of London and one of the most ancient of the City Guilds. Edward 1st (AD 1272) granted them their Charter. The Hall is one of the most beautiful Halls of the City Guilds.

Direction: London Bridge Station. Tickets required £2.

PLEASE NOTE: A charge of £2.00 is **included** by the Society to cover administrative expenses. Cheques should be made payable to The Kensington Society. Please enclose a stamped addressed envelope when applying for tickets.

SURVEY OF LONDON

FROM WEST TO EAST

The Survey of London returns to its roots



SOUTH ELEVATION

*The Spotted Dog Public House,
Poplar High Street, 1894*

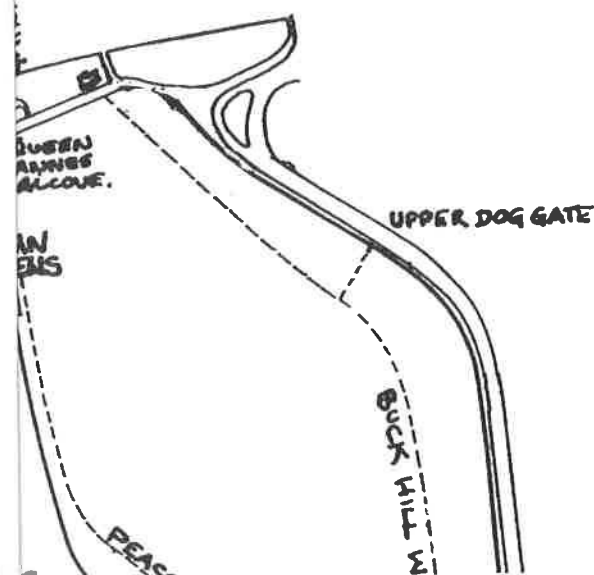
After many years working on West End and West London parishes, the Survey of London is about to publish two East End volumes. These will deal with Poplar, Blackwall and the Isle of Dogs, signalling a return to the part of London first covered by the original members of the Survey Committee, in the 1890s. Though using some material recorded, like this drawing, in the 19th century, the volumes will bring the enormous and varied changes in the area up-to-date, discussing the closure of the docks, the building of Canary Wharf and other business centres. Public housing will be covered in detail, including the creation of the Lansbury Estate, the 'Live Architecture' exhibition of the Festival of Britain.

There will be an Exhibition at the Museum of London in October and November, together with lectures, and walks in the summer, to mark the Centenary of the Survey, founded in 1894 by C.R.Ashbee.

Areas now being studied include Knightsbridge, Hyde Park and Clerkenwell, which will appear in future volumes. Past volumes still available include the four on Kensington.

Details of Volumes in print, orders for past and future volumes, and Survey of London Centenary programme from:

General Editor, Survey of London, Newlands House, 37-40 Berners Street, W1P 4BP (071-631-5065)



replacement stone vases were received. A London craftsman carved each vase out of a solid block of Portland stone.

The replacement vases are copies of the original and in time the remaining vases circa 1860 will be replaced as so much of the fine carved detail has been lost.

Model Boating

The tradition of sailing model boats continues on the Round Pond.

For the first time in May 1993, Kensington Gardens hosted the Model Yacht Sailing Association National Championships and it proved to be a successful venue. Despite some appalling weather, local club members have continued to meet throughout the winter to race each Sunday morning.

Palace Gate

A new turnstile has now been constructed at the bottom of the Broad Walk (9) to permit pedestrians to exit after the garden gates have been locked. The gardens now have two turnstile gates one at each end of the Broad Walk.

More turnstile gates are planned to cover other areas.

Dutch Bulb Display

Last November the Netherlands Tourist Board sponsored the planting of a special spring bulb display. Five new flower beds have been prepared on the Orangery lawns (10) at Kensington Palace. The 1994 spring display will commemorate the 400th anniversary of the first tulip bulb to be imported to the Netherlands from Turkey. The bulbs were a gift from the Keukenhof gardens, some on display are rare in cultivation and a number are named after members of the Dutch and English Royal Families.

Shrub Border Planting

As part of the long term management plan the shaded area to the north of the Flower Walk (11) has been planted with six new shrubberies chosen for colourful leaf, bark and berried fruit for winter interest.

Brompton Cemetery

In July 1993 the Royal Parks held the first ever public Open Day at this fine Victorian cemetery in order to attract local residents to the delights of this splendid location.

The cemetery is located between the Old Brompton Road and the Fulham Road and we would like to invite Kensington Society members to visit one Saturday in the coming year.

At the time of writing the date has yet to be agreed but it will be circulated to members soon.

N. Butler. Superintendent Kensington Gardens

Holland House. R.I.P.

If the Avocet has been adopted as a symbol of conservation by the RSPB, Holland House in Kensington should surely be that of the Kensington Society, for I truly believe that had it not been for the efforts of its founding members, even the remnants of this Jacobean mansion and its beautiful surrounding parkland might have perished.

Although born in West London and working as a journalist on the *Kensington News* I had never seen Holland House when in the early 1950s letters concerning its future began to appear in *The Times*. Hidden behind a screen of woodland, the house was only known to its occupants and their guests, the grounds only open to limited numbers of the public for occasional charitable or social functions. The nearest I got to it in my childhood in the 'twenties and early 'thirties were walks along Holland Walk, with its high railings and gloomy overhang of trees. When, on the night of September 27/28 1940, the House was hit by incendiary bombs and disastrously damaged, it was hard to feel too much sentiment for something one had never known, when so much else familiar and beautiful was being destroyed, but when peace was restored and rumours began to circulate that it might be demolished and the grounds built upon, its importance, even in its ruined state, became obvious. One of my colleagues on 'The Kensington News' made an illegal entry over the protective fences and took some photos of the romantic shell and shortly afterwards the artist, David Thomas, who was doing a series for the paper, was given official permission to produce the drawing which has become a classic memorial of its last days, before its reconstruction as we know it now.

The romance of those ruins fired the imagination in a way which the house in all its occupied private splendour had not engendered. Its story had certainly been told, of course, but in heavy tomes such as those of the Earl of Ilchester, 'Chronicles of Holland House' and 'The House of the Hollands 1605-1820' (both in 1937) and much earlier, the history by Princess Marie Liechtenstein (1874) but it was not until 1967 that David Hudson's *Holland House in Kensington* provided popular appeal. Until then there were probably few local people, and certainly fewer from farther afield, who knew that behind the screen of trees lay a mansion whose first owner, the handsome Henry Rich Earl of Holland, in Lincolnshire, Baron Kensington, second son of the Earl of Warwick, had lost his head after switching sides too often in the Civil War. They may well have been bewildered by its complicated history of inheritance and the eventual sale of the house out of the original family to Henry Fox, the Whig Paymaster General, who added to the confusion by taking the name of Baron Holland when he was elevated to the peerage in 1768.

It was in the late 18th century that the most colourful period of the house began when the beautiful Elizabeth Webster, who became the wife of the third Baron, made the house the hub of literary and political life.

But it was not all sweetness and light. The Hollands had their financial problems and by the early 19th century, when the income from farm rents was a poor return compared to the money land could now command through building speculation, serious thought had to be given as to how much longer the country house in Kensington could remain as such. Happily, although parcels of land were sold off on the edges of the estate, for terraces of handsome houses, and some on the western boundary for the railway, enough parkland remained to preserve the rural setting of the Jacobean terraces and towers of the mansion.

The Hollands may have been hard up. 'We are all dreadfully poor this year' the Third Baron wrote to a friend in 1827, but they had great affection for 'dear old Holland House' and did their best to save it as a gracious centre of society life, a role which eventually proved to be its downfall as debts and mortgages were inherited but luxurious living and lavish entertainment continued.

The extravagance of the last Lady Holland resulted in such financial embarrassment that in 1873 she made over the house to her distant relative, Lord Ilchester, who was already her heir, in return for an annuity.

The house remained in the occupancy of the Ilchester family for over eighty years. A glimpse of its last days was given in a fascinating memoir of a young maidservant who had witnessed one of its final grand social events, a ball given by the Hon. Roland Cubitt for his daughter in the summer of 1939 when the brilliant guest list was headed by King George VI and Queen Elizabeth.

Twelve years passed between the blitz damage of 1940 and the eventual sale of the house and grounds to the LCC in 1952, followed by the Kensington Society campaign to save what was possible of the mansion, resulting in the eventual restoration of the east wing for use as the King George VI Memorial Youth Hostel, a compromise that did not please the die-hards but was probably the only practical solution. The grounds became the public park which is one of the most attractive of London's open spaces.

It behoves one to recall now, that in 1864, hard up Lady Holland, seriously considered selling off all the remaining parkland for building, a plan which would have surrounded the house with a grid of roads, the scheme only being abandoned during the property slump of 1866—and the Kensington Society still over a century away!

Barbara Denny

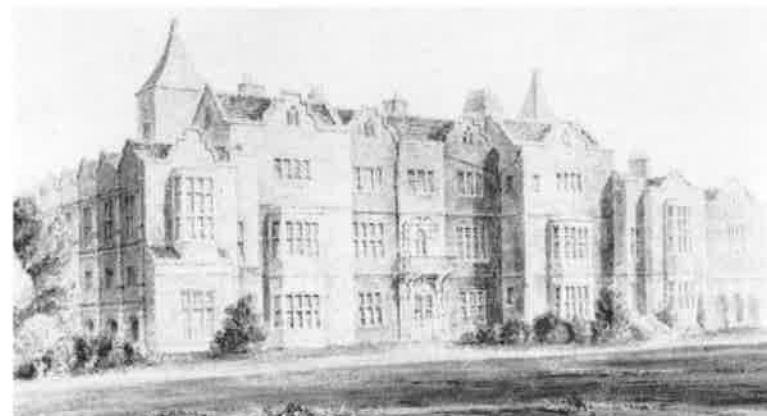
*Barbara Denny is the author of 'Notting Hill and Holland Park Past' published by Historical Publications £13.99 obtainable from W.H. Smith, Notting Hill Gate, and other local branches, and all good bookshops.

POSTSCRIPT

The Editor would like to record her thanks to Mr A. Jabez-Smith, a member of the Society's Council, previously member and Chairman of the Executive Committee, who for many years has been the reader of the proof copy of the Annual Report. He has often attended and helped at visits arranged for members, and, over the years has been generous to the Princess Alice Memorial Fund. Our appreciation is indeed due to him.



*Old Manor House, Earls Court.
Faulkner's 'Kensington'*



*The north front of Holland House in 1812
Water colour by John Buckler*

Thomas Hosmer Shepherd

The illustrations by Thomas Hosmer Shepherd used in this Report formed part of a collection built up by John Edmund Gardner. They were bought by Sir Edmund Coates in 1910. In 1923 they were offered for sale, and the Kensington & Chelsea Borough Councils were able to buy those sections relating to their areas.

Mr. John Phillips B.A., Map Curator at the Greater London Record Office contributed the introduction on Thomas Hosmer Shepherd for the Boroughs (which has been largely used here by kind permission of the Royal Borough of Kensington & Chelsea).

Thomas Hosmer Shepherd was born on January 16th, 1793 in the parish of St. Luke, Old Street, Finsbury. His father, George Shepherd, is thought to have come from Hertfordshire and was a competent topographical draughtsman. He exhibited regularly between 1800-1830 at the Royal Academy and the Society of British Artists. Thomas Hosmer followed rapidly in his father's footsteps. During the 1830s he contributed plates to a number of publications and he was responsible for many of the plates in *London Interiors* which appeared between 1841 and 1844.

The last years of T.H. Shepherd's career 1851-1859 were very prolific. In addition to preparing drawings for *Mighty London*, published in 1854, he produced hundreds of pencil and water colour drawings. These factors combine to assure him an enduring place in London topography: his immense output, his proven accuracy in matter of detail and by the precise dates he inscribed on the majority of his drawings.

He died in Islington on July 4, 1864.



Brompton Square by Thomas Hosmer Shepherd

The square was begun about 1822 and by 1824 building was sufficiently advanced for the ground landlord William Farlar to apply for a private Act of Parliament to regulate the management of the square and surrounding streets. By 1833 fifty seven out of a total of sixty one houses had been completed and the square had already begun to attract artists and literary and theatrical people. Amongst residents have been Francis Place, the radical reformer, Charles James Mathews, actor and dramatist, George Colman and theatrical manager, and the novelist E.P. Benson.



Gore House, Kensington Gore. (Thomas Hosmer Shepherd)

The house stood on the site of the Royal Albert Hall and was the home of William Wilberforce between 1808 and 1821, and of Marguerite, Countess of Blessington between 1836 and 1849. During the period of the Great Exhibition of 1851 it was used by the famous chef Alexis Soyer for his Universal Symposium of all Nations. The estate was purchased by the Commissioners for the Exhibition of 1851 out of the profits of the exhibition and the house was finally demolished about 1857. During the ownership of the Countess of Blessington her 'salon' rivalled that of Lady Holland's at the other end of the High Street.

The development of Earls Court

Earls Court, like so many parts of London, is a village whose character has been formed over the centuries. The pattern of principal roads follows broadly the tracks established in mediaeval times connecting the manor house of Earls Court and its estate hamlet, near where the underground station now stands, to the larger villages at Kensington, Brompton and Fulham. The residential street pattern and houses were largely constructed in the building boom of 1860 and 1880 and the problems created by that boom and the following bust have lasted in parts to the present day.

The Manor of Earls Court

The manor of Earls Court was part of the larger manor of Kensington (Cheniston) which had been granted by William the Conqueror to one of his followers, Aubrey de Vere. In 1610 it was sold by his remote descendants to Sir Walter Cope who in his turn was a remote ancestor of the Edwardes family who were in ownership at the beginning of the nineteenth century.

At that time the Edwardes estate owned all the land between Earls Court Lane, as it then was, and the present railway line and between the London-Hammersmith Turnpike, now Kensington High Street, and Richmond Road, now Old Brompton Road, some 210 acres in all, plus what is now Brompton Cemetery.

Almost the whole of this area was let as Earls Court Farm to the Hutchins family for over 100 years as tenant farmers, the farm house and buildings and the Manor House alongside being where is now the present underground station. The only buildings in Earls Court Lane were clustered in a small hamlet round the farm.

The nineteenth century

In 1776 the Edwardes family was granted an Irish Barony. The second Lord Kensington, who acceded at the age of 23 in 1801, had a series of unfortunate business experiences which led to the mortgaging and eventual fragmentation of much of the estate.

These failed business ventures included the West London Railway, built from Willesden to what is now Kensington Olympia and which had been intended to continue on to a terminus at Hyde Park Corner, and the Kensington Canal which had only a short life before being covered in for the West London Railway extension down to the river and beyond.

The Manor of Earls Court was sold to Lord Kensington's solicitor, Henry Whitacker, in 1842. Starlings Map of 1822 shows the whole area down to farm land, but as land further east was built over, so this was given over to market gardens and orchards and by 1863 Daws Map shows the whole farm had been turned over to horticulture.

At the start of the century the only houses were at Earls Court Farm and by 1822 a small hamlet had grown up in North Row and Earls Court Terrace, now Kenway Road, with larger houses further south along Earls Court Lane (now Earls Court Road) down to the junction with Old Brompton Road. These houses included the Manor House, rebuilt in 1789 and next to the farm, Earls Court House on Earls Court Road, which was demolished in 1886 to make way for Barkston Gardens, and Coleherne House which made way for Coleherne Court. Otherwise, these houses were entirely in open country.

By 1863 the whole farm had been turned over to market gardens and there had been little further building except in Earls Court Village and Earls Court Gardens. The latter was built in 1852, nearly twenty years before the Metropolitan District Railway arrived in a cutting immediately opposite the terrace. One wonders how such a development would fare under present planning regulations though it is not unlike the position facing parts of South East London over the proposed Channel Tunnel Link.

The building boom

By the mid-nineteenth century the tide of building development moving westward from the City had passed through Mayfair, Belgravia and Knightsbridge and was approaching Kensington. In 1863, Daws Map shows Earls Court still almost entirely down to horticulture. Nineteen years later, Daws Map of 1879 shows the whole area to have the residential street plan of the present day fully established and built up apart from Collingham Gardens to the east, Nevern Square in the centre and the main part of Philbeach Gardens still unbuilt.

Thus Earls Court was really built in the short space of eighteen years.

Communications played a vital part in its development. Building did not take off until the underground had arrived in 1871. By the Sixties, its imminent arrival was sparking the developers into activity. The Metropolitan Railway and the Metropolitan District Railway (two separate companies until 1933) came to Earls Court in 1871 when a station opened to the east of Earls Court Road. Three other stations served the area at West Brompton and Kensington Olympia, both with connections to the above-ground railway system, and Gloucester Road. The Earls Court station was burned down in 1876 and replaced by a larger station to the west, which led to the demolition of Earls Court Farm and the Manor House which stood on either side of the railway line. Old Manor Yard, now a mews in residential occupation alongside the station, perpetuates the name.

Almost all the building was speculative and undertaken by

developers who took land on long lease from the great estates and divided it up among builders and other entrepreneurs; Edwardes to the west of Earls Court Lane, Gunter to the east, and several smaller ones in the Village. The Gunter estate had been built up by the family who had a hugely successful confectioners and ice cream business in Berkeley Square in the late eighteenth century and which survived until the 1950's in Curzon Street.

The Earls Court Square area

The way in which the Earls Court Square area was developed over the years was typical of the way these matters were conducted.

This was the only place in the southern part of the Edwardes estate to be developed before the advent of the underground railways so the timescale was rather longer.

Edward Francis, a builder, and then living at 37 Warwick Road, started in 1872-3 by building, from the Earls Court Lane (Road) end, on either side of a roadway which was extended from Kempsford Gardens, already in existence. This eventually became the north side of Earls Court Square.

At first it was intended to build a new terrace of houses parallel to and to the west of Earls Court Road, but after Francis had completed several houses this idea was abandoned and in 1875 work was started on laying out the square. By 1878 work had started on all the house plots to the north west and east sides of the square but the following year Francis petitioned for bankruptcy and the work must have been finished by others.

These houses were large and expensive and proved difficult to sell. Like others in Earls Court, Francis had overestimated the demand for this type of house. At the census of 1881 26 out of a total of 48 houses were unoccupied and several remained so into the 1890's.

During the 1880's the range of houses on the south side of the square were built to a gabled brick Flemish design echoing the work being done in Harrington and Collingham Gardens by Peto and George and in contrast to the predominantly stuccoed designs of the earlier parts of the square. These houses were smaller and sold quickly. Frank Gielgud, the father of Sir John and Val Gielgud, lived at No 36 from 1879 to 1904. Ellen Terry, aunt to the Gielgud sons, had lived at 37 Longridge Road from 1879 to 1889 and then moved nearer to Barkston Gardens.

To complete the development, a series of mansion flats were built at Herbert Court, Langham Mansions and finally Wetherby Mansions.

Because of the slow take-up of these large houses (apart from the south side) many started life as, or soon became, converted to hotels, boarding houses or were broken up into flats, a condition which has persisted to the present day. Happily, in recent years a few have reverted to their original use as private houses for single occupancy or been refurbished as high-standard flats for long-term occupancy.

The building bust

Surprisingly, the mistakes made in Earls Court Square in building houses which were far too large and grand for the market of the day were repeated throughout Earls Court in the boom which followed the arrival of the underground railways.

The speculative builders had copied the formula which had been so successful in earlier booms further east – stuccoed Italianate porticoed villas and terraces fronting large houses designed for single families, supported by plentiful servants, with mews for stabling behind or nearby. By the time the tide had reached Earls Court, the demand for private houses on this scale was falling off. As the end of the century approached demand collapsed and many houses lay unsold, some for as much as twenty years while others became flats, small hotels, hostels and other types of multiple occupation, a legacy which is still with us today.

Mansion flats

As the boom approached its end, developers turned to mansion flats for which there was a growing demand, made possible by the 'American elevator' through which all floors were equally accessible. There are numerous examples throughout Earls Court, at Nos 27 to 30 Bramham Gardens, The Mansions in Earls Court Road, Wetherby Mansions, Langham Mansions by Earls Court Square and Kensington Mansions and Nevern Mansions along Warwick Road.

Architecture

As the building boom reached its peak, house designs changed. There was no Clean Air Act. The District and Metropolitan Underground Railways did not change to electricity until 1905. Air pollution from coal burning fires to heat the houses and from the steam trains of the railways was very serious and the lead paint used on the stuccoed houses deteriorated and discoloured quickly to a rather dirty ochreish yellow. Therefore brick and terracotta came into fashion. Earls Court Square was built in stucco. In later streets to the north round Nevern Square (1880) and to the east (Bramham and Barkston Gardens) are in brick.

People wanting to escape the pollution of Inner London started to move out to new developments like that at Bedford Park in Chiswick and along the Metroland railway so beloved of John Betjeman.

Fashion also turned against the Italianate style and architects began to reflect ideas gathered from Central Europe. There was the Flemish gabled style terrace to the south of Earls Court Square. The style reached its zenith with the architects Harold Peto and Ernest George in Collingham Gardens (1883-1888) which was built in brick and terracotta with each house having features reflecting sketches made on numerous travels through Holland, Germany and Czechoslovakia.

Transport

In 1871 the Metropolitan and District Railways were built using cut-and-cover construction with tracks of both railways in the same cuttings but, originally, with separate platforms at Gloucester Road and Earls Court. These were eventually combined at about the time that the deep-tube Piccadilly Line was extended to Earls Court in 1906. Trains on the cut-and-cover tracks were hauled by steam locomotives until electrification in 1905.

The accessibility of road, bus and tube transport to central London combined to make the area popular as somewhere to live, as it remains to this day, and for tourists and other short-term visitors.

The West London line, originally built by a railway consortium in 1863 to connect rail networks north and south of the Thames, contributed little to the passenger traffic of the area but survived to perpetuate the barrier dividing this western side of the Parish, and now the Borough, of Kensington from West Kensington and Hammersmith which was originally created by Counter's Creek (an open sewer in its day) and the Kensington Canal, both filled in long since.

The North-South one-way system along Earls Court Road and Warwick Road cause much disruption and pollution at the moment which is likely to become worse if traffic increases when it becomes a Red Route. The WEIR project, to divert through traffic to a fast route along the railway line, foundered on objections elsewhere.

Earls Court Exhibition Centre

An exhibition centre was opened in Lillie Road in 1887, where the Empress State Building now stands, originally for an American Exhibition. The centre grew rapidly with pleasure grounds stretching along the railway to the west and with an open air arena having covered seating for 25,000 people on the triangular plot between (and now over) the railway lines to the east. For the opening exhibition, Colonel Bill Coady brought over his Buffalo Bill's Roughriders and Redskin Show to play in the arena.

The Empress Theatre was specially built on the Lillie Road site in 1897 for a series of spectacular shows on such themes as 'Nero or the Destruction of Rome', 'Our Naval Victories' and 'China or the Relief of the Legations'. After the First War it went into a long decline until it became a skating and ice-hockey rink after the one at Hammersmith became a dance hall. The site became a camp for Belgian refugees during the First War.

A large Ferris Wheel, modelled on the one at the Chicago Exhibition of 1893, was built in 1895 in the pleasure grounds across the railway lines behind Philbeach Gardens. It stood 300 ft in diameter with forty cars and could carry 1,600 passengers. It was demolished twelve years later.

Speedway was brought to the Earls Court arena but ceased when the new, present Exhibition Centre was built on the site and opened in 1937.

Residents in nearby streets were given free passes as recompense for the nuisance caused by the noisier events.

The present day

After the Second War, Earls Court was slow to regenerate itself compared with other parts of the Borough. Successive waves of students, Australians, and later, people from the Middle East, took advantage of the cheap accommodation, multiple occupation and convenient location, all of which suited their needs very well.

Prompted by a hard core of long-term residents, the Council set up a rescue programme through the Earls Court Study of 1979 which had much success and which is being followed fourteen years later by a new initiative now in hand.

These improvements were helped greatly by the housing boom of the eighties which led to major refurbishments almost as far as the Earls Court Road to the east and in Earls Court Square.

However, constant vigilance is needed which may explain the number of active and vocal residents' groups at the moment and this new initiative by the Council.

Let us hope that housing values will move ahead in the nineties again as they did in the eighties, to complete the refurbishment towards the condition for which the houses were originally intended in those parts of Earls Court which still remain untouched.

Tony Holt



Reproduction of a drawing depicting Nos 51, 52 & 53 Earls Court Square as reconstructed by CPK Developments in 1984.—Courtesy Earls Court Square Resident's Association.

A Personal Place in History

'Each time an old person dies, a book is lost.' Kensington and Chelsea Community History Group, which was set up in 1986, aimed to defy the saying. It built on interest in oral history which had become increasingly recognised in the seventies and eighties as a means of enabling academic historians to fill out and balance their view of contemporary history by interviewing ordinary people and adding their view of events to the more usual documented sources.

One of the seeds of the Community History Group was an adult education course called North Kensington Memories which was started in the early eighties to encourage retired people from the Ladbroke Grove area to record and get into print their recollections. Their memories included the days of horse-drawn fire engines and buses, the old music halls like the Shepherd's Bush and Chiswick Empires and experiences of the First and Second World Wars. Booklets produced by the group included 'They Were Happy Days—Growing Up in North Kensington' and 'All Pulling Together, North Kensington at War, 1939-45.'

The success of what came to be known as the North Kensington Memories Group, one of the first reminiscence groups in London, suggested that other groups could be formed either to record memories of particular topics and events or, with the Borough's rich history of people settling from elsewhere, to record the experiences of some of its many immigrant communities. So in 1986 Kensington and Chelsea Community History Group—an independent charity—was formed to act as a catalyst for setting up new reminiscence groups, to raise funds for and organise projects based on reminiscence and to publish books on community history.

One of the Community History Group's first projects marked the fifty years since the beginning of World War II. In a two day festival at the Tabernacle in Powis Square entitled 'Memories of War Time' members of the public were able to see displays of photographs, newspaper cuttings and memorabilia people had lent and to hear moving accounts of the objects they had kept all those years. There was a cafe complete with delicacies made from wartime recipes such as 'apricot flan' made with carrots, a display of photographs from Connie Mark who had been in the ATS in Jamaica, well known songs of the period, a sketch of life in the underground shelter at Holland Park and drop-in reminiscence groups. Children from local primary schools plied pensioners with questions about the War, visited the cafe and enjoyed the ear-splitting sounds of a real air-raid siren.

'Memories of War Time' established what a rich seam of memory was waiting to be mined and how much enjoyment and educational

value could be gained from projects based on the exploration of memory. Another project organised by the Community History Group included a history of the changes in health care within living memory—based on Princess Louise Hospital and involving staff at the hospital, patients, local pensioners and children from four primary schools who made it their term's study.

Another enjoyable project between the generations was done by members of the Caribbean Reminiscence class based at the Pepper Pot lunch club in Acklam Road. Members of the club went in every week to Bevington School and taught the children songs, dances, games, cookery and crafts remembered from younger days in the West Indies. A book, 'Nice Tastin'. Life and Food in the Caribbean' was published based on people's memories of the country areas of Jamaica, Trinidad, Dominica and other islands of the Caribbean.

A group of residents of Gloucester Court sheltered housing scheme in Bassett Road were so enthused after coming together to make a display for the Second World War festival that they kept on meeting and continue to work on publishing their memories. Under the guidance of their tutor Eddie Adams they produced 'Going Down the Lane. Memories of Portobello Road,' a book which gives glimpses of a now lost Portobello with its corn chandler's, Marks and Spencers' Penny Bazaar, fish shop with rows of kippers hanging in the window and Jesse Smith's famous greengrocer's. In 1993 they produced 'History in Our Bones. Notting Hill Lives Remembered,' stories of the lives of a dozen members of the group illustrated with an outstanding collection of photographs tracing families back to roots in Wales, Liverpool, Cornwall, Ireland—demonstrating the truth of the saying that everyone in Notting Hill comes from somewhere else.

The more recent history of North Kensington is dealt with in a book produced in 1992 to mark the twenty-first birthday of North Kensington Amenity Trust. Called 'Taking on the Motorway' it was researched and written by Andrew Duncan, a historian who writes regular features on local history in 'The Hill' magazine. Based on documents and articles as well as oral evidence and illustrated with many photos from personal archives, the book recounts the arguments and community actions which convinced reluctant planning authorities that the land under the M40 elevated motorway should be used for the benefit of the local community rather than as a car park or bus garage.

The activities of the Community History Group need co-ordinating and organising and in 1990 its committee, which consists of a lively group of retired people, younger volunteers and representatives of organisations with whom it works, appointed a full-time worker and opened an office in Thorpe Close. Funding to pay for these comes from donations given by large and small charitable trusts, and is earned from commissions, training, tutoring, sales of publications and fund-raising events such as our annual Local History Sponsored Walk. Core

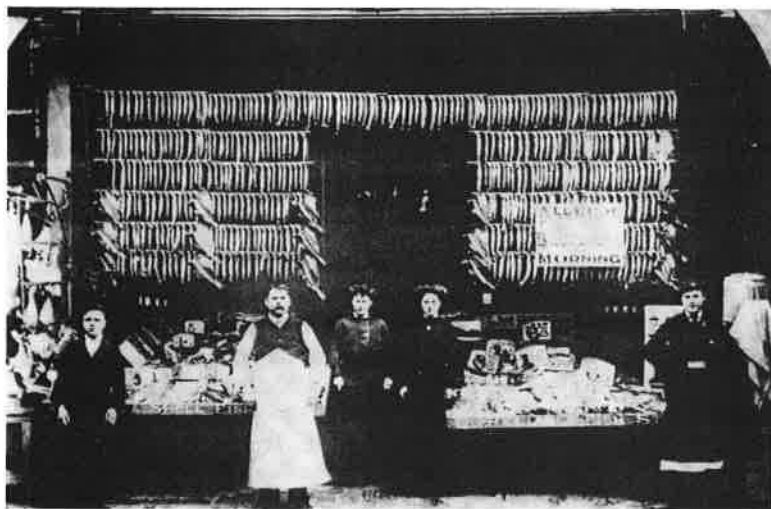
running costs have this year been topped up by a grant from North Kensington City Challenge.

What next for Kensington and Chelsea Community History? The next two years (funding permitting) will see 'History Alive!' an intergenerational project in which members of six reminiscence groups will go regularly into primary schools across the Borough and help children and teachers meet the requirements of History in the National Curriculum. Folders of resource materials based on information and photos lent by members will be published and sold to schools locally and, it is hoped, around the country.

On a more local note we plan to produce a book of photographs and memories of Hyde Park and Kensington Gardens. If any readers of this article have memories or information they are willing to share we'd be delighted to hear from them!

Liz Bartlett

*To order books or free information brochure 'Putting Memories to work' contact Liz Bartlett, Co-Ordinator Kensington & Chelsea Community History Group, 1 Thorpe Close, W10 5XL.



Carter's fish shop

Carter's Fish Shop

Smoke Hole The shop had a smoke hole in the basement where they smoked the haddocks and kippers. The shop lasted to 1912 when my grandfather emigrated to America but he didn't like it and came back and opened a shop at 134 Portobello Road and continued there until 1934 when the lease ran out.

Peter Robins

Maybe it's because I'm a Londoner ...

The London Appreciation Society celebrates over sixty years of success.

It's all too easy to knock London these days, but luckily there are still plenty of people around who appreciate the finer points of living in our historic and cosmopolitan capital city. If you are one of them and have been wondering where to find like-minded friends, you may be interested to learn of the London Appreciation Society: a 'unique, non-sectarian, non-political, non-profit seeking organisation composed of friendly people interested in London.'

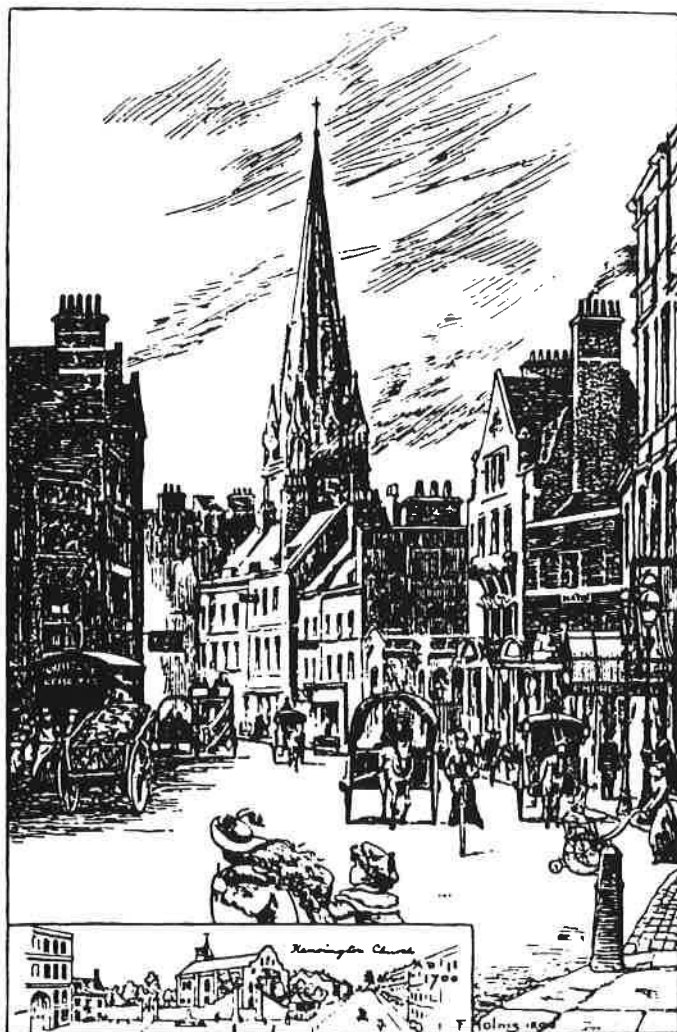
Founded in 1932, the Society has been thriving for over sixty years and has itself an interesting history. In 1931 a young schoolmaster rambled with his boys on Saturday afternoons to places of interest in London: Westminster Abbey, St. Paul's, Tower of London etc. The boys went home and related details of these excursions to their families, with the result that many requests were received from fathers and mothers, aunts, uncles and friends, to join in these educational tours. In 1932 the schoolmaster, Mr. Bryant Peers, founded the London Appreciation Society, to fulfil and further the interest expressed in these visits.

From this small beginning, the Society has become known nationally and internationally, maintaining an impressive programme of tours, and specialising in 'the unusual'—one of its aims is to take its members to places not normally open to the public.

As the Society's booklet explains, 'membership is open to all congenial adults and a warm welcome is extended—much of the success of the Society is due to the friendliness of members. 'Subscription is just £5 per annum, with small additional guide fees for each specific event. If you are interested in finding out more or perhaps applying for membership, contact the Secretary Mr. Bryant Peers at 17 Mason Mews, South Kensington SW7.



The 'White Hart', Knightsbridge, 1820



Kensington High Street, 1900
showing spire of St Mary Abbots

Pen & ink sketch by Florence Holms of Cornwall Cottage, Launceston Place – formerly stables to her family home, No. 16 Cornwall Gardens, originally built for her father, John Holms and his wife, Elizabeth (née Lyon).

Memorial plaque on wall of covered way entrance to St Mary Abbots – John Holmes was MP for Hackney for 17 years, sharing the constituency with blind Professor Fawcett. John Holmes was confirmed into the Church of England at St Mary Abbots at the age of 50, having been a member of the Church of Scotland.

Under the sign of the Blue Cross

'Our Dumb Friends' League, as Blue Cross was originally known, was founded in London in 1897 as a committee to work for the improvement of conditions for the working horse, and for the encouragement of kindness to animals. Lobbying councils to make sure roads were adequately gritted to give horses a good purchase, the provision of trace horses to help weaker horses pull their loads up some of the worst hills in London, the provision of drinking troughs and 1 feeds in summer, loin cloths for winter wear and sun hats for the summer heat were some of its earliest activities.

For residents of the borough of Kensington at the beginning of this century the spectacle of one of the Our Dumb Friends League trace horses in action was a familiar sight. In 1911 it had been recognised that there was an urgent need for a trace horse to assist the traffic on Church Street, Kensington.

'The very steep incline paved with wood and often very slippery, running from High Street, Kensington to Notting Hill Gate is well known, and for a long period the need of a trace horse has been felt. It is due entirely to the energetic services of Miss Evelyn Picard and Miss Lily Peppercorn, who opened a local Fund under the auspices of the League that the trace horse was started on March 18th, 1911. Since that date it has accomplished no less than 1,750 journeys, or an average of 12 per day.' (ODFL Annual Report, 1911)

The Church Street trace horse continued its sterling work until 1914 when, due to the outbreak of war and difficulties in funding, it was temporarily withdrawn from service. Happily for the many horses it helped the absence was brief and it was replaced in March 1916—proving its worth by completing 1,278 journeys in the remainder of that year. From that point on the trace horse remained a permanent feature of the borough for some years, even remaining when the horse traffic decreased with the introduction of motor vehicles in 1930's. Indeed it was not until 1933, when the trace horse of the time had to be put down due to health problems, that Kensington saw the end of the service.

The arrival of the motor vehicle meant that a large number of horses faced an uncertain future. In 1935 when the Kensington Borough Council announced that it intended to mechanise its road service department and needed to dispose of a number of horses Our Dumb Friends League was again on hand. Together with the Ada Cole Memorial Stables they made an offer to buy the redundant horses—an offer that, thankfully, was accepted.

Kensington's involvement with ODFL was not limited to the trace horse, there had been a branch in the borough from the very early days. In fact between 1898 and 1904 there were no less than three branches—Kensington, South Kensington and North Kensington. In 1905 this increases still further and for the next couple of years they were joined by a West Kensington Park branch which also included a children's branch. Gradually, as those that ran them gave up, the number of branches decreased and for a period during the 1st World War it seems no branch existed whatsoever. In 1922, however, a branch was established again and remained active for the next eleven years.

With the obvious support within Kensington for ODFL it is not surprising that the League benefited from a variety of fund raising activities held in the borough. As early as 1898 it was reported that supporters from Kensington had joined forces with branches from other districts to organise a tea for cabmen and there was repeated mention through the years of a Children's Fancy Dress Ball held at the Royal Palace Hotel. This indeed seemed a popular venue and was the scene for a variety of events in the early 1900's such as subscription dances a series of balls including a Leap Year Carnival Ball and an Irish Carnival Ball in 1903.

Another aspect of ODFL work that was active in Kensington was the horse ambulance. Horse ambulances were operated by the League from 1900 onwards being seen as another way of alleviating suffering for the working horses of London. The success of the early ambulances was such that in 1903 supporters within the borough felt it beneficial to purchase their own ambulance. This was duly done, funds having been collected from local residents, and the Annual Report for the following year announced that it was 'working successfully'. The ambulance was stationed at Notting Hill and covered a large area—it was frequently sent on long journeys to Richmond, Kingston, Acton, Ealing and other outlying districts. The need for the service was obvious with 117 visits being recorded for 1909 and nearly 200 for 1911. Duties included attending the Acton, Chiswick and Richmond Horse Shows. In 1914, with the outbreak of war, the ambulance was seconded for active service with the Blue Cross which was then the section of the League involved in the veterinary care of horses and dogs active in the war. Although the ambulance was operative for a time after the war, all horse ambulances were replaced by motorised versions by the end of the 1920's.

Other activities within Kensington involving ODFL included the Kensington Horse and Cart Parade which was held on Whit Monday in Kensington Palace Gardens. In 1911 there was reported to have been 114 entrants with a set of harness for the donkey showing the best care and attention being awarded to George Glasgow of Lonsdale Mews, Notting Hill. There were also the Costers' Shows which dated back to 1909 but first came to Kensington Palace Fields, by kind

permission of HRH Princess Louise Duchess of Argyle, in 1921. It remained an annual event in the borough until 1931 when it moved to Regents Park returning to Kensington again in 1936. Among the distinguished guests who attended over the years was HRH Princess Louise herself. She presented the prizes on a number of occasions and always took a great interest in the show. In 1938 the Lord Mayor delighted spectators by the degree to which he became involved — 'The Rt Hon The Lord Mayor of London very kindly consented to present the cups and many prizes. Perhaps the star turn of the afternoon was to see his Lordship seated on a coster's cart, driving round the field, and by the very broad smile on his face he was obviously enjoying himself very much.' (ODFL Annual Report, 1938)

The activity of the League in Kensington was typical of that occurring within many boroughs throughout London and the provinces. The welfare work was not limited to trace horses and ambulances nor indeed just to the plight of the horse. Aware of the number of poor people who could not afford veterinary treatment for their pets the League opened an animals' hospital in 1906 on the site of the Duke of Westminster's stables. The first of its kind in the country, the hospital was opened by HSH The Duchess of Teck.

When war broke out tens of thousands of horses and dogs were called up to help at the Front alongside British and French soldiers. The League's 'Blue Cross' veterinary posts were established in France, treating over 2,800 horses in the first year alone. The work did not stop with the return to peace. During the 1930's, London County Council launched a huge slum clearance programme, and animal welfare societies like ODFL were desperately needed to help thousands of people who were suddenly rehoused and not allowed to take animals with them. They also had to deal with the horrendous problems of stray cats—in 1938 alone the League's shelters, homes and hospital dealt with nearly 77,000 stray cats, many of them diseased and maimed. Lots of small local branches of the League were set up in sizeable towns all over the country, run by volunteers, and these did sterling work within the limitation of funds and facilities.

World War II only made the stray problem worse. When war was declared, people panicked and queued up at the shelters to have their animals taken in or put down. The shelters were inundated with stray and unwanted animals. The Shooters Hill Kennels, bought in 1918 to house the pets brought home by soldiers from the war, again took the pets of Servicemen who had no-one to look after them while they were away. Other inmates were the pets of refugees from Europe who could not bear to leave their pets behind.

During the 1950's, the League was the saviour of hundreds of animals stranded during the disastrous East Coast Floods and in the 50's and 60's was instrumental in the fight against the trade in live horses to the continent. By now the organisation had adopted the name Blue Cross, taken from the section of the League concerned with

their war work, and all across the country work continued under the sign of the blue cross.

Today, Blue Cross is as busy as ever. We now have 11 Adoption Centres at sites from Thurso to Torbay, three hospitals at Grimsby, Victoria and Hammersmith; and a clinic in Wandsworth. We also have a series of mobile clinics in Dublin. In 1992 Blue Cross found new homes for 6001 cats and dogs and our hospitals and London clinic saw 52,565 animals in need of veterinary treatment and carried out 5,874 operations. Blue Cross retains its links with horses via our Horse Protection Scheme. We currently have 205 horses, ponies and donkeys in our care. We also still operate several horse ambulances, which regularly attend events in which horses are involved, working alongside the vet on call.

Blue Cross remains deeply involved with the care of animals in London through its hospitals and clinic. The Victoria hospital can be found on the same site as when it first opened in 1906. The working conditions are cramped and the building is in desperate need of renovation but the dedication of the staff is unquestionable and their work as vital as ever. For the owners who flood the waiting room each day it is a godsend, for their pets a lifeline. In 97 years, through two world wars and the inevitable periods of recession and hardship, the doors of the hospital have never closed day or night.

Andrea Fraser



Reports from Local Societies

THE BOLTONS ASSOCIATION 1993

Processing of planning applications has continued to be our main activity, with the usual mix of successes and failures. A major, and recent, success was the defeat of a proposal to add a further floor to Coleherne Court, the objections we made— visual and greatly increased demand for parking—being cited virtually verbatim by the Council in its refusal. Another important application that is still in the balance is the proposal for the addition of a separate nursery school to Bousfield School. Although in favour of the school, we strongly oppose the loss of garden space and could only support the school if it were sited in a different part of the Bousfield area.

One of the objections—a technical matter—we made to the Conservation and Development Chapter of the UDP was accepted and we have resisted the designation of Drayton Gardens as a District Road, but the decision on this is awaited. The Council have been persuaded to form a mini-roundabout on the junction of Tregunter and Hollywood Roads, and some slowing of traffic has been noted as a result.

On the wider traffic front, a very serious threat looms, The Freight Transport Association is pressing the Department of Transport to relax the night and weekend heavy vehicles ban and it is possible that changes to the ban could be included in the forthcoming Deregulation Bill. Dispensing with permits for lorries or of conditions of routing could be involved. The Association is actively considering how it can co-operate with WLTR and other residents' associations concerned in resisting this.

Chairman: James Macnair, 29 Gilston Road, London SW10 9SJ

BRAMHAM BOLTON AND COLLINGHAM RESIDENTS ASSOCIATION (BBCRA)

The Association has as usual kept a close watch on planning and licensing applications in its area, and in supporting ECNA and other associations where appropriate.

The activities of a garage in Wetherby Mews, now so successful that it has far outgrown its limited premises, continue to cause much aggravation to neighbours. A major contribution to a Public Enquiry concerning a car park for this garage on a demolition site may have contributed to the Inspector's decision to refuse their appeal.

Steady efforts over the years to bring three rotting houses listed Grade II* in Collingham Gardens back into use were rewarded. Having been brought to the Buildings-at-Risk list last year, they were eventually bought by private individuals and, at the time of writing,

planning applications have been submitted for conversion back to private accommodation, one as a house and the others as large flats.

Much effort went into the UDP. Verbal submissions were made at the enquiry by officers of the association on three chapters and written submissions made on others.

A Christmas party was held in December—food, drinks and dancing. It proved so popular that tickets were sold out. The usual Christmas party was held on Boxing Day for our senior citizen members.

Our annual summer fete was not held this year because of general fatigue among sponsors and organisers but it is hoped to hold our Sixth Summer Fete in 1994.

Tony Holt, Chairman, BBCRA

BROMPTON ASSOCIATION

London Underground Ltd. submitted a planning application for the development of South Kensington Station in May 1993. The architects are Terry Farrell & Company (with others) and the application was preceded by a public exhibition coinciding with our AGM. Benefits advanced by LUL include improved travel facilities, freer pedestrian movement, mixed residential and commercial use and responsiveness to the locality in layout, accessibility, form, height, massing, material and style.

We endorse LUL's aims, but we have reservations as to whether they would be achieved by the scheme as submitted. We are concerned over its likely effect on traffic in the area and on the safety and convenience of pedestrians and have urged the Council to instigate a full scale traffic survey. We are also disappointed by the scale and detail design of some elements: we would like to see height restrictions, particularly along Pelham Street and a uniformly high standard of modern design throughout.

We find ourselves at odds with English Heritage (and some of our members) over the fate of the existing terrace of shops and flats ('the Daquise block') along Thurloe Street. We support its demolition and are convinced that retention would severely compromise the orderly development of the site and forego the chance to improve matters for pedestrians by widening the pavement. As the Survey of London puts it, 'this commonplace row of houses, with ground floor shops in debased Italianate style' is not the 'good looking building' which the 1851 Commissioners had hoped to see.

Chairman: Sir Donald Logan
Hon. Secretary: Susan Walker

CAMPDEN HILL RESIDENT'S ASSOCIATION

The Committee has had a busy year working on behalf of more than 600 members to maintain a pleasant local environment. Early in the year, a questionnaire was sent to every member in order to identify particular points of concern. Obvious problems highlighted were

parking and traffic flow which are ongoing but it was encouraging that many responders were satisfied with the services provided by the local police and council. The questionnaire enabled many of the less active members to put forward their opinions, which led to a lively discussion of the results at the AGM. Such was its success that we hope to repeat the questionnaire in 1995.

The annual garden party was held in June at Aubrey House and with the benefit of excellent weather, attracted nearly 250 members.

The Committee has continued to meet regularly and readers may be interested to note that a copy of the minutes of each Committee meeting is now available for viewing in the Reference Section of the Public Library in Hornton Street.

Anne MacGregor

CORNWALL GARDENS RESIDENTS ASSOCIATION

This year the freeholder of the communal gardens submitted a planning application to demolish our garden shed which is not unattractive and is quite adequate for its purpose. In its place it was proposed to erect a two storey building comprising an enlarged storage space and a 'resident gardener's flat.' In the process one of the larger trees would have been felled. Encouraged by this Association and others, residents sent over 200 letters of objection to the Council. To our relief, the application was refused.

Many of us involved in the running of residents' associations experience at times a feeling of frustration at the apparent apathy of the residents we are trying to serve. A case like this is heartening as it shows that people will rally round when the need is there.

Chairman: Robin J. Balmer, MBE
Secretary: Miss Ursula Overbury

EARL'S COURT SQUARE RESIDENTS' ASSOCIATION

As members of the Earl's Court Working Party we have taken a keen interest in Earl's Court Road. We have promoted successfully the considerable up-grading of the street railings outside the station, the repainting of part of a terrace of houses further south and we have suggested ways of persuading traders to up-grade their shop fronts.

Over a broad range of activities we have needed and received the co-operation of the Council. Where planning infringements have occurred the Council has supported the Association by prosecuting the offenders in such diverse areas as buildings, commercial signs and satellite discs.

We have opposed applications for late night opening by entertainment and restaurant establishments after 2.00 a.m.

Traffic has posed major problems. The Red Route will divert traffic into such side streets as those in the Square; we have written to all

residents with three alternative schemes designed to circumvent this and sought their views. We hope the Council will give due weight to these 'traffic calming' ideas.

The cycle lanes through the Square cause us concern both for the danger these pose, operating against the traffic flow, and for their unsightly signage.

We have supported the Brighter Kensington and Chelsea Scheme; the Garden deservedly received a 'very highly commended' award.

We publish two newsletters annually; through these and the six-page Chairman's Report to the Association, we keep residents fully in touch with events. At our last AGM, the Association was honoured by the presence of the Mayor of the Royal Borough, Councillor Miss Elizabeth Christmas MBE, who gave an address.

Chairman: Rodney Brangwyn, Flat E, Wetherby Mansions

Secretary: Mrs. May Holt, 35 Wetherby Mansions

EDWARDES SQUARE SCARSDALE & ABINGDON ASSOCIATION

Traffic problems and the Fenelon Place/Flaxyard site applications preoccupied ESSA much of the year. We were inundated with complaints regarding the installation of traffic lights at the Pembroke/Earls Court Roads junction, which have created, not cleared, congestion.

The traffic generation capability of the proposed Tesco or Safeway superstore with office, leisure and residential development in Warwick Road was the major cause of objection. Residents were infuriated at Council traffic officers' complacency in accepting an estimated c.7,000 new vehicle movements per day for an area already suffering appalling congestion and the worst pollution in the country. Realistic assessments for the proposed Earls Court Exhibition northern access road would add up to a further 2,000 to this figure. Safeway's appeal over non-determination was heard at a Public Enquiry which ran for several weeks. ESSA was represented throughout and made formal submissions, along with other Associations.

Transportation Department. ESSA has recently noted, with sadness, a deterioration in its formerly good relations with this department. Complaints from our members have vastly increased; those about officers' attitudes coming a close second to those about their actions—or lack of them. Most worrying has been the total disregard displayed by Transportation officers for the concerns of local residents and those who represent them. We hope something will be done to improve this situation.

On a sad note, ESSA's Honorary Treasurer of seven years, Anthony Carlisle, died suddenly in September at the age of 76. He is greatly missed.

Chairman: His Honour Judge Gordon, 7 Edwardes Square, W.8

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

KENSINGTON COURT RESIDENT'S ASSOCIATION

Plus ça change ... Maybe the streets are a little cleaner but too many of the old problems remain and constant vigilance is needed to protect the interests of our members and prevent degradation of our area.

Cars are still being broken into, especially near the High Street. Con-men and burglars still take their opportunities. Our pavements are misused by dogs whose owners are anti-social, and by trucks and cars which drive over the kerbs—the Council will not put up bollards. Dangerous drivers still go the wrong way along Thackeray Street and by the Launceston Place restaurant drink cans and fast food litter are dropped faster than can be cleared up.

Our little area is used for transit by an increasing number of outsiders, and we therefore continue strongly (often in vain) to oppose late-night clubs on or near the High Street; they attract revellers from elsewhere who tend to depart noisily in the middle of the night. Rowdiness at closing time by the Builder's Arms and Richmond College still disturbs us too often. This has only happened in recent years and we trust that additional surveillance measures promised by the College will remove the trouble.

On the other hand, we welcome the more visible police presence on the streets since the introduction of Sector Policing, and we value our close links with the local Police. We do not quite see our Neighbourhood Watch turning into a force of fierce vigilantes, but the Home Secretary's suggestion means that we should all become more alert and more ready to report any suspicious circumstances.

We continue to press the Council to help us maintain the quality of this historic area. We look to our Members to attend the AGM, report on matters of common concern, and support their officers in representations to the authorities as necessary.

Chairman: Sir Ronald Arculus

THE LADBROKE ASSOCIATION

There have been no dramatic planning battles in our area this year and events on the national stage have rather taken precedence. The promising initiative of the London Conservation Areas Conference, instigated by our Association, which in November 1992 put forward resolutions to Government seeking changes in legislation to improve protection of Conservation Areas, has produced a disappointing response. Instead of the promised draft notes 'in the Spring' which it was anticipated would support this initiative, we finally received draft Planning Policy Guidance Notes of a rather negative kind in July. It is to be hoped that all those to whom these notes were circulated for comment will have replied promptly and firmly that at the very least there should be a presumption against development in Conservation Areas and 'permitted development rights' should be withdrawn.

We welcomed a report commissioned by the Council from McCoy & Partners listing features in our area to be protected by Article 4

Directions although this would be unnecessary if the legislation were changed as proposed. A lengthy campaign about mutilation of trees has recently produced an undertaking that the Council would require sufficient notice of work to enable it to send a representative to supervise. Sadly, there was yet another example this year of the Council allowing an extension in a listed gap, specifically assuring us that it would be no higher than neighbouring structures, only to find when built that it was considerably more obtrusive than anticipated. Once again nothing effective has been done and developers received a clear message that they can get away with this sort of behaviour.

The Association enjoyed a number of successful events during the year. Stephen Jones gave an interesting talk on 23rd March on 'Artists who have lived in our area'; on 19th May we had our garden walk covering three of our lovely communal gardens; on 21st June Derek Austin, the Council's Arboricultural Officer, gave a most interesting talk following our AGM; our Autumn talk on 24th November was given by Hermione Hobhouse, with a fascinating history of '100 years of the survey of London'; and on 15th December a very enjoyable Christmas party was held at the lovely home of Mr. and Mrs. Levison in Kensington Park Gardens.

Chairman: Stephen Enthoven, 15 Ladbroke Square, W11

LEXHAM GARDENS RESIDENTS ASSOCIATION

The Association is delighted that our garden square won equal first prize with Emperor's Gate for the best garden in Kensington & Chelsea. We are proud of our garden and intend to maintain our high standard of care. Nearly all the houses in the square have recently been painted and the improvement to our environment has been considerable. We are also pleased with the standard of street cleaning and rubbish collection. We are concerned about the increased flow of traffic down the southern side of the square by drivers to avoid the traffic at the junction of Marloes Road with Cromwell Road. We will continue to press the Council to take action on this.

Chairman: Sir Cyril Taylor

NORLAND CONSERVATION SOCIETY

The Roman Catholic Church of St. Francis of Assisi in Pottery Lane, consecrated in 1860, was restored and redecorated in 1992. The simple style was imposed by the poverty of the neighbourhood and limited resources. The costs were almost entirely met by Father Rawes who instigated its foundation. Henry Clutton was the architect and the role was supervised by his assistant, John Bentley, the future architect of Westminster Cathedral.

Plans have been agreed for the redevelopment of the Anglican Church of St. James's, 1845, in St. James's Gardens, to allow more extensive use by community groups in addition to worship. The W11 Childrens' Opera happily is back 'in residence'. Before the scheme

can be realised it will be necessary to raise £180,000. This figure includes a sum to cover essential restoration work to the 1897 Binns Organ.

The Royal Borough has refurbished the drinking fountain on the south side of Royal Crescent, as part of their programme to restore listed fountains throughout the Borough.

Councillors, residents and traders joined forces successfully to resist the designation of Holland Park as a Red Route.

There have been relatively few planning applications, The most emotive was Orsino's Restaurant in Portland Road. This is now open in spite of residents' belief that it was inappropriate development in a very congested part of the Conservation Area.

Angela Fenhalls

ONSLOW NEIGHBOURHOOD ASSOCIATION

Upon checking our report of last year, we find that little has changed, particularly with regard to the fate of the two hospitals, the Royal Brompton and the Royal Marsden, our primary concern being the future of the former's north block site on the Fulham Road.

Our indebtedness continues to Christies of South Kensington for the provision of the venue for the A.G.M. Our meeting was enlivened by a most entertaining and informative talk given by Mr. H.L. Bryant Peers, Secretary and Founder of The London Appreciation Society.

Once again our gratitude to the Smith Charity Estate for the annual garden party in Onslow Square West, which, in contrast to last year, was held on a beautiful warm summer evening. That, with the attraction of food and wine from Fileric of South Kensington, resulted in a bumper attendance and the enrolment of a number of new members.

Our less glamorous work continued throughout the year, although with the continued recession, planning applications have been few, and none merited more than routine checking. A small achievement has been the improvement in local street signage and we thank the council for taking note of our suggestions. However, one particular problem has attracted our attention more and more, particularly with freehold listed properties in the area, namely the increased replacement of original windows by unsympathetic plastic faced double glazed units. These, together with another horror—externally fixed collapsible grilles—require Listed Building Consent, but a number have appeared, we believe, without permission from the council and we are asking for appropriate action to be taken.

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

VICTORIA ROAD AREA RESIDENTS ASSOCIATION

The next and final stage of the St. Mary Abbots Hospital redevelopment, still gives cause for concern. In an uncertain financial climate the Regional Health Authority and the developers are delaying

the commitment to proceed.

The Prince of Wales Terrace (island block) continues to stagnate and eludes the threatened CPO by changing hands with promises to proceed. The latest proposal is for 35/40 flats; this could mean a further 75/80 lawful residents' parking permits, and where do they park?!

The development of the former Waitrose site in Gloucester Road proceeds slowly, with work due to start by Easter 1994, with completion in 18 months. This critically important block cries out for a supermarket to meet the needs of our large resident and pedestrian community. The prospects are being impeded by the obduracy of the company owning the public house in the middle.

Decisions by the Planning Committee continue to have the characteristics of the curate's egg, they seem to be blinkered by ill-conceived precedents established before present day planning guidelines were established.

The diligence and determination by all living in this Conservation Area to protect and preserve the environment is a source of great encouragement. Long may it continue.

Chairman: Kenneth Woodward-Fisher

Hon. Treasurer: Anthony Butcher FCA

Hon. Secretary: Mrs. K. Woodward-Fisher

Constitution of The Kensington Society

- 1 The name of the Society shall be The Kensington Society.
- 2 The objects of the Society shall be to preserve and improve the amenities of Kensington for the public benefit by stimulating interest in its history and records, promoting good architecture and planning in its future development and by protecting, preserving and improving its buildings, open spaces and other features of beauty or historic or public interest.
- 3 MEMBERSHIP. The membership shall comprise Ordinary Members, Corporate Members and Affiliated Societies, i.e. amenity societies for areas within Kensington who apply for affiliation with the Society and are accepted by the Executive Committee.
- 4 SUBSCRIPTIONS. Corporate members shall pay a minimum annual subscription of £25. Ordinary members shall pay a minimum annual subscription of £10. Affiliated Amenity Societies shall pay an annual subscription of £10. Subscriptions are payable on 1st January each year. The foregoing minimum rates may be varied from time to time by resolution of the Members in general meeting.
- 5 THE OFFICERS. The officers of the Society shall be the President, one or more Vice-Presidents, the Chairman and Vice-Chairman of the Executive Committee, the Hon. Secretary, the Hon. Treasurer and such further honorary officers as the Executive Committee may from time to time appoint.
- 6 THE EXECUTIVE COMMITTEE. The Executive Committee shall consist of not more than twelve members including the Hon. Secretary and Hon. Treasurer.
- 7 (a) The Executive Committee shall be the governing body of the Society. It shall have power to (i) Make bye-laws; (ii) Co-opt members and fill vacancies on the Executive Committee or among the officers of the Society that may arise for the current year; (iii) Take any steps they may consider desirable to further the interests and objects of the Society.
(b) A quorum of the Executive Committee shall consist of not less than five members.
(c) Not less than three Executive Committee Meetings shall be convened in any one year.
- 8 THE COUNCIL. The Council shall consist of not more than thirty members. They shall be appointed by the Executive Committee. The function of the Council shall be to support the

Executive Committee in any matters relevant to the objects of the Society.

9 GENERAL MEETINGS.

- (a) An Annual General Meeting of members of the Society, of which not less than 28 days' notice shall be given to members, shall be held in each calendar year at which the Executive Committee shall submit a Report and an audited Statement of Account for the year to the previous 31st December.
- (b) Other General Meetings of members may be convened from time to time by the Executive Committee on not less than 14 days' notice to members.
- (c) The date, time and place of each General Meeting shall be fixed by the Executive Committee, and the Chair shall be taken by the President or in his absence by some other Officer of the Society nominated by the Executive Committee.
- (d) Twenty persons present, being Ordinary Members or authorised representatives of Corporate Members or Affiliated Societies, shall form a quorum at a General Meeting.
- (e) Resolutions of the members in General Meeting shall (except where otherwise stated in these Rules) be passed by a simple majority of members present and voting on a show of hands, each members having one vote. Corporate members and Affiliated Societies must notify the Hon. Secretary of the Society in writing of the persons authorised to receive notice, attend and vote on their behalf, failing which they shall not be so entitled.

10 ELECTION OF OFFICERS AND MEMBERS OF THE EXECUTIVE COMMITTEE.

- (a) The election of Officers of the Society (other than the Chairman and Vice-Chairman of the Executive Committee) and of members of the Executive Committee shall be effected by resolution of the Members of the Society at the Annual General Meeting, and the election of the Chairman and Vice-Chairman of the Executive Committee shall be effected by resolution of the Executive Committee at its first meeting after the Annual General Meeting.
- (b) Subject to paragraphs (c) and (d) below, any Ordinary Member shall be eligible for election as an Officer of the Society or as a member of the Executive Committee.
- (c) Candidates for such election, other than those standing for re-election under paragraph (e) below, must be supported by nominations signed by two other Members, which nominations must reach the Hon. Secretary not less than fourteen days before the Annual General Meeting.
- (d) In the case of election as an Officer, the candidates must also

be approved by the Executive Committee, which approval may be conferred either before the Annual General Meeting or at the first meeting of the Executive Committee thereafter. If such approval be withheld the office in question may be filled by the Executive Committee for the current year.

- (e) Unless curtailed by death or resignation or under paragraph (i) below, the tenure of office of the persons elected shall be—
 - (i) in the case of the President, until the third Annual General Meeting after his election;
 - (ii) in the cases of the Vice-President(s), the Hon. Secretary and the Hon. Treasurer, indefinite;
 - (iii) in all other cases, until the next Annual General Meeting after their election;but in cases (i) and (iii) those vacating office shall be eligible for re-election.
- (f) The tenure of office of any Officer of the Society other than President may be terminated at any time by resolution of the Executive Committee.

11 ALTERATION OF THE RULES. No rule shall be altered or revoked except by a resolution of the members in General Meeting passed by a majority consisting of not less than two-thirds of the members present and voting.

12 DISSOLUTION OF THE SOCIETY. The Society shall not be dissolved unless a majority of two-thirds of the subscribing members signify their approval of such a course by means of a postal ballot taken after receipt by the said members of a statement by the Executive Committee, whom failing by not less than ten Ordinary Members or the President of the Society, setting forth a summary of the arguments for and against such a course and their or his views thereon.

13 SURPLUS ASSETS. In the event of such dissolution the surplus funds (if any) of the Society may be transferred to such one or more charitable bodies, having objects similar to or reasonably consistent with those of the Society, as may be chosen by the Executive Committee and approved by the Charity Commissioners for England and Wales.

4th February 1991

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THE KENSINGTON SOCIETY

Statement of Accounts for the year 1993

THE KENSINGTON SOCIETY
BALANCE SHEET
as at 31st December 1993

1992		1993	
£		£	£
	Assets		
3	Office equipment at cost (less depreciation)		0.00
	Bank Balances—Current A/Cs		
1982	General Fund	1514.40	
1502	Princess Alice Memorial Fund	1415.72	
	—Deposit A/Cs		
8104	General Fund	7316.13	
5110	National Savings Bank Inv. Fund	5451.84	15698.09
			<u>15698.09</u>
16701			15698.09
-28	Sundry Liabilities		-217.65
			<u>15480.44</u>
16673			15480.44
	Accumulated Funds & Assets		
13134	Balances as at 1/1/1993	15196.28	
2062	Surplus (Deficit) from Income and Expenditure Account)	-1131.56	14064.72
	Princess Alice Memorial Fund		
1237	Balance as at 1/1/1993	1476.96	
240	Surplus (Deficit) from Income and Expenditure Account	-61.24	1415.72
16673			<u>15480.44</u>

HAF RADLEY Hon. Treasurer
G. CHRISTIANSEN Hon. Secretary

In accordance with instructions given, the accounts have been prepared from the accounting records of the Kensington Society and information and explanations supplied.

Barclays Bank Plc
Premier Banking Suite
276/280 Kensington High Street
London W8 6NG

A. J. SNELLING
Private Banking Manager
10th January 1994

THE KENSINGTON SOCIETY
INCOME AND EXPENDITURE ACCOUNT
for the year ended December 31st 1993

1992		1993	
£		£	£
	Income		
3608	Subscriptions		3680.60
814	Interest Received		554.09
1194	Receipts from visits		1660.00
1000	Advertising in Annual Report		800.00
	From Chelsea re UDP		3405.00
700	Donations received		1000.00
			<u>11099.69</u>
7316			11099.69
	Expenditure		
734	Printing, typing and stationary		1263.57
1149	Postage and telephone		1160.80
1823	Producing Annual Report		2261.00
10	Sundry Expenses		45.00
125	Subscriptions and donations		75.00
909	Visits		823.25
149	Meeting expenses		148.11
352	Unitary Development Plan		6451.52
3	Depreciation		3.00
			<u>12231.25</u>
5254			12231.25
2062	Surplus (Deficit) to Balance Sheet		-1131.56

THE KENSINGTON SOCIETY
PRINCESS ALICE MEMORIAL FUND
for the year ended December 31st 1993

1992 £		1993 £
	Income	
1159	Donations received	2195.62
1159		2195.62
	Expenditure	
	Cost of Memorial Garden	
490	Plants, Fertilisers	425.74
270	Garden Help	255.00
0	Repairs to Irrigation	1540.62
144	Sundry Items	10.50
15	Donations	0.00
0	Peat and Soil	25.00
919		2256.86
240	Surplus (Deficit) to Balance Sheet.	-61.24

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74 Rochester Row, SW1	071-834 4624
9 Pond Street, NW3	071-794-3535
6 Woodhouse Road, N12	071-445 1651

The Hon Treasurer, The Kensington Society,
c/o 18 Kensington Square, W8 5HH

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

(MR./MRS./MISS/TITLE)

ADDRESS

SIGNATURE

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SIGNATURE

ACCOUNT NO.

DATE

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to The Kensington Society.

Corporate Membership £25

Annual Subscription £10

Affiliated Societies £10

THE KENSINGTON SOCIETY

I,
(Full name)

of
(Address)

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

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

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

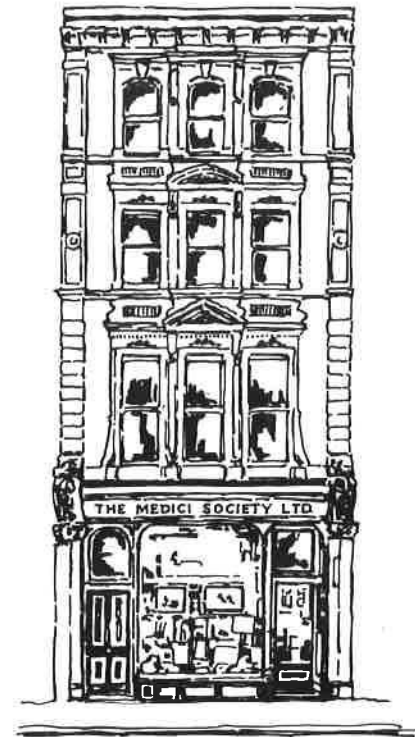
WITNESS	}	SIGNATURE
ADDRESS		
.....		
OCCUPATION		

PLEASE NOTE

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

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