

THE  
Kensington  
Society



Annual Report  
1994

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. 267773

## Annual Report 1994

### FRONT COVER

*Painting by E. Hull 1894.  
Little Holland House Kensington, from a sketch made prior  
to its demolition - 1875. Home of G.F. Watts R.A.  
by kind permission of Kensington Borough Council Library.*



The London  
Gardens Society

*Certificate of Excellence*

*Awarded to The Kensington Society.*  
*For showing a pride in London by the*  
*cultivation of flowers and shrubs but*  
*especially for Class 11.*  
*Princess Alice Memorial Garden.*  
*All London Championship. 1994.*

*Chairman*

# The Kensington Society

PATRON

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

PRESIDENT

**JOHN DRUMMOND, C.B.E**

VICE-PRESIDENTS

**THE RT HON. THE EARL OF SNOWDON G.C.V.O.  
MRS GAY CHRISTIANSEN**

COUNCIL

Sir Ronald Arculus	Sir Duncan Oppenheim
Barnabas Brunner	Dr Stephen Pasmore
Ian Grant	The Hon. Laura Ponsonby
George Pole	Martin Starkie
Peter de Vere Hunt	J. Single
Antony Jabez-Smith	R.T. Wilmot
Robert Martin	J.D. Williams
Dr Peter Nathan	Michael Winner

EXECUTIVE COMMITTEE

CHAIRMAN: Robert Vigars

VICE CHAIRMAN: Robert Meadows

Michael Bach	Mrs G. Christiansen
Michael Middleton C.B.E.	Philip English
Harry Morgan	A. Farrand Radley M.B.E.
Mrs Susan Walker	Robert Meadows
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

Recently I was looking at a collection of photographs of London taken at various times in the last 150 years. Although so much has changed, every now and again there is a photograph in which nothing seems to have altered, except the height of the trees. But the one real difference, even in photographs taken as recently as the 1950's, is the absence of parked cars. Today a street empty of stationary metal can only be seen when they are re-surfacing the road.

It is understandable that so much written about transport concentrates on getting around London rather than the problems of finding somewhere to park. Everyone knows that it makes sense to give priority to public transport; bus lanes are an excellent thing. Everybody asks why so many lorries go through the centre of London; presumably because it's quicker than trying to go round the M25. But can we go everlastingly increasing the number of privately owned cars that clog our streets? The Residents Parking scheme, an excellent thing in its way, now seems seriously overstretched with so many more valid permits than there are available places. One of my neighbours hesitates ever to move her small car in case she can't find a space again near to her home. If, like me, you tend to work late in the evening, you find yourself going round and round the block for anything up to half an hour and parking half a mile away. Either that or leaving the car on a yellow line and having to go out earlier than you need in the morning simply to try to re-park the car.

Of course 'green' people will tell you to get rid of the car. Recently for a variety of reasons I have been trying to do just that, using buses, taxis or the underground. I have to say, given my lifestyle, it does not make things either easier or cheaper. It is very hard to convince people to do without a car, even if we can imagine the benefits as a whole to the City. Yet in due course, something will have to be done. Predictions speak of twice as many cars in ten years time; just buying a smaller car, as I have done, is not really much of a contribution.

Meanwhile, the Council might consider an idea put forward by a friend of mine the other day, which would improve the appearance of the streets if not solve the problem. He suggested marking only those places where parking is **permitted** rather than where it is not. It would certainly be an improvement to get rid of all those yellow single and double lines, especially on main roads. But, like many simple suggestions, it is probably too simple to be successful.

John Drummond  
President, Kensington Society

## Annual General Meeting 1994

The Annual General Meeting of the Kensington Society was held at 6pm on 28 April 1994 at the Maria Assumpta Centre, 23 Kensington Square, W8. Mr John Drummond CBE, President of the Society, was in the Chair.

The business of the meeting was conducted after a talk given by Sir Neil Cossons OBE, Director of the Science Museum, entitled 'Albertopolis - The South Kensington Millenium Project'. Sir Neil emphasised that he was a representative of a group of people who shared the vision of reviving and further realising the plans of Prince Albert to establish a cultural and educational complex in south Kensington. The present Science and Natural History Museums, the V&A, Imperial College, Royal College of Art, Royal Geographical Society, Royal College of Music and the Albert Hall had all been spawned by the Great Exhibition of 1851, and each had ambitious plans for development. But the area surrounding these institutions did not adequately complement them or cater properly for the thousands of employees and millions of visitors.

The core of the Albertopolis proposal was to transform the present draughty tunnel from near the tube station to the museums into an attractive, welcoming and high quality indoor reception area or mall, expanding to occupy the whole lower level of Exhibition Road and providing facilities such as shops and cafes as well as exhibition space. It was hoped the flavour of the retail outlets would reflect the cultural and educational aims of the surrounding institutions, and therefore it should be rather different to something like the Covent Garden complex (i.e. not a funfair ethos). Sir Neil compared it to the Pyramid underground space in the main courtyard of the Louvre which was similar in size and in atmosphere to this proposal.

Sir Norman Foster and Partners had been chosen from 5 architect submissions to develop a scheme which would be put forward with an application for funding from the Millenium National Lottery (which was to finance projects that would enhance London or the life of the nation). It was hoped to liaise with Terry Farrell & Company, who were already planning an improvement of the area immediately surrounding South Kensington Underground Station. The mall would segregate pedestrians from traffic, giving views of the gardens round the National History Museum and providing direct access to all the museums.

The scheme also hoped to incorporate a piazza level linking the

area round the Albert Hall to Kensington Gardens and the Albert Memorial (hopefully this would be restored at the same time), dropping down Kensington Gore to send traffic underneath, but Sir Neil recognised that this was a more controversial aspect of the proposal.

Sir Neil said they had already had some enthusiastic responses from the Local Authorities (Kensington & Chelsea and Westminster) and would be showing details to the public and asking for comments. The development would cost approximately £150 million. It would be competing for Millennium proceeds with some other major contenders such as the South Bank and the Tate Gallery at Bankside. But as well as making a vital contribution to the cultural life of the nation, it would be particularly appropriate to carry out this scheme now in time to celebrate in 2001 the 150th anniversary of the Great Exhibition and the initiation of Prince Albert's original dream.

After speaking, Sir Neil took several questions from the floor. It was asked if the Local Authorities had any reservations. Sir Neil said they were being informed and consulted at all the planning stages, to minimise problems before a formal planning application was submitted, and some modifications had already been made. Planning permission was needed for the glazed area which might be erected between the museums and for the civil engineering work involved.

Answering a question about parking, Sir Neil said it should be possible to provide more off-street parking by enlarging underground car parking, e.g. at Imperial College, but it was hoped people would be encouraged to use public transport. In any case the scheme aimed more at improving the quality of the surroundings for existing visitors and employees rather than broadening the clientele or substantially increasing the number of visitors.

To a question about whether a modified scheme could be carried out if less money was awarded, Sir Neil conceded that the core of the scheme was the mall under Exhibition Road, but emphasised that he and his colleagues felt strongly that the totality of the idea was vital and they would be reluctant to sacrifice any part of it.

The Kensington & Chelsea Director of Planning and Conservation, Mr Michael French, was present at the meeting and he confirmed that the Local Authorities were generally supportive but were concerned about the proposal for moving Kensington Gore down. One questioner was worried about how this might affect the position of bus stops near the Albert Hall. Another questioner asked how the scheme might affect Malvern Court, but Sir Neil explained this was outside the Albertopolis area and related more to the separate Farrell scheme for South Kensington Station.

John Drummond thanked Sir Neil for his lively talk and

expressed the hope that the energetic leadership of the institutions involved would give the scheme a good chance of success.

### **Apologies**

It was noted that the Patron of the Society, HRH The Duke of Gloucester GCVO, had sent his apologies as he was away in America.

### **Minutes**

Minutes of the meeting held on 11 May 1993, printed in the Annual Report 1993 circulated prior to the meeting, were taken as read, adopted by the meeting and signed by Mr Drummond.

### **Chairman's Report**

Mr Robert Vigers referred to the printed Annual Report and highlighted the tribute to Mr Barnabas Brunner, thanking him for his 21 years of service on the Executive Committee, including his last 3 years as Chairman. He thanked Mrs Christiansen for maintaining the Princess Alice Memorial Garden. The main activity of the Society had been concentrated on the Unitary Development Plan which had now been published, and over the next six months we would be working to get our recommendations implemented. Permission had been granted for the Tesco development despite our opposition.

The year had also seen the devolution of powers from English Heritage to Councils. Our comments had resulted in some modification. We had given evidence to the parliamentary Boundary Commission and opposed the amalgamation of North Kensington and Westminster.

One event which would have a major impact on the Society was Mrs Christiansen's impending retirement as Honorary Secretary. She had been a key figure in running the Society since she founded it 41 years ago. We were very grateful and would be very sorry to see her go. She had kindly agreed to carry on until the Executive reorganisation was complete. When she retired completely the occasion would be marked in some significant way, but in the meantime she was presented with a bouquet of flowers as a small token of appreciation for her work. Mrs Christiansen thanked members who had helped her over the years and hoped that the work would continue to flourish. She also expressed thanks for the various letters of appreciation she had received.

### **Accounts**

Mr Arthur Farrand Radley MBE had taken over as Honorary Treasurer from Mr Richard Newcombe (who sadly had died last year). He referred members to the Accounts printed in the Report. The crux of the Accounts was the deficit of £1,131 (compared to the £2,000 surplus last year). This was due to the large outgoings on opposing the UDP (£6,451) (shared with, Chelsea Society), which it

was felt were justified in pursuing one of the key objects of the Society, i.e. to promote good architecture and planning in the future development of Kensington. The receipts from visits had made a healthy profit, and were unsurpassed in quality, he felt, by any organisation of the Society's size or larger. The production of the Annual Report was a major expense at £2,261, but he felt the result was very good value for the £10 subscription paid by members (total subscription income was £3,680).

It was formally proposed, seconded and agreed that the accounts should be adopted.

#### **Auditor**

It was agreed that Mr Andrew Snelling should be re-appointed as Honorary Auditor.

#### **Election of Officers and Executive Committee**

It was agreed that Mr Robert Vigars would continue as Chairman, Mr Arthur Farrand Radley as Honorary Treasurer; and Mrs Gay Christiansen as Honorary Secretary for the time being. It was proposed that Mrs Richard Newcombe should take on the new post of Visits Secretary and this was agreed. Other members re-appointed were Mr Philip English, Mr Robert Meadows, Mr Michael Middleton, Mr Harry Morgan and Mrs Susan Walker.

#### **Additional Vice-President**

Mr Antony Jabez-Smith proposed that Mrs Christiansen should be elected as a Vice-President. Mr George Pole had seconded the nomination, but in his absence at the meeting Mrs Edward Seeley seconded the proposal, which was agreed unanimously. It was reported that our Patron, HRH The Duke of Gloucester GCVO, had written to endorse the proposal, commending Mrs Christiansen's wonderful service to the Society.

#### **Any Other Business**

Mr Michael French (Director of Planning and Conservation for the Royal Borough of Kensington & Chelsea) wished to add his own appreciation of Mrs Christiansen on behalf of his office.

There being no other business, the meeting closed at 8pm.

## Kensington Society's News

The Rt. Rev. John Hughes, Bishop of Kensington and Vice-President of the Society, died in August; an obituary notice appears on page 33.

The Rt. Hon. The Earl of Snowdon has honoured the Society by becoming a Vice-President. Lord Snowdon has had a long association with Kensington. His great-grandfather Linley Sambourne, 1844-1919, lived at 18 Stafford Terrace, and he has been a member of the Society and lived in Kensington for many years.

Mr Philip English, a member of the Executive Committee, represented the Society on the panel of assessors for the Borough's Annual Environmental Awards, see page 26.

#### **Acknowledgments**

The Society is again indebted to Robert Meadows, Vice-Chairman of the Executive Committee, for continual work during 1994 with the Fenelon Place proposed development and the Unitary Development plan, see page 19 & 23.

Mr Robert Vigars, Chairman of the Executive Committee, and Mr Robert Meadows have attended Council meetings and have examined and reported on planning applications.

Mr Michael Bach, a member of the Executive Committee, has given considerable help by attending meetings and giving advice on traffic matters affecting the Borough.

The Society is indebted to Mr Andrew Snelling for his kindness in acting as Hon. Auditor, and also to Mr Jabez-Smith for, as usual, reading the proof copy of this Report.

#### **Donations**

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

#### **Subscriptions**

The annual subscription of £10 for single membership and £25 for corporate membership was due on January 1st.

To be effective the Society must command wide support and we ask all residents who care about the amenity of the Borough to become members, and members please persuade your friends and neighbours to join the Society.



### **The Future of the Society**

Since I retired as Hon. Secretary in January 1994 much effort has been made to find a replacement. It was decided by the Executive Committee to divide the work between three Honorary workers: a General Secretary, a Planning Secretary, and a Visit Secretary. Owing to illness Mrs Newcombe, elected at the last AGM, was unable to take over as Visit Secretary. We have recently heard from Miss Barbara Crispin and we are delighted to welcome Miss Crispin as General Secretary to commence in 1995. Miss Crispin has had considerable secretarial experience; I hope that she will find the work as rewarding as I have.

I have agreed for the time being to look after the Princess Alice, Countess of Athlone, Memorial Garden, with the help of John Bickel.

The Annual General Meeting will be held on May 4th in the large hall of the Maria Assumpta Centre, 23 Kensington Square at 6.30pm.

Chairman     Mr John Drummond CBE President

Speaker     Mr Dudley Fishburn M.P.

"Kensington, cosmopolitan yet quintessentially English. Can the balancing act go on?"

### **Obituaries**

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

#### **The Rt Rev. Bishop of Kensington**

Vice-President of the Society. An appreciation appears on page 33.

#### **Lady May Abel Smith**

Daughter of HRH Princess Alice, Countess of Athlone. An appreciation appears on page 33.

#### **Sir John Pope-Hennessy, CBE, FBA, FSA**

A member of the Society for nearly 40 years. An appreciation appears on page 35.

#### **Mrs Mary Keegan**

A late resident of Kensington Square, and a member of the Society for 30 years. An appreciation appears on page 34.

#### **Mrs Dolores Coventry**

A member of the Society for ten years. An appreciation appears on page 35.

#### **Felicity, Lady Millais**

A member of the Society since 1956, died in November aged 88 years. An appreciation appears on page 36.

#### **Resy Peake OBE**

A long-time member of the Society. An appreciation appears on page 36.



*An old-time view of the Albert Memorial*

Mr Jack Young, of Morpeth in Northumberland found in a small shop in Yorkshire a Kensington Guide of 1910. He kindly sent it to the Hon. Secretary for the Society's archives. The following are extracts:  
The four groups of statuary at the corners of the Albert Memorial are representative of the four quarters of the globe.



#### AMERICA

(Sculptor, John Bell, R.A.). The fine figure typical of America is mounted on a bison. On one side is a figure representing the United States and on the other one for Canada, who presses the rose of England to her bosom. The seated figures are Mexico and South America.



#### AFRICA

(Sculptor, W. Theed). Central figure – Egypt about to dismount from a dromedary. On the left is a Troglodyte or inhabitant of the desert between the Nile and the Red Sea. In the immediate foreground is an Arabian merchant, and the figure with its back turned is that of a South African chief who is receiving instructions from a European.



#### EUROPE

(Sculptor, P. MacDowell, R.A.). The idea of Europa being carried off by Jove in the shape of a bull (according to the mythological story) is here suggested. The four nations which have played the most important part in the history of the Continent – Britain, France, Germany and Italy – are typified by the subordinate figures.



#### ASIA

(Sculptor, J.A. Foley, R.A.). Asia, the leading figure in this group, is represented as a beautiful woman seated on a kneeling elephant. The supplementary figures are China, Persia, India and Asiatic Turkey.

## Planning Matters and a Selection of Cases Dealt With

In April the Government's about turn on its Town and Country Planning (Use Clauses) Order 1987 was very good news, from then on it made it obligatory for hotel and hostel owners to obtain planning permission from the Borough Council before a change of use could be made.

The introduction of the Use Clauses Order have caused serious social and environmental difficulties for the Borough Council.

### The Albert Memorial

After years of uncertainty the restoration of the memorial has restarted.

Various schemes have been put forward since the 80's including demolition, with parts of the Memorial being housed in various museums!

In 1987 a full restoration scheme was announced and specification drawn up, the Memorial was enveloped in mighty scaffolding and work started on the top levels of the canopy. Then in 1992 the work stopped for lack of money.

In 1993 the Victorian Society arranged a Conference which attracted support. Barnabas Brunner, Chairman of the Kensington Society's Executive Committee and the Hon. Secretary attended the Conference. The Evening Standard gave considerable publicity and Brian Sewell's article in the Evening Standard poured shame on a country that money could not be found to restore a monument. "To the one who did more for the Arts and Sciences in Britain than any King or Government in all its history".

Jocelyn Stevens, Chairman of English Heritage towards the end of 1993 started the ball rolling again by announcing that some money could be found from English Heritage to begin the restoration. The Department of National Heritage formed a consultative committee and specification was brought up to date. The responsibility for the restoration of Albert has been handed over to English Heritage. Donations for the restoration would be gratefully received by the Albert Memorial Trust c/o The Victorian Society, Priory Gardens, Bedford Park, London W4 1TT.

The three main planning issues during the year have again been the Fenelon Place development, South Kensington Station, the Boundary Commission report and the Unitary Development Plan. These issues are dealt with on pages 19, 21, 22.

### Road Building

Work done on and under roads has become increasingly controversial, and the Society has had a number of letters of



complaint from members. A copy of a letter was also received from Chelsea and Kensington Tree Wardens which was sent to the Chairman of the Planning and Conservation Committee. The following are copies of this correspondence. The Society followed up the correspondence with a letter to the Council.

### *Kensington and Chelsea Tree Wardens*

Dear Councillor Harney,

#### **Trenching v. Trees**

Kensington and Chelsea Tree Wardens wish to express their concern about continuing widespread trenching in the Borough for cable TV and telephone. We understand that Videotron Corporation operate under government licence, having the freedom of a statutory authority but none of the constraints.

The full extent of the damage being done to the street trees has yet to be assessed. In the Borough Tree Officer's opinion, many are now dangerously unstable due to root severance, if not already dying. Trees in streetside gardens are likewise at risk.

To prevent further damage, we urgently recommend:

- **ADOPTION** of the Guidelines for Utility Companies that are to be published jointly by the London Tree Officers Association, the Arboricultural Association, the Department of the Environment and the National Joint Utilities Group.
- An **OBLIGATION** contractors to follow the Guidelines.
- **APPOINTMENT** of a consultant to monitor contracts.
- **INVOLVEMENT** of Tree Wardens.
  - in receiving notice of contracts in their locality
  - reporting on the observance of the guidelines.

We share the concern of the London Tree Officers and others for the otherwise avoidable damage that is being done to our trees by trenching.

Mrs Sally Kington  
for Kensington and Chelsea Tree Wardens.

## **Royal Borough of Kensington & Chelsea**

12th August 1994

Dear Mrs Kington

#### **Re: Trenching and Trees, Royal Borough of Kensington and Chelsea**

Thank you for your letter of 21st July 1994. Please be assured that I do share your concern for our highway and garden trees, and was indeed present at the 'Action for London's Trees' Conference at the Guildhall last year where Professor Chris Baines raised the question of the possible detrimental effects of trenching for cable television on trees in the capital.

The Principal Arboricultural Officer informs me that trees in good health and vigour will tolerate some root severance without any detrimental effect on their physiological well being, but stability may be affected. Older trees are much less tolerant and the loss of even 5% or 10% of the root system is likely to result in die back in the crown.

The Arboriculturists are currently acting on reports from Tree Wardens and other members of the public of potential tree root damage and reminding the contractors that under the New Roads and Street Works Act 1991, damage to tree roots should be avoided where practicable. This somewhat vague directive is the best that local authorities have to go on at present, but in answer to your specific points:

- 1 Adoption of the Guidelines for Utility Companies (and local authorities). This document has now been produced in draft form and is still confidential. I am told that the Principal Arboriculturalist has been invited to furnish his comments to the London Tree Officers Association by the end of August. It is envisaged that the guidelines will be fully implemented by the Autumn. Please be assured that the Royal Borough will enforce those procedures with the utmost vigour.
- 2 An obligation upon contractors to follow the guidelines. To this end, officers will:
  - Agree formal lines of communication
  - Ensure adequate notice of proposed works
  - Draw up detailed guidelines for excavation and reinstatement
  - Produce leaflets for operatives
  - Keep full photographic records
- 3&4 Appointment of a consultant to monitor contracts. It is felt that the Arboricultural Team with their detailed local knowledge of the Royal Borough and its tree stock, are in the best position to implement policy on trenching. Any assistance from Tree Wardens playing a 'watch dog' role would be very much appreciated.

I understand that the Arboricultural Team are keeping fully abreast of developments in the trenching v. trees arena and one officer has attended a national conference on the subject.

No doubt Tree Wardens will be kept fully informed of these developments by post and on their Training Days, and I trust that all Wardens will help to ensure that our highway and garden trees come through all this with minimal, if any, damage or loss.

Councillor Desmond Harney, OBE,  
Chairman - Planning and Conservation Committee

### **Estate Agents boards**

A special Directive from the Department of the Environment prohibiting Estate Agents boards in various parts of the Borough, was scheduled to end in June 1994. The Council asked the Society to support their plea that the ban should continue for a further ten years. A letter was sent to the Secretary of State for the Environment supporting the Council.

### **8 The Boltons**

A planning application for an extension was opposed by The Boltons Association which was supported by the Society. Consent was refused which resulted in an Appeal. Mr English gave evidence at the Appeal for The Boltons Association and the Society. The Appeal was allowed.

### **Coleherne Court**

An application was before the Council for a roof extension of 41 flats. Opposed by the Society, planning consent was refused. An Appeal was arranged to take place in January. The application has since been withdrawn.

### **316 Earls Court Road**

Application for change of use of ground floor and basement from retail shop to a licensed betting office opposed by the Society, supported Council at appeal.

### **17 Holland Road**

Application for the erection of additional storey with a four storey rear extension. Opposed by the Society.

### **27 Melbury Road**

Application for the erection of first floor side extension. Opposed by the Society. Council refused planning consent.

### **1 Philbeach Gardens**

Opposed application for a long-term hostel.

### **26-30 Earls Court Road**

Planning application for site to be used for two years for the siting of an original American 'Diner Service Cabin' with car park. Opposed by the Society. Planning consent refused. Supported Council at appeal, appeal was allowed. Further application for opening Saturday and Sundays opposed by the Society. Refused by Council.

### **8 Nevern Road**

Application for additional floor opposed by the Society. Planning permission refused. Supported Council at appeal.

### **31 Bassett Road**

Opposed application for extension of rear third floor extension.

### **33 to 35 Nevern Place**

Opposed application for extension to hotel at ground, 1st, 2nd, 3rd and 4th floors.

### **48 Nevern Square**

Opposed application for additional storey. Refused by the Council.

### **20 South End**

Supported Council's refusal for additional floor at appeal.

### **27 Kensington High Street**

Opposed change of use to Amusement Arcade.

### **12-14 Cottesmore Gardens**

Opposed erection of mansard roof at front 3rd floor level.

### **1 Kensington High Street**

Application before the Borough Council for change of use from Bank to restaurant, opposed by the Society, planning consent given.

### **35/36 Thurloe Place**

An application before the Borough for change of use from office to auction rooms, opposed by the Society, planning consent given by Council.

### **6 Addison Crescent**

Opposed planning application for side extension. Planning consent refused.

### **7 Pembroke Square**

An application for additional storey at third floor level, opposed by the Society, Listed building consent refused.

### **30 Pembroke Square**

Supported the Borough Council at five appeals for removal of chimney

### **3 Pembroke Square**

Planning application for additional storey opposed by the Society, planning consent refused.

### **Prince of Wales Terrace**

The Society has been very concerned about this Terrace, which has been derelict for years. The Society has asked the Council twice to serve a Compulsory purchase order. We have Lord Snowdon to thank that a planning application has been granted by the Council which is subject to an enforcement that the work must begin within 6 months. Lord Snowdon used his photographic skills in the Evening Standard to draw attention to the state of these buildings.

### **12 Kensington Square**

The Society has opposed this 'so called' office use of a listed building.

### **4-6 Kensington Square**

Planning application for the erection of a rear extension at third floor level at No 6, reinstating the front entrance door at No 5 and elevational alterations to the front of the building were welcomed by the Society but with some concern about the change of use. In 1979 the Housing Association took over the premises and it was the clear understanding that the property was dedicated for the use of the elderly. The change of use has been strongly opposed by resident associations, by Councillor Moylan, Councillor for Queens Gate Ward, and by residents of the Square.

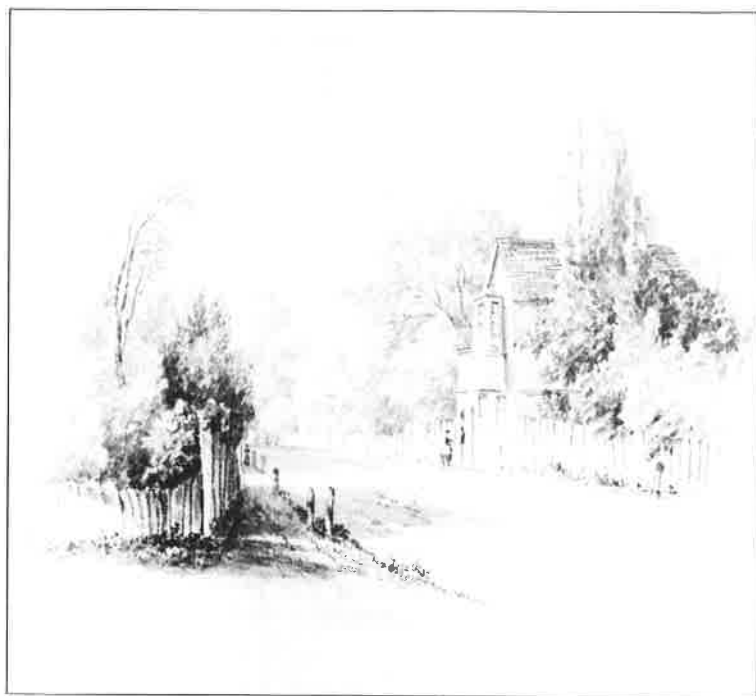
### **Council Meeting for Resident Associations**

A meeting was held on November 10th at the Town Hall, arranged by the Leader of the Council, Councillor Mrs Hanham. The Meeting was to discuss the cumulative effect of the Government's legislation and deregulation

initiatives. The meeting was well attended. Councillor Harney, chairman of Town Planning & Conservation and Councillor Fitzgerald also attended the meeting.

The lorry ban; shop opening hours; liquor licensing; night cafe; music and dancing licencing were discussed. Councillor Mrs Hanham had prepared resolutions on all the above points, they were carried with enthusiasm. The Kensington Society has supported the Council, letters have been sent to the Secretary of State for the Environment, President of the Board of Trade, The Home Office, Secretary of State for Transport and to the Regional Director of London.

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.



*Cromwell Lane, W. Cowen*

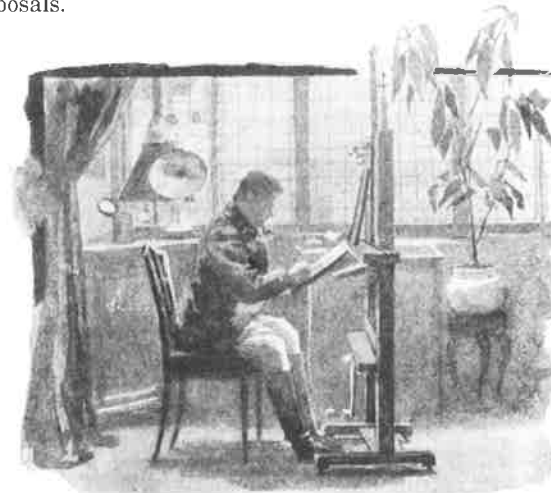
## Unitary Development Plan: Update

The Borough's Unitary Development Plan – the key policy document containing the Council's policies for planning and transport – is now in its final stages before being formally adopted in March 1995.

Following a long local plan inquiry from January to July 1993, the Inspector's report on the plan was received in March 1994. The report was very critical of the plan and proposed a large number of changes. The Society, whilst opposed to some of the more radical changes which would have removed key development control policies and relegated the planning standards to the status of advice, considers that the Inspector made some useful suggestions, some of which the Council now proposes to accept.

The Society has put a great deal of effort into trying to strengthen and improve the plan, but has been disappointed by the Council's intransigence. Even the smallest changes were resisted, and this led to the long inquiry and very high legal costs. We are concerned that the Council was not more willing to try to resolve these differences, since we should all be trying to achieve the same objective: a plan that is clear and unambiguous, readily understood by all parties and defensible on appeal.

The Council has now proposed modifications to the plan to amend it to the form in which they wish to adopt it. There are still a large number of improvements needed, and the Society, with West London Traffic Reform and the Chelsea Society, are seeking further changes. We are still hopeful that the Council will agree to a large proportion of our proposals.



*Mr. Linley Sambourne at work in his studio.  
Copyright Luker Family. Pictures by William Luker Junior.*

# Parliamentary Constituency Boundaries

On 8 July 1993 the Boundary Commission for England published provisional recommendations for changes to the Parliamentary constituencies in Greater London.

These had become necessary on account of the movement of population from Greater London to the Outer Metropolitan Area and elsewhere which made it appropriate to reduce the number of Members of Parliament to represent the reduced population.

The Boroughs of Ealing, Hammersmith and Fulham, Kensington and Chelsea, and the Cities of London and Westminster were grouped together by the Commissioners, and within that group the Boroughs (including the Cities) were paired for the purpose of their provisional recommendations, as reported briefly in the Society's Annual report last year.

Those recommendations were that Chelsea and the greater part of Kensington should form one constituency but that the northern part of Kensington comprising Colville, Golborne, Kelfield and St Charles wards, should be joined with wards in north-west Westminster to form a new constituency to be entitled Regents Park and Kensington North.

The Borough Council opposed those recommendations and proposed instead that Chelsea should be linked with Fulham and that Kensington should retain the northern wards and include the former wards of South Kensington which were lost some years ago to Chelsea. The Society also opposed the recommendations and supported broadly the proposals made by the Borough. A Public Inquiry was held in the Chelsea Old Town Hall in February 1994 and our Chairman, Robert Vigars, made representations to the Assistant Commissioner, who held the Inquiry, to the effect that the historic integrity of Kensington should be maintained.

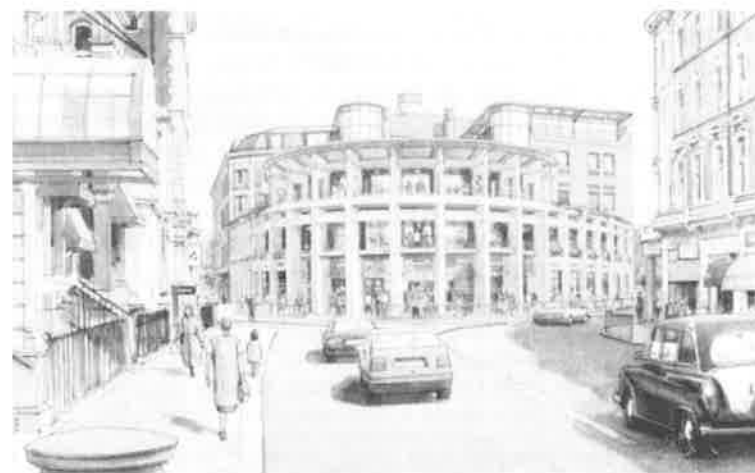
In August 1994 the Commission published their further recommendations after considering the representations made at the Inquiry. To the Society's regret, these confirmed the original recommendations in respect of Kensington and Chelsea except that Avondale was added to the wards to be included in the new constituency of Regents Park and Kensington North.

Those recommendations were made final in November 1994, and will be included in the Commission's report to the Home Secretary which is expected to be made early 1995 and laid before Parliament, to take effect at the next General Election. It can be

assumed that Parliament will approve the recommendations so at the next Election there will be two new constituencies: Regents Park and Kensington North, and Kensington and Chelsea.

Robert Vigars

## South Kensington Station



*Perspective view looking east along Harrington Road –  
minus the traffic*



*Perspective view looking north east from Old Brompton Road –  
minus the traffic*

The proposals for re-building South Kensington Station and the surrounding area are still under consideration. This is one of the most important projects in the Borough, being one of the busiest

London Underground stations – much used by tourists and visitors to the Museums.

Apart from the station, London Underground owns the terrace of houses/shops in Thurloe Street and the vacant site between the station and Thurloe Square on Pelham Street. The re-building scheme includes the whole of this large area. As well as a new station, the proposals include substantial areas of shops, restaurants and offices. The Pelham Street frontage has a six-storey terrace of 'apartments' with a new mews behind it, built above the station platforms which thus lose most of their daylight.

The surrounding area is very busy with much traffic including a number of bus routes. The pavements are narrow and congested with people using the station or waiting for buses.

The present proposals do nothing to alleviate this congestion, indeed, they probably increase it due to the density of development on the site. The appearance of the buildings shows a curious mixture of styles. The retention of the terrace in Thurloe Street prevents any visual link being made with Exhibition Road and the museums area, and any positive relationship with the current 'Albertopolis' proposals.

The scheme seems to be commercially-driven and the 'bottom line' appears to be the financial viability of the proposals. This is sad, especially as London Underground has such a splendid tradition in design from the days of Frank Pick, when new London Underground buildings made a distinguished contribution to the urban scene.

Fortunately, the Borough Council is currently working on proposals to modify the traffic flows in the area in order to alleviate congestion round the station.

Robert Meadows Vice-Chairman



*The Tower House (centre) and the house Norman Shaw built for Sir Luke Fildes in which Mr Michael Winner now lives (right) and one of the old Victorian houses opposite, now replaced by flats, in Melbury Road circa 1900.*

## Shopping Proposals in Warwick Road

One of the few remaining large sites for development in the Borough lies on the west side of Warwick Road, between Sainsburys Homebase and Cromwell Road. After due consideration the Council produced a Planning Brief for this large area. This envisaged the site being used mainly for housing, with some offices, a coach/lorry park and a new access road to the Earls Court Exhibition Centre.

In spite of this, in 1993 a number of Planning Applications were submitted by Tesco and Safeway – all included a superstore with a parking space for 400 to 500 cars. The Council Planning Committee did a 'volte face' and announced that they were 'minded to accept' these proposals. They actually made an alteration to the Deposited UDP to accommodate them, after the Public Inquiry had begun.

The Society has consistently opposed the inclusion of a superstore on this site, on the grounds that it would generate more traffic and have a detrimental effect on the shopping in Kensington High Street.

A battle began between Tesco and Safeway and both parties decided to go to Appeal on the grounds of the 'non-determination' of the Planning Applications. A lengthy Public Inquiry started, and at the beginning of the Inquiry the Council made a surprise announcement that they had entered into partnership with Tesco for a comprehensive development of the area. So the Appeal was by Safeway on their two Planning Applications – one for a 'stand alone' superstore on the northern part of the site, and the other for a comprehensive scheme for the whole area with a superstore, offices and some housing.

The Society was represented at the Inquiry by the Planning Consultant Mrs Christine Mill.

After the Inquiry the Inspector reported in favour of the Safeway schemes, subject to certain further investigations; the main one being the possibility of a new station serving the development, on the West London Railway which skirts the site.

So the Department of the Environment wrote to the 'interested parties' inviting their comments on these matters. In the meantime DOE policy had been developing against 'out-town' shopping schemes and, indeed any development likely to generate traffic.

The Society made further strong and detailed representation against the proposals; stressing that a new station would do little to

reduce road traffic to the superstore, and the way these proposals were contrary to current DOE policy.

Another important step was taken by the DOE in issuing an Article 14 Direction, preventing the Council from approving the Tesco scheme, pending the final decision on the matter by the Secretary of State for the Environment, taking into account the further representations and current DOE policy.

So there is still hope that all the proposals which include a superstore on this important but, in our view unsuitable, site will be rejected.

Robert Meadows  
Vice-Chairman

## Princess Alice Countess of Athlone Memorial Garden

As can be seen from the frontispiece in the Report, the Garden was awarded a Certificate of Excellence by The London Garden Society.

Her Royal Highness Princess Alice had been the Patron of the Society for many years, and after her death in 1981 the Society looked for some area where a Memorial Garden could be planted.

The ornamental pool part of the Basil Spence development at the Town Hall had been giving trouble. Water was leaking on cars in the Council's underground car park, consequently the water was shut off and the once ornamental pool became a receptacle for rubbish. After many efforts to obtain the area for a Garden, the Leader of the Council, Nicholas Freeman, gave permission, adding that the maintenance was most certainly to be by the Kensington Society.

The planting plan was drawn up by Fred Nutbeam, a long-time Buckingham Palace Gardener. Plants used were known to be favourites of Her Royal Highness, and a background of camellias was suggested. Camellias prefer an acid soil, so a special soil had to be purchased, and earth was brought from Bagshot in Surrey. Miss Jane Seabrook, a member of the Society, and Mrs Christiansen, Hon. Secretary, transplanted the soil from a tarpaulin on the bricks into the empty ornamental pool, and it became a garden!

Some years before Her Royal Highness died, she broke a branch off a quite large myrtle bush in her Kensington Palace Garden, saying that the bush was grown from the myrtle in Queen Victoria's wedding bouquet.

From cuttings this myrtle has produced the background of the front bed (opposite the Library). Miss Seabrook and Mrs Christiansen proceeded with planting the Garden. His Royal Highness the Duke of Gloucester unveiled the Memorial Tablet on May 4th 1983.

The Society would like to record our thanks to Mr Butler, the Superintendent of Kensington Gardens, for a considerable amount of leaf mould which we were allowed to collect, and some bulbs. We had already bought some bulbs, and those we were unable to use were passed on to Christ Church, Victoria Road, where the church garden was being re-made.

Recently a brick plinth has been built by the Council on the Hornton Road side of the Garden. The plinth was erected without previous knowledge of the Society. One might have thought that a notice to direct the public to the Council's various departments might have been found elsewhere on the large brick foreground.

The top railing in front of the Garden was designed by Ian Grant and was paid for by the Society, to prevent the public sitting on the Garden wall; this railing was later copied by the Council to prevent skateboarding damage to the wall.



*View of the railing*



# Environment Awards 1994

This year's inspection of the nominated projects took place on June 28th, one of the hottest days in a long, hot summer. More than twenty buildings or sites were visited – quite enough, in the circumstances, for at least one member of the panel of assessors.

## New Buildings

Of the five entries under this head, two were considered outstanding and deserving of Awards. The first was (perhaps a trifle incongruously) the public convenience at Westbourne Grove, where the imaginative and unorthodox use of an awkward, triangular site was judged a major enhancement. The second was the palatial house constructed at 56 Old Church Street (incorporating the old Rectory), which attains a grandeur probably unique among domestic buildings in the Royal Borough, but without destroying the spaciousness of the redesigned gardens in which it is set.

## Commercial Development

The entries in this section were unimpressive, and none was found to merit an Award. 219 King's Road (David Pettifer, successor to 'Tiger Tiger') did however exert sufficient appeal to reach the status of Highly Commended.

## Access for the Disabled

Out of a number of well-qualified candidates some of which were included in other sections as well as this) the assessors found the shop at 146–148 Kensington High Street – Gap Inc. – an exemplary project, meriting an Award, while as a close runner-up the reorganised Reception Area at the Town Hall achieved Highly Commended.

## General Environmental Improvements

The best entry under this head, out of a strong group of contenders, was the section of Chelsea Embankment neighbouring the Old Church, where the statuary, fountain and other features have been admirably restored or renovated by the Borough Council. This scheme received an Award, while two others – the garden at Bina Gardens East and a housing development at 298–304 Latimer Road – were of sufficient merit to be Highly Commended.

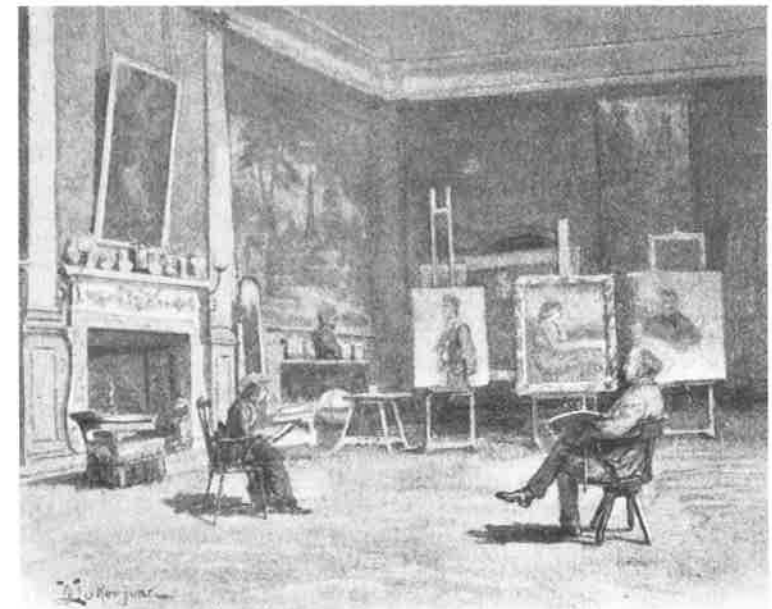
## Restoration and Conversion

Predictably, this section contained the largest number of

candidates, many of which showed a degree of excellence which made choice difficult. The assessors agreed to favour those projects which involved some element of change over cases of pure restoration, however meticulous. Of the former, 33 Smith Street, where an unsatisfactory 1950s design replacing bomb damage has been transformed to something notably more distinguished and true to its origins, and 50 Chepstow Villas, an early Victorian building delightfully renovated, both received Awards, while 106 Pavilion Road was Highly Commended. A case which just failed to achieve that distinction was 81 Victoria Road, beautifully restored as to front and side but marred by some obtrusive venting at the rear.

The assessors found that their terms of reference, which emphasise 'improvement of the appearance of the Borough's streets and open spaces', inhibit the inclusion of purely interior improvements except in the section Access for the Disabled. This seemed a pity, especially in view of the trend towards the creation of enclosed atria and malls, and a suggestion was passed to the Planning and Conservation Committee that the remit might be enlarged so as to enable interior schemes to be included in other sections of the Scheme.

Philip English



*Sir John Millais's studio*  
Copyright Luker Family. Pictures by William Luker Junior.

# Other Activities and Future Arrangements

Visits were made in 1994 to Kensington Palace, The Cabinet War Rooms, Greys Court, Henley on Thames, Bromley and Shepherd Colleges, Bromley, Hughenden Manor, De Morgan Foundation, The Worshipful Company of Fishmongers, Brompton Cemetery, Sir John Soane's Museum, The Courtauld Institute Galleries, Somerset House.

## FUTURE ARRANGEMENTS

### January 18th, 2pm

#### Fulham Palace, Bishop Avenue, off Fulham Palace Road

The site was acquired by Bishop Waldhere in AD 704, and continued as a residence of the Bishops until 1973. The guided tour will start outside, weather permitting, to look at the garden which contains specimen trees, etc. The visit will continue inside to the Great Hall, Chapel, Drawing Room, Bishop Sherlock's Dining Room and the Museum. Tickets £5 which includes entrance and tea and biscuits.

### February 8th, 2pm

#### Foreign and Commonwealth Office

This is a privileged second visit. The buildings known as the Old Public Offices occupy the four sides of a rectangle bounded by St James's Park, Downing Street, Whitehall and King Charles Street. The Foreign Office now occupies the entire site. This is a guided tour by Miss Crowe, which includes Matthew Digby Wyatt's Durbar Court, the richly decorated India Office Council Chamber, and much more. Tickets £3. Photography and tape recording not permitted. Meet main entrance King Charles Street. For security, names and addresses required two weeks before the visit.

### March 24th, 2pm

#### Westminster School, Ashburnham House

#### Little Dean's Yard, SW1

Tours can only take place during school holidays. The tour lasts one and a half hours and includes an introductory talk about the school's origins, followed by a tour of Ashburnham House, School, Bushy Library and Gateway. Numbers are limited. Tickets required, £3.

### April 26th, 3.30pm

#### Coutts Bank, The Strand

One of the oldest surviving banks in London. It was founded in 1692 by a goldsmith banker at 'The sign of the Three Crowns in the Strand'. Later George II purchased some gold plate and this provided the first link between the Bank and the Royal Family. The present building was redeveloped in the 1970s, and the Nash façade was retained, including the celebrated 'pepper-pots'. Mrs B. Peters, the bank's Archivist and Curator, has kindly arranged this guided tour. Tickets £2.

### May 4th, 6.15pm

**The Annual General Meeting** will be held at the Maria Assumpta Centre, 23 Kensington Square, W8.

Chairman The President Mr John Drummond CBE

Speaker Mr Dudley Fishburn M.P.

"Kensington, cosmopolitan yet quintessentially English. Can the balancing act go on?"

### May 11th, 3pm

#### The Royal Society, 6 Carlton House Terrace, SW1

The Royal Society was founded in 1660. Mrs Edwards, the Librarian has kindly agreed to arrange a guided tour. There is a charge in aid of the Library. Nearest underground station is Piccadilly Circus, or No 9 bus to Piccadilly Circus. Tickets required £3.50.

### June 7th

#### Savill Gardens, Windsor Great Park

World renowned woodland garden of 35 acres with herbaceous borders, rose gardens, water gardens etc. Refreshments available. Coach and entrance fee £10. Coach leaves Kensington Square at 2pm.

### July 6th

#### Syon House

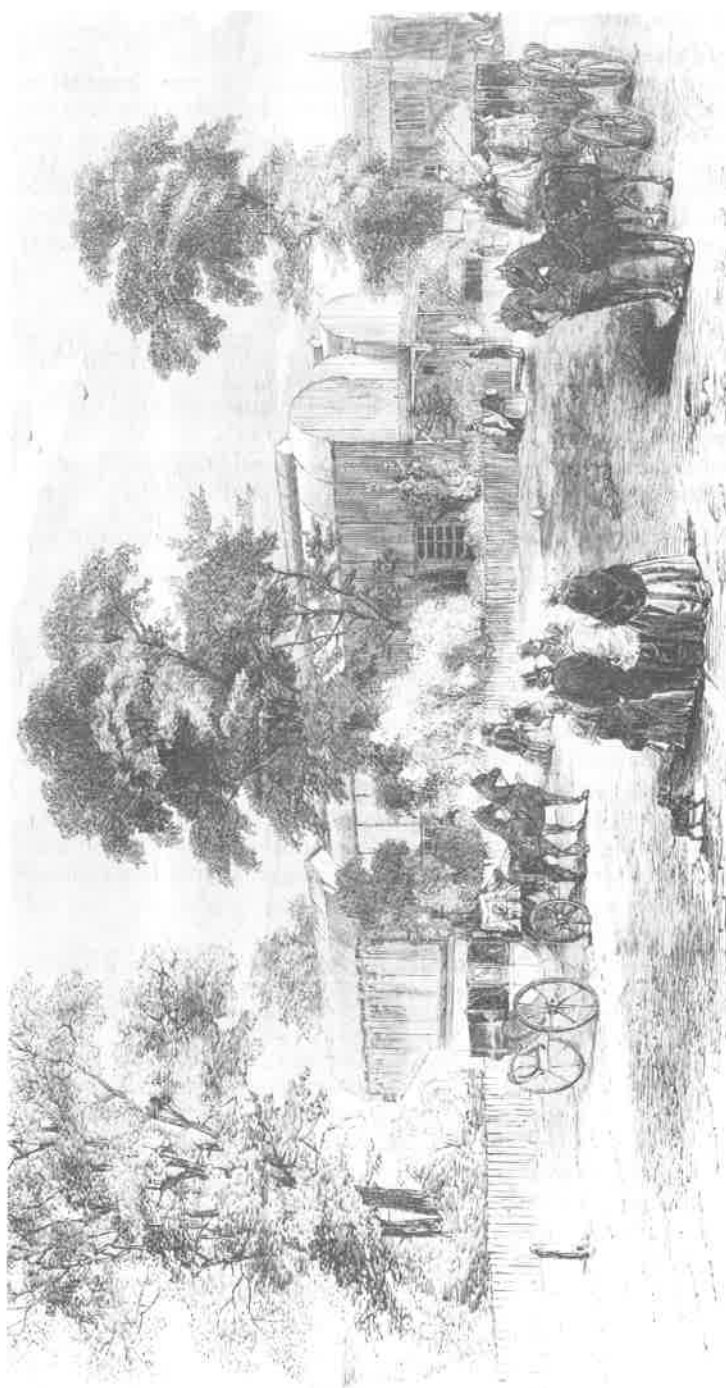
On the north bank of the Thames between Isleworth and Brentford. Noted for its magnificent Adam interior and furnishings, famous picture collection, and historical associations dating back to 1415. Coach and entrance fee £10. Coach leaves Kensington Square 2pm.

### September 20th, 2.30pm

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

A guided tour had been arranged of the De Morgan Foundation collection of ceramics by William De Morgan and paintings and drawings by Evelyn De Morgan.

Tickets £3. Mr and Mrs David Thomas has kindly offered members tea in the library of their nearby school, after the visit to Battersea House.



*'The Brompton Boilers' Once South Kensington Museum and now the Victoria and Albert Museum.*

## Visit to Brompton Cemetery 15 October 1994

This was founded in 1831, and consecrated 1840, as the West London & Westminster Cemetery, one of that distinguished group of civic burial grounds which included Highgate, Kensal Green and Norwood. The architect was Benjamin Baud, whose only major independent work it was, although he assisted Sir Jeffrey Wyatville in George IV's 'improvements' at Windsor. Pevsner referred to the 'octagonal chapel with the extensive colonnades stretching N of it' as 'an impressive composition'. The whole site covers 40 acres and was bounded on the West by the line of the Kensington Canal of 1828, which was built over by the West London Extension Railway in 1863, now carrying freight from the Eurotunnel.

Our host was Nick Butler, the Royal Parks Agency Assistant Parks Manager for here and Kensington Gardens, and he and the Cemetery Superintendent Peter Wayell briefed us inside the chapel where we noted the contemporary Gothic organ and the meticulously-kept burial records before splitting into two parties for an extensive tour of the grounds and the Catacombs. If the whole scene cannot compete in romance with the rising hillside layout of Highgate this entirely flat area offers magnificent vistas and has never been allowed to get overgrown. Mr Butler is a devoted horticulturalist and his maintenance programmes cannot fail to impress: so it was on this side that we concentrated rather than the monuments and their contents.

But if you can spare the odd hour, why not call in and study them with all those beatific armless angels, that huge Egyptianised tomb, and a genuine Grade II listed Arts and Crafts masterpiece by Burne-Jones. And the list of residents could not be more varied or impressive: what about the author of 'Lavengro'; the singer of 'You are my heart's delight'; the founder of the V and A; the military engineer who gave his name to the world's highest mountain; the composer of the 'Rio Grande'; an alleged mistress of George IV; the original Suffragette; and the first airman to shoot down a Zepp, win an intentionally swift VC and almost predictably get shot down himself only ten days later?

The whole thing is a revelation and, what's more, entirely within the confines of the *ci-devant* Borough of Kensington – despite some notes putting it in Chelsea! We are heavily beholden to Messrs Butler and Wayell and determined to do all in our power to help

protect this unique heritage from the depredations of drug addicts and the like who were castigated in a recent article in the Evening Standard of November 9th. As a Royal Park it can't be closed but it is significant that the writer was the paper's Crime Reporter.

Arthur Farrand Radley



*Brompton Cemetery*

## Obituaries

### **The Rt Rev. John Hughes Area Bishop of Kensington**

The Rt Rev. John Hughes died of a heart attack on August 19th aged 59. He was born in Staffordshire and educated at Wednesbury Boys' High School and Queens College Cambridge. He studied for the priesthood at Cuddesdon, and served his title at St Martin's Brighouse, going on from there to be Vicar of the nearby parish of Clifton at the early age of 28.

He acquired his first experience of administration as secretary to the Diocesan Secondary Day Schools and for a short time acted as Diocesan Director of Education. John Hughes joined the staff of the Advisory Council for the Church's ministry at Church House, where he stayed for six years.

In 1976 he was appointed Warden of St Michael's College Llandaff and lecturer in Church History in the University of Wales. He was made an honorary Canon of Llandaff Cathedral in 1980.

It was from Llandaff Cathedral that the Bishop of London nominated him as Area Bishop of Kensington in 1987.

The selection of John Hughes to follow Mark Santer as Area Bishop of Kensington in 1987 was unexpected: he possessed an overriding advantage he, like the Bishop of London, was a strong opponent of women priests. His role as a traditional Bishop was not an easy one.

Bishop John Hughes was a scholar, he was an authority on Richard Hooker the Anglican 17th century Divine; this earned him a PhD from Leeds University in 1979. He married in 1963 and is survived by his wife and two sons.

G.C.

### **Lady May Abel Smith**

Lady May Abel Smith, a member of the Society for 12 years, died at the end of May 1994. She was the only daughter of Princess Alice, Countess of Athlone, and the Earl of Athlone (Queen Mary's brother, formerly Prince Alexander of Teck).

She was born at Claremont in 1906 and until 1917 she was styled Her Serene Highness Princess May of Teck. Towards the end of the first world war her father, in common with other Tecks and Battenbergs, relinquished his German title at the request of King George V and assumed the title of Earl of Athlone. Lady May became Lady May Cambridge.

Her father was Governor General of South Africa between 1923 and 1931 and it was here that she met her future husband, Colonel Sir Henry Abel Smith, then one of Lord Athlone's young ADCs. There was some parental opposition to the marriage. However, the marriage took place in 1931 at St Mary's Church, Balcombe, Sussex. Almost every member of the Royal Family attended the

wedding. Princess Elizabeth (the Queen) was a bridesmaid for the first time and Princess Alice, Duchess of Gloucester, Queen Ingrid of Denmark and the late Princess Sibylla were also bridesmaids.

In 1940 Lady May with her children joined her parents in Canada. In 1941 she returned to England alone and became involved in war work with the Red Cross and the St John Ambulance Corps.

In 1958 Col. Sir Henry Abel Smith took up his appointment as Governor of Queensland. They proved such a popular team that their term of office was extended.

Following Sir Henry's retirement they settled at Barton Lodge, Winkfield, from where they took an active part in Windsor.

In 1981 Lady May joined the Kensington Society. In 1983 a Society Sale was arranged, the proceeds of which went towards the cost of a Memorial Garden to Princess Alice, Countess of Athlone. Lady May and Sir Henry attended; Lady May declared the Sale open, saying how pleased she was that her mother was being remembered in this way.

Over the years she has paid several visits to the Garden, and we shall miss her as a member of the Society. G.C.

#### **Mary Keegan - 1914-1994**

Mary Keegan, a staunch member of the Kensington Society, died peacefully in July.

Before the war Mary worked on the Evening News. In 1938 she married Eric, a Royal Air Force officer who received his commission from Edward VII. Early in the war his squadron went to Singapore where Mary worked on the Straits Times. When Singapore was about to be overrun Eric escaped to Australia and Mary to India. They reunited in Delhi where Mary worked for the Ministry of Information.

In 1949 Eric, now a Wing Commander, was appointed to the Joint Staffs Committee in Washington, and Mary, now the mother of two children, worked for a US Senator, editing a political newsletter.

On returning to England they lived in de Vere Cottages, and Mary opened an antique shop on the corner of Canning Place whilst developing her career as a successful authoress under her pen name of Mary Raynaud. During the next 35 years she averaged a title a year and many were published in foreign languages.

They moved to a lovely house in Kensington Square It needed completely modernising which they did themselves, apart from the technical work, stripping off more than a dozen coats of paint and cutting through a six-foot high forest to make a lovely garden. Later they bought a charming farmhouse in Cumbria which they made into a delightful home and another lovely garden. It was quite idyllic and they retired there in the early 1980s.

Mary had a host of talents. She painted, decorated, made

patchwork quilts, was a great cook, gardener and writer, but most of all a wonderful wife, mother, grandmother and friend.

O. Lebus

#### **Dolores Coventry**

Lola Coventry, a member of the Kensington Society for 13 years, died peacefully aged 83. She had lived in her house in Brunswick Gardens for 52 years out of 70 years as a Kensington resident.

Born in Hampstead, she was the younger daughter of Léon Ashton and Grace (née Hawley). After the Ashtons had returned from Egypt Léon was diagnosed as having multiple sclerosis. For 11 years his young family nursed him at home as he degenerated into total paralysis and finally death at the age of 51. Those events had a profound effect on Lola. Instead of depressing her they seemed to give her an extra zest for all the good things that life can offer.

Lola married the (still practising) artist Frederick Coventry with whom she was gloriously happy. With a lively mind and retentive memory she had an enormous capacity for hard work. She gave him wholehearted support and assistance in the running of his business while raising their family.

For 30 years she served on the Kensington & Chelsea committee of the Cancer Research Campaign, the last 14 years as its vice-chairman.

She left one son, two daughters, three grandsons and one granddaughter. E.C.

#### **Sir John Pope-Hennessy, CBE, FBA, FSA**

Sir John who died in Florence on October 31st had been a member of the Society for nearly forty years, having joined it in 1955 when it was only two years old and having remained a member, although latterly living abroad, until his death. For thirty of those years he was a member of the Society's Council having been elected to that body in December 1964 at the same time as two other distinguished members, Sir Trenchard Cox and Mr Alec Clifton-Taylor.

From 1938 until 1974 he was at the Victoria & Albert Museum, except during his war service in Air Ministry Intelligence for which he was awarded a military MBE. In 1967 he succeeded Sir Trenchard Cox as Director of the V & A. He had been appointed CBE in 1959 and was knighted in 1971. After seven years as Director of the V & A a period notable for the fine scholarship and good taste he brought to his task he moved to the British Museum succeeding Lord Wolfenden as director.

But he was not so happy managing an institution not primarily, as was the V & A, dedicated to art and after three years he moved to the Museum of Modern Art in New York eventually becoming consultative chairman of the Department of European Painting.

Finally Sir John retired to Florence where he could enjoy the supreme examples of the Italian Art which surrounded him and to which he was devoted throughout his adult life.

For many years Pope-Hennessy lived in Bedford Gardens and his long-standing appreciation of Kensington in which he had spent so many fruitful years of his life can be judged by his membership of our Society which he maintained to the end.

A.R.J.-S.

#### **Resy Peake, OBE**

Resy Peake, who recently died at the age of 86, became a member of the Society from its outset, being a strong supporter and advocate of its objects. As her Ward Councillor I was made frequently aware of this fact as no proposed development in her neighbourhood escaped her scrutiny. She particularly valued and loved Kensington's garden squares and strongly fought against any developer's attempts to convert any of them into underground car parks. She was, from 1963 onwards until her death, a very effective Hon. Secretary of the Queens Gate Gardens Committee.

The Times obituary notice of 8 December 1994 described her as 'an independent, strong-minded product of her generation', qualities which will be sorely missed by all those she so generously benefited by her voluntary and devoted services.

Early in the Second World War she joined the Mechanised Transport Corps, later becoming Corps Commandant. She was also a qualified air pilot. For her war services she was awarded the OBE.

George Pole

#### **Felicity, Lady Millais**

A member of the Society since 1956, she was a well-known figure in artistic circles in Kensington for over 40 years. Her son Sir Geoffrey Millais hopes to write an obituary for the next Annual Report.

#### **John Marshall**

John Marshall died on January 21st 1995. The artist John Marshall was a Kensington resident for sixty years and a member of the Kensington Society since 1960. His watercolour paintings were last shown in London at the Anthony Reed's Cork Street Gallery. In the 50s & 60s his London exhibitions were shown under Oliver Brown at the Leicester Galleries. John Marshall will be sadly missed.

S.G.P.

## 18 Kensington Square and John Stuart Mill

It was at 18 Kensington Square that the Kensington Society was conceived and born, over 40 years ago, in 1953. Since then all Committee meetings of the Society have been held there, so that the house holds a special place in Members' affections.

But there is another reason why Number 18 is noteworthy: the blue plaque on its front wall records the fact that for many years it was the home of John Stuart Mill.

John Stuart's father James Mill came from a poor family in Forfarshire in Scotland. He showed such promise at school that he was taken on as a tutor by Sir John Stuart in Dumfriesshire, who then helped him with London introductions. When James' eldest son was born in 1806, he named him John Stuart in gratitude to his patron.

The Mill family connection with Kensington dates from 1831, when James Mill moved from Westminster, firstly to a large villa in Vicarage Gardens and then to 'a smaller house'. This was 18 Kensington Square.

By this time, James had become Chief Examiner (equivalent in status to a modern day Secretary of State) for the East India Company, and John Stuart was also employed at India House. He was later to succeed his father as Chief Examiner.

These first few years in Kensington were not on the whole happy. Between 1831 and 1836 there was the Carlyle incident, and also dark times for both father and son.

John Stuart was a close friend of the Carlyles. In March 1835 Carlyle had completed the first volume of his monumental French Revolution, and had lent the manuscript to Mill. We shall never know the exact circumstances – and accounts differ – but it would seem that a housemaid, coming down in the morning to light the fires, had found the manuscript among a pile of papers and had used it for that purpose. At any event it was almost entirely consumed (leaving only a few charred remains still at Carlyle's house today), and an incoherent and penitent Mill presented himself to Carlyle in Chelsea to tell the tale. From letters it would seem that Carlyle was more concerned about Mill than the loss of his manuscript. Mill insisted on paying compensation – Carlyle was not well off – and Carlyle set to and rewrote the whole of what had been lost – no mean achievement as he had destroyed the bulk of his working notes.

If 1835 was a bad year, 1836 was worse. James had been an invalid for some time, and his illness finally resulted in a painful death in June. John Stuart himself was seriously ill at this time,



and in his low state was completely shattered by his father's death. Much has been written about the father/son relationship, and their bond remained close throughout, though it was more mutual respect than love.

It took Mill many months to recover, physically and emotionally. In fact this year of 1836 was the only one in which he produced no written work of any note.

Gradually, however, life returned to normal. Mill was now the head of the household, which comprised his mother, four unmarried sisters and a younger brother. Mrs Mill was well-liked and a good hostess. There were many visitors to the house, including the Carlyles and the Foxes. Letters tell of happy dinner parties – one even refers to Mill as 'full of fun' which belies the accepted impression of a somewhat dour man. Guests were shown around the house, and we have references to Mill's library/study, his herbarium, and the garden, with plants for example brought back from Cornwall by Mill, and tended by his sister Clara. It would please him to know that the garden today is equally loved and cherished.

It is not generally known that Mill was a keen and knowledgeable botanist, and spent many happy days in Cornwall, the Lake District and Provence, on long walks studying and collecting plants. He had, from very early days with his father, been a prodigious walker, often covering 20 or more miles in a day.

His hours at India House were from 10 until 4. He would walk every day through the parks from Kensington to Leadenhall Street, and back again for tea in the evening. In the evenings he would often walk again to Regents Park (to visit the Taylors), to Chelsea (to be with the Carlyles) or to the Political Economy Club in Pall Mall. These years from 1837 onwards were happy and productive. He developed a wide circle of friends, many of whom were eminent in their various fields. He was involved in all the main social and political issues of the day, and a steady stream of articles, either his own or commissioned by him, flowed from the Westminster Review, edited, and for a time owned, by Mill. It was during this Kensington period that he produced two of his seminal works, the *System of Logic* and the *Principles of Political Economy*.

His relationship with Harriet Taylor had begun before the move to Kensington and this gradually took over his non-working life. He became over time more and more sensitive about this. Those friends (like the Carlyles) who accepted Harriet became even closer. Those (like Harriet Martineau) who disapproved of, or gossiped about, the liaison (platonic though it was) were abruptly dropped. Harriet was never really accepted by Mill's family, except by one of his sisters. For a married woman to travel with another man abroad, to have him stay at her country home, was far from conventional in Victorian days, and even now would raise many eyebrows.

When in 1851 Mill announced his intention to marry Harriet, this caused virtually a complete break in the family. The wedding took place quietly near Weymouth and the newly married couple moved to Blackheath. Mrs Mill and the rest of the family remained in Kensington until Mrs Mill's death in 1854.

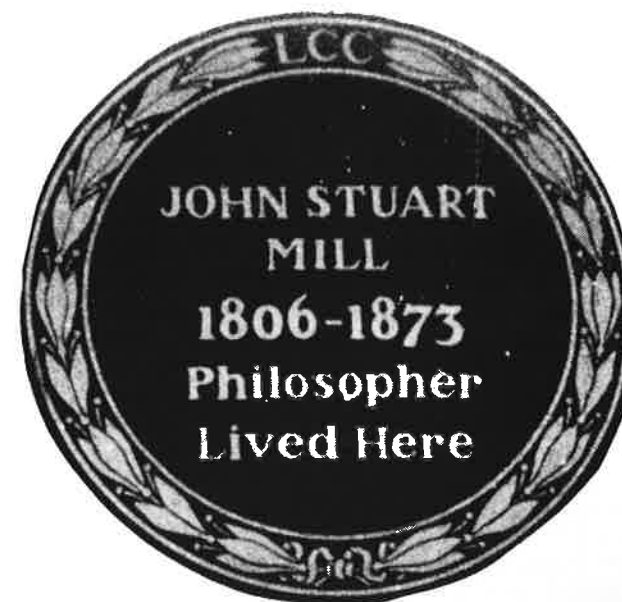
The period Mill spent in Kensington covered 20 years; he was 25 when the family first moved there, and 45 when he left. These years saw his career reach its peak, produced some of his most important work, and culminated in his marriage and the start of a new life, first with Harriet Taylor and after her death with her daughter Helen.

If Mill were able to read this little note, I have a fancy that he would be pleased to know that his name was again linked with the Kensington Society.

*Postscript*

The reason I say 'again' is this. In 1865 an earlier Kensington Society was formed, though its aims were entirely different, and associated with the growing movement for women's emancipation. Among its founding members were Miss Buss and Miss Beale, Elizabeth Garrett (Anderson), her sister (Dame) Millicent Fawcett, and my maternal great grandmother Elizabeth Cairnes. And its guide and mentor was none other than – John Stuart Mill.

Ian Mill



*18 Kensington Square.*

## Kensington Crime Prevention Panel

The Panel, now in its third year, held its most ambitious fund-raising event at the Natural History Museum on Saturday, 29 October 1994. This was the Black Cat Hallowe'en Ball, organised on the Panel's behalf by Lady Carolyn Townsend and Associates, which has been judged a great success.

Over 300 guests attended – mostly residents of Kensington – headed by the Mayor and the Deputy Mayor and Mayoress of the Royal Borough.

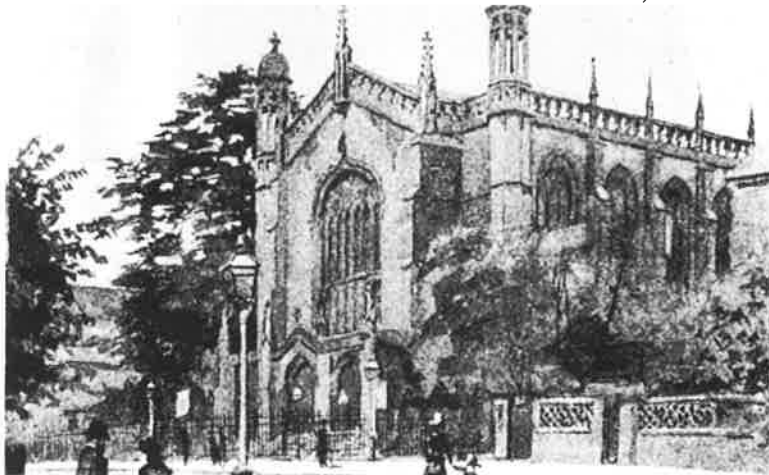
Splendid raffle prizes were won, including a holiday in Cyprus, a weekend in Amsterdam, and a flight to San Francisco kindly donated respectively by the Mediterranean Beach Hotel, Limassol, the Forum Hotel and Virgin Atlantic.

Kensington restaurants cooperated by donating free meals to those plucking a winning leaf from a Restaurant Tree.

The financial outcome was greatly assured by substantial donations from Associated Newspapers, the Countess of Iveagh, Mr Leopold de Rothschild, National Westminster Bank and Penguin Books.

Proceeds will be used by the Panel to improve the security of the less affluent and elderly residents of Kensington. Due to the constant need for funds in the combating of crime, it is anticipated that a further event will take place next year. As most burglars enter houses by the front door, this is where security must be best. The Panel can subsidise complete front doors, or better locks, a chain and spy-hole, provided that the frame is sufficiently substantial. For out-of-doors security, the Panel intends to subsidise hand-held alarms which are proved to deter most muggers.

H.C. Gilbert, Chairman



St. Barnabas' Church

## London's Finest Statue

'Physical Energy' by G.F. Watts, OM, RA  
in Kensington Gardens

The headline, 'London's Finest Statue', in the *Daily Graphic* of 30 September, 1907, heralded the arrival of the statue 'Physical Energy' to Kensington Gardens. Its great seven ton weight had been laboriously delivered by six dray horses drawing an especially hired Great Central Railway wagon. They had travelled from the foundry of A.B. Burton by the river in rural Thames Ditton some 15 miles distant – representing a testing day's work for the carters.

'Physical Energy' was the gift of George Frederick Watts, OM, RA, to the nation. He described it as his finest work and, since it was donated by one of the nation's greatest artists, Lord Salisbury, Prime Minister at that time, promised to meet the cost of casting.

Watts had worked on 'Physical Energy' in his Melbury Road garden, barely a mile from the eventual site of his statue, for over 20 years and he died in 1904 at the age of 87 from a cold that he caught while out effecting yet further improvements.

Watts was of modest birth, the son of a musical instrument maker. He had little formal education but was blessed with an enormous natural aptitude as an artist. He first exhibited with success at the Royal Academy in 1837 at the age of 20 and then commenced work, gathering a reputation that was to remain with him throughout his life as a portrait painter.

His first major breakthrough came in 1843, at the age of 26, when he won a competition of the Houses of Parliament. This carried a prize of £300 with which he travelled to Florence. It was here that his second breakthrough, that was to set a pattern for the remainder of his life, occurred. He met and, in recognition of his talent, was invited into the household of Henry Edward Fox, Fourth Lord Holland, the then British Minister to the Tuscan Court. Watts was later introduced into Holland House in Kensington, a centre for all of influence in London, and he took up residence in Little Holland House on the, then, country estate. He was the first of the 'Melbury Set', that notable coterie of Victorian artists to settle in Kensington in the latter part of the 19th century.

Watts looked the part. As a young man, he was dark haired and frail in appearance. He was, in fact, delicate in health. Later, as an older man with a white goatee beard, wearing an artist's smock, he had the appearance of a famous artist – as, indeed, he then was.

It was Lady Holland that initially took an interest in Watts and she was the first of a succession of ladies of character and ability that cared for and influenced him throughout his life. The last was

his Scottish wife, Mary Fraser-Taylor, whom he married in 1886. She also carefully watched over his interests after his death – including the casting and siting of 'Physical Energy' – until she herself died in her 90th year in 1938.

Watts was a prodigious worker, producing some 2500 paintings. Almost everybody who was anybody had his portrait painted by Watts from King Edward VII, as Prince Edward, down. Watts himself would, however, have regarded as his most important works those in, what is termed, the high minded, allegorical tradition. 'Love and Death' and 'Faith', 'Hope' and 'Charity' are well known examples but they appear today as somewhat over-elaborate and unctuous in style. It was not till late in his career – when aged 50 – that Watts engaged in sculpture. He carried out only a dozen works, including 'Clytie', the delightful head and shoulders of a girl, and the two fine monumental statues of his friend, Tennyson, now at Lincoln Cathedral, and, of course, of 'Physical Energy' in Kensington Gardens.

'Physical Energy' originated out of a commission in 1870 from the Marquis of Westminster for a statue of his ancestor 'Hugh Lupus', depicting a falconer sitting astride a horse. But the Marquis, apparently, was oppressive in his interest – going as far as to purchase a Percheron stallion from France as a model – and, as soon as 'Hugh Lupus' departed, Watts, feeling then free, commenced on 'Physical Energy'.

Watts said he wished to portray a 'feeling of energy and power'. The statue was, he commented, 'a symbol of that restless physical impulse to seek the still unachieved'. He aimed 'to create a figure that would suggest man as he ought to be – a part of creation, of cosmos in fact, his great limbs to be akin to the rocks and his head to be as the sun'.

Watts started on the statue in 1884 – at, incidentally, the age of 67 years – and Millais offered to meet the cost of casting in 1886. Lord Salisbury made his offer from the Government much later in 1898 but, even in 1904, Watts was still not satisfied that he had fully met up with his standards for a gift to the nation.

Meanwhile, Watts had met Cecil Rhodes, the South African political entrepreneur and imperialist, who much admired the statue when visiting Melbury Road to sit for his portrait. According to Mrs Watts, he said that such a monument would benefit the commemoration of the completion of his grand idea of a Cape to Cairo railway. Rhodes died soon afterwards and Watts was approached for a bronze of the statue to stand over Rhodes' grave on the Matoppos Hills in Rhodesia.

A casting was made and Watts entered it into the Royal Academy Exhibition of 1904. Special arrangements had to be made for this giant exhibit and it had to be put outside in the courtyard of Burlington House. *The Times* reported that Watts' great statue was

'well placed in the courtyard where, in spite of certain obvious faults, its noble design and splendid movement can fairly be appreciated'.

Watts then made the final improvements that led to the casting that now stands in Kensington Gardens and, after his death, Watts' wife, in correspondence to the *Daily Telegraph*, was at pains to emphasise that this second casting was not a replica of that sent to South Africa. It was, she said, a much improved work that Watts deemed fit to present to the Nation and she was also, incidentally, consulted on the choice of the site.

In South Africa, size was again a difficulty so that the first casting could not be transported up to Rhodes' grave and it was finally to form the central feature of Sir Herbert Baker's grand design of the Rhodes Memorial, inaugurated in 1912, on the slopes of Table Mountain, overlooking Capetown.

The continent of Africa was explored, colonised in the wave of European Imperialism of the 19th century and then freed into numerous independent States in but a century and the fortunes of 'Physical Energy' serve to illustrate this progression. A third casting was made in 1957 for the British South Africa Company, the charter company formed by Rhodes to develop Rhodesia. It was, again, a monument to Rhodes, and was presented to the city of Lusaka, capital of, then, Northern Rhodesia, being unveiled in 1960 by her Majesty, Queen Elizabeth, the Queen Mother.

However, when Northern Rhodesia became independent as Zambia, it was first removed to Salisbury in Rhodesia, as they were both then named. With the later independence of Zimbabwe, it was, however, again removed from its prominent location in, now, Harare and so presently stands in the gardens of the Department of Antiquities. There were many similar examples at the ending of the British Empire – General Gordon was, for example, sent home from Khartoum to the Gordon's Boys' School in Woking, Surrey, and, as another case in point, there is an empty pedestal standing by the prestigious India Gate in New Delhi, where, before independence, a statue of an Emperor of India once sat.

A correspondent in the *Daily Telegraph* of 21 January 1898, first described the statue. 'It represents 'Physical Energy'', he wrote 'A naked figure, in the early glory of manhood, reining in and controlling a fiery steed of classic type, while he looks steadfastly and fearlessly ahead, shading his eyes with one hand from the sun and seeking for new labours and fresh conquests'.

The firm of A.B. Burton of Thames Ditton, established in 1874 to meet the growing Victorian demand for bronze statuary, cast the statue. It had its finest period at the beginning of the century when A.B. Burton succeeded to the management. Over a period, some 200 statues – by all the leading sculptors – were cast at Thames Ditton.

To give effect to the Government undertaking to meet the cost,

£2000 was allowed in the budget of the Office of Works and Buildings for 1905 – 06. Burton provided a quotation of £1250, much to the satisfaction of the civil servants. But they had misjudged the other costs involved with the result that, by the time that Burton had delivered the statue, the total had reached an embarrassing £2500. The problem, in those circumstances, was how to record that the statue was a 'gift' from Watts to the nation and, in the end, the civil servants of the time, fearful of Parliamentary questions, decided to say 'nowt'.

The only description thus left on the statue is that by Burton in his casting. He recorded on the base 'Physical Energy' by G.F. Watts, OM, RA' and discreetly, on the left side, 'A.B. Burton, Founder, Thames Ditton'. There is, additionally, on the right side, what purports to be Watts' signature, reading 'G.F. Watts, June, 1904'. The date is that on which Watts last worked on the statue a month before he died but the statue was not cast till three years later in 1907. One cannot thus but surmise that Burton – probably, when put up to it by the ever attentive Mrs Watts – himself inscribed the signature so as to authenticate the work in the manner of a sculptor. But the fact that it was a gift of Watts to the nation went unrecorded.

The statue, with its power and vigour, dramatically encapsulates the pride of achievement and robust imperialistic spirit of the Victorian age. And, because of its fine location, it has been well noticed and the butt of much comment. Bernard Partridge, the well respected cartoonist of *Punch* soon made use of it, terming it 'Fiscal Energy' in a cartoon directed at Joseph Chamberlain. Over the years, there has been much comment, in particular, on the accuracy of the stance of the horse and its simple bridle. However, Watts, it must be said, was, as a man of his times, an accomplished horseman, riding with the Surrey foxhounds and interesting himself in the controversies over the care of horses. He was bound to have got it right.

David Sinden, the actor, commenting in *The Independent*, astutely summarised Watts' aims. Being colour blind he has a special interest in sculpture and wrote 'It is a remarkable sculpture, a fore-runner of the totalitarian sculpture of pre-war Russia and Germany . . . it has a feeling of sheer power'. Watts statue epitomised Victorian Imperialism and one cannot but agree – although, perhaps, uneasily – that it had similarities to the nationalistic expressions generated in the totalitarian regimes of the 1930s.

'Physical Energy', deservedly so well placed in Kensington Gardens, is thus a great sculpture. It is a fine example of Victorian art, reflecting clearly the spirit of that time. Additionally, the journeyings of its castings in Africa summarise a significant phase

of British and, indeed, African history. Perhaps, the time has come, therefore, for it to be recorded that the statue was, indeed, a respected and valued gift to the nation.

John Empson



George Frederic Watts OM, RA

# Roman Catholics in Kensington

On 10 June 1994 a pilgrimage procession took place from Holland Street to the Church of Our Lady of Victories to celebrate the 200th Anniversary of the Roman Catholic Church in Kensington.

Following the French Revolution, a chapel and school was established in 1794 at Kensington House, near the site of the Albert Hall. When this became inadequate it was decided in 1912 to build a new and larger chapel in Holland Street.

In 1850 Cardinal Wiseman was established as the first Archbishop of Westminster and Holland Street became a parish church. In 1857 a Community of the Congregation of the Assumption from Paris was established in Earls Court. Later to move to Kensington Square.

The Holland Street building in its turn became too small. Land was purchased in Kensington High Street and the foundations of a new church were laid in 1867, designed by George Goldie.

In 1862 the Carmelite Friars had arrived in Kensington, first at a house in Kensington Square but the following year they moved into the former home of Sir Isaac Newton in Duke Street off Kensington Church Street. Here three years later a fair church was built, designed by A.W. Pugin.

In 1868 Archbishop Henry Manning (later Cardinal in 1875) elevated Our Lady of Victories to the status of pro-cathedral, in place of St Mary Moorfields. The new cathedral in Westminster opened its doors in 1903 and the church in Kensington became a parish church.

In 1940 Our Lady of Victories and the Carmelite church were destroyed by bombing and services were continued in temporary accommodation. In 1952 the rebuilding of Our Lady of Victories was undertaken to designs by Adrian Gilbert Scott. The Carmelite Church was also rebuilt, the architect being Giles Gilbert Scott.

In 1966 Cardinal Heenan decided to divide the parish into two by making the Carmelite Church into a parish church.

Adrian Gilbert Scott and Giles Gilbert Scott were grandsons of George Gilbert Scott who was responsible for the new St Mary Abbots Church in 1879-82.

D.G. Corble

## *Brompton Hospital*

### Department of National Heritage

Dear Mrs Christiansen,

24 June 1994

**BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST THE  
BROMPTON HOSPITAL, FULHAM ROAD, LONDON SW3**

I refer to your letter of 19 February in which you asked us to consider the above-mentioned building for inclusion in the statutory list.

You will be glad to know that the North Block of the hospital was listed on 24 June in Grade II, having been judged to be of special architectural interest. This will ensure that, in the event of any proposal to demolish or alter the building, its special interest will be properly considered by means of the listed building consent procedure. You may also wish to know that the chapel has been upgraded to Grade II\*.

Yours sincerely,

D J COLES - LISTING BRANCH

### The Royal Borough of Kensington and Chelsea PLANNING AND CONVERSATION

14 March 1994

Dear Mrs Waterhouse,

**Brompton Hospital, North Block, Fulham Road, SW3**

I believe that you have been contacted by the Kensington Society regarding the possibility of listing the above property. I should like to support this request for listing.

As you are aware, the hospital chapel is already listed and the whole complex is within the Thurloe/Smith's Charity Conservation Area. The Council has produced a planning brief for the site which recommends the retention of the hospital building and its conversion for residential use. The importance of the building is clear from the reference to it in the Survey of London (Vol XLI) and it has been subject to a report by the RCHME. In my opinion it has great architectural quality and is a key building of historic interest in the development of this part of London. I believe that it should be added to the statutory list without delay.

Yours sincerely,

M J French  
Executive Director of Planning and Conservation

# Royal Commission on the Historical Monuments of England

## BROMPTON HOSPITAL

### SUMMARY

The Brompton Hospital was founded in the 1840s for the special care of those suffering from chest diseases (in particular tuberculosis). A handsome H-plan, Tudor-style building, of red and blue brick with stone dressings, was designed by Frederick John Francis and was built in phases between 1844 and 1854, on a site on the north side of Fulham Road. The patients' accommodation comprised groups of small wards arranged around a wide corridor, which doubled as a day room. All the wards were situated on the upper floors of the three-storey hospital, with the ground floor housing the administrative and staff rooms, and the hospital boasted a complete system of artificial heating and ventilation. A stone-faced, perpendicular-style chapel, called St Luke's Chapel, was added in 1849–50. The architect was E.B. Lamb, who subsequently assisted Francis with the later stages of the main building. A second large ward wing, known as South Block, was added on a site on the south side of Fulham Road in 1879–82. Designed by Thomas Henry Wyatt, this building followed the original hospital in its planning, but was designed in a Queen Anne style, with facings of red-brick and terracotta. A detached nurses home, by Edwin T. Hall, was added in 1898–9.

### REPORT

#### Foundation of the hospital

The Hospital for Consumption and Diseases of the Chest was founded in 1841–2 by a young solicitor, Philip Rose. Appalled at the lack of facilities in London for sufferers from tuberculosis, Rose, aided by friends and relations, passed a resolution in 1841 to establish a special hospital for consumptive patients. (The Infirmary for Asthma, Consumption and other Diseases of the Lungs, later the Royal Chest Hospital, had been established in Spitalfields in 1814 but by the 1840s had ceased for a while to admit in-patients.) An out-patients department opened in Great Marlborough Street, Westminster, in March 1842, and this was

followed that September by the opening of an in-patients department in an adapted house in Smith Street, Chelsea, known as the Manor House. A competition was held in 1843 for an architect to enlarge the Manor House, but this scheme was superseded by plans to build a new hospital on a better site. The architect selected was Frederick John Francis.

#### The site

A site of three acres belonging to the Smith's Charity Estate on the north side of the Fulham Road was eventually acquired; however, the charity's trustees insisted that the elevations and specifications of the new hospital should be approved by their architect, George Basevi, who should also have final say on the siting of the building. Basevi imposed a *cordon sanitaire* of about a hundred feet between the eastern boundary of the site and the hospital, pushing the new building close to the edge of the land adjoining to the west, part of the Harrington-Villars Estate. The acquisition of this land therefore became a major objective of the hospital governors, and was completed in 1853. It was used principally for speculative house-building, but about half an acre was added to the hospital's grounds.

#### The Brompton Hospital, 1844–54 (now North Block), and St Luke's Chapel, 1849–50: description of the buildings

Designs by Frederick John Francis, for a Tudor-style building on a H-shaped plan (building 01 on attached plans) were ready by February 1844. Financial stringency dictated that the hospital had to be erected in stages as funds became available, and the first part to be constructed was the west wing and the western half of the central linking block. The contractors for this stage were George and William Bird of Hammersmith, and work began after the laying of the foundation stone by the Prince Consort on 11 June 1844. The west wing was completed in 1846 and the first patients were admitted that year. The hospital was planned on three floors with a low ground storey for administrative and staff rooms, and two upper floors, both fourteen feet high, for a series of wards. The wards were intended to hold no more than eight beds each, as groupings of small wards were considered better suited to consumptive patients than the larger wards favoured in other hospitals. The wards open on to long, wide corridors which doubled as day rooms. The west wing, now covered in Virginia creeper, has a façade of red brick with blue-brick diaper patterning and dressing of Caen stone, and the southern end of the ward wing has central oriel windows on the first and second floors set between prominent buttresses. A narrow entrance bay, flanked by octagonal piers, leads directly to the central east–west corridor. In the connecting block the main entrance, whose original flight of stone steps has been replaced by an unsympathetic modern sun lounge, has a central



tower modelled on the Founder's Tower at Magdalen College, Oxford, and an asymmetrical turret with crocketed spire on the west side of the main tower. A small porters lodge in a similar Tudor style, also designed by Francis, was built to the southwest of the hospital in 1847.

Francis had originally set aside a plot to the north of the east wing for a free-standing chapel. A ward in the west wing was fitted up as a temporary chapel until funds were available, but the consequent infringement on available bed space made the provision of a separate structure an urgent necessity. The Reverend Sir Henry Foulis of Yorkshire offered to pay for the erection of a chapel as a memorial to his recently deceased sister, but insisted on choosing the architect and approving the design. Edward Buckton Lamb, architect of several churches in the North Riding of Yorkshire, was selected. Foulis laid the foundation stone on 30 August 1849, and the chapel (03) and its connecting corridor were completed in 1850. Known as St Luke's chapel, the building is faced in Kentish rag and Caen stone. Raised on an artificial mound, to make it more conspicuous from the surrounding fields, it stands out prominently in contrast to the brick-faced hospital. The style is basically Perpendicular, but Lamb's eclectic use of Gothic motifs produced an idiosyncratic Perpendicular, and the chapel was ill-received by *The Ecclesiologist*. The west front, in its original form, had a large five-light window decorated with crockets, ball-flowers and elaborate tracery set between pinnaced buttresses. Inside, the nave has an open-timber roof with hammerbeams, arched braces, diagonal ties, struts and pendants. In 1891 the hospital committee decided to commemorate the 50th anniversary of the foundation of the institution by enlarging the chapel, selecting William White as architect. White extended and virtually rebuilt the chancel, and built an aisle on the other side of the nave, reusing as much of Lamb's original stonework as possible. The remodelled chancel incorporates, amongst other fittings, Lamb's elaborate carved stone sedilia. White's chancel roof has simple hammerbeams ornamented with carved angels, and lacks the exuberance of Lamb's work. Most of the stained glass in the chapel was designed by Lamb, mainly illustrating New Testament themes associated with the care of the sick.

E.B. Lamb was retained as architect for the completion of the main building in collaboration with Francis, and plans for the east wing and remainder of the linking block were submitted by them in 1850. Work began in 1851 with H.W. Cooper of St Pancras and John Glenn of Liverpool Road as builders, and the hospital was completed in 1854. Architecturally this wing differs little from that to the west, save for the grander entrance to the eastern façade with a wide projecting centre flanked by canted bays, and a prominent battlemented tower decorated with blind windows and

heraldic shields, designed (probably by Lamb) to house a ventilation shaft. The board room at the north end of this wing, now the hospital canteen, has deep wooden beams with Gothic tracery and a simple stone chimney piece.

### **Extension of the hospital: South Block, 1879–82**

A group of houses on the south side of the Fulham Road was acquired by the hospital governors and in 1872 a subway, designed by H.A. Hunt and constructed by John Aird & Sons, was built beneath the road to link them with the main hospital. In the early 1870s a substantial bequest allowed the governors to replace the houses with a purpose-built hospital block for male in-patients and general out-patients, thereby enabling them to devote the original building of 1844–54 to the treatment of female in-patients. Although Hunt, as the hospital's official architect, was asked to supply outline plans, the committee of management eventually chose Thomas Henry Wyatt, an experienced hospital architect, to design the new building. The south block (02) of Brompton Hospital was originally an E-shaped building with basement, four main storeys with an additional mezzanine floor in the tall ground storey, and additional floors within the roof, Wyatt was asked to provide small wards and wide corridors in the manner of the north block, and the corridors were again situated on the north and east sides of the wards, thereby allowing all wards to have either a south or a west aspect. The floors throughout were of fireproof construction, on Fox & Barrett's system. The new block contained, amongst other things, a Turkish bath, a compressed air chamber, an out-patients' department, a dispensary and accommodation for staff. Stylistically, Wyatt's red brick and terracotta Queen Anne façade, with shaped and Dutch gables and a tall entrance bay with octagonal turrets (again housing ventilating shafts), harmonised well with that of the main building. T.H. Wyatt died in 1880 and was replaced as architect by his son, Matthew Wyatt, who had already largely taken over his father's practice. The south block opened in June 1882 with accommodation for 137 in-patients, making the Brompton Hospital, with over three hundred beds, by far the largest tuberculosis hospital in the country. A small detached building was added at the west of the site to house the mortuary and pathological department.

### **Nurses' home, 1898–99**

A detached nurses' home (04) was designed by Edwin T. Hall, another eminent hospital architect, and erected behind Wyatt's south block, facing Chelsea Square. It is a long, shallow building, faced in red brick with dressings of Portland stone, and originally of four storeys with additional rooms behind the large central gable. The home, which was connected to both blocks of hospital buildings by tunnels passing under York Mews and the Fulham Road, was planned with a main central block, connected to east and west

accommodation wings by necks containing bathrooms and WCs. Night nurses were housed in the west wing, away from the everyday noise of the main building, and the eastern wing was reserved for nurses attending private patients.

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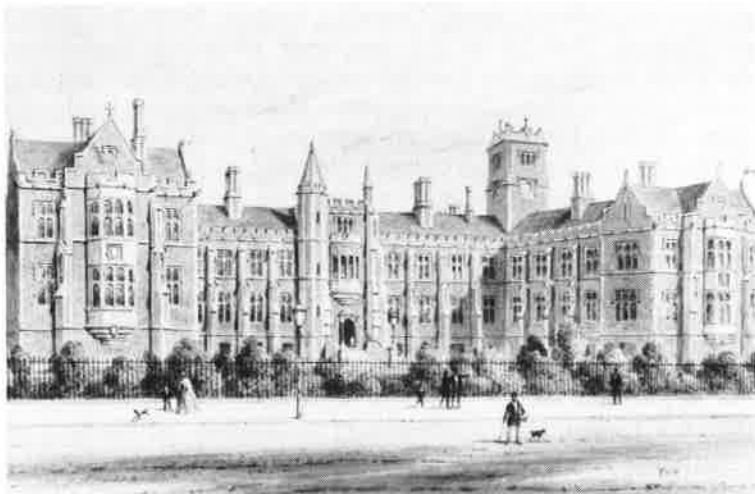
Based largely on the account of the hospital in the *Survey of London*, vol. XLI, 1983, 130-9; other sources include:

*The Builder*, 5 Oct. 1844, 510; 10 Aug. 1850, 377-9; 22 Nov. 1879, 1293-5; 12 June 1882, 747; 19 Aug. 1899, 178

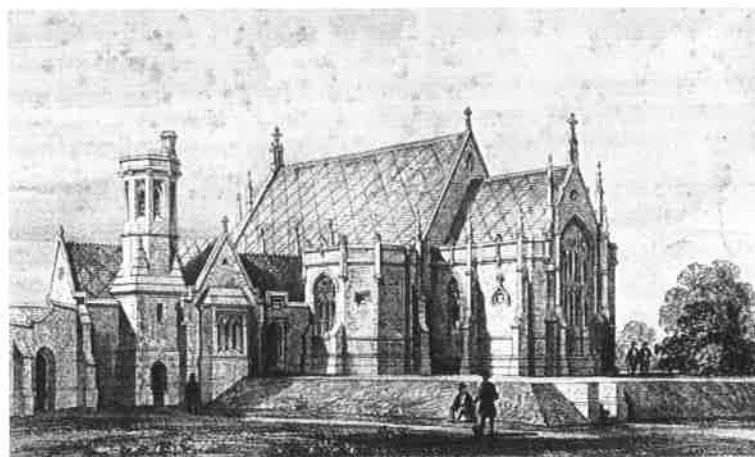
Burdett, H.C. 1893. *Hospitals and Asylums of the World*, vol. iv, 246-8

*Nursing Mirror*, 1 May 1975, 59

Colin Thom



*Brompton Hospital, Grade II Listed building*



*Brompton Hospital Chapel. E.B. Lamb, architect, 1849-50; altered by William White, architect, 1891-2, Grade II Listed building*

## Lost Kensington

When Queen Victoria asked that Kensington Palace be included in the borough of Kensington she cannot have imagined the complications that would follow.

It was not her own idea to reorganise the London borough boundaries and it was only, comparatively late, when the London Government Bill was going through the House of Lords that a Section 21 (presumably at the Queen's request) was added to suggest that Kensington Palace be detached from the parishes of St Margaret and St John, Westminster, and added to the parish of Kensington.

The London Government Act of 1899 required a number of long committee meetings to consider the details. Further south, where boundaries ran through the middle of houses, one man had his head in Kensington and his feet in Chelsea. The inspector from Kensington refused to move a patient with an infectious illness and the inspector from Chelsea had to do so. Harrods Stores was rated at £2500 in Chelsea and Hans mansions (above it) at £2953 in Kensington. There were more difficulties over which sewer different houses drained into.

The problem round the Palace seems to have been entirely financial. The Government paid a lump sum for the Palace rates and if that building went to Kensington then the whole of Kensington Palace Gardens, also previously in Westminster, would be out on a limb, surrounded by Kensington. And Kensington Palace Gardens had a large rateable value, £4498, which was likely to increase as the houses there were becoming very fashionable.

How could this be reconciled? Mr Cripps, Q.C., appeared for the parishes of St Margaret and St John and Mr Balfour Browne for the Kensington Vestry. Mr Browne called it "This scramble for rateable value" but councillors on either side naturally had an eye to their future incomes. Westminster would have been happy to cede the whole of Kensington Gardens, which had no rateable value and whereby they might have discarded the cost of keeping up the road from Kensington High Street to Kensington Gore. They even considered giving up the Albert Hall and The Royal College of Music, which as literary institutions were exempt from rates. "Nobody going to the Albert Hall thinks that they are going into Westminster." The eastern boundary of Kensington would thus have run from Alexandra Gate south down the Exhibition Road. But then the rates from Albert Hall Mansions would have been lost and that also was becoming a fashionable place to live.

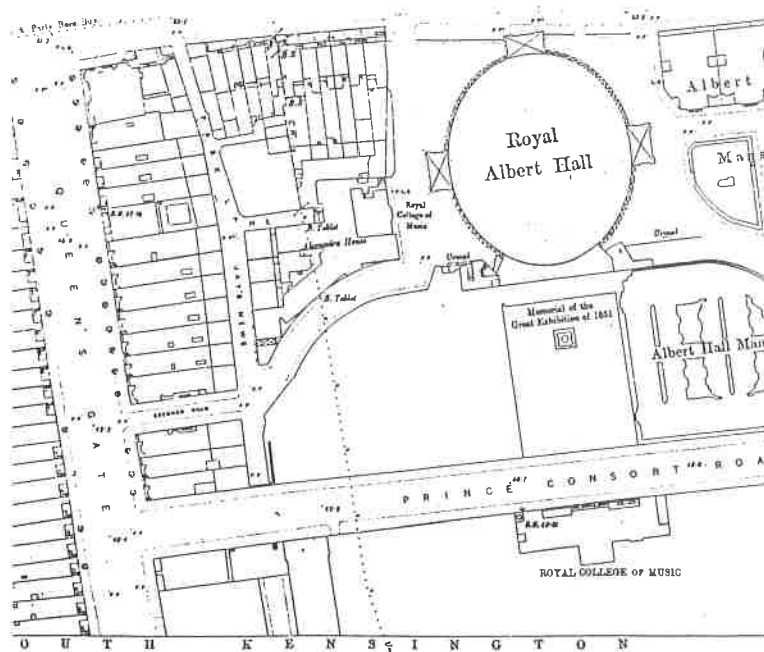
The boundary at the time was anomalous, as can be seen in the plan illustrated. It ran in a haphazard way south from Kensington

Gore in between two continuous large and some smaller mews dwellings right through Alexandra House and (off the map) through the Imperial Institute, which was  $\frac{2}{3}$  in Westminster and  $\frac{1}{3}$  in Kensington.

It was thought that rateable values in this area would all increase in the coming years and that they might roughly balance those in Kensington Palace Gardens; so reluctantly Kensington said goodbye to the land east of Queen's Gate and north of the Imperial Institute Road.

And that is presumably why the Church of Holy Trinity, of which I am one of the wardens, just about to be built by Bodley between Bremner and Prince Consort Roads is still called Holy Trinity Church, South Kensington; even though since the time it was built the church has been part of the deanery of Westminster (St Margaret's).

Christopher Carlisle



Kensington - Westminster Boundary - 1899

## The Return of the Natives

Edward and Belinda Norman-Butler bought 7 St Alban's Grove in February 1946, with parental help.

When we first saw it, some buccaneer builders employed by the borough council were replacing the roof (it has leaked ever since), glazing the windows, installing a central light in each room, and whitewashing the walls. The original huge anthracite stove stood in the kitchen, which would certainly eat up our month's allowance of fuel in a few days, and a stone trough, with two taps ('original work', said the house agent), could be seen in the gloom of a dank cabin constructed beneath the front doorsteps.

We were allowed to spend £10 by the council on improvements, and that sum was sufficient to install two taps and a sink in the kitchen. In May we moved in with our two children, and because one of them was under five years old we were allowed to buy enough linoleum to cover the boards in the nursery.

Cottesmore Gardens at that time was almost uninhabited, in contrast to Eldon Road and Launceston Place, and Christ Church in Victoria Road was a centre of friendship for the families who were reassembling round about. The Revd Mr Watson, as Priest in Charge, had kept things going all the war and his influence extended from all the workmen who frequented the Builders Arms to the local children who enjoyed his jokes and his Sunday School sandcastles.

Harry Hawkins, the milkman, who dispensed with aitches, was another great character. Demobilised in the same month as Edward, he was rather astonished to find that 'the Colonel' had been allotted a nursing mother's extra ration of milk. As Edward had been wounded and weighed eight stone instead of eleven this was the only way the doctor could feed him up. Many children went round with 'Arry every day before breakfast, fetching the empties and stuffing the pony's nosebag with hay and enjoying themselves immensely.

Mr Lyons, the butcher at the corner of Thackeray Street, and his pretty wife had an amazing supply of chocolate for the children of customers, which perhaps explained the expense of his mutton scrag.

Mr Gunner in Victoria Grove was a notable craftsman. He mended up our battered furniture and made a beautiful extra leaf for our dining table. Sadly, financial considerations made buying and selling more profitable than craftsmanship. Mr Gunner's son came to help his father and carried on for many years, but now TV

sets and electric kettles have replaced the well-polished shining tables of yore.

However, the absolute fulcrum of our neighbourhood was Turner's post office, which is now Frog Hollow. Mr and Mrs Turner and their sister-in-law provided us with toys, stickingplaster, jam covers, nails and glue, anything and everything, combined with wise advice. What the village well was to our ancestors, Turner's was to us.

My mother was born at 6 Grenville Place. The blue plaque above the door commemorates her father, Charles Booth Social Scientist, who pioneered old age pensions. She and her brothers and sisters in their pram party set off every day for Kensington Gardens, and on Fridays spent their pocket money with help from our Mr Turner's father who was church warden of Christ Church. Our Mr Turner, who sang in the choir, unveiled another plaque by the porch, commemorating the church's centenary; Mr Watson presided and the Bishop of London preached. Many of those at the service came to tea at 7 St Alban's Grove afterwards.

In the late 1940s I became involved, via the Georgian Group, in the concerted attempt to rescue Kensington Square from the maw of Barkers. There was a real danger that the whole of the north side of the square might be demolished and that a car park would replace the trees and peace of the garden. At this point we met the dynamic Gay Christiansen and attended the first meeting of the Kensington Society in her drawing room. She was and still is the godmother of the Society and became the Hon. Secretary. Edward became the Hon. Treasurer.

The Society at this time owed a great deal to the Labour councillors on the GLC. Sadly, the Conservative borough was of little help, bemused perhaps by the huge rates provided by Barkers. Later on however, the chairman of the GLC needed a great deal of persuasion before he agreed to the splendid scheme which has rescued what remained of Holland House. The delegation, which negotiated what is probably the greatest contribution of the Society to Kensington life, consisted of the Chairman, the Hon. Secretary, the Hon Treasurer, and Sir Hugh Casson. Hugh Casson was the architect of the scheme which has provided the only youth hostel accommodation for young people in central London. To this has been added excellent facilities for summer operas, and cafes and a restaurant surrounded by exquisite gardens.

Edward had a scholarly interest in all the arts and sang in the Bach Choir and knew a great deal about silver and furniture and pictures. But his real love was architecture. Once installed in 7 St Alban's Grove, he looked up all the old title deeds and discovered the names of the entrepreneur builders who planned what was originally called Kensington New Town. Most of these houses are cheaply constructed, but so well-designed that they have a dignity

and charm out of all proportion to their size and frailty. They are worth every penny we spend on them. Edward wrote an article about Kensington New Town which was published in the Society's journal.

When we first married, we lived on two top floors in Ladbroke Square and made a garden on the roof. We explored that neighbourhood and realised what brilliant town planning had been achieved by the entrepreneur builders. Further north there were a few pleasant humble streets, but in the main it was a squalid forgotten area with bad transport and hemmed in by railway lines.

Edward wanted all North Kensington to be redeveloped in the right way, and in due course he became Hon. Treasurer of the Kensington Housing Trust. He was instrumental in obtaining grants for Pepler House which is a pleasant and immensely long low block of flats replacing some terrible insanitary and squalid housing. It is designed on the St Alban's Grove model, with a semi-basement and three floors above, so that lifts are not needed: one staircase caters for four family flats. This provides considerable security. It was opened by Prince Philip the summer after Edward died. He would have been horrified by the high, ugly and unpopular developments of the 60's which have no form or dignity or security.

As Church Warden of St Mary Woolnoth, rebuilt by Hawkesmoor after the Great Fire of London, he supervised every detail of the post-war renovation carried out by John Seely and Paul Paget. He also wrote an article about the very rare Elizabethan silver which was rescued from the church by a devoted Church Warden, whose own house was actually burning at the time.

But for all his love of travel and discovery, Edward was happiest on his home ground, and his own words unconsciously express his quality:

In City fair I earn my bread,  
My heart stays where I lay my head.  
My wife, my children, dog and home  
Complete my earthly pleasure drome.  
I hang my pictures, wind the clock  
and take a turn around the block,  
Or when it rains to V and A  
A fascinating visit pay.  
I polish silver, clean the car  
and sing the songs that simple are.  
I dig my garden, mow the lawn  
And sleep right early, wake with dawn.

The Grasshopper\* I serve with pride.  
I like the men I work beside.  
My church and charitable tasks  
complete what aspiration asks.  
And yet when all is said and done,  
My happiest moment barring none  
Is when I reach dear Number Seven –  
Then head joins heart and home is  
heaven.

\* Emblem of Martin's Bank

B.N.-B

# Miss Elizabeth Johnstone's Monument in St Mary Abbott's Churchyard, Kensington

A survey map of 1822 shows a small Georgian church on the rounded corner of the High Street and an extensive burial ground to the west. This semi-rural site was fundamentally altered when Sir George Gilbert Scott (1811–1878) was commissioned to design a much larger church. The Georgian building demolished and Scott's neo-gothic church erected (1864–72) necessitated the removal of the many headstones and monuments that were in the way of the foundations of this very large church. One of these monuments, now within a few yards of the west front and standing below a large chestnut tree, distinguishes itself by its refined and monumental design in the form of a classical sarcophagus. It, in fact, was designed by Sir John Soane, one of the great architects of the neo-classical period. Its refined appearance and size would suggest a monument to an important personage of the Borough. In fact the inscription reveals that it is in memory of a Miss Elizabeth Johnstone, 'beloved elder daughter of the late Robert Johnstone of Brompton Gentleman'. It also states that Elizabeth died in 1784 at the age of 23.

In Dorothy Stroud's seminal book on Soane a reference is made to a nobleman and a simple Miss that inevitably raises questions on the reasons for such a sumptuous and inevitably costly work. Referring to an entry in Soane's diary Miss Stroud writes: 'Early in July 1784 he waited on Lord Bellamont with designs for a tomb in the memory of Miss Elizabeth Johnstone . . .'. The nobleman's name is now revealed and enquiries at the Town Hall for possible records and documents was the reason for an article in the local paper with the sensational headline 'Seduction mystery shrouds Soane-built neglected tomb.' This mystery had not long to wait for a solution. The 'Soane Monuments Trust', a charitable trust set up in 1988 with the aim of restoring monuments by Soane, received a letter in 1991 from a gentleman who read about the work of the Trust and revealed that he was a descendant of Miss Johnstone – a remarkable revelation! The descendant owns some family portraits and from two of them the story came dramatically to life.

Elizabeth appears as a pretty woman, barely 20, with a sweet

face, a hidden smile and looking out of the picture as if to avoid the eyes of the beholder. She wears a bonnet with silk ribbons, a high-collared and embroidered blouse and her left arm holds a little boy of about 3. The boy's right arm rests on his mother's chest and his dangling hand holds an oval miniature of a handsome man. The man is, of course, his father, the Right Hon. Charles Coote, Baron Conooly and Earl of Bellamont, KCB. Lord Lieutenant of the County of Cavan and one of the Lords of His Majesty's Privy Council.

Charles Coote's portrait shows him looking to his right and is instantly arresting in his appearance. He has a handsome face with sharp features, intelligent eyes and a refined nose and mouth, clearly an aristocratic head and a cultured one. The attraction, apart from his dress and the bejewelled insignia of the Order of the Bath on his beige silk jacket, is the appearance of his hair. He does not wear a powdered wig and the chestnut locks are painted in free-flowing loose shapes. This lively portrait of a lively man, impulsive and physically fit, seems to contradict the notion of a wealthy philanderer, who was known as the Hibernian Seducer by his contemporaries.

It was the young boy who induced further investigation into the intriguing story of Miss Johnstone and the Earl of Bellamont. The Earl had to leave Ireland for a while, due to a scandal concerning a duel he fought. He lived in London incognito and it could be assumed that Elizabeth was employed in the house of the Earl. However, this may be a false trail, as we know that her father was described as a 'Gentleman' and the likelihood of his daughter having been a maid seems remote. Whatever the circumstances the 'affair' was more likely to have been that of mutual attraction and, seeing the features of the young woman, it is best to make this assumption. In any event it is known that she gave birth to a male child in 1780 or 81. What further seems to confirm this assumption was a proposal of marriage by the plain Mr Coote. She thus may not have been aware of Coote's noble standing, nor, one has to assume, of her handsome suitor's domestic status. All we know is that a romantic and bigamous marriage took place. Indications of a true love affair seems also likely as they were to live in harmony and mutually shared activities as much as his incognito status allowed. We know, for example, that he took her on a journey to Italy, which, once again, indicates his commitment to make her take part in the life of the privileged.

The sad end of the story was that, at a certain stage of the Earl's stay in London, the time came for him to return to his estates in Ireland. At first he was to have left on his own, but Elizabeth insisted in going with him and, as no records exist, one can only conjecture the effect on her by the realisation of what she found there. The household of a long established marriage must have

been a traumatic blow to this trusting and loving companion. Again, having no recorded documents of what then occurred, one can only assume that, with her young son, Elizabeth fled back to England and the only document in existence remains the long and sad dedication on Soane's elegant sarcophagus:

In Memory of the Amiable and beloved elder Daughter of the late Mr ROBERT JOHNSTONE of Brompton Gentleman Miss ELIZABETH JOHNSTONE Who HAVING laid a humble Monument of Filial piety to parental merit and affection EXPIRED on the third day of May One thousand Seven hundred Eighty four in the Twenty third year of her Age Her gentle Pride and Tenderness Her constancy and Truth leaving Tears and bitterness of heart The earthly portion of her disconsolate Friends

What else could be deduced from this tearful summary of a sweet young girl's life but that she died of a broken heart.

Stefan Bugas, RDI, ARIBA, AADY

#### Postscript:

The Earl died in 1800 at the age of 63, when the young child in the delightful picture was about 19 years of age. After Elizabeth's death we know that the boy was taken to Bellamont Forest, the Earl's residence, where he was cared for and educated by the Earl's wife, Lady Emily Margaretta.

In the Earl's will all his offsprings were provided for and it is only known that Elizabeth's son married. No achievements of Bellamont's child is known and apart from his descendant – nothing remains.

#### Footnote:

Bellamont petitioned King George III to make the young man Earl of Bellamont after his death, but the answer came that 'If I do that for you I will have to do it for half the peerage of Ireland.'

#### Stop Press February 14th 1995

Information received via Mr Dennis Corble from the Museum of London Archaeology Service.

ST MARY ABBOTS HOSPITAL Marloes Road Site.

Excavation on this site carried out by the Museum of London Archaeology Service last year, evidence was found of late Prehistoric Activity—probably Iron Age. Some Roman pottery was found and traces of a rectangular Roman building. All this was sealed by an alluvial layer.

Above this there was no trace of Medieval activity; in fact nothing until the foundations of the Victorian Workhouse.

D Corble

## Reports from Local Societies

### THE BOLTONS ASSOCIATION

Among a large number of planning applications with the usual mix of successes and failures, two stand out – one failure and one success.

The proposal to build a Nursery at Bousfield School was considered by the Planning Committee in October. Local opposition was intense, on grounds of loss of garden space and exacerbation of traffic problems, opposition supported by English Heritage, but despite this the planning committee went against their own guidelines in the Unitary Development Plan and approved the proposal on mainly financial grounds.

The proposal by the Trustees of the Gunter Estate to build about 40 extra flats in the roof of Coleherne Court met with strenuous opposition from residents and from this Association, mainly on account of the substantial increase in demand for parking that would ensue. To rebut this the applicants put forward a scheme for a car park under the garden of the Court. This caused even greater consternation, discussions with planning consultants and lawyers and a hearing before the Inspector, who ruled that the plan for the car park was a major matter and should be resubmitted. This was accepted, but although the plans were deposited, the Trustees later withdrew the appeal.

Road policy has been a burning issue throughout the year – ameliorating the affects of Red Routes and of the Chelsea and Westminster Hospital on traffic in the Fulham Road, and now fears that the abolition of lorry permits will make the ban on lorries over 16.5 tonnes entering London unenforceable – along with the effects of the Deregulation Bill, particularly with the relaxation of planning controls, of the Use Classes Order and of licensing controls, all highly damaging to the quality of life in the area and which we strongly oppose.

*Chairman:* James Macnair, 29 Gilston Road, London SW10

*Secretary:* Barbara Schurer, 10 Gledhow Gardens, London SW5

### BRAMHAM BOLTON AND COLLINGHAM GARDENS RESIDENTS' ASSOCIATION

The Association was involved in numerous planning issues over the year, working closely with ECNA and other organisations when necessary.

There was good progress on several problems which have been of great concern:

· work started on the refurbishment back to residential use of three



houses in Collingham Gardens, listed Grade II, which had been on the Buildings-at-risk list for many years;

- at an informal Planning Enquiry in the Summer, following objections lead by the BBCRA, the Inspector refused an application to turn into a car park the derelict site on the corner of Bolton Gardens and Earls Court Road;

- after several attempts over the years, and much input from the BBCRA, a planning application was approved for this site for the construction of a new building of flats with shops on the ground floor.

We were closely involved in the public consultations over the Red Routes and have achieved a reasonable outcome for our area.

Although unable to muster, once more, enough supporters to hold a fete in 1994, there was a barbecue in Bramham Gardens in September and there will be a party in the Spring. The usual Christmas party for the pensioners in our community will be held on Boxing Day.

In July Nick Woollven was elected as chairman in place of Tony Holt who had to resign following his election to the Council at the Borough elections in May. Nick Woollven remains Treasurer, temporarily, and Tony Holt stays on the committee.

N.P. Woollven, *Chairman*, BBCRA

#### BROMPTON ASSOCIATION

Once again, our major concern during the year has been the London Underground Ltd [LUL] proposals to redevelop South Kensington Station. The planning application submitted in May 1993 by LUL's architects, Farrell & Co., has been the subject of much public consultation and lengthy discussion with the planners which resulted in the submission of a revised scheme meeting much of the criticisms levelled at the original proposals: the office content and the number of residential units have been reduced, the western corner frontage has been reworked and the planning of the residential 'mews' has been altered. We were at odds with the Council and English Heritage [and, it must be said, some of our members] over the fate of the existing terrace of shops and flats ['the Daquise block'] along Thurloe Street. We strongly supported its demolition so as not to compromise the orderly development of the site but our views have not prevailed and the terrace is now to be retained. The problem of how to implement the declared aims of LUL to provide improved travel facilities and freer pedestrian movement along this busy stretch of street remains and, in our view, can only now be solved by widening the pavement. We are very pleased that the Council is carrying out a thorough and wide ranging traffic study of the area and understand that this is one of the matters to be addressed, along with the effect of the introduction of the Red Route along the Cromwell Road and the possible future impact of the Albertopolis proposals by the Museums consortium.

We remain disappointed by the scale and detail design of the main residential elements along Pelham Street and into Thurloe Square. We would like to see some reduction in height to reflect the existing scale of Pelham Street as well as radical changes to achieve a uniformly high standard of modern design throughout.

*Chairman:* Sir Donald Logan

*Hon. Secretary:* Susan Walker

#### CAMPDEN HILL RESIDENTS' ASSOCIATION

This year has seen several changes to the membership of the Executive Committee, which is now chaired by Anthony Land. It was unfortunate that the date of the AGM clashed with several other meetings – notably that of the Kensington Society! Measures will be taken to ensure that this does not happen again. Members were encouraged to hear the report that, with the exception of street crime, there has been a substantial overall reduction in crime in our area. Concern over traffic continues and we were fortunate to have Councillor Constance in attendance to answer residents' concerns.

The Annual Garden Party which was held, as usual, in the beautiful gardens of Aubrey House. One hundred and twenty members and their guests attended. This was fewer than last year, most probably due to the threat of rain.

The Committee is pleased to be acting in association with the Notting Hill Gate Improvements Group to enhance both the visual impact and the atmosphere of Notting Hill Gate. This can only have a favourable 'knock-on' effect for the local environment.

Dr Anne MacGregor, *Hon. Secretary*, CHRA

#### CORNWALL GARDENS RESIDENTS ASSOCIATION

##### REPORT FOR THE YEAR 1994

This has been a relatively quiet year for the Association. Fortunately, there have been no new planning applications that would adversely affect those living in the Gardens.

We note with concern the deterioration in the character of Gloucester Road, particularly around the Station. What was once a pleasant local shopping 'village' is now overstocked with late opening grocery and food outlets. We sincerely trust that the same blight will not spread up Gloucester Road, particularly when the 'Citadine' development at the old Waitrose site is completed.

We therefore welcome the Royal Borough's initiative in seeking to combat deregulation and have written in support to the Government Departments concerned. We are also delighted that the ban on Estate Agents boards has been continued.

*Chairman:* Robin J. Balmer

*Secretary:* Miss Ursula Overbury

#### EDWARDES SQUARE SCARSDALE & ABINGDON ASSOCIATION

In the field of planning, the Fenelon Place/Warwick Road development remains the major issues. Although the Department of the Environment Inspector recommended that both Safeway's appeals be allowed, the Secretary of State has sought further representations, in which we have been fully involved. The Tesco permission has been frozen meanwhile.

St Mary Abbots Hospital Phase II is underway. There have already been many complaints of house shaking caused by rock pulverising on site and we are watching every aspect of this development closely.

Although a Conservation Association, we are finding that traffic matters take up an ever-increasing amount of our time. Representations have been made both to the Council and the Traffic Director for London about the operation of the Warwick Gardens/Pembroke Road one-way system as a Red Route and, at least with regard to Saturday parking, have had considerable success.

We are extremely concerned at the number of traffic schemes and other measures (to which we have objected) which have been installed by the Council in and near our area over recent years which have had the cumulative effect of driving traffic off the more major roads onto the local residential ones. We are monitoring this and will be making further representations.

Over the past years there has been considerable danger posed to our street trees by contractors working for Cable TV companies (Iverna Gardens was featured in the *Evening Standard*) and we have referred a number of members to the Arboricultural department.

We continue to watch over Town Planning, Tree, and also Licensing applications. To enable us to continue to do so effectively, we have supported the resolutions passed at the Council's meeting with Residents Associations on 10 November 1994.

*Chairman:* His Honour Judge Gordon, 7 Edwardes Square, W8

*Hon Secretary:* Mrs Suzanne Anderson, 8 Phillimore Terrace, W8

#### KENSINGTON COURT RESIDENTS ASSOCIATION

The year has passed without dramatic change – yet.

But alarm bells were rung at the Council's Public Meeting on deregulation and legislative changes, held on 10th November at the Town Hall. We read that 'there are now real prospects of Kensington & Chelsea having 24 hours of shopping, restaurants, night clubs, with extended drinking hours in public houses taking place seven days a week . . .'. The Residents Associations present passed a number of resolutions to enable the Council the better to lobby Ministers to head off these disasters. It may be necessary later for a wide campaign of protests to be made by individuals as well as by Associations to MP's etc.

The Chairman of the Planning Committee took my breath away when he described pubs as causing less nuisance than restaurants, and I have had to remind him in forthright terms that our 'local' pub, 'The Builders Arms', is the focus of persistent and unacceptable nuisance since the students of Richmond College and similar foreign colleges adopted it as their rallying ground. This continues to be our main work with the police, the brewery, the College, the planners, etc. This spring and summer were very rowdy and we have yet to get a decisive improvement. The prospect of pubs closing even later (midnight) is dreadful and must be resisted strongly.

Otherwise it is business as usual – resisting unacceptable planning and licensing applications.

The Council has at last recognised the *cumulative* effect of planning and licensing decisions and we hope this may help in future. But it is still unsatisfactory that some are dealt with in the Town Hall and others at the Walton Street Magistrates Court. There is no coherent policy.

Our streets have suffered from being dug up noisily (though efficiently) by peddlers of cable TV.

Perhaps there will be good news to report next time.

Sir Ronald Arculus, *Chairman*,  
Kensington Court Residents Association

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

Residents were unequivocally opposed to proposals under the Red Route scheme which would site a loading bay for lorries within the Square, because this would have meant a daily procession of heavy commercial vehicles through this residential area.

The Association mounted a vigorous campaign to convince the Council of the correctness of its alternative proposal, approved by members, to close the south eastern entrance thereby providing a parking area in Earl's Court Road and excluding such vehicles from the Square itself.

At a public meeting in February, organised by the Council, under the Chairmanship of Councillor Warwick, a large body of residents foregathered in support and the Council, after due consideration, agreed to put forward a proposition to the Director of Traffic for London on these lines which it is hoped will receive favourable consideration.

Two events that took place in July were the annual barbecue and a special bazaar to raise money to build up a fighting fund for emergencies. The latter produced a very satisfactory amount of money.

We were extremely pleased that the Garden Committee again did very well in the annual judging by the Brighter Kensington and Chelsea scheme by securing second prize for Square Gardens in the Borough.

The annual Christmas Tree lighting and carol singing event in the Garden in December attracted over sixty residents.

*Chairman:* Rodney Brangwyn, Flat A Wetherby Mansions

*Secretary:* Mrs May Holt, 35 Wetherby Mansions

#### THE LADBROKE ASSOCIATION

The most significant planning event of the year has been the completion of the new undercroft at St John's Church, the pivotal building of our area. Now that the topsoil and turf have been replaced, it can be seen that the impact on the appearance of the building is quite small, and the new parish centre will certainly benefit the area. The church and Mr Royd Barker are to be congratulated on bringing this daunting project to a successful conclusion.

Our Association has strongly supported the Notting Hill Gate Improvement Group, which has already made a huge difference to the appearance of this prominent and hitherto run-down local shopping area. We have pressed the Council to enforce more rigorously the ban on estate agents' boards, which a number of agents were persistently ignoring. We have formed a tree sub-committee to pay closer attention to this important aspect of our work, and intend to hold a symposium for garden committees next summer. Our membership drive has strengthened our numbers and hence the pressure we can apply to protect our area, and this is as necessary as ever.

The efforts of the London Conservation Areas Conference, which we initiated in 1992 to combat the damage done to the character of conservation areas by alternative allowed by 'permitted development' rights, have been rewarded only by a gradual trickle of half-hearted consultation documents. The latest of these proposes merely that councils shall have the power, if they choose to risk the costs of compensation involved, to restrict some of these rights where they affect the parts of a building 'fronting the public highway' – but not the right to build an extension, which is the most damaging. These rights, together with a number of absurd appeal decisions by DoE inspectors, have meant that the Council have been unable to prevent a number of undesirable alterations to buildings in our area even when they affect gaps and rooflines listed as important in our excellent Conservation Area Proposals Statement.

We have tried to work more closely with the Council this year, and we hope that the adoption of the UDP in 1995 will strengthen their hand. We strongly supported their laudable initiative in holding a meeting on November 10th of some 100 residents' associations to oppose a number of deregulatory initiatives by the government which will impact seriously on residents' peace and quiet. The privatisation of parking enforcement has passed off

without too many complaints in our area, but we are conducting a survey to draw the Council's attention to further potential residents' parking spaces so as to help them reduce the woeful gap between the number of permits issued and spaces provided.

Social events have included our usual enjoyable Communal Garden Walk in June 6th, a most interesting illustrated talk by Ian Grant, the well-known authority on Victorian Interiors at our AGM on June 20th, and a tour and talk by Royd Barker in St John's new undercroft on 9th November. We look forward to our usual Christmas party on December 13th in a recently restored private home.

Stephen Enthoven, *Chairman*

#### LEXHAM GARDENS RESIDENTS' ASSOCIATION

Our garden square won both the Brighter Kensington & Chelsea Award for the best garden square and the London Gardeners Society Frankland Moore Cup for garden squares for all 32 boroughs. We are extremely proud of our garden square and the pleasure it brings to our residents.

Our committee has recommended to the Council that the area overlooking the garden square be renamed 'Lexham Gardens Square' instead of just 'Lexham Gardens'. The numbers of the houses would remain the same. Besides eliminating confusion, we believe the name change will enhance the character of the area.

There were discussions earlier this year about a possible merger of our residents association with the Lexham Area Residents Association (LARA). We have concluded that the interests of our members can be best served by retaining our own association. However, we will be co-operating and liaising closely with our friends at LARA.

Sir Cyril Taylor, *Chairman*

#### THE NORLAND SOCIETY

We are concerned that St James Norlands Church should survive as a place of worship and a parish. The Friends of St James, a registered charity, has planned an imaginative, practical plan to achieve this. The church building is currently used by the W11 Children's Opera, The North Ken Chorale, local schools and other organisations. But the poor state of repair and almost non-existent facilities prevent it being used to its full capacity and seriously limits the income which it could expect to derive from maximum use.

St James Church forms the focal point of the Norland Estate conservation area. The surrounding houses, of stuccoed brick in a simple Italianate style, were mostly built between 1847 and 1851. The estate, by a miracle, escaped serious war damage and remains exactly as it was originally built.

The church architect was Lewis Vulliamy, the son of Benjamin Vulliamy the celebrated clock maker. He designed some three dozen churches mostly in the gothic style as is St James. Building started in 1844-45 with White Suffolk bricks laid in Flemish Bond. Inside the reredos is a large wooden relief of 'The Last Supper' installed in 1880, of interest as an early example of a tester over an altar. The organ is a particularly fine instrument built in 1878 by Auguste Gern and rebuilt by Binns in 1895 with much of the Gern pipework.

The Norland Conservation Society has been consulted about the plans from the outset. The first stage, the installation of a modern and efficient heating system has been completed. The second stage, the re-development under the organ gallery to provide a meeting room, modern kitchen and lavatory facilities, will it is hoped, be started early in 1995 but this is dependent on sufficient funds being raised. As of now, the Friends have raised £141,800 but another £30,000 is needed to guarantee meeting building costs. The appeal, launched in October 1994, is bringing donations daily and a useful grant has been promised, but there is still a shortfall.

*Chairman:* Robin Price, Flat 2, 5-7 Princedale Road, W11

#### ON SLOW NEIGHBOURHOOD ASSOCIATION

Since our report of last year, there have been developments concerning our two main problem sites. Terry Farrell and Company have at last lodged their planning application for the redevelopment of the South Kensington Station site. In conjunction with the Brompton Association, we have had meetings with both the architects and the planners and a number of our criticisms have been addressed. However, both Associations still have serious reservations, particularly regarding traffic generation, and we have argued that the Council should wait for the results of their own traffic study before the proposals are considered in total.

The second site, that of the old north block of the Royal Brompton Hospital, has been sold we believe, to an overseas property company. However, so far, we have had no indication as to their proposals. Several years ago, the Council, in conjunction with ourselves, prepared a stringent design brief and we hope that its conditions will be strictly applied.

Once again we are indebted to Messrs Christies of South Kensington for the venue of our AGM and the Smith Charity Estate for that of our annual garden party. For the former, we are also indebted to Mr Robin Pulford of London Transport for talking to us about bus privatisation and future plans for transport in the capital. For the Garden Party, Fileric of South Kensington once again supplied the refreshments and that coupled with a warm evening assured a good turnout and a very enjoyable occasion.

Otherwise, we have had the usual round of lesser planning applications to comment upon, the majority of little impact. An

exception has been the proposal for the erection of a large single family house on the old garage site at the south end of Neville Terrace. This we have welcomed, subject to a few relatively minor suggestions. It will close an unsightly gap and help screen the rather drab backs of the Fulham Road shops.

Finally, our other main concern, traffic, in particular the ever increasing congestion in the Old Brompton Road. This is started by the daily rows of large vans delivering and picking up at Christies and is exacerbated by other vans illegally delivering on the opposite side of the street. The new corps of traffic wardens appear to ignore this in favour of patrolling residential streets, where perhaps they get less abuse.

*Chairman:* Hugh Brady, 16 Selwood Terrace, SW7 4OG

#### VICTORIA ROAD AREA RESIDENTS' ASSOCIATION

After nearly a decade of being vacant, it looks like the **Prince of Wales Terrace** 'island block' may at last get converted and refurbished. Planning permission has been granted subject to a legal agreement that work must start within six months. It will be two years before it is ready for occupation. We hope this scheme happens.

Another long-running saga is the **Waitrose site** in Gloucester Road. That is now being redeveloped behind the façade, but unfortunately the Harrington Arms remains, obstructing any possibility of a local supermarket. Since Waitrose closed many people have to travel further afield to shop by car. We are still trying to persuade Grand Metropolitan to demonstrate that they care for the community: we need a supermarket to which everyone can get to on foot.

The second stage of **St Mary Abbots Hospital site** (aka Kensington Green!) is now well under way. The huge chimney has gone, but we are concerned about the density.

Despite living in a traffic management scheme, we still have a through traffic problem. Victoria Road made the last ten (out of 175) streets wanting traffic-calming measures, but were denied action because no one has been seriously injured, yet. We know we have a problem of speeding traffic – we need a response/solution.

Finally, having pioneered the removal of residents' parking sign poles, by getting signs attached to lamp posts, railing, walls and gate posts, the Council has designated additional residents' parking spaces – and promptly put up more poles. A change in policy is needed to get rid of all this excessive street furniture.

*Chairman:* Mr Kenneth Woodward-Fisher,  
14 Albert Gate, W8

*Hon Secretary:* Mrs Anne Woodward-Fisher

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DIRECTORS: NICHOLAS SMALLWOOD SIMON SLATER

THE KENSINGTON SOCIETY

## Statement of Accounts for the year 1994

THE KENSINGTON SOCIETY  
BALANCE SHEET  
as at the 31st December 1994

1993		1994	
£		£	£
	<b>Assets</b>		
0	Office equipment at cost (less depreciation)	0.000	
	Bank Balance - Current A/Cs		
1514	General Fund	1345.56	
1416	Princess Alice Memorial Fund - Deposit A/Cs	2237.35	
7316	General Fund	7698.56	
5452	National Savings Bank Inv. Fund	5792.53	17074.00
15698			17074.00
-218	<b>Sundry Liabilities</b>		-15.00
15480			17059.00
	<b>Accumulated Funds &amp; Assets</b>		
15196	Balances as at January 1st 1994	14064.72	
	Surplus (Deficit) from Income		
-1132	and Expenditure Account	756.93	14821.65
	<b>Princess Alice Memorial Fund</b>		
1477	Balances as at January 1st 1994	1415.72	
	Surplus (Deficit) from Income		
-61	and Expenditure Account	821.63	2237.35
15480			17059.00

A. F. RADLEY                      Hon. Treasurer  
Mrs. G. CRISTIANSEN          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 6N

A. J. Snelling  
Premier Banking Manager  
10th January 1995

THE KENSINGTON SOCIETY  
BALANCE SHEET  
for the year ended December 31st 1994

1993		1994	
£		£	£
	<b>Income</b>		
3680	Subscriptions	3665.60	
554	Interest Received	498.77	
1660	Receipts from visits	1266.00	
800	Advertising in Annual Report	1140.00	
3405	From Chelsea re UDP	0.00	
1000	Donations received	0.00	
11099			6570.37
	<b>Expenditure</b>		
1264	Printing, Typing and Stationery	1151.98	
1161	Postage and Telephone	953.65	
2261	Producing Annual Report	2536.10	
45	Sundry Expenses	0.00	
75	Subscriptions and Donations	170.00	
823	Visits	816.00	
148	Meeting expenses	138.21	
6451	Unitary Development Plan	47.50	
3	Depreciation	0.00	
12231			5813.44
-1132	<b>Surplus (Deficit) to Balance Sheet</b>		756.93



THE KENSINGTON SOCIETY  
PRINCESS ALICE MEMORIAL FUND  
for the year ended December 31st 1994

1993		1994
£		£
	<b>Income</b>	
2196	Donations received	730.00
0	Sale proceeds	1567.71
0	Interest	1.88
<u>2196</u>		<u>2299.59</u>
	<b>Expenditure</b>	
	Cost of Memorial Garden	
426	Plants and fertilisers	601.59
255	Garden Help	335.00
1540	Repairs to Irrigation	0.00
11	Sundry Items	145.70
0	Costs of Sale	232.75
25	Peat and Soil	162.92
<u>2257</u>		<u>1477.96</u>
-61	Surplus (Deficit) to Balance Sheet	821.63



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THE QUEEN MOTHER  
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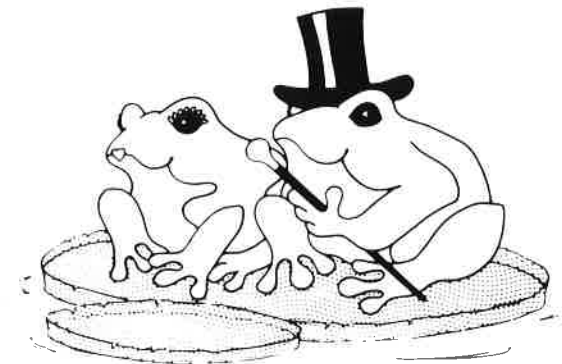
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of \_\_\_\_\_  
(Address)

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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