

THE
Kensington
Society



Annual Report
2003

THE

Kensington Society

15 Kensington Square, W8 5HH

The objects of the Society are 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.267778

Annual Report 2003

Front cover picture shows *Physical Energy*, the work of G.F. Watts, which commands a prominent position in Kensington Gardens. [See From the President, p 4]
Another cast of this work formed part of the memorial to Cecil Rhodes in Cape Town, South Africa.

The Kensington Society

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From the President

Sir Ronald Arculus considers the range of illustrious Kensington residents who are remembered by Blue Plaques located on the houses where they once lived.

The Council puts out more literature than most of us can read, but one of the shortest and most fascinating pamphlets is *A Guide to the Blue Plaques in the Royal Borough*. It gives the rules to qualify—a candidate must *inter alia* be ‘dead for at least twenty years’. So do not be too impatient if your favourite hero or heroine is not yet up on a wall,

Picking out names alphabetically at random one finds interesting diversities and contrasts. Field Marshal Allenby and Princess Astafieva; Sir Max Beerbohm and George Borrow; Sir Winston Churchill and Dame Ivy Compton-Burnet; William De Morgan and Sir Charles Dilke; Ford Madox Ford and Rosalind Franklin; Mrs Elizabeth Gaskell and Sir W S Gilbert; William Holman Hunt and Joseph Hansom; Henry James and Mohammed Ali Jinnah; Augustus John and James Joyce; Lillie Langtree and Sir John Lavery; Thomas Macaulay and A A Milne; Jawaharlal Nehru and Sir Henry Newbolt; Sir William Orpen [the only O]; Sylvia Pankhurst and Sir Charles Parry; Marie Rambert and the Marquis of Ripon; Siegfried Sassoon and Sir Charles Stanford; Beerbohm Tree and Mark Twain; William Wilberforce and Oscar Wilde. This is just a sample. The whole list of over a hundred names, including a sprinkling of world figures who resided in Kensington long enough to be included, adds up to a kaleidoscope of our national life from the late 18th to the 20th century.

The Royal Borough was home to many artists, although Chelsea is generally thought of as their milieu, with names like Whistler and Dante Gabriel Rosetti in mind. But Kensington had its own artistic circle, situated more in the haute bourgeoisie than in a bohemian artists quarter. It centred on Holland Park and came to include a galaxy of names and talents. The Holland Park Circle, as it became known, located itself around G F Watts, who having lived variously in Fitzrovia, Italy, Belgravia and Little Holland House, eventually owned a house in Melbury Road. He typified the gradual movement westwards.

The other great figure was Frederick Leighton. He was not only an artist and President of the Royal Academy, but became a peer of the realm, Colonel-in-Chief of the Artists’ Volunteers, and the most socially elevated of the Circle. His style was rather grand and he counted the Prince of Wales among his dinner guests. Valentine Prinsep was a friend of both of them, and the circle grew to include such other painters as Luke Fildes, Hamo Thorneycroft, William Burges, Marcus Stone and Holman Hunt.

It was an era in which these fashionable artists became rich, at ease in their fine studio houses. The Royal Family and the aristocracy bought their works, as did the increasing number of prosperous industrialists, bankers and merchants. It was a golden age of patronage. Collectors preferred the works of living artists to dubious Claudes or Canalettos. The painters’ houses played an important role in promoting their work, with visitors viewing pictures in their opulent studios on ‘Show Sundays’ prior to the Summer Exhibitions at the Royal Academy, or at the occasional musical soirées.

The houses were of red brick rather than stucco, and were designed by such architects as Philip Webb, whose first commission was the Red House, for William Morris, and by men like George Aitchison or William Burges—Gothic creations, and Richard Norman Shaw or J J Stevenson—both ‘Queen Anne’. The first of the houses was built on land released by Lady Holland, widow of Henry Edward Fox. Holland House itself was famous as a Whig salon since the end of the 18th century, Lord Macaulay describing it as ‘the favourite resort of wits and beauties, painters and poets—.’ Melbury Road became a colony of artists and sculptors, and some of their patrons lived close by. Alexander Ionides lived at 1 Holland Park, and in 1901 his collection of over 1100 pictures was bequeathed to the Victoria and Albert Museum, while items from his house were sent to the Henry Cole wing. George Howard, later Earl of Carlisle, commissioned a house near Kensington Palace by Philip Webb, and was the first to take up Henry James when he settled in London. James was invited to garden parties at Argyll House, and Howard introduced him to Walter Crane, then living further west in Shepherd’s Bush. So artists accepted by the establishment prospered in Kensington.

For his part G F Watts formed a valuable connection with, among others, the Wyndham family, Earls of Egremont. He painted the wife of Percy Wyndham for £1,000—over £50,000 today—and this led to other commissions. Wyndham himself went on military exercises with Frederick Leighton, and the couple frequented musical evenings at Leighton's house. Henry Wyndham, second Baron Leconfield, was also painted by Watts. Thus the artists developed their high society connections.

Rich collectors also sought to embellish the interiors of their houses in a style appropriate to their pictures. The artists worked on interiors, including friezes, panels, tapestries and mosaics, and in some cases entire rooms, to complement the works of art. Aitcheson was in demand as an interior designer as well as an architect, sometimes working with Leighton himself. None of his interiors survive, apart from Leighton's own, on which he worked.

The reputation of some of these artists suffered subsequently, overshadowed by the pre-Raphaelites, Aesthetes and Symbolists. But recently Watts and Leighton have been returned to favour. It is some consolation for all that has been lost that at least Leighton House remains to remind us of the glorious artistic past of Kensington, and particularly the Holland Park Circle.

AGM 2004

The Society's **Annual General Meeting** will take place on **Wednesday, March 31**, at the **Convent, Kensington Square**. Doors will open at 6.30pm and the meeting will begin at 7pm. This year's principal speaker will be **Mr Michael Winner**, whose subject will be '**Kensington, Yesterday and Today**'.

Chairman's Report

It has been an active and varied year, from commenting on and opposing the proposals for South Kensington station to celebrating our first 50 years.

South Kensington Station is a major issue on which we have expended much time and energy. Briefly, the proposal to build a massive ten-storey [143 feet] elliptical glass office tower, obtrusive, bulky and dominating the existing be-turretted and be-domed skyline of South Kensington was regarded with considerable misgiving and even hostility by local residents, as also by this Society. Worse, the proposal was boringly unimaginative, would have removed the handsome late-19th century northern facade facing Thurloe Street, and was a reversion to 1970s off-the-peg architecture, totally unworthy of this gateway to museum-land—a gateway of national and international significance through which no fewer than 30 million people pass each year.

Considerable effort was put into the campaign by this Society, by the Chelsea Society with whom we worked closely, and by the residents of South Kensington, to make it clear that we wanted the scheme to be refused, or to be very considerably modified. All of us sought a work of distinguished modern architecture, which this proposal painfully was not. Through the Christmas Newsletter we asked our members to object to the scheme, and supported articles in the local and national press, and the endeavours of residents, in every way that we could.

All this activity, together with an energetic output of well-informed and well-directed opposition from South Kensington residents resulted in the withdrawal in early December of the application by the developers. They are, however, still committed to the development of the site, and we expect them to return with a modified proposal which will again go through the usual consultation process. We and other interested parties will be monitoring the new proposal closely, and we shall doubtless need to comment upon it.

The **Vicarage Gate nursing home** site has been a cause for anxiety ever since the Elizabeth Finn Trust [formerly the DGA] so surprisingly sold it to developers. Residents do not want yet another residential development offered at extravagant cost, and they have

mounted a petition to the Council, fully supported by your Society, seeking refusal for change of use. In our Christmas Newsletter we again appealed to members to send their requests for such a refusal to the Council's Planning and Conservation Department. There appears to be no cogent planning, or safety and security reason why a nursing home of charitable status could not again occupy this site.

The increase in the number of what have been called **hybrid hotels**, in effect a steady reversion of hotels in Earls Court to short-stay accommodation for immigrants, has much concerned us, and is commented on more fully elsewhere in this Annual Report. We should make it clear that neither the Society, nor we believe, the Council, desires a return to the transient and sink status of the Earls Court of previous years.

The future of the Commonwealth Institute and of Holland Park School are commented upon more fully by the Chairman of the Planning Committee.

On the larger issue of planning we are assured that we shall be among those consulted by the Council on the HMG-inspired transfer from the long-practised, well-understood and detailed Unitary Development Plan to the new **Local Development Framework**. As originally presented, the new planning processes bade fair to be a charter of singular comfort to developers. However, as the LDF and its accompanying Core Policy documents themselves develop, this first reaction may not now be entirely justified. Our concern must be to see that as much as possible of the detail of the UDP is incorporated within the LDF and its subsidiary documents, and that we are protected as much as possible from developers as from over-enthusiastic householders.

Most residents will have heard with disgust that Mayor Livingstone is considering **the amalgamation of the 33 existing London authorities** into five mega-Boroughs, once again on the wholly inappropriate lines of New York, a city he apparently takes as a model of all things. I need hardly say that this suggestion will raise all the opposition that you may imagine within the existing Boroughs, and, of course, within this Society. The implications for local autonomy, for the remoteness of councillors from residents, and of decision from area, are so exceedingly dire as to be totally unacceptable. We trust that the idea will get no further than the drawing board. A greater concentration by the Mayor on things that

really matter, like London Underground, now in a pitiable state, and London crime, would be of infinitely greater use.

The **commercialisation of the Royal Parks**, and cycling, skate-boarding and roller-skating in the parks and on pavements, are matters we continue to monitor in association with other amenity societies. We understand that the Royal Borough's new constabulary is instructed to deal with such infringements of pedestrians' rights, as with street-begging. Some improvements have already been noted.

Traffic and streetscape continue to engage us. The proposal to extend the congestion charge area to the whole or part of Kensington and Chelsea is reported on more fully elsewhere; we have, of course, made our representations. In brief, we hold with the Council that it is too early to make an informed judgement on all the effects of the congestion zone. Our principal concerns are the extra charge to residents, the charge to those outside the proposed zone when visiting residents, the loss of parking meter revenue, the deleterious and even disastrous effect on smaller businesses, as reported from the existing congestion zone, and the exclusion of parts of the north and west of the Royal Borough from the proposed zone—the last a truly divisive measure, not, we would have supposed, wholly within Mayor Livingstone's political thinking.

Kensington High Street is, after a difficult 18 months, now fully open to traffic and pedestrians again, and residents will, we hope, now enjoy the significant improvements in design, pedestrian use and traffic flow. On-site discussions with the Borough's Head of Policy and Transportation have raised the side-street consequences of the new High Street design, whose problems will be taken up by traffic engineers in the months ahead. The Council proposes to experiment further, at a junction yet to be identified, with an innovative scheme whose principle is to reduce road control measures in order to re-engage motorists and pedestrians with their surroundings; that is, to reduce reliance on mechanical curbs in favour of human responsibility and good sense. In effect, a development of the principles already in place in the refurbished High Street, where railings have been removed, and the self-evident danger of traffic becomes its own barrier.

We have entirely supported the Council in its opposition to **a third runway and sixth terminal at Heathrow**, a project which at present seems to have been abandoned. The extra line of flight would

have been approximately along the Cromwell Road, thus adding hugely and continuously to pollution, noise and disturbance at unsocial and unacceptable hours.

Trams are a gleam in the eye of the Mayor for London, in particular a West London tram route from Uxbridge to Shepherds Bush. This is plainly a nonsense, since existing traffic on already narrow and overcrowded roads will have to be re-tracked into side streets, causing massive and unacceptable disruption, nuisance and fumes, all obnoxious to residents. Worse is the possibility that the route, if it is foolishly implemented, could be extended via Holland Park Avenue and Notting Hill Gate to Marble Arch. We await with anxiety the outcome of the Mayor's Report on this scheme. Trams in Croydon are by no means a commercial success, and this may perhaps influence the result.

In memory of Mrs Gay Christiansen your Society has set up a pilot scheme for **Kensington Society Prizes**, totalling £500 in the first year, for pupils in secondary schools, whether public or private, within the boundaries of the former Royal Borough of Kensington. The competition will require essays, and the results will be reported at the AGM on Wednesday, March 31, 2004. Michael Winner, guest speaker on that occasion, will present the prizes.

The year 2003 marked the Society's 50th anniversary, an event celebrated by an exhibition **Towers, Tribulations and Triumphs**, concerning the organisation's genesis, history and future, which was opened by Councillor Christopher Buckmaster, Mayor of Kensington and Chelsea, at a reception at Kensington Central Library on June 11. The event was attended by 120 members and guests. The exhibition was located at the Central Library for some two months before migrating to North Kensington Library for one month, and to the Brompton Library for a further two months. We are extremely grateful to library staff for their unstinting and cheerful help in enabling us to research the exhibition, to use their local picture collection, and to accommodate so generously the exhibition and the reception.

We continue to work with **The Chelsea Society** on matters of common interest. It is, I believe, a useful co-operation for both parties, and indeed for the Royal Borough, to know that we speak with one voice. We hold regular meetings with the Leader of the Council to discuss present and future problems.

We have co-opted **Amanda Frame** to the Executive Committee, in place of Bee Hopkins, now in Australia. Amanda, who is Secretary of the Norland Conservation Society, is herself an architect, and has for the past 18 months served on our Planning Committee. We are glad to have her with us.

Once more I must ask members to seek out new, active and younger members. A significant number of new members have joined this year. Thank you. But please do not relax your efforts. Our voice is much strengthened by increased and increasing numbers.

Robin Price

ANNUAL REPORT CONTRIBUTIONS

Anyone wishing to submit an article for publication in next year's Annual Report is requested to do so by October 31. Contributions should not exceed 1,500 words, and should relate to aspects of life in Kensington, past, present or future. The decision whether or not to publish will rest with the Editor, although, where necessary, contributors will be offered guidance to enhance the likelihood of publication. Articles should be addressed to the Hon Secretary, Mrs Ethne Rudd, at 15 Kensington Square, W8 5HH.

The Secretary's View

Our terms of reference say we should 'protect the character of Kensington, its buildings, squares, gardens, open spaces and other features of local and national importance.' The way we have tried to protect the buildings has been well recorded by our President, Sir Ronald Arculus, and our Chairman, Robin Price, both of whom have been very active this year. And all our members know the way we tried to protect Kensington Gardens after the tragic death of Princess Diana.

But there is one feature which, although it does not attract major attention, is nonetheless vital to those who live in the Royal Borough. That is the preservation of the major stock of impressive trees in the area, many of them planted about 100 years ago and now in their full glory.

Trees are not necessarily seen as an important amenity, but their preservation is vital to the character of this primarily residential borough. It is the trees, as well as the buildings, which give it its character. Individually they may seem a nuisance, particularly when their leaves clog up drains, and the cost of sweeping them off the streets adds to the council tax. But how dreary the landscape would be if it were denuded of trees. Kensington without its trees would be like London without the Thames.

Thus we vigorously support the Council in its excellent and unceasing task of monitoring and maintaining the Royal Borough's green heritage

Ethne Rudd

Treasurer's Report

A further increase in subscription income was recorded in 2003; however, the large overall rise in funds was principally the result of a generous legacy from our founder, Gay Christiansen, whose will left the Society £20,754. But there were also two other significant donations, from the late Peter Nathan, and the Brunner Trust, which meant that the Society finished the year with a surplus of £21,620.

During 2003 our spending on charitable activity totalled £2,543, this was mainly the cost of the party celebrating the Society's 50th anniversary, and the exhibition, at the Central Library and two branch libraries, which outlined some of the Society's most successful activities during its first half-century of existence. The fall in total annual expenditure amounted to £11,002.

During the year the money in the High Interest account, together with that in the National Savings account, was transferred to a Cafcash account, which pays a higher rate of interest. This should result in an improvement in interest income in 2004. The combined funds now total £43,337.

Given this strong financial position the Society is looking at ways of effectively employing its funds, one commitment being an expenditure of up to £2,000 to the Vicarage Gate Nursing Home appeal, and another a generously funded essay prize competition for pupils of schools in Kensington.

David Meggitt

Details of the Society's finances are to be found on pages 59 and 60.

Earl's Court—Hostile to more Hostels

Twenty years ago Earl's Court Ward residents successfully tackled the sleaze which was blighting the area. Today, with the emergence of 'hybrid hotels', [hostels by any other name] they fear a drift back towards the bad old days. Jennifer Ware, Hon Secretary of the Earl's Court Neighbourhood Associations, explains.

Earl's Court carries a grossly imbalanced weight of the Borough Council's social responsibilities, with over 2,000 units of Registered Social Landlord housing in Earl's Court Ward alone. These units house more than 25 per cent of the district's population. Of the Council's placements in the special needs category, 54 per cent are in Earl's Court, as are 63 per cent of the single homeless.

It wasn't always like this. Earl's Court Ward lies at the heart of the former Edwardes Estate, which was developed between 1870-1884 by the third Lord Kensington. Previously it was farm land. Between 1870-1890 a number of fine town houses were built there but in time they became difficult to sell in an over-supplied market and a great many were converted into flats, boarding houses, schools and bedsits.

In the 1950s came an influx of low fare tourists from Australia, South Africa and elsewhere, initially attracted to the Overseas Visitors Club in Longridge Road but also finding accommodation in the numerous small hotels which sprang up in the area. When this tourist tide ebbed and house prices fell, housing associations bought up many of these properties to house the resident working population at affordable rents. Today, however, they have gradually come to accommodate people with special needs.

The blight which had descended on the area by the 1970s included run-down small hotels, dilapidated buildings, tatty shops, traffic rat-runs, rising crime rates, prostitution and drug pushing. These problems were eventually tackled when Councillor Mrs Hanham [now Lady Hanham] initiated and oversaw the 1978 Earl's Court Study, a benchmark, which led to the Earl's Court Working Party. The latter's purpose was to identify specific causes for concern and to recommend feasible remedies. The Working Party is now known as the Earl's Court Advisory Group.

As a result of this new impetus a significant number of regeneration budgets were dedicated to Earl's Court. Some hotels were upgraded; shop facades improved; street landscapes bettered; traffic rat-runs checked; heavy goods vehicles inhibited from residential squares and banned at night from through routes, and prostitution, public drinking and drug pushing targeted.

Furthermore, existing Residents' Associations were energised, and new ones formed, some of them subsequently fighting, and winning, epic battles to conserve the residential character and the Victorian architecture of their localities. All in all, therefore, the regeneration campaign paid off, with good quality stores coming to the Earl's Court Road; upgraded hotels attracting better-off tourists, and contemporary flats replacing bed-sits in some places, and in other instances single households becoming established there.

But the improvement is not complete. Indeed, with the emerging trend towards 'hybrid hotels' the process seems to be in reverse.

At the moment an aggregate of hostels, providing 600-plus beds, offer long-term accommodation for the socially excluded. In addition there are registered tourist and student hostels which often give rise to complaints, mainly about noise and rubbish. Earl's Court also has 70 or more hotels--among the highest, if not the highest concentration, in London. Most are small and serve the tourist market in summer, while in winter they become quasi-hostels for students or council placements.

However, many hotel owners have realised that they can ensure a constant revenue, and make a bigger profit, by turning a hotel into a hostel which may be contracted out to a local/national government department or a special needs charity. The use of the building is thereby changed. The fig-leaf for this change of use is for the owner to argue that the alteration of the property is not into hostel use but into 'short-term service accommodation'--which adds up to the same thing with a classier title.

The Earl's Court Neighbourhood Associations, the umbrella of the local Residents Associations, has set up a working group to investigate the Council's planning policy towards applications to convert properties, most often hotels, to short-let mini-apartments or bedsits. These conversions to shortlet [initially] serviced apartments have earned the 'hybrid hotels' title, and the Neighbourhood

Associations committee is now asking the Council a highly pertinent question. **How is it that it has not only failed to check this trend, but is actively promoting it?**

An example is an hotel which applied for change of use to 15 short-let 'serviced' apartments, an application granted by the Planning Committee in April, 2003, on the grounds that the scheme could not be considered harmful when compared with the former 23 room/42 bed-space hotel use. The fact is the apartments will be of inferior standard, and 13 of them substantially smaller than would be permissible for residential accommodation. The development is an obvious candidate for future use as a 'hybrid hotel'.

A senior Borough councillor has asserted that such hotels 'provide better-run accommodation, with fewer coming and goings, than hotels. And experience has shown they are better maintained.' He went on to declare, 'The point is this type of accommodation is used for periods of less than 90 days, it is not classed as residential.'

Earl's Court residents, who are not sitting behind a desk in the Town Hall and who actually endure the negative effect of 'hybrid hotels' have a wholly different perception. They know these places are never serviced, and soon fulfil the same role as hostels providing accommodation for itinerants too often in the special needs category.

The Earl's Court Neighbourhood Associations group has concluded that the Council's 'hybrid hotel' policy must be reversed, and is making a number of recommendations. These include:

- [a] Change of use from any category to short-term accommodation should be refused.
- [b] Hotels, student accommodation, hostels and all non-residential accommodation should be registered; and conditions of occupation enforced by Planning and Conservation Department officers.
- [c] Changes of use to permanent residential should be encouraged.

What is occurring in the Earl's Court Ward can happen in other Wards. If Kensington is to retain its residential character, its Council must adhere to the overall aim to 'maintain and enhance the function of the Royal Borough as a residential area.'

Environmental Awards 2003

Once again the Society helped judge the Council's annual awards scheme, initiated in 1977. In recent years the number of entries has been falling—and the question must be asked whether this is because fewer buildings are going up, architectural standards falling, or interest in the scheme declining? Whatever the answer, the Council's Planning department is seeking to generate more response, and is urging members of the Society, among others, to make submissions. These should be sent to the Planning Information Officer, Town Hall, Hornton Street, W8 7NX.

Anthony Land reports briefly on some of the successes among the 2003 crop of entries.

The Award scheme acknowledges buildings and townscape projects for their inherent quality, and their respect for the environment. Winners this time included Tavistock Crescent Community Park in North Kensington; two mosaics, also in North Kensington, relieving dreary 1960s concrete, and in Collingham Gardens, Earls Court, an imaginative mini-playground shoe-horned into a small space behind a special-needs school.

Tavistock Crescent Community Park W11

A development by the Royal Borough

Robert Barnes Architects

Judges comments: "... an excellent space ... significantly enhances the standard of amenity enjoyed at numerous dwellings"



Chelsea Children's Hospital school 5 Collingham Gardens SW5

A development by the Royal Borough

Robert Barnes Architects

Judges' comments: "... transformed ... into an interesting and innovative playspace."

A Brief History of the Phillimore Estate

The land on which the Estate was developed came into the Phillimore family by a circuitous route following the marriage in 1696 of Joseph Phillimore [1669-1704] to Anne, one of the three illegitimate daughters of Laud D'Oyley, a draper of St Mary le Savoy, who had purchased the greater part of the Campden House estate not long before he died in 1709. The desirability of the area had been given a boost when Nottingham House, later to become Kensington Palace, was bought by William the Third in 1689. Joseph Phillimore was the younger son of a clothier from Cam in Gloucestershire and had come to London at an early age. He died only eight years after his marriage, and his wife, who had four children by him, married again and had more children. Laud D'Oyley's only son, Robert, died a few years after his father and, as a result, the land passed to Anne so that, on her death in 1741, her second son, Robert Phillimore [1699-1779], inherited 90 acres north of what is now Kensington High Street. During his lifetime it remained largely farmland.

Serious development began during the ownership of Robert's eldest surviving son, William Phillimore [1748-1814], who inherited some 65 acres. By the turn of the century 63 houses had been built along the highway. The story is told that the construction of these houses so annoyed King George III that, when driving past them, he would pull down the blinds of his carriage so as not to see them. He apparently called them 'Dishclout Row', in reference to the simulated drapery decorations on the facades.

In 1808 William signed an agreement for the development of over 19 acres of land, broadly that now occupied by Holland Park School and the former Queen Elizabeth College, north of Duchess of Bedford Walk. This contained seven particularly grand houses with large gardens. They were completed in 1817, after William's death. Throughout the 19th century, and until the second world war, they had a series of notable occupants. At one time the approach road was apparently known as Dukes' Row, because two of the houses were occupied respectively by the Dukes of Argyll and Bedford, and a third by the Earl of Airlie.

The first Lord Phillimore, a Law Lord, who inherited the Estate in 1899, on the death of the widow of a distant cousin, lived in Bedford Lodge from 1901 until his death in 1929, but he renamed it

Cam House after the town in Gloucestershire where his ancestor had come from. Some of these large houses fell into dereliction during the Second World War. Later much of the land and the buildings were compulsorily acquired by the London County Council. The original intention was to create high-rise public housing, but subsequently, after much local opposition, plans were advanced for what became Holland Park School, which opened in 1958. Of the seven grand houses on this part of the Estate only Thorpe Lodge survives, as the library of Holland Park School. From 1904 until his death in 1950 Montagu Norman, Governor of the Bank of England, 1920-1944, had lived at Thorpe Lodge.

The greater part of the 20 acres that now comprise the Phillimore Estate was developed between 1855 and 1870, when 215 houses were built. They were largely designed for well-off families, each employing two or three servants. Hornton Court was completed in 1907, and between the wars two blocks of flats, Campden Hill Gate and Duchess of Bedford House were built—partly in response to changed economic circumstances affecting the market for leases on larger houses.

Disposals of freeholds during the 19th century were unusual, although in 1827 James South, one of the founders of the Royal Astronomical Society, was able to buy the house and garden in the present Observatory Gardens which he had previously leased. At the time of purchase he had already built an observatory there. Otherwise the only material disposal was of buildings on Kensington High Street between the present Sundial House and No 98, which were acquired by the Metropolitan Railway Company in 1864 to permit construction of the underground railway.

With the economic and political changes of the 20th century the story of the Estate has been very different. Since the First World War the incidence of death duties and inheritance tax, exacerbated by two early deaths among the Phillimore family, has had a significant effect. The first Lord Phillimore's death led to the sale in 1933 of the part of the Estate fronting Kensington High Street, between Campden Hill Road and Holland Park Walk, and further sales took place after the death of the second Lord Phillimore in 1947. To meet inheritance tax following the early death of the third Lord Phillimore in 1990, the Trustees in 1995 sold Sundial House on Kensington High Street. Changed political attitudes towards long leasehold resulted in the

1967 Leasehold Reform Act, which was amended by the Leasehold Reform Housing & Urban Development Act 1993. This enabled the majority of leaseholders on the Estate to enfranchise, and these rights are likely to be extended by future legislation. As a result the maintenance of the architectural quality and appearance of the Estate will depend increasingly on the provisions of the Management Scheme and its enforcement for the benefit of all the residents.

In recent years, members of the Phillimore family have continued to take a close interest in the Estate. Two of the sons of the second Lord Phillimore, Claud and Robert, were both at different times Trustees. Claud was a well-known architect, and became the fourth Lord Phillimore. The Estate derived great benefit from his professional expertise. His son, the present Lord Phillimore, has a house on the Estate, and takes an active interest in it.



George the Third—hated Kensington's 'Dishclout Row'.

HAPPENINGS—2003

UN-HAPPENING

Two years ago the Victoria & Albert Museum told the *Annual Report* that it hoped work would begin in 2003 on Daniel Libeskind's unique Spiral addition to the Museum, and that it would be opened in 2006. At that time some £30 million had been raised towards the project, and the original estimated cost of £80 million had been pared down to £75 million. The time-table has, however, slipped somewhat so that the hope now is that work will begin this year and be completed by 2007. When finished the structure will rise 140 feet in a series of inclined planes which overlap and interlock to form a continuous self-supporting spiral wall.



The Spiral—shall we learn to love it?

The factor governing the timing of project is money, but whereas the fund-raising operation was originally focussed entirely on Daniel Libeskind's unique building, it has now been joined by the V & A Future Plan as a candidate for financial support. All told, a figure of £150 million is envisaged for the two ventures, but how much has already been raised specifically for the Libeskind project is a subject the Museum is not revealing at present.

Eight years have already passed since the Spiral design won the competition to develop the unused space in Exhibition Road between the main body of the Museum and the Henry Cole wing. Planning permission followed in 1998. A large-scale model of the building has now been created and is currently employed by V & A curators for planning displays of contemporary fashion, architecture, design, craft and photography. The building will provide large amounts of flexible space offering the opportunity for a series of innovative and pioneering displays.

The Future Plan, meanwhile, aims to bring all areas of the Museum up to the standards of the redesigned British Galleries, which opened to considerable acclaim in November, 2001.

BUILDING WORKS—BEST PRACTICE

In the past few years some areas of Kensington have become little more than large-scale building sites for months at a time as house after house is sold and extensively re-modelled. And now and then, soon sold again—and re-modelled again. All this is annoying to neighbours who are forced to endure the noise, dirt, disturbance and loss of parking spaces, which such events entail. The Victoria Road area is much-plagued in this respect, one large house being in its third consecutive year of renovation, but in an effort to minimise tensions and temperatures, the local Residents Association has issued a useful guide, which is reproduced here by kind consent of that body.

- 1 **Communication** Ask your architect to provide your neighbours with A4 copies of facades. Tell neighbours when work will begin and when you hope it will finish. Keep talking throughout the process.
- 2 **Residents' Parking** Parking bay suspensions should be kept to a minimum. Bays reserved by builders but not occupied are a common and annoying sight--which you will be paying for! If blocking the road by heavy gear or for special deliveries is unavoidable, warn neighbours ahead of time.
- 3 **Disturbance & Damage** Restrict work to reasonable hours--between 8am and 5.30pm. If Saturday morning work is necessary, ask your builders not to undertake noisy jobs.
 - Skip pick-ups can be very noisy, avoid early mornings.
 - Sites/pavements should be swept and washed down regularly, and appropriate screening put in place.

- Party wall agreements make for good neighbourly relations.

- 4 **Builders** Let neighbours know the site manager's name and mobile phone number. Ask the builder to honour the Considerate Constructors Scheme, and to put up the appropriate sign. If you let your builders know that your neighbours' opinions are important to you they will act accordingly.
- 5 **Large or Unusual Projects** These can cause particular annoyance due to their long duration and large movements of material and equipment. They will naturally require longer lead times, and better dialogue and co-operation.

The Council's **Code of Practice for Building Works Affecting Highways** can be obtained from the Town Hall [Tel: 020 7361 2080]. For a second Council publication **Suspensions, Dispensations, Skip Permits and Licences** call 020 7361 4380.

HOLLAND HOUSE

In last year's *Annual Report* a review of the Society's first 50 years stated that the initial major campaign of the fledgling organisation was to prevent the demolition of the Imperial Institute. However, a veteran member of the Society, Tom Wilmot, has pointed out that prior to that event had been the partially successful campaign concerning the bomb-damaged Holland House. In 1940 the centre of the house was hit by incendiary bombs but the East and West wings escaped with superficial damage. After the war the London County Council had demolition in mind, and when Mr Wilmot approached the Council's Leader, Sir Isaac Hayward, to urge preservation of the historic building he was told, 'Holland House should go, it is a relic of an outdated aristocracy.'

The battle of wills which followed between the Kensington Society and the L.C.C. may be said to have brought limited victory to the former because the Youth Hostels Association finally agreed to take the East Wing, where it still operates.

And as Mr Wilmot observed in an article written for the *Annual Report* in 1989, 'It was the sense of outrage felt by Kensingtonians which gave momentum to the activities of the newly formed Kensington Society.'

Now we are Fifty

Half a century of endeavour by the Society on behalf of Kensington and its citizens was celebrated at the Central Library last June. At an exhibition opened by the Mayor, Councillor Christopher Buckmaster, guests at a well-attended party were reminded of some of the Society's numerous successes in preserving the essential nature of the Royal Borough. The exhibition was on display at the Library for two months before transferring to the Brompton Library.



The Mayor, Councillor Christopher Buckmaster, in light-hearted mood, addresses party guests. Enjoying the joke, Robin Price, Chairman of the Society's Executive Committee. In the background can be seen part of the 50th anniversary exhibition, arranged by Mr Price with assistance from staff of the Central Library.



Conversation pieces. On the left, in blue dress, Mrs Belinda Norman-Butler, great granddaughter of William Makepiece Thackeray. Mrs Norman-Butler was one of the earliest supporters of the Kensington Society.

Pictures: John Rogers

Annual General Meeting, 2003.

The well-attended 50th Annual General Meeting of the Kensington Society, held at the Convent, Kensington Square, on April 2, 2003, was opened by the President, Sir Ronald Arculus, with words of welcome to the audience and guests, in particular to the Mayor, Councillor Sir Anthony Coates, and the principal speaker, General Sir David Ramsbotham. The latter, a former Chief Inspector of Prisons, spoke prior to the business of the AGM, posing the question, 'What price imprisonment?' Sir David, just appointed one of the Society's two Vice Presidents, told his audience that although a major overhaul of the prison system was urgently needed it was stymied by the failure of a succession of ministers to decide what the purpose of imprisonment was.

The prison system, over-bureaucratic and lacking firm leadership, had been the subject of several inquiries in recent years, most significantly that by Lord Chief Justice Woolf, whose report on the riots in Manchester prison in 1990 had contained many excellent recommendations. But as with many previous investigations, no Government action had followed.

Despite the Prime Minister's promise to get tough on crime, the political will to make fundamental changes, in particular, to reduce the rate of re-offending, was still lacking. Re-offending within two years of release currently averaged 58 per cent for all adult prisoners, while in the 18-21 group the figure rose to 78 per cent, and to 88 per cent in the 15-18 group.

The prison budget, currently £2.8 billion per year, was claimed by some in the service to be inadequate, but, said Sir David, given more efficient practices that sum could well prove to be sufficient. For example, the travel costs of prison visits by relatives, paid from prison budgets, could be greatly reduced if offenders were allocated to prisons near their homes rather than hundreds of miles away as was often the case at present. There were numerous other instances of waste within the service. With 65 per cent of prisoners having a reading age of less than eight, and 80 per cent possessing no employment skills of any kind, education ought to be a major concern. But this was often not the case, with classes liable to be reduced or abandoned altogether and workshops closed owing to financial constraints. Neither, in many cases, were prisoners adequately prepared for release, with after-care support

minimal.

The basic fact was that the majority of politicians, and many of their civil servants, had no more than a skeletal knowledge of the prison system. They did not appear to appreciate that a prison sentence is an opportunity to challenge whatever it is that has caused someone to commit an offence, thus protecting the public.

The aim should be to reduce dramatically the rate of re-offending. Studies in America had shown that with proper programmes of work and education, plus preparation for release, a reduction of 30 per cent was possible. This would require greater attention to the assessment and development of whatever skills were to be discovered in individual prisoners, social as well as career skills. The annual cost of re-offending amounted to £12 billion, neither financial or social value for the current cost of imprisonment.

Sir David, whose speech was warmly applauded, was followed by the President, who briefly reviewed recent developments in Kensington, including the Government's reduction in the annual grant to the Borough, uncertainties concerning the future



Guest Speaker, General Sir David Ramsbotham, former Chief Inspector of Prisons, had critical words for the prison service.

Picture: Matej Artel

boundaries of the Congestion Charging zone, and the introduction of Community Support Officers in Kensington. Sir Ronald also announced that the site of the former Kensington Market in the High Street was now to be developed as four separate parcels rather than a single project.

The adoption of the Annual Report and Accounts, and the election of General Sir David Ramsbotham as a Vice President was



Cause for applause.

A well received pronouncement from the President, Sir Ronald Arculus.

Picture: Matej Artel

supported, as was the re-election of the Hon Secretary, the Hon Treasurer, and the Executive Committee. The co-option to the committee of three new members was also agreed.

Chairman, Robin Price, then rose to make his report, welcoming at the outset the fact that **conservation areas in Kensington**, already covering 70 per cent of the Borough, had been significantly increased by the adoption of Kensal Green cemetery, and by extensions to the Ladbroke area, Earls Court and Lexham Gardens.

Cycling in the Parks. Despite opposition from the Society and other local bodies, the Royal Parks Agency had decided that the experimental cycle routes in Kensington Gardens should be made permanent. The routes would be clearly indicated and monitored, but how many cyclists, asked the Chairman, would limit themselves to the

official paths unless monitoring was regular? Given the paucity of Parks police the outlook was not promising. Perhaps instant fines should be called for.

Proposed third runway at Heathrow. The Society had objected twice to this proposal, each time in response to public consultation exercises. A watching brief would be maintained.

Proposed abolition of the night-time lorry ban in London. The raising of the ban would, said Mr Price, make many people's lives intolerable. The Society was supporting the Council's opposition.

Mayor of London's plan for West London tram route. If this plan were approved it could see trams running from Shepherd's Bush, along Holland Park Avenue to central London, thus creating maximum displacement of vehicles on a route already overcrowded and likely to be more so when the White City development was completed. The Society would keep a watching brief.

Commonwealth Institute. The building was to be sold when the Institute moved to Cambridge. It was likely to become a hall for exhibitions and trade shows. The Society would watch what was proposed for this Grade 11* listed building.

Having congratulated the Council on its well-deserved Excellent rating from the Audit Commission, Mr Price went on to give details of the **Kensington Society Prize for Schools**, an initiative designed to foster enduring interests in Kensington among children in the Borough's schools, both public and private. A pilot scheme for children aged 15 would cover the years 2003-4, with a first prize of £200 and a second of £100; in future years it was hoped to extend the scheme to a wider category of contestants, and increase the number of awards. The Prize would be funded from income secured from the £20,000 legacy to the Society bequeathed by its founder, the late Mrs Gay Christiansen.

Mr Price was followed by the Chairman of the Society's Planning Committee, Anthony Land, who outlined the scale and focus of the Committee's work. In the course of any year, he reported, about 3,000 planning applications were made within the Royal Borough, of which about 150-200 involving Kensington properties were formally objected to.

In the year under review the proposed 600 feet tower building on the Paddington Station site had been reduced to 300 feet after objections, and 30 per cent of the site had been lost. Other developments, including the South Kensington station site, and Holland Park school, would be closely watched.

Cause for Concern —a Few Facts about Mobile Phones

When Amanda Frame, on behalf of the Norland Conservation Society, began to look into the application by the mobile phone company Hutchison to site a phone mast in place of the flagpole atop St James's Church in St James's Gardens, W 11, she made some very disturbing discoveries. Mrs Frame, who is also a member of the Kensington Society's Executive Committee, reports her findings in the following article.

The planning application was the central issue, but the more I discovered about the mobile mast situation in England, and about the companies involved and their relationship with the present Government and the Church of England, the larger and more alarming the issue became.

In September, 1999, the Government set up the Independent Expert Group on Mobile Phones, chaired by Sir William Stewart. In May 2000 the group issued its report, *Mobile Phones and Health*. One of the main issues addressed in the report was the possible impact of the mobile telephone industry on the health of the general population. The group found inconclusive evidence of harm from emissions from phones or base stations and, therefore, called for a cautionary approach. However, by this time the present Government had committed itself to encourage the development of new technologies such as mobile phones, and had sold licences for the radio spectrum for third generation [3G] mobiles for a whopping £22.5 billion. But in May 2002, reacting to growing public hostility towards phone masts, the Government implemented a new £7 million research programme. It is important to note, however, that this 'independent scientific' programme is funded by the five operators of the mobile phone industry. A clear case of the fox minding the chicken coop.

The previous Conservative government ruled in the 1994 Ecclesiastical Exemption Order [Listed Buildings and Conservation Areas] that the Church of England was exempted from the requirements of preservation, and planning authority rulings, for any of its buildings either listed or located within conservation areas.

In June 2002 the Church of England signed a deal with Quintel S4, a specialist mobile phone base-station site provider, the company's principal portfolio being, as its website states, a series of 'well positioned' churches. These church sites are rented by Quintel S4 to mobile operators for the installation of masts.

At the time of the agreement between Quintel S4 and the Church of England there were over 5,000 churches already interested in signing up for masts, and over 200 local deals had been agreed. Such deals are currently worth between £10,000 -£15,000 a year to each church.

With the combination of a Government encouraging mobile phone expansion, the exemption granted to the Church of England, and revised planning guidelines issued from Whitehall in 2001, the general public now has very limited opportunity to influence the ever-expanding siting of mobile masts. And none at all, it would seem, in the case of churches listed or in a conservation area—as is St James's, Norland.

The fact is, as a representative of the mobile industry recently informed a local group of residents, the phone companies feel they have a 'statutory responsibility' to supply masts to the community. And if the mast did not go on a church spire or tower, he informed his audience, it would go in a lamp-post! He specifically noted that if the latter happened no member of the public would even know it was there. So the church would lose its annual rental fee, and the mast could be concealed in front of someone's house, or in the vicinity of a school—and no-one, apart from the phone company, would know a thing about it.

Almost weekly there are newspaper articles about the potential effects of long-term exposure to thermal and non-thermal currents. As recently as February 2003 there were reports indicating the association of mobile phones with Alzheimer's and dementia onset, and with damage to memory and learning abilities. And in October 2002 there was news of research suggesting that radio waves from mobile phone stations do indeed trigger and promote the growth of cancers, and cause DNA damage.

These reports may be 'fear mongering' but even the Government now recommends a precautionary approach to the expansion of the industry. It seems no-one can conclusively state that there is **no** health hazard associated with long-term, routine exposure

to radio frequencies generated by these mobile systems. As the representative from the National Radiological Protection Board said to me the other day: 'Mobile phones may be dangerous too. It is not proven.' Yes, but if I use a mobile phone it is my choice. A mobile phone mast emitting both thermal and non-thermal currents directly across the street from my child's bedroom appears to offer me no choice.

So where does this place the residents of Norland Conservation Society's area? Over 60 letters of objection have been received by the Council's Planning Department, but it remains unclear whether the Town Hall has the power to act, given the terms of the Exemption Order.

Luckily the church has not finalised the agreement with Hutchison. The Parochial Church Council, led by the Area Dean, the Rev Dr Hugh Rayment-Pickard, has received many letters of objection, and it appears the PCC may postpone making a decision for six months to allow the phone company to present its health report, and for consultation with the community.

The image comes to mind of a young child eating a hamburger with her government-minister father—Mr Blair and colleagues should not forget that image. They should remember BSE.

Planning in 2003

The planning headlines over the past 12 months have been dominated by the respective futures of South Kensington Underground Station and Vicarage Gate House, the latter until recently, as most people know, a much-loved and much-needed nursing home. From a strictly planning point of view, most would agree that the sooner sensible decisions are taken the better: the decayed state of much of the tube station and its neighbouring buildings, occupying as they do a sensitive and critical site, is testimony to years of inconclusive wrangling. The risks with the nursing home site are long-term loss of amenity, and planning blight so long as the issue is unresolved.

The future, too, of the Commonwealth Institute at the western end of Kensington High Street remains uncertain. Optimists may be backing the bid by the Royal Shakespeare Company to convert this grade 2* listed building into its London home, but realists may doubt the bid's chances of success against well-funded competition. Given the listed status of the building, any significant change to it, let alone its demolition, seems remote. The planning imperative is to ensure the generous pedestrian frontage to the building is retained, and where possible enhanced as a local amenity.

The Society's planning group—the Chairman, Robin Price, Amanda Frame [a practising architect] and myself—meets monthly to review key planning applications affecting Kensington. They represent perhaps 5% of the 2,500-3,000 applications each year that are processed and determined by the Council. We look at all major planning applications and applications affecting listed buildings and buildings and sites in sensitive areas. We lodge comments—ranging from points of detail to full-scale objections—relating to about one application in four of those we consider. We normally leave it to local amenity groups to make the running when there is a clear absence of borough-wide implications meriting a Society intervention.

On occasion we are asked to intervene on behalf of hough, of course, we have to exercise a consistent set of criteria to the issues that may arise in any particular case.

Anthony Land

Ladies who Wrote

*When recalling the numerous writers who, down the years, have made their homes in Kensington, names like Addison, Thackeray, Leigh Hunt and G K Chesterton come easily to mind. But what of the distaff side, are there no female authors of distinction to be found? Indeed there are, as Robert Milne-Tyte makes clear with brief sketches of four of them, **Jean Ingelow**, Victorian poet and novelist; **Ann Thackeray**, daughter of the great man; **Radclyffe Hall**, controversial lesbian author of the 1920s, and the inimitable **Agatha Christie**.*

It was in 1855 that the Ingelow family, originally from Lincolnshire, moved to 15 Holland Street, Kensington. The eldest daughter, Jean, was 35 at the time, and had already had one well-received book of poems published. Devoutly religious, Jean continued to produce poetry which appeared in minor magazines, and to write children's stories too, but it was not until 1863 that she achieved national prominence with another collection of her poems. These included the work for which she is best remembered, the long ballad 'High Tide on the Coast of Lincolnshire, 1571', an account of a disastrous North Sea tidal surge in that year.



Jean Ingelow in early maturity

The book was launched by Longmans Green, the first edition selling well, but when Jean and her mother visited the publisher to suggest a further printing they met a negative response. Making their way disconsolately from the publishing house they were suddenly called back by an office boy. An order for 500 more copies had just been received. In due course the book went through no fewer than 30 editions in Britain, and also sold well in America.

Jean Ingelow had arrived in London shy and unworldly, and although she retained her innate reserve, the success of her second work soon elevated her to the ranks of the

eminent, her acquaintances including John Ruskin, Robert Browning, Christina Rossetti and the Poet Laureate, Alfred, Lord Tennyson.

Subsequently she produced a series of novels, as well as more poems, so that when Tennyson died in 1892, her name was urged as his successor to the Laureateship. Queen Victoria, however, was loath to contemplate a female in that role, and the Ingelow cause was not helped either by the intervention of a group of American writers who presented a petition urging her selection.

The Laureate's post, left vacant for four years, was eventually filled by Alfred Austin in 1896; the following year Jean Ingelow died, aged 77. Today a block of flats stands on the site of her Holland Street home, it is called Ingelow House.

Anne Thackeray was a well-established author when, at the age of 40, she married her 23-year-old second cousin, Richmond Ritchie. He had first proposed to her while still at Eton. The age disparity caused concern in both families, and the wedding had a funereal air, according to the groom's sister, until champagne at the reception brought cheer to the occasion. The marriage was a success, however, resulting in the birth of two children. So too was Ritchie's career at the India Office, which eventually led to a knighthood. As for his wife, her range of eminent friends, from her father's generation as well as her own, was truly awe-inspiring, including as it did such literary luminaries as Tennyson, Carlyle, Ruskin, Browning, Swinburne, Hardy and Henry James, and artists such as Burne-Jones, Holman Hunt, Millais and Frederic Leighton. Then there were her childhood playmates, who included the entire family of Charles Dickens.



Anne Thackeray, Lady Ritchie

Two books of reminiscences, published in the 1890s, testified to Anne Thackeray's fascinating network of friends, but it was as a novelist that she was principally known. Seven novels were the sum of her labours, one of the most successful being 'Old Kensington'. This was set in a time well before 'the shabby tide of progress' had swept over the area with the arrival of tube trains and an explosion of house building. It was a time when cabbage fields surrounded

Earl's Court, sheep grazed in Kensington Gore, slums festered behind Kensington Square, and market gardens ran all the way to the Thames at Chelsea. The author's nostalgia for Kensington's vanished past is strongly evident in the book, unsurprising since she spent so much of her early life there. As with other of her novels, 'Old Kensington' was impressionistic in form, a style which later influenced her step-neice, Virginia Woolf, who portrayed her as Mrs Hilberry in 'Night and Day'.

Despite her literary triumphs Anne Thackeray's life was darkened by tragedy on several occasions. Her mother became insane after giving birth to Anne's sister, Minny; her father, William Makepiece Thackeray, died at the comparatively early age of 52; Minny herself married Leslie Stephen, first editor of the Dictionary of National Biography, but died in childbirth. Stephen married a second time, to produce among other children, the future Virginia Woolf. Richmond Ritchie, 17 years younger than his wife, died in 1912 aged 58. She herself lived another seven years, to the age of 82.

To this day a living link with Anne Thackeray remains, in the form of her grand-daughter, Mrs Belinda Norman-Butler, a long-time member of the Kensington Society, now in her mid-nineties and living in St Alban's Grove.

In 1924, less than 30 years after the death of Jean Ingelow, Holland Street became the address of another woman writer, **Radclyffe Hall**. The contrast between the two could hardly have been more profound. Hall, known to her friends as 'John', was an active lesbian fired by a sense of injustice at society's attitude to sexual inversion. Her partner, Una Troubridge, was the wife of an admiral.



Radclyffe Hall
at the beginning of
her literary career

Radclyffe Hall had had two novels published when she bought 37 Holland Street, and there, in 1927, she produced her masterpiece, 'Adam's Breed', a work which won both the Prix Femina and the James Tait Black prize. The following year, her confidence buoyed by success, she settled down to produce 'The Well of Loneliness', a thinly disguised description of the life which she and Una Troubridge shared. It was a work intended to evoke understanding and sympathy towards sexual inverts.

Almost as soon as it appeared the book was attacked, most forcefully by the Sunday Express which was outraged by the 'hideous and loathsome vices' it referred to. Soon the Home Secretary had declared it obscene, so that the publisher, Jonathan Cape, was forced to terminate publication in Britain. However, he then proceeded to fly moulds of the type to Paris, where production began at once, with no hindrance from the law. Unfortunately for him, the Paris publisher unwisely shipped a consignment of copies back to London, rather than posting them to individual purchasers 'under plain cover.' Customs alerted the police, a copy was seized, and Jonathan Cape was arraigned.

The trial which followed, in a packed court, was witnessed by Radclyffe Hall from the solicitors' table. She was dressed, flamboyantly as always, in a leather coat with astrakhan collar, and a large broad-brimmed black hat of the type favoured by South American gauchos. She was not a silent witness, continually interrupting and contradicting the Chief Magistrate of London, until eventually he threatened to evict her.

'The Well of Loneliness' was duly declared an obscene libel, and its destruction ordered. The trial had been sensational, featured in newspapers throughout the English-speaking world and beyond, and the subsequent appeal provoked similar attention. The appeal was swiftly dismissed, however, Radclyffe Hall's one-person campaign had failed and for a few December days in 1928, 37 Holland Street was under seige as journalists from around the world clamoured for interviews and pictures.

For the author, an independently wealthy woman, it was time to move on. Her house was sold and she and her partner meandered around Europe for a time before settling in Sussex. Several more novels were written, to declining acclaim, before she died in London in 1943. She was 63.

If 1928 was a bad year for Radclyffe Hall it was equally so for **Agatha Christie**, since that was when her first marriage ended in divorce. Two years earlier, already a household name, she had mysteriously disappeared, raising a great hue and cry among the Press. After nine days she was discovered at an hotel in Harrogate, having registered there under a false name—that of the woman her husband wished to marry.



Agatha Christie
with daughter, Rosalind, early 1920s

The divorce pronounced, the author proceeded to buy herself a house, in Creswell Place, Kensington. 'It was a delightful house, or so I thought,' she later recorded, 'one of four or five houses in the mews which had been built like old fashioned country cottages.' In fact, at the time of purchase the place was virtually a stable, but a few months work produced an agreeable transformation. Not long after it became habitable it was lent to the eminent archeologist Leonard Woolley and his wife, as a result of

which Mrs Christie was invited to the site in Iraq which Professor Woolley was excavating. The following year she went again, to find present on this occasion the Professor's assistant, Max Mallowen. 'He was a thin, dark young man,' she recalled, 'very quiet—he seldom spoke, but was perceptive of everything that was required of him.'

Mallowen was 24 at the time, Agatha Christie was 40. Within a short time they had decided to marry. The wedding was in Edinburgh, far from the prying eyes of Fleet Street, the author waiting in Skye with the daughter of her first marriage, until her groom arrived in Scotland. The couple parted at the church door after the wedding, she returning to Creswell Place, he to finish work at the British Museum before their honeymoon in Venice a few days later. Not a word reached the Press.

Over the years the author developed a penchant for buying houses, both in London and in the country, those in London seemingly all in Kensington. After Creswell Place she bought both 47 and 48 Campden Street. Like Creswell Place, the two Campden Street houses were never quite satisfactory, so, in due course, 48 Sheffield Terrace was purchased. She had there, for the first time in her life, a workroom of her own, a large double room in which a Steinway grand piano was soon installed alongside her writing table.

There was, however, one early problem with the house, something which could have been an ingredient in one of her crime novels. It was the smell of gas—in the bedroom she and her husband shared. Her husband couldn't smell it, nor her daughter or the servants, but she could—even though, as her husband pointed out, there was no gas laid on. Gas men, builders, plumbers all came and went, floor boards were pulled up and replaced, no trace of gas. But the lady of the house insisted, she could still smell gas. After she had driven husband, daughter, secretary and servants half insane the floor boards were lifted once more, and this time there was discovered a long-forgotten gas pipe, from which gas was quietly seeping. 'I was so conceited about having been proved right that I was unbearable to live with for some time,' she later wrote.

The Sheffield Terrace house was damaged by bombs during the war, and Agatha Christie moved to a Hampstead flat, but she and her husband had already bought a house on the Thames at Wallingford and it was there that they settled once the war was over.

In all she wrote 66 detective novels, several plays, and six novels under a pseudonym. Where each work was produced is impossible to say since she travelled widely, especially in the Middle East, and was capable of writing in all sorts of circumstances. But it is fair to assume that having lived in one part of Kensington or another for 15 years or so, the Royal Borough may claim to have seen the birth of a significant proportion of her total output.

Agatha Christie died in 1976 aged 86. Her husband, knighted in 1968 for archeological achievements, outlived her by just two years.

Next Steps in North Kensington

The fledgling Kensington and Chelsea Partnership, details of which were outlined in last year's *Annual Report*, has £2 million to spend in the next two years to improve conditions in the North Kensington wards of Golborne and St Charles. Drawing on the results of the consultation underpinning the Neighbourhood Renewal Strategy, the Partnership Steering Group has already identified a range of priorities under six headings, and local organisations and community groups have been encouraged to apply for funding for projects covered by those priorities. Celia Rees-Jenkins, the Kensington Society's representative on the Steering Group, outlines below the next steps.

The six headings are 'Environment and Transport'; 'Health and Well-being'; 'Homes and Housing'; 'Learning, Arts and Leisure'; 'Safe Communities', and 'Work and Business.' For 'Environment and Housing', with which I am directly concerned, we are seeking projects designed to tackle the poor condition of parks, public spaces and children's play areas; improve the streetscape; improve public transport links into and across North Kensington and promote greener forms of transport; and support the 'Cleaner Greener' scheme which encourages land-holders to clean and maintain their property.

Applicants for funding are first required to submit an 'expression of interest' explaining how a project fits the priorities, the need for the work, and the benefits it should achieve. Depending on the strength of the case, those applying may then be invited to provide more detailed information for final decision by the Steering Group. In the 'Environment and Transport' category, early signs are that tackling the poor condition of parks and play areas, and improving streetscape and towpaths, are likely to top the list. But there is also continuing interest in commissioning public art and gardening projects.

Meanwhile this year, support is being provided for the production of an anti-graffiti video; a mural in Westbourne Park Road; the commissioning of an arts project in Portobello Road; the addition of lighting in locations where mosaics have been completed;

and improvements to the gardens of a women's refuge. Also, a feasibility study will shortly be underway to investigate what can be done to improve the condition of rail bridges, which would be a major undertaking but would result in much needed improvements to 'gateways' into the north of the Borough.

When many interests are involved it takes time to complete consultation and planning satisfactorily, but hopefully there will soon be something on the ground which will begin to show the results of long and careful preparation.

OBITUARY

The death at 93 of Dr H Stephen Pasmore, MB, BS, FRCGP, occurred in November, 2003. He was the first Chairman of the Kensington Society following its founding in 1953, and was for many years a regular contributor to the Annual Report on matters relating to local history. The following account of his long life is contributed by his daughter, Mrs Anne Willitts.



Stephen Pasmore lived and worked in Edwardes Square, Kensington, as a family doctor from 1943 to 1977. As a G.P, he was keen to educate new doctors in the skills of family practice, and was a founder member of the Royal College of General Practitioners. He also contributed papers to the Balint Society, furthering research into the doctor/patient relationship. He had

an enthusiastic and widespread range of interests both in his professional career and in his private life, somehow finding time to visit second-hand bookshops to hunt for prints and pictures, and to drop in on the occasional art auction in the hope of finding an unrecognised masterpiece. He thought and talked most knowledgeably about art, and gave much support to his artist brother, Victor, throughout his life.

It was his passion for local history which eventually led him to be instrumental in the founding of the Kensington Society, and which supplied the material for his inaugural lecture, 'The History of Kensington', a well-researched and beautifully illustrated talk. He was delighted to have attracted an audience of some 600 people to the event. He continued his research into past inhabitants of Kensington, their environment and their way of life, and wrote particularly about Edwardes Square and Holland House.

On retirement he moved with his wife, Jean, to Ham, Richmond, and continued with his local history research, changing his allegiance to the Richmond History Society, whose journal he

wrote for and edited. He also produced a book about Queen Elizabeth 1 in Richmond. Extending his range of interests he learnt picture mounting and framing, as well as the skills of bookbinding.

He had a very full life, all 93 years of it, lived with great friendship and enjoyed with humour and a wish to share his enthusiasms with others.

The Society also records with regret the deaths in the past year of the following members: Lady Ogden, widow of Sir Michael Ogden, QC; Sir David Barron; Mr D G Corble; and Dr A G Dornhorst.

Reports from Local Societies

Campden Hill Residents Association

Residential developments--nearing completion, in progress, being planned—continue to affect a significant chunk of the Campden Hill area, and residents in the whole area. Wycombe Square, the bitterly-disputed successor to the Thames Water reservoirs off Aubrey Walk, should be completed over the coming months. Sales of its multi-million pound residences are said to be slow, contrasting with the refurbished and converted Queen Elizabeth College, also nearing completion, where the opposite apparently applies. The John Atkins Building in Campden Hill has been demolished, with no signs yet of the construction of its approved successor complex. Nor have we yet seen designs for the new Holland Park School, or for the land the school plans to sell to finance its own reconstruction. The particular risk here is damage to the amenity value of neighbouring Holland Park.

On the margin of the area, the future of the Commonwealth Institute is a matter of concern to residents. More positively, the Holland Park opera season continues to impress and delight professional critics and audiences alike.

The Association maintains good relations with the Principal of Holland Park School and his senior team. Mary Spain, a committee member, is a school governor. She has helped to introduce a 'reader partner' scheme, where Association members help students with reading difficulties. We are also funding a scheme to help students with travel costs to university open days.

The association held a successful garden party on a golden evening in July—St Swithin's Day, as it happens: for the first time the party was in the communal gardens of Campden Hill Square. Our AGM in May was addressed by Inspector Maurice Kiddle, Sector Inspector for the area, who introduced two of the new police support officers. We all hope their influence and visibility on the streets will deter opportunistic law-breaking and not least, in particular, the rampant abuse of pavements by cyclists.

Two stalwart members of the Committee—Bob Alford, Hon Treasurer, and George Law, who was responsible for planning issues—have sadly resigned. David White now looks after our

finances, and Peter Hickman is a member of a small group looking after planning.

Malcom Johnstone
Chairman

Campden Street Preservation Society

As I look down Campden Street from the Campden Hill Road end I feel that the whole lovely street is 'For Sale' or 'To Let'. Builders are permanently here, and the small terraced houses sell for astronomic sums. I remember, wryly, the Irish builder who was working on one of these properties. He said 'They are all rubbish. They ought to knock the whole lot down.' However, we owners love them, and some of the old guard have lived here for 50 years.

Just before Christmas, 2002, a planning application appeared for one of the terraced houses. The developer wanted to build another storey, change the windows and build a vulgar canopy over the front door. Luckily vigilant neighbours and I wrote at once to the Planning Department. The plans were refused and the roof line of the terrace has not been violated, nor have the windows been changed.

I try to persuade owners to repair and paint the front of their houses, particularly when I notice the danger of falling masonry. I am most grateful to a new owner who, at my request, removed a large, ugly iron rubbish container and replaced it with a small tree in a suitable pot.

The antique china, silver and interior decorating shops at the bottom of Campden Street continue to give us all great visual pleasure and pride. And the Churchill Arms pub goes from strength to strength, with the landlord winning numerous prizes for his floral displays.

Evelyn Ellison
Chairman

Cornwall Gardens Residents Association

The year was remarkable in terms of activity and achievement. First, the committee installed new officers: Ted Wynne took over as Chairman, Miss Tamara Cartwright-Loebl became Secretary, and Shelley Charik moved in as Treasurer. Celia Rees-Jenkins, OBE, a member of the Kensington Society's Executive Committee, also joined our Committee and, at the Chairman's suggestion, all Committee members joined the Society individually, so as to form multiple ties with that body.

The new officers launched a membership drive which succeeded in vastly increasing our total numbers and, simultaneously, the Committee conducted successful opposition to a change of use application, from residential to commercial, for a building in the Gardens.

As part of the membership drive a unique link was formed with the Friends of Imperial College, which helps to open the facilities and activities of the College to our members. The Committee also directed attention to the immediate environment by organising recycling programmes, a general clean-up in public areas, and a four-party 'Rubbish Patrol' regularly on the look-out for refuse placed on pavements on the wrong days or times. The year was also marked by a very successful Summer Party in the Gardens, which attracted over 200 guests and raised a healthy sum for the 'fighting fund' established to oppose undesirable development. We plan to hold a Christmas Party—a new initiative—and are busy planning for an equally eventful and rewarding 2004.

Theodore Bates Wynne
Chairman

Earls Court Gardens & Morton Mews Residents Association

We have had a fairly quiet year, which is no doubt a good sign. The major planning proposal to convert the Albany Hotel in Barkston Gardens and extend it into a block of low-quality flats was given permission to go ahead, but has not, in the event, done so. We do not know why these plans are on hold, although no doubt money is something to do with it, but are anyway pleased that for the time being our gardens, to say nothing of our privacy, are safeguarded. We are, however, still left with the problem of the Albany Hotel, which is being run as a low-cost, high density hostel for students and travellers.

We have renewed our Neighbourhood Watch Scheme, which has been a great success and has allowed us to get to know our two new police officers. I would recommend this to other residents associations since the police were able to give us the latest and most up-to-date advice on how to protect our property.

And finally, we have decided to support the Council in its objection to splitting the borough in the event of an extension of the Congestion Charge zone. Most people take the view that any zone should encompass as much of the borough as possible. Since this

extension appears inevitable, we hope to see benefits for us residents, especially a reduction in congestion and pollution.

Carolyn Butler
Hon Secretary

Kensington Court Residents Association

- [1] Recent months have brought a mixture of old and new problems. It is, for example, a constant battle to keep the streets clear of mess and rubbish. Rowdies continue to pass through our area on emerging from night-spots on the High Street. One of these places [Cuba] succeeded in getting a Sunday extension to midnight, despite our objections. Too many street drinkers congregate outside the Builders Arms pub, especially in warm weather. We continue to monitor tree-felling and pruning applications, as many of our local trees are large and elderly, and we need all the greenery there is.
- [2] We have also been working with Councillor Fiona Buxton to tidy up the tables/chairs put out by the three restaurants/cafes in the passageway leading from the Court to the High Street. We welcome her involvement. The passage was getting obstructed, and outside diners can cause noise nuisance to immediate residential neighbours.
- [3] After long delays the new development east and south of the Natwest Bank building has begun. Unfortunately it does not cover the whole block [less the bank itself] as originally planned. And the disruption to mansion blocks overlooking the site has been bad. We needed a really good piece of architecture at the beginning of the High Street to replace the shabby old buildings, so we shall see...
- [4] A new threat arose in the autumn—T-Mobile's application to erect two aerials atop Richmond College. It is hard to imagine a worse site, near schools and surrounded by residential properties. Many residents in the area joined us in protesting against this potential threat to health, especially of the young. Happily our protests were successful, the college has changed its mind, there will be no aerials.
- [5] We have been asked to opine on several major issues affecting our area amongst others. For example, the proposed extension of the congestion charge zone to cover the Royal Borough, or most of it. Also the transfer of responsibility for liquor and

entertainment licensing from the magistrates courts to the Council—fine in theory, but in practice? City Hall also invited views on environment problems and we commented, particularly on street cleanliness and litter.

- [6] Community support officers, looking rather like policemen or policewomen, are now on the streets in the Royal Borough, but have made little impact in our area. We are enjoined to get to know them and see in what ways they can help us.
- [7] Finally, the Association badly needs more members. Numbers do count. At the hearing on Cuba [para 1 above] the Chairman of the Council's Licensing Panel commented on the absence of objectors from the flats on the north side of the Court, which back on to the clubs/restaurants where Cuba is situated. The point also came up in connection with the passageway [para 2 above] where the restaurant representatives complained that they did not know about our Association. Ideally we need at least one active member in each Mansion block who would distribute literature occasionally and alert other residents to threats which need to be resisted. Any volunteers? So more members, please, and more building representatives, to add to our weight and usefulness to members.

Sir Ronald Arculus
Chairman

Norland Conservation Society

Success breeds its own problems...

Over the past 34 years we have developed a loyal membership and a hard-working committee; we have worked closely with the Council on a wide variety of policies covering Planning, Traffic and Street Scene. As a result, Norland is now a charming, relatively tranquil, self-contained enclave, with excellent communications with the City, which is much sought-after by families young and old.

So has the Society worked itself out of a job? The absence of pressing issues to get people worked up, and galvanise local concern, sometimes seems to make it difficult to recruit new members and retain existing ones. The ever-faster pace of working life for young and middle-aged families means they have little or no time to devote to a Society whose role might seem to have been played out.

But how they come screaming for support and help when a pressing issue does come up—as we have seen just recently with a plan to put up a 3G mobile telephone mast in the church tower of St James's, Norland. And, of course, it is just these kinds of big issues that we are there for—not just to protest, be negative and refuse, but help to ensure that rational, soundly-based policies are developed for dealing with them. Into the bargain, of course, there are 'run-of-the-mill' planning applications—82 this year—where we have to remain vigilant and make sure existing policies are applied and enforced.

And we have to have positive ideas for enhancement: we are currently working on proposals to slow down traffic in Queensdale Road by making the junction of Queensdale Road and Addison Avenue a more significant feature.

Through all our activities we realise the need to communicate more and more, to ensure people continue to appreciate the importance of the Society to the Conservation Area, and to continually renew our membership. To this end we are currently reappraising our purpose and activities, to make sure we continue to enjoy the support that gives us credibility and strength.

Clive Wilson
Acting Chairman

Onslow Neighbourhood Association

This seems to have been a busy year. The main concern has been the proposal for the redevelopment of South Kensington Station. This scheme has been prepared by the developers, Stanhope, with their architects Terry Farrell and Partners, and at the time of writing is in application at the Royal Borough Planning Department. We are indebted to Stanhope for their continued liaison with the local amenity societies, and their architects, who not only gave a detailed presentation at our March AGM, but have had regular discussions with our representatives.

The proposals for the improvements at the underground station and the adjoining bus interchange have been generally welcomed, but there is concern at the bulk of the proposed superstructure, particularly the office tower. In particular those residents living close to the site are worried not only by the scale of the proposals but also the disruption which would be caused during construction, particularly the small hours night work necessitated to take place when underground trains are not running.

We are pleased to report that the application for the provision of large-scale roof lights over the nave of St Paul's Church, opposed by the Association, has been refused by the Council.

Our Annual June Garden Party, once again held in the west garden of Onslow Square, by permission of the Wellcome Trust, was one of our most successful ever, once again blessed by good weather, and with another record turn-out. We were delighted to welcome our Deputy Mayor, Cllr Mushtaq Lasharie, and a brief visit from our MP, Michael Portillo, now sadly, planning to retire at the end of this parliamentary session.

Hugh Brady
Chairman

Victoria Road Area Residents Association

After the excitement of our succesful party in June 2002 to celebrate the Queen's Golden Jubilee, this year has seemed rather quiet and, perhaps, dull. Yet the Association has had problems to face, and has needed to remain vigilant

Mobile phone antennae are still causing us anxiety. Our objections to the proliferation of antennae on the roofs of the hotels in De Vere Gardens were never really dealt with, because the applicant withdrew before coming to a hearing. We are now having a similar battle over proposed antennae at Atlantic House, St Alban's Grove, part of Richmond, the Americam International University in London. The outcome of the battle so far as planning is concerned is uncertain, but we hope that the University authorities will think again about allowing their premises to be used in this way. [Stop Press: I have now learned that they have thought again--there will be no antennae]

There have not been many applications for serious development in our area this year but we have been concerned that people who purchase properties here embark on substantial development without giving due consideration to the interests of their neighbours. We have now issued a letter of advice on good practice.

More mundane matters still exercise us. I mentioned dog fouling last year—we still wish the Council would make it an offence for dogs to foul our streets [not just pavements]. I am told this is the case in all adjoining boroughs.

Traffic problems continue, with many of us particularly concerned about cyclists. Many of them appear to take no notice of one-way systems, ride on the pavement whenever they want, and cause, we believe, as many injuries to pedestrians as do cars.

On the Congestion Charge, we would prefer to be out of it until we have more experience of how it works in its existing area—or until, perhaps, we have a new Mayor!

We go into the New Year with our Treasurer [Robert Cottam] and our Secretary [Maggie Lersten] retiring, and we are grateful to both of them for all their hard work over many years. Their successors, Colin Angwin and Kathryn Wickham, are very much of the modern computerised age, which I know will be good for us all. It will leave as Chairman, somewhat isolated me, who has not progressed beyond a mobile and an ansaphone.

Peter Dixon
Chairman

KENSINGTON SOCIETY BOOKING FORM

Date	No.	Name of Event	Fee payable
Total £			

1. Please enter your bookings in date order.
2. When you have completed the booking form make out a cheque payable to "The Kensington Society" (crossed "Account Payee only" if not already printed on cheque), and sign it - but do not fill in an amount. However, to protect yourself, write at the bottom of the cheque 'Amount not to exceed £ ' (amount shown in total).
3. Forward booking form, cheque and a stamped addressed envelope to **Mrs Dianne Gabitass, 37 Kensington Place, W8 7PR**. The booking form will be processed and any events not available marked on it. Your cheque will then be completed and banked, and your booking form returned to you in your S.A.E.

YOUR NAME
(block letters please)

ADDRESS
.....

Telephone number

Please add any suggestions for future visits

EVENTS 2004

Thursday, 1 April 2004 **Apsley House, Hyde Park Corner**
Apsley House was designed and built for the first Duke of Wellington by Robert Adam. We will be given a guided tour lasting an hour and a quarter.

Meet at 10.50 am **£7.50 per person**

Thursday 6 May 2004 **No 14 Crooms Hill**
Greenwich SE10 8ER

By kind permission of Mrs Ann Broadbent we are invited for a visit and tea with homemade bread, cakes and biscuits at her Georgian home of the western side of Greenwich Park. Those who wish to can also visit the Fan Museum, housed next door to No 14 Crooms Hill. You can travel to Greenwich by boat or by the Docklands Light Railway [from Bank Station on the Central Line] alighting at Cutty Sark. Mrs Broadbent's home is a short walk away.

Arrive at 2.30 pm **£5.00 per person**

Wednesday, 3 June 2004 **Penshurst Place, Kent**
All Saints Church

Penshurst Place is a perfectly preserved example of a defended manor house, and has been the ancestral home of the Sidney family since 1552. The extensive gardens are among the oldest in private ownership, with records dating back to 1346. Situated in the rural Weald of Kent, the house and gardens will be at their best in early June.

Meet at 9.30 am outside **£24 per person**
15 Kensington Square [covers coach transport only]

Constitution of The Kensington Society

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

The function of the Council shall be to support the Executive Committee in any matters relevant to the objects of the Society.

9. GENERAL MEETINGS.

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

10. ELECTION OF OFFICERS AND MEMBERS OF THE EXECUTIVE COMMITTEE.

- (a) The election of Officers of the Society (other than the Chairman and Vice-Chairman of the Executive Committee) and of members of the Executive Committee shall be effected by resolution of the Members of the Society at the Annual General Meeting, and the election of the Chairman and Vice-Chairman of the Executive Committee shall be effected by resolution of the Executive Committee at its first meeting after the Annual General Meeting.
- (b) Subject to paragraphs (c) and (d) below, any Ordinary Member shall be eligible for election as an Officer of the Society or as a member of the Executive Committee.
- (c) Candidates for such election, other than those standing for re-election under paragraph (e) below, must be supported by nominations signed by two other Members, which nominations must

reach the Hon. Secretary not less than fourteen days before the Annual General Meeting.

- (d) In the case of election as an Officer, the candidates must also be approved by the Executive Committee, which approval may be conferred either before the Annual General Meeting or at the first meeting of the Executive Committee thereafter. If such approval be withheld the office in question may be filled by the Executive Committee for the current year.
 - (e) Unless curtailed by death or resignation or under paragraph (i) below, the tenure of office of the persons elected shall be -
 - (i) in the case of the President, until the third Annual General Meeting after his election;
 - (ii) in the cases of the Vice-President(s), the Hon. Secretary and the Hon. Treasurer, indefinite;
 - (iii) in all other cases, until the next Annual General Meeting after their election;but in cases (i) and (iii) those vacating office shall be eligible for re-election.
 - (f) The tenure of office of any Officer of the Society other than President may be terminated at any time by resolution of the Executive Committee.
11. ALTERATION OF THE RULES. No rule shall be altered or revoked except by a resolution of the members in General Meeting passed by a majority consisting of not less than two-thirds of the members present and voting.
12. DISSOLUTION OF THE SOCIETY. The Society shall not be dissolved unless a majority of two-thirds of the subscribing members signify their approval of such a course by means of a ballot taken after receipt by the said members of a statement by the Executive Committee, whom failing by not less than ten Ordinary Members or the President of the Society, setting forth a summary of the arguments for and against such a course and their or his views thereon.
13. SURPLUS ASSETS. In the event of such dissolution the surplus funds (if any) of the Society may be transferred to such one or more charitable bodies, having objects similar to or reasonably consistent with those of the Society, as may be chosen by the Executive Committee and approved by the Charity Commissioners for England and Wales.

MEMBERSHIP

I wish to become a member of The Kensington Society

I enclose the sum of £ for my annual subscription

Name: (Mr/Mrs/Miss/Title)

Address

Signature Date

Corporate Membership: £25 *Annual Subscription: £10*

Affiliated Societies: £10

Annual Subscription will simplify the collection of their subscriptions if they will fill in the Banker's order

Cheques must be made payable to: "The Kensington Society"

TO BANK
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Please immediately pay Barclays Bank PLC, Kensington (20-47-34) to the credit of The Kensington Society (70519138) my subscription of £ and continue the same on January 1st until further notice.

Please Return to:
The Membership Secretary, The Kensington Society
c/o 2 Campden Hill Court, Observatory Gardens, London W8 7HX
(Tel: 020 7937 2750)

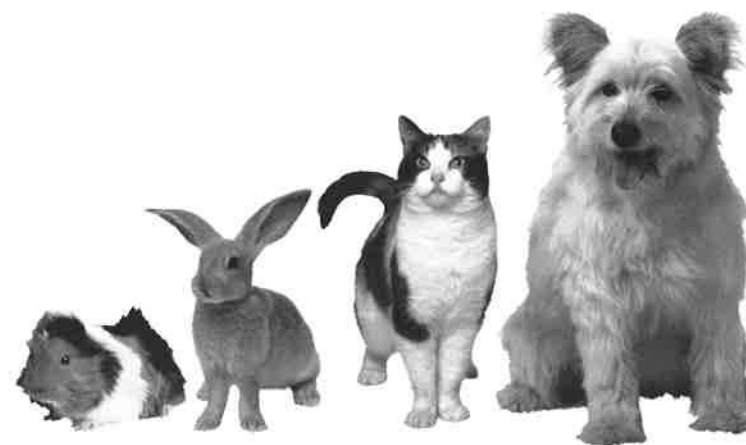
Statement of assets and liabilities at 31 December, 2003.

	Princess Alice Fund	General Core Fund	2003 total	2002 total
Monetary assets				
	£	£	£	£
High Interest Deposit A/C	0.00	2.31	2.31	16,779.03
National Savings A/C	0.00	0.00	0.00	8,869.79
Current A/C General Core Fund	0.00	3,874.69	3,874.69	(55.10)
CAF Cash Account	2,370.41	40,966.39	43,336.80	0.00
	2,370.41	44,843.39	47,213.80	25,593.72

THE BLUE CROSS *Britain's pet charity*

The Blue Cross rehomes thousands of animals each year and provides veterinary care for the pets of people who cannot afford private vets fees.

We rely entirely on donations to continue our vital work. We are grateful to the Kensington Society and especially the support and generosity of the late Mrs Gay Christiansen.



For more information on our work please contact:

**The Blue Cross Head Office, Shilton Road,
Burford, Oxon. OX18 4PF**

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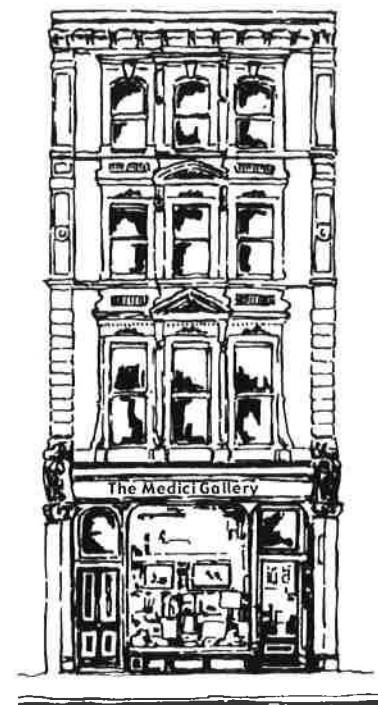
Norman R Smith
President

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