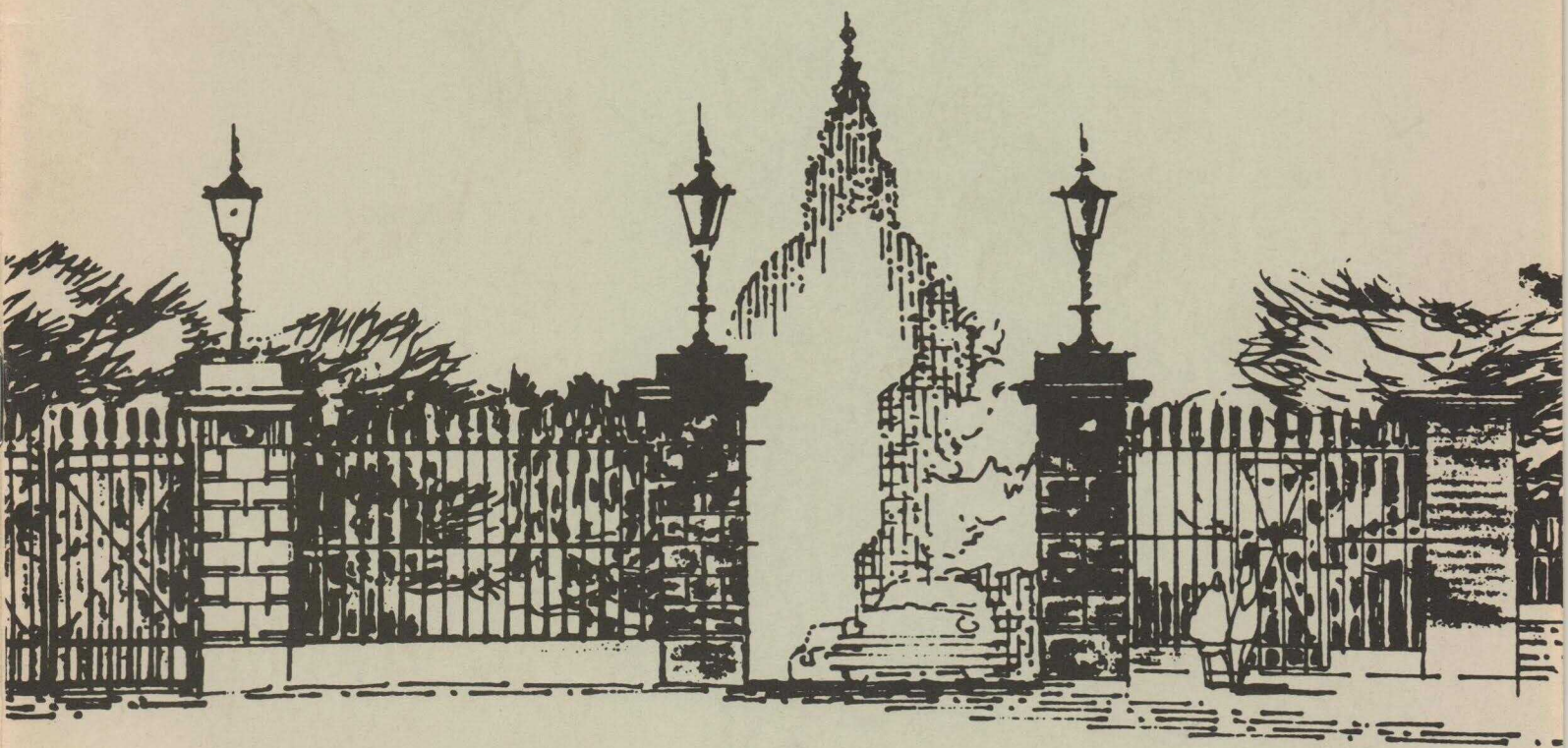


THE KNIGHTSBRIDGE ASSOCIATION

ANNUAL REPORT
December 1984



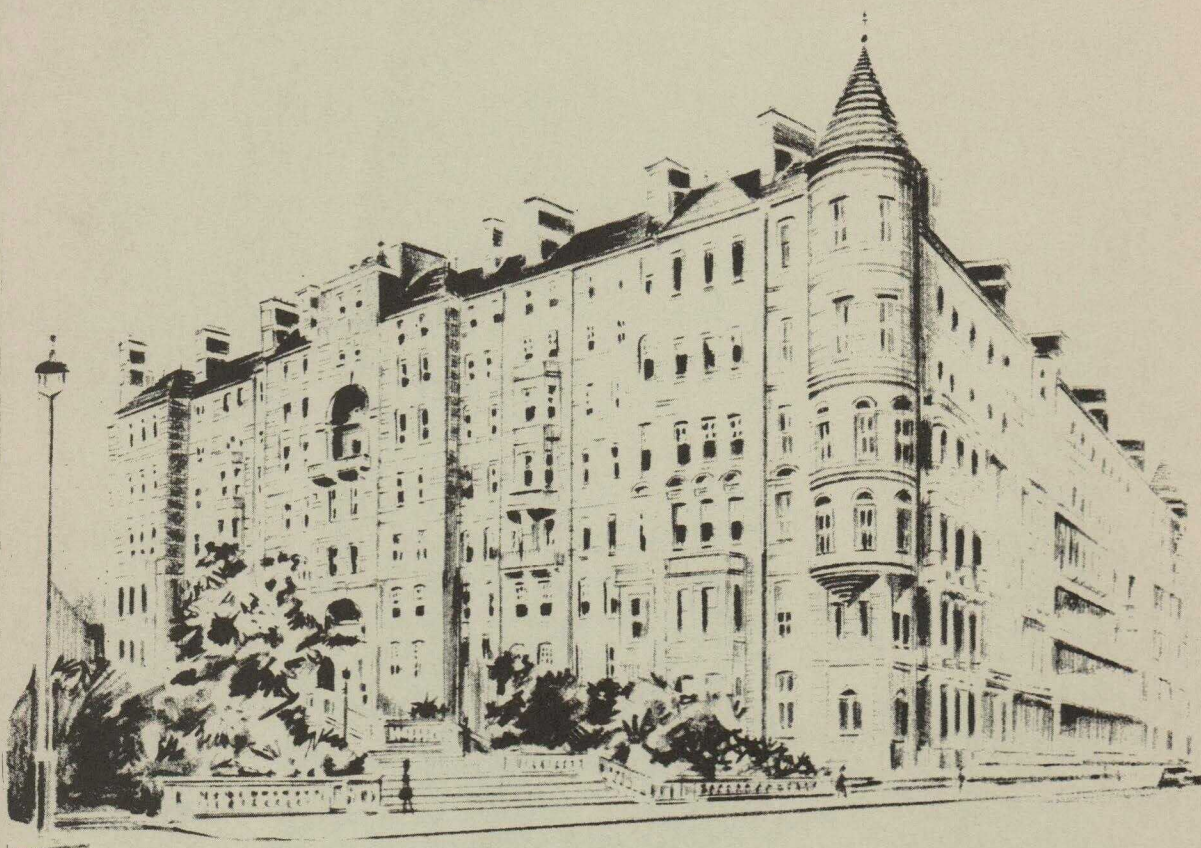
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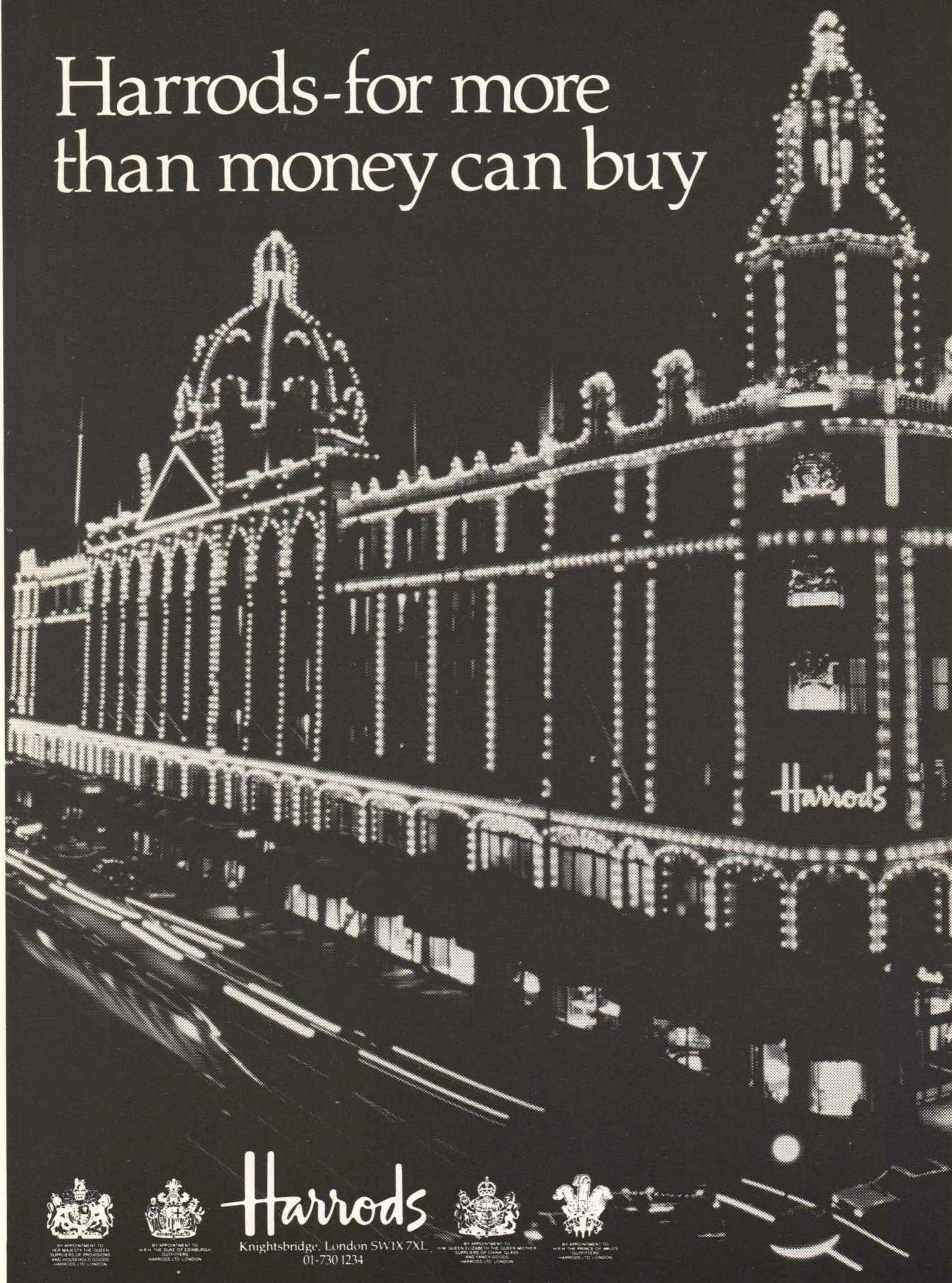
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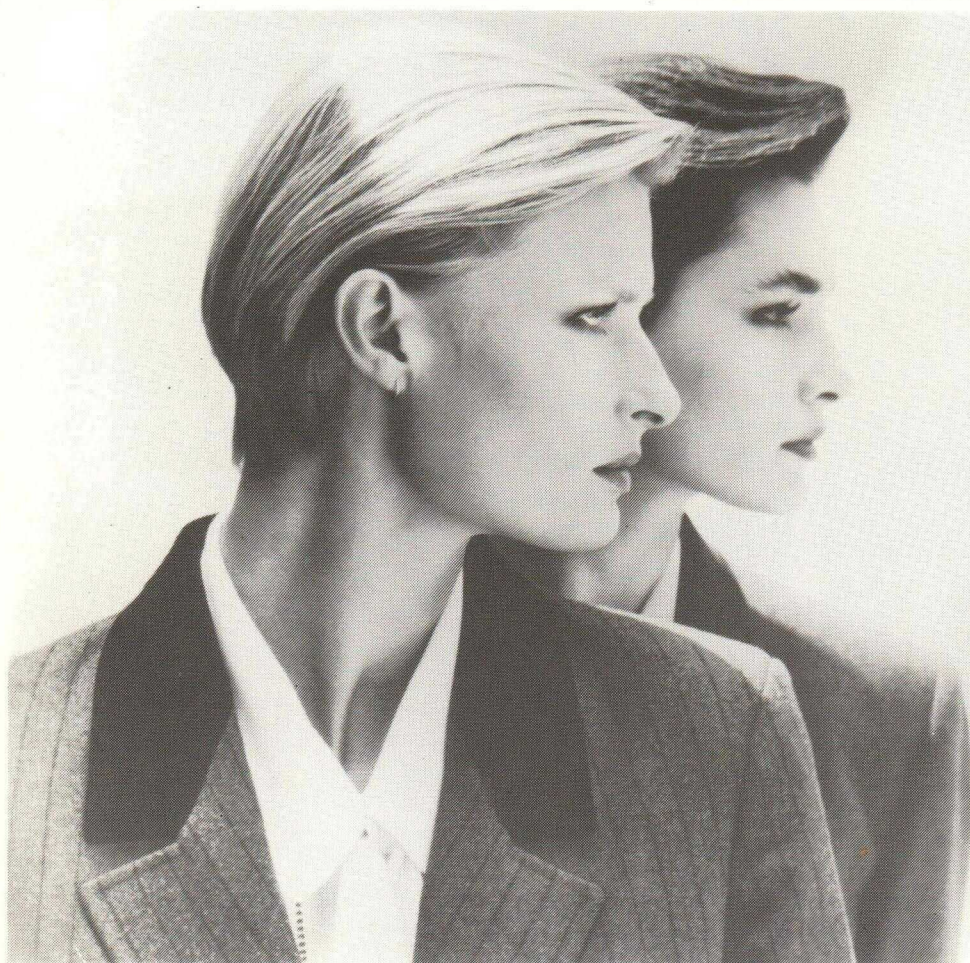


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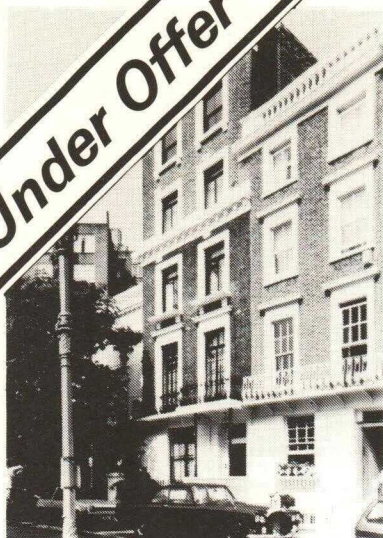


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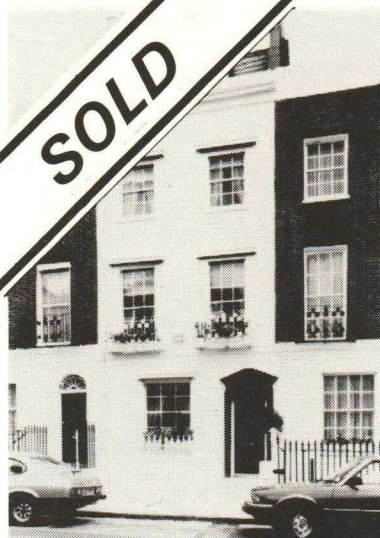
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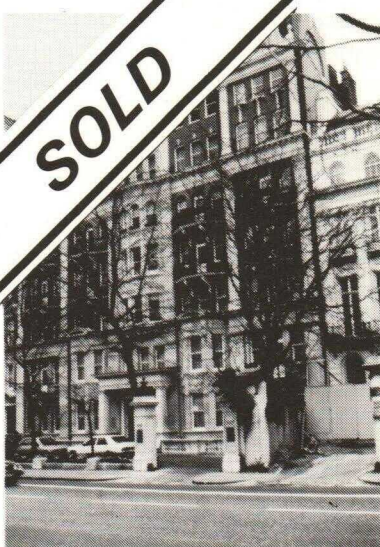
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CHAIRMAN'S REPORT

Each year, as the Knightsbridge Association continues its regular, laborious, yet vital work for the protection of the environment, it becomes increasingly difficult to produce a Report which differs in any marked degree from its predecessor. Inevitably it must chronicle an unceasing battle to maintain the integrity and ambiance of Knightsbridge for those who live and work in this most pleasant area of London. This is again the story of the last twelve months, another busy year for the Knightsbridge Association and the dedicated men and women who work so hard in the service of the community.

The work of the Association continues to be performed by specialist Committees under their hardworking Chairmen. Local representation is maintained through Area Chairmen: Dr. Stanley Steel in the Trevors, Joyce Goodman in the Montpeliers, Richard Robinson in the Rutlands, Frances Rice in the Ennismores, Sarah Wills in Princes Gate and Raymond Henley in Queensgate/Kensington Gore.

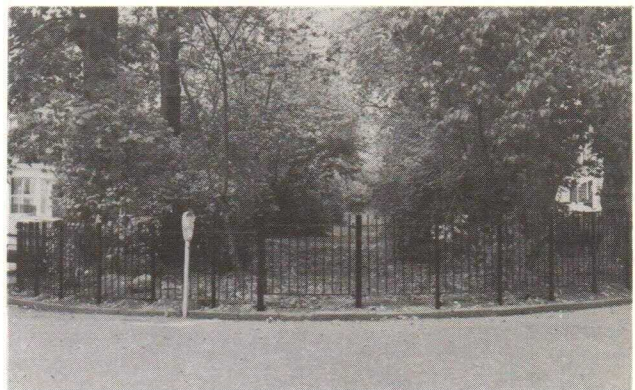
The main Committee harnesses the resources of the Association in support of any area or Committee which is confronted by special problems.

THE ENVIRONMENT

It would be agreeable to be able to report that the Environment Committee had had an easier year after the heavy work-load of the previous twelve months. The sharp rise in property prices, and thus, the profit to be gained from development, allied with pressure on public funds for maintenance, has meant a full agenda for every meeting of this, the Association's most important Committee. In addition there has been an increase in site visits and contact with Local Authorities. All this work has fallen on the shoulders of the Committee's Chairman, Richard Robinson, his deputy, Raymond Henley, our two distinguished Architects, Michael Wright and Jeremy Mackay-Lewis, and the other dedicated members of the Committee.

In last year's Report we drew attention to 1-7 Rutland Gate, the imposing building at the East entrance to the square which the Knightsbridge Association had been instrumental in helping to save from demolition some years previously. This building has been sympathetically restored and converted into flats by an Italian building company. We now understand that these new homes have all been sold in a very short time which is an object lesson on how sympathetic and appropriate restoration can be commercially viable and equally as profitable as complete destruction and redevelopment.

At the opposite entrance to the square, 2-8a Rutland Gate, a successful scheme has been put forward to compliment in design terms the corner building on the opposite side. It will be executed in stone and is a modern interpretation of the early Victorian building opposite. We hope that this new building when it is completed will much improve a site which has waited so long for sympathetic development.



Upper Gardens, Rutland Gate.

It is heartening to record that this year some progress has been made with regard to the restoration of Upper Gardens in Rutland Gate. For years the Gardens deteriorated and the Association has worked closely with Westminster City Council to try and bring about an improvement to the area even if it meant the use of the Council's powers in this



Building on the roof in Rutland Street.

private garden. This effort has now been effective and during these past few weeks railings have been erected which have transformed the appearance of the square, and plans are afoot to vest the maintenance of the garden into the hands of the local residents.

Unspoiled west side of Trevor Square.



In a major property transaction in Knightsbridge, the ownership of the freehold of the whole of Trevor Square has changed. Since this has happened there have been a great many applications to increase the size of houses in this lovely square, where particularly the West side is unspoilt and a perfect example of its architectural style. There is also a worrying trend to extend the houses at roof level and at the rear and a great deal of care must be taken to make sure that additions which are unsuitable for these houses do not damage the street scene and detract from the intrinsic charm of the area.

After the almost continuous demolition which has taken place in Cheval Place for many years, it might be thought that the long-suffering residents would at last have some respite from the bulldozer and the crane; unhappily an application was made to demolish 2-10 Cheval Place on the corner of Relton Mews and has been strenuously opposed by local residents with the support of the Knightsbridge Association. It is strongly contended that the existing buildings are pleasant in scale and design and compliment the recently renovated Relton Mews houses, whilst any increase in the density of that small street and an exacerbation of the traffic problem would be disastrous. This misconceived application has been rejected by Westminster City Council, but the would be developers have appealed to the Department of the Environment and we trust that Westminster City Council's rejection of the application will be upheld.

We are happy to report that the threat to one of the best known mansion blocks in London, Albert Court, has now receded. The proposal to add one further storey to the Listed Building, which was opposed by the occupants with the support of the Knightsbridge Association has now finally been withdrawn. In this connection, we are pleased to learn of a Private Member's Bill which Sir Brandon Rhys Williams M.P. is to introduce which would limit the right of developers to obtain compensation for the refusal to allow building on the roofs of certain buildings where this would have destroyed their integrity and changed the skyline dramatically.

There have been a number of unauthorised works during the year where planning laws have been flouted. Chief amongst these have been the unauthorised demolition of 6-8 Montpelier Street, the addition to Box Cottage in Rutland Mews West, and the completion of works to 7-9 Montpelier Street where the completed design is at variance with the plan originally submitted to the Council and where permission was subsequently refused. The Association is in communication with both Councils on these matters and awaits their outcome.

The Royal College of Art has now revealed its plans for the redevelopment of its site to concentrate more of its activities in and around the Darwin building. The first phase consists of building over the internal courtyard and the redevelopment of the houses in Jay Mews which are owned by the College.

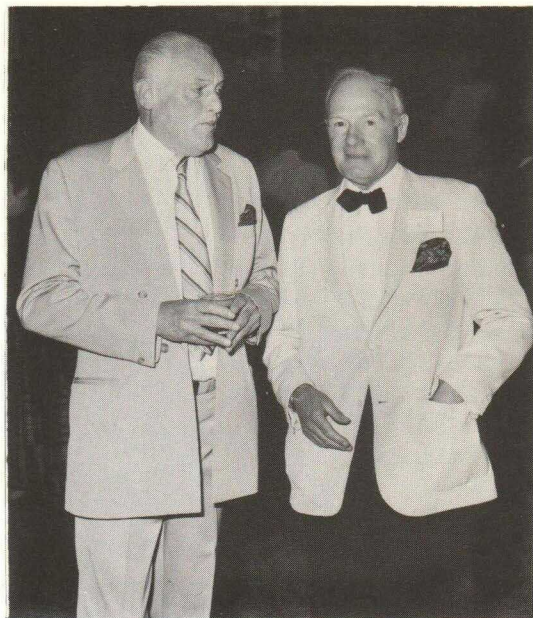


Addition to Box Cottage.

The Environment Committee was delighted to see the proposal by the Royal College of Music for the erection of a new Opera House. Enthusiastic approval has been given to the project which it is hoped will be completed by Summer 1986 with funds from the recently launched £1 million Appeal. In this connection the Association is happy to print a notice from the College in this issue of the Report.

GARDEN PARTY FOR ENNISMORE GARDENS RAILINGS APPEAL

Pictures by
Barry Swaebe



Chairman of EGRA committee Terence Digby-Seymour (right) and committee member Charles Gray.



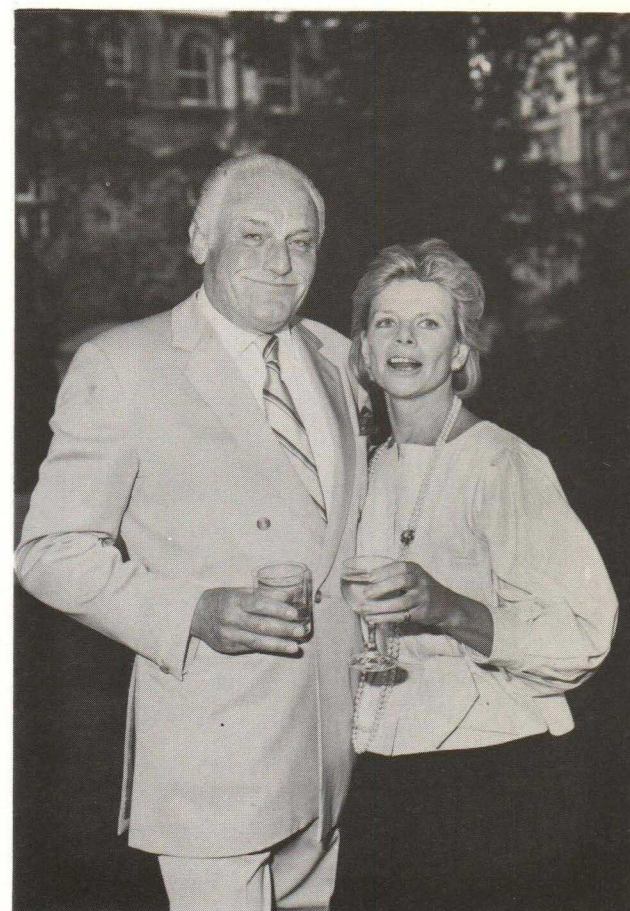
Tony Shead, Lady Kathryn Brudenell-Bruce and the Marquess of Ailesbury.



Hugh Millais, Anne Sheffield, Sam Katruda Q.C.



Roy Anderson, Ava Gardner, patron of EGRA, and John Yardley.



Charles Gray and Jill Bennett who drew the lucky numbers in the raffle.

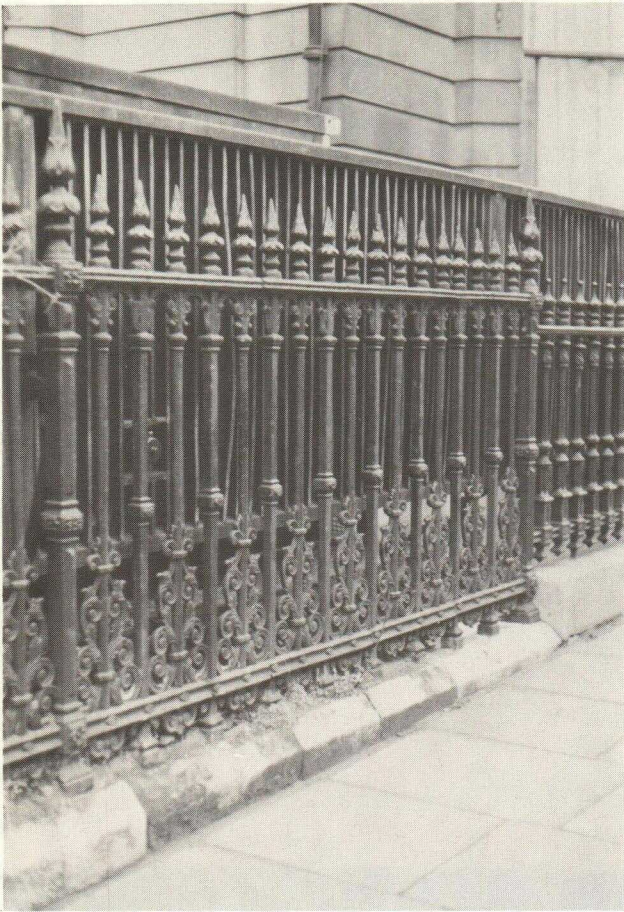


Charles Harding, Mrs. Plunket and the Hon. Shaun Plunket.



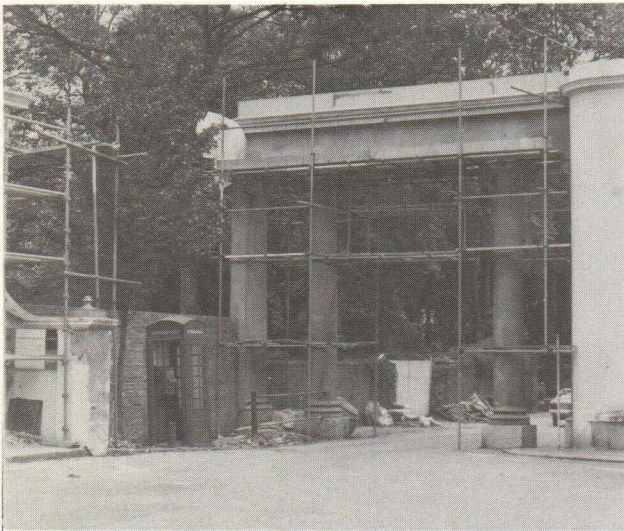
Alex de Gelsey and William Mostyn-Owen.

HERITAGE



To compliment its work in protecting the environment, the Knightsbridge Association is keen to restore and add to the amenities of the neighbourhood. In last year's review we reported the results of the appeal to repair the arch at the entrance to Ennismore Gardens Mews. We are glad to report that enough money has now been collected, both by private subscription through the Association and a grant from Kensington & Chelsea Council for the work to proceed and we are happy to say it is currently taking place.

During the year an initiative was launched by local residents in Ennismore Gardens who formed a Committee under the title of EGRA to restore the railings round Ennismore Gardens which had been removed during the War. This is the culmination of a long-standing desire on the part of many people in the neighbourhood, and the Committee under the Chairmanship of Terence Digby-Seymour, and with John Wallis, who has campaigned for this imaginative idea for so long, as Honorary Secretary, and supported by an enthusiastic Committee amongst whom were Charles Gray, Ava Gardner, Kai Leslie, Donald Munson, launched an appeal for £28,000. The Association was very happy to be amongst the first subscribers to the Fund and a gate bearing the name of the Knightsbridge Association will shortly be erected as a first stage of the restoration.



Next year sees the 400th anniversary of an Act for the Good Government of the City and Borough of Westminster, and this is being widely celebrated in 1985 under the auspices of the Westminster Quatercentenary Celebrations Committee. The Association wishes to play its part with other areas of the City of Westminster and we have suggested to the authorities that it would be fitting to restore the old lamps which decorated the pillars along Knightsbridge facing Hyde Park, and the matter has been taken up with Westminster City Council.

The Arch in process of restoration.

NEIGHBOURHOOD WATCH

As a result of the initiative taken at last years Annual General Meeting, when members of the Association were addressed by senior police officers, two Neighbourhood Watch Groups have been set up in the area,

one in Ennismore Gardens and one in Jay Mews. It cannot be emphasised too strongly that these Groups exist for the benefit of local residents in order to protect their homes at a time of increasing crime. The

police are most anxious to help any residents who desire to form a Group in their area and they are willing to attend and address meetings, however small, even if they consist of only a few people. They are also willing to

give advice on the marking of portable property and motor cars to render theft the more difficult. Any further information or advice can be obtained from the Association.

TRAFFIC AND PARKING

The Traffic and Parking Committee has pursued several subjects under its vigorous Chairman, Richard Davie, and in particular these have included the clamping of diplomatic cars, parking abuses and the non-collection of meter revenue. It is reckoned by the Committee that the non-collection of meter revenue is costing Westminster City Council at least £750,000 per annum and at a time when services are being cut through

lack of money this is a serious matter. The Committee consider that the policy of clamping cars which are wrongly parked in residential areas has considerably eased pressure on the specially reserved residents positions, but it is anxious to see a resumption of clamping upon certain diplomatic vehicles which are obstructing the highway.

LOCAL AND OTHER AUTHORITIES

The Association regularly expresses its appreciation to those officers and Committees in Local Government with whom it has had dealings during the year. Most of our area lies within the borders of Westminster and we are recognised as a consultative body on planning matters by Westminster City Council which forwards all planning applications to our Environment Committee. We have had, as usual, a productive relationship with the Planning

Councillor C. A. Prendergast C.B.E.



Department and the Cleansing Department amongst others, and we would like to express our thanks for the help and courtesy of their officers.

We would also like to express our thanks to our two Westminster Councillors, Mr. Anthony Prendergast, CBE, and Mr. Arthur Johnston.

This year marks the 25th anniversary of Mr. Prendergast's election to Westminster City Council and in sending our congratulations we would like to express our grateful thanks to him, not only for his work on behalf of Knightsbridge, but for his distinguished record of work for the City of Westminster and his contribution to its welfare.

Part of our area also extends into the Royal Borough of Kensington and Chelsea, and we would also like to extend similar thanks to the officers of this Council for their assistance during the year, and our appreciation to our two Councillors Mrs. Fitzwilliams and Mr. Charles Pender.

The fact that the border between the two authorities very often runs down the middle of major streets sometimes results in two different approaches in Planning, Cleansing and Administration. This can often act to the detriment of the area as a whole and the Association is anxious to encourage closer liaison between the two authorities.

A degree of our work is concerned with central government and its various Ministries and here our Member of Parliament, Peter Brooke, has as always been of the greatest help.

SOCIAL AND EVENTS



The Mayor of the Royal Borough of Kensington and Chelsea, Mrs. Iain Hanham, addressing the Association's A.G.M.



Pat Mitford and Libby Gillett.

Owing to pressure of work, especially with environmental matters, the Association has not held any large events during the year. It is hoped that this will change in the near future and we are still anxious to have the help of any members of the Association who would like to assist in their organisation.

Mention has already been made of the Ennismore Gardens Railings Appeal which was launched during the year, and in June this energetic Committee held a Garden Party in Ennismore Gardens. This is the first time that a party has been allowed in these beautiful gardens by the Ennismore Gardens Committee, and there is no doubt that it was a great social as well as financial success. Over 900 guests attended the event and had a delightful evening which resulted, together with the money raised from the original launch, in raising half the amount needed for the restoration of the railings. This was so well organised that local residents are looking forward to the next event which EGRA hope to hold in their endeavours to raise the outstanding amount.

LITTER AND GARBAGE

After a period of considerable improvement in street cleanliness in the area, the Litter Committee which owes its success to the hard work and dedication of its Chairman Frances Rice, has come up against new and aggravating problems as conditions have now begun to deteriorate. A good deal of this is due to the influx of tourists attracted by the weak pound, which has coincided with logistic problems on the part of the Cleansing Departments. It was usual in previous times for additional staff to be employed to cope with the pressure of tourists, but because of a shortage of resources the normal replacements for staff on holiday did not

take place. The Litter Committee is holding talks with Westminster City Council and Kensington & Chelsea Council and pressing them to cope with the problems in this area.

One success has been a sorting out of some problems in the border areas between the two Boroughs and Frances Rice has been active throughout the year in conversations with the chairmen of committees and the chief officers concerned in these matters. The Committee works selflessly to keep Knightsbridge and its environs clean and attractive and any help from interested members would be very much appreciated.

DIPLOMATIC NEIGHBOURS

There are many distinguished foreign diplomats living in Knightsbridge and several of them are supporters of the Knightsbridge Association. We are, however, unfortunate to have some diplomatic buildings in the area which are badly neglected and maintained. The Association is constantly pressing the

Authorities to take action where necessary to persuade the occupants to keep their premises in a manner suitable to the neighbourhood. We are pleased to report that we have received information that no. 26 Rutland Gate is to be repaired and redecorated in the New Year.

The Association has campaigned for a long time for measures to regularise the relationship between diplomatic establishments and the community. This matter has now been studied in depth by Terence Digby-Seymour and a short booklet setting out his conclusions is to be published by the Association in the near future.

We continue to press the authorities for the restoration of no. 16 Princes Gate, the former Iranian Embassy. The building has further deteriorated during the past year, but the diplomatic stalemate which exists between Britain and Iran has hampered negotiations.

FINANCE

The financial statement from our Honorary Treasurers, Diana Jenkins and Elizabeth Manzoni, shows that the Association's finances are still in a satisfactory condition. Although our subscription rate is still modest by today's standards, other income keeps the bank account in a healthy state. It must always be emphasised that this is because members of the committees bear much of the Association's administrative expenses themselves and any major effort to protect the environment which may become necessary, and which may require professional assistance, could eat into our resources.

APPRECIATIONS

One of the founder members of our Association, Lady Gillett, who has contributed so much to its success, has now retired from the Main Committee. Libby Gillett was the first honorary secretary of the Association, and guided it through its formative years. Recently she has been active not only on the Main Committee and the Environment Committee, but also served as an area Chairman doing a great deal of detailed and time-consuming work in the neighbourhood. The members of this community are greatly in her debt.

It is not possible adequately to thank all the members of the Committees and sub-Committees of the Association who have given so much of their time during the year in the service of the community. Apart from their work on the Environment Committee

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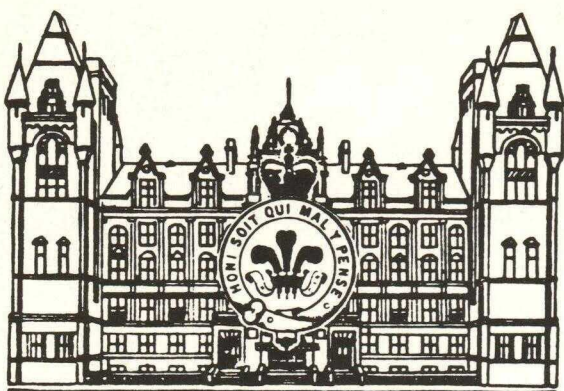
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Raymond Burton and Joyce Goodman have devoted a great deal of time and expertise to helping with the production of this Report and the Committee is grateful to them for their efforts. We also wish to extend our sincere appreciation to those organisations which have expressed their support for our work by appearing in the advertising pages.



Lady Gillett.

The smooth and efficient running of the Knightsbridge Association owes everything to the devotion and expertise of our charming Honorary Secretary Carol Seymour-Newton. She deserves, and I am sure enjoys, the gratitude of the whole of the membership.

Lastly, may I again thank all the members of the Knightsbridge Association for their support and encouragement to the officers and the Committees. It is only with this support from a wide body of public spirited citizens that it is possible to carry on our work to protect, preserve and enhance Knightsbridge, not only for those of us who live here, but also for those who visit the area to work or just to look at this lovely part of London.

Neville Labovitch
Chairman

December 1984



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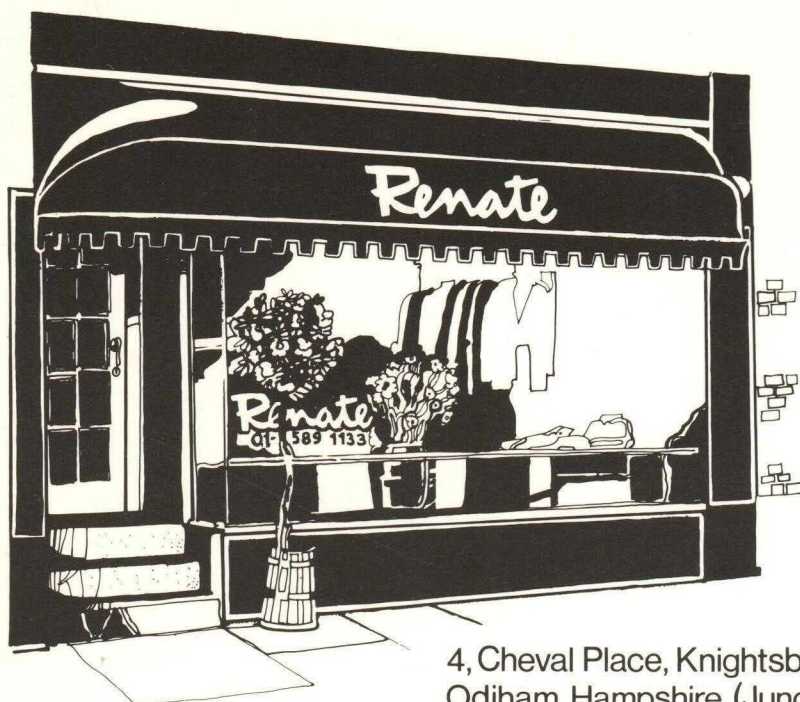
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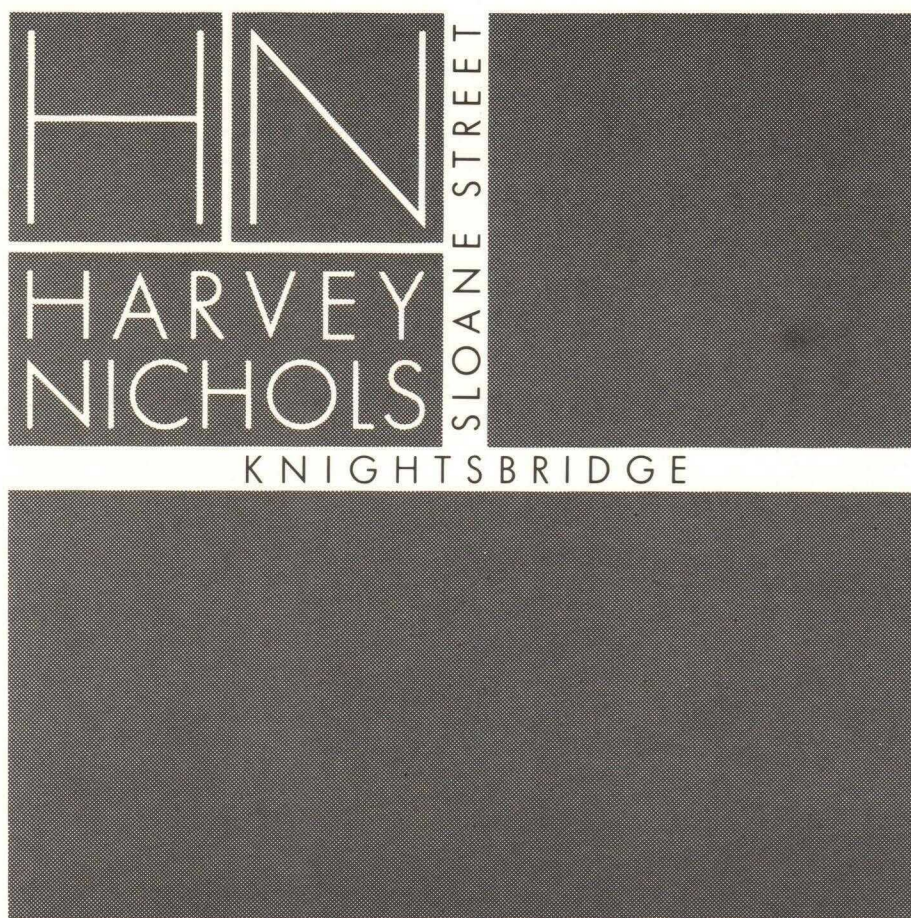
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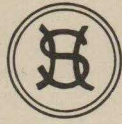
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Dear Members,

It gives us great pleasure to participate in this December 1984 Annual Report of the Knightsbridge Association, which is doing so much for the benefit of us all.

Hobart Slater is now just over three years old, and last year when we wrote our piece for the 1983 Annual Report, we said how indebted we were to the many local Residents whose help and support had contributed to the success of our first two years. Again, we would like to express our thanks to everyone for another good year which has culminated, sooner than we had hoped, in our expansion.

We are delighted to announce that we have acquired the practice, formerly known as Maitland Palmer, at 12A Cadogan Place. SW1., (adjacent to the Carlton Towers Hotel), which will be run in addition to our Cheval Place Office.

Knightsbridge continues to be our main speciality, as well as Belgravia, Chelsea, Mayfair, Kensington, Holland Park and Campden Hill. Our Cadogan Place Office will also handle central London property with an emphasis on Belgravia and will also have a furnished lettings Department.

We like to think we are well known for an efficient and personal service, and would like to say that our new team at Cadogan Place are there to give you that. They are: Richard Elkington, Clive Trower, Chris Mercer and Camilla Kingham. At Cheval Place: Ourselves (also at Cadogan Place at some point each day!), Candia Patterson and Julia Reed.

If you would like to discuss any aspect of your property (or are contemplating moving), we'd be delighted to see you.

Yours sincerely,

Robert Hobart.

Roger Slater.

1/3 Cheval Place, Knightsbridge, London SW7 1EW Telephone: 01-581 3253/581 8277

12A Cadogan Place, Belgravia, London SW1X 9PU Telephone: 01-245 9246 (5 lines)

The Knightsbridge Association
3 Cheval Place, London, S.W.7.

Chairman

Neville Labovitch MBE

Hon. Secretary

Carol Seymour-Newton

Hon. Treasurers

Diana Jenkins

Elizabeth Manzoni

Chairman of Environment Committee

Richard Robinson