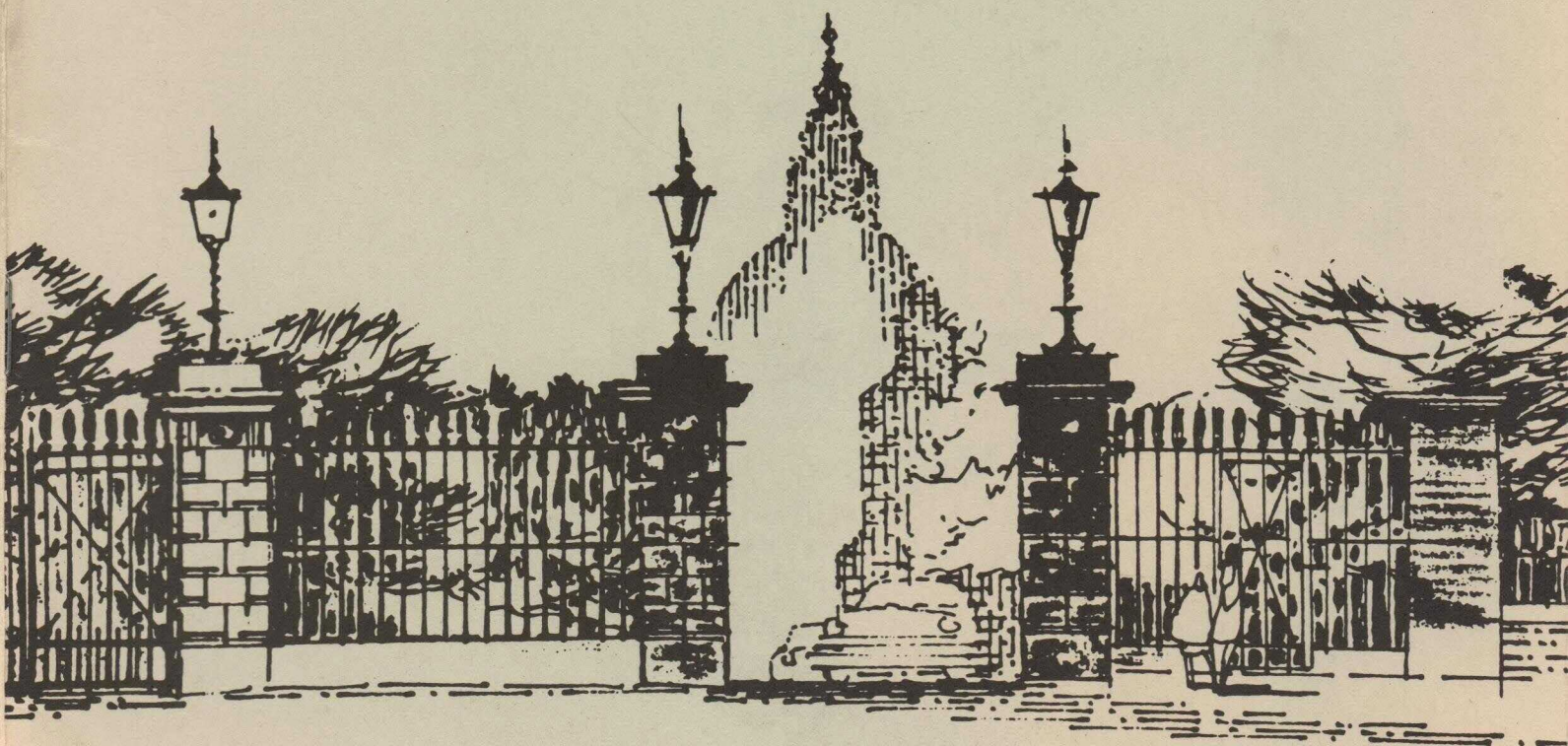


THE KNIGHTSBRIDGE ASSOCIATION

ANNUAL REPORT
December 1985

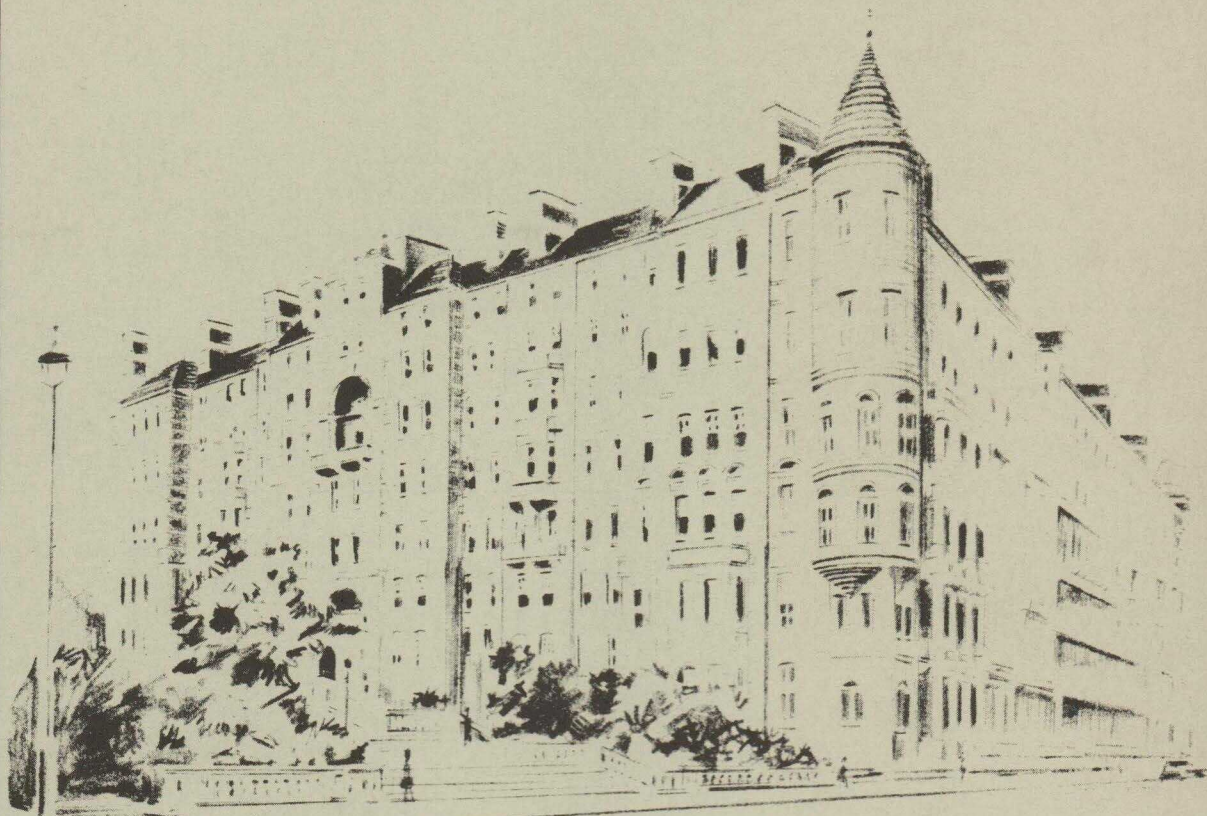


DRUCE
RESIDENTIAL

EST
1822

3a Albert Court, SW7 2BE. Tel: 581 3771

For the sale of high quality flats and houses



**in Knightsbridge
Kensington & Chelsea**

Other offices at:

BAYSWATER
23 Leinster Terrace, W2 3ET.
Telephone: 724 1222

HAMPSTEAD
1 Heath Street, NW3 6TP.
Telephone: 431 1122

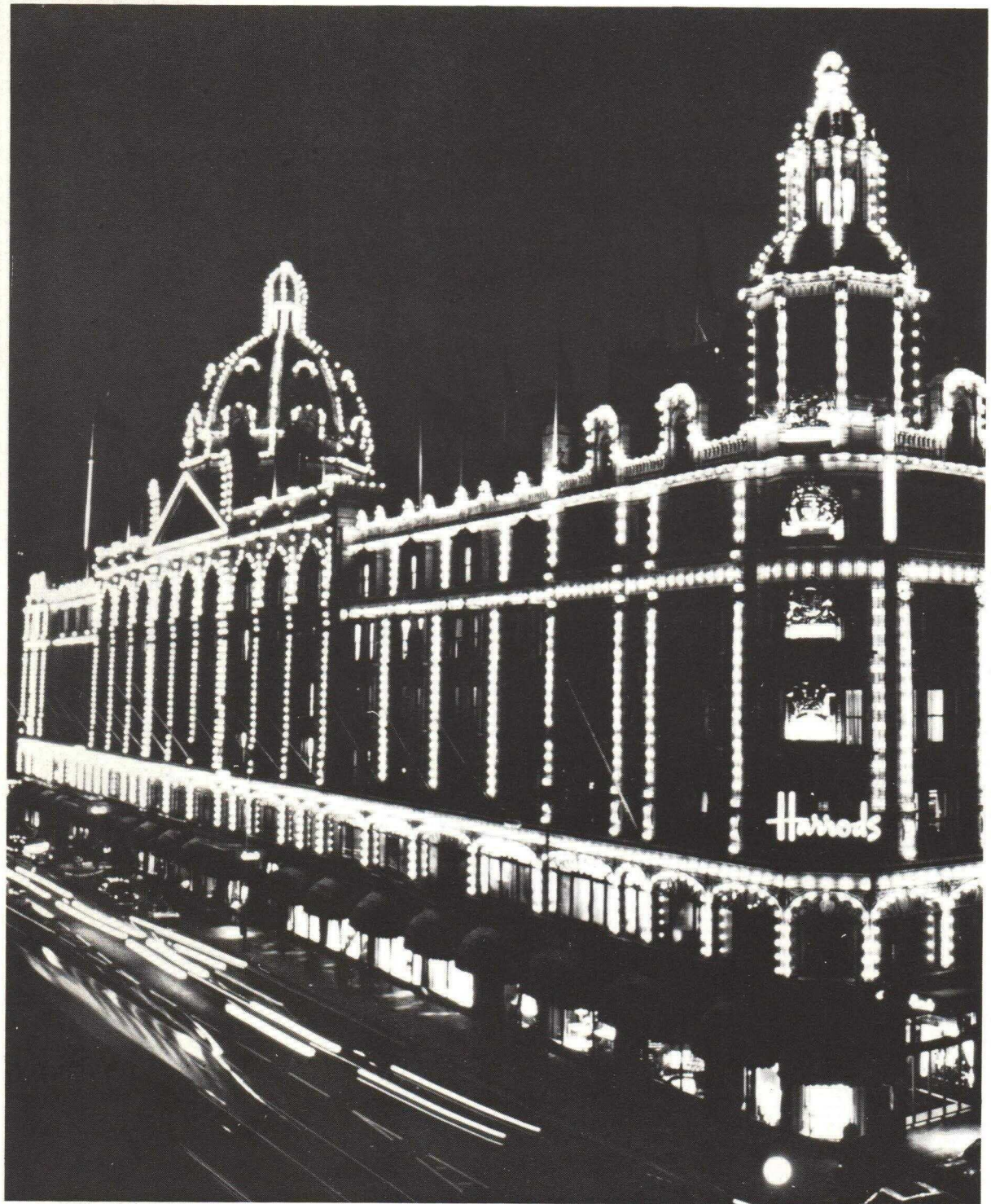
WEST END,
Druce House, 54/56 Baker St., W1M 2DJ.
Telephone: 486 9851

HAMPSTEAD GARDEN SUBURB
16/17 Halleswelle Parade,
Temple Fortune, NW11 0DL.
Telephone: 209 0011

Head Office: Druce House, 21 Manchester Square, W1A 2DD.
Telephone: 486 1252

**COMMERCIAL INDUSTRIAL HOTEL & INVESTMENT PROPERTIES
VALUATIONS · BUILDING SURVEYING & PROPERTY MANAGEMENT**

Who keeps looking forward to keep you looking ahead?



BY APPOINTMENT TO
HER MAJESTY THE QUEEN
SUPPLIERS OF PROVISIONS
AND HOUSEHOLD GOODS
HARRODS LTD LONDON



BY APPOINTMENT TO
HER MAJESTY THE QUEEN
SUPPLIERS OF PROVISIONS
AND HOUSEHOLD GOODS
HARRODS LTD LONDON

Harrods
KNIGHTSBRIDGE
London SW1X 7XL 01-730 1234



BY APPOINTMENT TO
HER MAJESTY THE QUEEN
SUPPLIERS OF PROVISIONS
AND HOUSEHOLD GOODS
HARRODS LTD LONDON



BY APPOINTMENT TO
HER MAJESTY THE QUEEN
SUPPLIERS OF PROVISIONS
AND HOUSEHOLD GOODS
HARRODS LTD LONDON

Specialists in Fine Residential Property throughout Central London with Offices in Mayfair & Knightsbridge

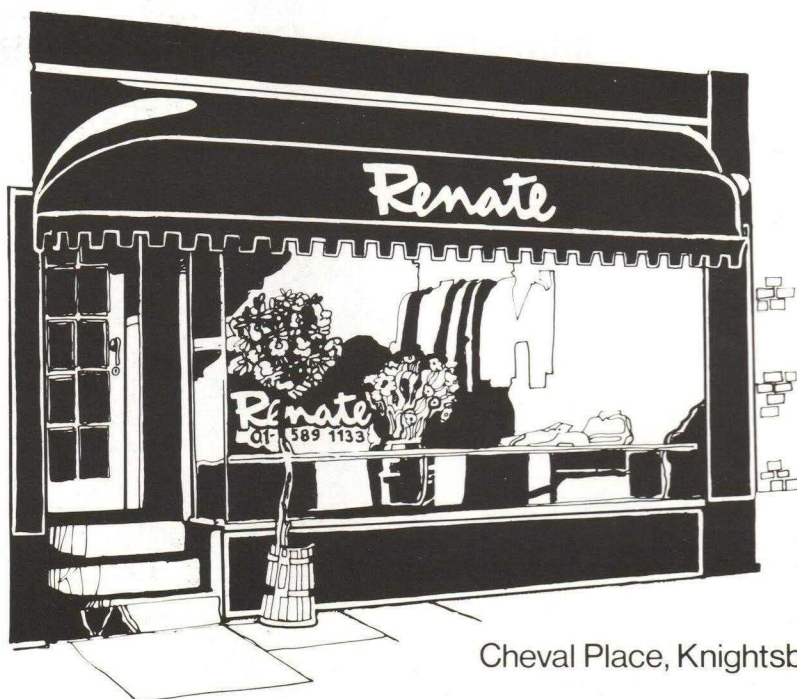
**We also offer a comprehensive service
associated with Chartered Surveyors**

- OFFICE PREMISES
- SURVEYS
- DEVELOPMENT APPRAISALS
- SHOPS AND SHOWROOMS
- VALUATIONS
- RENT REVIEW NEGOTIATIONS
- PROPERTY MANAGEMENT
- FACTORIES AND WAREHOUSES
- INVESTMENTS
- LETTINGS

 **Keith Cardale Groves**
Chartered Surveyors (Established 1927)

Mayfair Office
43 North Audley Street
London W1Y 2AQ
01-629 6604

Knightsbridge Office
251 Brompton Road
London SW3 2EP
01-581 0155



Renate

*Clothes of easy
elegance in a
wide range
of sizes*

Cheval Place, Knightsbridge, S.W.7. Tel: 01-589 1133

An ornate, symmetrical decorative border in a black and white woodcut style. It features a central crest at the top with a floral motif, flanked by curved scrolls. The sides are decorated with vertical scrolls and leaf-like patterns. The bottom features a wide, symmetrical base with scrolls and a central floral element.

John Keil

154 BROMPTON ROAD - LONDON SW3 1HX
TEL: 01-589 6454 CABLES: KEILANTIQ

*17th, 18th & early 19th Century
English Furniture & Works of Art*

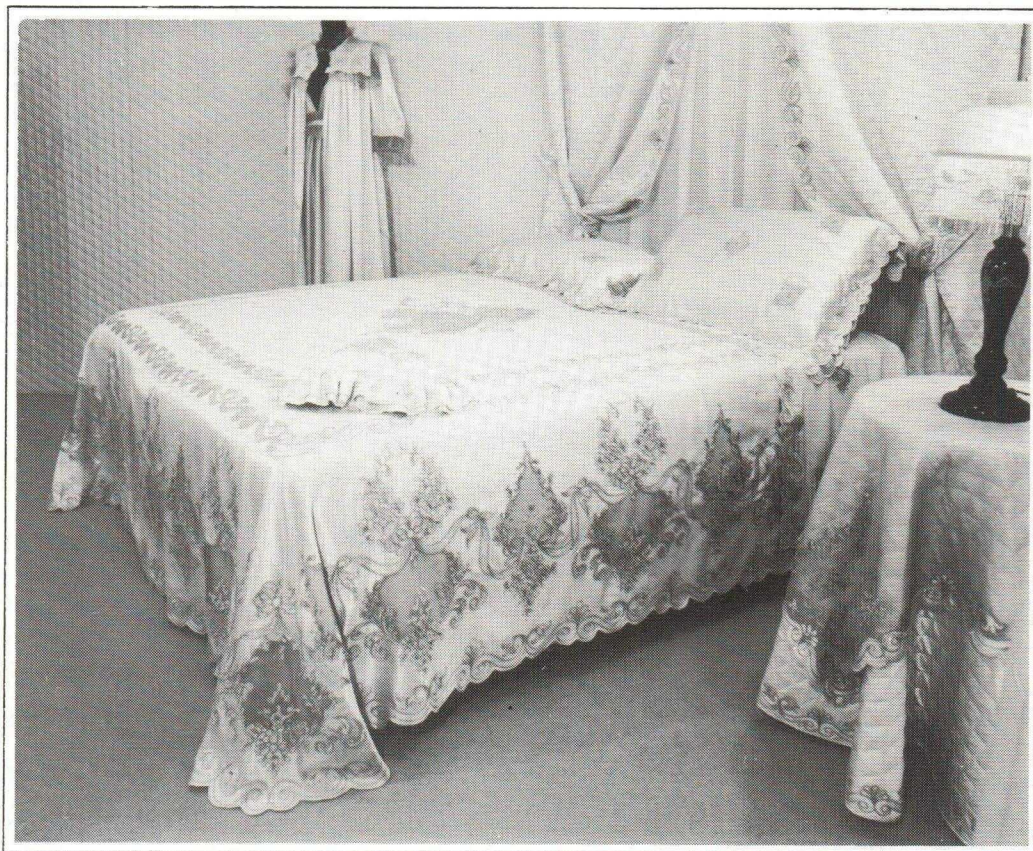
Also at

10 QUIET STREET BATH AVON
TEL: 0225 63176

Member of the British Antique Dealers' Association Limited

FRETTE

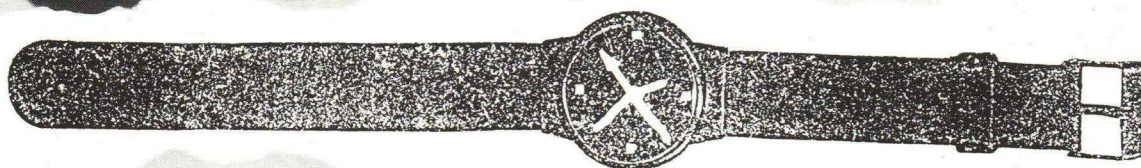
FINE LINEN LIMITED



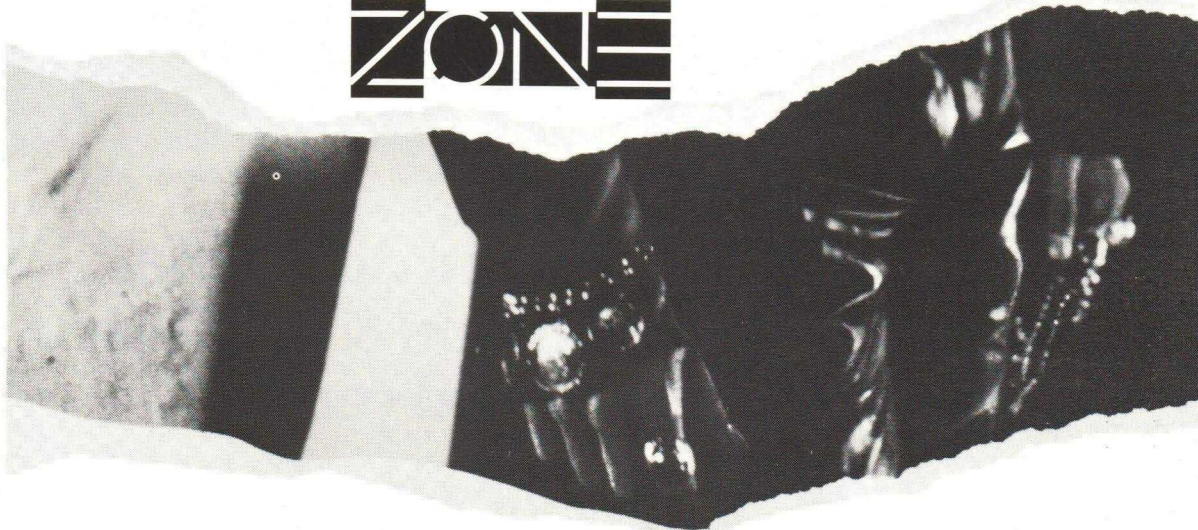
**WORLD FAMOUS
LINEN AND LINGERIE**

**98, NEW BOND STREET, LONDON, W1. TEL: 01-629 5517
84, BROMPTON ROAD, LONDON, SW3. TEL: 01-589 4630**

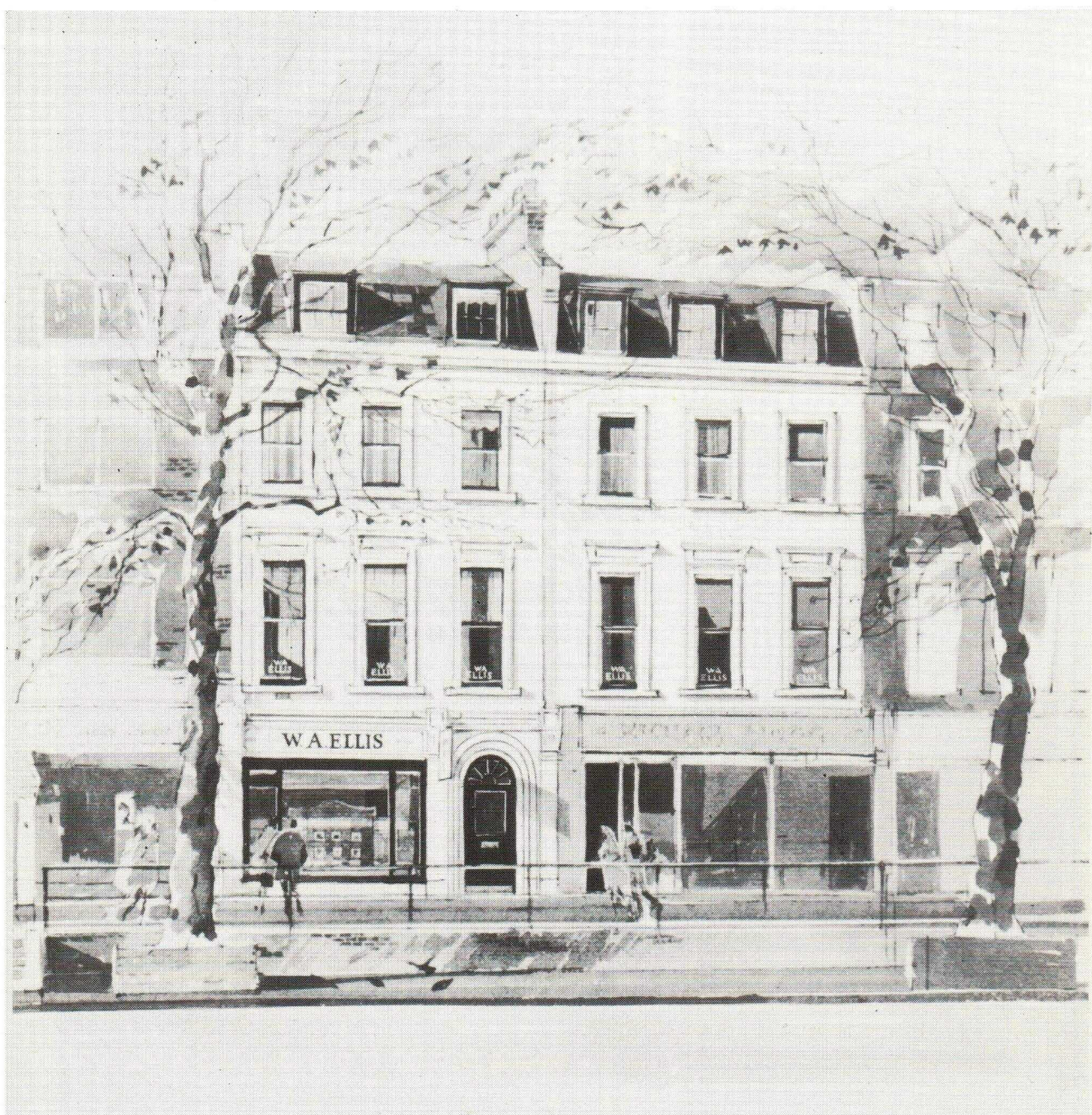
MILAN · ROME · PARIS · GENEVA · NEW YORK · HOUSTON · BEV HILLS



ZONE



BELOW GROUND AT HARVEY NICHOLS KNIGHTSBRIDGE LONDON SW1.



W.A.ELLIS...
selling fine properties in Belgravia,
Knightsbridge, Kensington & Chelsea...
for over one hundred years.

W.A.ELLIS 174 Brompton Road
London SW3 1HP
01-581 7654
telex 23661 WAE

Estate Agents & Surveyors: Established 1868.

CHAIRMAN'S REPORT

Any annual review of the Knightsbridge Association must, of necessity, be similar to its predecessor, in that each year its work is a continuous effort to protect the environment and amenities of the area for those who live and work in Knightsbridge. While particular situations may differ from year to year, the problems remain the same and are dealt with by the same specialist committees of the Association, meeting at regular intervals throughout the year.

These in turn report to the Main Committee which considers matters of general policy.

The members of the committees, and particularly their hard working chairmen, devote a great deal of their leisure time to the service of the community and this Report details their activities during the past year. It was, as usual, a busy one for the Knightsbridge Association. The steep rise in the price of property has meant an increased

pressure for new development and, therefore, the need to scrutinise carefully the plans put forward.

There has also been a considerable increase in the number of applications to fill in every conceivable open space, including gardens, which are such an attractive feature of many Knightsbridge houses. There has also been an increase in unauthorised building operations and an insistent pressure to move offices into residential areas in defiance of the City Plan.

These are some of the main problems dealt with by the Association during the year. The work of the Association has, however, like many civic and amenity societies, broadened from the original concept of environmental protection to deal with other matters of concern to their members, such as parking and traffic control, keeping the streets clean and enhancing the environment and the amenities of the area.

THE ENVIRONMENT

The most important work undertaken by the Association is the protection of the environment and, thus, the most important of our committees is the Environment Committee. Every single planning application which affects the area, whether referred by Westminster City Council or lodged at the Royal Borough of Kensington and Chelsea, is thoroughly examined at monthly meetings, and many are further investigated on site by members of the committee. Soundings are taken from neighbours where potential actions may affect their rights or comfort, and then recommendations are made to the planning officers of the appropriate Councils.

The workload is impressive and daunting for a volunteer organisation, and is only accomplished because of the dedication of a number of public spirited people of great energy and experience who make up the membership of the Environment Committee. We are especially fortunate to enjoy the services of our two distinguished architects,



8-15 Princes Gardens next to Imperial College site

Michael Wright and Jeremy MacKay-Lewis, who lend their considerable expertise, and to have an outstanding chairman, Richard Robinson, and his deputy, Raymond Henley, to guide their deliberations.

The reputation of the Knightsbridge Association is now so firmly established, that many developers' architects now

consult the Environment Committee at an earlier stage even before submitting planning applications, which facilitates the Committee's work, and helps the architects to understand the views of the local community. It must always be emphasised that the Association is not opposed to sensible development, nor to modern architecture of a high standard of design and construction, but it is very insistent on respect for the integrity of the neighbourhood.

An important feature of recent years has been an increasing pressure to alter architecturally complete buildings by erecting penthouses and other extensions on their roofs. In some cases, this is not a serious matter where they do not show from the street or only complete a skyline already marred by such extensions, but in some cases, they begin to alter an unspoiled terrace and are to be deplored.

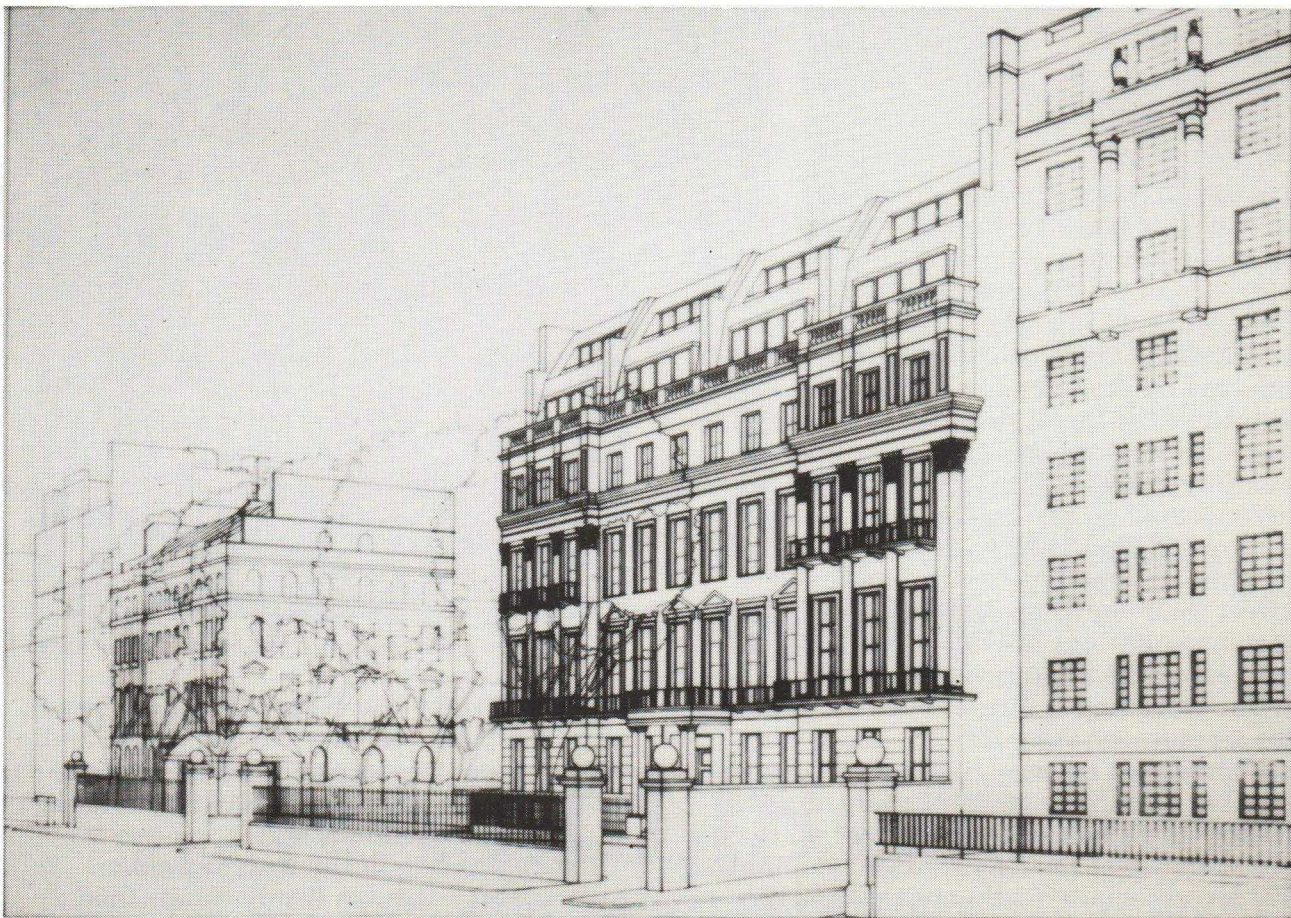
Recently, in the case of Kingston House North, a combined effort by the Knightsbridge Association, the KHN Tenants Association and local councillors was able to ward off an attempt to erect a building on top of this well known block.

It is to be hoped that the Bill sponsored by Sir Brandon Rhys Williams will succeed in mitigating the effects of the 10% rule in conservation areas, which currently makes a mockery of the interpretation of this designation, for there is no control over the design of extensions in protected places.

The saga of Upper Gardens Rutland Gate continues. The Environment Committee generally has been successful in its fight to restore the Gardens, and the Westminster City Council is in the course of proceedings to take over the maintenance of the gardens, as laid down in the Town Gardens Protection Act. It is to be hoped that eventually a committee of residents entitled to use and enjoy the Square, will be able to restore the gardens to their former glory.

The new building to be erected at the entrance to Rutland Gate, opposite the Park, will be finished in 1987 and will complete the entrance to this famous square. Members will recall that the Association was instrumental in saving the terrace, Nos. 1-7, which forms the entrance at the other side, from demolition some years ago.

Perspective showing the new building being built at the entrance to Rutland Gate



Plans by several architects were submitted over a period of years, ranging from the very modern to the more traditional, and as can be seen from the accompanying drawing of the building which is currently going up, the successful plans have drawn inspiration from the original 19th Century design of Matthew Wyatt. We are not so happy about the two top storeys, but the building generally will, it is hoped, balance and compliment the restored houses at Nos. 1-7.

It has been reported in the press that flats have already been sold in advance for between three and six million pounds. There can in future be no excuse for developers asking for deviations from the City Plan, if prices such as these can be achieved before work has even been started on the building.

Some years ago, the Knightsbridge Association was able to get 8-15 Princes Gardens, on the North side of this Square listed, and thereby preserved for the future. Nos. 1-7 had already been demolished and Imperial College have now invited the Association to discuss the College's plans for filling the gap over the sports centre by building further student accommodation. A special sub-committee under the chairmanship of Raymond Henley has been set up to meet with College representatives and consider the matter and the increase of student density in the area.

The long-suffering residents of Cheval Place have been subject to years of redevelopment with its attendant noise and dirt and last year's Report drew attention to the efforts of the association to oppose the demolition of 2-10 Cheval Place. This application had been rejected by WCC but the would-be developers then appealed to the Department of the Environment. It is pleasing to report that the Appeal has been withdrawn and the owners have decided to restore the existing buildings. Cleaning and restoration has already begun and new shop windows have been installed.



2-10 Cheval Place



19-29 Rutland Street

The Association is always anxious to complete the conservation area by urging the authorities to list buildings of interest. It is gratifying to report that the remaining houses of 235-243 Knightsbridge, facing the Barracks, have now been listed at the Committee's request. The Environment Committee has also asked the Department of the Environment to consider listing the artisan cottages at 11-29 Rutland Street and other buildings in Brompton Road.

The owners of Park Mansions Arcade have, at last, decided to restore this shopping precinct which has long been in a very run-down state. Several plans were submitted to the Environment Committee which welcomed the proposals, and work has proceeded so rapidly that the Arcade will be opened before Christmas and, under its new name, Knights Arcade, should be a pleasant addition to the neighbourhood.

**RECEPTION
BEFORE
THE
ANNUAL
GENERAL
MEETING**



Mrs Oliver Goodman and Mrs Myers



Mrs Jean Bloom and Major General J. D. B. Smith



The Mayor of Kensington & Chelsea, Cllr Adrian Fitzgerald



Councillor and Mrs Prendergast and Professor Grootenhuis



Mrs Joyce Goodman and Lady Henderson



Mr A. de Wolff and Mr and Mrs W. Macpherson



Mr R. G. Paterson and Mr Neville Labovitch



Mr Frank Brenchley and Sir Archibald Ross



Councillor Arthur Johnston, Mrs Reith-Ryall and Miss McGrath

TRAFFIC AND PARKING

The Traffic and Parking Committee continued to pursue an active role under its able and effective chairman, Richard Davie. Regular meetings have been held with the local police to discuss problems in the area, and with Scotland Yard to explore ways of improving parking and the flow of traffic. It has been necessary to take up many of these matters with Members of Parliament and Ministers concerned.

Recent problems discussed have been the illegal parking of coaches and the jamming of meters, and pressure will continue to be applied on these points.

The traffic lights requested by the Committee have at last been installed at the entrance to Ennismore Gardens, opposite Prince of Wales Gate in the Park, and have proved immediately effective in improving the traffic flow and avoiding the accidents that used to take place regularly at this busy junction.

It is sad to report that Richard Davie is leaving the area and is, therefore, ceasing to be chairman. He has earned the gratitude of



Prince of Wales Gate with new traffic lights installed.

all the members of the Knightsbridge Association for the improvements that his hard work and determination have brought to the traffic problems in Knightsbridge. There is still much to be done, and Dr Stanley Steel has agreed to take on the chairmanship of this important committee for the time being. He would be grateful for the help and advice of anyone who has views about traffic and parking problems.

LITTER AND RUBBISH

Frances Rice and her Committee have continued to work tirelessly in cooperation with the Cleansing Departments of the local Councils to keep the streets as clean as possible. They have a good record of success, although they are never satisfied. It is a continuous and thankless task in which the members of this Committee need the support and co-operation of all the community.

They have made great headway in their dealings with Council officials and it is gratifying to learn that Westminster City Council has now appointed inspectors and enforcement officers to try to deal with black spots and that Kensington & Chelsea are taking on extra cleaners and using more resources to cope with the deterioration in recent years.

It is important that householders follow the appointed times and dates for putting out rubbish for collection. If these simple rules are not followed, it makes difficult the splendid work that Frances Rice and her colleagues undertake on behalf of the community.

The extra litter bins recently sponsored by the Knightsbridge Association have now



begun to appear and should, it is hoped, help to reduce casual litter. They should not be used for household refuse for which they are not intended and for which they do not have the capacity. Indeed, if they attract dumping of household litter they are removed by the Council as causing more problems than they solve.

DIPLOMATIC NEIGHBOURS

Years ago, permission was given to the Sultanate of Oman to buy two houses in Montpelier Square for use as a new embassy. The Association is generally opposed to the siting of embassies in small scale residential squares and streets, but at least, in this case, it was promised that 64 Ennismore Gardens would be returned to residential use. In this way, the number of diplomatic buildings in the area would not be increased.

Now, it appears that contrary to those express undertakings, the building has been converted for use as a consulate and premises for military and educational attaches.

The Association has protested about this action and will press strongly for the promises made to us to be implemented.

The report dealing with the relationship between diplomatic establishments and the community, which was prepared by Terence Digby-Seymour, was published during the year and copies were circulated to ministers, government departments, members of parliament, councillors and council officials and the press and other media. It is hoped that our contribution to this important debate will help to produce some tangible results.

HERITAGE



neighbourhood with which to celebrate the 25th Anniversary of the Association which falls in 1986. A special Anniversary Committee is being formed and it is hoped to announce details of this in the near future.

Left, missing lamps in Kensington Road, and below, one of the new gates in Ennismore Gardens.

The replacement of the railings in Ennismore Gardens has now commenced. The gates are already in place and we congratulate the members of the EGRA Committee, the voluntary organisation which is responsible for this effort, for their hard work and initiative. It is an example to other garden committees in the area who would like to put back railings removed during the War, and the Association would be happy to lend its support to any such efforts.

Incidentally, many existing railings to local houses have missing finials and if any members wish to replace them, we would be able to advise them.

It was not possible to implement the plan to restore the old lamps which once decorated the pillars along Knightsbridge during the year and it is suggested that this would be a fitting improvement to the amenities of the



LOCAL AND OTHER AUTHORITIES

The work of our committees has been considerably eased by the co-operation and courtesy of the officers and chairmen of committees of the local authorities. We enjoy a particularly fruitful relationship with Westminster City Council, which recognises the Association as a consultative body on planning matters in Knightsbridge. We were sorry to say goodbye to old friends, Mr Ian Lacey, the Chief Planning Officer, and Mr Alan Cryer, the City Engineer, when they retired during the year, and we are grateful for the many years of service that they gave to the City.

We are fortunate to enjoy the same co-operation from Mr James Thomas, the new Director of Planning and Transportation, who took office during the year, and his deputies, Mr Sidney Sporle and Mr Tom Hicklenton, and from Mr Ian Cooper of the Cleansing Department.

Recently, we have had consultations with Mr Sanders, the Chief Planning Officer of the

Royal Borough of Kensington and Chelsea, who visited us to investigate some current problems, and we are grateful to him and his officers for their cooperation.

We are very pleased that, following a recent Act of Parliament, the Planning Committee of the Royal Borough will in future conduct its proceedings in public instead of behind closed doors. This is a course of action long recommended by the Association and must surely be helpful to all concerned.

Our two Westminster City councillors, Mr Tony Prendergast CBE and Mr Arthur Johnson have, as usual, been of the greatest assistance to us in so many matters of concern to the neighbourhood. We are also grateful to our two councillors for Kensington and Chelsea, Mrs Joan Fitzwilliams and Mr Charles Pender, for their help and interest.

As usual, our member of parliament, Mr Peter Brooke has, despite his Ministerial duties, devoted a great deal of his time to our affairs, for which we are truly grateful.

SOCIAL AND EVENTS

Following the success of its garden party last year, the Ennismore Gardens Railings Appeal Committee organised another splendid event in the Square. Unfortunately, the weather was unkind, but those who braved the elements enjoyed the evening immensely. We are promised a third party in the cycle next year when the final stage of the appeal is launched. This will be on the 10th June.

In July, a service of thanksgiving was held



Her Majesty The Queen talking to Mr and Mrs John Wallis at the Garden Party after the service in Westminster Abbey.

at Westminster Abbey to celebrate the 400th Anniversary of the Act for the "Good Government of the City and Borough of Westminster". The service was attended by Her Majesty the Queen, His Royal Highness the Duke of Edinburgh and also by the Prime Minister, the Lord Mayor and a representative gathering of citizens of Westminster.

There was a strong representation of members of the civic and amenity societies of Westminster and their number included several members of the Knightsbridge Association.

Before this year's Annual General Meeting, there will be an address by the Rt. Hon. Norman St. John-Stevas, MP, former Minister for the Arts and the newly appointed Chairman of the Royal Fine Art Commission. The talk will be preceded by a reception at which wine will be served.

Next year is the Association's 25th Anniversary and it is hoped to hold a celebration appropriate to the occasion. The special committee will be considering proposals shortly and we would welcome offers of help from any members who would be prepared to assist in organising some events.

*Charles Gray
sporting a
magnum sized
umbrella at the
EGRA Garden
Party.*



Seated, l to r, Grace Liberoff, Lorraine Buckland, Sheila Oakes, Patricia Mitford, at the EGRA party which was held in Ennismore Gardens.



FINANCE

The finances of the Association are in a healthy state as the statement presented by our honorary treasurers, Diana Jenkins and Elizabeth Manzoni, clearly shows.

This is, of course, because our expenses are kept very low and our contingency fund has not been called upon recently to support any major effort to protect the environment.

It must always be realised that this eventuality could eat into our funds and the raising of finance should never cease to be of

concern to us all.

Our membership fees are still modest by comparison with other organisations and it would be helpful if members could encourage any neighbours who are not already members, and also new arrivals, to join the Association.

We are sorry to lose the services of our honorary treasurers, one of whom is to be absent abroad for several months next year, and we welcome Christine Gilbertson, who has agreed to take up this office.

TO THE TREASURER THE KNIGHTSBRIDGE ASSOCIATION

3 Cheval Place, London, S.W.7.

BANKERS' ORDER
To the Manager

This supersedes any
previous order

Name of Bank

Address of Bank

Please pay

THE KNIGHTSBRIDGE ASSOCIATION

Bank Code: 60-60-03

Account No: 24088277

National Westminster Bank

64 Knightsbridge, London SW1

every year

the sum of starting on

£3.00 Single

£5.00 Household

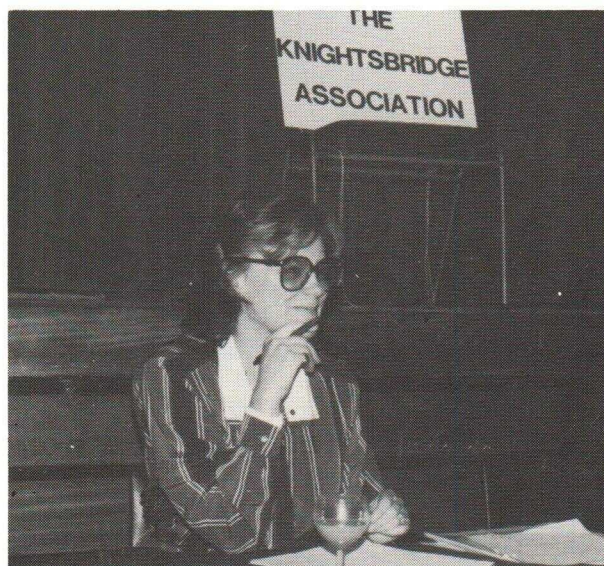
£10.00 Company

Name/Address

Signature

APPRECIATIONS

It is not possible to list every member of the Association who deserves the grateful thanks of the Committee. Some of them have been named in the different sections of the Report, but Raymond Burton and Joyce Goodman have, as usual, been most generous with their time and expertise in helping with the production of this Annual Review.



Carol Seymour-Newton

That the Association is able to function in an efficient and effective manner is, of course, due to the exceptional talents and devotion of our Honorary secretary, Carol Seymour-Newton, for whose support I am, as always, extremely grateful and who deserves the appreciation not only of the Association, but of the whole community.

The Committee extends its thanks to the business houses of Knightsbridge who have shown their appreciation of the Association's work by advertising in this Report. We believe that they, as well as the resident population, benefit from our achievements.

Lastly, we are as always grateful to the general body of our members who support our work. It is their public spirit which enables the Association to continue its work to protect, preserve and enhance Knightsbridge for the benefit of all its citizens.

Neville Labovitch
Chairman

December 1985

EVENINGS ARE FOR ELEGANCE



There are many ways to enjoy an evening's entertainment but a memorable meal will always make the perfect ending, whether with friends or someone very special.

Come early for, say, a glass of wine and a starter to get you in the mood or try The Champagne Bar – the perfect place to meet and greet.

Or come later, for dinner or supper. At The Restaurant you'll find we're as flexible as you are. It helps if you can book.

Sheraton Park Tower 
THE RESTAURANT

101 KNIGHTSBRIDGE, LONDON SW1X 7RN TELEPHONE (01) 235 8050.
Sheraton Hotels, Inns & Resorts Worldwide. The hospitality people of **ITT**



THE BASIL STREET HOTEL

Knightsbridge London SW3 1AH
Telephone 01-581 3311 Telex 28379

*The Hotel
with charm and individuality;
... so very much
Knightsbridge*



Gloriette

A TASTE OF VIENNA IN KNIGHTSBRIDGE



*Gloriette. For the best continental
patisserie. Celebration cakes a speciality.
Full catering service for every
occasion.*

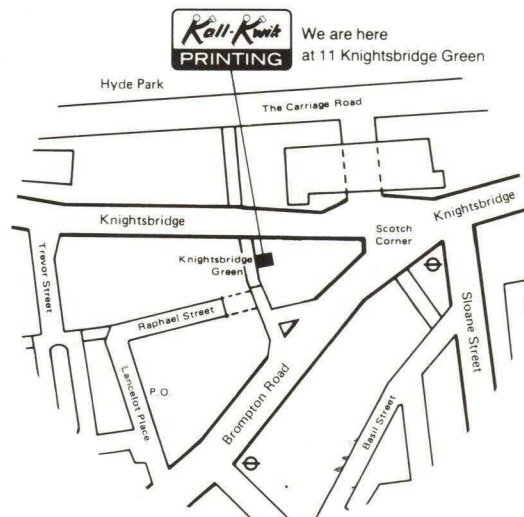
Gloriette Patisserie 128 Brompton Road, London SW3
Telephone: 01-584 1182



PRINTING

Just a quick call away

**11 Knightsbridge Green
Knightsbridge
London SW1X 7QL
01-589 7203**



Print Copy Design

*Bonhams*¹⁷⁹³

**MONTPELIER
MODERN ART
COURSES**

**Courses on the Visual Arts
of the 20th Century**

A series of full time ten week art courses on the major artists and movements in Europe and the USA during the last hundred years.

The courses will feature lectures by a distinguished panel of artists, critics, authors and academics drawn from the leading UK art institutions plus accompanied visits to museums, studios and current exhibitions.

To be held at Bonhams' Knightsbridge premises, the course dates are:

Spring Course: 13 January-21 March 1986

Summer Course: 28 April-6 June 1986

Autumn Course: 29 September-5 December 1986

For further information please contact:

The Principal, Mrs Helen Frayling MA (RCA)

MONTPELIER MODERN ART COURSES

4 Montpelier Street, London SW7 1EZ Tel: 01-584 0667

**The
Rack**

Adds colour to your life

62 BROMPTON RD
LONDON SW3 1EZ

AND BRANCHES

Exclusive

**Swiss
Chocolates & Truffles**

CREATED BY

Lessiter's

126 Brompton Rd. Knightsbridge SW1
West One Centre, Bond Street Station W1
14 Princes Arcade, Piccadilly W1
167a Finchley Rd NW3
16 Poultry, City EC2



AUTOMOBILE ENGINEERS

Service

Leycare

**SALES & SERVICE
CRYPTON TUNING SPECIALISTS
COACHWORK REPAIRS
VALETING**

**Kingston House Garage Limited
Adjacent to:
Kingston House South Nos 1-32
Ennismore Gardens
Knightsbridge SW7
Telephone 01-589 6726**



PADDONS

of Knightsbridge

Low Rate
Finance
on all
RENAULTS
RING NOW!

Sales/Service/Parts

01-584 6112

ESTABLISHED IN KENSINGTON 1830

**J. H. KENYON
LIMITED**

FUNERAL DIRECTORS

49 MARLOES ROAD, W8

Telephone: 01-937 0757



Gentlemen's Gentlemen to Motor Cars
of the Nobility, the Very Rich,
and ALL Those Who Prefer Their
Vehicles in Showroom Condition,
inside and out.

For service second to none,
telephone 01-581 3781
or send your chauffeur around to:

Kingston House Garage Limited

Adjacent to:

Kingston House South Nos 1-32

Ennismore Gardens

Knightsbridge SW7



Leycare



HYDE PARK HOTEL
Knightsbridge

The Park Room.
Delightful for lunch with
friends or clients.
Hot or cold buffet £11.50
Weekdays only.
Reservations 01-235 2000.

HOBART SLATER



At Hobart Slater, unusually for many 'local' estate agents, we specialise only in properties in Belgravia and Knightsbridge.

We are exceptionally proud of our extensive knowledge (only partially divulged here) of both areas, historically once insalubrious, now renowned as London's most exclusive residential areas.

Should you wish to discuss properties in either Knightsbridge or Belgravia, with a view to buying or selling, we promise you will find us refreshingly conscientious.

Hobart Slater is a member of the Knightsbridge Association, which is actively involved in the preservation and restoration of many historical buildings.



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

Chairman

Neville Labovitch MBE

Hon. Secretary

Carol Seymour-Newton

Hon. Treasurer

Christine Gilbertson

Chairman of Environment Committee

Richard Robinson