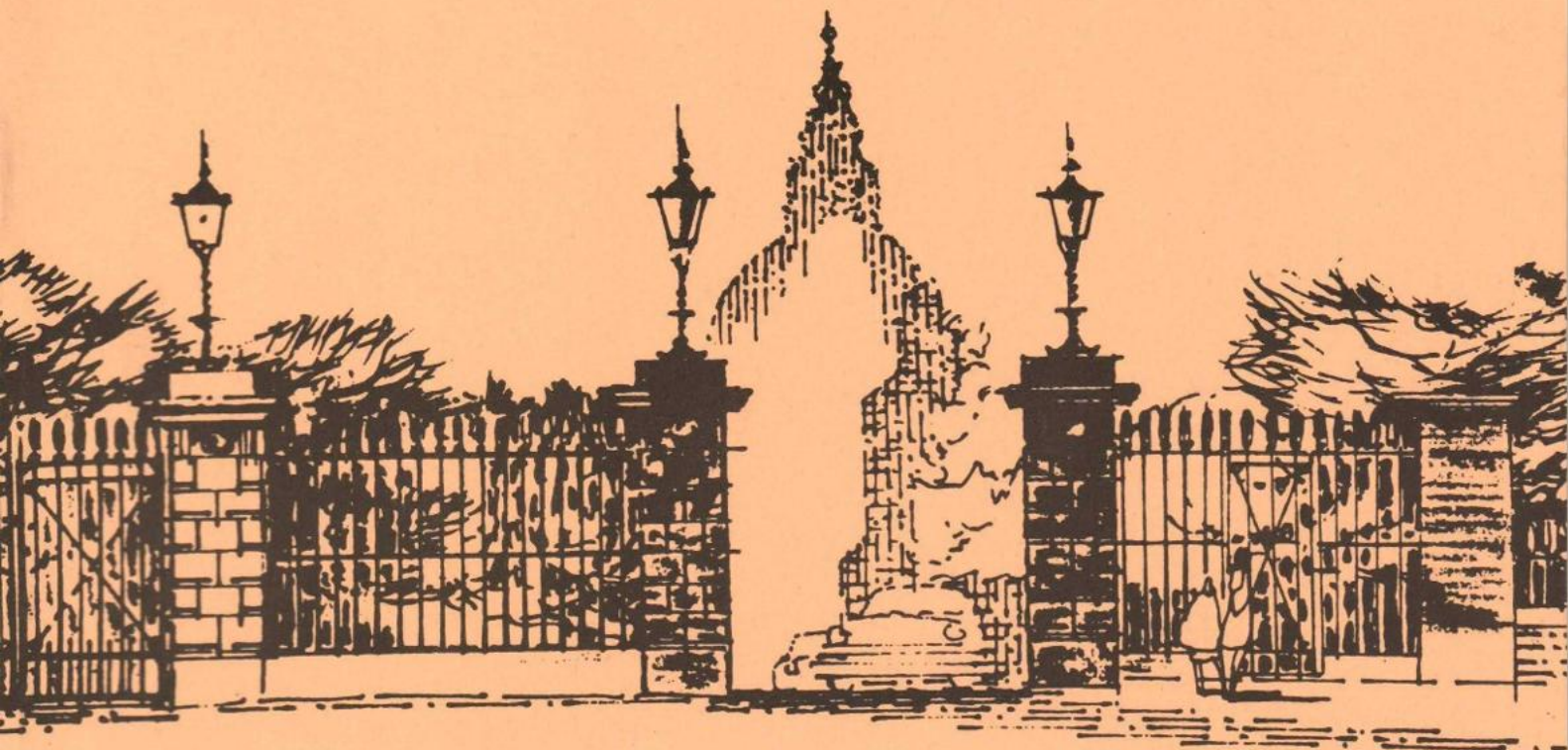


THE KNIGHTSBRIDGE ASSOCIATION

33rd ANNUAL REPORT
December 1994



HARVEY NICHOLS



CHRISTMAS SHOPPING

*Harvey Nichols is open everyday, including Sundays,
from Sunday 27th November to 24th December.*

*You will find the best in womenswear, menswear, beauty, gifts for the home,
childrenswear and food on our seven floors.*

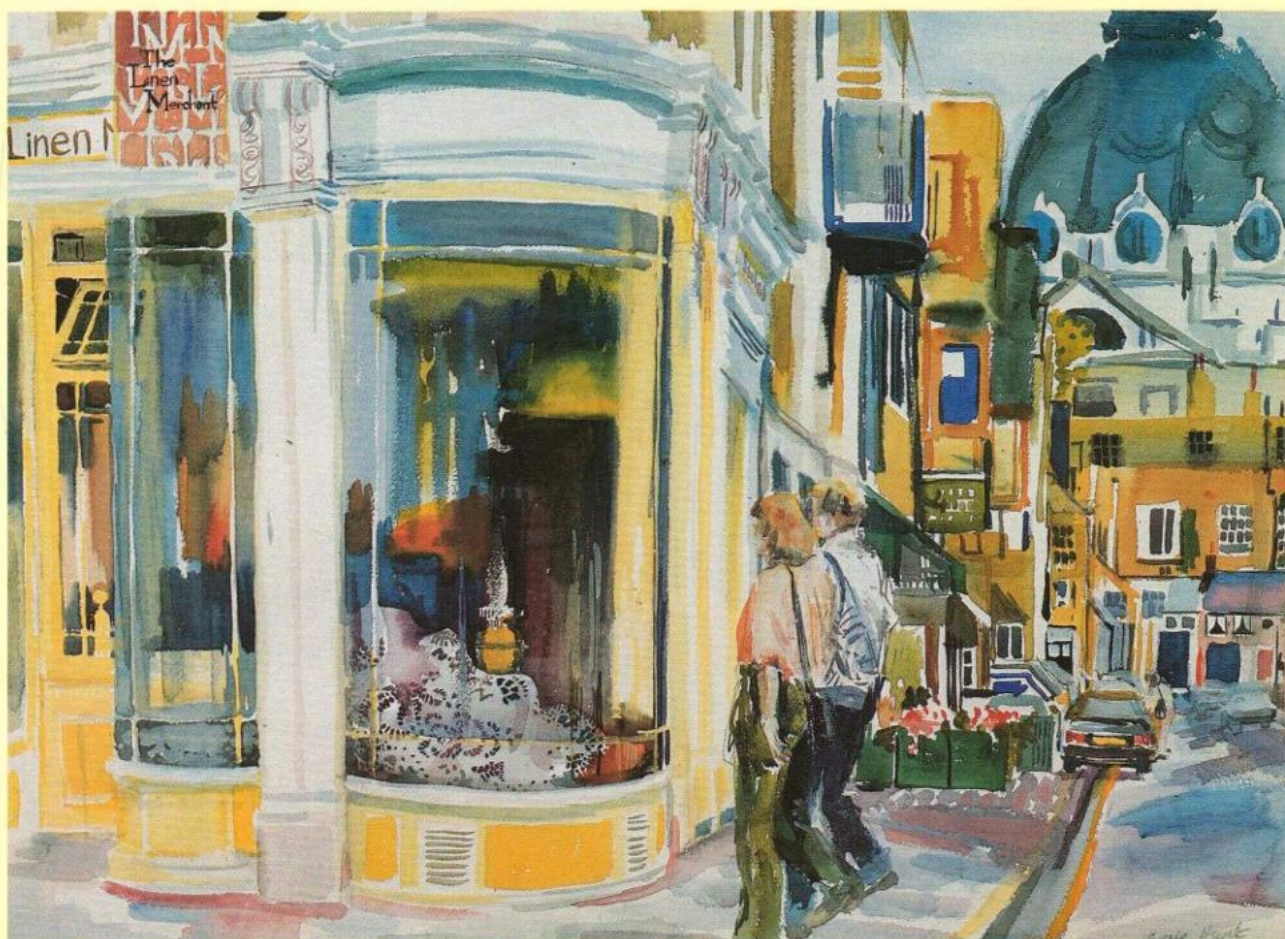
*For the perfect corporate gift Harvey Nichols' unique Christmas boxes
contain a selection of exclusive food products as well as wines and spirits.
Each box is unique in its style and contents and with prices ranging from £30 to £400
there is a suitable gift for everyone, be it for business, family or friends. To order
a brochure for our unique and stylish Christmas Boxes call 071 581 7594.*

*For those of you with precious little time on your hands for Christmas shopping,
then let our Personal Shopping Department do all the hard work for you.*

*Just supply a brief description of the people you'll need gifts for and one of our
consultants will put together three options for each. When you've made the final choice,
we'll gift wrap the presents and deliver them anywhere, free within central London.*

Call us now to make an appointment on 071 235 5000 Ext 2229.

Christmas shopping hours: Weekdays 10am - 7pm. Wednesdays 10am - 8pm. Sundays 12pm - 5pm.



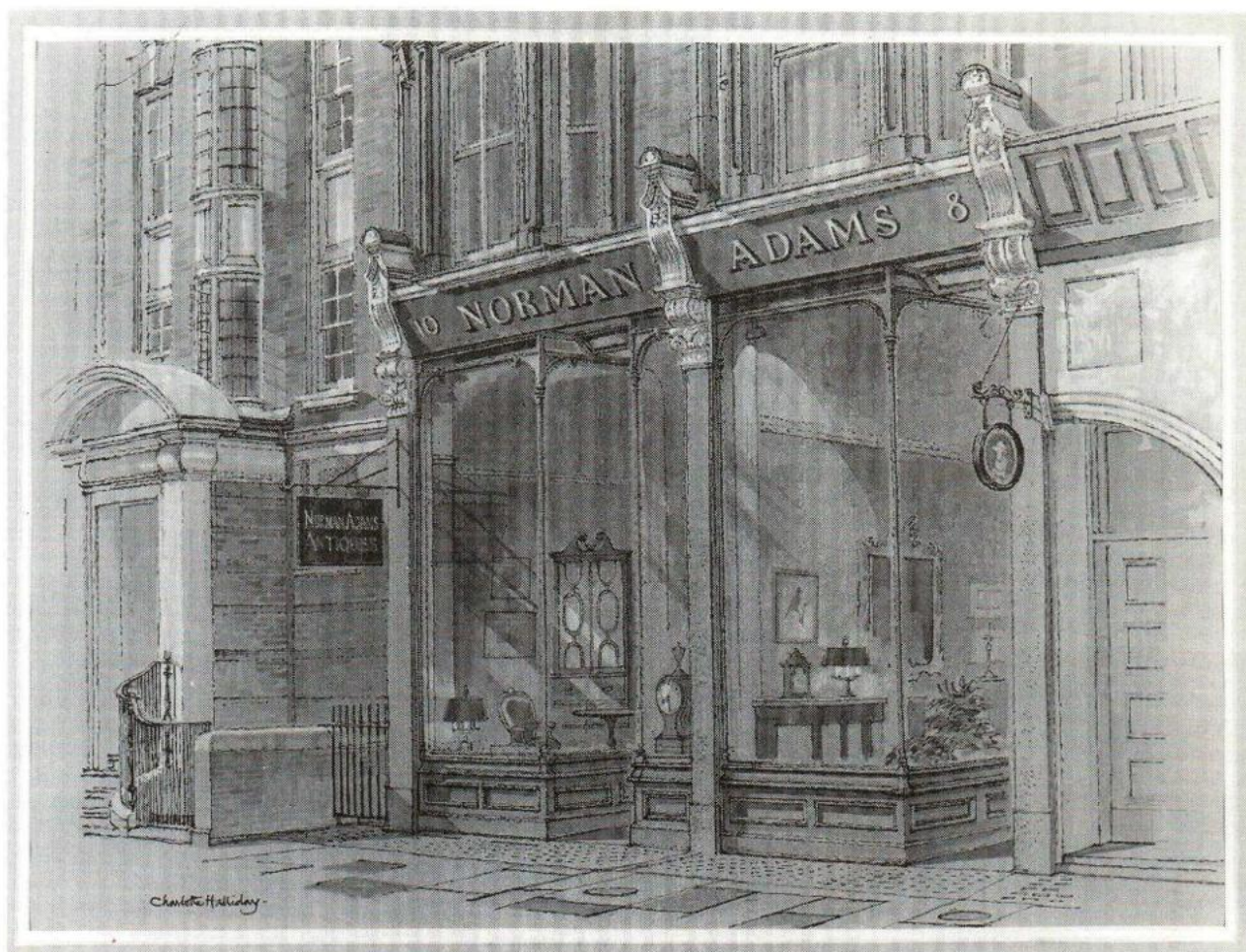
The Linen Merchant

The Linen Merchant specialises in the supply of beautiful and natural fabrics for your household use. We can help you create the exact style of table-setting that you are looking for, provide bedlinen for comfortable and elegant sleeping, or thick towels and robes to wrap yourself in after a bath.

Our aim is to provide good quality at fair prices.

Montpelier Street, London SW7 1EX

Telephone: 0171 584 3654



Norman Adams Ltd., established in 1923, have had the same premises in Hans Road since 1928, retaining the original early 20th Century shop-fronts, an increasing rarity these days.

Fine 18th Century English Furniture and Works of Art

Colour Catalogue of Recent Acquisitions available.

Norman Adams

8-10 Hans Road, Knightsbridge, London, SW3 1RX

Telephone: 0171-589 5266

Fax: 0171-589 1968

Member of the British Antique Dealers' Association

Results reflect London

■ Handsome price, handsome flat... agent de Groot Collis (071-235 8090) is seeking offers of more than £2m for the 28-year lease of a ground-floor Knightsbridge apartment in Cadogan Square,

SW1. Besides use of the garden in the square, it opens on to a shared garden at the back of the terrace. But its treat is spectacular joinery: French oak floors and deep mahogany in one bathroom. The other has

burr maple, even on the lavatory seat and the ceiling. A huge mirror emphasises the beautiful grain of the wood - and the sense of being in your own early-18th century cabinet.

Residentialia

DE GROOT COLLIS

Established in Property, Established in Knightsbridge!

In the past 12 months, we have sold over £85 million worth of property on behalf of clients. Our full range of residential property services include:

- RESIDENTIAL SALES AND VALUATIONS
- FULL LETTINGS AND MANAGEMENT SERVICE
- DEVELOPMENT AND INVESTMENT ADVICE
- GLOBAL MARKETING

With a reputation for setting new price precedents, De Groot Collis also offers the benefit of working in conjunction with their overseas offices in the Far East, in particular Hong Kong and Singapore.

KNIGHTSBRIDGE OFFICE

31 LOWNDEN STREET LONDON SW1X 9HX
0171 235 8090

OFFICES ALSO IN CHELSEA, HYDE PARK, WEST END
AND AN INTERNATIONAL NETWORK OF
OVER 120 OFFICES WORLDWIDE

Avril Butt, head of the residential department at De Groot Collis, a Chesterton subsidiary, says: 'The difficulty in finding suitable investment and prime development sites in central London for prospective investors, partners, has resulted in marked price increases due to healthy competition.'

Homes Mc

The agent who sold a house for £20m

Mystery buyer, mystery seller - but a discreet super-saleswoman has just pulled off the property coup of the year. Report by MIRA BAR-HILLEL and TIM BARLAS

One must also know how to handle such excited beings. 'I was once talking to Sheikh Zaid of Abu Dhabi and called him Your Highness,' she says ruefully. 'I nearly got my hands cut off.'

THE LONDON MAGAZINE

also computer-linked, as are De Groot's recently opened lettings departments in Knightsbridge, Chelsea and West End offices. Involved in lettings since 1978, Emily Anson, who heads the department, says, 'Renting has become an established and credible alternative to purchasing, despite the recent upturn in the residential property market. Being computer-linked means that we can give applicants instant information and instructions.'

side of Regent's Park, NW1, Crown. It is also an er house but this terrace look fr

De Groot achieve £10m from Far East buyer

An investor from the Far East has paid £10 million for bought 4, 5 and 8, Observatory Gardens, London W8. The buyer intends to develop the properties into 15 flats. The sale equates to £470 a sq ft, which agents de Groot Collis

claim is the highest price they have achieved in terms of square footage. The sale was made off-plan by de Groot Collis' Priscilla Stille, who took plans of the development to the Far East. Avril Butt, head of the resi-

dential agency, says the buyer wanted an 8 per cent yield and long-term capital growth. She adds: 'The difficulty in finding suitable investment opportunities for such investors has led to marked price increases, due mainly to healthy competition.'

ESTATES GA

The National Heart Hospital in Westmoreland

Street, W1, vacant for five years, has been sold to Gleneagles International, a division of Singapore developer Parkway Holdings. The buyer has negotiated new long-term leases on the site from the Howard de Walden Estate and has plans to develop a new hospital.

being developed by a Middle Eastern developer. No has found ready buyers through De Groot Collis at pro exhibitions in the Far East, particularly in Singapore.

PROPERTY WEEK

PROPER

Davidson reckons "a tennis court on adds

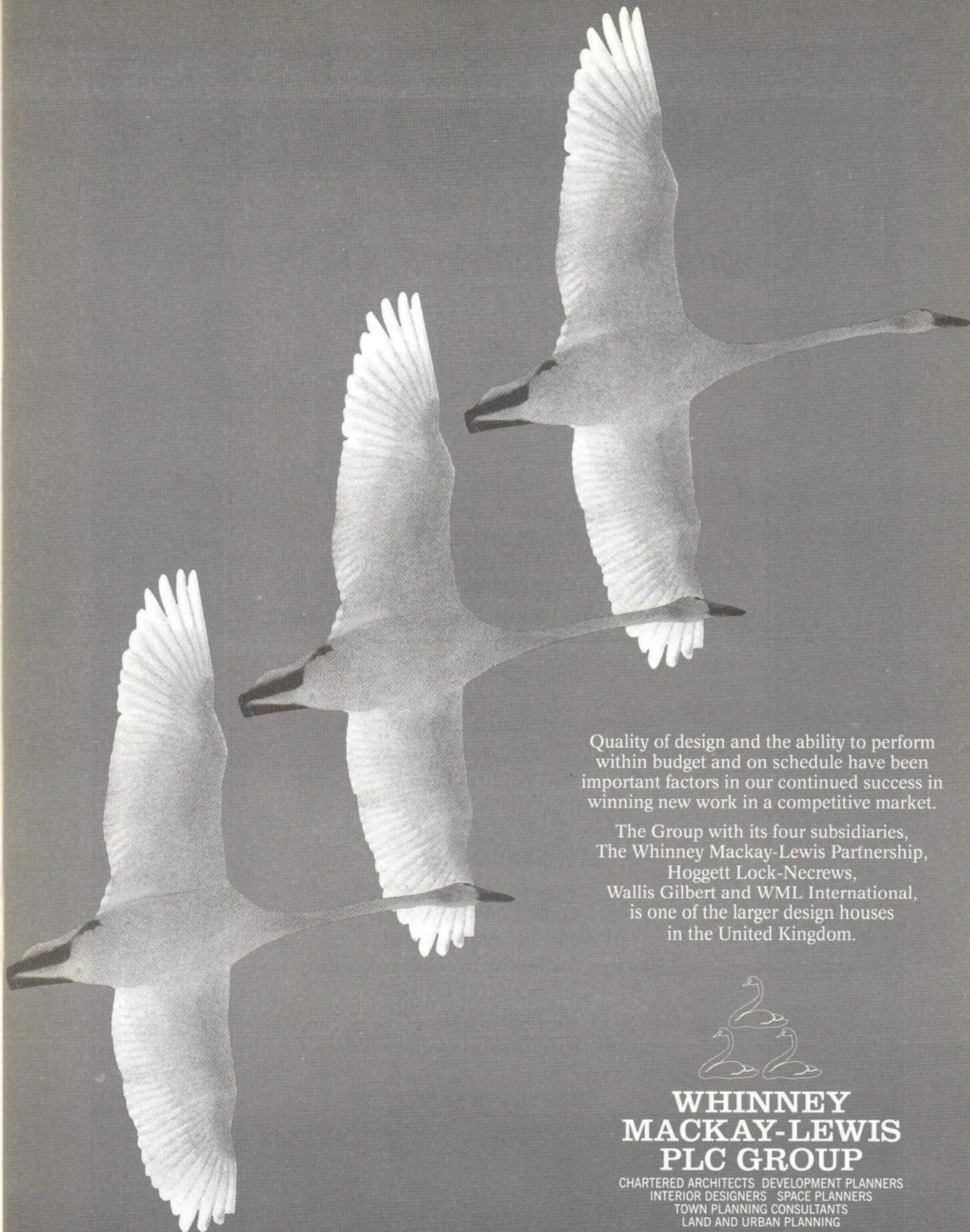
Two ritzy houses in London for sale at about £5m. No land Gate, SW7 is set freehold through De Groot Collis (071-235 8090). It is a restored end-of-terrace views north along the 'rom the upper floor from the Oratory station, Westminster and Crystal Palace. No 1 Curly

Jeremy Davidson, of Chelsea office of De Groot Collis, says: "In prime central London areas, private parking facilities add about 10% to the value of a property and we have seen instances where clients have been prepared to pay up to £50,000 for a nearby lock-up. In the £1.5m-plus range, parking is as important as the number of bedrooms." De Groot Collis is selling one house in Chelsea with off-street parking for £545,000 and two in SW1, both with their own garage, for £5.35m.



*THE HYATT CARLTON TOWER IN THE HEART OF
LONDON'S MOST EXCLUSIVE VILLAGE.*

ON CADOGAN PLACE, LONDON SW1X 9PY. TEL: 0171-235 1234. FAX: 0171-245 6570



Quality of design and the ability to perform within budget and on schedule have been important factors in our continued success in winning new work in a competitive market.

The Group with its four subsidiaries, The Whinney Mackay-Lewis Partnership, Hoggett Lock-Necrews, Wallis Gilbert and WML International, is one of the larger design houses in the United Kingdom.



**WHINNEY
MACKAY-LEWIS
PLC GROUP**

CHARTERED ARCHITECTS DEVELOPMENT PLANNERS
INTERIOR DESIGNERS SPACE PLANNERS
TOWN PLANNING CONSULTANTS
LAND AND URBAN PLANNING

Asta House, 55-65 Whitfield Street,
London W1P 5RJ
Telephone: 0171 636 6621
Facsimile: 0171 631 5427

THE KNIGHTSBRIDGE GROUP

*Wishing all Knightsbridge Residents
a Merry Christmas
and
Happy New Year*

Members

Austin Reed Ltd
Norman Adams Ltd
Barclays Bank International Plc
The Berkeley
Bonhams
Boodle & Dunthorne
Cadogan Estates
Cartier Ltd
Christie's South Kensington
Harrods
Harvey Nichols
Hobart Slater Partnership
Hyatt Carlton Tower Hotel
Hyde Park Hotel
Jaeger
Lee & Pembertons
Lowe, Howard Spink
National Westminster Bank Plc
The Scotch House
Searcy's
Sheraton Park Tower Hotel

Honorary Members;

Household Cavalry Regiment
The Royal Thames Yacht Club
Mr Raymond Benardout

Allsop & Co

The Knightsbridge Specialists since 1967

Our experienced and professional team
aims to match purchaser and property,
landlord and tenant, with perfect precision



100 Knightsbridge, London SW1X 7LB
0171 584 6106

Estate Agents • Surveyors • Valuers

Established 1853

**JAMES HARDY
& Co.**

Jewellers and Silversmiths

SOCIALLY AWARE IN THE COMMUNITY

**235 BROMPTON ROAD
LONDON SW3 2EP**

Telephone: 0171-589 5050
Fax: 0171-823 8769

BONHAMS

Founded 1793

Written Valuations undertaken for
Insurance, Probate, Capital Transfer Tax,
Family Division & all other purposes

Highly Competitive Fees.

Please call Diddi Edmonds
0171 393 3978

N.B. 15% discount for members of the Knightsbridge Association.

Bonhams,
Montpelier Street,
Knightsbridge,
London SW7 1HH.
Telephone: 0171 393 3900 Fax: 0171 393 3905

the power
of myths

Boodles create jewellery
for today in timeless designs
inspired by the magic of old
legends and mythical creatures.



BOODLE & DUNTHORNE

LIVERPOOL · CHESTER · MANCHESTER · LONDON



J A E G E R

16/18 BROMPTON ROAD
TEL: (0171) 584 2814

163 SLOANE STREET
TEL: (0171) 235 2505

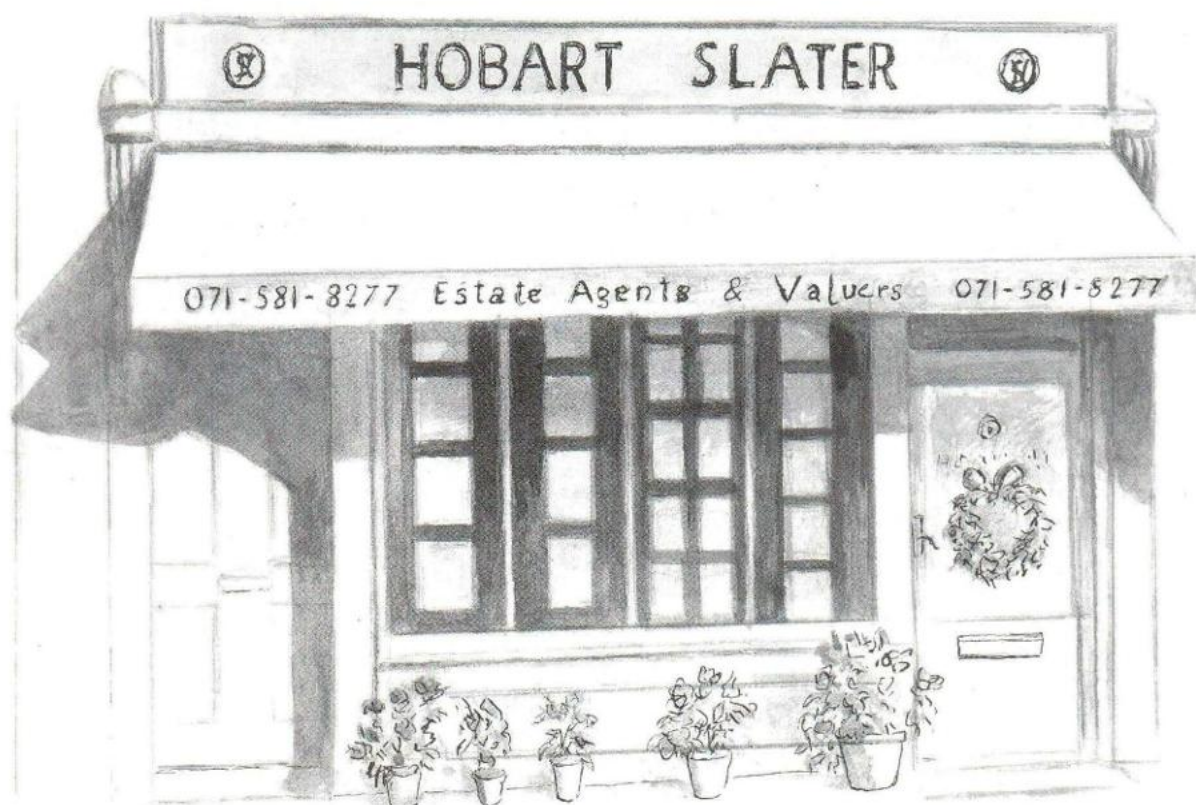
MENSWEAR
76 BROMPTON ROAD
TEL: (0171) 584 5270



HOBART SLATER

Estate Agents and Valuers

**“Not just the mail box
for the Knightsbridge Association!”**



6 Montpelier Street, Knightsbridge, SW7

***Merry Christmas
from your local Estate Agents
and Valuers***

**SALES 071-581 8277
RENTALS 071-581 3253**

WE ARE COMMITTED TO THE CONSERVATION AND PROSPERITY OF KNIGHTSBRIDGE
AS MEMBERS OF BOTH THE KNIGHTSBRIDGE ASSOCIATION & KNIGHTSBRIDGE GROUP

RARE AND DECORATIVE CARPETS
RUGS AND TAPESTRIES

MEMBER OF THE BRITISH ANTIQUE DEALERS'
ASSOCIATION

Caucasian Zeichur Rug

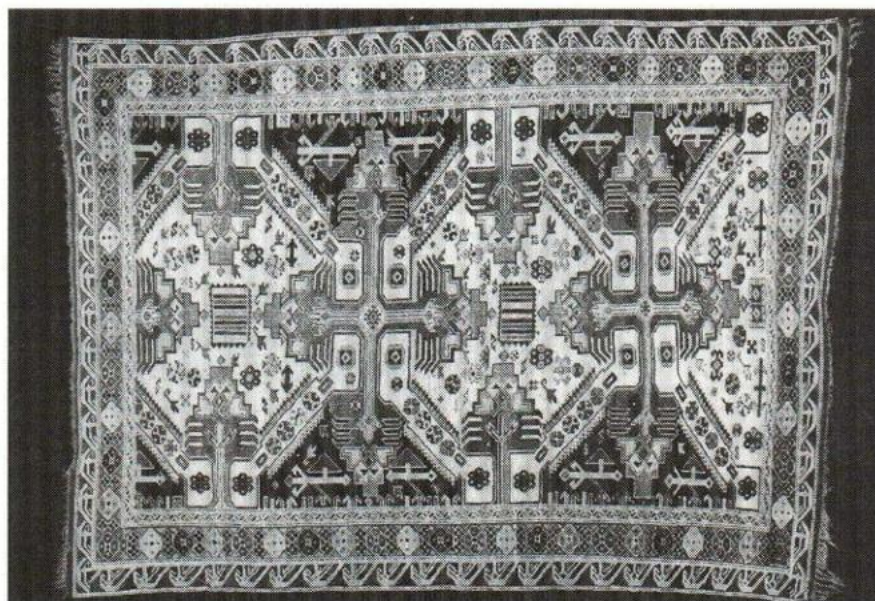


BY APPOINTMENT TO
HER MAJESTY QUEEN ELIZABETH II
SUPPLIER OF CARPETS
C. JOHN RARE RUGS LTD

C. John.

70, SOUTH AUDLEY STREET,
MAYFAIR,
LONDON, W1Y 5FE

TELEPHONE: 0171-493 5288
FACSIMILE: 0171-409 7030



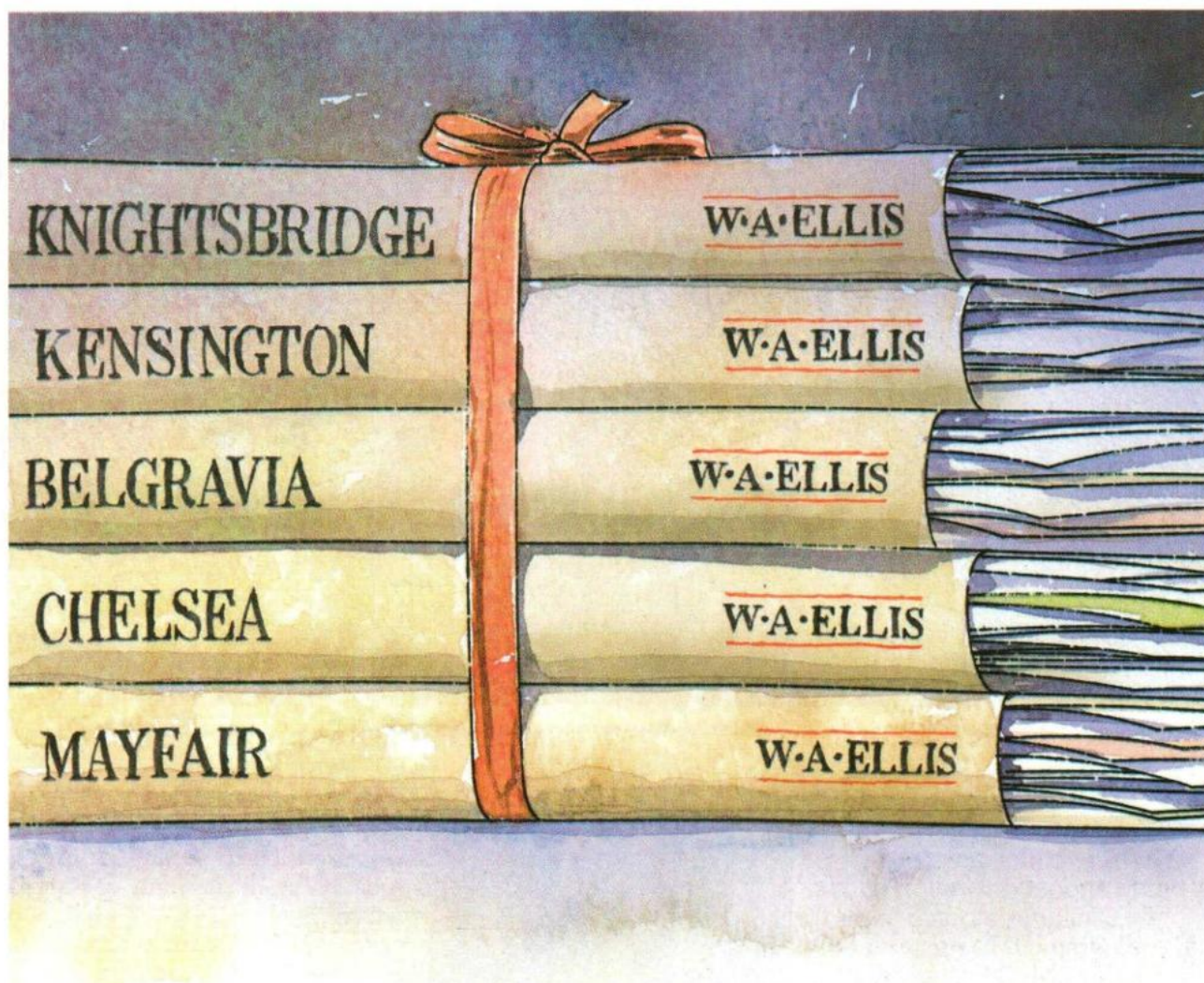
TWO GREAT RESTAURANTS *for theatre goers & shoppers*

Kettners, in the heart of Soho's theatreland, has entertained the greatest actors, critics and theatre goers since it was founded in 1867. There is a champagne bar and the restaurant serves 'haute cuisine populaire'. There are also rooms available for receptions before and after the theatre. Mr Mark Stedman, the manager, will be pleased to answer your enquiries.

Pizza on the Park takes last orders until midnight, and the renowned supper room presents the late show at 11.15. Parking is not too difficult.

Kettners 29 Romilly Street Soho Telephone 0171 734 6112

Pizza on the Park 11 Knightsbridge Hyde Park Corner Telephone 0171 235 5273



The recent history of the better London Property

W.A.Ellis have specialised in the buying, selling, managing, surveying and letting of the finest London residential properties – since 1868. Today, W.A.Ellis offer their wide experience of Mayfair, Belgravia, Knightsbridge, Kensington and Chelsea properties – to clients who require development advice, or simply a new home.

W.A. ELLIS

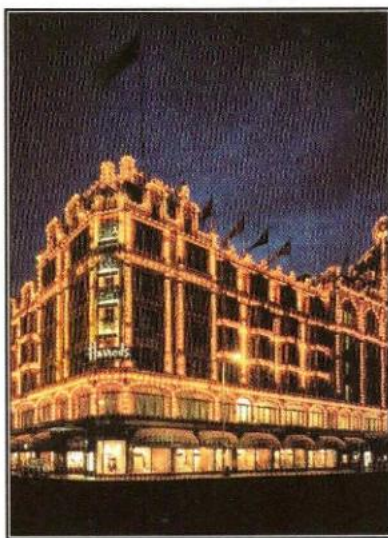
ESTATE AGENTS AND SURVEYORS ESTABLISHED 1868

174 Brompton Road, London SW3 1HP

Telephone: 0171-581 7654

Fax: 0171-589 3536

THERE IS ONLY ONE HARRODS.



CHRISTMAS STORE HOURS

Sundays 11th & 18th December-11.00am-5.00pm.
Wednesday 14th December-Friday 23rd December-10.00am-8.00pm.
The FoodHalls only will be open 9.00am on the 23rd December.
Christmas Eve 9.00am-5.00pm.

Harrods
KNIGHTSBRIDGE

Harrods Limited, Knightsbridge, London SW1. Telephone 0171-730 1234



RCHIME Crown Copyright

Knightsbridge at the beginning of the century, looking east from Park Mansions.

CHAIRMAN'S REVIEW

It is in the nature of conservationists to complain. After all, there are so many things to complain about. The death of the rain forests, leaks from clapped out nuclear power stations, the destruction of the inner city by short term thinking on development, and the deterioration of city life through the lack of an adequate transport system, so that the population is forever victim to deadly emissions from vehicles. Has anyone time to worry about the proliferation of nuclear weapons?

Yet, the true conservationist should be a happy individual. He or she is doing something about the widening cracks in the dam by getting the message across to friends and neighbours. Eventually this will give those who operate the levers of power the confidence to allocate the necessary funds, secure in the knowledge that they will be backed by the electorate.

This is already happening in local government. The Knightsbridge Association may be thought of as latter day Cassandras by those who do not live in this delightful area and wish only to exploit its opportunities, but this is very far from the truth. Its objects are to protect and enhance the fabric of the neighbourhood and the quality of life of its population. After many years, with increasing cooperation from the two local authorities, there have been many successes to balance the disappointments and Knightsbridge is still a fine place in which to live and work.

Knightsbridge is, however, suffering from its own success, and the following reports of the committees will show that old problems are returning with the pressure of the crowds coming to shop in Brompton Road and the Knightsbridge thoroughfare. Sleaze is reappearing and crime is ever present.

Unknown to the onlooker, the boundaries of Westminster City Council and the Royal Borough of Kensington and Chelsea weave their way up and down through the Brompton Road-Knightsbridge thoroughfare. The Knightsbridge Association has taken the initiative to invite both local authorities to come together in a joint working party to upgrade these famous streets completely by the year 2000.

It is encouraging to report that both councils have accepted this idea with great enthusiasm. The aim is not only to clear the litter and rubbish, and to deal with crime, but also to upgrade street furniture, such as low quality aluminium safety railings, to improve pedestrian crossings, to remove unnecessary clutter and to co-ordinate the treatment of the streets and pavements, even influencing the improvement of some of the less attractive shopfronts. The first joint meeting has been held and details of progress will be given in next year's annual report.

Meanwhile, London Underground could make a considerable contribution by bringing Knightsbridge Station up to standard.

THE ENVIRONMENT

Following the pattern of the previous year, the Environment Committee was spared the burden of new applications of the size and complexity of the proposed massive developments which had occupied its time for so long, and bade fair to alter the look and life of Knightsbridge. The routine of examining and commenting on planning applications referred by the planning departments of Westminster City Council and The Royal Borough of Kensington and Chelsea did, however, keep this, the busiest of the Association's committees, fully occupied. Apart from dealing with the normal flow of planning applications, there was still much work to be done in the aftermath of the major proposals such as the Prudential development and the proposed Harrods' Hotel.

The Prudential Development

The demolition and redevelopment of the Prudential site, stretching from Lancelot Place to Knightsbridge Green and from Knightsbridge to Brompton Road, is unlikely to start before 1998 and possibly 1999. However, traffic calming measures for the Montpeliers and the Trevors, detailed in last year's Report, will be installed as soon as the section 106 legal agreement has been signed. The negotiations on this agreement proved to be arduous and complex,



ABOVE: Trevor House, 100 Brompton Road with its dull 1960's facade.

BELOW: An initial impression of the proposed recladding of the Brompton Road facade under discussion with Westminster City Council, to reflect the terracotta materials and design elements of the Store.



but it is understood that signature is imminent. After this, there will be further consultation with residents on the design details.

Harrods' Hotel

It is two years since Harrods won their appeal for permission to convert their Trevor Square depository into a five-star hotel. The plans which were then exhibited have now been superseded by new ones with several important changes to the original content and facilities. Harrods, which had previously bought the freehold of Trevor House, 100 Brompton Road, has now also acquired some of the head leases, enabling them to propose expanding the hotel.

The new proposals, which are on the Brompton Road side of the scheme, would include a health club, a larger brasserie than was originally contemplated and a 200 seat cinema. The top two floors of the building would be luxury suites. Whilst considerably expanding the scope and the extent of the hotel, this new plan would not increase the number of bedrooms and would not affect the Trevor Square building, other than the internal courtyard.

The scheme would involve building an extra floor, to the same height as Princes Court, and the recladding of the exterior of the building to reflect the terracotta facade of Harrods. The Committee is carefully considering the proposals and the impact that an increase in traffic and parking, caused by the extra facilities, may have on the neighbourhood. Members will have the opportunity to see the final proposals when they become available.

Agriculture House

The re-development of this site has proved trying for residents who suffered noise and dirt at the time of demolition and the nuisance caused by the frequent obstruction of one important traffic lane alongside the Hyde Park underpass.

However, the worst is now over and normal life should resume. The building works are due for completion in Spring 1995.

Montrose Court

An application was lodged by the owners of Montrose Court in Exhibition Road for one extra storey, set back at roof level, and various alterations to the elevation. This caused considerable debate and eventually the Council refused permission for the development. The refusal was solely on the grounds of increased height, which was considered detrimental to the adjacent listed buildings in the conservation area, and views from the Royal Parks and the gardens at the rear.

In their comments to the Council, the Committee raised several points critical of the proposal but disagreed with the Council over the effect of the extra height, feeling that, on balance, the proposals would improve a building that had never sat happily with its neighbours. The application is to go to appeal.

Accademia

At the end of July, the Accademia Italiana moved out of Park House in Rutland Gate which it had occupied for the past five years. There had long been a love/hate relationship between the Accademia and local residents because of disturbance during the evenings.

This worthy institution had established a reputation for its interesting and cultural exhibitions but had to depend for its existence on generating large numbers of visitors and hosting frequent receptions and entertainments throughout the weeks, including weekends.

It is understood that the Accademia is hoping to move into the empty building of the Royal College of Organists adjacent to the Albert Hall. If negotiations are successful, a planning application will be submitted to Westminster City Council and full public consultation will take place.

In the meantime there has also been an application for a change of use of the Royal College of Organists' building to a single family residence including a basement swimming pool, and an application to return Park House, Rutland Gate to a single family residence after a long history of mixed use.

Albertopolis

The notion of 'Albertopolis' as an area of museums and scientific institutions has been around for a long time. The imminent arrival of the Millennium encouraged a group consisting of The Victoria and Albert Museum, The Science Museum, The Natural History Museum, Imperial College, The Royal College of Music, The Royal Geographical Society, The Royal College of Art and The Royal Albert Hall to form a consortium which would create a physical link and a new look to the area including underground retail shopping and the



TOP: Work on the replacement buildings for Agriculture House.

CENTRE: Former home of the Accademia, Park House Rutland Gate, is now for sale.

BOTTOM: The Royal College of Organists' building may become a family residence.

upgrading and utilisation of the underground tunnel from South Kensington station along Exhibition Road.

Sir Norman Foster and Partners were appointed consultants for the scheme which was to cost in excess of £150 million. The consortium hoped to raise the money from the Millennium funds and the National Lottery. The major slice of the money was to create new buildings.

During the year it became apparent that some members of the consortium did not feel that there was a complete identity of interest in the pursuit of the objective, and The Royal Albert Hall decided to leave the group and make its own application for support for its very interesting scheme to improve the facilities of this famous building.

The scheme is currently being revised and presentations will be made to the local authorities and other interested parties in the first quarter of next year. Development on the suggested scale would, of course, have a considerable effect on traffic flow in the area and this is of concern to the Environment Committee which looks forward to further information.

The Royal Albert Hall

The Committee viewed plans put forward by The Royal Albert Hall and these are described in the feature article at the end of this report. They are far reaching and ambitious but have not yet arrived at the stage of a formal planning application. At some time in the New Year there will be a full presentation to the membership for both the Royal Albert Hall's proposals and the Albertopolis scheme.

The Albert Memorial

The great institutions in and around Exhibition Road came into being as a result of the vigour and vision of Prince Albert. It is sad that the Albert Memorial has been withdrawn from view for so many years without a firm decision on its refurbishment and return to the Nation.

Strong feelings on this matter were voiced by many citizens and organisations and firmly supported by the media, particularly the Evening Standard.

During the previous year, the Victorian Society, supported by the Knightsbridge Association, organised a conference to promote discussion on methods of refurbishment, and it was of great satisfaction to everyone when Peter Brooke, as Secretary of State for National Heritage, announced the intention of the Government to contribute £4 million towards the cost and to encourage the forming of a charitable trust to raise extra funds.

It was announced later that English Heritage would be given responsibility for restoring the Memorial. Jocelyn Stevens, chairman of English

Heritage, has since become chairman of the Trust and amongst the Trustees are the chairmen of the Victorian Society and the Knightsbridge Association. Contracts have been agreed and work has already begun on the site. It is expected to take six years and it is hoped that the public will be able to watch its progress.

English Heritage is providing £1 million this year and a further £1 million over the next two years. The estimated cost of the first phase is £9.5 million and the full cost of repairs will be around £14 million.

Upper Garden

The unsatisfactory position regarding the Upper Garden in Rutland Gate continues after twenty years. There was a brief moment of hope when contact was made last year with the solicitor of the new owner, but after several attempts the lawyer was unable to obtain instructions from his client and the Committee is once again seeking to pursue the matter with the help of Westminster City Council's Environment Committee.

Meanwhile, the funds raised three years ago to pay for basic maintenance and leaf clearance were modestly augmented by a donation from the company filming 'Mad Dogs and Englishmen' in Rutland Gate in June. The donation was divided between Upper and Lower Gardens.

Cascade Appeal

Last year's report remarked on the problems which had arisen because of the open shop front of the Cascade Shop on the southern side of the crossing from Montpelier Street. Planning consent had been refused by Kensington and Chelsea Council on the grounds that the shop front was against Council policy and out of keeping with the area and caused problems which arose from trading into the street.

The owners lodged an appeal against the Council's refusal and this was heard by an inspector from the Department of the Environment. The Knightsbridge Association supported the local authority and retained a planning consultant to put forward its views at the hearing. Several members of the Association and this Committee attended the proceedings and it is satisfying to report that the appeal was dismissed.

The frontage of the shop must now be changed and planning permission has been granted for a revised design which must be installed by February 1995.

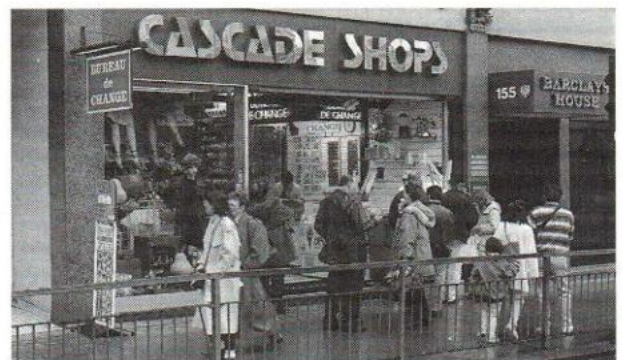
Motor Car Museum

Plans were received in May for the conversion of 20,000 sq.ft on the ground and basement

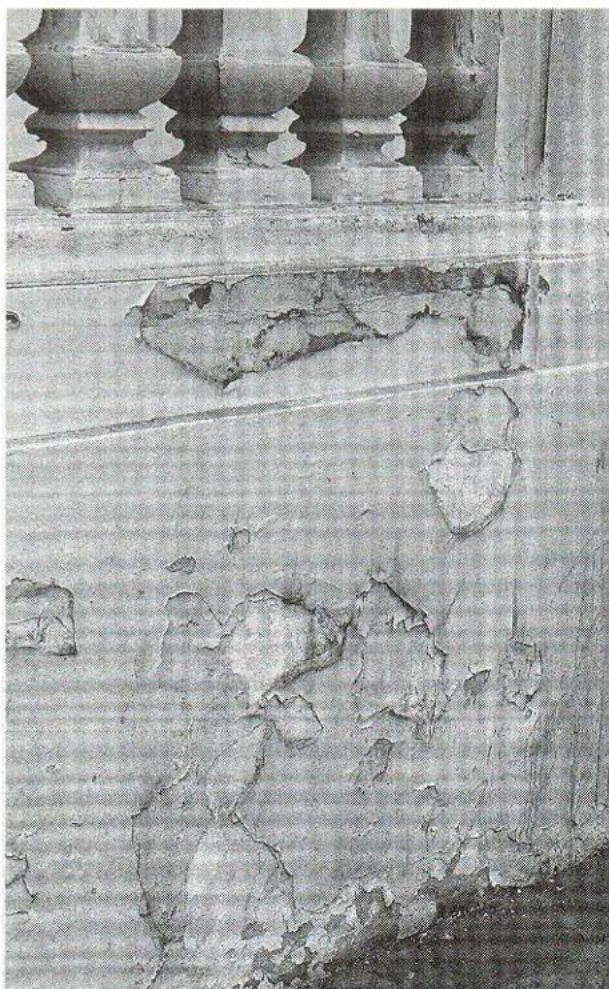


A view of the Albert Memorial as it used to be.

floors of Mercury House in Knightsbridge opposite the barracks in Hyde Park. This was to be used as a motor car museum to be opened 7 days a week and to include corporate entertaining until late in the evening on a regular basis. The Committee opposed the idea of corporate entertainment on the grounds that this would cause problems for residents both with regard to parking and late night disturbance. It was also against Sunday opening for similar reasons. Following this, revised proposals were made, dropping the evening openings but retaining Sunday



Cascade shopfront to be altered by February 1995.



ABOVE: Dilapidations at the French Embassy.

BELOW: On the left, 2 Albert Gate currently being restored for the new Kuwaiti Embassy. On the right 1 Albert Gate, the French Embassy should be renovated in 1995.

BOTTOM RIGHT: Formerly the Omani Embassy, the Montpelier Square house stands empty and is beginning to deteriorate.



opening. Westminster Council have requested the applicants to try to provide off street parking at weekends and so far there has been no response.

Embassies and Diplomatic Buildings

The Omani Embassy has opened in Queen's Gate but it is not yet known what is to become of the house in Montpelier Square from which it moved. Permission was originally given for diplomatic use of the residence in Montpelier Square on condition that the Omanis moved out of the Ennismore Gardens house, which they had converted from a private house to embassy use without planning permission in the early '70s. Despite this, the Ennismore Gardens house is still being used for diplomatic purposes and the Committee would like to feel that these promises can now be implemented.

The Afghan Embassy at the top of Exhibition Road, which was re-decorated a few years ago after pressure from the Association, is once again showing signs of deterioration. The Libyan Government building in Ennismore Gardens, which has been in a sad state since diplomatic relations were severed, is now in a very dilapidated condition. The Association has asked the Council to take appropriate action, including dealing with rats which have recently been reported on the premises.

Work is going ahead with the refurbishment of No. 2 Albert Gate for the new Kuwaiti Embassy, and it is pleasing to report that the French Embassy on the opposite side of the gate has told the Association that it hopes to renovate its facades during 1995.

South Kensington Proposals

The Committee was asked to comment by Kensington and Chelsea Council on revised plans submitted to them by the architects Terry Farrell and Company. The Committee feels that no attempt has been made to solve the traffic problems at this complicated junction and that the extra offices and shops constitute an over-development of the site which would exacerbate the already acute problems.





Sketch of South Kensington Station. Proposed view from Harrington Gardens of the rotunda in its redesigned form but without the typical traffic flow.

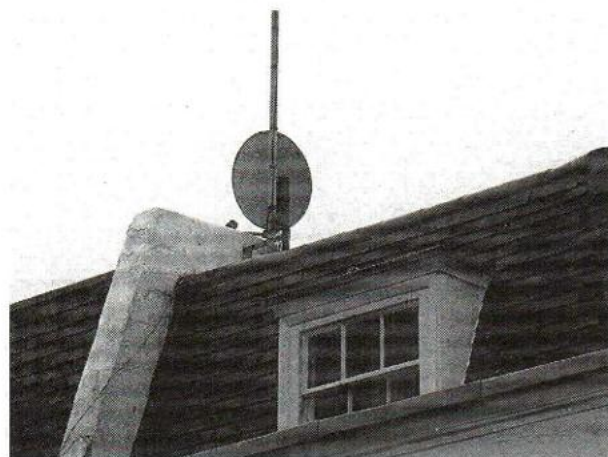
At every stage of consultation the Association and other consultative bodies have requested traffic surveys. However, the architects, following advice from their traffic consultant, have recommended minor alterations to traffic arrangements to the south of the site, which officers of the Royal Borough appear to feel will be adequate. A decision on the application is awaited.

Dish Antennae

Many residents are unaware of the regulations governing the installation of dish antennae and that any dish above 90cms in diameter needs to have planning permission. No dish should jut above the chimney or party wall profile and if it does, it is likely that an enforcement notice would be served requiring it to be re-sited. Westminster City Council has issued a guide to the siting of satellite dishes and anyone contemplating the installation of a dish would be well advised to obtain a copy.

Consultation Papers

Towards the end of last year the committee received a Department of Environment consultation paper "Protection of Conservation Areas" and early this year it was asked to comment on a second paper "Streamlining Planning". The committee's view on both these papers were in line with those of Westminster and the Royal Borough. As a result of these consultations the Government has agreed that certain permitted



Dish antenna – right size, wrong position.

rights, particularly those covering doors and windows within conservation areas, should be withdrawn. Consultation on the second paper is continuing but it is understood that any changes are unlikely to have any serious impact on the area.

Design Guides

Over the years, both Westminster and the Royal Borough have issued a number of guidelines covering a wide range of subjects. Recent issues have covered new properties, conservation areas, shopfronts, conservatories and satellite dishes. The Committee is awaiting an updated guide on roof extensions.

The Cascade shop in Brompton Road has highlighted the problem of shop fronts. Many restaurants and shops have 'house' designs which they wish to use irrespective of the location and the quality of the design. Some of the 'house' designs, especially those for fast food outlets, are garish and in some cases inappropriate for their settings. However, both councils have had some success in getting modifications to the worst examples so that they do not clash too badly with the period and design of the building and streetscape. The Committee supports this initiative by both councils. Meanwhile the Royal Borough is currently investigating the installation, without permission, of the brash new Pizzaland shop front.

Changes to Use Classes Order

Certain aspects of the Use Classes Order continue to give concern, but following representations by the Royal Borough, the Order has been amended so that hotel use is no longer interchangeable with hostel use. With so many student hostels in the area this is a useful amendment.

The Leasehold Enfranchisement Act

The Leasehold Enfranchisement Act, which appeared to offer so much, seems to have delivered very little. This Act was supposed, amongst other things, to allow leaseholders in properties containing two or more flats to purchase their freeholds, thus freeing them from the insecurity of a wasting lease and bringing property ownership more in line with other EEC countries. The main opposition to the Act was its possible effect on the old well managed estates if they were to be broken up into individual ownership.

Following intense controversy, the Act completed its passage through Parliament in November 1993 and the effects of amendments to the original Bill are now apparent. Many tenants will not meet the qualifications that will enable them to enfranchise their leases; indeed a number of obstacles need to be overcome by those who wish to do so. Even if a tenant meets these qualifications, he will only be able to enfranchise if the premises are of a certain type; finally the procedures to be followed are complex and likely to be very expensive, if not prohibitive, especially in respect of the purchase price to be paid to the freeholder.

So far, the complicated nature of the arrangements and the ultimate costs have deterred all but a small number of potential purchasers. This may be good news as far as the old estates are concerned, but seems of little help to thousands of tenants who may wish to purchase their freehold or extend their leases.

The Leasehold Enfranchisement Association, which has battled for so long to bring this Bill to the Statute Book, has emphasised its disappointment. It is advising caution and suggests that leaseholders await the results of the few cases which are currently in the pipeline. It will be following these cases closely and will issue further advice when the situation becomes clearer. Meanwhile it is working on a series of amendments to the Act.

Further information may be obtained from the Leasehold Enfranchisement Association, 34 Phillimore Gardens W8. An up to date resumé of the legal position can be obtained from the Knightsbridge Association's Hon. Secretary on 0171-823 9103.



Michael Wright, chairman of the Environment Committee.



Lesley MacDonagh, vice chairman of the Environment Committee.

The Committee

The Knightsbridge Association is recognised as a statutory body for consultation by Westminster City Council and The Royal Borough of Kensington and Chelsea, and every planning application in the area is sent to the Environment Committee for comment. The resulting work is long and arduous: site meetings, discussions with council officers, developers and their architects, meetings with councillors and many other visits and conferences. Since the members of the Environment Committee are all voluntary workers, it means a heavy investment of their time.

The Committee's success relies upon the high qualifications and experience of its members. The Chairman, Michael Wright, is a distinguished architect who was for many years in charge of planning in Hong Kong and who leads the Committee with great dedication. The vice-chairman, Lesley MacDonagh, an expert in planning law, is a partner in a leading firm of solicitors. Jeremy Mackay-Lewis, another architect of distinction was joined this year by a third member of the profession, Ian Caldwell, who is also Director of Estates at Imperial College, and another new member of the committee is Robert Morris. Together with its other experienced members, the Environment Committee is a formidable body.

TRAFFIC AND PARKING

The difficulties of living in the centre of a great metropolis are many, and they have often been exercised in the Annual Report, but the problems of traffic and parking in London are perhaps the most intractable.

There is little in common between the driver who wishes to move as fast as possible; the delivery truck that blocks the flow of traffic; the pedestrian who wishes only to cross the road in safety and the residents who pay for parking spaces which are hijacked by other drivers.

Add to this, the householder whose quiet square is assaulted by traffic taking short cuts and by massive coaches ignorant of the geography of the city. There is even an element of Jekyll and Hyde when a pedestrian becomes a driver, and vice versa, at different times and changes priorities accordingly.

The Traffic Committee has spent much time working on the priority routes and the new parking regulations. The Red Route consultation has been very thorough and whilst not all of the Committee's requirements have been agreed, the new reverse traffic flows around Harrods, the changing of the pelican crossings outside Harrods and Boots to traffic lights, are welcome improvements.

The success of a priority route in a busy shopping street such as Brompton Road has yet to be proved, particularly when at the same time permission has been given for a new hotel in Brompton Road. Every new commercial development in the area is now examined first for its effect on traffic and parking. There are already enough developments in the pipeline, or under discussion, to bring even more traffic into the area. In each case the developer claims that visitors will arrive by public transport but it is obvious to all that the underground is hopelessly overcrowded, and Knightsbridge station inadequate to cope with increased numbers.

For many years it has not been possible at the junction of Exhibition Road and Kensington Road/Kensington Gore, for traffic coming from the east along Kensington Road to turn right into the Park or for traffic leaving the Park at Alexandra Gate to turn right into Kensington Gore. As a result, at the north end of Exhibition Road there are some 200 U-turns per hour during peak periods. Further south there is no right turn from Princes Gardens into Exhibition Road, thus drivers wanting to get into the Park have to turn left and do a U-turn near the Post Office.

A right turn from South Carriage Drive into West Carriage Drive has now been proposed on a trial basis, together with proposals for the elimination of U-turns for south flowing traffic wishing to turn right into Kensington Gore.



Cars U-turning at the top of Exhibition Road to get north across the park.

The Committee's request for 'no entry' signs for coaches and buses at the entrances to Rutland Gate, Ennismore Gardens and Princes Gardens, has been accepted and these will soon be in place. Discussion with Westminster Council has prompted a tightening of controls to protect resident parking near the Albert Hall due to the increase in visitors.

Parking

The deepest concern about parking in Knightsbridge is, however, the imminence of Sunday trading. It has been announced by Harrods that the store will be open for two Sundays before Christmas and it is understood that Harvey Nichols is considering opening for four Sundays. It is understandable that if these major stores are open then the smaller companies, particularly the fast food outlets, will certainly follow suit.

When Harrods held the first day of its sale on New Year's Day some years ago, and publicised the fact that there were no parking restrictions, the result was chaos in Knightsbridge. The traffic was gridlocked in Brompton Road and Knightsbridge thoroughfare and residential streets and squares were invaded by visitors who parked

their cars on pavements and double parked in the squares, whilst all day long a constant stream of cars searched for parking space. Residents who went visiting by motor car were, on their return, unable to find a space anywhere within sight of their homes.

The small residential streets of Knightsbridge were never meant to accommodate such pressure and, in an emergency, fire engines would not have been able to gain access. The Committee has made urgent requests to the local authorities to apply normal parking controls on Sundays when the shops are open. However, a sympathetic response also carried the information that the Councils could not go through the statutory measures in time but that

the police have emergency powers and would be approached to assist the neighbourhood. The Committee will take what measures it can to support this approach.

In the New Year, Westminster City Council will be circulating a questionnaire to rate-payers about traffic controls.

The answers may well have an effect on their future plans and it is hoped that residents will all return their copies.

It is interesting that since parking facilities are no longer free in Hyde Park, the number of vehicles parking there has decreased considerably. This may be a shock reaction and it will be interesting to see if numbers recover next year.

RUBBISH AND LITTER



Cigarette butts accumulated by a pedestrian island.



Rubbish dumped on a pedestrian island.



Shop refuse dumped round a tree in Brompton Road.



Accumulated rubbish and litter in Brompton Road.

Regardless of published statistics, the tourist season now appears to extend from January 1st to December 31st. Certainly the pressure on Knightsbridge has vastly increased since the shops, museums and the Albert Hall have all become year round attractions.

These days large crowds bring litter, and take-away food shops are an endless source of wrappings to scatter over the pavements. Garbage is placed on the street by traders at the wrong time, and inadequate rubbish collections are made by the authorities. Add to this the mess in the shopping areas in general, and on Brompton Road in particular.

The Rubbish and Litter Committee, chaired by the indefatigable Frances Rice, has been very successful in keeping the residential streets and squares of Knightsbridge in good order. The Committee established an excellent relationship with both public authorities and their appointed refuse contractors. The shopping streets improved with regular monitoring of the fast food shops which have begun to arrive in the area.

Now, however, there is a backlash and dumping of refuse is again on the increase. It is impossible to walk down Brompton Road without experiencing piles of litter on the pavement.

The residential areas are still an example to other parts of the city, but even here the committee cannot relax its activities. Black bags put out at the wrong times and on the wrong days, continue to be a problem and recently the domestic collections have often fallen back between two and three hours later than their scheduled time, which means that black bags are on the pavement for anything up to four hours, which is not acceptable.

This has been brought to the attention of the authorities and they have been asked to deal with the situation as a matter of urgency.

LAW AND ORDER

The Law and Order Committee is the most recent of the Association's committees, having been started some 6 years ago in response to the increase of crime in the area. Under the leadership of the chairman, Gordon Shingleton, an expert in security matters, and the vice chairman, Ellie Brook JP, the work and responsibilities of this body have increased dramatically since it was established, and in consequence, each year the report increases in size. The Committee meetings are attended by the crime prevention officers of the Metropolitan Police who cover the area.

Unlawful Entry via Scaffolding

It is encouraging that, after 7 years of pressure by the Association, more and more scaffolding is now protected after working hours by electronic surveillance systems. Unprotected scaffolding on a terraced house is an open invitation, as are ladders which have not been locked up at night and at weekends. Anyone who intends to use scaffolding should contact the local crime prevention officer to obtain advice on the best system to be installed, before any work starts on the site.

Pickpockets

There would appear to be increased activity by pickpockets in this area, particularly at bus stops in Brompton Road where a seven year old child was recently apprehended. Pickpocketing is also rife in the big stores in the press of people around the entrance to Harrods and in the underground station. The thieves are helped considerably when people in local restaurants are careless, hanging handbags over the backs of chairs and placing valuable cameras beneath them.

Muggers

It is a sign of the times that muggers should figure in this report about the streets and squares of Knightsbridge. During a hot day this summer, three muggers struck in Ennismore Gardens having followed their victim back from Harrods, and got away with his Rolex watch. Mugging to obtain Rolex and other expensive watches seems to be a specialised crime at the moment and is more likely to happen when the watch is visible.

Theft from Cars

There has been little reduction in this category, particularly of car telephones which can then be cloned to someone else's number. Manufacturers are finally taking action to try to improve security, but as long as phones and other items are visible from the street, such thefts will continue to occur.

The Streets

The Committee has worked continuously with the Metropolitan Police and the Trading

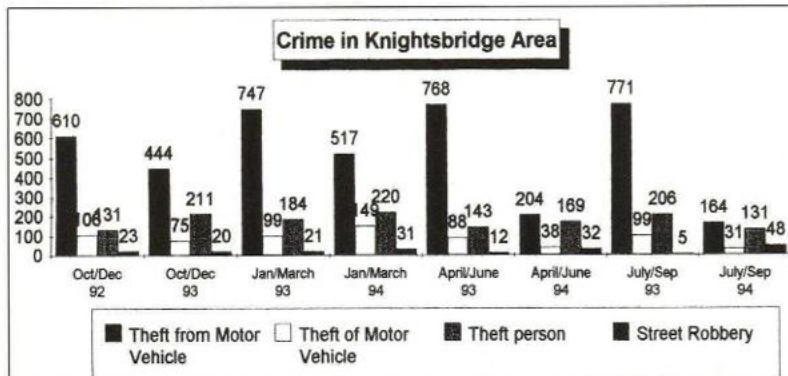
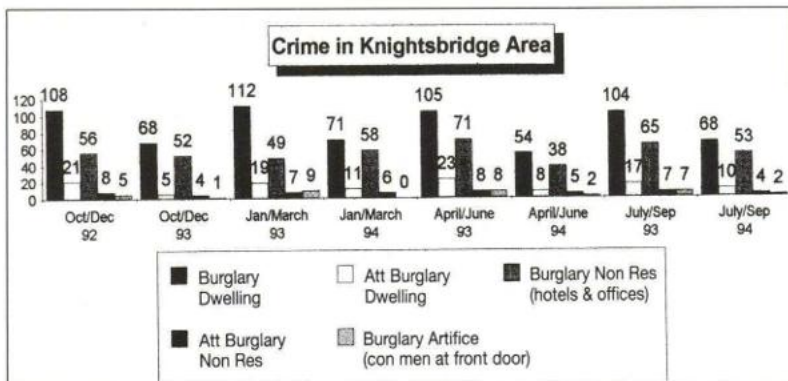
Standards Officers of the Royal Borough, to reduce the activities of illegal traders selling fake watches, imitation gold chains, perfumes and the like outside Harrods and Knightsbridge underground station, not only to protect the crowds of visitors but to stop the blocking of the pavements. For some time the police have been frustrated because the results of their work have been diminished as counterfeit goods could not be confiscated and penalties in the courts were inadequate. The work of the Law and Order Committee, the local authorities and the police, joining with other interested parties, has brought this matter to the attention of Parliament, and as a result, the London Local Authorities Act 1991/2 which has recently been enacted, includes a clause which enables the authorities to seize illegal goods which are displayed for sale and any vehicles used in the process. Another new piece of legislation, the Trademarks Act, has now been passed and it is hoped that this will improve legal powers and close loopholes open to counterfeit gangs, operating a multi-million pound business.

However, as with the new powers in the London Local Authorities Act, it will need the firm support of the courts and tough deterrent sentences by the judges to be effective.

Personal Safety

Following a police programme which has been operated by trained officers of Belgravia and Chelsea police stations, who have already run courses on personal safety for hospital staff and department store employees in the area, the Committee felt that such courses could be helpful to residents who might be interested in having advice from qualified personnel.

Some courses have already been held with encouraging results, and the Committee will be setting up further talks on personal safety to take place in the evenings, and lasting about an hour, during the coming year. Anyone interested in attending the talks should leave their name, telephone number and address at the Crime Prevention Panel Desk at the Annual General Meeting of the Knightsbridge Association, on Monday 5th of December, where senior officers of the Metropolitan Police will also be present.



Unlicensed trader selling fake scent.



Fake jewellery seller outside Knightsbridge Tube Station.



Counterfeit watches on sale in Brompton Road.



Crime Statistics

The following are crime statistics for the Knightsbridge area. This year the statistics from Chelsea's Brompton and Hanstown Wards and from the Belgravia parts of the Knightsbridge Ward, have been combined. It is hoped that this will give a better overview of crime in the Knightsbridge Association area.

The good news is that the burglary of homes has continued to fall. The Statistics show that burglary of non-residential premises (offices and shops) has also fallen, but not by the same percentages, there being 168 less burglary victims in homes. It should be remembered that motor vehicle crime last year, especially theft from motor vehicles, rose considerably. This was due to the theft of mobile phones hitting the Chelsea area. There is more good news: following a number of successful police initiatives the number of car crimes has dropped.

Handbag thefts continue to give problems and the police find themselves constantly giving advice about keeping hold of handbags and also asking ladies to make sure they have as little as possible in their bags. It is not always the loss of cash and credit cards that causes the most grief, but keys, address books, personal letters or photos, which create the most distress.

Chelsea and Kensington Divisions have now been amalgamated into the Brompton Division, but their police stations are still manned 24 hours a day. Residents should remember free crime prevention advice can be obtained by contacting the local crime prevention Officer at either Belgravia 0171-321 6814 or at Chelsea 0181-246 0369.

KNIGHTSBRIDGE THOROUGHFARE AND BROMPTON ROAD

Some examples of the problems to be tackled by the joint initiative with the Councils, discussed on page 17.



The wasteland of the central islands at the Knightsbridge junction. Fountains or statues would greatly embellish this focal point of Knightsbridge. The picture also shows the lack of pedestrian crossings.



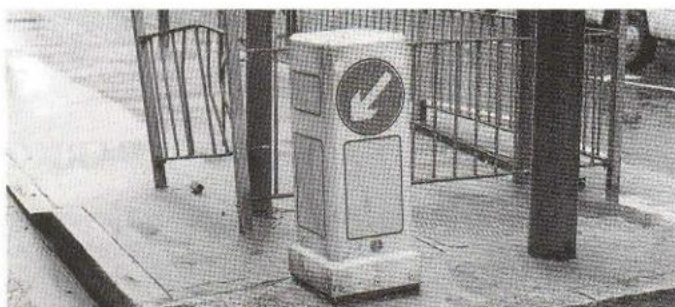
Flaking plaster on the wall of the elevated pavement in Brompton Road.



Knightsbridge Tube Station. Need one say more?



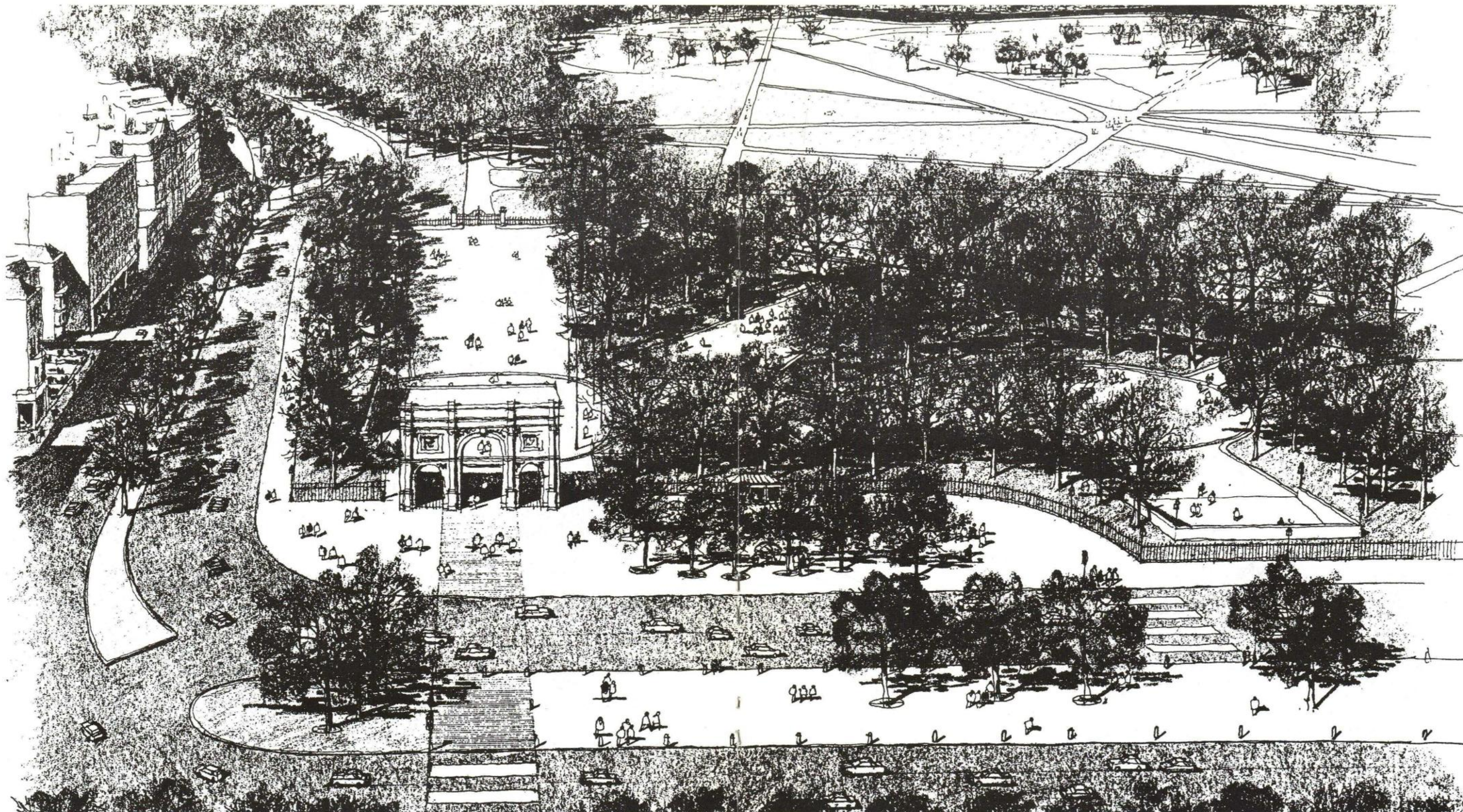
Abandoned roadwork signs on a pedestrian crossing with scattered grit.



Pedestrian crossing with utilitarian railings broken and buckled.



Unsatisfactory split level pavement in Brompton Road, railings need upgrading and co-ordinating, the retaining wall is flaking.



Marble Arch and Speakers' Corner Competition – the winning entry.

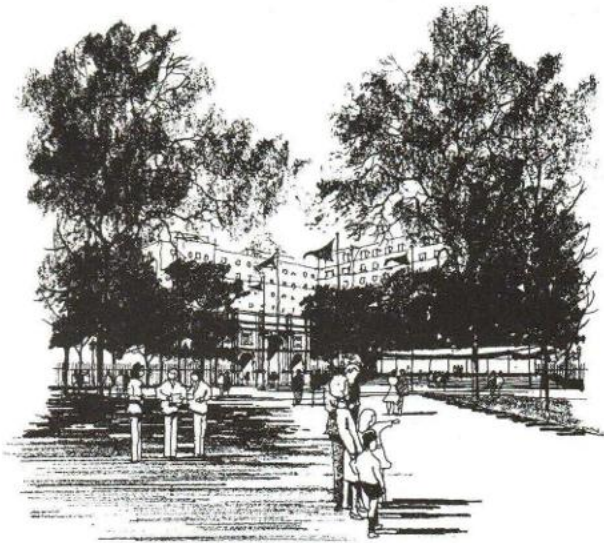
HYDE PARK AND KENSINGTON GARDENS

Following a recommendation by Dame Jennifer Jenkins' Royal Parks' Review Group, a competition was initiated by the Department of National Heritage to find a scheme to improve and refurbish Marble Arch and Speakers' Corner.

The competition drew a large and interesting response with a total of 285 entries from a wide range, including children, students, designers and artists, as well as architects. A shortlist of 6 entrants were asked to develop their entries and produce a practical scheme to

improve this important corner of the Park. In June, Peter Brooke, as Secretary of State for Heritage, announced the winner – Evan Hughes, a partner with Michael Lyell Associates. The scheme suggests the creation of a new "Speakers' Walk" which would

provide a more enclosed area for speakers and public, together with the establishment of a new "Royal Horse Artillery Drive" which would run within the park, parallel to Park Lane, with Marble Arch at its northern end. It aimed to minimise the effect of traffic on the park and



View from the South West looking towards Marble Arch as envisaged by Evan Hughes.



Proposal for Speakers' Walk, looking East.

improve the relationship between Marble Arch and Hyde Park. It attempts to offer a solution to the current problems of Speakers' Corner, resulting in a dramatic reduction in traffic noise and a re-routing of the riding and cycle routes which currently clash with the site.

Before the design specifications are agreed, the Royal Parks, in conjunction with Westminster City Council, will be consulting traffic experts in order to examine the whole

Marble Arch/Speakers' Corner area and they will be asked to propose various traffic options which will then be discussed with interested parties. Funding has not yet been decided but the Royal Parks hope that the scheme will be installed by the year 2000.

The Equitation Centre

The project to put riding stables in or near the park with easy access to Rotten Row, has

moved slowly due to the difficulty of finding a suitable site. It now appears that the most likely site is Perks' Fields which is to the north of Kensington Palace and part of the Kensington Palace estate.

This would commend itself to the Royal Parks and those lovers of Hyde Park who would find it difficult to accept these buildings within the park itself, but are very anxious to do what they can to keep up the tradition of riding in Rotten Row. A private trust which has the necessary funds would develop the stables. The proposals would have to go through the normal planning procedures with full public consultation.

Courtesy Ordnance Survey



Aerial photo, showing Marble Arch isolated from the Park and Speaker's Corner a bleak expanse of tarmac.

LOCAL AND OTHER AUTHORITIES

The major part of the Association's work is in the area administered by Westminster City Council, and the smaller, but equally important sector, lies within the Royal Borough of Kensington and Chelsea. There is a constant dialogue with both these local authorities, not only on potential threats to the fabric of Knightsbridge and the quality of life enjoyed by its residents, but also to see how improvements can be made for the benefit of the area.

Both sides do not always see eye to eye on every matter, but this does happen more as time goes on, which is indicative of a common desire to serve the community. The task is made easier by the good working relationship based on mutual respect which is enjoyed by members of the Association's committees and the councillors and officers of both Westminster and the Royal Borough.

The Leader of Westminster City Council, Miles Young, has been most helpful to the Association and, like his predecessors, always attends the Annual General Meeting together with many of his colleagues. Councillor Robert Davis, who became chairman of the Planning and Transport Committee before the recent local election, is now well played-in in this important post and the Association is grateful to him for his co-operation throughout the past year. Grateful, too, to the new chairman of the Environment Committee, Councillor Robert Moreland, who is not only a ward councillor for Knightsbridge, but also a member of the Economic and Social Committee of the European Union. Robert Michaels, the other ward councillor for Knightsbridge, stood down at the recent election and has been succeeded by Simon MacDonagh, a well known solicitor and local resident.

The Association looks forward to working with Councillor David Harvey, Chairman of the Traffic and Works Committee, in the year ahead.

As always, the Knightsbridge Association is indebted to the Council's officers, and particularly to the Director of Planning and Environment, Sid Sporle. Although occupying one of the most responsible posts in local government, he still manages to take a personal interest in the problems of Knightsbridge and has been of considerable help to the Association.

Thanks and appreciation are also due to Gordon Chard, Divisional Director (Development) and the many other officers at City Hall who have been both helpful and courteous in the daily exchange of views and information.

The Association has received similar courtesy and consideration from the Royal Borough of Kensington and Chelsea where Councillor Joan Hanham is Leader of the Council. Last year's Mayor, Councillor Desmond Harney, is now the Chairman of Planning and Conservation and Councillor Nicholas Paget-Brown is Chairman of Environmental Services. An increasing amount of work is developing with both these chairmen and their committees and the Association is grateful for their enthusiastic approach to improving the Knightsbridge area. Councillor John Corbet-Singleton has become chairman of Public Highways and Traffic, and the Association's appreciation is due to him and to Councillor Mary Weale, of Hanstown ward and Councillors David Hudson and Simon Ingham, the local representatives of the Brompton Ward.

There is increasing contact between the Association's committees and the officers of the Royal Borough. Michael French has now been promoted to succeed the late Mary Dent as Executive Director of Planning and Conservation and the Association is grateful to him and his colleagues for their co-operation during the year. In particular, there has lately been an increasing interest by the officers to join with the police in the initiative launched by the Association some years ago, to deal with illegal trading along Brompton Road, in which cause they are contributing much time and effort.

The Member of Parliament for Chelsea, the Rt. Honourable Nicholas Scott, has always been most helpful to the Association whenever his help or advice has been needed.

The Knightsbridge Association is fortunate to have as Member of Parliament for Westminster, The Rt. Honourable Peter Brooke, lately Secretary of State for National Heritage, and before that, Secretary of State for Northern Ireland. This distinguished statesman has long been a friend of the Association and, regardless of time and trouble, has always been ready to help to forward its objectives of protecting and

improving Knightsbridge. Even as a cabinet minister, Peter Brooke has been a model constituency member and, despite his onerous duties, has always attended the meetings of the Knightsbridge Association whenever possible.



The Rt. Hon. Peter Brooke MP.

SOCIAL EVENTS AND THE A.G.M.



At the Annual General Meeting, Cllr. Mrs. Jenny Bianco, Lord Mayor of Westminster, the Rt. Hon Peter Brooke MP, Secretary of State for National Heritage, the Rt. Hon. John Gummer MP, Secretary of State for the Environment, Councillor Harvey Marshall, Chairman of Environment and Councillor Miles Young, Leader of Westminster City Council.

The Annual General Meetings are always very well attended and last year's was no exception. In fact, the turnout even exceeded the record breaking attendance of the previous year. As usual the reception before the meeting was a most enjoyable party, masterminded as ever by Lady Grade, where members came to meet their neighbours and the Association's guests.

Amongst the guests were the Lord Mayor of Westminster, the Mayor of Kensington and Chelsea, The Rt Hon. John Gummer, MP, Secretary of State for the Environment, The Rt. Hon. Peter Brooke, CH, MP, Secretary of State for National Heritage, the Leaders of both Councils and chairmen of committees and senior council officers. A large number of police officers from the local stations were also present.

At the meeting which followed, John Gummer delighted the audience with a thoughtful and amusing speech in which he



The Rt. Hon. John Gummer, MP, Secretary of State for the Environment addressing the Annual General Meeting.

outlined his policy as guardian of the environment. Councillors and officers from both local authorities, and members of the Metropolitan Police, joined in the discussions and commented on matters raised by members.

Town and Gown

During the spring, the Association held a joint event with Imperial College. After a short lecture on the College's future plans, there followed a reception in the Rector's lodge, a Norman Shaw building which has been beautifully restored. Members and Friends of Imperial College were able to enjoy Mediterranean weather in the pleasant garden and the party was a great success and heavily oversubscribed. It is hoped to hold another "Town and Gown" party at some early date.

This Year's A.G.M.

This year's AGM will take place on Monday, December 5th in Holy Trinity Brompton Church Hall. The reception will take place at 6pm. and the meeting will start at 6.30pm. when members will be addressed by Steven Norris, MP, Minister for Transport in London. Since the motor vehicle is one of London's most intractable problems, and the revival of public transport so urgent, this should be a very interesting occasion.

The Lord Mayor of Westminster and the Mayor of the Royal Borough will be present and experts from the two councils and the Metropolitan Police will be able to discuss matters raised by members. There will be many other guests, too, and members are urged to attend what has become a most enjoyable annual event.

RECEPTION BEFORE THE ANNUAL GENERAL MEETING DECEMBER 1993



Cllr. Miles Young, Leader of Westminster City Council, the Rt. Hon. John Gummer, MP Secretary of State for the Environment, Cllr. Joan Hanham, Leader of Kensington & Chelsea Council..



The Mayor of Kensington & Chelsea, Cllr. Desmond Harney, Ellie Brook and Gordon Shingleton.



Frances Rice and Inspector John Grigg.



Sima Ginsberg and Nora Black.



David Mappin, Avril Butt, Jeremy Mackay-Lewis.



Gloria Lewis and Leslie Cooper-Smith.



Jeremy Mackay-Lewis, the Rt. Hon. Peter Brooke MP, Secretary of State for National Heritage, and Nina Wallis.



Stella Sketch, Ian Walker, the Lord Mayor of Westminster, Mrs Jenny Bianco and Professor Peter Grootenbuis.



Chief Superintendent Peter Kruger, Gordon Shingleton, Chief Superintendent Tom Lloyd.



Fred Guy, Bob Read and Terry Thomas.



Keith Thorpe, Jean Wright and John Wright.



Hans Hartwig and Hilary Mimpriss.



P.C. Andy Clancy, Sgt. Alistair Hill, P.C. Clive Coleman.



Frances Phillipps, and Crime Prevention Officer, Peter Waine.



Cllr. Andrew Fane, Chairman of Kensington & Chelsea Planning & Conservation Committee and Lawrence Carew.



Phyllis Brenner, Norah Black and Kathy Grade.



Cllr. Kevin Gardner, Cllr. Harvey Marshall, Chairman of Westminster City Council's Environment Committee, Col. Hammon Massey, and Simon Orr-Ewing.



Cllr. David Weeks, Michael Wright and Cllr. Robert Moreland.



Dee Carr and Paul Carr.



Sarah Wills, Eleanor Burke, Ian Caldwell and Dr. Jill Pellew.



Cllr. Robert Michaels and Cllr. David Weeks.



Sgt. Alistair Hill and David Brand.

THE KNIGHTSBRIDGE ASSOCIATION

6 Montpelier Street
London SW7 1EZ
Telephone/Fax 0171-823 9103

USEFUL TELEPHONE NUMBERS

Westminster City Council

General Planning Enquiries 0171-798 2977

Westminster Initiative Office –
Enquiries 0171-798 3402

Refuse Collection Information	}	0171-798 1177/1672
Rubbish Dumping		
Special Collections (of old beds, fridges etc.)		
Street Sweeping/ Emptying Litter Bins		

	0171 798 1166/1060
Builders' Nuisance	Out of office hours 0171-828 8070

Noisy Party Patrol (Friday & Saturday nights from 11pm)	0171-828 8070
---	---------------

Kensington & Chelsea

General Planning Enquiries	0171-937 5464 ext 2079/2080
----------------------------	--------------------------------

Environmental Problems – Enquiries

Refuse Collection Information	}	0171-373 6099 (24 hour)
Rubbish Dumping		
Special Collections (of old beds, fridges etc)		
Builders Nuisance		
Noisy Party Patrol		

Police

For Westminster Rating/ Poll Tax district	0171-589 1212
--	---------------

For Chelsea Rating/ Poll Tax district	0181-741 6212
--	---------------

For ALL EMERGENCIES	999
---------------------	-----

Burglar Alarms

To report continuous ringing	Call appropriate Police Station and/or ring the number shown on the alarm
---------------------------------	--

FINANCE

The financial position remains healthy. As previous Annual Reports have explained, the wealth of professional expertise contained within the various committees has meant that it is only occasionally that the Association has had to seek outside specialist help and advice.

However, the scope and complexity of some of the problems faced by the Association means that it is always possible that consultants may have to be called upon. This year, for instance, the Association retained a specialist to present its views in support of the local authority at a public enquiry into the appeal by the Cascade Shop, referred to earlier in this Report.

In the meantime, the Annual Subscription remains one of the best bargains in London and the overheads exceedingly low. The latter is due to the eagle eye of Christine Gilbertson, the Honorary Treasurer, who continues to keep a firm hand on the controls.

MEMBERSHIP

After many years as Membership Secretary, Rosalie Digby-Seymour has retired from this important post which has now been filled by Klaus and Elizabeth Leist.

It is a very difficult and exacting task to keep control of the membership lists, and it must be hoped that sharing the work will ease the burden. A large slice of the residential population is very mobile and the turnover is considerable.

It would be helpful if members could appraise the membership secretaries of changes in their vicinity and also to pass on details of the Association to new residents.

APPRECIATIONS

It is almost impossible to thank by name all those remarkable people who give so much of their so called spare time to serve on the committees of the Association or help in other ways, without leaving out so many who deserve the appreciation of the people of Knightsbridge.

It is a great compliment to this neighbourhood, and to the ideals of the Association, that men and women of great experience and high qualifications, who live



*The Hon-Secretary
Carol Seymour-Newton.*

busy lives, are able to devote so much time and effort in the service of the community.

The report would not be complete, however, without mentioning the debt owed to the chairmen of the individual committees. These men and women are the driving force of the Association and its

achievements are due to their leadership.

Constant absences abroad have caused Richard Robinson to retire from the membership of the Environment Committee. For many years Richard was the highly successful chairman of this Committee, which he led with great skill, and the Association is grateful for his valuable contribution to its work.

The Knightsbridge Association could not achieve its objectives without the support of the local business community which recognises the benefits that the commercial sector derives from its work. In fact, a close collaboration is planned to progress the new initiative to upgrade the neighbourhood. Business shows its support by contributing to the advertising pages of the Annual Report for which gesture the Association is most appreciative.

For some seventeen years the Annual Report was edited and published by Clive Labovitch, the well-known publisher, who had lived in Knightsbridge at one time and happily gave his services in pleasant memory. He died earlier this year and those members who worked with him mourn his passing.

Raymond Benardout and those others who worked on this report deserve the thanks of the Association as always for tackling this difficult and arduous task.

I make no excuse for mentioning the name of Carol Seymour-Newton, the Honorary Secretary, without whose amazing talents and selfless dedication, the Association could not possibly achieve its aims.

The members of the Association, and indeed the people of Knightsbridge, continue to owe her their gratitude and appreciation.

In conclusion, sincere and grateful thanks to the members whose support and encouragement have sustained the Association for over 33 years.

*Neville Labovitch
December 1994*

THE KNIGHTSBRIDGE ASSOCIATION

**6 Montpelier Street
London SW7 1EZ
Telephone/Fax 0171-823 9103**

MAIN COMMITTEE

Chairman: Neville Labovitch LVO MBE
Hon. Secretary: Carol Seymour-Newton
Hon. Treasurer: Christine Gilbertson
Raymond Benardout
Jonathan Charkham
Baroness Gardner of Parkes
Cllr. Kevin Gardner
Lady Grade
Jean Lyell
Frances Rice
Gordon Shingleton MC
Sarah Wills
Michael Wright CMG FRICS RIBA

ENVIRONMENT COMMITTEE

Chairman: Michael Wright CMG FRICS RIBA
Vice Chairman: Lesley MacDonagh
Ian Caldwell BSc, B.Arch RIBA, ARIAS, MiMg
Cllr. Kevin Gardner
Joyce Goodman
Diana Jenkins
Neville Labovitch LVO MBE
Jean Lyell
Jeremy Mackay-Lewis BArch FRIBA
Robert Morris BSc(Eng) MSc, CEng, MIEE
Frances Rice
Carol Seymour-Newton
Cynthia Thompson
Sarah Wills

LITTER AND RUBBISH COMMITTEE

Chairman: Frances Rice

LAW AND ORDER COMMITTEE

Chairman: Gordon Shingleton MC

TRAFFIC AND PARKING COMMITTEE

Chairman: Cllr. Kevin Gardner

MEMBERSHIP COMMITTEE

Chairman: Raymond Benardout
Hon. Secretary: Elizabeth Leist

SOCIAL AND EVENTS COMMITTEE

Chairman: Lady Grade

THE ROYAL ALBERT HALL

*By Simon Tait
Arts writer for The Times*



The car park under the Albert Steps will be lowered and extended to provide loading and unloading facilities for the Hall.

An important brick was added to the construction of the new Royal Albert Hall in September, perhaps even a keystone: it was announced that the Royal Philharmonic Orchestra is to make its home in the hall, becoming the first resident orchestra in the great building's 123-year history.

For along with the capital development which began when chief executive Patrick Deuchar took over the management in 1989, the Royal Albert Hall is dramatically refurbishing its entertainment range to match its informal title of "The Nation's Village Hall".

It will also be the first time that the orchestra has committed itself to a single London venue, which its managing director, Paul Findlay, calls a "homeship": "I believe we are natural partners who could bring an exciting programme of music over the winter months to new audiences both in London and the nation" he said. "It has become clear that there is over-provision of music in some parts of London – an identity at the Royal Albert Hall would give potential audiences in the area concerts of international quality."

The agreement, jointly announced by Mr Deuchar and Mr Findlay, is something of a gamble on both sides: the orchestra is taking on an auditorium which seats more than twice as many as either of the other two symphony orchestra homes in London, the Barbican Centre and the South Bank Centre; for the Hall, there is the increasing commitment by up to 40 concerts a year to classical music at a time when, according to some analysts, classical concert audience figures are falling.

"We've been actively seeking a partnership with the right orchestra in order to develop our classical music programming beyond the Proms season" said Mr Deuchar, who had the satisfaction of seeing a record 86 per cent ticket sales for this year's Proms. "This is one indication of how the Hall aims to develop its programming in parallel with the exciting physical masterplan for the Hall in the run-up to the millennium".

Visitors are already aware of the changes happening to the Royal Albert Hall. Surpluses of £4 million brought by improved business performances in the last five years have been

re-invested in the building with the glass roof, and an award-winning programme for the disabled installed.

There is new signage, improved lavatories, new and upgraded bars and restaurants, the ticketing system has been radically changed to provide a better service to customers and all but eliminate ticket touts and another £2 million is to be spent on further redecoration.

None of this has been easy in a Grade 1 listed building which is also a Grade A listed monument – the advice of conservators and historians has always been an important part of the improvement programme – but all has been cosmetic compared with what lies in the masterplan, devised by Martin Ward of the Building Design Partnership, a vision with which the established presence of a great international orchestra is in complete harmony.

The Hall's controlling Council had identified a complex problem which the plan contrived to solve: combining the Hall's standing as a masterpiece of Victorian design ethics with the need to recall its founding tenet of promoting the arts *and* sciences, with exhibitions and conferences to serve the scientific interests of the community, and with serving an international public to the 21st century standards they expect.

In April, 1993, the Hall bought the steps leading from Prince Consort Road to its South Porch, which makes the masterplan possible. Beneath them will go a large underground service yard giving vehicle access directly to stage, backstage and new kitchens, meaning a dramatic reduction in rigging and derigging times. It will also create a major public space around the building. The public will not only enjoy greatly improved catering facilities, but room will be made for the equipment to improve the ventilation for the auditorium.

There is to be better public access to the arena, with the balcony tier of the dress circle reconstructed; corporate hospitality areas will be refurbished and extended; there will be new bars, restaurants, lavatories and lifts; the South and East Porches will be restored to their Victorian glory, and new ticketing and retailing areas established.

But since this was first presented in September 1993, the plan has been developed further. The Royal Albert Hall had been part of a consortium of South Kensington institutions, which included the national museums and the Royal Colleges of Art and Music, which commissioned the architect Sir Norman Foster to develop "Albertopolis", a scheme to realise Prince Albert's vision when he used some profits from the 1851 Great Exhibition to create an educational estate in South Kensington; he

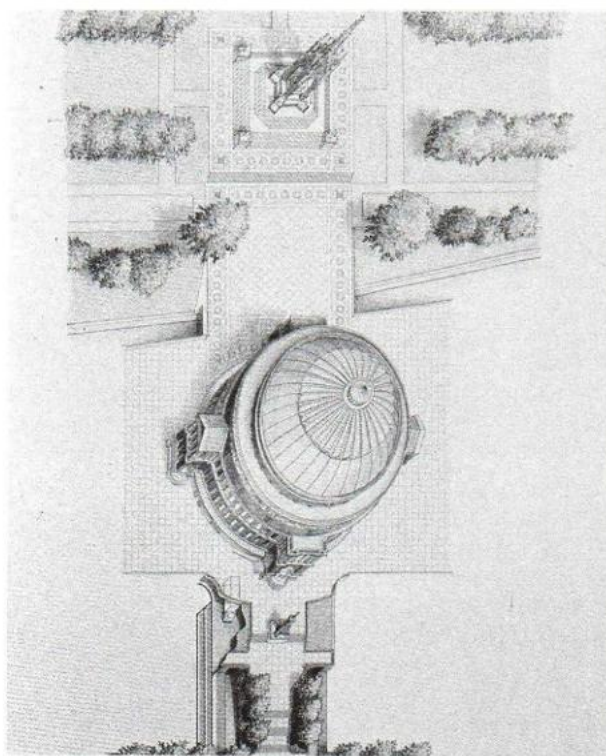
died before he could see any of the buildings which now stand there.

Sir Norman's scheme involved creating an underground boulevard between South Kensington Underground Station and Prince Consort Road, with new buildings for the Victoria and Albert and Science Museums and the Imperial College of Science and Technology, and north of the Royal Albert Hall, a piazza which would reach across Kensington Gore to draw in the Albert Memorial. It would cost between £150 million and £200 million, and much of the financing would be called for from the National Lottery proceeds.

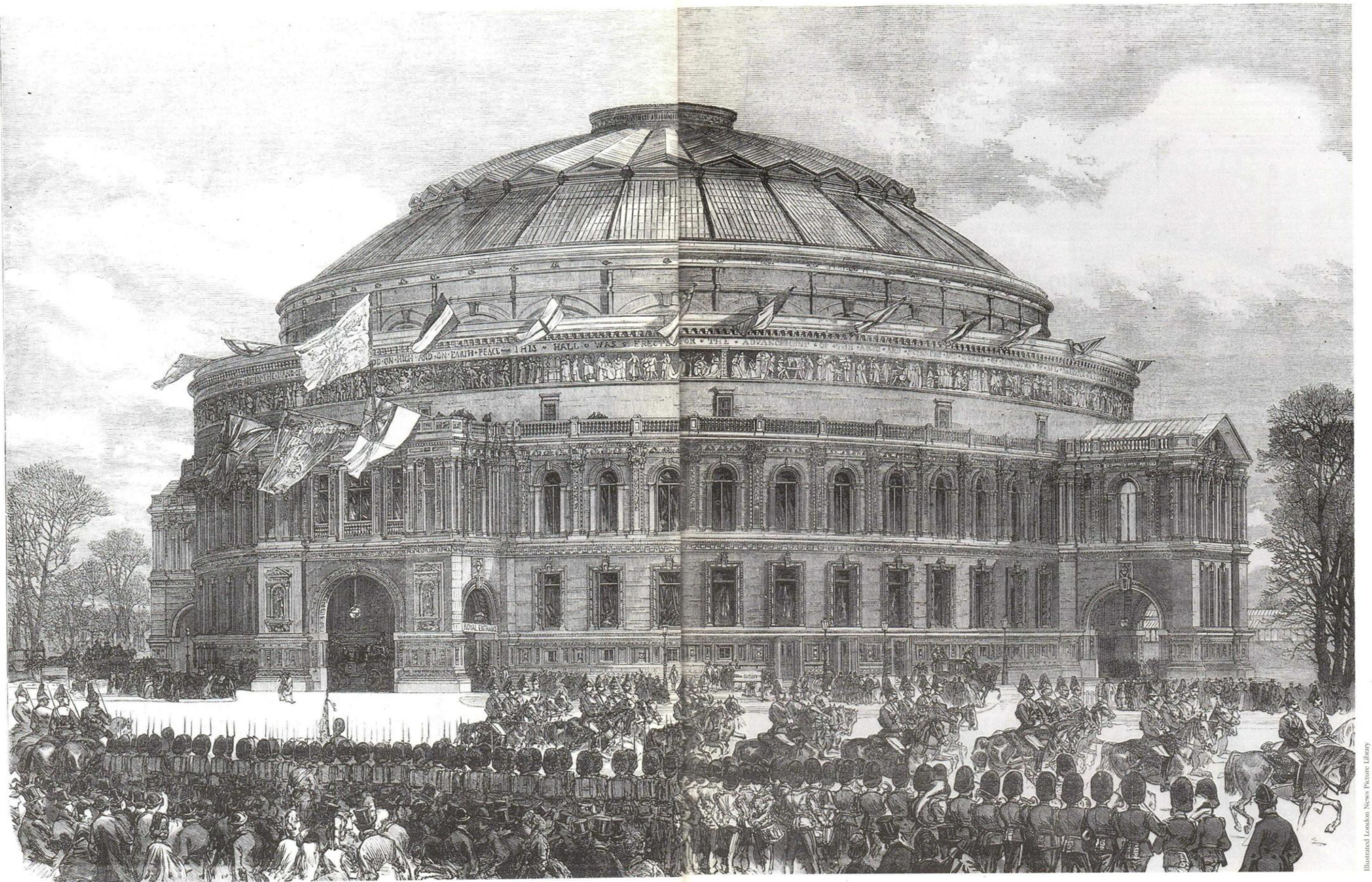
But earlier this year, Patrick Deuchar announced that the Hall was withdrawing from the Foster scheme. "We support the principal aims of the Albertopolis plan" he said, "but the Hall's Council has decided that we need to concentrate on our own development plans which themselves involve a bid for funding from the National Lottery.

"Our decision has been influenced by the exciting news that work is about to begin on the restoration of the Albert Memorial, and how the proposed transformation of the Hall a few yards away within the same approximate timescale would be the perfect compliment."

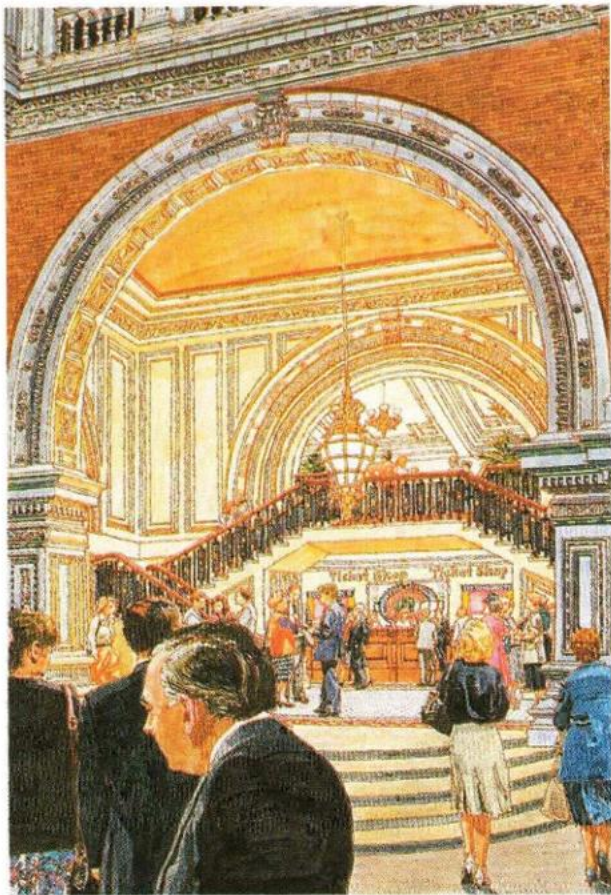
The Hall decided to develop its own scheme for the joining with the Albert Memorial, in partnership with English Heritage, who began restoration of the Albert Memorial in October,



A bird's eye view showing a piazza extending to the Albert Memorial, Kensington Gore would be dropped to allow traffic to pass underneath. This part of the scheme is being further refined.



The opening of the Royal Albert Hall by Queen Victoria in 1871.



An artist's impression of how the Southern entrance would look.

and Westminster Council.

Instead of a tunnel carrying Kensington Gore beneath a broad new Albert Square, there would be an elegant bridge to the Memorial incorporated into an adapted piazza shape, which would double as an open air sculpture court for the Royal College of Art. The Memorial itself offers unexpected possibilities, with a large undercroft making a unique museum/restaurant, dedicated to Albertian principles, a possibility.

And around the hall itself, vehicles would have been banished to make an external promenade for visitors, who will find shops, restaurants, street performers and constant activity ebbing in and out of the Hall for 15 to 18 hours a day.

"The Royal Albert Hall is at the centre of a unique arts community here, with the Royal College of Art, Royal College of Music, English National Ballet and Royal Geographical Society as close neighbours, as well as the museums further down Exhibition Road" Mr Deuchar said. "We are in an enviable geographical position, next to Hyde Park and so close to the incomparable shopping centre of Knightsbridge, and would like to establish this community in the public mind as a multiple arts centre and as such a major asset to the cultural standing of London and the United Kingdom."



Renovated gallery area which would revert to its Victorian use as an art gallery.

1 hour processing

The Photocentre of our Brompton Road, Knightsbridge store can normally process most popular colour print films in just one hour.*



If you are not entirely satisfied with your photographs we will be happy to reprint them.

72/76 Brompton Road,
Knightsbridge



Someone Cares

* Subject to service availability.

at
ONE THREE SIX
— *Brompton Road* —



ROYAL THAI CUISINE

Open for Lunch & Dinner

Reservations: 0171-225 2688

A Restaurant Of

THE IMPERIAL FAMILY OF HOTELS

Thailand's Premier Hotel Group



**BAR • TRADITIONAL FOOD
INTERNATIONAL TAPAS**

Open All Day (9.30 am - 11.30 pm)

Reservations: 0171-823 8019

AVAILABLE FOR PRIVATE PARTIES

Rear Entrance: 7 Cheval Place

LEE & PEMBERTONS

◀ Solicitors ▶

One of London's leading Private Client Law Firms
with a young successful team advising on all
aspects of property and business law

45 Pont Street
Knightsbridge
London SW1X 0BX

Telephone: 0171-589 1114

Facsimile: 0171-589 0807

A HOME OF YOUR OWN IN LONDON

WHEN CHOOSING a home away from home you might look for 2-3 bedrooms, high security, maid service and parking. And seek health club membership, babysitting, valet and fax services – all 300 yards from Harrods. Well, look no further.

Egon Ronay 'de luxe' rating.



Cheval Apartments Limited

140 Brompton Road, Knightsbridge, London SW3 1HY
Telephone: 071 225 3325 Fax: 071 581 2869



**CHEVAL
APARTMENTS**



Hyde Park Hotel

KNIGHTSBRIDGE · LONDON

The Hyde Park Hotel has captured the hearts and minds of guests from all corners of the world for over one hundred years.

Closer to home we thank the residents of Knightsbridge and members of the Association for their continued support.

Visit us again soon and enjoy the Italian elegance of the award winning Park Room Restaurant or our exciting venture The Restaurant Marco Pierre White.

66 KNIGHTSBRIDGE, LONDON SW1Y 7LA TELEPHONE: 0171-235 2000 FACSIMILE: 0171-235 4552

PANDORA

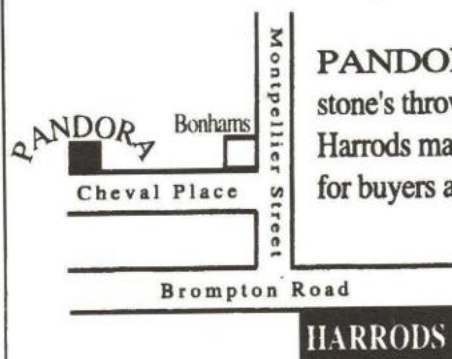
Of Knightsbridge Established 1947

"The Creme de la Creme of Dress Agencies."
Sunday Times

CHANEL OZBEK Gucci
YVES SAINT LAURENT
THOMAS STARZEWSKI
DONNA KARAN
PRADA MOSCHINO
LEGER GAULTIER
ZANDRA RHODES
Giqli ARMANI Alaia
JOSEPH ESCADA GHOST
Ralph LAUREN KENZO
VIVIENNE WESTWOOD
JASPER CONRAN
VALENTINO MISSONI
LA PERLA DIOR
AKRIS VUITTON CERRUTI
DEMEULEMEESTER
LACROIX AQUASCUTUM
BURBERRY Miyake FENDI
OUISET GIVENCHY
CELINE VERSACE Rykiel
HERMES



16-22 Cheval Place, Knightsbridge SW7



PANDORA is a stone's throw from Harrods making it ideal for buyers and sellers.

Open 10 am - 5 pm Mon-Sat. Tel: 071 589 5289

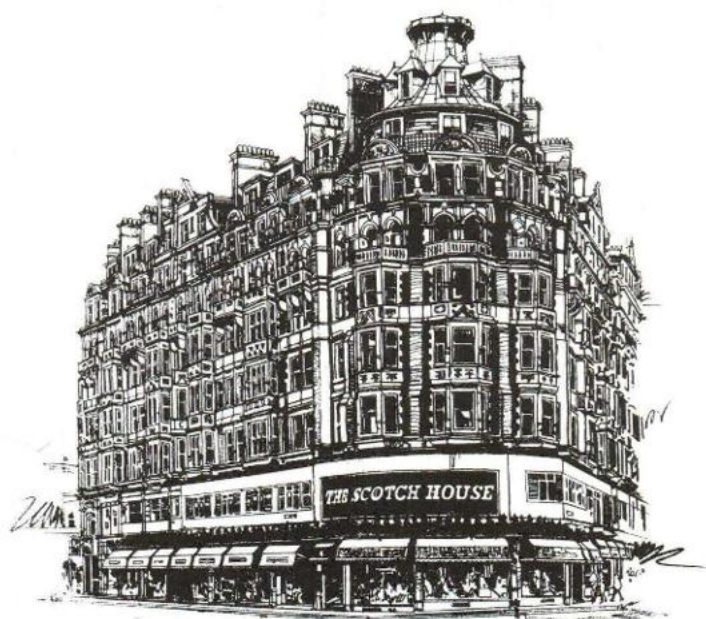


Environmental Services Ltd.

**WORKING HARD
TO KEEP
KNIGHTSBRIDGE
CLEAN**

**HELP US
TO KEEP IT TIDY
BY USING THE
BINS PROVIDED**





The Scotch House.

2 Brompton Road, Knightsbridge, London SW1X 7PB. Telephone: 0171-581 2151.

Celebrating

THE 83rd YEAR OF
ALEXANDRA ROSE DAY
THE ROSE BALL



WEDNESDAY 5TH APRIL 1995

The Park Lane Hotel

PICCADILLY

Tickets may be obtained from Gillian Greenwood, National Director, 1 Castelnau, Barnes, London SW13 9RP.
Telephone: 0181-748 4824 Fax: 0181-748 3188

The **newest** place to shop in Knightsbridge

Don't miss the opportunity of visiting our newly refurbished store at Brompton Road.
It could be just the inspiration you need on your next shopping trip.

AUSTIN REED

163/169 Brompton Road, London SW3. Tel: 071 584 4407

ALSO AT REGENT STREET, LONDON AND BRANCHES COUNTRY WIDE.

get it right...get it to...

Kall Kwik
PRINT COPY DESIGN

...right!

ARTWORK & DESIGN
DESKTOP PUBLISHING
TYPESETTING
HIGH SPEED COPYING
COLOUR LASER COPYING
ACTION FAX BUREAU
SPEEDY BINDING
LAMINATING
PAPER • ENVELOPES
FOLDING & NUMBERING

QUALITY PRINTING CARBONLESS INVOICES ORDER FORMS LETTERHEADS BUSINESS CARDS
COMPLIMENT SLIPS INVITES BROCHURES LEAFLETS CVs RAISED PRINTING AND MUCH MUCH MORE

76 OLD BROMPTON ROAD SOUTH KENSINGTON LONDON SW7 3LQ TEL: 0171-581 2604 FAX: 0171-589 5530
11 KNIGHTSBRIDGE GREEN KNIGHTSBRIDGE LONDON SW1X 7QL TEL: 0171-589 7203 FAX: 0171-584 1646

Grill St. Quentin

3 Yeomans Row, London SW3



A menu of fresh shellfish, grilled meat and fish makes this spacious and comfortable Restaurant, ideal for lunch or dinner.

Swift service by young French staff is friendly, unobtrusive and quietly efficient.

Also the Grill St. Quentin Oyster Bar specialise in the finest French oysters, served with shallot vinegar and rye bread, and freshly cooked langoustines served with mayonnaise.

The oyster bar is the ideal place to meet for oysters and Champagne, for lunch, after work or for the perfect appetizer before dinner.

However you can have a £9 Menu giving you a choice between 3 or 4 starters and 3 or 4 main courses.

The Grill St. Quentin is open Monday to Saturday 12 noon – 3pm, 7pm – 11.30pm and Sunday 12 noon – 3.30pm, 6.30pm – 10.30pm. Reservations: 0171-581 8377.

Michael Priest Designs

INTERIOR DESIGNS

We offer a full Interior Design Service from a small flat to a large Country House. Commissions taken world wide. Please visit our showroom at 27a Motcomb Street, Belgrave Square, London SW1X 8JU, where we have a large selection of Decorative Items, Fabrics, Antiques, Paintings, Table Lamps etc.

Do ring Michael Priest if you would like him to advise you on any Interior Designs.

We are a highly professional family team consisting of Michael and Jilli Priest and their son Andrew and daughters Annabel and Polly.

27A MOTCOMB STREET, BELGRAVIA, LONDON SW7 1NL. TELEPHONE 0171-235 5295/7241 · FAX 0171-235 8604

COMPLEMENTARY HEALTH PRACTITIONERS
ARE AVAILABLE AT

IMPERIAL COLLEGE HEALTH CENTRE
14 PRINCE'S GARDENS
LONDON SW7 1NA
0171 • 594 9394

FOR MORE INFORMATION & FOR APPOINTMENTS
PLEASE RING THE INDIVIDUAL PRACTITIONERS

ACUPUNCTURE

HLA MYAT SAW

BSc (Hons) Lic Ac MTAS MRCHM
Wednesday all day, Friday afternoons
0181 • 749 9725

ALEXANDER
TECHNIQUE

PAULINE WETHERELL

LRAM MSTAT
Monday, Tuesday, Friday mornings
0171 • 837 6932

OSTEOPATHY

HANNA M. MLEK

BA (Hons) DO MRO
Thursday all day
0181 • 427 9359

THERAPEUTIC
MASSAGE

DIANA VICKERY

Cert. Therapeutic Massage
Tuesday afternoons
0171 • 602 5232



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: 0171-584 1182



EQVVS

HAIR AND BEAUTY

43A CHEVAL PLACE, KNIGHTSBRIDGE,
LONDON SW7 1EW
TELEPHONE: 0171-584 0105/6

WOULD LIKE TO ANNOUNCE
THEIR EXPANSION INTO

EQVVS

AT



OLOFSON

Haute Coiffure

176 BROMPTON ROAD, KNIGHTSBRIDGE SW3
TELEPHONE: 0171-584 7119

Montpelier Travel

A Knightsbridge based
Travel Management
Company.

We tailor our services to your
requirements, whether you are an
individual traveller or a company
with small or large travel needs.

Montpelier Travel Ltd
17 Montpelier Street
LONDON SW7 1HG
Tel: 0171-589 3400
Fax: 0171-581 0289



A member of ABTA and IATA

Metropolitan – Britain's largest Safe Deposit Group

Open 7 days a week including Bank Holidays

- Safe boxes in a wide variety of sizes
- Easy unlimited access
- £25,000 free insurance cover on all boxes
- Our unique "out of box" insurance scheme
- Key holding service
- Sporting gun storage scheme
- Storage for trunks, pictures, etc.
- Walk-in vaults available
- Specialised storage for computer tapes and confidential documents
- Fast money transfer through Western Union

BELGRAVIA
9 Chester Mews
Belgravia
London SW1X 7AJ
Tel: 0171-245 6744

BROMPTON
19 Cheval Place
Knightsbridge
London SW7 1EW
Tel: 0171-581 1212



CITY
Address
to be advised
Tel: 0171-588 2733

ST. JOHN'S WOOD
16/18 Circus Road
St Johns Wood
London NW8 6PG
Tel: 0171-722 2222

FOR EXPERT ADVICE ON

■
MORTGAGES

■
SAVINGS

■
INVESTMENTS

CALL US NOW ON 0171 589 7856

Bristol & West Building Society - Knightsbridge Branch.
130 Brompton Road, Knightsbridge, London, SW3 1JD.

**BRISTOL
& WEST**



**YOUR HOME IS AT RISK IF YOU DO NOT
KEEP UP REPAYMENTS ON A MORTGAGE OR
OTHER LOAN SECURED ON IT**

Mortgages subject to status and valuation. Security over land is required. Written quotations available on request. Borrowers must be 18 or over. A lender's security fee will be payable on loans that exceed the Society's normal maximum advance. Bristol & West Building Society is a member of the Building Societies Association. Shares and Deposits are Trustee Investments. Bristol & West Building Society is an appointed representative of Eagle Star for Life Assurance, Pensions and Unit Trust business only. Eagle Star is a marketing group consisting of members of LAUTRO and IMRO.

Knightsbridge Green Hotel



*'A comfortable, spotlessly kept
little Hotel' - Egon Ronay*

Knightsbridge Green Hotel
159 Knightsbridge, London SW1X 7PD
Telephone 0171 584 6274 Facsimile 0171 225 1635



THE BASIL STREET HOTEL

Knightsbridge London SW3 1AH
Telephone 0171-581 3311 Telex 28379

*The Hotel which is proud
to be in Knightsbridge*



The Hyundai Sonata.

LAST YEAR HYUNDAI PRODUCED 1.1 MILLION
CARS. THE WORKFORCE BUILT 3% OF THEM.

At Hyundai, we believe that the best man for the job isn't always a man. In fact, 97% of work on our production line is carried out by state of the art robots. But, of course, we haven't completely dispensed with humans. We also employ 31,000 people

at the largest single automotive production line in the world. What's more, we now have the vast experience of the UK's leading automotive distributor and leasing company, Lex Service PLC. This means anyone buying a Hyundai is guaranteed one thing. 100% satisfaction.

Want advice that's right up your street?

Talk to Prudence.

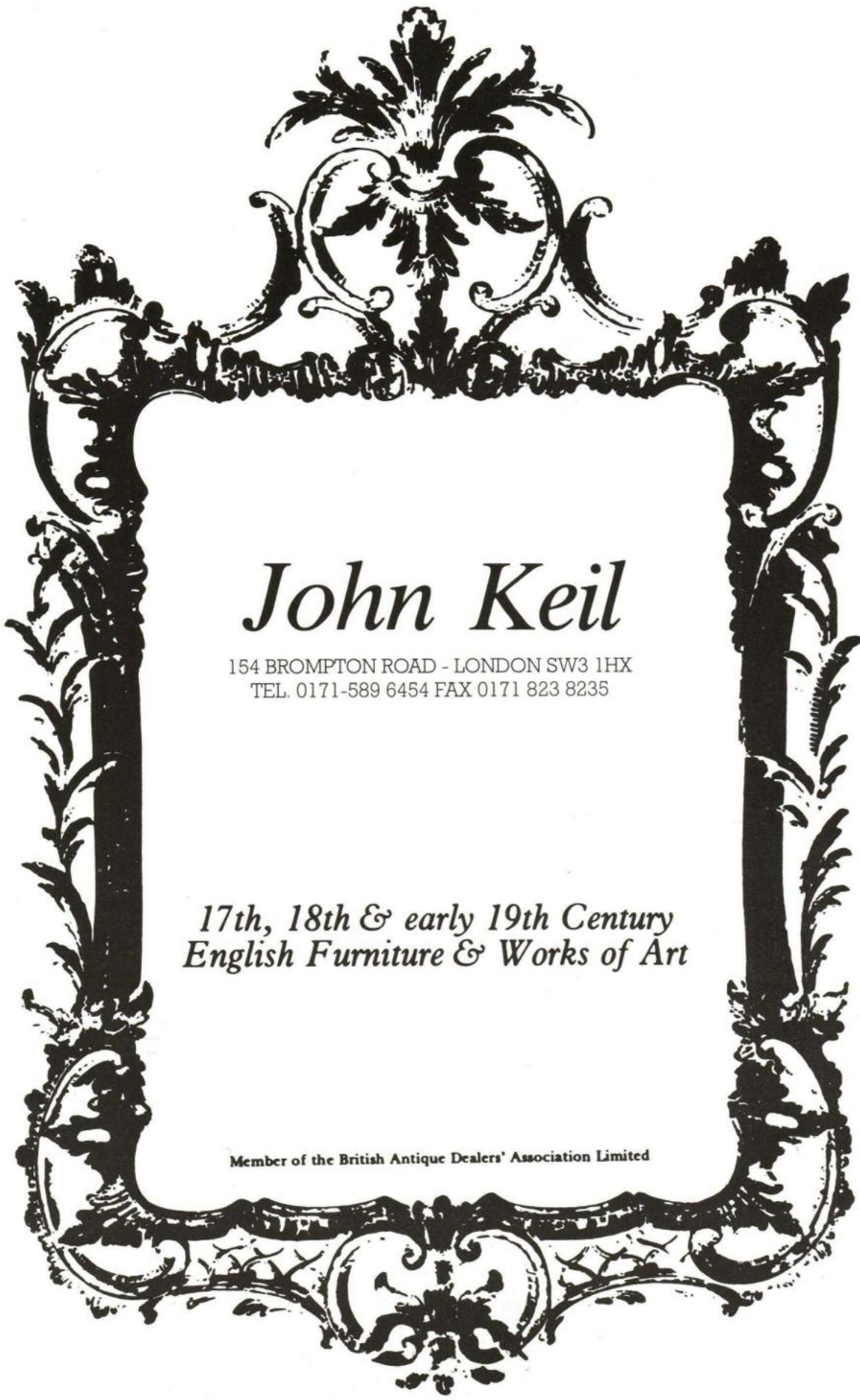


Phone 0800 000 000.

Lines are open 8am-8pm weekdays, and 10am-2pm weekends.

Pensions • PEPs • Unit Trusts • Life Assurance • Savings • Investments • Insurance

PRUDENTIAL 

An ornate, black and white decorative border surrounds the central text. It features intricate scrollwork, floral motifs, and symmetrical designs at the top, bottom, and sides, resembling a classic picture frame or a piece of furniture's decorative elements.

John Keil

154 BROMPTON ROAD - LONDON SW3 1HX
TEL. 0171-589 6454 FAX 0171 823 8235

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

Member of the British Antique Dealers' Association Limited



*"101
Knightsbridge
the place to dine"*

Sheraton Park Tower
LONDON
ITT SHERATON LUXURY COLLECTION

101 KNIGHTSBRIDGE, LONDON SW1X 7RN. TEL: 071-235 8050 FAX: 071-235 8231

We're here

to support you.

National Westminster Bank

R. J. Cumber — Senior Manager
64 Knightsbridge, London SW1X 7LG.
Telephone 071-235 0891.

 **National Westminster Bank**
We're here to make life easier

National Westminster Bank Plc. Registered Office 41 Lothbury, London EC2P 2BP.



A LOST ART RETURNS TO LONDON

The art of calm, unobtrusive service. Once enjoyed by guests at the Grand Houses of England. Now enjoyed by guests at The Lanesborough, Hyde Park Corner.

An elegant residence, where a personal butler will carry out requests with unflinched efficiency. For the discerning traveller, there is now just one London address.

THE LANESBOROUGH

Hyde Park Corner, London SW1X 7TA Telephone 021 259 5509

A Member of Preferred Hotels and Resorts Worldwide

ROSEWOOD HOTELS & RESORTS

IN THE ROSEWOOD TRADITION OF EXCELLENCE

Manila
HOTEL

Cascent
HOTEL



LITTLE DIX BAY

The Ivy
HOTEL

Canoe Bay
HOTEL

Bel Air
HOTEL

Hotel Soto
HOTEL

Modern banking with traditional values.

For over three hundred years Coutts have been providing a highly personal banking service.

As times have changed so banking has had to adapt to the new requirements of business and the individual.

We are justly proud of the modern sophisticated banking techniques we employ, but we believe that it is our traditional approach and personal service that continues to distinguish us from other banks.

If you would like to know more please ring either Paul Leggett at Brompton Road Branch or David Haydn at Cadogan Place Branch. They will be delighted to hear from you.



Coutts & Co

Brompton Road Branch,
162, Brompton Road,
London,
SW3 1HU
Telephone 0171-589 5205

Cadogan Place Branch,
1, Cadogan Place,
London,
SW1X 9PX
Telephone 0171-235 9544

THE KNIGHTSBRIDGE ASSOCIATION

6 Montpelier Street,
London, SW7 1EZ

Telephone & Fax
0171-823 9103

Chairman

Neville Labovitch LVO MBE

Hon. Secretary

Carol Seymour-Newton

Hon. Treasurer

Christine Gilbertson

Chairman of the Environment Committee

Michael Wright CMG FRICS RIBA