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36th ANNUAL REPORT

December 1997





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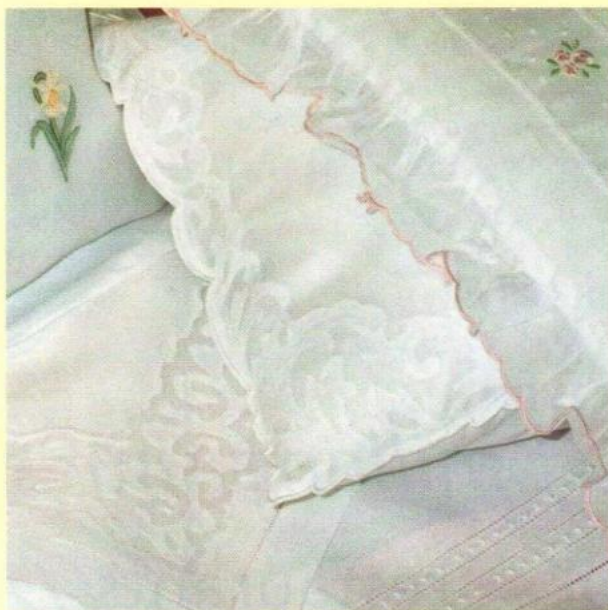
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■ Handsome price, handsome flat... agent de Groot Collis (071-235 8090) is seeking offers of more than £2m for the 28-year lease of a ground-floor Knightsbridge apartment in Cadogan Square,

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

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homes with garage... Jeremy Davidson, of the 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 £400,000 and £535,000.

Two ritzy houses in London for sale at about £5m. No. 10, land Gate, SW7 is set at freehold through De Groot Collis (071-235 8090). It is a restored end-of-terrace with views north along the 'rom the upper floor from the Oratory station, Westminster and Crystal Palace. No 1 Cumbria is a beautiful

PROPER... London fever about to break out, it can help to sell a house

The National Heart Hospital in Westmoreland Street, W1, vacant for five years, has been sold to Gleneagles International, a division of Singapore developer Parkways 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.

De Groot achieve £10m from Far East buyer... 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 residential 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 a marked price increase, due mainly to healthy competition."

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, developers and joint-venture partners, has resulted in marked 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 put the property coup of the year. Report by MIRA BAR-HILLEL and TIM BARLAS

who want something from you... One must also know how to handle such exalted 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 department in its 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 excellent house but this terrace... John Nash, has

De Groot achieve £10m from Far East buyer

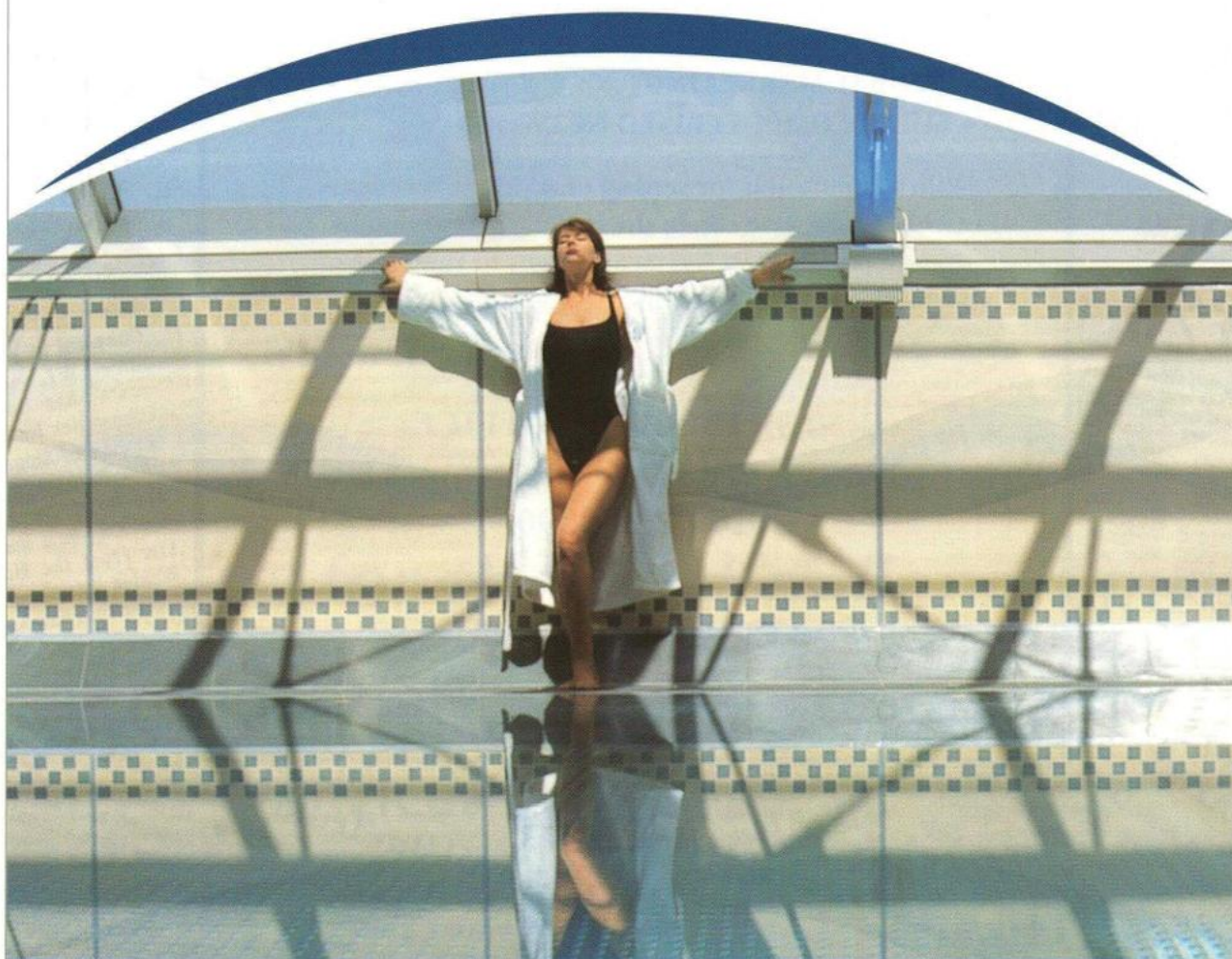
An investor from the Far East has paid £10 million for bought 4, 5 and 8, Observatory Gardens, London W8. The buyer intends to develop the properties into 15 flats. The sale equates to £470 a sq ft, agents de Groot Collis

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

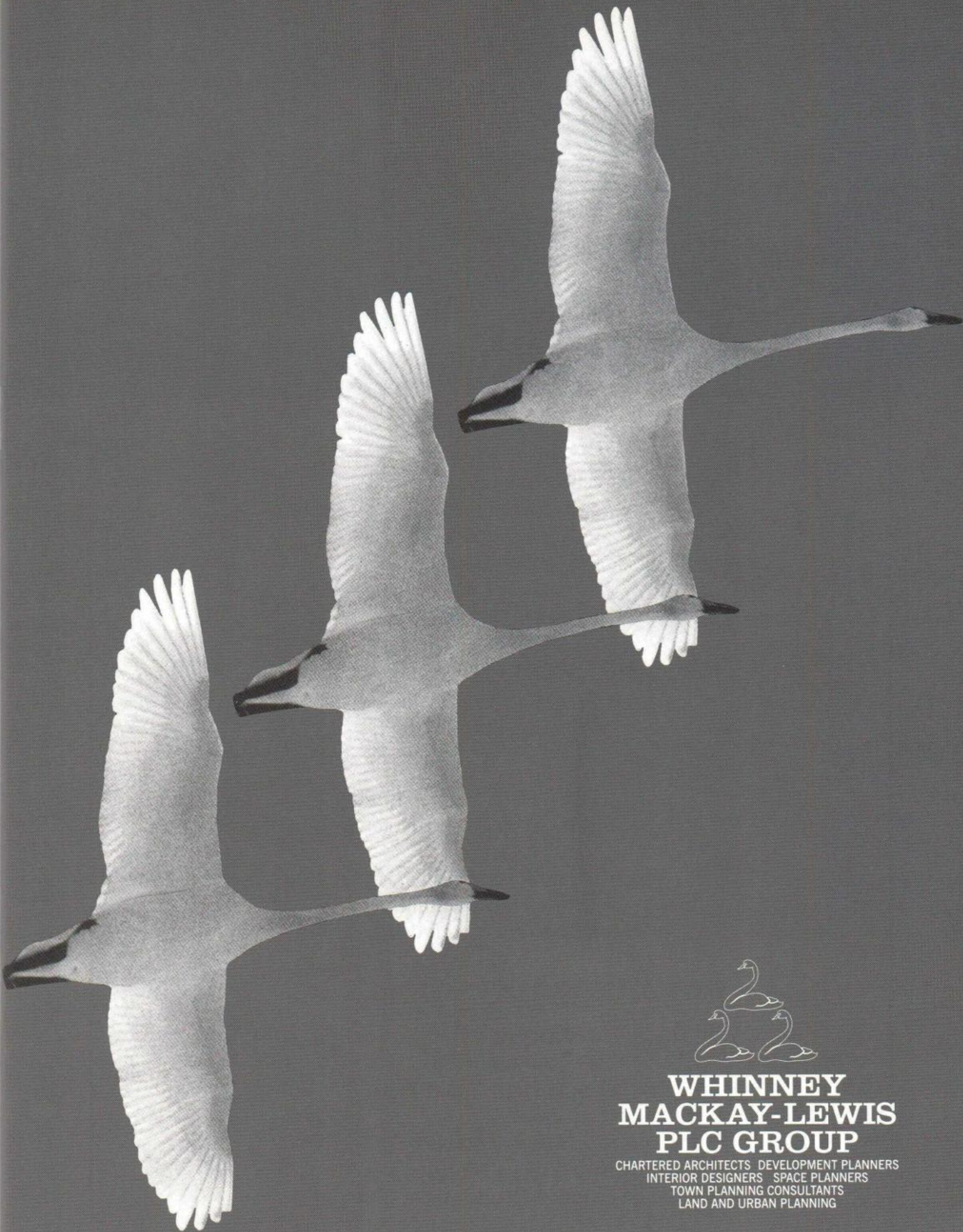
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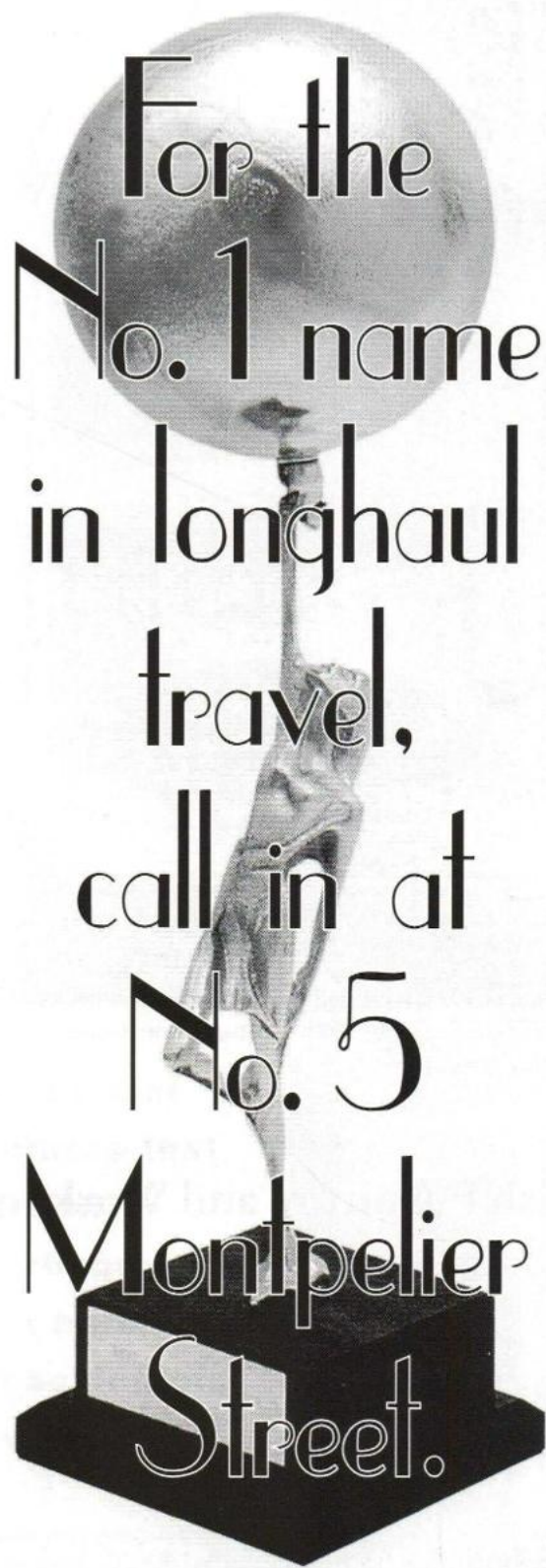
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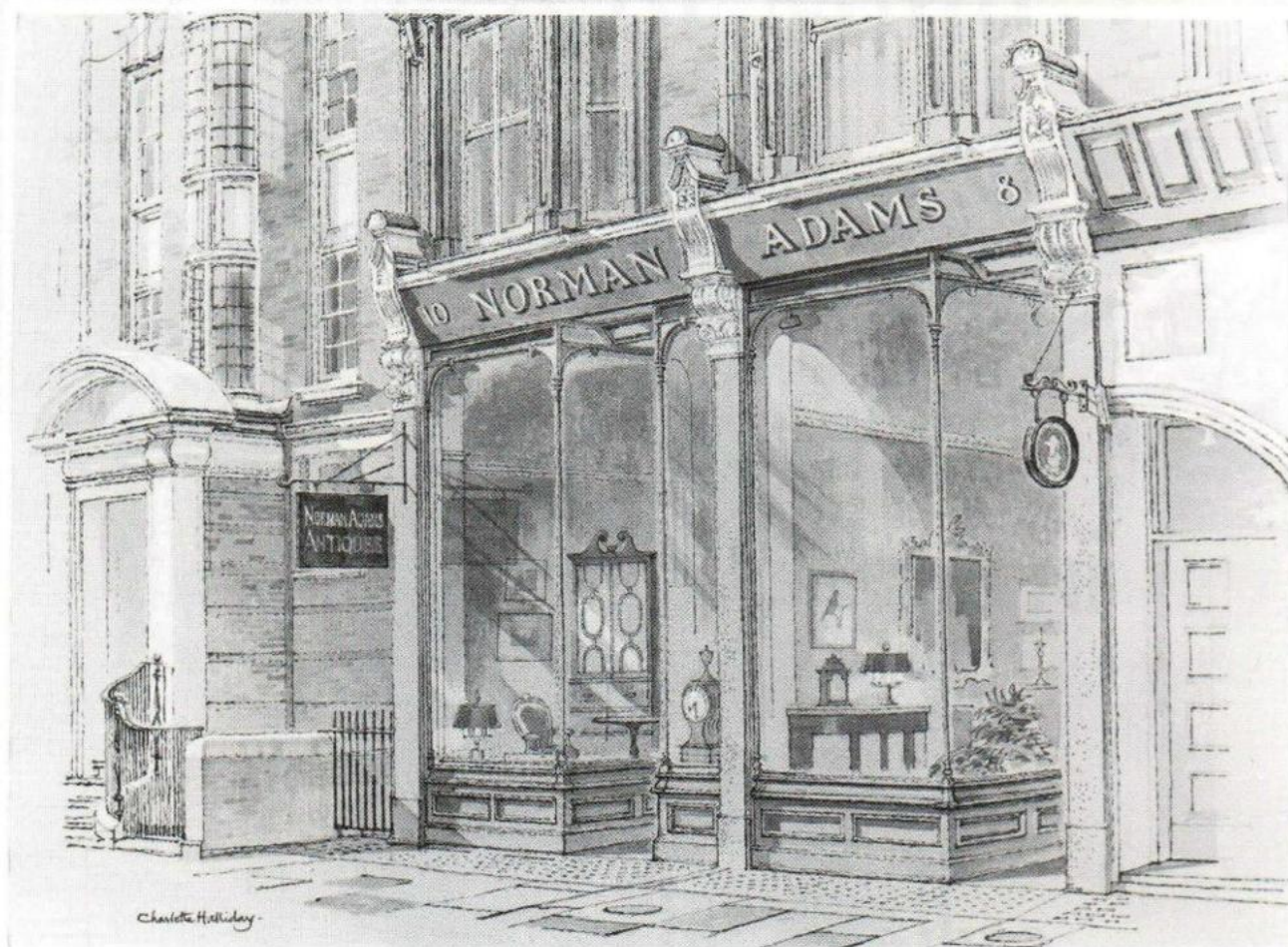
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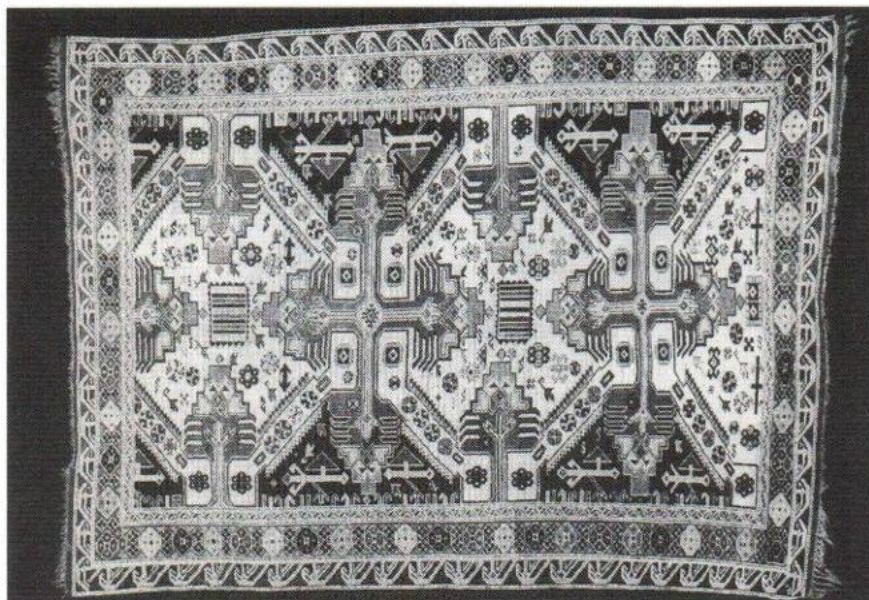
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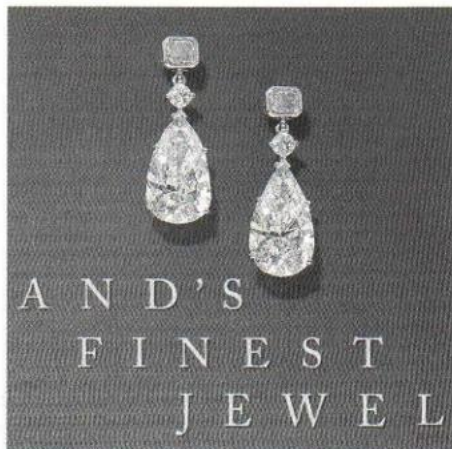
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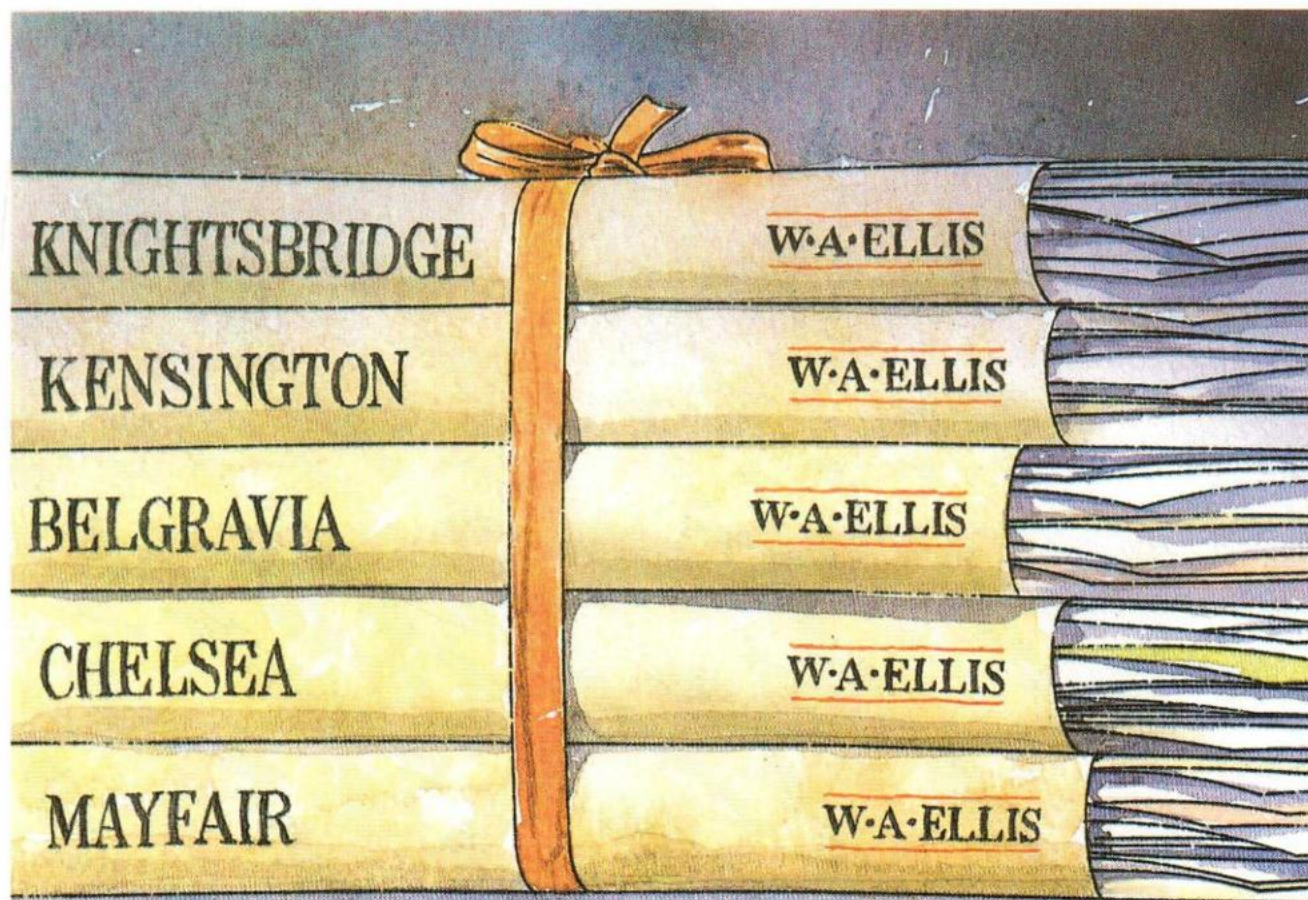
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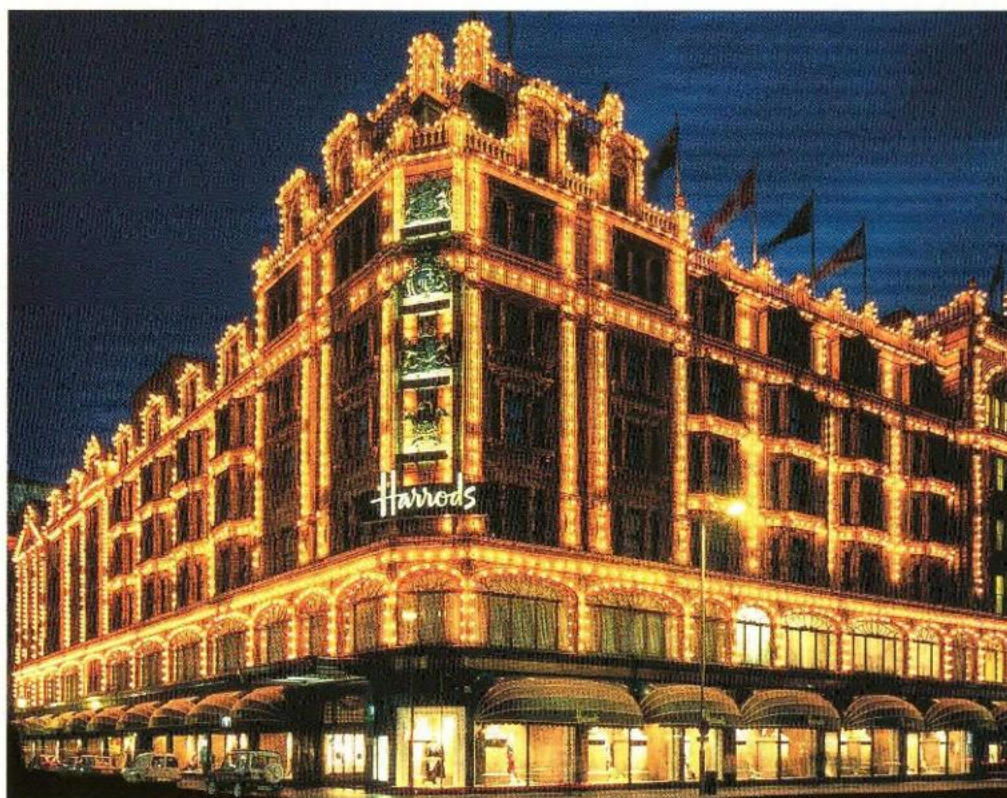
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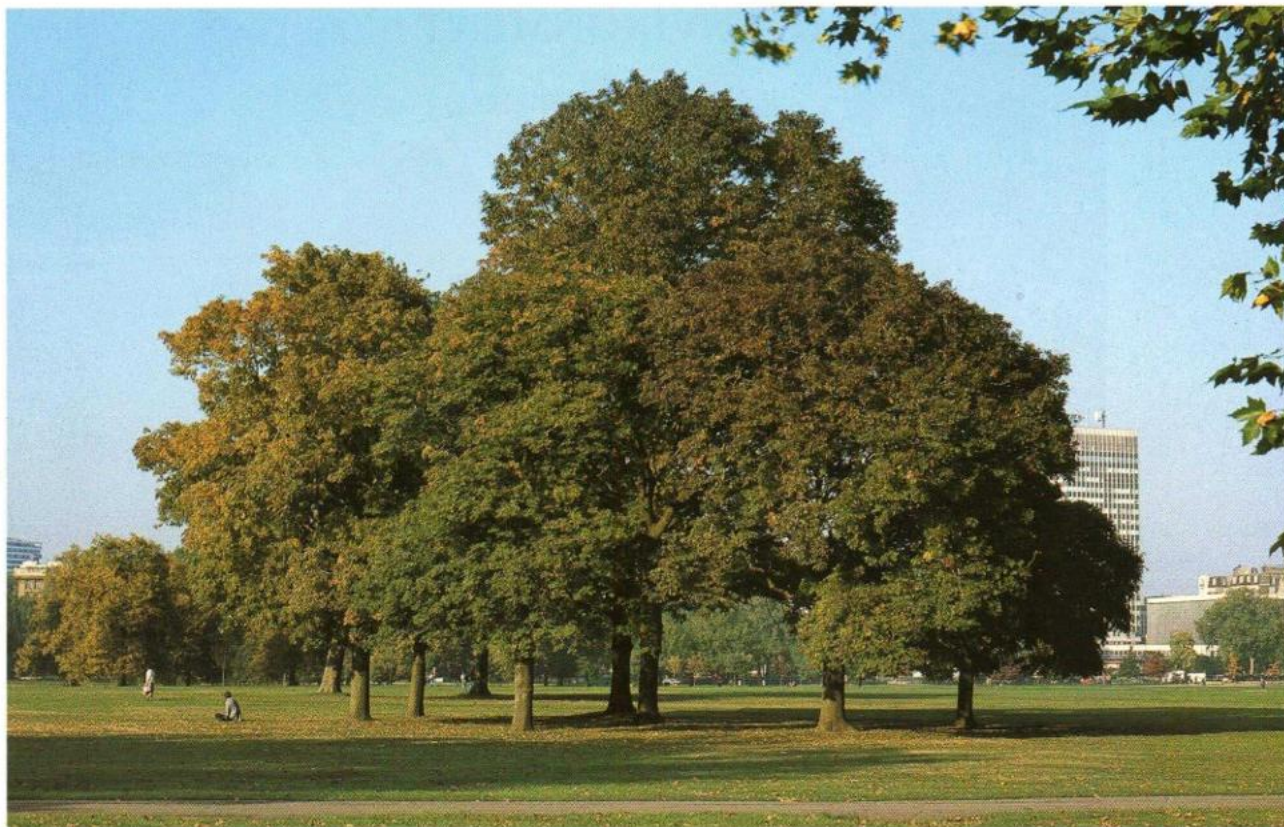
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Oak trees in Hyde Park.

CHAIRMAN'S REVIEW

By Neville Labovitch

The Chairman's Review habitually reports on the year's activities, but as this will be my last year as Chairman, I thought I might take the opportunity to look back over the early years.

When I was asked by the late John Wallis to take over his position as Chairman of the Knightsbridge Association some twenty years ago, I was very honoured. John was a charming man with a great feeling for the needs of the Association, which had been conceived in 1961 by forward thinking residents.

As the new Chairman, the challenge was to attract expertise from amongst our membership, and to form satellite committees in order to tackle problems affecting our community. The response was overwhelming. The wealth of talent amongst our growing membership was impressive. Soon, our committees encompassed architects, lawyers, accountants, surveyors, tradesmen and managing directors of public companies. We were able to transform the Knightsbridge Association into a more powerful organisation.

Today, the aims of the Association have not changed, and can never be restated too often. As I wrote in my very first report: 'It is the endeavour of our Association to protect and enhance the amenities and architecture of Knightsbridge for the benefit of residents, and traders, who live and work in the area. In defence of the integrity of individual streets and

squares, it is our policy to put the weight of the whole community in support of those of our neighbours under pressure'. And the same is still true today.

Like the grand Oaks in Hyde Park, the Knightsbridge Association has slowly increased in stature over the last twenty years.

From a single acorn grew many seedlings, and the Association now boasts seven committees, and there is still need for more. Each of these committees consists of an extremely talented group of local residents who have been able, over the years, to implement change and improvements wherever needed.

Although the Association consists of many committees, it speaks with one powerful voice. Its membership has greatly increased, thus creating a larger and extended organisation.

It is a great tribute to the Association that it has gained the respect of both local councils and various government bodies, and has been able to influence decision and scrutinise plans involving planning, conservation, traffic, litter, vandalism and much more.

The dedicated participation of our members has made the Association what it is today, a testimony that the impossible can be achieved, and it is with pride that I now hand over to a new Chairman, who will carry us all through the Millennium.

THE ENVIRONMENT



*Harrods
Crown Court:
Basil Street Elevation*

Harrods

Compared with previous years, Harrods has been relatively quiet during 1997. The garage/office development in Brompton Place has been successfully completed, and the Harrods Hotel has been postponed until 1998-99 while the Crown Court development in Hans Crescent has been given priority. Demolition on this site has already begun.

Planning approval for the Crown Court development, described in last year's report, was granted in April. The scheme includes retention of the Hans Crescent facade and demolition of the rest of the site. The existing service yard in Hans Road is to be relocated in Landon Place, which will necessitate an increase in the delivery trucks and vans using Trevor Square, en route to the Depository.

The Committee was alarmed to learn of this traffic increase. There had been some reduction in the number of delivery trucks to Trevor Square following the opening of the extensive new warehouse in Isleworth some years ago. Members of the Traffic Committee attended a meeting with Harrods' representatives and officers from Westminster City Council. Responses to a number of questions are still awaited.

The Prudential Development

In last year's Report, the revised proposals which had been submitted for planning approval were described sufficiently. At that time the Committee had not been able to study them in detail but considered them to be a significant improvement on the original scheme.

In continuing discussions with the Prudential and their architects, the committee criticised several aspects of the architectural design and detailing of both the flats north of Raphael Street overlooking Knightsbridge and the complex of buildings south of Raphael Street on the Brompton Road frontage. The developers were reminded of the need for the subway from the underground station giving access to the buildings north of Brompton Road and the provision of a replacement Post Office, both of which had been omitted from the latest proposals.

In April, the Prudential made a presentation to members of the Association. In a lively discussion, the general feeling was that a great opportunity to design a building worthy of the site had been lost. Following this meeting, the Committee submitted its comments to the Council for consideration by the Town Planning Committee in May.

At that meeting, the design of the buildings on the Brompton Road frontage were considered to be unacceptable, and the Committee also asked for further information to justify the omission of the subway from the underground station. They also asked that a commitment be sought to provide space for a replacement post office and local convenience shops. Other aspects of the scheme including the elevation of the Lancelot Place building and the general layout, were acceptable to the Planning Committee.

A presentation of the amended scheme will be made to members of the Association in November prior to their being submitted to the City Council later that month.



*The Royal Albert Hall:
South Porch and steps.*

The Royal Albert Hall

Work on the refurbishment and upgrading of the facilities for both the public and the performers, continued throughout the year. The Chief Executive and his staff again went out of their way to keep residents fully informed of progress and future works.

In June, application was made to the City Council for a major feature of the programme: an extension to the South Porch, the construction of a new service yard with associated services, dressing rooms for performers and plant rooms.

This work will involve the removal and subsequent replacement of the steps leading up from Prince Consort Road and, deep excavation work close to Albert Court. This, and the fact that the only access for works traffic and deliveries to and from the new service yard will be from Prince Consort Road, has caused considerable concern to residents.

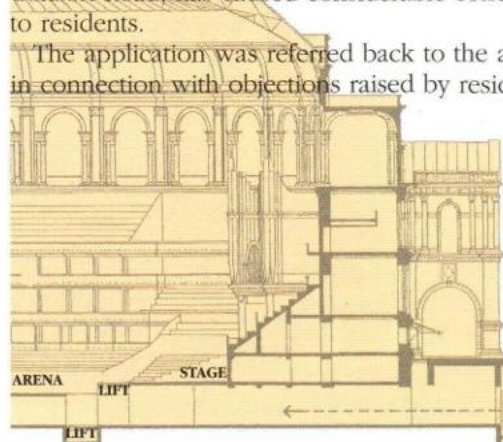
The application was referred back to the architects in connection with objections raised by residents and

for further consideration of details of the South Porch extension following comments by English Heritage. A revised application was due to go before the Planning Committee in October.

Some of the improvements within the Hall have been completed to the benefit of the public who attend the many functions and performances now held at the Albert Hall. All this leads to an ever increasing demand for car parking, to the detriment of local residents. The Albert Hall management claims that any residents' parking spaces lost as a result of the improvements to the surrounds of the Hall, will be replaced.

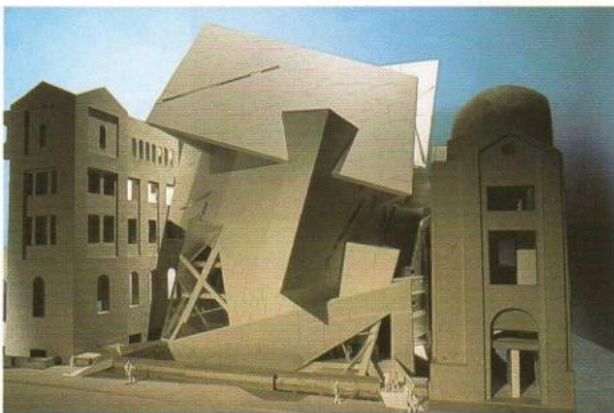
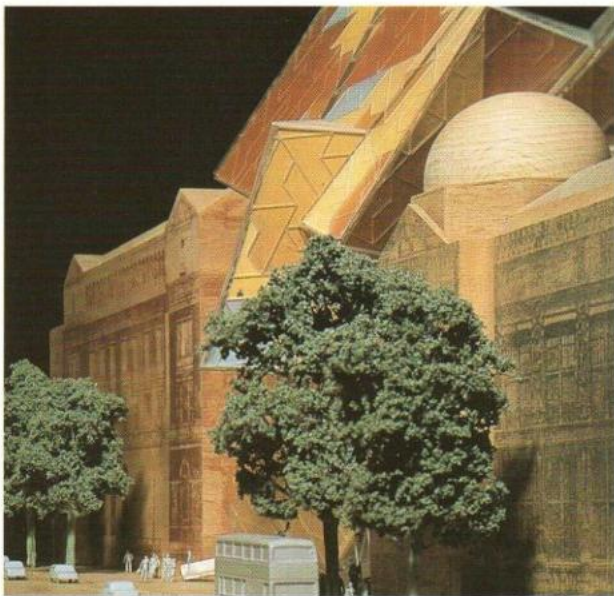
Westminster City Council proposes to extend parking restrictions to 8.30pm in the immediate area, which is likely to have an unfortunate knock-on effect in other adjacent areas.

This extension is unlikely to take place before early in the New Year and it is hoped that the Royal Borough, who have the responsibility for parking for most of Queen's Gate, and everything westwards, will also follow suit.



Below: The Royal Albert Hall: section through the rebuilt south steps and service yard.





Boilerhouse Working Model

The V&A Museum

Modified designs for the Boilerhouse extension were presented to the public by the architect Daniel Libeskind in January when, with the help of drawings and models, he claimed that his design was a continuation of the traditions of Henry Cole, Alfred Waterhouse, Aston Webb and William Morris. The architect refuted any suggestion that whatever the merits of his design, it was unsuitable for the Exhibition Road site.

The design has, apparently, received the blessing of English Heritage and the Royal Fine Art Commission.

However, the majority of the Association's members have not warmed to the design, feeling that such an ultra modern, deconstruction design has no place in the heart of a Victorian building - it needs space.

As the design continued to evolve, the Museum learnt that an application for Millennium Lottery funding had been turned down, the design not being considered 'distinctive' enough! However, the planners intend to apply for funding from the Arts Council Lottery in April 1998 for the renamed *Spiral Project*, but it is not expected that the results will be heard before autumn of that year.

A further presentation for local residents is expected some time in November and a planning application to the Royal Borough is also expected before the end of this year.

Above top:

Conceptual model for the Boilerhouse at the V&A by Daniel Libeskind, winner in the competition to select an architect for the Boilerhouse at the V&A, Spring 1996.

Below: Natural History Museum, the new Zoology building.



*The new
Wellcome Wing of the
Science Museum.*



*The Post Office Building, Exhibition Road,
cleaned and restored by the Science Museum.*

Natural History Museum

Construction of the Spirit building to the north west of Alfred Waterhouse, illustrated in last year's Report, is due to begin around Christmas 1998. It will share a new entrance drive from Queen's Gate, with the Wellcome Wing of the Science Museum, currently under construction.

Science Museum

Work has already begun on preparing the site for the new £45m Wellcome Wing, which is due for completion in July 2000.

The Wellcome Wing is being funded by a grant of £16.5m from the Wellcome Trust and £23m from the Heritage Lottery Fund. The Wing will provide the Museum with 20 per cent more floor space to explore and present contemporary science and technology achievements and issues, such as those associated with genetics and robotics. It will also include an IMAX science cinema, to seat 450, which will be suspended above the entrance.

In addition to the Wellcome Wing, the museum proposes to build a conference centre on a site just south of Number 167 Queen's Gate. In January the architects presented their proposals to a large

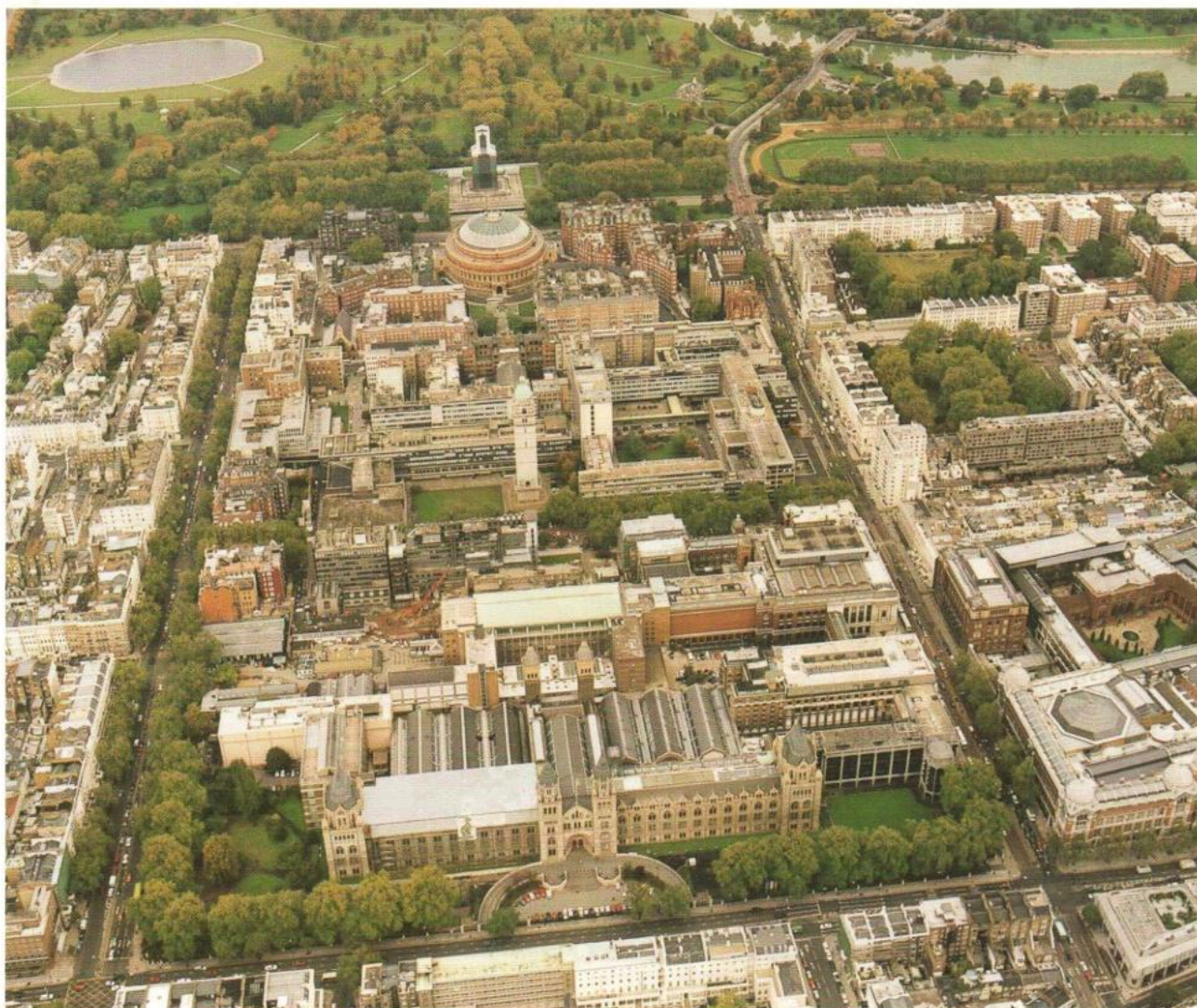
gathering of residents and members of the Association. Though there was no objection to the siting of a conference centre in Queen's Gate, there was much criticism of the architectural design of the building which was thought to be out of scale and not in sympathy with its neighbours.

The Association submitted a formal objection to the Royal Borough and, together with the Friends of Queen's Gate, appointed a consultant to add strength to their objections.

The Planning Committee of the Royal Borough subsequently approved the application for the Wellcome Wing, but a decision on the conference centre was deferred until the design has been revised to reflect the comments of local residents.

The Museum told the Association that the revised proposals would not be "trivially different". They are currently seeking sponsorship for the new building and once this has been secured, new proposals will be presented to the public. This is unlikely to happen before the end of the year.

The Exhibition Road Post Office has been relocated within the main entrance of the Science Museum, to whom their premises have reverted. The building is undergoing complete external refurbishment and some internal alterations.



Aerial view showing intersection of Cromwell Road and Exhibition Road and the Museums.

Albertopolis

As a destination welcoming visitors from all over the world, South Kensington leaves something to be desired in its current form. In particular, the tunnel that leads arrivals at the station up towards the popular attractions of the three museums and the Royal Albert Hall, as well as to the great academic institutions also sited here, must rank as one of the least impressive gateways in the world.

Now plans are underway, involving the Royal Borough of Kensington and Chelsea, London Transport, the three museums, and architects Sir Norman Foster and Partners, to transform this route into something more appropriate in style and quality both for the institutions it fronts and to the South Kensington area itself.

At the same time, it should do much to minimise the impact on the area of what are likely to be even greater numbers of visitors over the years to come.

The tunnel itself will be transformed from its present unloved appearance into a light, airy route under Cromwell Road. Displays from the collections

of the three museums will add points of interest.

To the north of Cromwell Road the route will open out directly on to the wide expansive garden in front of the Natural History Museum while a second stair to the east will lead to the front of the V&A. A few paces north, the tunnel will then open into a wide area below, and running the entire width of Exhibition Road, linking the Science Museum, the Natural History Museum and the V&A.

With potential for exciting displays as well as providing a new public gathering space, this area - the Forum Common perhaps - will handle much of the current problems involved with visitors, particularly groups of school children, arriving at, and moving between the Museums.

The result of this initiative should be considerable: a "front door" that reflects rather better the stature of the institutions beyond it, an altogether safer route across Cromwell Road, better facilities for visitors, and a means to minimise their effect on the life of residents in the area.

Imperial College

In last year's Report, fears were expressed about Imperial College's plans to build an underground sports hall in Princes Gardens, which could have serious repercussions on local residents who already suffer from the over-development of the 1960's. Fears were realised when the proposals were submitted to the Council in May.

The chosen site is at present occupied by tennis courts and car parking below the level of Princes Gardens. The proposed sports hall would be large enough to take nine badminton courts and could also be used for basket ball, five a side football and some inter-college competitions, and would be made available to other groups, schools and colleges throughout Westminster and the Royal Borough. Its height would extend through three basement floors, which would provide accommodation for a viewing gallery to house 500 people, fitness and exercise rooms, a climbing wall and changing rooms.

Plans for the hall of residence above the sports hall, with its entrance on to Princes Gardens, comprise a six storey building built to accommodate 171 students in a series of 'residential units'. Each unit would comprise five or six bed-sitting rooms with their own en-suite toilet facilities and dining room/kitchen.

There was overwhelming objection to the proposals at the presentation in July, especially to the sports hall, whose use would not be restricted to the College. Concerns were that the viewing gallery, and the possibility that the hall would be let on a commercial basis, would mean that the resultant influx of visitors would shatter the calm of this quiet residential area.

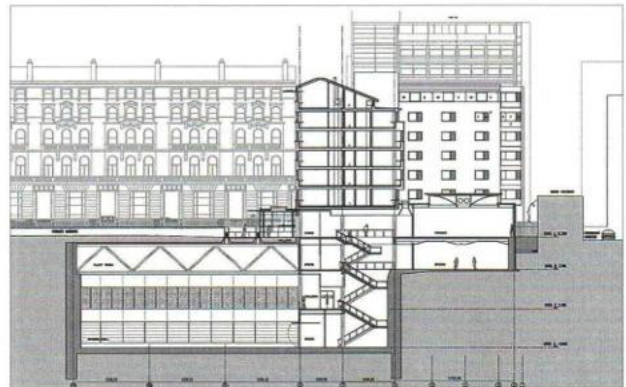
Other objections included: the increase in the number of students, the use of the accommodation for holiday and conference lets during vacation, loss of trees in the garden and further pressure on parking - it being noted that resident students with cars are eligible for residents' parking permits.

When the proposals were submitted to the City Council for planning approval, the Association lodged a formal objection on the grounds that the proposed scheme would result in a gross over development of the site, thereby increasing the pressure on car parking and attracting too much traffic and too many people to a quiet residential area. The design, bulk and height of the building were also considered to be unacceptable. The Association's town planning consultant submitted a detailed report enumerating the Association's objections and quoting national and local planning policies, which did not support the application.

Over a hundred and forty local residents wrote to the Council, and many of them turned up to hear Westminster City Council's Planning Committee consider the application on 9th October. It was decided that the Sports Hall should be omitted, and a revised design for the hall of residence should be submitted for further consideration by the Committee.



North side of Princes Gardens and Ennismore Gardens showing proposed new Hall of Residence. Members of the Committee did not like the sharp-edged flat, jutting roof which does not relate to anything else in Princes Gardens.



Sectional elevation, looking north, showing the extent of the proposed underground Sports Hall to which members are so opposed.



Looking east, a sectional elevation showing the great depth of the proposed Underground Sports Hall.



The tennis court site and adjacent College buildings.

Consultation Papers

Affordable Housing: The Unitary Development Plan of Westminster, draws attention to the need to increase home ownership among those at the lower end of the owner market. To assist in achieving this aim, the City Council encourages the provision of a number of new units in substantial housing development to be within the financial reach of permanent residents whose incomes are insufficient to enable them to afford housing in the open market.

In a paper setting out the Council's future policy on affordable housing, it was noted that, when determining the amount of such housing appropriate for individual cases, the Council will take into account the mix of housing around the site, and in particular the balance of market and social housing and the economics of affordable housing. If the site is considered to be unsuitable, the developer may make a contribution to the Council - retained in a special fund - for the provision of affordable housing on another site.

Study of Retailing in Westminster: The shopping policies contained in the UDP are based on surveys carried out in 1990; there have been changes in shopping habits since then and the government has issued new advice in the Policy Guidance Note 'Town Centres and Retail Developments'.

As a result, the shopping chapter of the UDP is now in need of review and the City Council have appointed consultants to undertake a comprehensive study of retailing in *Westminster*; when this has been completed, the relevant chapter of the UDP will be revised.

In commenting on the proposal, we drew attention to our main concerns which include:

- a. *Loss of retail space to other uses, especially restaurants.*
- b. *Increase in take-aways following recent change to the Use Classes Order.*
- c. *Retention or replacement of convenience shops or facilities following re-development.*

Visitor Management: A meeting was organised by the Royal Borough in September to discuss a strategy for visitor management, drawing particular reference to tensions between visitors and residents,

such as street level congestion, crowded public transport, pressure on residents' parking, tourist coaches and increased litter.

A number of ideas were discussed such as improved signage, better ticketing provision at underground stations, location indicators and maps at bus stops, better communication on buses, permanent off street coach parking, and stricter control of illegal coach parking.

The need for improved street cleaning and the more frequent emptying of bins was emphasised, as was the need to improve the streetscape by cleaning prominent buildings and improving the quality of street furniture and the standard of footpaths. Reference was made to the poor quality of the three main entrances to the Borough from the west - Kings Road, Kensington High Street and both Cromwell and Brompton Roads.

The need for improved visitor management is apparent from statistics made available at the meeting. There were 4.2 million visitors in 1975 to the three South Kensington Museums (The V&A took in 1.2m, The Science Museum had 1.55m and The Natural History had 1.45m) and because all these museums are planning extensions, an increase of about 40% in the next five years is forecast.

Traffic Management in London: The Government Office for London has issued a consultation paper entitled *Traffic Management and Parking Guidance* in order to give effect to the Government's aim to make traffic management and parking controls serve a wider range, and to encourage greater use of alternatives to the car.

Though directed more at local authorities than the general public, it raises a number of questions of interest, such as: Which is the best and the fairest way to limit the number of residents parking permits? Should there be a reduction in the number of paid parking spaces as well as an increase in changes? Are the revised aims for red routes correct? How can local authorities be helped to deal with unnecessary footpath obstructions?

Government for London: The Government has recently published its green paper on a proposal for a new London wide authority with an elected mayor, and is inviting feedback from the public, both for the mayoral election and for the assembly.



Lancelot Place

Brompton Place

Tullett Place
Fulham Bridge
Tavern

Melon Ground

Gibbon's Rents

Moreau family
Mansion
Knightsbridge
Green

A Past Pictorial: Knightsbridge and Brompton Road before development.



Recent developments near Hyde Park Corner.

Future Developments

Knightsbridge is a unique area where quiet residential communities live cheek by jowl with the busy shopping precinct of Brompton Road and Sloane Street with the Royal Parks and the major museums and colleges of South Kensington.

The richness of the area comes from a careful balance between all these activities which are not always compatible.

We have written to the leaders of both Westminster City Council and the Royal Borough drawing their attention to the amount of potential development in the pipeline, the full extent of which needs to be considered and planned for.

We have suggested that there is an urgent need for an overall review of the area to look at the issues of urban environment, transport, pollution, car and coach parking and the protection of the residential community while enhancing and managing the major visitor and shopping attractions.

We would like to see the two planning authorities establish a joint group to develop an overall strategy to deal with the problems which will arise during the construction period and after they have all come to fruition.

We recently received an invitation from the Royal Borough to attend a meeting to discuss a strategy for visitor management when some of the problems set out above were discussed.

A detailed account of the meeting is included under "Consultation Papers" but one frightening statistic is

relevant to this section - the attendance at the three South Kensington museums is forecast to increase by up to 40% over the next five years, an increase due partly to the extensions now being planned by all three of the museums.



Part of the Normandie site being cleared. Will buildings operations begin soon?



The French Embassy after many years of neglect - a thorough clean and refurbishment due to be completed before Christmas.



161 Brompton Road, the old bank building is now to be retained



23-24 Kensington Gore - new small block of flats completed and 25 Kensington Gore, restored and extended.

Nos 23, 24, and 25 Kensington Gore

Work on the mansard extension and refurbishment of No 25 - the old Yugoslavian Embassy - is nearing completion and will result in a welcome improvement to the corner with Queen's Gate.

Numbers 23 and 24 were demolished and the site is being re-developed with a small block of flats. The building, with its red brick and masonry bay windows and orioles, will be very different from its more restrained neighbours, but we await completion before passing judgement.



Photo-montage as currently displayed outside the French Embassy.

JULIAN CAVERLEY.

French Embassy

For several years, the Annual Report has drawn attention to the dilapidated state of the French Embassy on the corner of Albert Gate. Articles criticising the appearance of the building appeared in the local press and the Knightsbridge Association's opinion was quoted in the *Evening Standard*, *The Times*, *Le Monde* and on French radio.

In July, a planning application was submitted for external works, including making good damaged rendering to the elevations and its redecoration, together with the replacement of some of the windows to match the originals. It was clear from the drawings that a very thorough survey of all the external elements had been carried out and the unveiling of the finished work, due early in December, is eagerly awaited.

161 Brompton Road

This attractive building on the corner of Brompton Place is still empty with its ground floor being put to various temporary uses, which adds little to the dignity of Brompton Road. Plans for re-development appear to have been dropped; the latest proposal is for the original building to remain, with a change of use from banking to retail for the ground floor and the insertion of shop windows on both frontages.



South Kensington Station: Perspective view looking north east from Old Brompton Road

South Kensington Station

Earlier in the year, Kensington & Chelsea's planning committee resolved to grant planning permission for the scheme, subject to the signing of a Section 106 Agreement requiring the residential parts to be completed before the offices are occupied. This is to ensure that the scheme is built as a whole and not in parts.

London Transport are currently looking for a development partner.

The scheme was marketed and advertised in August, and they have received several initial expressions of interest. They hope to have selected a developer by early in the New Year and tied up an agreement by Easter. Work on the detailed design would then begin.

The problem of traffic circulation, following completion of the development, which the Association has raised with the Royal Borough, has yet to be resolved.

We understand that Council Officers are working on this with consultants. This is at least the fourth planning application for a major re-development of the site since the 50's, but so far none of them have been implemented.

Knights Arcade

Knights Arcade, which runs between Knightsbridge and Brompton Road, was refurbished to a very high standard a few years ago, but never achieved the success it deserved, taking second place to the busy alley of Knightsbridge Green.

A greatly extended Jaeger store at the Brompton Road end of the arcade is a welcome addition to the shopping facilities, but a planning application for a restaurant to seat 300, at the Knightsbridge end and incorporating most of the empty shops in the arcade itself was less welcome. The Association has objected on grounds of noise, disturbance to residents, lack of suitable servicing facilities and increased demand for

evening and night use of residents' parking spaces. Regrettably, planning permission has been granted, albeit with strict conditions, and work has already started.



Site of proposed restaurant in Knights Arcade.

44, 44a and 44b Montpelier Square

The old George IV pub has been demolished and will be rebuilt as two single family houses, and the former Omani Embassy has already been demolished and will be rebuilt as one large house.



44a & 44b Montpelier Square, formerly the Omani Embassy, is being rebuilt as a single private house.

TRAFFIC AND PARKING

The Traffic Committee spent another year trying to reduce the effect of the motor car. Pollution from cars may have been reduced, but the number of cars on the road has increased.

Large vehicles, now commonplace within the European Community, continue to come into London and manoeuvre in the narrow streets. Figures published recently show an inexorable increase in the pressure building up on Britain's road network.

New policies to control the car have been proposed by the Government, and the Government Office for London has recently issued a consultation paper entitled *Traffic Management and Parking Guidelines*.

There is general agreement that the stationary car and the moving car must be controlled, but so far, no one has been able to offer a realistic solution.

Because of the demand for Sunday parking, mainly due to Sunday shopping, Westminster City Council proposes to extend the parking restrictions in the Knightsbridge area to 6.30 p.m. every day, including Sundays. In addition, it is proposed as an experiment, to extend the restrictions between Exhibition Road and Queen's Gate to 8.30 p.m. daily, including Sundays, in order to protect residents' parking from events at the Royal Albert Hall.

The number of new restaurants which are opening in the area, coupled with the increasing use of valet parking, is putting pressure on residents' parking, in the Trevors and Montpeliers in particular, and the Council has been made aware of our concern.

The introduction of the Red Route in 1998 along Cromwell Road, Brompton Road and Knightsbridge will, unless changes are made, result in difficulties for deliveries to the residential and retail premises on the north side of Knightsbridge from Albert Gate eastwards. This was discussed at a recent meeting with officers at Westminster City Council.

The many major developments in and around Brompton Road and Knightsbridge will bring more traffic into the area and threaten the peace of the residential area between the two roads.

It was this threat that persuaded the Association some years ago to suggest the installation of traffic barriers to protect the Trevors and Montpeliers.

Funding has already been made available as part of the Prudential development proposals, but these have not yet been installed, partly due to technical problems and partly due to differences between the two local authorities. This delay has been frustrating to residents who want to see an improvement in their environment by ending the use of the streets as rat-runs.

The re-development of the old Crown Court site in Hans Crescent and Basil Street also presented the Committee with the likelihood of a marked increase in traffic serving Harrods through the Trevor Square depository. This has been taken up with the developers and discussions continue.



Traffic congestion in Knightsbridge.

KNIGHTSBRIDGE and BROMPTON ROAD IMPROVEMENT SCHEME



Early morning view of Brompton Road showing outdated street furniture.

This main thoroughfare into London from Heathrow, often the first sight of the capital for many tourists, is acknowledged to be in need of a complete facelift.

Plans would include re-designing the split-level areas, landscaping Knightsbridge Green and creating a major focal point at the Knightsbridge junction, while taking into account the constraints of the Red Route programme. But above all, they would provide a far higher standard of cleansing, keeping the pavements clear of rubbish, and would include the upgrading and co-ordinating street furniture such as railings, and maintaining the paving.

The scheme would significantly improve the ambience for all those who either visit, live or work in Knightsbridge, and would elevate this international shopping area to a standard in keeping with its status. Shops and property owners would benefit considerably.

It is an exciting scheme and needs a determined effort by all concerned to ensure its implementation. Similar schemes have been successful in Regent Street, Piccadilly Circus and Notting Hill Gate.

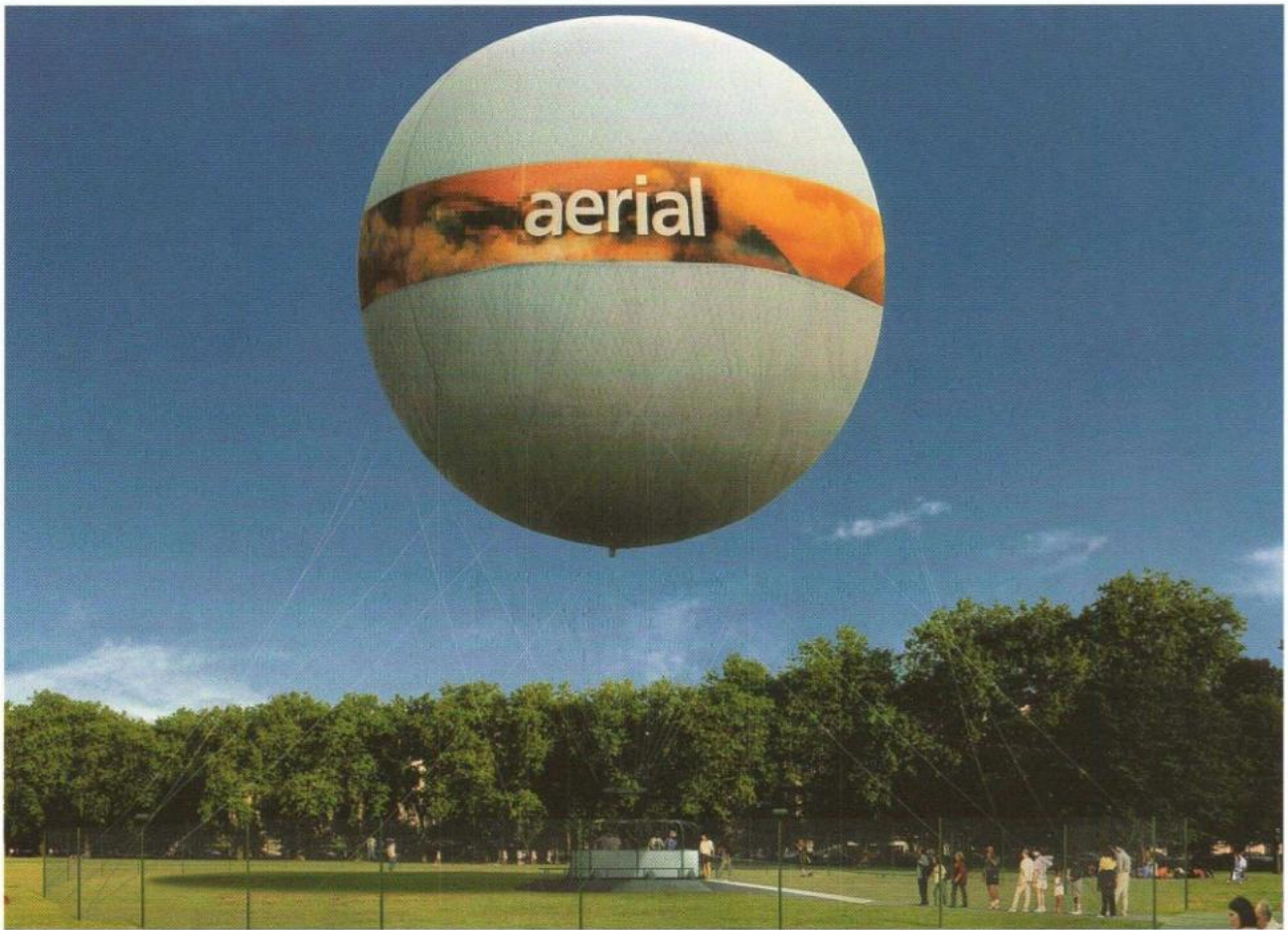


*Left:
The Mandarin Oriental
Hyde Park Hotel
undergoing
refurbishment.*



*Below:
Knightsbridge Junction in
need of a facelift*

HYDE PARK AND KENSINGTON GARDENS



The tethered balloon - equivalent to a twelve storey building.

Balloons over Hyde Park

In May, the Association was approached by a private company seeking its views on a proposal involving the setting up of a tethered balloon in Hyde Park as an attraction to the general public and tourists. The balloon would have a gondola big enough to take 30 passengers and would rise to a height of 400 feet to give passengers a high level view over London.

Their preferred site was to the east of the tennis courts near Alexandra Gate at the top of Exhibition Road, using the existing timber hut for both the booking office and toilet facilities for visitors. They intend to operate from April to October seven days a week from 9.00am to midnight.

Members of the Committee who met with the directors of the company were not enthusiastic. They felt that parking - especially on a Sunday when it is free in the park - could be a problem made worse if, as seems likely, it attracted tourist coaches to vie with those already delivering visitors to the museums and the Royal Albert Hall. More importantly this would be another case of the Royal Parks being let out on a commercial basis, to the detriment of their intended use as places of quiet enjoyment.

A planning application was submitted to the City Council in October, and the Association lodged a

formal objection. It was also pointed out that the balloon, when tethered, would be 75 feet in diameter and 120 feet high - equivalent to a twelve storey building. Though partly concealed by trees, it would be fully visible from some angles and detract from the charm and beauty of the Park.

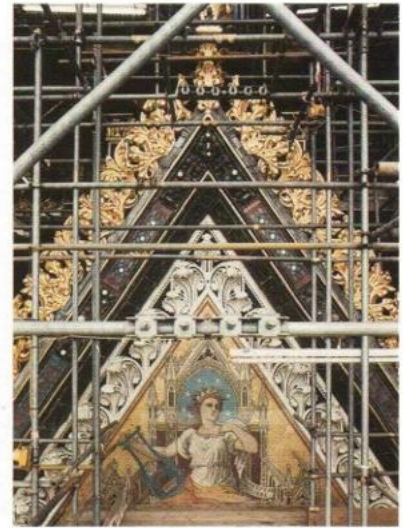
The letter to the Council concluded that if, in spite of objections, the Planning Committee were minded to grant permission for the balloon to operate within the Park, a more appropriate site could be found to the Northeast, near Speakers' Corner. This is where most of the organised events take place and where there is more space, better access to public transport, more parking for visitors and coaches, as well as proximity to the many tourist hotels in Bayswater.

Tree Planting

Anyone who walks often in the inner Royal Parks will no doubt have noticed how beautiful the trees are, and now, in the tenth anniversary year of the Great Storm of 1987, most of the damaged trees have been replaced. The Prince of Wales' Royal Parks Tree Appeal has contributed much to returning the parks to their former glory and continues to support the replacement of old or sick trees and the planting of new ones.

THE ALBERT MEMORIAL

REPRODUCED WITH THE KIND PERMISSION OF THE ENGLISH HERITAGE



Restoration work in progress June 1997

Above: Mosaic of Architecture.

Below: Gable Finial.



Left:

Preparing to lift the 11 ton Memorial spire back into position. The £14 million restoration programme has been underway since 1994.

The largest section of the Albert Memorial spire, which has been undergoing extensive restoration, was lifted back into place in August. Work on the Memorial continues and should be completed in 1999.

The Committee was asked to comment on two proposals during the year. The first was to provide public access to the undercroft, where there would be an underground exhibition centre.

Whilst supporting the idea, the Committee criticised the design and location of the access ramps which, it was thought, would be detrimental to the sitting of

the Memorial and detract from its historical setting. An application for Lottery funding was turned down, however, so it is unlikely the proposal will go ahead.

The second proposal, as a means of securing additional funds, sought planning permission for a 100ft high advertisement for a jeans company to be projected on to the shroud currently veiling the scaffolding, for a period of six months. This idea did not find favour with either the Association or Westminster's Planning Committee, who turned it down.

LAW AND ORDER



Gordon
Shingleton MC



Illegal
street traders
outside
Knightsbridge
tube station.

Nine years ago, the Association's youngest committee was born. The great advance of Knightsbridge in business and commerce, and the huge influx of foreign tourists visiting the stores, as well as the increase in the residential community, had brought a large increase in crime. Thirty per cent of all burglaries took place from the use of scaffolding, people on their way home were mugged, and the entrance between the underground and the doorway of Harrods had become an incredible scene of lawlessness.

Many organisations, which had a mutual interest to fight against this wave of crime, had no regular connection, and to attempt to improve this situation the Knightsbridge Association created the Law and Order Committee.

The chairman of this committee was Gordon Shingleton MC, who had great experience in these problems, and the deputy chairman was Mrs Elli Brook JP. After the first difficult years, the efforts of their committee have brought some excellent results.

The function is to ensure that both residents and the police are fully aware of each others' concern in the matter of security and what is being done to keep the area as safe as possible.

The Committee includes police from Belgravia and Brompton stations and civilian members attending meetings of both local police working groups and Community Consultative Groups. Outstanding results have been achieved in two important areas - Illegal Street Traders and CCTV.

Illegal Street Traders

Some years ago, the Association called a meeting with senior officers from the Royal Borough, the local police and representatives of Harrods, to see an effective way of driving the illegal traders from the streets of Knightsbridge.

It has been a difficult task but early this year there was a breakthrough which resulted in a complete absence of the illegal traders around the Harrods and Tube station entrances.

CCTV

From 1995 onwards, the committee has been partaking in the South Westminster CCTV project. They have worked strenuously with the Metropolitan Police to persuade businesses and banks in the South Westminster area to donate money towards the cost of installing a scheme for the major shopping thoroughfares.

The campaign has been successful and an application for matching Home Office funding has now been obtained. Phase One, involving parts of Knightsbridge, Brompton Road and Victoria, is now being progressed. It is anticipated that commissioning and testing will be completed in April 1998 and the system switched on in May 1998.

Work is now beginning on a similar scheme for Kensington and Chelsea shopping streets, which include the major part of Brompton Road, and the committee shall be seeking support from businesses and banks within the Borough.

Closed circuit television is the best protection and, although Gordon Shingleton is resigning as he feels a younger person should now chair the committee, he will stay on to help.

We thank him, and his deputy Mrs Brook who is also leaving, for their exceptional work on this project.

RUBBISH AND LITTER

In last year's Annual Report, attention was drawn to the increasing difficulty in keeping the streets clean in Knightsbridge due to the pressure of tourists, a grazing population, fast food shops and the dumping of refuse in or out of black bags.

To this may now be added an even greater increase in restaurants, fast food and sandwich shops which produce not only litter, but stained footpaths from carelessly disposed food refuse and oil from leaking bags.

It is surprising that customers happily step over this mess without seeing a connection between sloppy refuse disposal and almost certain repetition in the kitchen. Unless individuals are prepared to demand cleanliness, it will never happen.

Knightsbridge, as our members well know, is divided between two local authorities Westminster City Council and the Royal Borough of Kensington and Chelsea.

In its relations with Westminster City Council, the Association's committee has always met with co-operation and assistance in all matters of cleansing - monitoring its contractors and clients, refuse dumping, sweeping, refuse collection and stained footpaths.

However, we are still, after years of effort unable to arouse any enthusiasm for street cleansing on the part of the Royal Borough. Their indifference to the accumulated refuse, dirt, overflowing litter bins on the Brompton Road and around the museums in Exhibition Road, speaks for itself.

The Committee would ask every member of the Knightsbridge Association, whether living in Westminster or the Royal Borough of Kensington & Chelsea, to make it clear that we want clean streets, efficient sweeping, regular emptying of litter bins before they overflow, regular collections of refuse with no spillages left by the collection crews, no black bags or bags of other colours left on the streets at times other than those authorised for collection.

Your help will be appreciated by all your neighbours if you report dumped or uncollected refuse, overflowing bins or dirty streets to the relevant Councils at the telephone numbers below:

COUNCIL CLEANSING DEPARTMENTS:

Westminster City Council:
Tel: 0171 641 1177

*Royal Borough of Kensington
and Chelsea:*
Tel: 0171 341 5284 (on weekdays)
0171 373 6099 (out of office hours
and weekends)



Accumulated cigarette butts round the pedestrian crossings - ought to be removed at least on a weekly basis.



Brompton Road - this pile of rubbish and accumulated litter remained for two days outside Knightsbridge Tube Station despite a call to the local authority.



Rubbish is put out on Brompton Road hours before collection.



Brompton Road - Is this acceptable for an international shopping street?

SOCIAL EVENTS AND THE AGM



A few of the members and guests at the 1996 Annual General Meeting.

Once more, the Annual General Meeting was packed to capacity.

The guests included the Mayor and Mayoress of Kensington & Chelsea; the Deputy Lord Mayor of Westminster; Melvyn Caplan, the Leader of Westminster City Council, Stuart Corbyn, Chairman of The Knightsbridge Group; Councillor Robert Moreland, Chairman of Westminster Planning and Environmental Committee; and Michael French, Director of the Royal Borough of Kensington & Chelsea, Planning and Conservation.

Representatives from The Royal Parks including David Welch, the Chief Executive, and many officers from the Metropolitan and local police forces.

The guest of honour was The Rt Hon Peter Brooke CH MP, the Member of Parliament for Westminster and a great supporter of the Association. His address was an amusing and fascinating history of Knightsbridge which kept the audience chuckling and smiling. After the event there were many requests for copies of his speech.

Farewell to Syd Sporle

In April the Association gave a farewell party for Syd Sporle, outgoing Director of Planning and Environment at Westminster City Council for nine years. The party was held in HR Owen's showrooms, in Cheval Place.

It was attended not only by a great number of his friends and colleagues from Westminster Council, but also many others including The Right Hon Peter

Brooke CH MP, Chairman of English Heritage Sir Jocelyn Stephens, and several officers from the Royal Borough including Michael French, Director of Planning & Conservation.



Sir Jocelyn Stevens, Syd Sporle, Vivian Duffield & Neville Labovitch.

Annual General Meeting

This year, the Annual General Meeting is on Monday 1st December.

The hall at Holy Trinity Brompton, home to the AGM for some fifteen years, is closed for alterations and refurbishment and may not be available in the future.

The Association is therefore delighted to hold the meeting in the concert hall of the Royal College of Music, in Prince Consort Road, a truly magnificent setting.

RECEPTION BEFORE THE ANNUAL GENERAL MEETING DECEMBER 1996



The Mayor of Kensington & Chelsea, Cllr. John Corbet-Singleton, David Mappin, the Mayoress, Mildred Corbet-Singleton and Roy Anderson.



Jonathan Charkham, Cllr. Melvyn Caplan, Leader of Westminster City Council and Neville Labovitch, Chairman of the Knightsbridge Association.



Cllr. Robert Moreland, Jeremy Mackay-Lewis and John Cox.



Jill, Duchess of Hamilton, Michael French and Alan Godsall.



Cynthia Thompson, Nicky and Ion Braby.



Joyce Porter and Frances Rice.



John Orchard and David Leboff.



June Stubbs and Jim Spillius.



Lady Gillett Neville Labovitch, the Rt. Hon. Peter Brooke CH MP and Sir Robin Gillett.



Gordon Shingleton, and CPO Shona Hughes.



Robert Hobart, Gilly Nunn and Roger Slater.



Richard Thompson and Richard Rice.



Jill, Duchess of Hamilton, Stuart Corbyn and Mary Broomfield.



Rosemary and Maurice Lambert and Lorelei Keay.



Dr Diane Clementi, Lord Strathcarron and Christine Gilbertson.



Inspector Tony Boughton, Superintendent Peter Douse and Sergeant Jeremy Blood.



The Deputy Lord Mayor of Westminster, Cllr. Carolyn Keen and the Leader, Cllr. Melvyn Caplan.



PC Andy Clancy, Bill Green, Craig Wilson and David Brand.



Katherine Burton, Zena Edmonds and Sheila Wilson.



PC Stephen Haywood, Biddy Kendall and PC Clive Coleman.



Alan Cook, Bob Black, Percy Powell and Mike Jarvis.



Phyllis Howard-Harrison, Lady Grade and Norah Black.



Ray Sherning and Dr. Klaus Leist.



Jayne Ralston, Tony Ralston and Baroness Gardner.

GOVERNMENT AND LOCAL AUTHORITIES

Following the election, John Prescott the Deputy Prime Minister takes over at the re-named Department of the Environment, Transport & the Regions. Chris Smith becomes Secretary of State for Culture, Media and Sport, and Nick Raynsford is Minister for London and Construction.

At Parliamentary level, Peter Brooke continues to represent the Westminster constituency, and the Rt Hon Alan Clark is newly elected to the Kensington & Chelsea seat.

In local government, Councillor Melvyn Caplan retains the leadership of Westminster City Council; Councillor Alan Bradley took over chairmanship of Environment and Planning Committee; Councillor James Hood is the new chairman of the Traffic Sub-Committee and Councillor Jonathan Lord becomes chairman of the Environment Committee. After nine years at the helm, Syd Sporle retired as Director of Planning and Environment at Westminster City Council, to be replaced by Tony Lear, formerly Director of Planning at Brent Council.

At the Royal Borough of Kensington & Chelsea, Councillor Joan Hanham continues her stewardship as Leader, and Councillor Bryan Levitt retains chairmanship of the Planning and Conservation Committee. Tony Holt remains chairman of Highways and Traffic and Councillor Daniel Moylan takes over

from Nicholas Paget-Brown as Chairman of Environmental Services. Councillor Mary Weale is Chairman of Environmental Health & Leisure.

The Lord Mayor of Westminster is Councillor Ronnie Raymond-Cox and the Mayor of The Royal Borough of Kensington & Chelsea is Councillor Edward Hess.

The Association would like to thank the senior officers of both local Authorities, and their colleagues, for their co-operation and advice which is most helpful and always appreciated.

After many years there is a new Government in Parliament and we look forward to meeting the Ministers of the relevant departments.

FINANCE

The financial position, carefully controlled by Christine Gilbertson, the Honorary Treasurer, remains satisfactory, but there are many problems to be looked at in the near future.

Members and supporters are the life blood of the Association and as far as possible during our work, we use their professional expertise. There are times however, such as with the current proposals from Imperial College, that it is necessary to call in specialised consultants.

APPRECIATIONS

Over the last twenty years, I have closed this Annual Report with my sincere thanks to all those people who had worked tirelessly and selflessly during the past year. This amazing volunteer workforce gives its time and experience to preserve the quality of the area and improve it where necessary. There are several committees, each with its own chairman, expert in this particular field and responsibility. With the passing of the years, the committees have become well known to the local authorities, members of the Civil Service and the business community. In this particular Annual Report, I would like once again to thank every one of those remarkable men and women who did so much to give the Association the reputation it now enjoys.

A great example of this dedication is a founder member of the Association, Lady Gillett, who died tragically early this year. Libby, as she was known, was the first Honorary Secretary, one of the Association's most important positions. After many years she left when her husband, Sir Robin, became firstly a Sheriff and then Lord Mayor of London, with Libby as Lady Mayoress. During the years that followed she remained on the Knightsbridge Main Committee until she retired in 1984. Libby will always be missed by us all.

A short time after the Honorary Secretary resigned her long engagement, some nineteen years ago, the position was filled by Carol Seymour-Newton, who, as everyone knows, is an invaluable member of the committee. I can only repeat the praises that I have expressed each year, and my words of gratitude as she continues to give her all to the success of the Association.



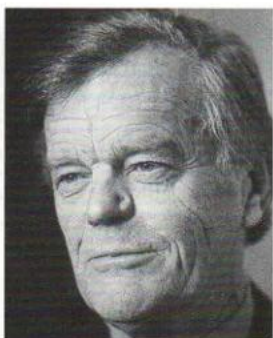
The Rt Hon John Prescott, MP, Deputy Prime Minister and Secretary of State for the Environment, Transport and the Regions.



Councillor Alan Bradley, Chairman of Westminster City Council's Environment and Planning Committee.



Mr Tony Lear, Director of Environment and Planning at Westminster City Council.



The Rt Hon Alan Clark, CHMP for Kensington and Chelsea.

One of the most important positions in the organisation is held by the Chairman of the Environment Committee. We are fortunate to have Michael Wright, who, drawing from the experiences of his distinguished career, heads this expert committee with members such as Robert Morris, Jeremy Mackay-Lewis and Ian Caldwell.

Unfortunately, friends Diana Jenkins, Joyce Goodman and Cynthia Thomson have retired, and will be missed, while arrivals such as AT Langford have already taken on outstanding problems, and John Cox has become involved in the discussions of the three sided arrangement with the two Councils.

The Traffic and Parking Committee has done what it can at a time when the vehicle continues to increase and will continue to do so as the new buildings arise. Councillor Kevin Gardner, the Chairman, has our sympathy as well as our thanks.

The Litter and Rubbish Committee which is, as always, chaired by Frances Rice, has to watch the ground every day in the year. Frances has fought this problem for many years and most people living in the area hope she will continue to do so.

The newest committee, Law and Order, has made its mark, as you will have read earlier in the report, and we give thanks to Gordon Shingleton, the retiring Chairman, for this excellent step forward. We also give our thanks to the retiring deputy Chairman Mrs Eli Brook and our welcome to the new Chairman, Elspeth Parkes.

The Social and Events committee, led by its Chairman Lady Grade, is one of the most popular; it gives the members some marvellous hospitality, for which she is greatly appreciated, especially before the AGM.

Membership of the Association continues to rise from year to year, as it has for twenty years, and this encouraging progress is continued by Elizabeth Leist. We are grateful to Elizabeth for her dedication.

Christine Gilbertson, is a splendid Honorary Treasurer and looks after the finances with great care. With problems always likely to arise, it is essential to have her knowledge and experience to keep the books so well balanced.

Recently, Michael Wright and Jonathan Charkham became vice-chairmen of the Knightsbridge Association, to be of help to the Chairman - in the future!

Above all, I would like to express my particular thanks to all the members of the Knightsbridge Association without whose loyal support, and keen participation in the working of this organisation, we would never had achieved the recognition and respect that we enjoy today.

The Association owes its success to all of you - Chairmen, committee members and most importantly, to our members.

I thank you all.

*Neville Labovitch
December 1997*



*Libby Gillett, first
honorary secretary
of the Knightsbridge
Association, who
died earlier this year.*

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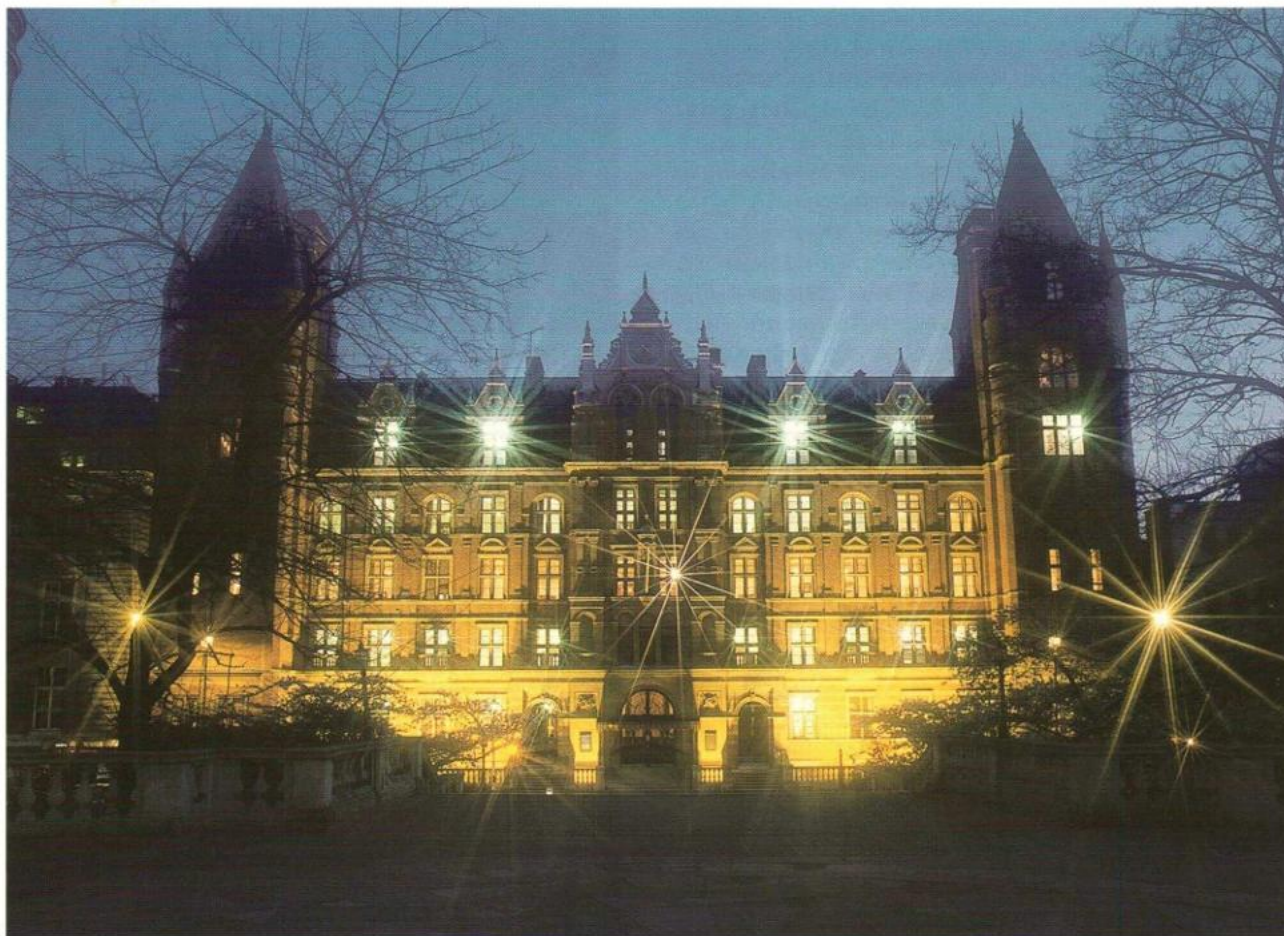
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Chairman: Lady Grade



The Royal College of Music at night.

THE ROYAL COLLEGE OF MUSIC

By Janet Ritterman, Director

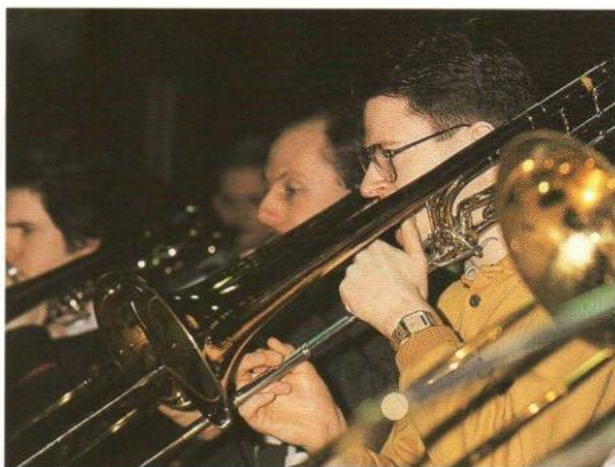
Nowadays, you really need to be on foot to see the Royal College of Music building at its best. It is only by approaching the College from the South Steps of the Royal Albert Hall that you can take in the front elevation of the building as a whole. It is a memorable sight, particularly on nights when there are lights showing at almost every window. The distinctive façade, a monument to High Victorian values, constructed in the traditional red brick and terracotta favoured for the area and flanked on each end by tall pinnacled towers which give a touch of fantasy to the whole design, balances exuberance with rectitude. This visual image of the RCM, as the College is affectionately known, is one which has become familiar to musicians the world over.

In 1883, when the College was founded, however, this was all in the future. Had it not been for the generosity of a Leeds-based industrialist, Samson Fox, the RCM might never have acquired so splendid a home. Thanks to the personal involvement of the then Prince of Wales, the offer by Samson Fox led to the College being granted a site on the south side of the new Prince Consort Road. The opening of the new

building on 2 May 1894 took the form of a grand state occasion, attended by members of royalty and many dignitaries.

At the time of the State opening, no permanent concert hall had been built: the opening ceremony took place in a temporary edifice, which became known as the 'Tin Tabernacle' and which served the purpose for another seven years. It was only in 1901 the present Concert Hall was added. Lovingly restored since that time, the Concert Hall has always been intensively used: students' concerts - many of them open to the public, without charge - take place regularly. Outline plans exist for long-desired improvements to the acoustics and to the stage area - a high priority for future development. Since the Concert Hall is used by other organisations as well, these benefits would be widely shared.

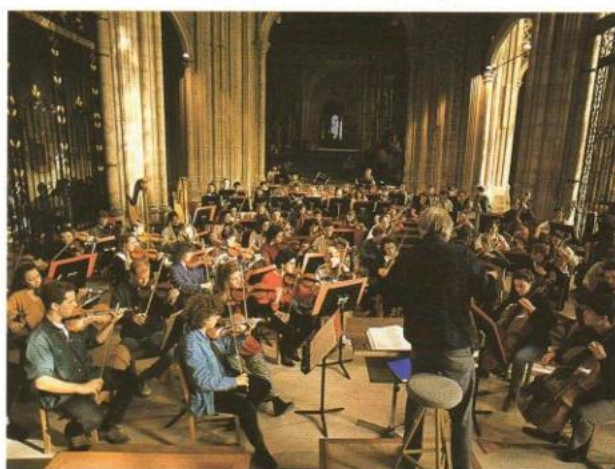
A more recent addition to the performing spaces in the College is the Britten Theatre, one of major achievements of the College's centenary celebrations in the mid 1980s. Intended principally as a theatre for opera, it boasts a proscenium arch stage, orchestra pit, and raked auditorium seating 400, on three levels.



Trombonists in the Big Band, one of the College's many orchestras and groups which give regular concerts.



The Britten Theatre, designed by Sir Hugh Casson and opened in 1996, is home of the Royal College's Opera Department.



The Royal College of Music Symphony Orchestra plays each year at the Canterbury Festival which takes place in the Cathedral.



In November 1993, HRH The Prince of Wales became President of the Royal College of Music while HRH Queen Elizabeth The Queen Mother became President Emerita. They are pictured here at the annual President's Visit in November at which Fellowships and Honorary Membership of the College is conferred upon distinguished musicians.

Opera performances, open to the public, take place here regularly. The theatre, which serves as the teaching base for advanced students on the opera course, is also available for hire by other organisations. Since the roadway is about eighteen feet higher than the ground level of the College site, it is easy to pass the entrance to the theatre without noticing it. At the Queen's Gate end of the building, the entrance from the street leads down to the courtyard, and to one of London's best kept theatrical secrets.

In the 1990s the original opera theatre has become the base for the RCM Studios. With a central studio, control room and spaces for individual and group work, these studios now offer important teaching and research facilities for all students and staff, and particularly for postgraduates on the Composition for Screen course, whose work has helped to extend the range of collaborative work with the Royal College of

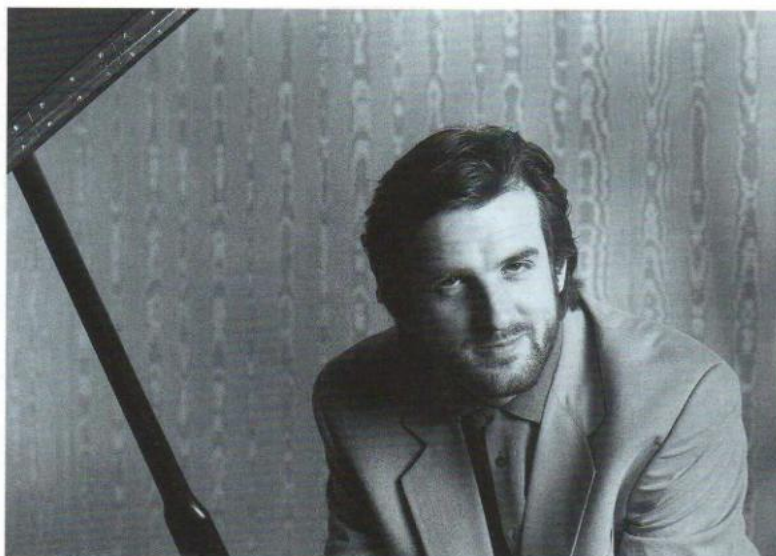
Art and other film schools. Developments in the Studios have been planned in conjunction with the expansion of the adjoining RCM Library, which has recently been extended into the vaults below street level.

While developments of the estate have characterised almost every decade of the College's life, it was in the 1960s that some of the most significant building developments took place. A new wing at the rear of the building, completed in 1964, provided much-needed teaching, performing and recreational space. This was followed by the creation of a dedicated museum for the remarkable collection of historical instruments in the College's possession.

While students have been accommodated in various buildings in the neighbourhood, such as Queen Alexandra's House, immediately adjoining the former Royal College of Organists' building, none of these have been able to accommodate more than a



George Benjamin:- One of Britain's leading composers with a string of major orchestral successes to his name, George Benjamin was once a student of the College and is now Prince Consort Professor of Composition.



Barry Douglas:- One of the small number of British pianists to win the Tchaikovsky International Piano Competition, Barry Douglas was trained at the Royal College of Music with Professor John Bairstow.



Barry Tuckwell:- Possibly the best known horn player of his generation, Barry Tuckwell travels from his home in America to give masterclasses at the Royal College of Music in his role as Prince Consort Professor.



Sarah Walker:- World-renowned mezzo soprano and a special favourite with Proms' audiences, Sarah Walker was trained at the Royal College of Music and is now one of the College's eight Prince Consort Professors - musicians of international reputation who visit the College on a regular basis to give master classes and coaching.

small number of students. The acquisition of College Hall - on Goldhawk Road, just beyond Shepherd's Bush Green - has meant that the RCM can now provide accommodation with good practice facilities for about 170 students.

At College Hall there is a sizeable hall which is let throughout the year for conferences, small functions and auditions; the whole of the building is also available during the summer recess for commercial lettings and has proved popular with visiting choirs, ensembles and summer schools. For RCM students from overseas, who form almost a third of the College's student population, as well as for UK

students who are living away from home for the first time, College Hall provides a friendly and welcoming environment. But there are always many other students looking for private accommodation in the local area, a task which keeps the Accommodation Office busy throughout the year.

The College has good reason to be grateful for the vision and support that made possible its location and its buildings: together they - and all that they bring - help to nurture, inspire and ground the musicmaking that takes place within. But while bricks and mortar are important, it is in the people that the true spirit of the College can be found - in the generations of



The Royal College of Music Concert Hall, The setting of this year's Annual General Meeting.



A wind quintet gives a concert at the Garrick Club, one of many external engagements undertaken by College students each year.

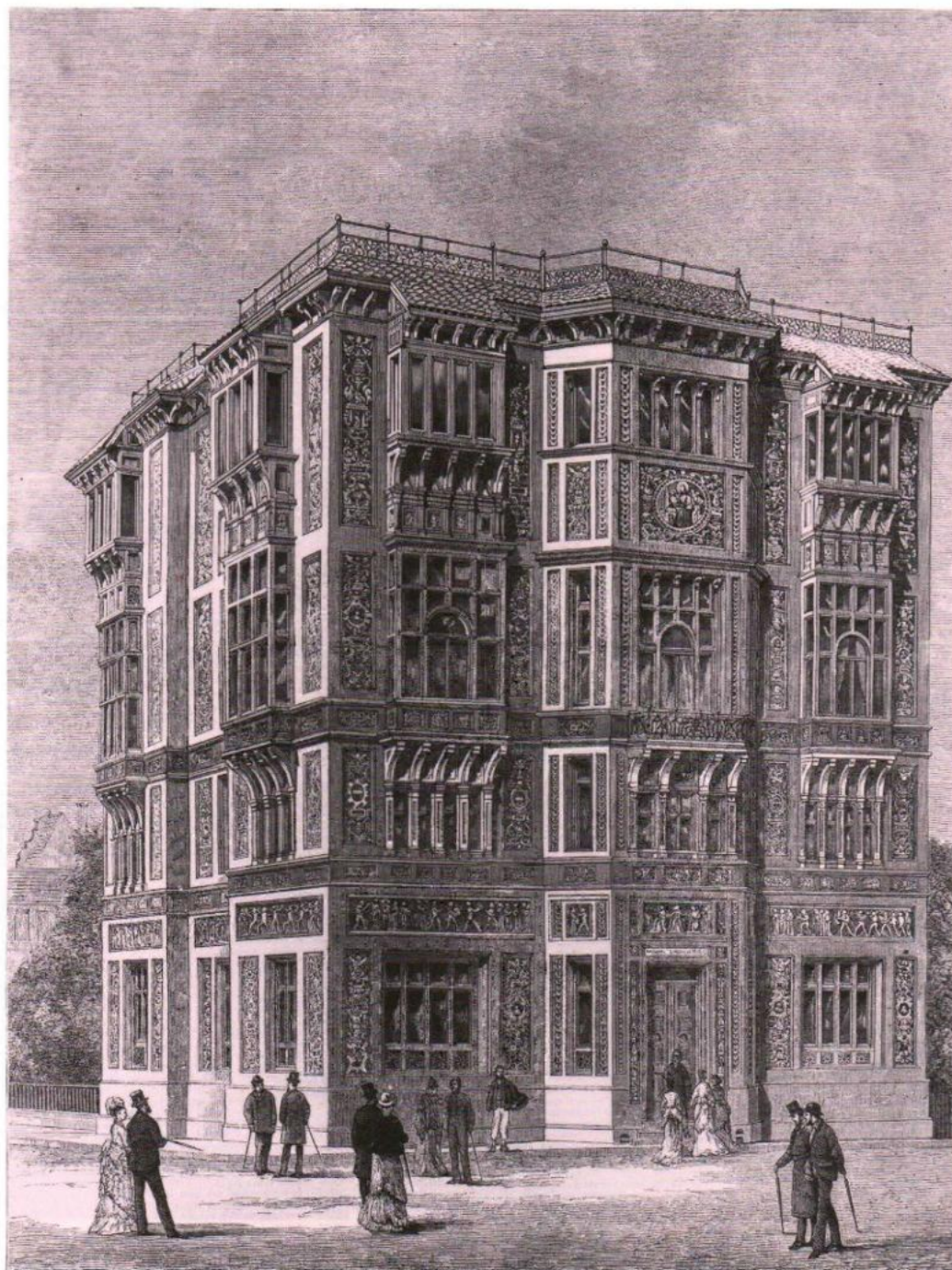


Dr Janet Ritterman, Director of the Royal College of Music.

students and staff who have been part of the RCM since its foundation over a century ago. The energy, imagination, dedication and enthusiasm - the zest for making music and sharing it with others - which were evident from the early years live on as strongly as ever. You have only to pass the RCM on a Saturday morning in termtime to see ample evidence of this, as students aged between eight and eighteen converge on the College from all directions. On Saturdays, from early morning to late afternoon, the College is given over to the students of the Junior Department - talented school-age musicians who come for the chance to study alongside other enthusiasts. As with the Senior College, students value the opportunity of high level individual tuition, classes and ensemble

work - work which is regularly shared in concerts in the College, in the local area, as well as further afield.

Although the study of music requires focus and concentration, and this necessitates a degree of inward-looking, the College aims to balance this by playing a significant part in the life of the various communities to which it belongs. Every Friday in termtime, students give a free lunchtime concert in St Mary Abbots Church at the foot of Kensington Church Street. Of course, opportunities like this bring benefits both ways. The interest and encouragement which the RCM receives from this wider community - particularly, but not exclusively, our local community - help students to grow as artists and to develop the qualities that they will need to function as future



The National Training School for Music Engraving from the Graphic 1876

musical leaders. So on a daily basis, while many students and staff are involved within the College, others can be found performing and working in local centres, in schools, for private events, sometimes gaining experience by working alongside established professionals, in London and at times further afield. Fine though its building may be, the RCM is, at heart, a College 'without walls'.

As an outward-looking College community, we greatly value the links with our extended network of friends and supporters - people who are interested in the RCM and its work and enjoy the opportunity to share in the atmosphere of College life and the vitality

of the musicmaking. So we always welcome visitors to concerts and other events: details are published termly in the Events Guide (and can also be found on the College Website - <http://www.rcm.ac.uk>). Copies of the guide, and regular newsletters are sent to all members of the RCM Friends - an organisation which everyone who is interested in the College is invited to join.

It was to provide a focus for the various and wide-spread streams and currents of energy' which music had begun to generate throughout the country that the RCM was founded. It is a role which, with the support of our friends, we still try to fulfil today.

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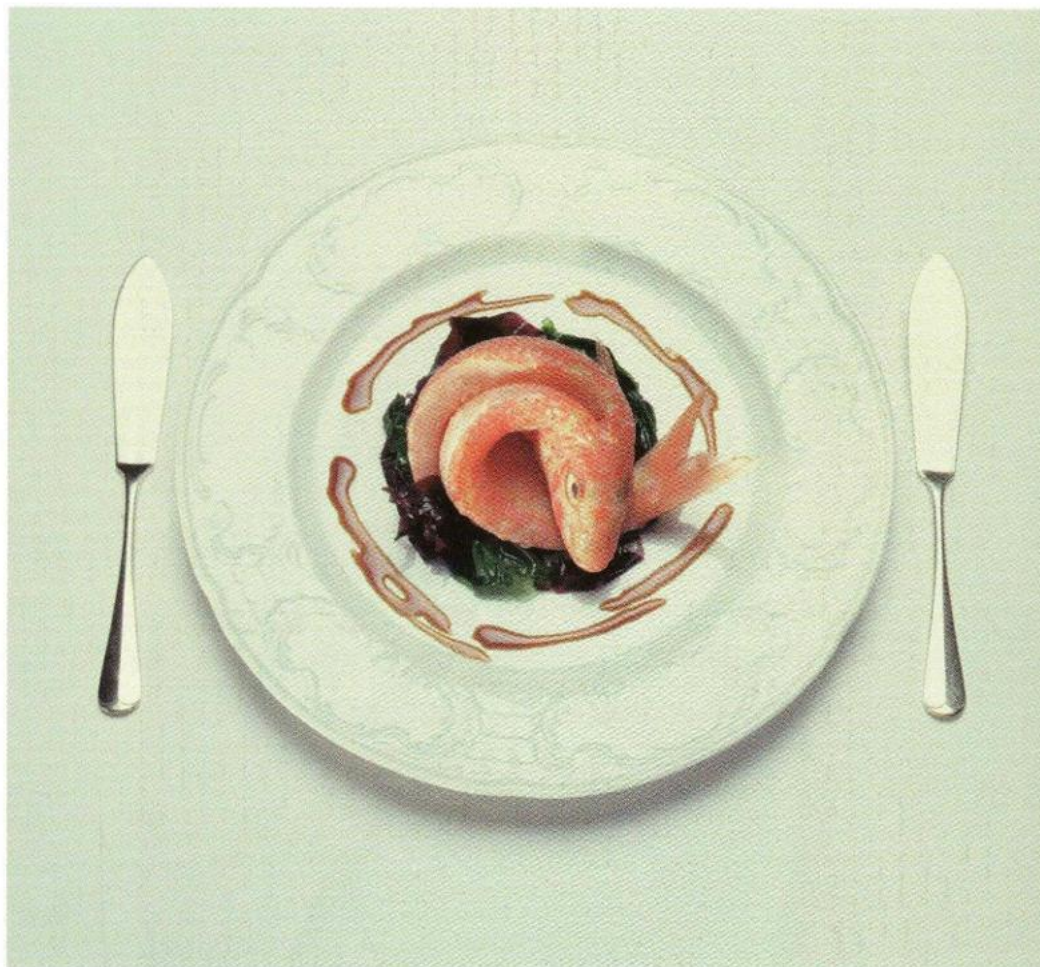
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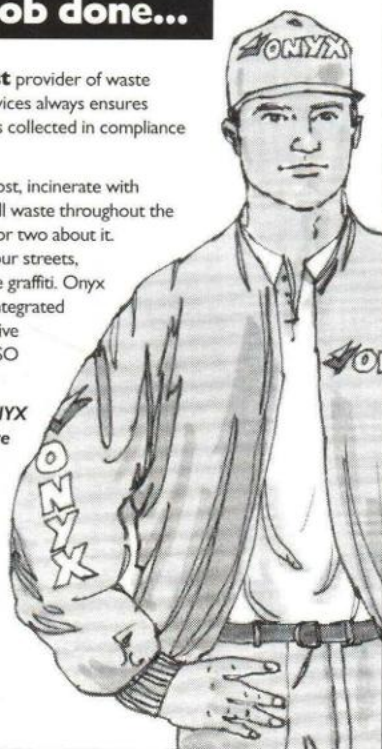
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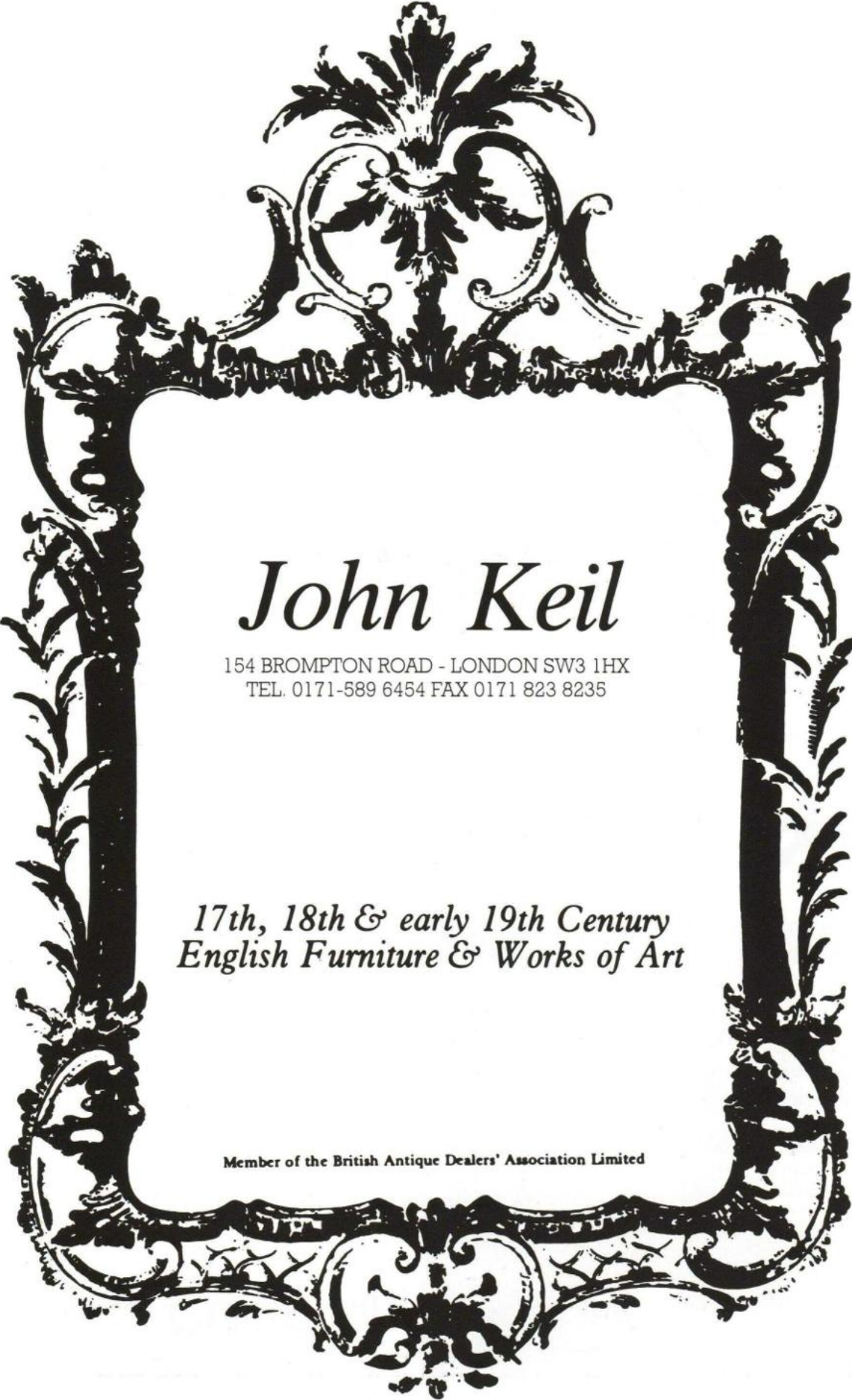
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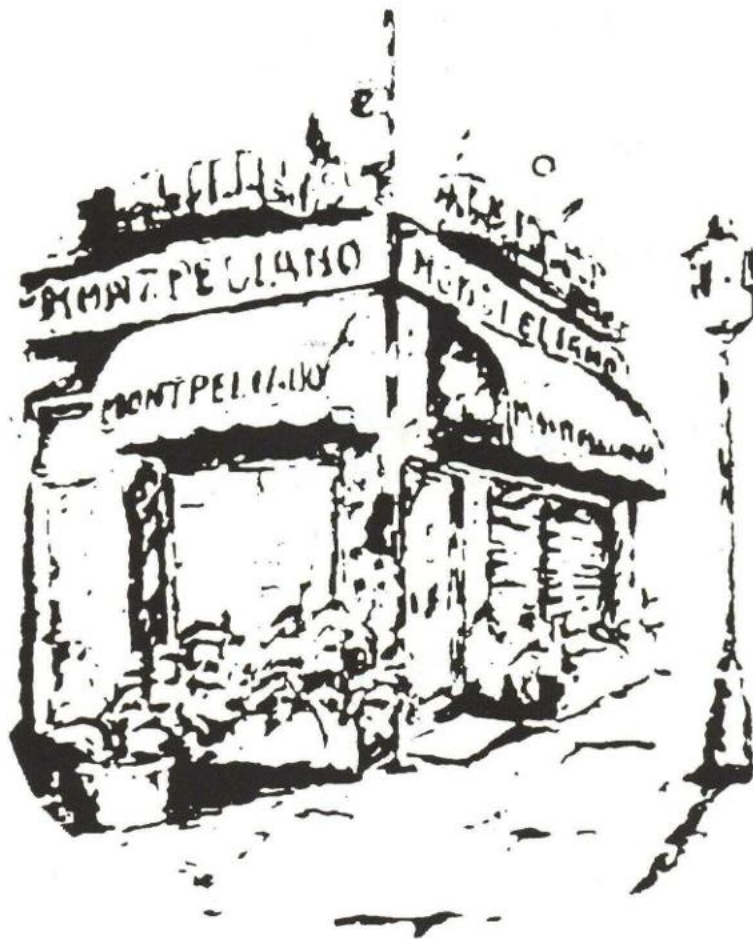
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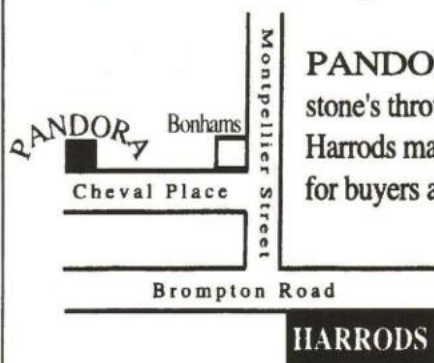
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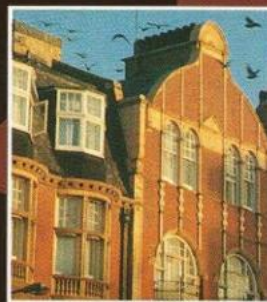


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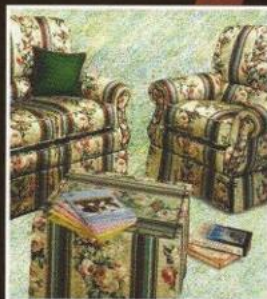
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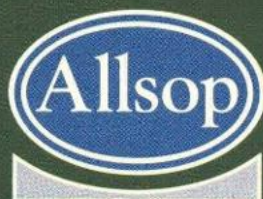
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