

57th ANNUAL REPORT

December 2018



KNIGHTSBRIDGE
ASSOCIATION



BVLGARI

HOTEL LONDON

The Bvlgari Hotel London Spa is an oasis of calm in the heart of bustling Knightsbridge. With a 25-metre pool and separate vitality pool, private treatment rooms, steam and sauna facilities plus the pioneering Workshop Gymnasium, it's a place to relax and unwind, while allowing you to nourish and strengthen your body and soul.

We offer a limited number of individual and joint private memberships, combining bespoke treatments with Workshop Gymnasium training services that are exclusive to Bvlgari Spa London. Members have the opportunity to be fully guided and supported by our dedicated team whilst immersing themselves in wellness and fitness.

For more details on membership options, please contact us using the details below.

With over 600 offices
and associates worldwide
and 35 in London,
Savills brings the global
market to your door.

Savills are proud to feature in the
Knightsbridge Association 57th Annual Report

Noel De Keyzer
Savills Knightsbridge
188 Brompton Road
SW3 1HQ
020 7824 9044
ndekeyzer@savills.com

savills.co.uk

Richard Gutteridge
Savills Sloane Street
139 Sloane Street
SW1X 9AY
020 7824 9020
rgutteridge@savills.com





THE TASTE REVOLUTION

TRANSFORMING HARRODS'
HISTORIC FOOD HALLS

Harrods' master baker Lance Gardner spent months perfecting the starter culture for his signature sourdough. Now, at The Bakery, he and his team serve up 15 styles of bread, all freshly baked in-house, every half-hour.

**Discover the Roastery & Bake Hall,
Food Halls, Ground Floor**

[harrods.com/thetasterevolution](https://www.harrods.com/thetasterevolution)

Harrods



A WEALTH OF EXPERTISE ON YOUR DOORSTEP

We specialise in strategic financial planning for private clients and corporate businesses by understanding and focusing on each and every client's individual lifestyles and objectives in order to provide the most comprehensive advice.

Whether it is advice on Inheritance Tax, planning for retirement, protecting your assets and loved ones, releasing equity from your home or just investment management, we provide our clients with specialist and appropriate advice and the highest level of service possible.

Through St. James's Place we have access to global investment funds, which have been carefully researched and selected whose fund managers are closely and regularly monitored by the St. James's Place Investment Committee.

It may be possible to release capital or income by using the value of your property. You will usually have to pay interest on any capital/income that you do release however, this is a lifetime mortgage. To understand the features and risks associated with this type of mortgage, please ask for a personal illustration.

The value of an investment with St. James's Place will be directly linked to the performance of the funds you select and the value can therefore go down as well as up. You may get back less than you invested.

Contact us for a brochure at flora.stamato@sjpp.co.uk

FLORA STAMATO LTD

Associate Partner Practice of St. James's Place Wealth Management

Tel: 020 7495 1771 | Mob: 07814 423371

Email: flora.stamato@sjpp.co.uk

Web: www.florastamato.co.uk



ST. JAMES'S PLACE
WEALTH MANAGEMENT

The Partner Practice represents only St. James's Place Wealth Management plc (which is authorised and regulated by the Financial Conduct Authority) for the purpose of advising solely on the Group's wealth management products and services, more details of which are set out on the Group's website www.sjp.co.uk/products. The title 'Partner Practice' is the marketing term used to describe St. James's Place representatives.

The image shows the interior of The Berkeley bar in London. The room features deep blue walls with ornate silver-colored moldings. A long bar with a wooden top and a blue and red abstract mural below it is the central focus. The bar is stocked with various bottles of spirits. Above the bar, there are two framed pictures of buildings and a large circular mirror. In the foreground, there are four light blue armchairs with black X-shaped bases arranged around a small round table. The floor is covered with a large, colorful abstract rug. The ceiling is white with a large, ornate chandelier hanging from it. The overall atmosphere is elegant and sophisticated.

PAINT^{THE} TOWN BLUE

Sip away your evening in style with
cool and colourful cocktails at
the Blue Bar

THE BERKELEY

LONDON

THE-BERKELEY.CO.UK

Millennial Pink, minus the millennial.

Knightsbridge, Sunday, 11.46am



Apparently, 2017 was the year this shade of pink was everywhere. But don't get too comfortable. According to Pantone, 2018 is the year of Ultra Violet.

Let's find a home that works for you in every shade.
Urban living, your way.



jll.co.uk/residential

JLL Knightsbridge | 174 Brompton Road, Knightsbridge SW1 1HP | knightsbridge@eu.jll.com



Royal Albert Hall

A VENUE LIKE NO OTHER

Host your next meeting or
event at the Royal Albert Hall

Situated in the cultural quarter
of South Kensington,
the Royal Albert Hall is one of
London's most iconic and magical
venues. A popular backdrop for
meetings and events from
20 to 5,000 guests, day or night.

Contact our dedicated
team to begin your
unforgettable experience now.



food & drink by
rhubarb

Call: 020 7959 0607
royalalberthall.com

PHOTOGRAPHY CENTRE

A HISTORY OF PHOTOGRAPHY
FROM DAGUERRETYPE
TO DIGITAL

V&A South Kensington
New galleries opening 12 October

#vamphotography
Admission free

Discover more at
vam.ac.uk



Gustave Le Gray (1820-84) *Seascape* (detail), 1856-59. Albumen print © Victoria and Albert Museum, London

Holy Trinity Prince Consort Road

*Calm, peaceful parish church for all.
Traditional in style,
contemporary and inclusive in outlook.*



Sunday: choral service 11am
(Book of Common Prayer, professional choir)
Wednesday: quiet, reflective Eucharist 1.10pm
Also open for visiting on Wednesday afternoons
www.achurchnearyou.com
then enter postcode – SW7 2BA

A selection of homes we sold in 2018.



Brompton Square, Knightsbridge SW3
Guide price **£2,950,000**



Albert Hall Mansions, Knightsbridge SW7
Guide price **£3,850,000**



Rutland Gate, Knightsbridge SW7
Guide price **£4,350,000**



Princes Gate Mews, Knightsbridge SW7
Guide price **£4,350,000**



Pont Street, Knightsbridge SW1X
Guide price **£4,750,000**



Clabon Mews, Knightsbridge SW1X
Guide price **£7,400,000**



Wellington Square, Chelsea SW3
Guide price **£9,850,000**



Yeoman's Row, Knightsbridge SW3
Guide price **£19,950,000**



One Hyde Park, Knightsbridge SW1X
Guide price **£21,000,000**



To book in a complimentary sales or lettings market appraisal of your own property, please pop in or contact us. We'd love to help.

Connecting people & property, perfectly.

knightbridge@knightfrank.com

+44 20 3551 4457

52-54 Sloane Avenue, London, SW3 3DD

Taking Pride In Our Local Community, Area & Buildings



 # Southkenlife

South Kensington Estates, Alfred House, 23-24 Cromwell Place, South Kensington, London, SW7 2LD
020 7761 6420 | info@ske.org | www.ske.org

INDULGE

WITH CONTEMPORARY BRITISH
DINING IN THE HEART OF KNIGHTSBRIDGE

Jumeirah
CARLTON TOWER
STAY DIFFERENT™



Located off Sloane Street
theribroom.co.uk
020 7858 7250



Bespoke Residential Property
Management with Heart

96 Kensington High Street, London, W8 4SG
E: info@darcyproperty.co.uk T: 0203 371 2375 W: <http://www.darcyproperty.co.uk>

IMPERIAL VENUES



THE SMART VENUE CHOICE

From meetings and conferences in our modern lecture theatres and classrooms, to parties and private dinners in our unique townhouse, Imperial is the smart venue choice for your next event.

- In-house catering
- Dedicated events team
- Spaces for 10 to 740 guests available
- Historic townhouse with private courtyard garden
- State-of-the-art audio visual equipment
- Accommodation services

020 7594 9494 | venues@imperial.ac.uk | imperialvenues.co.uk

sport Imperial

VENUE HIRE | PARTNERSHIP | MEMBERSHIPS

From our flagship sports centre in South Kensington to our Harlington Sports Ground and Boathouse in Putney, our modern sports facilities offer a range of membership, venue hire and health and wellbeing services.

FACILITIES INCLUDE

25-metre swimming pool

Fitness gym and studio

Multi-use sports hall
and outdoor sports pitches

Indoor rock climbing wall

Personal trainers and sports therapists

Summer rowing courses



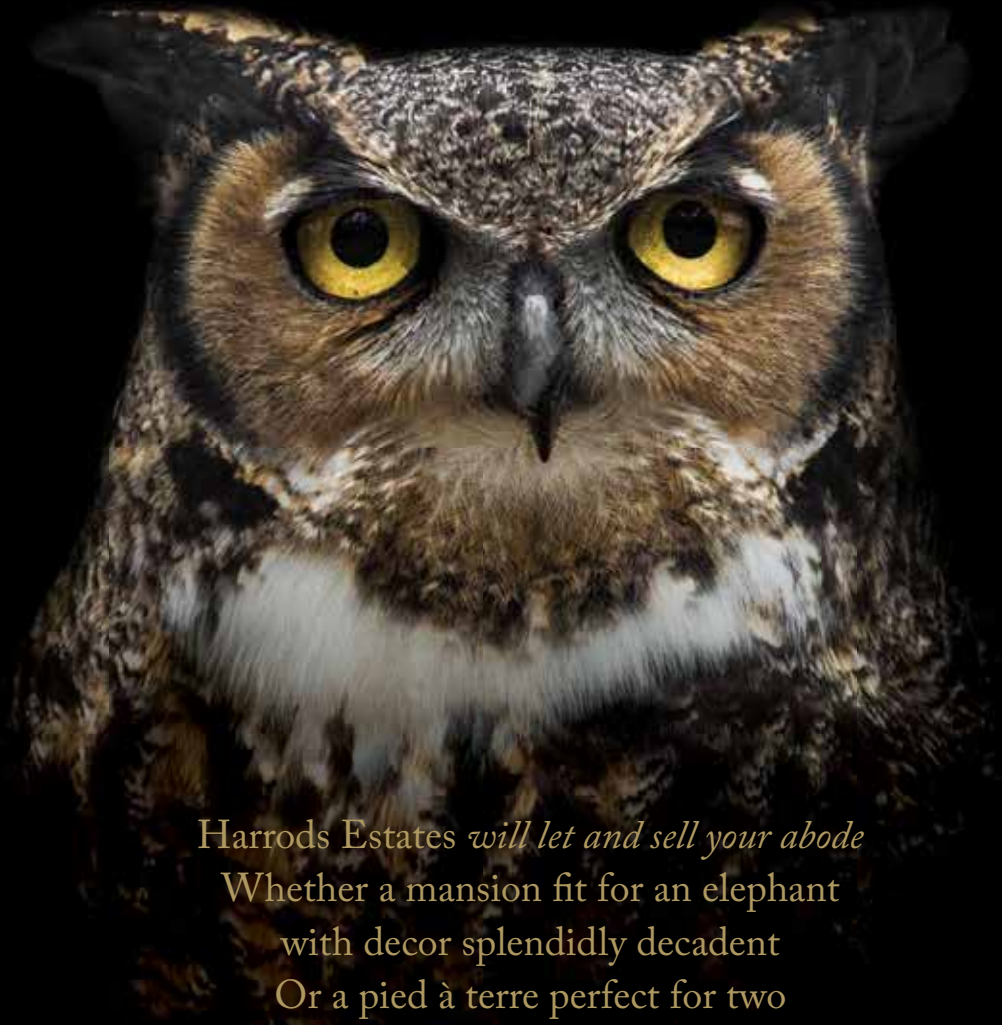
**Imperial College
London**

020 7594 9527 | commercialsport@imperial.ac.uk | sportimperial.co.uk

HARRODS ESTATES
LUXURY PROPERTY AGENTS

Established 1897

A wise word...



Harrods Estates will let and sell your abode
Whether a mansion fit for an elephant
with decor splendidly decadent
Or a pied à terre perfect for two
with period features and a rooftop view
Big or Small

Harrods Estates will let and sell them all.
Call us today for a **FREE** *market appraisal*
whether your maison is petite or
considerably spatial

Harrods

HARRODSESTATES.COM



Knightsbridge Office: 82 Brompton Road London SW3 1ER | +44 (0) 20 7225 6506
Mayfair Office: 61 Park Lane London W1K 1QF | +44 (0) 20 7409 9001
Kensington Office: 48-50 Kensington Church Street London W8 4DG | +44 (0) 20 3650 4600



COMMITTED TO KNIGHTSBRIDGE FOR THE LONG TERM



CADOGAN
www.cadogan.co.uk

SLOANE STREET | DUKE OF YORK SQUARE | KING'S ROAD | SLOANE SQUARE | PAVILION ROAD



www.InChelsea.co.uk/PavilionRoad

@PavilionRoad

@Pavilion_Road

Independent artisan food, fashion and beauty

VISIT YOUR NEW LOCAL

BUTCHER - BAKER - GREENGROCER - WINE SPECIALIST - CHEESEMONGER - STATIONERS - ICE CREAM SHOP

THE CHAIRMAN'S REVIEW



I would like to open by extending a very warm welcome to our new Ward Councillors, and also congratulations to our re-elected councillors in RBKC and Westminster (please see page 39 for details). We were delighted to see them all at a number of Ward surgeries held after the summer break. Feedback shows that 'kerbside' surgeries are popular – weather permitting – as many matters that concern residents are right there before your eyes. That certainly applies to the Brompton Road.

The state of this main thoroughfare – gateway to the International Shopping Centre, as defined in the Knightsbridge Neighbourhood Plan – reached an all-time low during much of 2018. Deliberate fly-tipping left accumulations of commercial and residential detritus that even Hercules in his

Fifth Labour would have baulked at removing. In the epic tale the Augean stables were flushed out by waters from two nearby rivers. Absent this remedy in Knightsbridge, it was thrice-daily waste collections from blighted spots, initiated by Westminster, that came to the rescue; followed by enforcement action, where perpetrators could be identified, by both Councils.

Long may such cross-border collaboration continue: cooperation between our two councils in the 'border lands' along the Brompton Road and the Montpeliers is essential if we are to fulfil the policies and aspirations of the Neighbourhood Plan so emphatically endorsed by referendum on 18 October (further detail on page 26). Our congratulations go to Simon Birkett and his team for three years of

hard work in bringing the Plan to fruition.

In that context, we warmly welcomed the Cadogan Estate's initiative to convene a meeting of freeholders, developers, retail agents, amenity societies and Ward Councillors on 6 November to explore potential for a Business Improvement District (BID) in the Brompton Road to redress its deterioration as a retail destination, a place to visit and a residential precinct. The Referendum and the Cadogan initiative are without doubt the two most significant civic events in the locality for many years and carry the Association's full support.

We are hopeful too that Westminster's recently announced Planning Revolution aimed at supporting residents and amenity societies will work in harmony with these initiatives and not become

subordinated to proposals from the Ministry of Housing to amalgamate the A1, A2 and A3 Planning classes into one, with potentially adverse consequences for Brompton Road.

Freeholders and leading retailers need to lead by example and show responsibility for the public realm if we are to roll back a decade of deterioration in Knightsbridge. We have allowed the cumulative effects of narrowly defined licensing criteria and planning regulations to cramp pavements and impose by stealth a café monoculture blight. We have been too eager to believe that local authorities, bound by out-dated regulations, can solve these issues.

This change of emphasis is evident elsewhere, too. In attempting to increase recycling in high-rise flats, the London Waste and Recycling Board is now asking freehold owners of estates to message leaseholders to adopt better recycling behaviours rather than expecting Local Authorities to promote these habits.

The time for rhetoric is over. One of many practical measures required would be for Knightsbridge landlords to incorporate lease covenants that require their tenants to respect the public realm with regard, for example, to the

disposal and collection of waste from commercial and private premises.

Throughout the year there has been growing concern over matters of law and order and personal security. Residents objected strongly to the closure of police stations, in particular Belgravia, notwithstanding assurances to the contrary. Reduced levels of police cover led some residents to retain private security patrols in the Montpeliers. Wider responses from residents were mixed reflecting concerns over cost, distribution of benefits and collaboration with the Police.

The KA was not involved in promoting this initiative and it remains our position that much greater pressure needs to be applied to the Mayor of London through elected Councillors to increase resources available to the Police to enable them to fulfil their public duty. The KA has no objection to the initiative if that is what residents want to do; but it remains our position that retention of private security for residential surveillance, if allowed to proliferate, only increases polarisation within society while complicating the process of law enforcement.

For the third year running our Annual Report champions the need to improve air quality. This year's article,

contributed by Dr Christine McHugh, Associate Director, Environmental Group, Arup, comments on the response to the Government's draft Clean Air Strategy and observes that '38% of the UK's primary [small particle] emissions are from the burning of wood and coal in domestic open fires and solid fuel stoves, with just 12% coming from road transport', which is probably contrary to the common perception (full article on page 44).

I am delighted to report that Montpelier Square Gardens won the award for the Small Private Squares category for the third year running. Congratulations go to the gardeners and Garden Chairman Lady Marshall (further detail on page 25).

Finally, given residents' interest in the long-running plans for a possible redevelopment of the Hyde Park Barracks site, Nigel Cox has kindly contributed a history of the Barracks, which can be found on page 46.

This report also records some of the social history of the area for 2018. I hope you enjoy dipping into it and extend every best wish to you and your families for the year ahead.

Melville Haggard
Chairman

YOUR NEIGHBOURHOOD NEEDS YOU

You will, we hope, find many things of interest in these pages: much extolling the virtues of our neighbourhood, but also a few points which need addressing — some critically in the short-term; some of a more long-term nature.

- ★ ***Do you work in the neighbourhood making it your second home for many hours of the week?***
- ★ ***Are you lucky enough to live here?***
- ★ ***What interests and affects you?***
- ★ ***And could you step forward to help in some small way on one of these fronts?***

If you are interested in Planning and Conservation, perhaps you would like to join our Planning Committee?

If security concerns are more of an issue, our Law and Order group would be very happy to have you on board.

Of a more social frame of mind? Bring us your ideas for social events.

Looking outward? Attend one of the forums or join a liaison group (see page 27).

Are you upset by café noise and rubbish left on the pavement? See page 42 for practical steps you can take.

If we each do one small thing each year, then we will put our lovely neighbourhood on firm footing for years to come.

What small thing could YOU do?

Please email:
info@knightsbridgeassociation.com or ring: 020 7823 9103

PLANNING, CONSERVATION & COMMUNITY

PLANNING

Carol Seymour-Newton

THE ESTATES

The Knightsbridge Estate K1

Works to form the piled foundations across this major site (bounded by Sloane Street, Brompton Road, Hooper's Court and Basil Street) were completed by the end of the summer and were followed by preparations for the site's three-storey basement. Excavation continued into December and three new tower cranes were due to be on site before Christmas. In October the London Underground (LU) construction team moved on to the site to begin work to construct the new Knightsbridge Tube entrance on Brompton Road. They also began excavation works within the existing LU shafts and tunnels where the Tube's new step-free access will be on Hooper's Court, the alleyway between Brompton Road and Basil Street. Construction is due for completion in early 2020 when the site will be handed over for fit-out works to the apartments and shops.

©Phil Sayer



The Berkeley and 33–39 Knightsbridge

WCC's planning committee granted consent to the redesigned proposal for the site earlier this year, and discussions around the Section 106 agreement are continuing. Until this is completed, the current works will continue in line with the previously consented scheme. The basement excavation is currently underway, and expected to be completed in the summer of 2019. The overall works are expected to be completed in early 2021.



The image above shows the new design looking towards Hyde Park Corner, showing the structural steelwork at roof level from which the façade is suspended. This is required as the proximity of the Piccadilly line tunnels prevents piling along the façade line, with load bearing columns positioned towards the centre of the building. The recent design changes have allowed for a reduction in the amount of steel at roof level.

55–91 Knightsbridge and 3 William Street



Up Kinnerton street towards the rear of 55–91

Just a reminder that the development of this major site, which stretches from Wilton Place to William Street, retains the original façade, built in 1902 by W.D. Caröe, architect to the then owners, the Ecclesiastical Commissioners. Caröe was primarily a church architect, trained in the Gothic tradition, and this is apparent in some of the detailing of the front elevation which is described in the Survey of London as 'perhaps the most successful treatment of any of the late Victorian and Edwardian buildings along both sides of Knightsbridge'. The KA was instrumental in getting the façade spotlisted many years ago when there were fears that it might be demolished for redevelopment. Excavation of the basements is due to be over by spring 2019 and construction should be completed by the end of 2021. The development will comprise shops at ground floor with offices and residential above. There will be two entrances to the residential element, one each in Wilton Place and William Street.

South Kensington Estates

197–205 Brompton Road



Vacant possession has been secured of the shops and offices at 197–205 Brompton Road. The space was used to host Brompton Design District's exhibitions of young designers' work during London Design Festival. Building work will start in the new year to convert the accommodation into a single flagship retail store attractive to a high-quality anchor tenant and acting as a catalyst to bring a better mix of retail businesses to the South side of Brompton Road. The development will complete in July 2019.

Cromwell Place Galleries



Works are currently underway to restore five listed Victorian buildings at Cromwell Place and to adapt them for use as art galleries and exhibition rooms. The scheme also involves the construction of a modern pavilion and basement storage area. As well as providing display space for the resident galleries it will enable regional and international galleries to bring exhibitions to London. The later

additions to the rear of the listed buildings have been demolished and excavation of the yards commenced. Repair and restoration of the roofs, stucco façades, and interiors will continue through to the end of 2019 with the galleries opening in spring 2020.

MINISTRY OF DEFENCE PROPERTIES

The Hyde Park Barracks

We have been unable to find out anything further on the future of the Barracks, though we expect there to be a further announcement in the new year.

Former Brompton Tube Station, Cottage Place

Nothing is likely to happen here for the time being. The Ukrainian owner is understood to be under house arrest in Vienna. Meanwhile graffiti 'artists' have taken advantage of the impasse to decorate the Brompton Road façade. RBKC is apparently unable to remove the writing without the owner's consent!

ALBERTOPOLIS

Exhibition Road Cultural Group

The Exhibition Road Cultural Group (ERCG) is a partnership of 19 cultural and educational organisations in and around Exhibition Road working together to promote and develop the world's first planned cultural quarter and ensure it remains a great place to work, study, visit and live for generations to come. Next year is the 200th anniversary of the birth of both Queen Victoria and Prince Albert. The cultural and educational organisations in 'Albertopolis' are working together to celebrate the anniversary with a joint festival 28–30 June. The event will highlight the unique characteristics of this cultural quarter, with talks, activities and displays exploring the 21st century relevance of Prince Albert's

vision to bring together arts and science, innovation and inspiration, pioneering research and public engagement. The project was initiated by the Royal Commission for the Great Exhibition of 1851 and the event management is being led by Imperial College London. This joint event will be instead of a separate Imperial Festival in 2019. The Group has worked with the Knightsbridge Neighbourhood Forum to develop the Neighbourhood Plan for this area, which includes half of the cultural quarter.

Royal Albert Hall

The South West Quadrant



The project to excavate a two-storey, double-height basement to provide much-needed space for artists, crew and promoters that commenced in 2017 is progressing well and is due for completion in spring 2019. The ground works are finished and the structural works are nearing completion. Works to reinstate the road surface finishes will commence late 2018. The external cleaning and restoration project that is being undertaken in advance of their 150th birthday in 2021 is ongoing with the work being undertaken on a quadrant-by-quadrant basis. The works are due for completion late Summer 2020.

The Royal Albert Hall Stars

In September, some of the most celebrated names from the Hall's star-studded history were commemorated with specially engraved stones outside the building ahead of the venue's 150th anniversary. Each of the

11 engraved stones is topped off with a brass star dedicated to key players in the building's history from its opening in 1871 to the present day, beginning with Queen Victoria and ending with Adele. The project was unveiled at the launch attended by, amongst others, Eric Clapton (below), Roger Daltry, the Chelsea Arts Club, Katie Derham (representing the Proms), Women's Equality Party founder Catherine Mayer (the Suffragettes) and Randolph Churchill, great-grandson of Sir Winston – it was the venue from which he made his historic Thanksgiving Day address on 23 November 1944, in the aftermath of the successful D-Day landings. Other famous names celebrated include Albert Einstein, Muhammad Ali and Dame Shirley Bassey.



Royal College of Music

A key element of the College's exciting More Music Campaign, reported on in previous Annual Reports, is the physical transformation of their home in Prince Consort Road, increasing accessibility and providing state-of-the-art facilities for their talented students. During the summer they completed the first phase of the works in the College's main entrance and achieved a significant milestone by completing construction at basement level in the Courtyard. They have now commenced works at ground level and the whole project is due to complete in 2020.

The Victoria and Albert Museum

Having completed the new Exhibition Road Quarter last year they are continuing their ambitious FuturePlan programme of development which is transforming the Museum.

The best contemporary designers are creating exciting new galleries and visitor facilities while revealing and restoring the beauty of the original building. In the past 15 years over 85% of the Museum's public spaces have been transformed, improving access and allowing the collections to be more elegantly and intelligently displayed. They are also spreading their wings elsewhere with the opening of V&A Dundee in September – with an ultra-modern design by acclaimed Japanese architect Kengo Kuma – and plans for V&A East in London's Queen Elizabeth Olympic Park, in a pioneering curatorial partnership with the Smithsonian Institution.

The Natural History Museum

Grounds Transformation Programme

The first phase of the transformation of the Museum's five-acre site was the renovation of the front steps and carriage ramps to the main entrance. Completed in January 2018, the project enables step-free access, and two stunning planters showcase living biodiversity based on the Museum's collections. The second phase of the transformation, called the NHM Gardens Project, will redevelop the East and West Grounds. The aims are to:

- Engage audiences with the Museum's big narratives of deep time, living diversity and a sustainable future

- Inspire participation in local and national wildlife programmes across the UK
- Enhance the architectural and natural heritage of the South Kensington site
- Improve access to the site for visitors and limit potential disruption for the local community

Together with other local Residents' Associations, the KA was invited to view the new design concepts for the Natural History Museum's Gardens project. The main change from the previous design is the removal of the built structure in the East Garden which required the removal of many tons of topsoil and an equally large excavation in the West. Step-free access into the Museum's Gardens will be via a gently sloping ramp up from the TfL tunnel from South Kensington underground and from Exhibition Road down via a winding path through 'Jurassic' planting. This work is programmed to commence during 2021 and will be completed in less than a year. Reducing environmental impact was one of the aims of the new design concept along with ensuring buildability and long-term maintenance of the site, improving value for money, improved functionality for visitors and activities, and a better balance of capital build and visitor programming and interpretation. The Museum encourages feedback from local residents on email via gardensproject@nhm.ac.uk.

© The Trustees of the Natural History Museum



Events

- Now in its fifty-fourth year, Wildlife Photographer of the Year exhibition, bringing visitors face to face with the extraordinary drama and breathtaking beauty of life on Earth, runs to the end of June 2019. Expert judges chose the winners from over 45,000 entries.

© Isak Pretorius



- The fantastic summer Butterfly Exhibition on the East Lawn proved as popular as ever, but sadly the Museum tells us that they are unable to meet the investment required to maintain the standard of experience expected. The hot summer also proved problematic.
- The future of the Ice Rink, running until Sunday 20 January, is also in doubt. The Museum says it is not sustainable to dig up the lawn and replace it every year.

The Nursery, 8–10 Princes Gardens and St Nicholas Montessori School, 10–13 Princes Gardens

Although the two applications are separate and are submitted by different applicants, together they have significant implications. As an amenity society, the KA tries to balance the needs of all ages; clearly good childcare provision is important as is the need for residents' quiet enjoyment of the neighbourhood. The Day Nursery wants to increase the number of children again and although the College has made some welcome concessions – not extending the play area to include the part behind the Sports Centre – it has not proved possible to compromise on every detail. The proposed

move from Princes Gate to Princes Gardens by St Nicholas Montessori, which already has permission for up to 240 children, further increasing numbers by 2020, will significantly increase the activity along the Princes Gardens thoroughfare. The sticking point has been the inability of both schools to combine to provide a quiet hour during the day when they would not use the large garden surrounded by Princes Gate, Princes Gardens, Montrose Court, Kingston House Estate. Meetings were held separately and jointly with both applicants to try to solve the problems and several amendments were made to the management plans. These were then formally submitted to the Council, which was due to consider them in December.

OTHER PROJECTS

Harrods



Harrods tells us they have commissioned ongoing façade maintenance and restoration works through structural and masonry specialists to ensure the appearance and aesthetic of this historic landmark continue. The original façade dates to the early 20th century and consists of 1000s of individual terracotta blocks fixed as cladding to the Harrods building frame. There are four façade areas which require periodic restoration. These are on Brompton Road, Hans Crescent, Basil Street and Hans Road, and maintenance is on a scheduled timetable, rotating clockwise around the building. Inspections of the façades take place annually, and repair/replacement works are undertaken every five to ten years. The last time repairs were done was in 2006. The latest planned restoration work is for Brompton Road in 2019. The Grade

II listed status of the building means repairs must be done extremely carefully, and that materials must be like for like. This painstaking work requires scaffolding to be erected, which will be in place from February until November 2019.

Peninsula Hotel



Artist's impression of the Peninsula, London

Good progress is being made on The Peninsula Hotel at Grosvenor Place. Piling was completed in the autumn and superstructure works are well underway. The four main cores were to be completed by the end of the year. The structure should be largely complete by the middle of 2019 with façades also being well advanced and the internal fitting out underway. Whilst the structure is being completed above ground, the basement will be excavated out of site. Completion is still expected in 2021. In addition to 190 rooms and spa, the hotel will provide shops, bars, restaurants and a ballroom. A grand pedestrian entrance on Grosvenor Place will be accessed from a colonnade linking to an internal 'palazzo-style' courtyard.

South Kensington Tube Station

In response to our request for an update, TfL sent us the following:

Development Around the Station

TfL selected Native Land as its preferred long-term joint venture partner to restore and develop TfL's land around the station. The development will respect the station's unique heritage setting. Importantly it will also enable the delivery of a new station entrance on Thurloe Street, providing



Artist's impression of the ticket hall.

step-free access from street to the District and Circle lines and museum subway by 2022. The development will improve the properties around the station including the four-storey buildings at 20–34 Thurloe Street, and create new opportunities along TfL's land on Pelham Street to Thurloe Square and for the distinctive Bullnose building. Consultation and engagement on the proposals is likely to start in late 2018 and will continue as the design is prepared.

South Kensington Station Upgrade

Separately, TfL are planning to upgrade the station. The upgrade work will include rebuilding a new eastbound District and Circle line platform, and expanding the ticket hall and gate line to facilitate quicker, more pleasant journeys for customers using the station. Some minor enabling works will take place on the platform this winter, and TfL expect construction works to begin in earnest in spring 2019. TfL are currently in the planning phase and will publish details of the programme of works later this year at <https://tfl.gov.uk/travel-information/improvements-and-projects/south-kensington>.

Lancelot Place

3–11 Lancelot Place

Demolition works were completed in the autumn. Since receiving planning permission in 2016 the owner has been looking again at the design for the five proposed town houses in order to 'respond better to the changing character of Lancelot Place'. This amended design will require fresh consent from the Council.

15 Lancelot Place and 1 Trevor Walk

Work is underway to replace the former houses by two larger



15 Lancelot Place and 1 Trevor Walk

buildings of three storeys above ground with basements partially on two and partially on three levels, associated roof gardens and terraces and 'vertical' planting on the façade. Demolition of these two houses was completed by in November followed by piling and excavation of the double basement. It is anticipated that construction will be completed by the end of 2021

31 Brompton Square

As mentioned in the spring newsletter work finally began on site earlier in the year and is carrying on apace much to the relief of neighbours who, for the last eight years have been looking down into a vast, muddy 40 ft hole surrounded by tatty hoarding. Permission was granted in 2004, and excavation started some years later. Work came to a halt when the then owner was charged with fraud and given a seven year jail sentence, subsequently increased by another four years. The KA understands the basements will be completed to ground floor level by Christmas, and they hope to have started rebuilding the retaining walls around the property by then.

Rutland Gate

31–32 Rutland Gate

In 2013 permission was granted to revert to two single-family

dwelling in Rutland Gate, as well as excavation of basements and use of the two attached houses behind – namely, 58 and 59 Montpelier Walk – as another single-family dwelling. To date, the Rutland Gate houses remain shuttered and surrounded with hoarding.

2–8 Rutland Gate

Nothing further seems to be happening here, either, since planning permission was granted in 2016 for conversion to 13 flats with significant improvements to the pastiche 19th century façades.

Heritage to be restored

For years the KA has drawn attention to the sad state of the pillars, lamps and railings in parts of Princes Gate and Rutland Gate, so we were delighted to receive the following message from Cllr Rachael Robathan:

It is the wonderful heritage features of Knightsbridge which contribute so much to this special part of London. Therefore, I am pleased to report that we have been successful in bidding for funding for two important restoration projects. From the Community Infrastructure Levy, we have secured funding to restore the four heritage lamp posts in Rutland Gate and Prince of Wales Gate. The works to these should be completed early in the New Year. At Princes Gate, the walls and pillars are also to be restored, and railings fronting the slip road have also been awarded funding from the Council's Structures Budget. All of these works should be completed in early 2019 and we look forward to seeing them restored to their previous glory.



LICENSING

Paul Meitner

Overall it's been a quieter year for licensing applications, although the same issues have arisen time and again: a consistent theme has been applications by cafés and fast food outlets to extend closing times well into the early hours, requiring objections to the licensing committees at our two local authorities.

McDONALDS, 177 BROMPTON ROAD

This involved an application to bring forward the opening time from 6.30 am to 5.00 am each day. Working with many local businesses and other residents we lodged a strongly worded letter of objection, mainly on the grounds of public safety and public nuisance. We also delivered leaflets to all residential addresses within 250 metres of the premises, urging them to object. Our letter to RBKC's Licensing Committee referred to the threat of a significant intrusion by the 'night-time economy' into what should be a time of rest for residents. We also pointed out that the application, if granted, would encourage other food outlets to open 24 hours a day, resulting in increased noise and litter. Similar points have been made in relation to other applications relating to food outlets. Unfortunately the application was granted. Our concerns have been justified by persistent reports of late-night noise and food waste on the pavements since then. We lodged a complaint so that enforcement action can be taken, and continue to monitor the situation.

CAFÉS and RESTAURANTS, TABLES and CHAIRS

On a more positive note, many of our objections have been successful. Most recently, following objections from residents, the Brompton Association and the



KA (including our Chairman's personal appearance at the application meeting, RBKC's Licensing Committee curtailed the hours that L'ETO could place tables and chairs (T&Cs) on the pavement to 9.00 am to 6.00 pm, and at the same time limited the numbers to 3 tables and 6 chairs. The outcome signifies a (small) turning point in the long-running battle to arrest the encroachment of T&Cs on narrow pavements, thus impeding the movement of pedestrians. Other successes have included WCC's decision to reject an application (12 Knightsbridge Green) and our objection to similar proposals (Osteria Romana, 3-4 Park Close). We also have reported breaches of licensing conditions, including those relating to the disposal of food waste, resulting in enforcement action being taken by RBKC. Even when applications have been successful there have been silver linings to the grey clouds of disappointment – the imposition of conditions on the approvals granted by the Council's Licensing Committee, such as the removal of T&Cs by 10.30 pm and restrictions on night-time noise. Cllr Williams confirmed that the Licensing Committee would need to take the L'ETO decision into account, along with any other considerations, when determining applications for T&C renewals for other cafés and restaurants in the area.

WORKING WITH LOCAL AUTHORITIES

Another positive theme was the increased level of collaboration and sharing of information (and concerns) with local councillors, some of whom are relatively new in post and keen to work with local residents' associations. This can result in productive 'behind the scenes' activity inside the Council, with a clear impact on the deliberations of the relevant Licensing Committee.

LONGER TERMS TRENDS

A continuing concern, referred to in other sections of this report, is the trend to convert premises in Brompton Road into cafés and restaurants. As well as noise and anti-social behaviour continuing into the early hours, the physical environment suffers from spilt food, stained pavements, excessive litter and vermin. The suspicion is that some restaurants and cafés leave food waste in black bags on the pavement, rather than disposing of it in an authorised manner. Again, vigilant monitoring and reporting of breaches to local authorities and landlords is required to keep the situation under control.

Another noticeable trend is the progressive extension of closing times from around 10 pm to mid-night and beyond. This requires as much vigilance as applications for change of use, if we are to protect our cherished quality of life in this special part of London. Individual action by local residents to monitor developments and lodge objections is a vital corollary to action taken by the Knightsbridge Association – indeed, it can be argued that an objection carries more weight if lodged by someone who will suffer directly from an application being granted.

LAW AND ORDER

Dr John Pollard, M.B., Ch.B., FRCA

2018 stood out from many other years in light of several developments. Nationally, the prime problem has been the continued swingeing cuts in funding for many of our country's cherished institutions. Local councils and central government have had to make cuts and this has had a direct effect on services; one area which has suffered greatly has been that of Law and Order. We have all heard the national statistics. By comparison here in Knightsbridge we are lucky to live in a relatively safe neighbourhood, with the greatest crimes being anti-social rather than violent ones.

That said, Knightsbridge is not immune. Over the year, the incidence of knife crime has spread across the 33 London boroughs, even involving our own Knightsbridge, though luckily we have relatively few incidents. Another national issue is that of drugs. The continued influx of drugs into our country has mirrored a rise in usage by a high percentage of the young middle-classes: demand of course increases supply. Here again, though, we are relatively lucky to avoid the worst of the crisis. The Police have responded by using intelligence-based warrants, and towards the end of 2018 made arrests of approaching 100 'persons of interest'. So good has been the intelligence, that the majority have had to plead guilty as the evidence against them was overwhelming.

Luckily, most of our problems in Knightsbridge are rather more straightforward. First and foremost, mobile phone theft remains a recurring issue. The seeming fixation by young and old of constant attention to mobile phone devices whilst walking along streets unaware of events surrounding them

has spurred a continuing rise in opportunistic thefts by dual riders on stolen mopeds. 'Easy money' being the mantra, this occurrence has risen in numbers.

Of lesser danger but still of concern to our community has been the increase in begging, the continued blight on our streets of the high-powered noisy 'supercars' and the increasing numbers of buskers along with their amplifiers. While irritating to many, these crimes are not actually dangerous, and while the KA remains steadfast in its efforts to minimise the effect



Begging is on the increase

of these anti-social behaviours, equally we remain aware of how lucky we are to have these as our major points of discussion with the police. Of greater import to businesses, shoplifting is on the increase along with the attempted use of fake credit cards as the availability of spendable cash decreases across all socio-economic groups

Technology does not always provide an opportunity for crime: often it helps prevent it, and our local force is embracing many of the tools now on offer. Police have embraced high-tech devices such as computer tablets and 'smart water' sprays, with good results. Use of smart water in particular is proving



Bodycams can help deter street aggression

highly successful in prosecutions. Moreover, computer tablets release officers from off-street desk duty to more visible patrolling. 'Bodycams' (video cameras worn on tunics) are helping enormously as they often defuse street aggression as miscreants become aware that what they say and do is being recorded.

OWL is a newsletter sent round to subscribers by the Police on a fairly regular basis. It is a useful communication tool for disseminating information highlighting particular crimes and ways of avoiding being a victim. We recommend our residents adopt this information system (www.owl.co.uk). The Police also recommend the use of 'Immobilise', a system of registering your valuable items (www.immobilise.com).

As ever, while there are worrying trends, we acknowledge our good fortune in living in a neighbourhood with residential/commercial bonds. Clear and frequent communication can but help the cause; and without wanting to trumpet our own efforts, it must be acknowledged that the ongoing efforts of the Association to liaise closely with our Police is an excellent weapon for the good.

TRANSPORT AND ENVIRONMENT

Caroline Burke

At the beginning of the year the Transport and Environment Committee identified four main issues to work on during 2018:

VEHICLE IDLING

Residents will be aware of the problem of vehicle idling in our streets. As well as action days we have found that the most effective way of dealing with the problem is via traffic marshals. We are pleased to report that there has been a vast improvement in the situation, however we remain vigilant.

CLEANLINESS AND SAFETY

Whilst improvements have been made in the Raphael Street area, there is still much to be done.



Members of the KA have met with Cllr Sof McVeigh and Cllr Walaa Idris of RBKC to address the general problem of street cleanliness, especially along the raised pavement on Brompton Road. We have been assured that officers will be enforcing the Table and Chair Licence condition that proprietors are responsible for cleaning the forecourt in front of their premises. Officers are also looking to improve the commercial waste collection and to providing lidded bins.

BUSKING AT HARRODS

The KA responded to RBKC's consultation which is now closed



A busker attracts an audience outside Harrods

were opened. Whilst for the most part these seem to work quite well, many cyclists do not bother to stop at traffic lights and

and a decision is expected imminently.

DEVELOPMENT AT LANCELOT PLACE

Numbers 3–11 have now been demolished and work has begun on demolishing No. 15 and the garages. So far the work has gone smoothly. A Traffic Management Plan has been proposed and is in the process of being agreed and signed off by Westminster City Council for the next stage of the development. (Please see also the note regarding Lancelot Place under Planning.)

OTHER MATTERS

Cycle Lanes in the Park

It is now just over two years since the new cycle lanes in Hyde Park

the crossing by Apsley Gate where the two cycle lanes meet is very difficult for pedestrians. Cyclists are also, as ever, using non-cycle paths. We will continue to press for more enforcement and welcome any feedback from residents who use the park regularly.

Events in the Park

We did receive some complaints about the noise levels emanating from the park during the summer concerts but overall these were relatively few in comparison to previous years.

Gritting

In anticipation of icy weather WCC have eight gritting vehicles to spread salt on the roads, nearly 200 salt bins strategically located on the street that sweepers use to grit

pavements and 1500 tonnes of salt in reserve. Areas such as steep gradients, bus routes, areas outside transport hubs and outside fire and police stations, hospitals, schools and



nursing homes are treated with priority. The busiest pavements are treated using small gritting vehicles and street sweepers are able to manually grit other locations such as pedestrian crossing points and subway steps.

Oxford Street

Over the summer WCC have developed a strategy in consultation with local residents, businesses, workers, young people and special interest groups. The plan will now be considered by the Council's Cabinet ahead of a public consultation that is expected to be held from 6 November to 16 December.

Pedicabs

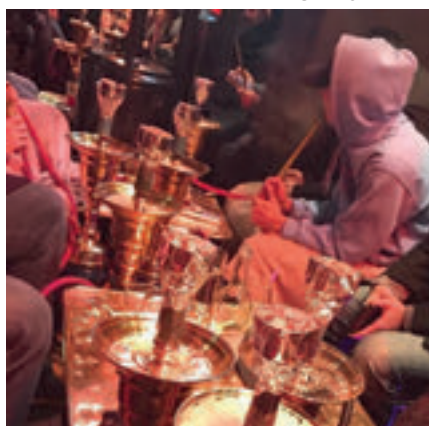
Residents will be aware that the increase in the number of pedicabs operating in the area has caused noise, and parking and congestion nuisance. The issue of pedicabs is being addressed by Parliament: the Pedicabs (London) Bill was introduced on 23 January 2018. The second reading of the Bill was scheduled to take place on 26 October 2018 and the KA is awaiting further information. The Bill will enable TfL to license pedicabs, their drivers and operators in a similar way to taxis. Until the Bill becomes an Act



of Parliament it is proposed to control the noise generated by pedicabs by including them in the Public Space Protection Order (PSPO) for the area which is already in operation.

Shisha Bars

We have been concerned to learn that there are, allegedly,



unauthorised shisha bars operating in the area which of course could present a major fire hazard. Enforcement officers are aware and are investigating.

Speeding along Knightsbridge

Traffic calming measures are being looked at by WCC and radar-operated speed-warning signs are expected to be installed in Knightsbridge in due course.

Taxis at Harrods



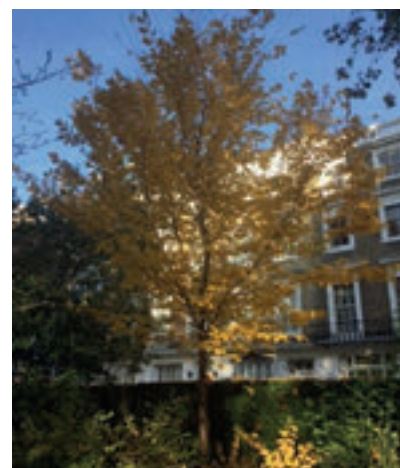
RBKC has now instigated a public consultation in regard to the proposed trial scheme to tackle the problem of taxis causing congestion in Hans Road and Basil Street. The KA are broadly supportive of the scheme but the compromise involves the loss of five resident parking spaces in Basil Street.

MONTPELIER SQUARE GARDEN AWARD

For the third year running the Montpelier Square Garden, pictured on page 15, was awarded Gold and First Place in the Small Private Squares category. The competition is administered by the London Gardens Society and is an annual competition open to all the garden squares in London, public or private. The award ceremony took place at an Award Presentation Evening at the Guildhall in early October.

Congratulations go to the gardeners and the Garden Chairman Lady

Marshall who commented that 'standards get higher and competition stronger each year, and it is a great accolade to our gardeners that for the past three years in succession they have taken the top spot. It has not been an easy year in the garden. The hot, dry summer has necessitated a great deal of extra hand watering and it is very pleasing that their dedication, vigilance and teamwork has been recognised and rewarded.'



KNIGHTSBRIDGE NEIGHBOURHOOD FORUM

Overwhelming majority votes for Knightsbridge Neighbourhood Plan at referendum

Simon Birkett, Chairman

In the referendum held on 18 October, voters on the local electoral roll were asked:

'Do you want Westminster City Council to use the Neighbourhood Plan for the Knightsbridge area to help it decide planning applications in the neighbourhood area?'

93% of the 376 people voting supported the Knightsbridge Neighbourhood Plan (Plan); this represented a 'turnout' of 19.2%, a good result for neighbourhood planning in London (full details are available at www.knightsbridgeforum.org).

As soon as it was approved at referendum, the Plan came into force as part of the statutory development plan and will remain in place until 2037. Westminster City Council must 'make' a neighbourhood plan within eight weeks of a referendum. As part of Westminster's statutory development plan, the Plan will be used alongside the Council's own plan and the Mayor's London Plan to determine planning applications in the Knightsbridge Neighbourhood Area.

The Knightsbridge Neighbourhood Forum (the Forum) was the first of 17 neighbourhood forums in the City of Westminster to reach this exciting final stage!

As you may remember, the Forum was established to give people who live, work or study in Knightsbridge the opportunity under the Localism Act 2011 to develop planning policy and influence neighbourhood management locally. The Forum was designated by Westminster on 21 July 2015 with an exclusive mandate for five years to write a neighbourhood plan for the Knightsbridge Neighbourhood Area (the 'Area').



Kent House, Knightsbridge

The Area is bounded by Albert Gate, Brompton Road, Exhibition Road, Imperial College Road, Kensington Road, Kensington Gore, Knightsbridge, Queen's Gate and South Carriage Drive. The Area was decided by Westminster on 27 March 2014. The Forum developed the Plan over more than three years after two public exhibitions, two statutory consultations and a formal Examination. Westminster decided on 21 August 2018 to accept all the Examiner's modifications to the draft plan and subsequently confirmed the referendum date.

The strongest message from residents, businesses and cultural institutions was a desire to preserve or improve the character and appearance of Knightsbridge and reinforce its sense of community. People want Knightsbridge to remain a special place to live, work, bring up children and enjoy life.

To support this vision, the new Knightsbridge Neighbourhood Plan will:

- (i) support retention of the Hyde Park Barracks and frame any redevelopment there;
- (ii) encourage retail shops and manage cafés;
- (iii) improve public spaces and restore heritage features;
- (iv) mitigate the impacts of construction activity;

- (v) encourage major development to address genuine housing needs;
- (vi) reduce air pollution from traffic and buildings;
- (vii) maximise the benefits of trees over the long-term; and
- (viii) ensure that at least 25% of the Community Infrastructure Levy is spent locally, e.g. on measures contributing to a clean, safe and quiet neighbourhood.

In preparing the Plan the Forum has also produced some supplementary documents that provide context for the policies in the Plan and set out actions the Forum wishes to pursue over the Plan period. Most significant among these is the Knightsbridge Management Plan which identifies 85 actions, identified by the community during the many stages of consultation, that legislation would not allow the Forum to include in the Plan itself e.g. licensing, street cleansing and a 20 mph speed limit on local streets. Other supporting material includes best practice guidance on community consultation (for developers and others), construction standards and procedures and tree management plans.

Going forward the Forum expects to: apply to Westminster to renew its mandate in 2020; update its Plan from time to time; comment selectively on planning applications and relevant statutory consultations; follow up the actions in its Knightsbridge Management Plan at least once (e.g. by writing letters about them to relevant authorities); and monitor and report annually or biennially on outcomes.

Last but not least, the Forum wishes to thank all those who voted in the referendum and many others who helped it over three years to achieve this very positive result.

COMMUNITY INFRASTRUCTURE LEVY

What it is; How it is raised; How it is used

The Community Infrastructure Levy (CIL) is charged by the Mayor, and it is also charged by both WCC and RBKC Councils. The payment procedure applies to the Mayoral, WCC or RBKC CILs.

The Mayor of London adopted a CIL charge on 1 April 2012 to help meet the cost of delivering Crossrail. The Mayor's CIL charge is £50 per square metre of new floorspace in Westminster for all uses except for certain categories of health and education use, which have a zero charge. For example, the recent refurbishment of the Mandarin Oriental would have incurred a substantial CIL.

Developments that create new-build floorspace with a gross internal floorspace of 100 square metres or more would be liable to pay both the Mayor's and Westminster's CIL. A development

involving the creation of a dwelling and new-build floorspace of any size would also be liable to pay both CILs. Planning permissions for this type of development, including those subject to planning appeals, or enforcement appeals and permitted development, could potentially be liable to pay CIL. Developments granted permission through a general permitted development order may also be liable to pay CIL.

A portion of the revenue raised by the CIL is fed back into the community as the 'neighbourhood portion'. This portion will be used to support the development of the neighbourhood area, or any part of that area, by funding:

- (i) the provision, improvement, replacement, operation or maintenance of infrastructure; or

- (ii) anything else that is concerned with addressing the demands that development places on an area.

Principles and proposed projects have been included in the Knightsbridge Neighbourhood Plan after several stages of consultation. The 'neighbourhood portion' is generally set at 15% of CIL receipts in each neighbourhood area, capped at £100 per council tax dwelling. This rises to 25% of receipts (uncapped) where a neighbourhood plan is in place. The successful referendum on the adoption of the Knightsbridge Forum Neighbourhood Plan will therefore make a difference of several million pounds over the lifetime of the plan.

COMMUNITY LIAISON GROUPS

The KA fields a committee member representative at numerous regular liaison groups and forums. These take up a considerable number of evenings: they include those with Councils, the Royal Parks, the Police, all the major developments within the area and South Kensington Station, and more recently the Wellcome Trust, owners of significant residential property in the area. This is the belt and braces work which keeps matters ticking along, when those working on behalf of our neighbourhood hold those in charge to account. Reports from the Councils and the Royal Parks will be found elsewhere in this Report. Do please read them: there is much of interest. The Association is always looking for engaged

and enthusiastic volunteers for this important work: if you are interested please do contact our Chairman or Vice Chair.

THE LONDON FORUM OF CIVIC AND AMENITY SOCIETIES

The London Forum, of which the KA is a member, represents the views and interests of over 100 societies at Government- and London-wide level, responding in detail to major consultations in particular in the fields of Town Planning, Development Management, Heritage, Transport, Infrastructure, Waterways and Open Spaces. Again, you will find information of interest on all these topics throughout the Report.

WASF: WESTMINSTER AMENITY SOCIETIES FORUM

WASF is the forum in which the 20-plus major recognised Societies of the Borough come together to discuss topics of mutual interest. As such, it is a smaller group that works specifically on topics of interest to the Borough. It has proved difficult to find a replacement for Elizabeth Virgo who organised it so successfully for many years. We are very pleased, though, that Andrew Garwood Watkins (Paddington Waterways) has now stepped in and the first meeting for some time was held in November, attended by the Leader, Cllr Nickie Aiken, and Chief Executive, Stuart Love. Questions were submitted in advance.

THE ROYAL PARKS

As ever, there is much news of interest emanating from the Royal Parks.

It may not be appreciated by Park users that it costs circa £40m per annum to run The Royal Parks (TRP). TRP – eight in number – do an admirable job of generating for themselves around 70% (£28m) of their total income. Of this, just under 40% (£11.2m) comes from commercial events; by far the biggest contribution is raised from the major events in Hyde Park. TRP's remaining income (£12m) comes from central Government. While commending TRP for their efforts at self-sufficiency, the KA is keen to ensure that commercialisation does not get out of hand and that these activities are kept in balance with TRP's wider responsibilities to the general public. To achieve this, we support TRP in pushing back against unreasonable future reductions in central Government grant income which could lead to further commercialisation of the Parks.

Please do see mentions in articles elsewhere in the Report (Families, etc.) for further information about activities in the parks: they are a wonderful local resource, and as much as they are widely used by residents and visitors alike there is always much more to discover.

HYDE PARK'S 'SUPER NURSERY'

In May The Royal Parks Charity opened its £5M high-tech 'super nursery' in the heart of London's Hyde Park. The nursery has been purpose built to handle the growth of the 450,000 bedding plants and shrubs needed for the world-class flower displays across the charity's eight London parks, covering 5,000



acres, including the floral displays in front of Buckingham Palace.

As Wesley Kerr OBE, Trustee of The Royal Parks Charity said: 'Visitors to Hyde Park might never even spot this vast greenhouse, which is carefully camouflaged within a copse of trees.'

The state-of-the art building is the UK's first major glasshouse to incorporate technology that allows the roof to open and close, depending on the British weather – much like the Centre Court roof at Wimbledon. This will help adapt the climate according to the needs of the plants. Cutting-edge technology also allows precisely the amount of water and fertiliser to be delivered as necessary to the 900 different plant varieties needed for the summer displays, such as the scarlet pelargoniums grown to match the tunics of The Queen's Guard at Buckingham Palace – and the 300 varieties for the winter displays including yellow wallflowers.

Unsurprisingly, the new technology has helped to make the building more efficient and environmentally friendly, and will ultimately save the charity valuable funds which can then be re-invested into other projects to protect and enhance the parks.

The Association is privileged to be able to offer a guided tour and reception for a limited number of members in May. Details will be circulated nearer the time.

The Orangerie, Kensington Palace

Work by Historic Royal Palaces to create a historically inspired new garden to the south of the Orangerie at

Kensington Palace and a new facility to the rear of the building is now underway. Full consultation on the Construction Traffic Management Plan took place in early summer, and a major conservation programme to restore the historic Orangerie building has now commenced. The building requires specialist treatment both inside and out. Externally they have been carrying out research to inform the repairs to the decorative details, some of which have become damaged over time. They have begun the removal of the temporary structures to the rear, which housed the kitchen facilities. With the closure of the Orangerie Restaurant, a new catering and functions space – the Kensington Palace Pavilion – is now open to visitors. It will be in place until 2021. Internally the magnificent carvings by the renowned 18th century carver Grinling Gibbons have been carefully removed for specialist conservation whilst the services are upgraded.

EVENTS

BBC Proms in the Park and Radio 2 BBC Live

This year's 'Last Night' celebrations, held on Saturday, 8 September, were hosted by Michael Ball and featured a line-up of musical stars including renowned Maltese tenor Joseph



Calleja. An innovation this year was the performance by the BBC Concert Orchestra of the traditional 'Last Night' anthems live on the Hyde Park stage. 40,000 voices joined them for the mass singalong as the evening came to a close in a spectacular finale. 'Proms in the Park' was also broadcast in Glasgow, Colwyn Bay and on the historic Titanic Slipways in Belfast. This was followed on Sunday, 9 September by the equally popular BBC Radio 2 'Live in Hyde Park' featuring Kylie Minogue, Lenny Kravitz and the Manic Street Preachers amongst a host of other stars.

Serpentine Swim



For those brave enough to take to the somewhat uninviting waters, this year's swimming event took place on 22 September and attracted a record 6,000 people of all ages and abilities. Here they are swimming past Christo's Mastaba sculpture just before it was taken down.

Serpentine Gallery

The 18th Summer Pavilion – designed by Mexican architect Frida Escobedo – closed on 7 October. Who will be chosen to design the 2019 pavilion? Criteria for the scheme are that it must be the architect's first new structure in the UK and it must be flexible, a multi-purpose social space with a café that is open to all throughout

the summer. This new tradition has become a much-anticipated feature of summer in the Parks.

Royal Parks Half Marathon

This year's event took place on 14 October.

First held in 2008, the Royal Parks Half Marathon takes in major landmarks en route, on closed roads, and passes through four of London's eight Royal Parks: Hyde Park, The Green Park, St James's Park and Kensington Gardens. Over the last nine years the event has exceeded all expectation in raising over £36 million for around nearly 1,000 UK charities, including the Royal Parks, Cancer Research UK, GOSH, Macmillan, and Mind. In addition, the money raised by TRP through this event helps them to restore their monuments and playgrounds, and teach children about the natural world and caring for wildlife. It's a fun event – perhaps next year you would like to give it a go!

Winter Wonderland 2018–2019

This annual event on the Parade Ground is by far the major fundraiser for TRP. This year it runs from 23 November 2018 until

6 January 2019, daily from 10 am to 10 pm. Although entrance is free, the individual attractions are expensive and a family of four or more can soon rack up substantial sums. That said, there are several new attractions including Peter Pan on Ice, Teletubbies Christmas Show, Ice Sculpting Workshops and The Enchanted Forest in the Magical Ice Kingdom. The KA together with other Associations adjacent to the park attend briefing and debriefing meetings to raise any problems that may, or may have, arisen and to find ways of mitigating these in the future. As in previous years, depending on weather, the aim is to have completed re-instatement of the Parade Ground by Easter.

Royal Gun Salutes

As everyone knows, these mark special royal occasions. They are a spectacular show of pomp and ceremony, well worth watching. It is also the only time when you will see horses legally at a full gallop in a Royal Park – with a ton and a half of cannon in tow. The salutes are fired from locations in London and other authorised stations in the UK and the Union flag is hoisted on government buildings. In London, salutes are fired in Hyde Park by the King's Troop Royal Horse Artillery and at the Tower of London. Further, on State Visits, at the State Opening of Parliament and for The Queen's Birthday Parade, Green Park is used instead of Hyde Park. The number of rounds fired depends on the place and occasion. The basic salute is 21 rounds. In Hyde Park and Green Park an extra 20 rounds are added, as they are Royal Parks. The salutes are usually fired at midday and never on Sundays. If the date falls on a Sunday, the salute will take place the next day. At the Tower of London, The Honourable Artillery Company fires no less than 62 rounds. Details of future salutes can be found online on the Royal Parks website: www.royalparks.org.uk.

Unauthorised Events

These events which are organised through social media are a big problem for the staff of TRP attracting huge crowds, amplified music and drugs, and they result in mountains of litter, in addition to that already scattered by day-to-day visitors to the park. Sadly, this is yet another example of social media resulting in anti-social behaviour.

As part of their drive to care for the environment, TRP are now recycling 38% of collected litter – close to their target of 40%. Even so, a staggering 38 tonnes of litter is collected up from the parks each year.

Other events such as the Hyde Park British Summer Time Concerts, another important fundraiser, were covered in the Autumn Newsletter.

THE LONDON ORATORY: A BRIEF HISTORY

Fr Julian Large, Provost

The origins of the London Oratory, popularly known as Brompton Oratory, can be traced to Renaissance Italy. They lie in the extraordinary apostolate of St Philip Neri (1515–1595), whose status as one of Rome's best-loved saints earned him the title Apostle of Rome. He never intended to become a priest or to found a new congregation, but eventually received Holy Orders under the instruction of his spiritual director. The first Oratory crystallised around his attractive and charismatic personality, receiving official papal approbation as a congregation in 1575. It was to be a community of secular priests living together without the vows of religion, and whose mission would be characterised by their availability to anyone in the city who sought them out for spiritual support. Having been granted the medieval church of Santa Maria in Vallicella in the centre of Rome, St Philip had it demolished and rebuilt on a much grander scale. The 'Chiesa Nuova', as it is still called, became famous for its liturgical, artistic and musical excellence, which St Philip believed to be invaluable for raising hearts to God. This first Oratory made such a contribution to the spiritual renewal of Rome that bishops in other dioceses were eager to establish similar communities in their own cities, and so the Oratory as an institute began to spread through Italy and beyond.

In addition to the captivating disposition of St Philip, it was largely the collegiate character of the Oratorian vocation that appealed to the former Anglican clergymen John Henry Newman and Frederick William Faber, both alumni of Oxford University, when they began searching for a context in which to serve God as priests after their conversions to the Catholic religion in the 1840s.



Pope Pius IX agreed that the Oratory should come to England, and the Birmingham Oratory was established by Newman in 1848, followed by Faber's foundation in London in 1849. The first home of the London Oratory was in King William Street, near the Strand, and the fathers worked there in cramped conditions serving the influx of Irish immigrants fleeing famine whilst searching for a location on which it would be possible to build 'a good large and stately church' to compare with the Chiesa Nuova. When the present site in Brompton was proposed in 1852, Newman advised against it on the grounds that it was 'essentially a suburb...a neighbourhood of second rate gentry and second rate shops'. (It was to be another year before Charles Henry Harrod opened his grocery store on the Brompton Road.) Faber, however, insisted that this semi-rural district of lanes and market gardens was 'the Madeira of London', and the site was bought for £16,000 from Robert Pollard, who had acquired the premises in 1819 and set up a boarding school called Blemell House. The school was demolished to make way for the Oratory House and Church, with no vestige of the

original buildings remaining except for a garden wall between the Oratory and Holy Trinity with a boundary stone from 1786. During the unusually dry summer of 2018, traces of Blemell House's garden layout revealed themselves through the lawn of the Oratory's back garden.

Once the transfer of the property was complete, building began immediately on a temporary church and on living quarters for the Oratory fathers. The architect was J.J. Scoles, who was commissioned to build a

solid house in an austere Italianate conventual style, accommodating each father, novice and lay brother in their own single room. Before the construction of the Victoria and Albert Museum, Father Faber's room enjoyed uninterrupted views westwards over fields and paddocks. At the same time, the range of buildings on the west range of the front courtyard was built to house the Little Oratory (designed like a college chapel for the prayers of the fathers and the 'exercises' of the Brothers of the Oratory, a confraternity of laymen who support the liturgical and pastoral life of the community), and the library of the Oratory fathers.

Father Faber did not see the new church, dying on 26 September 1863, aged 49. Huge numbers of the Catholic poor from all over London crowded into the old church for his funeral so that many of the 'quality' had to stand outside in Brompton Road. In 1874, the Silver Jubilee of the founding of the Congregation was used to launch an appeal to raise funds for a permanent church, which would be dedicated to the Immaculate Heart of Mary. The architect chosen for the commission was Herbert Gribble, a recent convert,

who submitted his design for an Italianate neo-Renaissance church in 1876. The squat temporary church was demolished; and in April 1884 the basic structure of the Oratory Church we see today was opened officially by Henry Edward Cardinal Manning in the presence of 16 bishops, 250 priests and a packed congregation. The façade of the church would not be completed until 1893; the outer dome of the church was erected to a design by George Sherrin in 1895.

The London Oratory has benefited from various periods of iconoclasm that have afflicted Christendom in modern times. Much of the silver used at the altar was acquired from

religious houses secularised in the wave of revolutionary unrest that swept Europe in 1848. The Lady Altar, decorated in 1693 with inlaid marble by the Corbarelli family of *intarsiatori* from Florence and adorned with magnificent baroque sculptures, was created for a Dominican church in Brescia which was demolished in 1865 during the Risorgimento. The statues of the Twelve Apostles around the nave by the baroque sculptor Giuseppe Mazzuoli were rescued after they were expelled from Siena Cathedral in a frenzy of re-Gothicisation in 1879. More recently, the Church's polyester revolution in the 1960s and 1970s has enabled the Oratory to augment its collection of vestments used for liturgical

functions with antique cast-offs from the sacristies of more fashion-conscious parishes.

Among recent artistic commissions, one of the most important has been the group of carved polychromatic figures for a new Calvary Chapel, created in 2012 in the style of the 17th century Spanish realists by the Sevillian sculptor-painter Dario Fernandez. Such patronage, along with the world famous London Oratory Choir, attracts several thousand worshippers each Sunday. A good number of these are involved in initiatives which assist the fathers in their apostolate amongst the needy and the sick in London, continuing the work begun by St Philip in Rome.

FAMILIES

Anica Alvarez Nishio

To those who don't know, at first glance Knightsbridge may seem to be a formal neighbourhood filled only with denizens *d'un certain âge*, but those who have raised children in its lovely small village atmosphere will tell you there is excellent provision for families: indeed, it is a veritable treasure trove for family members of all ages and interests.

First and foremost are the two parks, which provide a wide variety of activities – not just sporting! – though of course their sporting facilities are top notch, too. The sports centre at the corner of Exhibition Road where Hyde Park joins Kensington Gardens offers tennis (including lessons), netball, lawn bowls (this is a great way to distract family members of all ages when they have become bored in the middle of the holidays), a 9-hole putting golf course, table tennis...the list goes on. For adult family members, there is an outdoor gym offering interesting exercises appropriate for both those who are well experienced and those just embarking on a more active lifestyle. Hyde Park and Kensington Gardens also run myriad participatory events: everything from discovery days when



Great fun for children at the Royal College of Music Sparks programme

little ones can go pond dipping, follow a nature trail, or do arts and crafts to trapeze school for the older children.

Imperial College runs a family day as part of their annual festival. In addition, there are swimming, climbing and other sports courses available through their health centre, and classes on a wide variety of interesting science-related subjects are offered during the summer for students from Year 9. They are much sought after by those in the know. The Royal College of Music holds many free concerts, and their Sparks programme has numerous events for youngsters, both those who have been playing music for

some time and those just starting out. The New School of Art and the Royal College of Art offer a variety of short courses, especially for adult family members, and the RCA holds numerous shows throughout the year. For those of an adventurous nature, the Royal Geographical Society has a programme bursting with exciting films, talks and performances, suitable for the whole family, which go a long way to bringing to life what both teens and younger students are studying in the classroom.

Many local churches and private organisations run music and art classes, drop-in sessions and crèches. We cannot advocate any particular one here, but a quick internet search will prove a good starting point. On that same note, there are many providers of nursery and primary education in the neighbourhood.

Once you open your eyes to all the family-friendly activity in the neighbourhood, you will be surprised how many prams being pushed along or scooters racing up and down the sidewalks on the way to after-school classes you suddenly see. It really is a neighbourhood for all ages.

MEMBERS' SECTION

ANNUAL GENERAL MEETINGS AND NEW YEAR RECEPTIONS

2017



The 2017 AGM and New Year Reception took place in the Flett Theatre at the Natural History Museum on 15 January 2018 and was well attended by KA members and supporters. We are very grateful to Fiona McWilliams, Director of Development and Communications, for generously providing a new AGM venue which had excellent facilities with a reception area and tiered auditorium. We were well looked after by the Events team at the Natural History Museum and Lady Grade again kindly provided three magnums of champagne for the raffle in aid of The Firefighters Charity, raising £450.

2018



The 2018 AGM and New Year Reception will take place on Monday 14 January 2019 and will see us return to the Mandarin Oriental. We are grateful to new General Manager Amanda Hyndman for again making the Ballroom available to us. In 1887 plans for this site were unveiled for the construction of a gentlemen's club. It would be the tallest building in London and residents were violently opposed to it as they feared it would cast a shadow

over the Serpentine. Ten years later, almost 120 years ago – it went up in flames. It was replaced in 1902 by the much-loved Hyde Park Hotel which became the Mandarin Oriental in May 2000. Luckily the fire which broke out earlier this year, following extensive restoration work, was contained, and although the hotel had to be closed for repairs, thankfully it was able to re-open in December. The reception is at 6.45pm followed at 7.30 by the AGM and a question and answer session during which time there is the opportunity for members to put questions to the local Councillors and council officers, the Police and, depending on whether there is a three line whip, their local MP. Lady Grade has once again generously provided the

raffle prizes – three magnums of champagne. Funds raised will go to the London Air Ambulance, a British registered charity dedicated to responding to serious trauma emergencies in and around London. From its base at the Royal London Hospital in Whitechapel East London, a helicopter can reach any patient inside the M25 London orbital road within 15 minutes.



RECEPTION BEFORE THE 2017 AGM



Cllr Gerard Hargreaves, Emma Dent Coad MP, Melville Haggard, Cllr. Marie-Therese Rossi, Mayor of RBKC and Edward Davies-Gilbert



Panda Morgan-Thomas, Cllr Tony Devenish and Alexandra Morgan-Thomas



Joan Hinds, Tamara Haggard, Paul Meitner and Cllr. Christabel Flight, WCC Lord Mayor Locum Tenens



Yoshi Nishio, Emily Candler and Cllr Nicholas Paget-Brown



John Callaway and Juliet Ho



Janice Sacher, Mary Potter and George Wilk



Fiona McWilliams, Bob Mabon and Sophie Andreae



Norbert Kurcz and Anica Alvarez Nishio



Caroline Edwards, Andrew Ramen and David Edwards



Sue Price and John Pollard



Gina and Bob Wyles and Joanna Morrirt



John Walker and Paul Velluet

RECEPTION BEFORE THE 2017 AGM



*Carol Seymour-Newton,
Isaac and Monica Kodri*



Gillian Pollard and Colette Hubbard



*Ken Gardener, Angela Knight
and Simon Birkett*



Claire Gylphe and Lorraine Buckland



*Dr. Ursula Manduca, Cllr. Marie Therese Rossi,
Mayor of RBKC, Cllr. Elizabeth Rutherford,
Leader of RBKC and Walaa Idris*



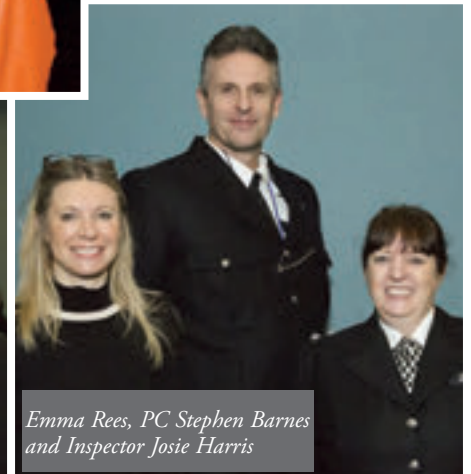
*Diana Homsy and
Cllr Warwick Lightfoot*



*Chris Barrass, Charlie Coghill
and Rod Lilley*



*Douglas Temple, Luke McCrone
and Ray Dyer*



*Emma Rees, PC Stephen Barnes
and Inspector Josie Harris*



*Jon Moynihan, President of the Royal
Albert Hall, and Graham Cutler*



*Diddi Malek, Melville Haggard
and Nigel Cox*



Karolina Gantchar and Elizabeth Leist

THE ASSOCIATION

FINANCES

The Association's financial situation remains healthy, although there was a deficit over the financial year 2017–18. Our turnover increased by about £7,500 and, once again, the production costs of the Annual Report were covered by advertising income. Thanks in particular to the efforts of Elmar Toime, our office costs have been reduced, with improved mailing distribution systems to members. Subscriptions have increased including two new Life Memberships. We also had the unexpected bonus of a refund from NatWest for bank charges that the KA should not have paid. The KA made a generous donation to the Knightsbridge Neighbourhood Forum and a smaller donation to the Household Cavalry Foundation. Our aim in 2018–19 is to have a surplus instead of a deficit. We are very grateful to Tom Slator of Maccallum Slator for again checking the KA Annual Account.

MEMBERSHIP

Our membership has remained fairly constant, and we were delighted to welcome the two new Life Members. We are grateful to our members who have responded to the new requirements on GDPR (General Data Protection Regulations). GDPR, which came into effect on 25 May 2018, requires all organisations holding personal data to hold that data securely and obtain express consent to continue to hold that data from the individuals to whom it relates. If you have not yet completed and returned the GDPR form (sent out to all members last April) to the KA, please do so. Without your express agreement, the KA may not be able to continue to stay in touch with you. If you need a new form, please email info@knightsbridgeassociation.com.

APPRECIATIONS

Simon Birkett

Simon continues as a member of KA's Planning and Conservation committee, despite a very full workload as Chair of the Neighbourhood Forum. In these twin capacities he provides an essential link between the work of the Association and Forum – and the ways in which they can support each other, now and in future. We thank him for his dedication and time commitment to both entities.

Olivia Cox

Special thanks go to Olivia for overseeing a visit to South East London Combined Heat and Power in Southwark and a memorable outing to Chevening, the country residence of a Cabinet Minister – all in addition to her duties as Treasurer and custodian of KA membership data. Thank you, Olivia!

Edward Davies-Gilbert

Due to family commitments, Edward has relocated to the West Country and in consequence has stepped down from the Chairmanship of the Planning and Conservation committee and Vice Chairmanship of the Executive Committee. We are very grateful for his diligence and enthusiasm throughout his 14 years as Vice Chairman and ten years of chairing Planning. His detailed understanding of the Planning process has been of inestimable value and we will miss him greatly.

Madeleine Elsdon

Madeleine is a member of the Executive Committee and continues to provide invaluable 'street intelligence' and practical advice from her detailed knowledge of Knightsbridge, its history and its residents. Having stepped down as Chair of the Law and Order committee earlier in the year, she retains an interest in police and security matters based on contacts

nurtured over many years. We thank her for her devotion to civic duty and generous time commitment to the Association.

Norbert Kurcz

We are delighted that Norbert Kurcz, a local architect, has very recently joined the Planning and Conservation committee. His input has already proved invaluable.

Paul Meitner

Paul's efforts in developing the Licensing role through well-researched and documented interventions and – where appropriate – objections are greatly appreciated and serve to reinforce the credibility of the KA in Licensing's vital battleground. His detailed approach will be called upon in the year ahead as the referendum has now approved the Knightsbridge Neighbourhood Plan.

Anica Alvarez Nishio

Anica very kindly agreed to take on the Editorship of the Association's flagship publication and our thanks go to her for embracing this task with gusto, forensic attention to detail and great good humour, alongside managing the Report's advertising content. We are enjoying the read!

John Pollard

John continues to help bring the KA into the digital world with patience and good humour, in addition to his new role as Chairman of the Law and Order committee. He has brought in senior personnel from the security services to address committee members for which we are most grateful.

Carol Seymour-Newton

Since relinquishing the Editorship of the Annual Report to Anica Alvarez Nishio, Carol's energies have been focused on the

Planning and Conservation committee following Edward Davies-Gilbert's decision to step down as committee Chair. Our thanks to Carol for her wide-ranging contacts with Local Government, business and residents that together give the Association its longstanding credibility within Local Government and the community.

Elmar Toime

The printing and distribution arrangements for the Newsletters and Annual Report have gone from strength to strength since Elmar took control of these vital functions. The new formats bring the presentation of these documents up to modern day standards while delivering a substantial cost saving for the Association. Thank you Elmar and let us continue to work on this!

Marc Winer and Caroline Burke

Caroline and Marc have worked conscientiously with members of the Transport and Environment committee to monitor the extensive redevelopments taking place at the Eastern end of our area and the impact this has on pedestrian walkways, roads and Tube entry and exit points. Our thanks to Caroline and Marc for their continued and much needed vigilance.

KA Postal Address

In the mid 1980s we were looking for a postal address for the Association and somewhere to keep our files. Our previous postal address at 21 Cheval Place, (courtesy of Lorraine Buckland who had a delicatessen with art gallery above) had changed hands. A few houses further up Cheval Place Robert Hobart and Roger Slater

had just set up as independent estate agents. Our then Chairman, Neville Labovitch, asked if they would be prepared to host our files and post. Thankfully, they agreed. Several years later they expanded and moved to Nos 6–8 Montpelier Street and that has been our postal address ever since, although Carol Seymour-Newton now keeps the files. Earlier this year the agency was taken over by Nicolas Van Patrick, which had been set up at 20 Montpelier Street; they moved into Nos 6–8 amalgamating the two companies into Nicolas Van Patrick incorporating Hobart Slater. We are delighted that owners, Nicolas Pejacsevich and Patrick Alvarado have kindly agreed to continue the arrangement.

EVENTS



Veolia's state of the art recycling facility in Southwark

VEOLIA'S OLD KENT ROAD RECYCLING AND SELCHP FACILITIES

Thanks once again to Ian Wingfield, Councillor at the London Borough of Southwark, the Association is invited to visit Veolia's Old Kent Road recycling facility to see first hand what happens to our recycling bags following collection from the doorstep. This is a state-of-the-art recycling facility with a range of equipment and capability that will surprise and inspire. The visit is

limited to a group of no more than 20 people and will be open to KA members on a first-come-first-served basis. A date for the visit in February or March 2019 will be announced, when confirmed.

In February 2018, as reported in the KA's April newsletter, the Association visited the South East London Combined Heat and Power (SELCHP) waste-to-energy plant to see how residual household waste from Westminster and neighbouring boroughs is burnt to generate electricity and heat in the heart of

London. The plant, also operated by Veolia, was commissioned in 1993 and opened officially by HRH The Prince of Wales in 1994. Operating initially as an electricity-only generating plant, it was not until 2014 that a five-kilometre hot water pipe network was completed linking the plant's surplus heat to some 3,000 homes in Southwark's nearby social housing estates. Use of heat from the plant – as opposed to venting to atmosphere – has almost doubled the plant's efficiency to around 45%, while the biodegradable element of waste cuts carbon emissions by some 7,700 thousand tonnes annually. In consequence, the plant now qualifies as a 'recovery' rather than a 'disposal' operation under EU guidelines. To provide this energy, the plant consumes some 440 thousand tonnes of waste per annum delivering 11 thousand volts through its two connections into the 132kV electricity transmission grid. During its life to date the plant has burnt some ten million tonnes of waste.

CHEVENING

In September, through the generosity of the Trustees of the Chevening Estate, the Knightsbridge Association was treated to a tour of Chevening given by Colonel Alastair Mathewson OBE, Secretary to the Board, whose knowledge of the estate, its history and its residents is both encyclopaedic and entertaining. Seat to seven successive generations of the Stanhope family and sited at an important historical crossroads, the estate has a history stretching back almost 800 years, however the house itself is a rather more modern creation. Built to designs attributed to Inigo Jones (confirmed recently upon the discovery of one remaining portion of arch work found recently in a lower ground rear corridor), projections were later built to the east and west and pavilions built either side. Much restorative and remedial work has been done to the outside of the building over successive generations to achieve the house we have today.

James Richards, 7th Earl Stanhope, inherited the family estates just after the turn of the 20th century. Serving in the Grenadier Guards before and again during the First World War, when he was awarded the Military Cross and the Distinguished Service Award, he later went into politics and in 1934 he succeeded in establishing the National Maritime Museum in Greenwich. In the same year King George V conferred upon him the Order of the Garter. An excellent portrait of the 7th Earl can now be seen hanging amongst his forebears in the Dining Room. After the death of his beloved wife and inspired by the Chequers Act, Stanhope took the decision to gift Chevening to the nation. He arranged for the house and estate to pass into a trust for the use of the nation, and it was under the auspices of the Chevening Trust that the KA were invited to make one of only eight tours allowed per annum.



The terms of the Act provide for the house to be used by a member of the Cabinet, by tradition the Foreign Secretary, or by a descendant of King George VI. Indeed HRH The Prince of Wales was resident in the house from 1974 to 1980. During their tenure the nominee pays for their own private living expenses, and the house is managed extremely efficiently by a core permanent staff supplemented by additional hands as necessary.

The house is of strong historical interest for the role its residents have played in the history of our nation. The Stanhope family has boasted politicians across the political spectrum as well as five Fellows of the Royal Society. The extensive library holds over 17,000 volumes and continues to grow. It is a place of research, overseen by a curatorial Librarian to the Chevening Trustees, traditionally a retired senior member of staff of the National Art Library at the Victoria and Albert Museum. The interest goes far beyond the political, with items such as a set of armchairs and sofas in rare Soho tapestry surviving in remarkable condition and providing a useful historical record of the decorative arts in England. The most fascinating and memorable of the objects at Chevening, however, may be the staircase in the Great Hall. Commissioned in 1721, it is a piece of carpentry unlike any other, sweeping up through three storeys, seemingly floating on air. Made of oak and chestnut, due to its delicate cantilevered structure, only five members of the tour were allowed on it at any one

time! Complementing the staircase is a display of arms: muskets, bayonets and swords laid out in a dizzying array of whorls, lines and trellis patterns, formed from part of the arms of Antrim Militia and Cinque Ports Volunteers. Below stairs is as fascinating as above. Whilst there are some areas of modern convenience, for example contemporary washing machines, much of the historical plant has been left in situ as a useful historical tool. The extensive laundry and drying rooms remain extant, as does the original kitchen, with excellent tiling and a double height ceiling as impressive as anything one might see in a medieval hall.

All in all, Chevening provides a fascinating glimpse into the practical history of the nation. The Association thanks the Trust and Col Mathewson warmly for their hospitality.



OBITUARY

Michael Wright CMG RIBA, FRICS



In the spring Newsletter we reported briefly the death in January of Michael Wright, who chaired the Association's Planning and Environment Committee so ably for 18 years from 1992 to 2010.

Michael Wright had a long and distinguished career in Hong Kong before retiring to London in 1970. Born in Hong Kong in 1912, he was sent to school in England where, following the early retirement of his father through ill health, he decided to forgo university and instead trained first as a surveyor, then as an architect. He applied for, and was given, a job in Hong Kong with the Public Works Department (PWD). With war looming, he was apparently the only applicant.

Whilst in Britain, he had been in the Territorial Army and immediately upon his return to Hong Kong joined the Volunteers. After the surrender to the Japanese on 25 December 1941, Michael spent three years and eight months in two prisoner-of-war camps. Although the Japanese military did not send officers out on work parties, they still had to deal with malnutrition: their basic diet was one of rice and a few vegetables. After the end of the war, Michael returned to Britain for a six-month stay before going back to Hong Kong and marrying his wife, Ethel 'Sooty' Surtees, a Navy nurse he had met in the city on a blind date.

He was transferred to the architectural services department of the PWD, later becoming chief architect. With a massive influx of refugees from China following the Communist takeover in 1949, his main task was to get people out of squatter

settlements on the hillsides and into solid housing, about 20% of which had been destroyed during the occupation. However, although the initial housing helped get people out of the worst accommodation, Michael was unhappy at the lack of privacy it afforded. In 1952 he designed the first public rental housing estate with private bathrooms and kitchens for the Hong Kong Housing Society, incorporating what became known as the Wright Principle. In 1963 Michael became Director of Public Works. He designed the Plover Cove Reservoir and was instrumental in developing Hong Kong's water resources. In 1969 Michael, who was also a member of the Legislative Council and Urban Council, retired from the PWD.

Michael then returned to London and spent four years as Hong Kong commissioner with the Hong Kong Government Office. During his time as Director of Public Works, one of the things that he had been pushing was an underground railway. Whilst he was working in the London office, the Hong Kong government decided to go ahead with the Mass Transit railway and asked him to assist in interviewing applicants to build the railway, which he did for some ten years!

From 1970 to his death earlier this year, Michael lived in Exhibition Road. Sadly his wife Sooty died in the mid-90s. He became a member of the Knightsbridge Association in the late 1970s and joined the Planning committee in 1980, becoming Chairman in 1992. His contribution was inestimable.

A quiet person of great integrity he was self deprecating, once describing himself as 'a short-haired architect': 'I wasn't artsy crafty. I believed in getting on with the job, not a lot of fancy stuff.' He famously referred to the V&A's 'Spiral' building – designed by Polish architect Daniel Libeskind to fill their courtyard off Exhibition Road – as 'a classic example of architectural bad manners'.

He is much missed by his friends and colleagues, especially those who were fortunate to join him for regular get-togethers at the Good Earth in Brompton Road.

He was awarded the CMG for distinguished service in a British territory.



Michael celebrating his 100th birthday with Carol Seymour-Newton

GOVERNMENT and LOCAL MATTERS

LOCAL AUTHORITIES REPORTS

The Conservatives remained the majority party in both the City of Westminster and the Royal Borough of Kensington and Chelsea at the Council elections in May. Both sets of Ward Councillors are holding regular surgeries – WCC in the street, RBKC in HTB's basement café – which all residents and businesses are invited to attend.

We are working hard with Ward Councillors from both Councils to try to solve the many problems in Brompton Road. As mentioned elsewhere, this area has sadly become increasingly down at heel in recent years, not least because of the behaviour of many of the cafés who have been allowed, quite legally, to use part of the pavement for table and chairs but fail miserably in their duty to clean up after their increasingly messy customers, and leave leaking rubbish bags on the pavement for hours on end.

WCC

In November the Council launched the new City Plan. The Plan aims to take 'a fresh look at what planning policy can do to support Westminster's neighbourhoods, focusing on what you need and on conservation rather than pure preservation.' Examination in Public (EIP) follows in spring 2019 and adoption is expected to take place in late 2019. Refurbishment of the Council's Victoria Street headquarters is nearing completion and they will be making a phased return early 2019. They tell us that once complete, the work will realise savings by reducing the relatively high running costs of a building which was no longer fit for purpose, as well as generating future income to support front-line services through letting surplus high-quality office accommodation.



Councillor Lindsey Hall

Members and officers

Councillor Lindsey Hall was elected Lord Mayor of Westminster in May. Following her election as a Westminster City Councillor in 2007 for Abbey Road Ward, she took on a number of Council roles, including Deputy Chairman of Audit and Performance. Her pivotal role in unravelling serious organised fraud in Westminster led to her becoming known as Westminster's 'Anti-Fraud Tsar'. She also has a strong background in charitable fundraising. Philippa Roe retired as a Knightsbridge Belgravia Ward Councillor prior to the elections in May. Tony Devenish and Rachael Robathan retained their positions and were joined by Elizabeth Hitchcock. Elizabeth works part-time as Parliamentary Assistant to Matt Hancock, Secretary of State for Health and Social Care and has lived in Westminster for 12 years. Her committee appointments include Planning & Development and Planning (Major Applications). Tony, who is also on the Planning committee, is also GLA member for West Central. Rachael is Cabinet Member for Finance Property and Regeneration. Early in the new year Interim Chief Executive Stuart Love was confirmed as the new Chief

Executive. He had previously headed up the City Management and Communities Department.



Executive Director Barbara Brownlee

Barbara Brownlee is Executive Director of Growth, Planning and Housing – an enormous portfolio covering development, planning, strategic transport and infrastructure planning, as well as overseeing adult education, homelessness, housing management, affordable housing funding and delivery.



Chief Executive Stuart Love

The Council's Local Plan Partial Review, which the KA had commented on, was expected to be formally adopted in late 2018. During the year we also commented on two important consultations, one on busking and how it should be dealt with and the second on parking and other problems round the perimeter of Harrods. Consultation closed in the Autumn and conclusions are awaited (see also Transport and Environment report).

Members and officers

Councillor Marie-Therese Rossi was elected to serve a second (consecutive) term as Mayor.



Councillor Marie-Therese Rossi

Prior to her election as Mayor in 2017, Cllr Rossi had been on various committees including Planning and Licensing and had chaired the Public Realm Scrutiny Committee. At the elections in May, Cllrs Nicholas Paget-Brown and Tim Coleridge stood down as Brompton and Hans Town Ward Councillors. Walaa Idris and Sof McVeigh were elected to replace them and Mary Weale was re-elected. Both Walaa and Sof are on the Grenfell Recovery Scrutiny Committee. Walaa is also on the Planning Committee and Sof on the Licensing Committee. Walaa grew up in Sudan but has lived in London since 1991. Her entrepreneurial background includes running a high-end property business in the UK and



Councillor Walaa Idris



Councillor Mary Weale



Councillor Sof McVeigh



*Chief Executive
Barry Quirk*

leading social improvement projects in the Sudan. Sof's career is in design and project management and she has a keen interest in sustainability and the importance of nature in urban settings. Mary is Lead Member for Finance and Modernisation. Barry Quirk is the Chief Executive and Graham Stallwood is the Executive Director of Planning and Borough Development.

GREATER LONDON AUTHORITY (GLA)

The New Draft London Plan is a broad plan to shape the way London develops over the next 20–25 years. It has been through the various statutory consultations, resulting in clarifications, corrections and factual updates, and was published in August. It will now go forward to an Examination in Public before it can be formally adopted. RBKC and WCC's Local Plans will have to conform with it, as will the Knightsbridge Neighbourhood Plan.

The Mayor's Vision Zero action plan, which we reported on in the Autumn newsletter, sets out ambitious plans to eliminate deaths and serious injuries

from London's transport network. Each year more than 2,000 people are killed or seriously injured on London's streets. To achieve his aims the Mayor, in conjunction with TfL and the Metropolitan Police, plans to lower speed limits on TfL's road network, transform dangerous junctions, introduce tough safety standards for the design of HGVs and design a comprehensive bus safety programme. The Mayor has set TfL a number of challenging interim targets: by 2022 to reduce the number

of people killed or seriously injured on London's roads by 65%, with no-one being killed on or by a bus by 2030. Whether any of this is remotely achievable remains to be seen. TfL faces major financial challenges with falling income due to fewer travellers and a freeze on fares from 2017 to 2020. Despite this ambitious target, closer to home (as also reported in our Autumn newsletter) our request to improve the safety of the Brompton Square crossing – where in the previous nine months one fatal and another near-fatal accident occurred – was met with the response that they would like to but couldn't afford it. Earlier in the year Heidi Alexander replaced Val Shawcross as Deputy Mayor for Transport, so Vision Zero will fall within her remit. We hope that she will revisit this important issue and put measures in place to reduce the hazardous nature of this crossing.



*Deputy Mayor
Heidi Alexander*

COUNCIL TAX

Councillor Nickie Aiken, Leader Westminster City Council

With Brexit dominating Parliamentary time, you can understand that an overhaul of the council tax system isn't really registering on the Government's radar of reform. After all, it's a system we have all come to live with. But in central London, it is a piece of legislation that has long since parted company with housing and property reality. In Westminster, the valuation for Band H – £300,000 – will not buy you a garage or a parking space. At best, an estate agent might show you the kind of studio flat which resembles a large cupboard – one where you can open the oven door just by leaning out of bed. In central London, and in other parts of the country, the council tax system increasingly looks like the outdated relic of a system devised 27 years ago. Even if the Government doesn't have Parliamentary time to reform the council tax system, it is one that is badly in need of change. So what action can we take to address the glaring anomalies in council tax across the capital and the country?

The answer, I believe, lies in a more nuanced approach to the top band of what householders pay. We are in the situation where the occupier of a £15 million house in Westminster is charged a Westminster City Council precept of £832.54. This disparity is particularly acute in areas like

Knightsbridge, home to some of the world's most expensive real estate, where the owner of a property in One Hyde Park pays a total council tax of £1,421. As the law stands, putting up council tax in one band affects everyone. You can't do it for the very rich without imposing new costs on those just-about-managing strained domestic budgets. One way to adjust the current system to reflect reality is, I would propose, to create tiers within the top Band H, for example H1, H2 and H3. This at least could act as a kind of market correction to the Bull Run in property that has given us so many 'golden postcodes' in London.

While I am proud of the historically low council tax that residents in Westminster pay, Band H owners should pay more – and in some cases do want to pay more. I can hopefully prove this to your satisfaction now by pointing to the success of our voluntary community contribution scheme, which launched earlier this year.

The suggestion that wealthy residents might like to pay more came not from Whitehall policy wonks or politicians, but from our wealthiest residents themselves. In informal conversations they told us, their Ward Councillors, that they would be prepared to contribute more if a mechanism for donations existed. These optimistic

soundings were born out by a big consultation exercise subsequently carried out by Westminster City Council. We asked our wealthiest Band H property owners if they would support a voluntary contribution, and more than 400 signalled their support. So far, we have collected nearly £400,000 in contributions and pledges – a great achievement for an initiative that cynics said would never work. Our Band H residents themselves chose the priorities for where that money goes: rough sleeping, services for young people and tackling isolation across the generations.

Other local authorities have been watching our scheme with close interest. It is an axiom of modern local Government that Councils have to come up with new ways of raising revenue, but I genuinely believe the voluntary contribution is ground breaking – all the more so as the idea came from the ground up.

At some point, the Government will have to overhaul the council tax system as property valuations reach new hallucinogenic heights. Until then, Councils can lead the way – championing change that is fair, and where possible bringing in revenue that helps to create a City for All.



Councillor Nickie Aiken

CLEAN STREETS MATTER

Councillors Elizabeth Hitchcock, Tony Devenish and Rachael Robathan



'Keeping Knightsbridge special is key for each of us, which means fundamentally keeping Knightsbridge CLEAN,' says new Councillor Elizabeth Hitchcock.

The challenge of being so close to Brompton Road is that the 'whole world' is often on our doorstep, or it feels like it. Issues that your three Councillors, along with Council staff (both Westminster and RBKC), are committed to tackle include:

- fly-tipping, often from commercial premises;
- licensing enforcement, especially shisha cafés; and
- building work: skips and damage to our roads and pavements.

'We appreciate residents and local businesses become fed up with the repeat offending on all of the above issues,' says Tony Devenish AM. 'We know it is deeply irritating but do please keep reporting. Photographs really help, too. In addition, for the really public-spirited resident, keeping a log over the days, weeks and months

allows us to build evidence.'

We are speaking with our RBKC colleagues where a number of table and chairs licences will come up for renewal next summer. If we have concrete evidence (that log book, mentioned above), we are able to object to renewals, but we must have evidence. In some instances, this evidence can lead to criminal prosecution. However, '[often we] cannot openly talk about this, because... we would undermine a case if we offer a 'running commentary' to residents or to the Knightsbridge Association.'

In terms of building works, in addition to a Westminster warden we do have our own Planning Enforcement officer, Caroline Lara. If you have 'dodgy builder' issues to report, Caroline is there to ensure that the all-important planning decisions conditions are discharged properly by the builder and his or her team. Councillor Rachael Robathan says, 'While we do not have the powers to stop further planning applications

(that would require Government legislation), and while far too many are already ongoing, having Caroline means we do have a full-time resource to keep a beady eye on the professionalism, or otherwise, of our builders. Please, please report anything you are not happy with to Caroline, and indeed copy me, Tony and Elizabeth.'

In addition to our Ward Councillors, you can report Transport for London (TfL) matters to Tony who, as our London Assembly Member for the arterial roads (such as Brompton Road), has responsibility for these.

Contact details:

- Caroline Lara:
CLara@westminster.gov.uk
- Elizabeth Hitchcock:
EHitchcock@westminster.gov.uk
- Rachael Robathan:
RRobathan@westminster.gov.uk
- Tony Devenish:
tony.devenish@london.gov.uk,
and for those interested in a wider London perspective please see Tony on Twitter: @tony_devenish

SOME PROPOSALS FOR THE YEAR AHEAD

Councillor Quentin Marshall, Chairman, Planning Committee, RBKC

Quentin Marshall, long-term Knightsbridge resident and RBKC Councillor, reflects on our neighbourhood's past and present and offers some prescriptions for the future

The Knightsbridge of my childhood was an elegant place. I might have loathed being dragged around Harrods by my grandmother on occasion, but at least the ice cream parlour was worthwhile. During the daytime, the streets were not quite crowded, but certainly humming with shoppers. At night, a degree of calm returned, emphasising the predominantly residential character of the wider area.

Unfortunately this scene is no more.

Knightsbridge now is noisy and dirty. It is crowded with tourists and eateries, most of which appear poor quality. Our local shops are disappearing, to be replaced by cafés and shisha bars. A few of us residents do cling on. The Knightsbridge Association does a fine job representing our interests against the commercial onslaught. Away from the Brompton Road, there remain pockets of the beautiful and charming neighbourhood we bought into (often literally).

One of my more provocative former Council colleagues liked to tease our Westminster colleagues by reminding them that all the interesting bits of Knightsbridge are in Kensington and Chelsea. Harvey Nichols, Harrods, most of the shops and restaurants, the Oratory and HTB and the museums all lie in K&C. While all these 'interesting' aspects of local life do indeed enrich the area, sometimes they also are the source of many of the problems that bedevil it. While K&C Council certainly has a key role in trying to address these issues, it cannot act alone and needs to work in close partnership with WCC if we are ever to see an improvement.

I think Knightsbridge needs a strategy. The Neighbourhood

Forum has done some useful work on the WCC side of the border. But a Neighbourhood Forum is a planning tool and does not crossover into other areas of regulatory life. It also only covers half the area and, again, not the 'interesting' part that so often creates problems. I think we need a shared vision between local residents, the big local landowners and the two Councils. This vision should certainly inform the activities of the Councils across all their departments but would also guide landowners too. The large local landowners have a powerful financial incentive to ensure the area remains appealing. As the Howard de Walden estate showed in Marylebone, careful curation of the public realm can have a transformative effect on an area – and property prices. I am pleased to report at least one of our large landowners is very interested in participating.

What might we agree? Here's a starter for ten:

- Our area combines an international shopping centre with beautiful residential streets. Policy should support these activities and resist alternatives, in particular tourist facilities, the so-called night-time economy and the endless cafés serving overpriced coffee and cake.
- We are plagued by super cars – or as my new colleague Sof McVeigh has rightly rechristened them: nuisance cars. It is infuriating to see the lack of effective action to tackle this menace. While the K&C PSPO is a good idea, unfortunately an occasional £60 fine makes little difference to the owner of a £1m vehicle. So let's start

making life a little harder for these monsters, starting with tougher parking enforcement. Some years ago we stopped clamping and towing. I think this was a mistake. An evening interrupted by a trip to the car pound would soon command the attention of even the most spoilt princeling.

- We should institute a no tables and chairs zone. Normally I like tables and chairs outside. They animate the street and are enjoyable. But in Knightsbridge they have taken over the pavements entirely. Try walking down Beauchamp Place on a summer evening. Let's outlaw them in this area.
- We should resist any more conversions of shops to café/restaurant use. We should not grant permission for any new restaurants to be built. The creeping inflation on late-night opening needs to be stopped and an absolute deadline for licences of midnight introduced. If necessary, an Early Morning Restriction Order could be used to override existing licences that go beyond midnight.
- We should resist the colonisation of the public realm by any one operator. Our public spaces are for the public.
- We should enforce vigorously against anti-social busking and begging. The police appear weary of the Dispersal Zone in K&C and aggressive begging is making a come-back. We need to stop the begging gangs taking root again.

At the moment, Council departments pass the buck between them, with the result nothing changes. It's time for co-ordinated action and, more importantly, tangible results!

TOWARDS A NEW CLEAN AIR STRATEGY

Dr Christine McHugh, UK Lead on Air Quality, Ove Arup & Partners Ltd

During the summer the government consulted on a draft Clean Air Strategy (DCAS) for the UK. The intention was to publish the final Clean Air Strategy by March 2019. The strategy focuses on five pollutants: fine particulate matter (PM_{2.5}), ammonia, nitrogen oxides (NO_x), sulphur dioxide, non-methane volatile organic compounds (NMVOC).

It is probably fair to say that the DCAS was quite surprising for the layperson interested in air pollution. When most people in the UK think about air pollution they probably think about nitrogen dioxide (NO₂) and particulate matter of different sizes (PM₁₀ and PM_{2.5}), and think of the main sources of these as road traffic and industrial sources. NO₂ is, after all, the pollutant over which court cases have been fought, which exceeds the EU limit value for ambient air at many locations across the country and these are the pollutants for which almost all UK's Air Quality Management Areas (AQMAs) are declared. Action on NO₂ from road traffic is captured in the government's 2017 UK Plan for tackling roadside nitrogen dioxide concentrations. NO₂ and particulate matter were also the local air quality pollutants tackled by the new London Environment Strategy (LES). London already leads the way nationally with its measures on air pollution. The idea of 'air quality neutral' developments in which the building emissions and transport emissions of a new development must meet the GLA's benchmarks has become an integral part of sustainable design. The idea of 'air quality positive' introduced in the LES will hopefully challenge developers to go beyond current standards, leading to improvements in London's air quality.

Rather than being driven by the quality of air we breathe, the

selection of pollutants in the DCAS was informed by the level of emissions, and in particular by the new EU National Emissions Ceiling Directive (2016/2284/EU), which sets tough targets for reducing emissions of the five pollutants by 2020 and 2030. As emissions give rise to concentrations, a reduction in emissions of pollutants will result in an improvement in air quality and as I have tried to explain below, tackling these pollutants is also important for human health and sensitive ecological habitats.

The DCAS does address one of the expected pollutants, PM_{2.5}, the very fine particulate matter over which there is increasing concern for its impact on health; it can shorten lifespans. The government wants to set a new goal for exposure of PM_{2.5}: to halve the number of people living in locations where concentrations of particulate matter are above 10 µg/m³ (the World Health Organisation's recommended ultimate goal for concentrations of PM_{2.5}) by 2025.

38% of the UK's primary PM emissions are from the burning of wood and coal in domestic open fires and solid fuel stoves, with just 12% coming from road transport, therefore, the measures to reduce PM_{2.5} are targeted at reducing emissions from domestic combustion. These include proposals for only the cleanest stoves to be sold and installed and only the cleanest fuels to be sold. Somewhat alarmingly and surprisingly, it is said that few people make the link between domestic burning and air pollution! If you would like to contribute to tackling poor air quality in London, the next time you're tempted to light a stove to provide a cosy atmosphere, think instead of simply turning up your gas-fired central heating, or putting on a jumper!

These measures directly affect local (primary) emissions and

local emissions only account for part of the total concentration we experience. Particulate matter can travel large distances and is known as a 'transboundary' issue; up to 50% of the UK's PM_{2.5} concentration is due to sources outside of the UK, for example continental Europe and, from time to time, the Sahara. The proportion of particulate matter from outside the UK is highest in South East England as it is closest to the other sources. This transboundary nature is the reason why co-ordinated international action is recognised as essential to tackling air pollution.

The other highlights of the strategy are:

- Detailed measures to reduce emissions of ammonia from agriculture which is the major source of this pollutant in the UK. Ammonia is of concern because it reacts in the atmosphere to produce particulate matter with its associated health dis-benefits, contributes to urban smog, and can harm sensitive ecological habitats through deposition of nitrogen. The type of measures proposed have reduced emissions substantially in the Netherlands and Denmark.
- For NMVOC the second largest source, household products (18%), was targeted in the DCAS. Outdoors NMVOC react with other pollutants to cause ground level ozone which can cause health issues, and indoors NMVOC react in the air to form new chemicals that can be harmful, for instance, formaldehyde which is classified as a human carcinogen.

NMVOC are commonly found in consumables such as paints, adhesives, cleaning products and personal care products, and in building and interior materials such as carpeting, furniture, laminates and upholstery. If a product has a strong smell it

probably contains NMVOCs. The measures proposed are: better labelling of products so consumers can switch to low VOC products, promoting the development of lower VOC-content products, and improving awareness of NMVOC build-up in the home and the importance of effective ventilation. Better ventilation and searching for low VOC products are useful measures that you can adopt now to reduce your exposure to NMVOC.

- Red diesel, the non-road diesel that has a lower rate of tax than

on-road diesel, accounts for 15% of the diesel used in the UK. It's commonly associated with agricultural uses but in fact is used quite widely, for instance in construction, rail, shipping, airports and generators. The government has consulted on the use of red diesel and the potential for market distortion. A reduction in red diesel consumption in favour of less polluting fuels would reduce emissions of NO_x, PM₁₀, PM_{2.5} and NMVOC.

And, by the time you read this, you may have seen and even

participated in the first Green Great Britain Week, due to have launched on 15 October, to engage the public on air quality, climate change and the economic opportunities these offer for the UK.

The DCAS has excellent illustrations of the sources of the pollutants and their impact on humans and the environment. You can read the draft Clean Air Strategy here: <https://consult.defra.gov.uk/environmental-quality/clean-air-strategy-consultation/>

STATE OF THE RESIDENTIAL MARKET

Noel De Keyzer, Director, Savills (UK) Limited Autumn 2018

According to the Savills prime central London Index, prices in central London continue to decline, albeit gently. The weakness in that market has now filtered into the commuter zone. Beyond that, prices have held up, although the rate of growth is still modest. The latest figures from UK Finance show that mortgage lending increased significantly across the UK. However, mortgages for home-movers were down 4.2% over the same period. They also reported that re-mortgaging increased, explaining that both homeowners and landlords were locking into fixed rate deals in anticipation of a further interest rate rise.

The Royal Institution of Chartered Surveyors balance of opinion survey states that properties are taking longer to sell than a year ago owing to the 'uninspiring' housing market, and that instruction levels are at an historic low. The Halifax Building Society states that prices rose at the slowest pace in the year to June since March 2013, and that concern is expressed regarding further interest rate rises.

Despite this, London in particular has seen an increase in buyer

enquiries, but prices continue to decline.

Savills Research states that values in the prime central London market are now -17% below their 2014 peak. This downturn has been different to previous ones, being more drawn out and less acute than, for example, in the early 1990s and the post 2008 credit crisis. Whilst the current demise was sparked by the Stamp Duty Land Tax (SDLT) changes of December 2014, values have been gradually eroded by wider changes in the tax regime (particularly affecting foreign nationals) together with the political uncertainty activated by Brexit.

We expect that ongoing uncertainty will limit price growth in the short term, but pent up demand should help underpin future growth. As such, we are forecasting total five years' growth of 20.3% in prime central London and 10.2% in outer prime London markets by 2022.

There is no doubt that market conditions remain challenging, with an overall diminished pool of buyers seeking a depleted stock of properties. Aside from the plethora of available new-build properties in central London, we are finding that

vendors are reluctant to sell unless they have a specific reason to do so.

However, during the summer months we have sold a number of properties in Knightsbridge ranging in price from £4m to £63m to an assortment of international buyers. This confirms that whilst market conditions are problematic, they are by no means moribund. One of the principal differences at the top end of the central London market as between pre 2014 and to date, is that in almost each and every case, the purchaser had a compelling reason to buy. The discretionary or investment buyer has all but disappeared, principally due to SDLT at 15% together with the various new tax measures affecting overseas nationals, trusts and companies.

With sterling's recent decline, it will be interesting to see if this attracts the attention of foreign buyers during the traditionally busy autumn market. This happened after the Referendum in June 2016, where we witnessed a considerable increase in overseas buyers and an escalation in transactions (both residential and commercial) in the third and fourth quarters of 2016.

A HISTORY OF THE HYDE PARK BARRACKS

An introduction to a Knightsbridge landmark – its history, architecture and prospects – and to the work and life of the Household Cavalry Regiment whose London home it has always been

Nigel Cox



A familiar pre-breakfast sound for many Knightsbridge residents is the clatter of hooves as a troop of the Household Cavalry pass along the street taking their morning exercise (see below on the 'Watering Order'). Other residents and visitors to the neighbourhood enjoy occasionally watching the daily processions along South Carriage Drive (at about 10.30 am and 11.45 am on weekdays, an hour earlier on Sundays) as The Queen's Life Guard in full ceremonial kit pass on their way to and from the Changing of the Guard at Horse Guards Parade. (Horse Guards Arch has been the official entrance to the Royal Palaces since Whitehall Palace burnt down in January 1689). We have many other opportunities to see the Household Cavalry exercising or training in the park,

or setting off for their ceremonial duties. These culminate each year in The Queen's Birthday Parade (Trooping the Colour), which usually occurs on the second Saturday of June and is preceded by a dawn rehearsal

(requiring a 2.00 am Reveille) and by the Major-General's and Colonel's parades on the previous two Saturdays – and we miss them when they make their annual summer camp in Norfolk.



Exercising in Hyde Park

THE ORIGINAL BARRACKS

There has been a Household Cavalry barracks on the present site in Hyde Park since the 1790s. Before this there had already been an army barracks near Hyde Park Corner, and the regiment which was later to become the 2nd Life Guards had occupied this from the 1760s; but by 1789 these buildings had been fitted out as a barracks for Foot Guards. (The Grenadier pub in Wilton Row is said to have begun life as the officer's mess of this barracks, which closed in the 1830s.) The Life Guards then occupied a barracks in Kensington Gardens, where the Broad Walk now joins Kensington Road.



The Grenadier Pub

However, in early 1792 plans were approved by King George III for a new cavalry barracks in Hyde Park. The first regiment moved in in December 1793, but work continued until 1796. By 1793 a major national campaign to build new barracks was underway, partly as the Government judged that the troops would be less susceptible to revolutionary influences than in their previous billets, which were often in public houses.

The first Barrack Block, stretching over 400 feet along Knightsbridge, had stabling for 385 horses and living quarters



The 1790s Barracks

for 368 non-commissioned officers (NCOs) and men. The commissioned officers were housed in a fine Palladian-style house to the west of this, between the riding school and horse infirmary on one side and the hospital on the other.

Hyde Park had belonged to the Crown since 1536, when Henry VIII acquired it from Westminster Abbey. King George III approved the use of the site without any formal lease, and there was no requirement at this time to obtain planning permission for the development. One of its first effects was to block the park views

previously enjoyed by Powis House, a 17th century mansion opposite, set in extensive grounds. The owner of Powis House was Arthur Hill-Trevor, 2nd Viscount Dungannon, a first cousin of the future Duke of Wellington. He decided to demolish it and redeveloped the site from the late 1810s as 'the Trevors': Trevor Square, the streets now called Trevor Street and Trevor Place, and the former Trevor Terrace facing the Barracks, i.e. the taller houses now numbered as 235–241 Knightsbridge.



King George III (reigned 1760–1820)

The Barracks had a strong influence on the area through the following years. Officers are said to have bought or leased nearby houses for their mistresses; and public houses and later music halls and what one might describe as 'other establishments' proliferated for the entertainment of the non-commissioned officers and troopers. (As late as the 1980s some Knightsbridge residents were grumbling about the noise generated by the George IV pub in Montpelier Square, the closest pub to the Barracks, now demolished.)

THE VICTORIAN BARRACKS



The Victorian Riding School

By the mid-19th century the Barracks had fallen into very poor condition, and in 1863 an official Commission on Improving the Sanitary Conditions of Barracks and Hospitals listed many defects. Some local residents took advantage of this to launch a campaign for the Barracks' removal (see boxed section). The Government told the petitioners that they would be willing to remove the Barracks (for example to Millbank) 'provided that Barracks equally commodious and a site equally convenient were furnished without any expense to the War Office'. However no such offer was made by residents



Thomas Henry Wyatt

or potential developers, and the War Office finally decided to rebuild on the existing site (slightly reduced to allow for road-widening). The second Barracks was constructed between 1878 and 1880 to a design by Thomas Henry Wyatt.

The new buildings were on an imposing scale and in a high-Victorian style: great red-brick blocks with Portland stone dressings. The officers' new quarters were crowned with a clock tower, and the large new Riding School, to their west, boasted a fine stone pediment by Thomas Earp on the gable end facing Hyde Park, showing rearing horses emerging from scrolled acanthus leaves. (This pediment was preserved when the buildings were demolished in 1965 and then placed above the main gateway from the park into the new Barracks, where it may still be admired today.)

A contemporary critic considered the new Barracks 'more presentable (though still sufficiently ugly)', and another described them as 'a tasteless muddle of red brick and stone'. However in standards of accommodation and sanitation, the Army judged them 'the finest in the kingdom'. They served through changing times for over 80 years



Riding School Pediment at the New Barracks

Knightsbridge Residents v The Barracks

As early as 1849 Knightsbridge residents had petitioned, ineffectually, against the granting of music and dancing licences to local pubs on the grounds that 'if such licences were granted, immorality of all kinds in the neighbourhood already greatly abounding...would be vastly increased'.

Following the 1863 Report of the Commission on Improving the Sanitary Conditions of Barracks and Hospitals, a number of residents saw an opportunity to change the character of the area by persuading the Government to move the Barracks elsewhere. The campaigners, the 'Knightsbridge Barrack Memorial Committee' and later the 'Knightsbridge Improvement Committee' organised a petition signed by nearly 1000 residents. They published pamphlets and lobbied the Government, with the support of

local aristocrats, such as Lord Grosvenor, and Robert Lowe MP, a future Chancellor of the Exchequer, who lived in Lowndes Square and described the Barracks as 'an isthmus of barbarism in the midst of this high civilisation'. They argued that the 'unhealthy, unsightly and incommodious' Barracks were a 'hideous building' on the noble thoroughfare of Kensington Road and, hoping for Queen Victoria's interest, a 'foul approach' to the developing South Kensington museum area and the Albert

taverns, beer stores, oyster saloons and cheap tobacconists...chiefly dependent on support among the soldiers. Every night the pavement which fronts the barracks is a gathering place for a motley crowd of disreputable characters of both sexes. In a sordid and degraded fashion the place is a sort of second-rate Haymarket.'

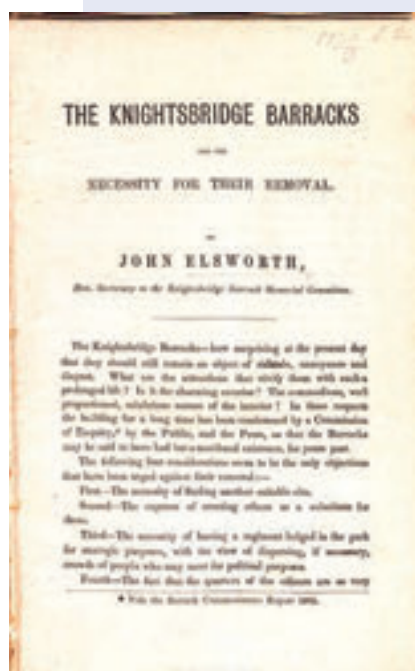
The matter was debated in the House of Lords, when the then Lord Lucan argued that the campaigners were 'no more than a cabal of builders, house-agents and shopkeepers', interested in gaining personal profit from a commercial development on the site. In his view 'houses erected on that site would be as great a nuisance as the Barracks themselves were supposed to be'.

Lord Redesdale referred to the criticism that the Barracks were unhealthy because the soldiers' quarters were directly above the stables and observed that 'many of your Lordships' grooms and servants live over stables and they do not complain of anything injurious'.

The then Duke of Cambridge, Commander in Chief of the Army (and grandson of King George III), rejected complaints about the conduct of the troops with the somewhat ambiguous assertion that 'I have not the slightest hesitation in saying that no body of soldiers have behaved better than the Household Cavalry'.

The campaigners' leader, John Elsworth, countered by attributing the opposition to a move of the Barracks to the pampered and well-connected Cavalry officers who wished to continue to enjoy 'their fashionable drive in

Hyde Park and Rotten Row' and questioning the motives of those who supported them. Elsworth accused the Duke of Cambridge of having limited military expertise and being overfond of dining in the Officers' Mess.



Residents' 1860s campaign

Memorial. They poured scorn on a Government suggestion that a Cavalry presence in Hyde Park was necessary for maintaining public order. Lowe proposed that the Household Cavalry could instead take over the Royal Hospital in Chelsea and the Chelsea Pensioners should be given out-pensions so that they could 'live where they liked in the country among their friends instead of keeping them couped up in London'.

The campaigners received some support in the press. For example the Daily Telegraph of 24 May 1867 said that the stretch of road west of Knightsbridge Green 'would be a disgrace to any portion of London...a succession of music halls,



The 2nd Duke of Cambridge (1819-1904), Commander-in-Chief of the Forces 1856-1895

TWENTIETH-CENTURY DEVELOPMENTS

In the early 1920s when the two regiments of Life Guards, its long-standing occupants, were merged and needed more space, uncertainty arose about the future of the Barracks. From 1922 the combined regiment was housed with the Royal Horse Guards (the 'Blues'), the other component of the Household Cavalry, at their Regent's Park Barracks in Albany Street. In 1925 half a battalion of Foot Guards moved into Knightsbridge, but the Barracks remained under-used. Developers began to show interest in the site, and in 1931 a Government Committee chaired by Sir Howard Frank recommended that it should be let commercially on a building lease. This was expected to raise some £500,000 for the Crown. However Whitehall discussions of this option foundered, and at the same time the Metropolitan Police expressed concern about the disruption to traffic caused by the Household Cavalry's daily journeys between Albany Street and Horse Guards. Consequently, in 1932 The Life Guards and The Blues were rehoused in Knightsbridge, where they have remained ever since. (In 1969 another distinguished cavalry regiment, the 1st The Royal Dragoons (the 'Royals'), merged with the Blues, to form today's The Blues and Royals.)

The Barracks suffered little damage during the Second World War, but by the 1950s the living conditions were again deemed deplorable. Single men, for example, still slept in barrack rooms above the stables, heated by the heat of the horses rising through slats in their floorboards. The married quarters were also above the stables, up two flights of stairs: not ideal for carrying small children, prams or shopping. At the end of one visit in 1963, the doughty Labour Minister, Jenny Lee, opined to the Commanding Officer that she hoped that 'none of your lads ever goes to prison, because they won't want to come back here'. In 1956 the War Office decided to

demolish the buildings and then commissioned Sir Basil Spence to design a new Barracks. Demolition began in 1965 and the Household Cavalry moved to temporary quarters at Wellington Barracks on Birdcage Walk; construction was completed in 1970.

The most controversial aspect of the new design was the 28-floor Peninsula Tower, providing married quarters for 112 families. Spence at one stage offered the alternative of a slab block, but it was generally felt that this would be even more intrusive. Moreover, at this time the London County Council hoped to demolish most of the buildings round Scotch House Corner (where Burberry shop now stands) in order to create a massive traffic roundabout, on the scale of those at Marble Arch and Hyde Park Corner, and to erect several tower blocks over 400 feet high. Sir Basil Spence saw his tower as linking visually with these. In any case, he explained, 'I did not want this to be a mimsy-pimsy building. It is for soldiers. On horses. In armour.' In his original plan the officers' mess was to be on the top floor of the tower, but this reportedly foundered on the difficulty of constructing a lift capable to taking a man on horseback up and into the mess, said to be an occasional traditional Horse Guards requirement.



The Peninsula Tower

There was also a little controversy about the wood used for the stables. Sir Gerald Nabarro MP, a patriotic Tory most notable for his flamboyant handlebar moustaches, asked the Minister of Public Buildings and Works why this was being procured from Norway rather than in the UK. The Minister, Robert Mellish, replied that he had been advised that it was necessary as 'these horses are very fond of British wood and chew it up'.

The Officers' Mess



Although a poll of Country Life readers rated the Spence Barracks as one of Britain's Top Ten Eyesores, from a functional point of view they have stood the test of time reasonably well. However, in 2004, a major refurbishment of the stable block was needed, and for many months from 2010 to 2012 the Peninsula Tower was sheathed in scaffolding while reshoring works were undertaken. It was then decided that the Tower was no longer suitable for married quarters, so soldiers' families are now quartered at Windsor and elsewhere in London.

FUTURE DEVELOPMENT

For some years the Ministry of Defence, like other Government Departments, have come under pressure from the Treasury to 'release money from the estate' (or 'sweat the assets'). In 2012 they announced that they were carrying out a 'market testing exercise' to explore the possibility of selling the Hyde Park site and rehousing the Household Cavalry elsewhere in central London with 'more space and scope for better facilities'. Chelsea Barracks had already been sold for redevelopment in this way.

The Knightsbridge Association have strongly opposed this proposal, considering that the departure of the Household Cavalry would be a great loss to the neighbourhood and deploring the possible erection of new luxury tower blocks on what is properly a part of Hyde Park. The Knightsbridge Neighbourhood Forum (KNF) also supports retention of the Barracks. However, the Ministry of Defence continue to explore options. It is currently rumoured that developers are considering the possibility of leaving the horses and their facilities at the eastern end of the site but redeveloping for commercial purposes the western end, including the Peninsula Tower. (In 2015 the Twentieth Century Society applied for the existing Barracks to be

preserved by means of a Grade II listing. Historic England supported the bid, but the Government decided to reject it and in 2016 issued a Certificate of Immunity from listing.) The Association and the KNF will continue to monitor the situation closely and make representations as required.

THE HOUSEHOLD CAVALRY

The Household Cavalry, HM The Queen's official bodyguard, is made up of the two most senior regiments of the British Army: the Life Guards and the Blues and Royals (Royal Horse Guards and 1st Dragoons), which in 1992 formed a union. These regiments are divided between the Armoured Regiment, now stationed at Combermere Barracks in Windsor but due to move to Bulford next year, when equipped with the new Ajax vehicles, and the Mounted Regiment (HCMR) at Hyde Park



Barracks. HCMR has two sabre squadrons: The Life Guards Squadron in red tunics and The Blues and Royals Squadron in blue tunics. They provide ceremonial troops for all State occasions. HCMR is commanded by a Lieutenant Colonel and has about 300 officers and men. Both The Life Guards and The Blues and Royals have regimental bands of 35 musicians who play on foot or mounted on horses. These musicians are members of the Corps of Army Music. They provide the State Trumpeters who play fanfares and salutes

throughout the country on major occasions. In 2015 WO1 Esther Freeborn, became the first female bandmaster of The Life Guards. All Household Cavalrymen alternate their service between the Armoured and Mounted Regiments, a career pattern unique in the British Army.

Household Cavalry Mounted Regiment

Nearly all new Household Cavalry recruits (each year about 80 men and now also women from all over the country) go to the HCMR first and spend two years on ceremonial duties before going to the operational regiment at Windsor. Most recruits have never ridden a horse before. After 14 weeks' general army training, they undertake a 12-week riding course ('Khaki Ride') at the Household Cavalry Training Wing (HCTW) in Combermere Barracks, Windsor, learning the basics of military equitation and horse welfare. Riding, stable and horse management and equipment husbandry are all taught in detail. The Khaki Ride is followed by a 4-week 'Kit Ride' at Knightsbridge where recruits are shown how to clean and maintain their ceremonial equipment, and how to ride in it. Success qualifies soldiers as Mounted Dutymen, and they receive a diploma in Equine Management.



Cleaning the ceremonial equipment

Daily Life in Hyde Park Barracks

Members of the Knightsbridge Association who have visited the Barracks, at the Commanding Officer's kind invitation, have always been impressed by the busy and professional community they meet there. About 220 people now live in the



Barracks, and another 80 come in to work during the day. Those working there include the Regimental Veterinary Officer (another female officer) and Regimental Surgeon and round 20 farriers, saddlers and tailors, who help keep alive complex traditional crafts in the heart of London. Seeing all the immaculate ceremonial kit of men and horses at close quarters makes it easier to

understand why every parade, including the daily change of The Queen's Life Guard at Horse Guards, requires each soldier involved to put in some ten hours of dedicated preparation.

The number of horses at the Barracks varies from 80 to 100 at quiet times to 250–280 at peak periods. Most are bought in Ireland at 3–5 years of age: the 'Cavalry Blacks' are mainly traditional cross-breeds of Irish Draught and Thoroughbred, normally standing 16.2 hands or more, predominantly black with white markings. Exceptions are the greys for trumpeters, the officers' all-black chargers and the Shire and Clydesdale drum horses. The horses are stabled on two levels: The Life Guards at ground level and The Blues and Royals above.

Looking after the horses is a central part of the Troopers' duties – there are no civilian grooms. (It was Edward VII who decreed that private soldiers in the Household Cavalry should be called Troopers and those in the Foot Guards Guardsmen.) After



Reveille at 5.30 am, their first task is Morning Stables, which includes mucking out; then, from 6.30 am, they exercise the horses in the Park or streets, on the Watering Order, or, for those going on parade, in the Riding School. (The Watering Order refers back to the days when the Barracks did not have piped water and horses were watered at the nearest troughs.) Troopers are assigned horses each day, thus getting to know different horses within their Troop and often developing distinct preferences among them. They are trained to think in the order: 'your horse, your kit, yourself'.



Each Trooper will mount The Queen's Life Guard about six or seven times a month. The Queen's Life Guard, which numbers 14 when The Queen is in London and 12 when She is not, is inspected at 10.00 am on weekdays. If any Trooper's turnout is deemed below standard at this inspection he will be 'pulled off' and replaced by 'the waiting man'. The best turned-out Troopers are assigned the mounted duties as 'Boxmen' at Horse Guards (standing for



an hour at a time) while the others will stand sentry dismounted (two hours at a time). The Queen's Life Guard all spend the night at Horse Guards and return to the Barracks when relieved by the new guard the next morning.

The daily life of soldiers in the HCMR is a tough and demanding one, but they learn skills of self-confidence, self-reliance, self-discipline and attention to detail. These skills are also crucial to the operational role.



Household Cavalry Armoured Regiment

On posting to the armoured regiment in Windsor, the soldiers are trained as combat reconnaissance soldiers in the Royal Armoured Corps. Training on the equipment used in the operational role is at the Armour Centre near Wareham in Dorset. There soldiers are taught to drive a car before qualifying as a Driver, Gunner or Radio Operator on Armoured Fighting Vehicles (AFV). During their careers Household Cavalrymen return to the Armour Centre to become Specialist Instructors and as AFV Commanders.

Operations

The Household Cavalry have deployed on many operational tours in recent years, notably Northern Ireland, Bosnia, Kosovo, the Gulf (1991), Iraq and Afghanistan. Sadly they have also been a terrorist target in the UK, most tragically on 20 July 1982 when the Provisional IRA detonated a car bomb at 10.40 am on South

Carriage Drive in Hyde Park as they were passing on their way to the Changing of the Guard. Four members of the Blues and Royals and seven horses were killed and others were seriously wounded, as were several civilians. An appeal for a relief fund for victims and their families received much local support, including a contribution from the Knightsbridge Association. In October 1987, Gilbert 'Danny' McNamee was convicted of making the Hyde Park bomb and jailed for 25 years. However he served only 12 years before being released under the terms of the Good Friday Agreement. In 2013, John Downey was also charged with murder in relation to the atrocity, but his trial collapsed on a technicality.

The operational record of the Household Cavalry is no less impressive than their precision and style at ceremonial. This is reflected in the two Conspicuous Gallantry Crosses (second only to

the VC for bravery in the face of the enemy), three Military Crosses and one George Cross awarded to members of the regiments serving in Iraq and Afghanistan.

The Royal Family



HM The Queen greets Prince Henry of Wales (Prince Harry) on parade at Sandhurst



Both HRH The Duke of Cambridge (Prince William) and HRH The Duke of Sussex (Prince Harry) served in the Household Cavalry (The Blues and Royals). HM The Queen and HRH The Prince of Wales visited the Barracks on 24 October 2017, when The Queen named a new drum horse Perseus.



Perseus on duty

Community support: Riding for the Disabled

HCMR supports the local community, including the Knightsbridge Association, in many ways. One example is their long-standing provision of facilities in the Riding School for two groups (Royal Mews and Knightsbridge) of the Riding for the Disabled Association charity, so that they can each arrange a weekly riding session for disabled children and adults.

Training

The Household Cavalry train across the world, from Salisbury Plain to Suffield on Canada’s prairies. One highlight for many is the annual training camp in the Norfolk countryside, where more than 100 horses and 200 cavalymen undergo a series of equestrian training exercises over three weeks. As the weeks pass by and they find themselves back in wintry Knightsbridge on routine parades in rain and snow, they must sometimes recall with nostalgia the previous summer’s beach rides at Holkham.



On 7 February the HMCR joined forces with the London Fire Brigade to practise specialist emergency evacuation procedures

This article draws extensively on the Survey of London Volume XLV (published in 2000 by Athlone Press for English Heritage with support from the Knightsbridge Association); on information kindly provided by the Commanding Officer, Household Cavalry Mounted Regiment; and on information published by the Ministry of Defence and the Household Cavalry Foundation (www.hcavfoundation.org).



Bonhams

AUCTIONEERS SINCE 1793



Bonhams

Bonhams Knightsbridge

Your local international auction house

Bonhams is located in the fashionable Knightsbridge area on Montpelier Street across from Harrods. Founded in 1793, and with over 60 specialist auctions that take place throughout the year, Bonhams Knightsbridge offers the residents of Kensington, Chelsea and Knightsbridge a first-class service to buy or sell all aspects of fine and decorative arts and antiques.

If you are interested in advice on buying and selling at auction, or looking for a free and confidential appraisal of a single item or collection, we would be delighted to hear from you.

Bonhams – it's you we value

Jon Baddeley
Managing Director

ENQUIRIES

+44 (0) 20 7393 3984
jon.baddeley@bonhams.com

Opening times

Monday to Friday, 9am to 5.30pm

Auction Preview

Three days prior to auction,
including Sundays



In an era where clicks are replacing handshakes, NVP delivers high-end property intelligence with a personal touch, bridging the gap between buyer and seller in the prime residential London property market.

Nicolas Van Patrick is a boutique estate agency in the heart of Knightsbridge. Founded by Nicolas Pejacsevich and Patrick Alvarado – who have 35 years of experience within the property industry and five languages between them – NVP covers all aspects of agency throughout Knightsbridge, Kensington & Chelsea, Belgravia, and Mayfair.



Please do pop in to meet us in our office 6–8 Montpelier Street.
Alternatively, our sales team can be reached on 020 7581 8277
and our lettings team on 020 7590 1200.

NG THE GAP

between buyer and seller



Montpelier Square £8,950,000



Montpelier Place £3,500,000



Montpelier Square £4,750 pw



Montpelier Walk £2,750,000



Montpelier Square £5,850 pw

DIGITAL PHOTOS



PHOTOS FROM MOBILE PHONES



PASSPORT & ID PHOTOS

BIOMETRIC APPROVED



ONSITE STUDIO



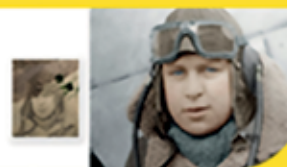
CANVASES AND POSTERS



PERSONALISED PHOTO PRODUCTS



PHOTO RESTORATION



PHOTOS TO CD



snappysnaps

2A Montpelier Street, Knightsbridge, London SW7 1EX
info@snappysnaps-knightsbridge.co.uk T: 0207 584 8302
www.snappysnaps-knightsbridge.co.uk



**S O U T H
K E N S I N G T O N
P R I N T**

YOUR QUALITY LOCAL PRINTER

**WE HAVE BEEN PRINTING & COPYING
FROM THIS LOCATION SINCE 1986**

For all your print, copy and design requirements.

Business & Personal Stationery
Reports - Brochures - Presentations
Colour or Black & White Manuals
Colour Posters - Architectural Plans
Wire, Comb & Perfect Binding

76 Old Brompton Road
London SW7 3LQ
T: 020 7581 2604

E: printing@south-kensington-print.co.uk
W: south-kensington-print.co.uk

**Maccallum
Slator**

Chartered Accountants

Established 1985

Wills
**Inheritance
Tax Planning**
Probate

Authorised to carry out
the reserved legal activity
of non-contentious
probate in England and
Wales by the Institute of
Chartered Accountants
in England & Wales.

tom.slator@macslator.com
www.macslator.com
www.stjamesprobate.com



**ICAEW
ACCREDITED
FOR PROBATE**

Working together for a better environment



Veolia is pleased to support the Knightsbridge Association.

In Knightsbridge we are responsible for street cleansing and household waste and recycling collections. We also provide a wide range of services to local businesses. These include, deep cleansing and graffiti removal services.

We work closely with the local community to encourage people to reduce waste, recycle more and look after their local environment.

For more information about us, visit:
www.veolia.co.uk/london



Resourcing the world



ARUP

We shape a better world



Coal Drops Yard
Image © Hufton + Crow



Their nourishment – Our future

There's a crisis in the way our children are eating. Lack of healthy fresh food is leading to obesity and poor performance in school. Research shows that bad eating habits can start from the earliest years. That's why Alexandra Rose Charities has an urgent new purpose.

Starting this Autumn, we are running a pilot project to see if we can help mothers on low incomes to give their families healthier food. It's part of the Mayor of London's healthy eating initiative. The pilots are planned to run in four London boroughs: Camden, Greenwich, Hackney and Waltham Forest. We will double the money mothers can get from the

Healthy Start programme if they spend it in designated food co-ops or farmers' markets. Please help us fund this important project.

£3.10 doubles the cost of one Healthy Start voucher. £12.40 helps a young mother buy healthy food for a month.



Alexandra
Rose
Charities

To donate please visit our website –
www.alexandrarose.org.uk



SHW

RESIDENTIAL & ESTATE MANAGEMENT SPECIALISTS

ACROSS GREATER LONDON

- Service charge budgeting and administration
- Rent collection and client accounting
- Planned property maintenance
- Qualified property management professionals
- Health and safety co-ordination
- Regular property inspections
- Building consultancy
- Estate management
- Buildings and fire insurance valuation
- Service provision and maintenance contracts
- ARMA-Q members
- Concierge or building manager services
- Regulated by RICS
- Company secretarial services
- Leasehold enfranchisement and valuation
- 24/7 Emergency service



For further information please contact:

Niall McGuinness - Partner, Residential Property Management

020 7389 1521 | 07534 259602 | nmcguinness@shw.co.uk

**MAKING
PROPERTY
WORK**

SHW.CO.UK



Promoting Knightsbridge

Belmond Cadogan Hotel
The Berkeley
C. Hoare & Co
Cadogan
Chestertons
Child & Child
Gladwell & Patterson
Grace Belgravia
Grosvenor
Harrods
Harvey Nichols
Jones Lang LaSalle
Jumeirah Carlton Tower
The Hari
The Knightsbridge
Knightsbridge Estate
Knightsbridge School
The Lanesborough
Mandarin Oriental Hyde Park
Miles Commercial
Mosimann's
Park Tower Casino
The Park Tower Knightsbridge
Pegasi Management Company Ltd
Honorary Member
The Household Cavalry Regiment

K

The
Knightsbridge
Estate



One of London's most fashionable destinations is in the making.

Asset manager and property developer, Chelsfield, is revitalising the northern end of The Knightsbridge Estate at the junction of Brompton Road and Sloane Street.

Whilst the majority of the historical façades will be retained and improved, the inside will become a fashionable hub, with 7 magnificent flagship stores, 67,000 sqft of state-of-the-art office accommodation, 35 luxurious rental apartments arranged around an internal courtyard, and a beautiful rooftop restaurant.

In addition, the development will deliver significant public realm improvements which include a wider pavement on Brompton Road, complementing the relocated tube entrance further west. Step free access to Knightsbridge station will also be provided on Hooper's Court.

A new Knightsbridge Estate, a new future.

Chelsfield

chelsfield.com

VICE PRESIDENT

The Lady Grade

CHAIRMAN

Melville Haggard

VICE CHAIRMEN

Edward Davies-Gilbert

Carol Seymour-Newton

TREASURER

Olivia Cox

EDITORIAL

Anica Alvarez Nishio

EXECUTIVE COMMITTEE

Frances Blois

Caroline Burke

Olivia Cox

Edward Davies-Gilbert

Madeline Elsdon

Melville Haggard

Paul Meitner ACA

Robert Morris CEng MIET

Yoshi Nishio

Dr John Pollard MB ChB FRCA

Carol Seymour-Newton

Elmar Toime FRSA FIMNZ

Marc Winer

PLANNING AND CONSERVATION

Simon Birkett

Frances Blois

Francesco Brenta AA Dip

Caroline Burke

Avril Cox

Edward Davies-Gilbert

Melville Haggard

Norbert Kurcz Dipl.Ing(arch) RIBA

Diddi Malek

Matteo Margaroli Arch MSc EEB

Paul Meitner ACA

Robert Morris CEng MIET

Carol Seymour-Newton

TRANSPORT AND ENVIRONMENT

Chris Barrass

Caroline Burke

Robert Cochrane

Rob Hays

Jason Hill

Alan Kraven

Rod Lilley

Yuri Rapoport

Marc Winer

LAW & ORDER

Dr. John Pollard MB ChB FRCA

LICENSING

Paul Meitner ACA



KNIGHTSBRIDGE
ASSOCIATION

6 MONTPELIER STREET LONDON SW7 1EZ

T: 020 7823 9103

info@knightsbridgeassociation.com

www.knightsbridgeassociation.com

Cover: Serpentine Pavilion 2018, designed by Frida Escobedo, Serpentine Gallery, London © Frida Escobedo, Taller de Arquitectura, Photography © 2018 Rafael Gamo