

58th ANNUAL REPORT

December 2019



KNIGHTSBRIDGE
ASSOCIATION



sette

Sette restaurant is the first London location of New York City's Scarpetta Restaurants, bringing authentic Italian food from the heart of Manhattan with its own inimitable flair.

Open for breakfast, lunch and dinner daily, and with a private dining room that seats 18 guests, Sette's signature dishes include the famous homemade spaghetti with tomato and basil, creamy polenta with fricassée of truffled mushrooms, and an indulgent espresso budino with hazelnut ice cream.

+44 (0)20 7151 1025
reservations@settelondon.com
settelondon.co.uk

NOLITA SOCIAL

In true 'Dolce Vita' style, the evenings continue after dinner at Sette, downstairs in Nolita Social bar and lounge, which brings the energy of 'the New York night' to London, with innovative crafted cocktails, live music and DJs.

This fun Knightsbridge bar and lounge is open Tuesday to Saturday from 6pm and features weekly live music sessions from Wednesdays to Saturdays with a combination of live music and DJs from 8:30pm to 1am.

+44 (0)20 7151 1025
reservations@nolitasocial.com
nolitasocial.co.uk



SETTE AND NOLITA SOCIAL ARE HOUSED WITHIN BVLGARI HOTEL LONDON, BUT INDEPENDENTLY OPERATED WITH THEIR OWN ENTRANCE AT 4 KNIGHTSBRIDGE GREEN, SW1X 7QA.

THE KNIGHTSBRIDGE ESTATE.



Developing a luxury destination in the heart of Knightsbridge where you can shop, work, live and eat.

The Knightsbridge Estate which is owned by The Olayan Group and managed and developed by Chelsfield is being revitalised.

At the northern end of The Estate, at the junction of Sloane Street and Brompton Road, a brand new development is being built behind the historical façade which is being restored. It will deliver seven magnificent flagship stores, 66,000 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, a new entrance to the Knightsbridge tube station further west, as well as a step-free access on Hooper's Court.

The Knightsbridge Estate, Knightsbridge's new luxury destination.

Chelsfield

chelsfield.com

With over 600 offices
and associates worldwide
and 39 in London,
Savills brings the global
market to your door.

Savills are proud to feature in the
Knightsbridge Association 58th Annual Report

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

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

[savills.co.uk](https://www.savills.co.uk)





Goodness, grown

Prepare your meals with help from our vegetable butcher, who will spiralise, brunoise or julienne vegetables to suit your cooking needs.

Discover our new
Fresh Market Hall

Harrods

Prime Collection

Chelsea | Kensington | Knightsbridge | Mayfair | Westminster

Unlocking London's finest homes

With residential experts in Chelsea, Kensington,
Knightsbridge, Mayfair and Westminster.



[Jll.co.uk/primecollection](https://jll.co.uk/primecollection)

020 3873 0220

A full-page photograph of a bar interior. A bartender in a tuxedo is pouring a drink from a bottle into a glass at a curved bar. The bar has a dark countertop and a light-colored, vertically-ribbed base. Behind the bar are three shelves filled with various bottles of liquor. Above the bar, two large, dark, spherical copper pots hang from the ceiling by chains. The room has arched doorways and a warm, golden light. In the foreground, three black leather bar stools with wooden bases are visible.

THE NEW OLD FASHIONED

The Berkeley Bar & Terrace; Belgravia's
answer to an intimate drink-à-deux.

THE BERKELEY

LONDON

WOVEN INTO THE FABRIC OF OUR COMMUNITY

South Kensington Estates has owned land in South Kensington and Brompton for over 300 years. We strive to build a sustainable and successful local community by following a long term strategy and managing our investments in line with our values of integrity, enterprise and excellence.




Macallum Slator
 Chartered Accountants
 Established 1985

Accounts

Tax

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
 020 8874 5585



ICAEW
ACCREDITED
FOR PROBATE



**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

Jewellery Gallery

From Queen Victoria's coronet
to Beyoncé's butterfly ring

V&A South Kensington
vam.ac.uk
Admission free






Queen Victoria's coronet, purchased through the generosity of William & Judith, and Douglas and James Ballinger as a gift to the Nation and the Commonwealth

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



V&A Academy

Hands-on art history
courses starting in the
New Year

Visit vam.ac.uk/courses



PROPERTY MANAGEMENT

Bespoke Residential Property
Management with Heart
Knightsbridge office opening soon!

Wishing you a prosperous 2020!

96 Kensington High Street, London, W8 4SG
E: info@darcyproperty.co.uk T: 0203 727 2618 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

Imperial College London

MOVE

Gym membership from £66 per month

Move Imperial's flagship sports centre Ethos offers a 25-metre pool, recently refurbished gym, fitness studio with over 40 classes per week, squash courts and rock climbing wall, all in the heart of South Kensington.

A range of flexible membership options are available, with no joining fee!

Join online
moveimperial.co.uk



HARRODS ESTATES
LUXURY PROPERTY AGENTS



From our premier Knightsbridge and Mayfair locations,
Harrods Estates showcase the finest properties available for
sale and letting in Prime Central London today

Knightsbridge Office
82 Brompton Road
Knightsbridge
SW3 1ER
+44 (0)20 7225 6506

Mayfair Office
61 Park Lane
Mayfair
W1K 1QF
+44 (0)20 7409 9001

www.harrodsestates.com
@harrodsestates

Harrods

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

THE CHAIRMAN'S REVIEW



Montpelier Square Garden

The number of meetings with the Knightsbridge Association requested by members of political parties in 2019 proved an accurate portent of the General Election to come. We welcome all conversations that lead to a greater understanding of local needs. Such needs fall usually into two principal categories: short-cycle and long-cycle, and within each there is an identification and resolution phase where resolution very often becomes a long-cycle activity.

And so, it proved in 2019.

Issues that exercised residents included fly-tipping by occupants of short-let properties; noise from buskers; street crime in our, and adjacent, neighbourhoods; the discontinuation of the Number 10 bus; renewal applications for tables and chairs outside cafés; and noise and disruption from pedicabs and supercars. They all compete for our immediate attention and require resolution. Interest spikes around

specific cases where the outcome may deliver a resolution or, more likely, a milestone on a longer route. The KA's campaign against the encroaching café monoculture in Brompton Road and all that it brings with it – first raised in earnest by the KA in 2014 – illustrates the point. Apart from the roll-back of hours on renewal applications for tables and chairs at some premises on the south side of Brompton Road, we regret to report that the situation has further deteriorated over that five-year period.

Of equal importance are long-cycle activities like the Business Improvement District (BID) initiative for the Brompton Road; the roll-out of high-speed fibre broadband championed by KA in 2016–17 and now in evidence in the Ennismores, Montpeliers and Rutlands; plans to improve the public realm around the Royal Albert Hall; and responses to consultations whose impact will not be evident for many months or years. This year's crop includes the Westminster City Plan 2019–40;

procedures for allocating Community Infrastructure Levy (CIL); the Royal Parks movement strategy; and the Heathrow Airspace Questionnaire concerning revised flight paths over West London.

Successful lobbying requires continuity of purpose that, in turn, requires *vision* to avoid lapsing into a series of case-by-case decisions. That vision is now provided by the Knightsbridge Neighbourhood Plan supported – we very much hope – by the BID initiative led by the Cadogan Estate. The BID is still under discussion and relies crucially on buy-in from our two local authorities, freeholders, residents and other stakeholders. With help from these two instruments (the Forum's Plan and the BID), we hope to lift Brompton Road from its current state of dilapidation and decay.

The International Centre (IC) is an integral part of the Westminster City Plan and falls geographically within the ambit of the BID. Much work still needs to be done to define

a vision for the IC, its offerings and what we might expect from it. Earlier in the year we faced the prospect of Souvenirs – an outlet selling foreign exchange and student luggage occupying the former 'Burberry' apex site – becoming the eastern gateway to the IC. Souvenirs has since vanished and at the time of writing we have no idea what will come next. Further consideration also needs to be given to busking, taxi and traffic-management regimes applied to such an intensely crowded zone, one that includes not only Harrods and other shops keen to burnish their brand images, but residents and businesses seeking the quiet enjoyment of their homes and offices.

The KA, in conjunction with the Forum, is making good progress understanding the regulations surrounding the use of CIL and how it can be applied to the renovation of local infrastructure. Our future focus will be on identifying eligible projects, drafting and submitting applications and understanding criteria and timing for disbursement of CIL monies. Further details on sources of funds are set out on page 26.

Fly-tipping is a current scourge in our neighbourhood, resulting from an increase in the number of short-term rentals in the area. Current regulations allow Councils to fine occupiers that fly-tip but there is a legal block to fining an owner. Enforcement against a Cayman Islands registered owner could prove as elusive as enforcement

against departed, short-rental guests. While making owners responsible for tenants' behaviour is not a perfect solution, it could help to redress this chronic problem. All 32 London Boroughs have an interest in finding a remedy – or some partial mitigation – and a coordinated response, working through London Councils and the London Waste and Recycling Board, could avoid a plethora of different enforcement strategies.

With regard to waste and recycling more generally, there are three important consultations underway at national level which will work their way through to residents and the street scene over the period to 2022. They concern Extended Producer Responsibility (EPR), a Deposit Return Scheme (DRS) and measures to accelerate consistency in recycling; plus an additional consultation by HM Treasury on a Plastic Packaging Tax that received a record 162,000 responses. The impact of the proposed reforms could be significant and for this reason we invited Eunomia and Veolia to explain policy changes and their likely impact at street level in articles on pages 38 and 39. Two further articles on historic and contemporary approaches to sustainability and an article on biodiversity can also be found.

The Great Exhibition Festival held over two days in July attracted some sixty thousand visitors from all over London and wider afield. The KA is very supportive of this initiative which will be repeated next year, (further details on page 34). I am also

delighted to report that Montpelier Square Garden won first place and a Gold Award in this year's Small Private Square category. Peter Beasley from Garden Associates collected the award at the Guildhall. Congratulations go to Garden Associates who work tirelessly to maintain the gardens at their high standard, and to the Garden Committee Chairman, Lady Marshall.

I would like to extend our thanks to the Ward Councillors and Officers from both Boroughs and our GLA representative whose support we value and whose interventions made it possible to moderate, contain or reject some of the more contentious Licensing and Planning applications, especially those relating to tables and chairs.

Finally, a note of thanks to all our committee members for their contribution to the work of the Association and Chairs of those committees as reflected in the Appreciations on page 33.

This Report records some of the social history of Knightsbridge, richly illustrated this year by articles on Kent House, the Duke of Wellington's association with Knightsbridge, a vignette on two prominent residents and an account of the monuments in Kensington Gardens (see pages 43–54). I extend every best wish to you and your families for Christmas and the year ahead and hope you enjoy dipping into this edition.

*Melville Haggard
Chairman
November 2019*



Historic and contemporary. Preserving, and planning for the future.

In the following pages you will see the wide variety of ways the Knightsbridge Association is working to enhance our neighbourhood for the benefit of those of us lucky enough to live and work here, now and in the coming years.

We are always looking for new and exciting ways to engage with the community and improve the work we do, and we welcome input.

- Do you have an idea for an article?
- Could you attend a public meeting?
- Could you do a 'lightbulb' survey while out walking your dog to see which ones need replacing?

All help, large and small, is greatly appreciated.

As you read this Report and reflect on the many ways local businesses and residents are coming together, please consider one small way you could lend a hand. Please email: info@knightsbridgeassociation.com or ring 020 7823 9103. Thank you.

PLANNING, CONSERVATION & COMMUNITY PLANNING

Carol Seymour-Newton

As 2019 draws to a close we look forward to 2020, when real progress will be visible from street level up, as a number of major development sites in Knightsbridge reach completion, culminating in 2020–21. This will call for major celebrations as whole swathes of the major thoroughfare have been shrouded in scaffolding and hoardings since the first works began in 2015. It will have been worth waiting for.

THE ESTATES

The Knightsbridge Estate K1



Following an extremely busy year of excavation and construction at this site (bounded by Brompton Road, Hooper's Court, Basil Street and Sloane Street), works continue to progress well at the Northern End of the Knightsbridge Estate. This year has seen the completion of basement excavation works and, in the latter half of the year, the formation of the concrete and steel superstructure. We are now looking to the new year for the traditional 'topping out ceremony' with the pouring of the last concrete section. A great deal of work was also being undertaken out of sight in the basement levels to form the servicing and delivery areas. Early in 2020 the roof structure will start to take shape and the façade-retention system will be dismantled in phases. Towards the end of the year, the scaffolding will begin to come down and the building façade, currently behind a wrap,

will be fully restored and visible to neighbours and members of the public. London Underground will also be targeting the start of their fit-out works to create the new entrance at 15 Brompton Road and access for the disabled in Hoopers Court. London Underground will be providing updates of their progress periodically during the year. For further information, please contact: 0808 287 9554 or construction@cascadepr.co.uk.

The Berkeley

27 Knightsbridge

The Berkeley has recently submitted an application to convert this building (which is adjacent to the hotel) from office to hotel use, to be run by the hotel as an annex of the main hotel. Works would only entail internal alterations. This would provide 32 additional hotel suites. The conversion to hotel will be entirely internal and reversible, so if the hotel were to move out there would be no loss of office use. The Berkeley has held meetings with the KA and local residents to discuss the management of Old Barrack Yard. The complexities of servicing a hotel and an office building separately have caused many problems in recent years, and the aspiration is that a single operator managing deliveries to both these buildings will make things much smoother. Contact: Alexander Nicholson at 27knightsbridge@fourcommunications.com.

33–39 Knightsbridge



This site is to become a wing of the hotel with four basements, ground and part nine/part ten floors above, providing new suites and amenities and retail along the Knightsbridge frontage. The gym and spa will re-open on a lower-ground floor.

Currently the contractor is working on excavating the new basements. Once these have been fully excavated, work will start on the internal structures in the basement, and then the superstructure above ground. Construction started at the beginning of 2017 and is due to be completed by the end of 2021. Contact: Sam Griffiths at 33-39knightsbridge@fourcommunications.com.

55–91 Knightsbridge and 1–3 William Street



This site will provide a range of uses, including new apartments, office space and retail units. Construction commenced in 2015 and is on course for completion at the end of 2020. The retained Edwardian façade has been successfully tied back into the modern building behind and the façade-retention system dismantled, revealing the façade once again. The superstructure has been completed, with the timber roof and chimneys installation underway. The next phase consists of internal fit-out works including second-fix building services installations, blockwork and plasterboard wall construction and concrete stair construction. Contact: Connor Taylor at 55-91knightsbridge@fourcommunications.com.

The Park Tower Hotel

The site at 101 Knightsbridge is currently going through a period of refurbishment, with work being carried out to their 101 Restaurant. Demolition of the restaurant commenced in September 2019 and completion is expected mid-to late-April 2020.

They have agreed to take over the management of a section of William Street from Sir Robert McAlpine Contractors at neighbouring 55–91 Knightsbridge, to provide site access. At the time of going to print, the hotel is awaiting the resolution of a planning application for additional floors and further refurbishment to the podium about which the Association has some reservations.

The Association will continue to press WCC, RBKC and the police to take enforcement action on the illegal parking in William Street where the redevelopment of 55–91 Knightsbridge is already causing problems to residents and the hotel and, if action is not taken, is likely to deteriorate further. Contact: parktower@fourcommunications.com

South Kensington Estates

97–205 Brompton Road



The development of a flagship retail store has been completed. The shopfront has been replaced with a Portland stone façade and bronze windows and doors, which has improved the aesthetics of the building. Negotiations are underway with a premium occupier who will add to the collection of world-class retail design brands that occupy the Brompton Road parade westwards from Ovington Gardens. South Kensington Estates is now considering further developments and occupier changes to pursue its vision of Brompton being London's leading retail design district.

Cromwell Place Galleries



The development of 1–5 Cromwell Place as an art gallery hub is well

underway. It is on target to open in Spring 2020. As with all projects there have been challenges and hitches, but the main risk periods are now past and it is exciting to see the restored period buildings and features emerging from the scaffolding and dust.

ALBERTOPOLIS

Royal Albert Hall

150th Anniversary

The RAH will celebrate its 150th Anniversary in 2021. On 29 March 1871, Queen Victoria, Prince Albert's widow, opened the Royal Albert Hall. Since then, it has become the world's village hall, known and loved across the globe for events and moments in history that have, in many cases, shaped the nation.

They have hosted 25 suffrage meetings and numerous great patriotic rallies in support of the armed forces. Sir Winston Churchill, the Dalai Lama, Emmeline Pankhurst, Stonewall, Nelson Mandela, royals and world leaders have packed the auditorium. The BBC Proms have called the Hall their home since 1941. In Spring 2020 the Hall will be announcing a full programme of events over the course of 2021 to celebrate the anniversary of its opening. In the meantime, conservation, cleaning and external repairs to the terracotta and brick façade are progressing on programme to deliver this project by the end of 2020. As part of the anniversary project, the RAH are gathering people's memories of the Hall via www.royalalberthall.com/rah150, so do please take the time to go online and add your reminiscences.

The Infamous Echo

The old joke about the Royal Albert Hall is that you get to hear the same concert twice, so great is the echo. But 148 years after the venue opened, a £2m sound system has been installed which is said to have sorted out the acoustics once and for all. New loudspeakers are on a slight time delay, ensuring sound matches what the audience sees,

wherever people are seated. The echo, caused by its iconic dome, was tempered but not entirely cancelled in 1969 by the famous glass fibre 'mushrooms', which remain in the Grade 1 listed venue.

The Natural History Museum

Terracotta Works and Railings



The repairs to the terracotta were successfully completed on the West and West End façades of the Waterhouse building in the autumn. Additional repairs above the front entrance and elsewhere on the West façade, originally planned for future work, were also able to be completed by utilising the existing scaffold. The repairs and restoration work to the perimeter railing and stonework is likely to continue throughout 2020.

Ice Rink and Exhibitions

The ice rink remains open until 12 January. It will continue to operate annually until the work on the east gardens commences as part of the Urban Nature Project. The Museum of the Moon exhibition proved so popular its run has been extended to 5 January and includes a space-themed New Year's Eve Party. This year marks the 55th year of the Wildlife Photographer of the Year competition – it runs to 31 May 2020 and is well worth a visit. Meanwhile, after having been on show at the Museum for almost 40 years, Dippy the Dinosaur, the Museum's 26m-long skeleton cast of a Diplodocus, is travelling the country for the first time bringing enthusiastic crowds to regional museums and delivering a much-needed boost to local incomes.

Urban Nature Project

This project, scaled back from the more ambitious Gardens project outlined in previous newsletters and Annual Reports, for which they were unable to achieve sufficient funding, was announced in May. To the Museum's delight, the National Lottery Heritage Fund (NLHF) agreed to support the revised project at the third time of asking. This was important as it enhanced opportunities for further fundraising. Inclusive of the NLHF award, fundraising so far has reached £9.5m against the £19.6m total cost, and will enable them to cover many activities which form part of the project, including a national partnership programme, a schools programme, STEM (Science, Technology, Engineering and Maths) training and volunteering opportunities. Since then, the museum's design team have been developing and refining the plans, and by early November Stage 2 designs were completed. The KA and other residents' associations were invited to view and comment on the plans in late November – details will be published in the spring newsletter.

If all goes to plan, the Museum aims to submit a planning application in April 2020.

Royal College of Music



Amongst the many projects the KA has been following from inception is the Royal College of Music's More Music Campaign to upgrade and improve and provide better access to their elegant building in Prince Consort Road. During the summer they completed the renovation of the entrance hall and foyer. The

entrance on Prince Consort Road has been made more welcoming and features a new Box Office and Reception. The famous mosaic floor has been carefully restored. The rest of their new facilities – a new Performance Hall and Performance Studio, additional multipurpose teaching, rehearsal and practice rooms, improved step-free access, and public open spaces including a café bar and restaurant – will open to the public in autumn 2020.

Science Museum

Science City 1550–1800

The new Gallery, which opened in September, shows how London grew from a bustling capital city to a global hub for trade, commerce and scientific enquiry during this time. It unites three extraordinary collections: the Science Museum Group's scientific instruments, the King George III collection from King's College London, and objects and artworks lent by the Royal Society.

Last Chance to Visit 'Top Secret' Exhibition

'Top Secret: From Ciphers to Cyber Security' opened in July and runs to 23 February 2020. It marks the centenary of GCHQ, the UK's intelligence, security and cyber agency which was first acknowledged in law in 1994. The exhibition featuring over 100 objects including never-before-seen historical technology, handwritten documents and declassified files from the collections of GCHQ and the Science Museum



Group. Her Majesty The Queen shared a first post on Instagram from the Science Museum when announcing the exhibition. It was

sent whilst opening The Smith Centre, the museum's new space for supporters and employees occupying the old Post Office sorting office.

Imperial College

Princes Gardens



As reported in the autumn newsletter, Imperial's day nursery will be moving back from Nos 14 and 15 Princes Gardens to their refurbished buildings next to the Sports Centre at Nos 8 and 9, in time for the nursery to re-open in January next year. The St Nicholas Montessori school will be moving from 22–24 Princes Gate to 10–13 Princes Gardens in time for the winter term 2020. This means that by autumn 2020 on a daily basis there will be some 400 children arriving and departing the schools, on foot (some with buggies), by car or on bicycles. In addition, there are Imperial students using the Sports Centre and other schools visiting the Sports Centre by bus or in crocodiles. The KA has for some time been asking the Council for signage, a crossing and/or a 20mph speed limit to be installed before there is a fatal accident – so far to deaf ears. It is urgent that some action is taken to make this a safer road before all the extra children start arriving.

Ethos Sports Centre

Membership to this well-equipped and little-known sports centre in Princes Gardens is available to KA members. Please apply to the KA for a member's certificate.

The Old Post Office and Sorting Office Exhibition Road

The Dyson School of Design Engineering, founded in 2014, continues to grow rapidly and has

now moved into its new home, the former Post Office in Exhibition Road. The installation of a new high-level contemporary glass link bridge will allow access to additional accommodation located in the old Royal Mail sorting office in Imperial College Road.

OTHER PROJECTS

The Peninsula Hotel



There have been some key milestones and visibly good progress at The Peninsula this year. The topping out of the first core of the building took place in June and all cores are now complete, with the whole superstructure having been completed in early September. Façade works are well under way in Halkin Street and progressing in Grosvenor Place. Internally, the mechanical and electrical service installation and hotel guestroom fit-out continues, with blockwork in the basement areas also making progress. Completion is still expected in 2021, when the Hotel will provide 189 rooms along with a spa, 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.

Jumeira Carlton Hotel

On 1 September, the hotel on Cadogan Place closed its doors to begin a comprehensive refurbishment. Although thorough, it is anticipated to take less than a year, with a completion date in summer 2020. It will include a destination restaurant on Sloane Street and a reduction from 216 to 188 more spacious rooms and new luxury suites. The health club overlooking Cadogan Place will get

a makeover, with a new spa and a 65-foot pool.

Harrods

June saw the unveiling of the new Beauty Hall, the first phase in a three-part year-long refurbishment. The repairs to the famous terracotta frontage were due to be completed by early November and the Edwardian canopies restored. At the same time, in the third instalment of a two-year transformation of the historic Food Halls, what was formerly known as the Meat and Fish Hall (and will henceforth be the new Dining Hall) is being sensitively restored. While keeping its most recognisable décor elements, such as the tiles and roundels, which were first produced in the early 1900s, it is at the same time being brought up to date to improve the shopping experience. In the summer, Harrods launched its



greatly expanded state-of-the-art Technology department occupying no less than 11 rooms.

Lancelot Place

15 Lancelot Place and 1 Trevor Walk

Knightsbridge goes green... Re-development of these two houses is due to be completed



Artist's impression of 15 Lancelot Place and 1 Trevor Walk

towards the end of 2021. 15 Lancelot Place will remain as a single house. 1 Trevor Walk will comprise two flats. Car and cycle parking will be provided. The most interesting feature will be the greenery which will cover the Lancelot Place and Trevor Walk façades. Once planted it is anticipated that it will grow up the façades at a rate of half a metre per year.

3–11 Lancelot Place

Following demolition, the development of the site into five new

family homes came to a halt. While preparations for the next phase (excavation of the basements) are underway, at the moment it is an eyesore. A further application for revision to the consented plans was recommended for approval in November..

116 Brompton Road

At last the scaffolding has come down on the Moreau House development on the eastern raised pavement section of Brompton Road, home to Waitrose and

Sainsbury's mini stores. The site was not particularly well kept, and since sufficient access was not available from the rear, the works involved cordoning off the coach parking lane to accommodate delivery of construction materials. The development created a new fifth floor, extensions to four floors at the rear, and external refurbishment including replacing the façade and fenestration.

Newsletters giving updates on individual sites are published on Facebook.

SOUTH KENSINGTON TUBE STATION

Sophie Andreae, Chairman of the Brompton Association sent the following report:

Local groups continue to press Graeme Craig, Commercial Development Director at TfL, to explain why the Native Land/TfL scheme now coming forward bears no relation to the Development Brief for the site which TfL published with considerable fanfare in December 2016 following full consultation with local groups and with RBKC. This was the Brief which TfL issued to potential development partners prior to appointing Native Land. At that

time, TfL seemed proud of its Brief and the support it had generated from working with local groups. Not only has no satisfactory response been received from TfL as to the change of heart, this Development Brief is now being airbrushed out and its existence – and thus its significance in informing development proposals – is being completely obscured. All reference to it has been removed from the 'Timeline' section on TfL's website (search: TfL South Kensington Development). It takes a deep search of the site – and probably



The current low scale of the Tube station building on the Bullnose (seen right side of image) gives the heart of South Kensington a very distinctive and attractive character. The openness compliments the public space and pedestrian areas around the station, as well as providing views of the magnificent towers of the Natural History Museum (not seen in this image). The proposed six-storey building (see centre of image) would destroy this special sense of openness: it would loom over and take light from the listed station arcade and involve the destruction of some of the historic listed shopfronts.

fore-knowledge of the Brief's existence – to find a link to the document. Also misleading are the PR arguments now being advanced (see website) that Native Land are recreating the scale of development that once existed or were intended around the station in the nineteenth century, such as a six-storey building at the Bullnose. There is blurring of the proposed station improvements (which already have consent and are due to go ahead) with Native Land's commercial Around Station Development. The impression being advanced to the public is

that the massive scale of development is required to fund the much-needed station improvements. This, of course, is an old canard. The improvements to the station and the Around Station Development are regarded as separate projects by TfL and separately funded. TfL made this clear to local groups back in 2013. It was the former 2004 Stanhope scheme which envisaged station improvements being paid for by commercial development. After the station was listed in 2005 RBKC indicated it would

like to see a conservation-led development respecting the listed buildings and the station's setting in the Conservation Area which comprises many listed buildings. The 2016 Brief was devised to outline the principles such a scheme should follow in terms of scale and protection of character. RBKC has sound policies aimed at protecting both Listed Buildings and Conservation Areas in the Borough. All it now needs to do is to apply its policies and see the hype around Native Land's damaging scheme for what it is: misleading hype.

LICENSING

Paul Meitner

It has been a busy year on the licensing front, with many applications to review and objections to lodge with our two local authorities. Familiar themes include extensions into the late evening for the serving of food and drink, the proliferation of shisha cafés, more tables and chairs on pavements (especially on the Brompton Road) and the loss of the sort of retail outlets found on other high streets. Taken together these trends have resulted in more noise and traffic, disrupted sleep for residents and a negative impact on our quality of life. We see this all as part of a long-term trend changing the character of the area.

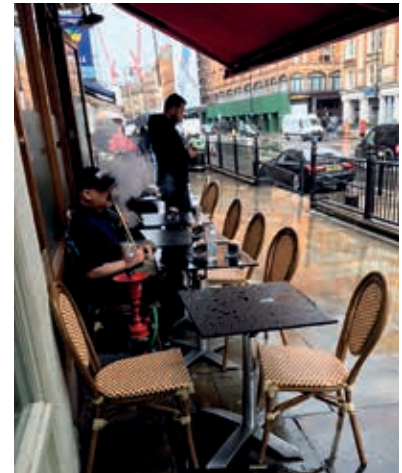
TABLES AND CHAIRS

As reported last year, a landmark was established when RBKC's Licensing Committee curtailed the hours that L'ETO could place tables and chairs (T&C) on the pavement, bringing forward the proposed end time from 10.30 pm to 6.00 pm and limiting the number of tables to three and chairs to six. We quoted this decision as a precedent when objecting to other T&C proposals, including L'Opera at 232–236 Brompton Road, where RBKC approved a terminal hour of 7.00 pm in place of the 10.00 pm sought by the applicant. Had these applications been granted residents would have been subject to more late-night noise and the flow of pedestrians along already congested pavements would have been further impeded, resulting in people being forced to walk in the road.

Earlier cases establishing the principle that these should be removed no later than 6.00 pm have been reinforced by other decisions from the RBKC Licensing

Committee. In one instance, 130 Brompton Road, a request to place tables and chairs on the pavement was refused as it would have impeded the flow of pedestrians and made cleaning of the path more difficult. In another, Café 360, at 176 Brompton Road, RBKC took enforcement action in response to various licensing and planning breaches that included unauthorised tables and chairs and hot food, as well as an illegal shop front. As a result of our own reporting of licensing breaches, Westminster City Council took enforcement action against Illy Caffè at 102A Brompton Road, resulting in the temporary removal of eight unauthorised tables and 16 chairs from the pavement, although Illy Caffè did subsequently request permission which was granted by the Council.

Our local councillors have recognised the impact that tables and chairs can have on residents' lives. In the summer Sof McVeigh led a group of Police, residents and RBKC councillors on a walk down Beauchamp Place, noting the unsightly presence of tables and chairs on a narrow pavement, as well as breaches of the 'demarcation line' beyond which they must not be placed. Since then Sof has taken up our concerns with officials at RBKC and we are very grateful for her efforts and those of other councillors.



enclosed space, such as an interior room or cellar. Also, shisha pipes must be labelled and the Tobacco and Related Products Regulations 2016 require health warnings to be displayed. It was the breach of these requirements that resulted in action being taken by the Police and Environmental Health against Saudi Kitchen in Beauchamp Place last November, resulting in Westminster Magistrates Court imposing a fine of £2,000 and awarding costs of £4,972 at a hearing in July. As an association we have made the case for greater regulation of shisha with Government, via Westminster City Council and Mark Field, MP. The response from the Minister, Jake Berry, was that we needed to make the most of existing powers and fully utilise non-regulatory approaches before introducing new regulations.



SHISHA

Contrary to some people's understanding, shisha (the smoking of vapourised tobacco and other substances passed through water) does not require a licence. However, it is not legal in an

SCIENCE MUSEUM

This long-standing proposal involves the conversion of the former Royal Mail Sorting office to a café and bar area. There was a presentation at the Museum in January, at which the latest

version of the Event Management Plan was circulated. Comments were received from those present, including representatives of the Kensington Society and other residents' associations. Their main sensitivity is the impact of additional vehicle movements around the site. The Science Museum will be submitting a full licensing application to RBKC but at present this is still work in progress.

BUDDHA BAR, 145 Knightsbridge

This application involved the extension of the terminal hour for the sale of alcohol and provision of late-night refreshments by two hours respectively, from 11.30 pm to 1.30 am and midnight to 2.00 am. The application was vigorously opposed by 199 Knightsbridge and ourselves, resulting in a full hearing on 4 July at Westminster City Hall that lasted over three hours. By the time the hearing took place, the Police had withdrawn their earlier objections. The applicant argued that suitable measures, including sound proofing the premises and the proactive management of traffic and dispersals at closing time had resulted in no complaints from residents in recent years. Having heard extensive arguments from Counsels representing the applicant and 199 Knightsbridge, the Council determined that a compromise between the competing needs of business and residents was in order, resulting in the terminal hour for the provision of refreshments being brought back to 1.00 am. We very much hope that this will not create a precedent for other late-night premises in the area.

ELAN, 239 Brompton Road

This proposal involved the placing of two tables, four chairs and two planters on Brompton Road between 8.00 am and 10.00 pm, Monday to Saturday. Following objections from the KA and others the terminal hour was brought back from 10.00 pm to 6.00 pm.

MANTL, 142 Brompton Road

An application for the grant of a premises licence, involving the sale and consumption of alcohol on and off the premises and provision of refreshments until 11.00 pm daily. Following an objection by RBKC's Environmental Health team, on the grounds of noise and nuisance, the application was revised such that alcohol could only be served to persons taking a meal. Taken with other conditions agreed by the applicant during the hearing, including a ban on the consumption of alcohol by non-seated customers, this should reduce the impact of late-night noise.

BROWN AND ROSIE, 10–12 Exhibition Road



This application was of interest to our neighbouring associations, the Brompton Association and the Thurloe Owners & Leaseholders Association, as well as to us. As such we supported their objections, which centred on the placing of 'A' boards, tables and chairs outside the permitted area. At the hearing it became apparent that the baseline planning permission required before a T&C application could be heard had not been obtained. The applicants reapplied for and obtained permission once the planning point had been dealt with.

HARRY'S BAR, 27–31 Basil Street

Two applications were made during the year, the most recent involving the revision of an existing planning permission for 20 tables, 40 chairs, seven planters and two external waiter stations between 9.00 am and 10.00 pm on a very busy pavement. Food residues and clutter were already evident, to the detriment of the appearance of this conservation area. Despite our objections and those of others, the application made in late 2018 was approved, but we will make them again when the licence comes up for renewal shortly.

ELAN CAFÉ, 42 Hans Crescent

An application for four tables and eight chairs, this time between 9.00 am and 6.00 pm was approved. Taken with the Harry's Bar application these licences contribute to the back-up of traffic (particularly taxis) into Hans Road and even Brompton Road at busy times, making this a critical issue which we have taken up with our local RBKC Councillors.

BVLGARI HOTEL, 163 Knightsbridge

The applicant sought to swap the location of the existing ground floor bar and basement restaurant, creating a café-style casual area on the ground floor and extending its closing time to 1.00 am Monday to Saturday and increasing capacity from 80 to 90 in the basement and from 120 to 140 on the ground floor. The proposed closing time was well outside Westminster City Council's 'Core Hours'. Together with the management and residents of 199 Knightsbridge we lodged a detailed letter of objection, citing the risk of late-night noise and disturbance to residents if the application were to be granted, as well as the danger of creating a precedent that could be used by other hotels, restaurants, bars and cafés in the area. Following three postponements, the hearing finally took place on 11 April.

Our Chairman attended and was joined by representatives of 199 Knightsbridge. Following lengthy arguments by each side we withdrew our objections after the Chairman of the hearing made it clear that permission would be subject to the placing of 76 mandatory conditions, including restrictions on the serving of alcohol.

HARRODS

This was an application by Harrods for the operation of a wine bar with a closing time of 12.30 am. Whilst this was a slight improvement on what we had understood to be their intentions

it still represented a significant intrusion into most people's definition of 'night time', and so we lodged an objection. A restricted permission was granted, with the closing time brought back to 9.00 pm Monday to Saturday and 6.00 pm on Sundays.

CAFÉ NERO, 124 Brompton Road

This application involved the placing of five tables and ten chairs on the pavement and we lodged an objection on the grounds that it would impede the flow of pedestrians on an already busy section of pavement. Despite our objection the application was granted.

80 BROMPTON ROAD

An application for the placing of six tables and 12 chairs on the pavement, between the hours of 7.00 am and 11.00 pm. At the time of writing the application had yet to be determined by Westminster City Council.

The KA continue to fight the good fight to maintain a sensible and proportionate balance between the needs of residents, local businesses and visitors alike, and by doing so hope to maintain both the lively and historic aspects of our neighbourhood.

LAW AND ORDER

Dr John Pollard, MB, ChB, FRCA

We reflect on an interesting year for our Law and Order Group and extend an invitation to all Members of the Knightsbridge Association to feel welcome at our meetings.

An overview of Law and Order across London might at first give rise to acute anxiety given the almost-daily headlines of knife crime, proposed strikes by transportation workers, the obvious increase of begging on our streets and the threats of marching and/or civil disobedience relating to climate change, gender discrimination and many other issues. Add to this the failure of our elected Parliament officials to move forward sensibly with the business of government and one might suppose physical conflict could be round the next corner. When one clears away tabloid hysteria, however, certainly in our own area there is cause for hope.

Along with our Police colleagues we have all been only too aware of the terrible increase in knife crime across London. Knife crime at the time of writing seems to have peaked as a result of increased Police presence, simple targeting

of worse-affected areas and the re-introduction of Stop and Search targeting certain areas and groups. Having said that, Knightsbridge does not feature in these statistics and we are indeed fortunate that our local area is spared this problem.

Statistics for crimes relating to tourism are a different matter, and while numbers vary from month to month, the influx of tourists to our area is always accompanied by opportunistic thieving.

Our visitors feel very safe in Knightsbridge and as a result tend not always to be as alert as they should. Our main concern is theft of valuable items left on display in cars: not cars owned by our local residents but visiting cars. The Police are doing their best to alert drivers to the problem and to get them to use common sense. The same applies to those enjoying our cafés who insist on hanging their expensive handbags over the back of a chair on the pavement and leaving at their feet smart shopping bags, both an open invitation to easy removal and obvious magnets for the light-fingered. Our local Police patrol do their best to advise



visitors, but it often is a losing battle.

During the year, our attention has diverted a little from 'supercars' as PSPOs and the occasional removal served to impress upon their juvenile owners that cars are for calm transport and not fast and noisy demonstrations. Even though our area is not saturated with cameras, the use of CCTV has helped enormously to help protect our residents. Early in the year, a Sunday 'Supercar Day' was fortunately called off.

The use of social media, and in particular the mobile phone app 'Nextdoor' is paying dividends in allowing the Police to alert readers of their work and encouraging local communities to use this extra avenue of reporting. As regards the use of the telephone in crime

situations, understanding of the different uses for 999 (the long-standing emergency number) and the newer 101 (for alerting the Police to suspicious but not emergency activity) seems to be settling down.



In addition to this there is also the ability to dial 55 on a telephone if in hiding or threatened by someone close and wishing to 'stay on the line' whilst remaining silent. This is something that is not universally known and I alert all our readers to make note of this extra useful feature. The operator will stay on the line and alert the Police despite your silence (as opposed to deciding it is a prank call and disconnecting, which might happen with 999 or 101).

RBKC's Public Space Protection Order, prohibiting all noise-based busking in 'red' zones, which includes the pedestrianised part of Hans Crescent, was introduced in July after full consultation. By all accounts it seems to be proving effective. According to one of the companies with offices overlooking the area, there has been a great improvement: previously they suffered on a daily basis from the hugely amplified sounds of an assortment of largely unskilled buskers, making meetings and even conversation almost impossible. Council officers are taking their remit seriously and, with the co-operation of the Police, are following up efficiently with transgressors. However, this is having unintended consequences as some buskers simply shift zones: the anomaly is that the rest of the streets round Harrods are in a different zone, where noise-based busking can take place.

For those who do not already understand the new system, public spaces have been divided into red and purple zones: red zones allow silent busking only (e.g. mimes) but

no noise whatsoever, while in purple zones un-amplified music is allowed. The pedestrianised Hans Crescent section is a red zone. Other areas are purple zones. The KA has taken the matter up with RBKC Leader and local councillor, Sof McVeigh.

As with so many policies, it is only when enforcement is carried through that they become effective. Balancing this is the generally pro-busking stance of the Mayor of London, and indeed many Londoners themselves. A lively street scene can enhance a neighbourhood. That said, not all performers are equally skilled. It is interesting to note that London Transport, which licenses buskers within Tube stations, etc., requires them to be of a certain standard. Cem Kemahli, the Councillor with responsibility for the environment said, 'The council supports responsible busking by talented musicians, but with so many people living and working here, we need to strike a balance between what works for residents and street performers.'



Our goal is to make sure street entertainment doesn't cause a nuisance while supporting busking in the right areas.'

The Knightsbridge Association continues its thrice-yearly Law and Order meetings with our Borough representatives (Belgravia, RBKC and The Royal Parks). At all our meetings, in addition to invited guest speakers, we listen to presentations on specific Police matters such as cybercrime, terrorism, etc., hear evidence on

local area statistics and gather a wide range of information from the Councils of pertinent interest to our remit. In 2019, our guests came from specialist Police units covering Fraud, Motorcycle and Traffic Police. Much useful information was disseminated in regard to fraud in our area with somewhat alarming figures of the money lost by individuals and businesses. By some accounts this amounts to £90,000 annually, which seems a great deal but could actually be under-reporting the problem. Handbooks were distributed with advice and alerts and have proved most useful. (We retain these in digital format and can forward them to those interested further.) 'Think carefully before you sign anything or pay anything' is a very useful warning. Talks from Motorcycle Police revealed these fine officers are the first on the scene at major accidents involving severe injuries and fatalities. They further involve themselves with the relatives of those involved and also take meticulous 3D photographs of the scene allowing later 'virtual walkthrough' using screen headsets rather like those of 'computer gamers'. A talk from the head of Traffic proved a fascinating insight into the many aspects of traffic control, cavalcades and major incidents as well as discussing future provision regarding electric vehicles. Large retail organisations and hotels are always represented at our meetings, and the excellent exchange of information between them, the KA and the Police has been extremely helpful in apprehending miscreants.

We are happy to welcome KA members at our meetings. The provision of refreshments before our meetings gives an informal chance to mingle with Officers and get to know them. They also provide us with helpful hints and useful items such as decals, item markers and personal alarms. It is thanks to them that, compared to surrounding Boroughs, Knightsbridge is relatively crime-free, and we should all be thankful for this.

TRANSPORT AND ENVIRONMENT

Simon Birkett and Chris Barrass

There have been several key themes in 2019.

AIR POLLUTION

Despite years of campaigning by Clean Air in London, established under the auspices of the Knightsbridge Association in 2006, and as a separate legal entity in 2010, air pollution in Knightsbridge remains some of the worst in London. A little-known monitor near Harrods reported annual mean concentrations of 93 micrograms per cubic metres ($\mu\text{g}/\text{m}^3$) and 374 hourly exceedances in 2005 and of 55 $\mu\text{g}/\text{m}^3$ and 13 exceedances by 31 October, compared to legal limits of 40 $\mu\text{g}/\text{m}^3$ and 18 exceedances respectively. Combustion fumes from diesel vehicles and gas heating, cooking and power generation are largely to blame. The KA supports therefore the Mayor's plan to extend the Ultra Low Emission Zone to inner London by 2021 and his designation of two Air Quality Focus Areas covering Brompton Road and Knightsbridge (the road). More ambitious policies, measures and enforcement are needed at national, London and local level to comply with World Health Organisation guidelines and legal limits.

STOPPING DEATHS AND INJURIES FROM ROAD TRAFFIC COLLISIONS

Brompton Road and Knightsbridge have continued to see a number of tragic deaths and life-changing injuries from road traffic collisions in recent years. These may be caused by more vehicles (including mopeds) and cyclists speeding or jumping red traffic lights, and pedestrians distracted by mobile phones or listening to music. Action is being taken. Westminster is relocating the pedestrian



Dangerous pedestrian crossing at Trevor Place/Trevor Street

crossing on Knightsbridge, between Trevor Place and Trevor Street, and adding a raised table and pavement improvements, and Transport for London plans to install two countdown-style pedestrian crossings by Brompton Square (i.e. one for each carriageway). Both locations have seen a number of bad collisions and a fatality. To improve quality of life and reduce collisions, we are also very supportive of Westminster's proposals for 20 mph speed limits across the whole of the borough following its successful trial around 39 schools. Whether we like it or not, we need better enforcement of road rules for drivers, cyclists and pedestrians as well as the modernisation of restrictions on electric bicycles and scooters e.g. to treat them like powered vehicles. Despite being illegal currently for use on UK roads or pavements, these scooters are increasingly popular. As ever there

are arguments on both sides: the safety of scooter, pedestrian and other road users on one side and eco-friendly, non-emissions transportation on the other, to name a few. On a separate matter, we have asked Cllr Devenish AM for help lobbying the Mayor and Metropolitan Police to make the use of police sirens 'risk based' as they have been for ambulances since our request several years ago. This would reduce unnecessary night-time noise.

BUSES, TAXIS AND LOCAL CONGESTION

Transport for London's efforts to reduce the number of buses in Oxford Street must have been at least partly to blame for the permanent loss of the popular Number 10 bus which took us along Oxford Street, to the British Museum and beyond. The newish Number 23 bus runs along Kensington Road and Knightsbridge up Park Lane to Marble Arch and Edgware Road, but it is not a substitute. The 390 bus is worth trying, once you get to Hyde Park Corner or Marble Arch, because it runs down Oxford Street to the British Museum, British Library and well beyond. On a positive note, the equally popular Number 9 bus seems to be back to normal, though still facing long delays at Piccadilly Circus.

There have been different problems around the Hans Road, Walton Place, Basil Street junction where the two restaurants have caused traffic to grid lock at times as taxis and minicabs drop-off or collect people. RBKC has taken action but enforcement remains a problem and it may be necessary to review the restaurant licenses or take more dramatic action such as banning traffic turns.

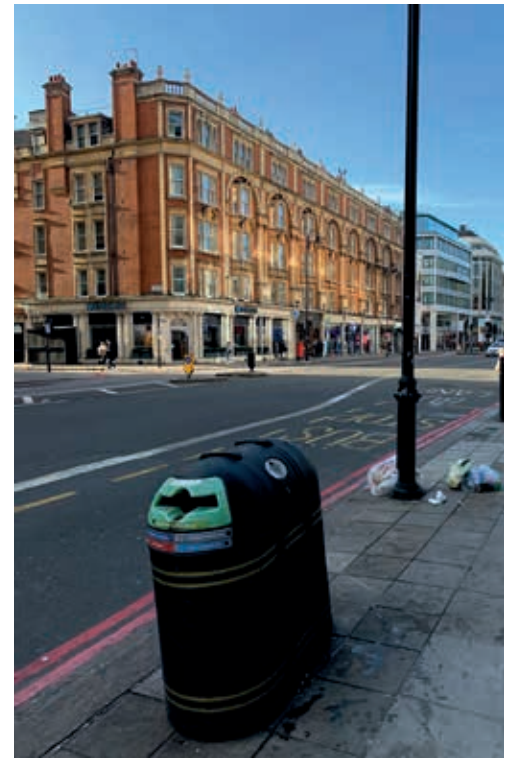
INFRASTRUCTURE PROBLEMS AND IMPROVEMENTS

Westminster City Council (WCC) is taking several steps to improve infrastructure in our area. First, they have restored the heritage pillars and lamps at the top of Rutland Gate which had become very dilapidated. Second, several of the taller heritage street lights have been replaced or upgraded to make them brighter, more reliable and more energy efficient. Third, WCC has supported G Network, a 'Fibre to the Premises' provider, bringing ultra-fast broadband to Knightsbridge. Internet speeds of 100 megabytes per second (Mbps) to 10 gigabytes per second (10,000 Mbps) are being advertised. Search G Network online for details. Fourth, WCC has begun installing electric charging points in street lamps and approved plans to install several parking places in Exhibition Road with chargers. This will be of major benefit to those wishing to do their bit to reduce air pollution by driving electric vehicles. Fifth, the road carriageway has been resurfaced in Montpelier Walk and Trevor Place. These are most welcome developments. Other priorities needing constant attention include storm water drains which are often completely blocked, and broken paving (such as in Cheval Place

from building works) and tarmac instead of York stone or modern paving on prominent streets. The former is particularly important because WCC has declared about half of Knightsbridge to be within two 'Surface Water Flood Risk Hotspots' in its latest Strategic Flood Risk Assessment report. Separate to all the above, Cadent, on behalf of National Grid Gas, has spent much of the year digging up Brompton Road near the London Oratory on gas mains replacement. Regrettably, the complexity of the task, with so many other utilities and underground facilities in that location, has meant that the work will not be finished before the winter season and so will have to be reinstated and restarted in 2020. For more information, please call 0800 389 8261 or email info@communityrelations.co.uk. Other works have been going on near the Berkeley Hotel.

RUBBISH, RECYCLING AND STREET CLEANSING

Rubbish, recycling, street cleansing and weed removal continue to concern many residents and businesses despite WCC's best efforts, and we draw your attention to the excellent articles elsewhere in this magazine. Concerns range from the need for more frequent collections of recycling (now that so much packaging comes from



Greasy pavement in Brompton Road

home delivery) to grease-stained pavements and litter and cigarette butts strewn many side-streets. There is an ongoing problem with foxes ripping open rubbish bags at night to reach bones and carcasses, followed by birds and vehicles spreading what's left across our roads and pavements. One visitor described the effect one morning as 'third world'. Perhaps a campaign is needed to highlight these problems and potential solutions, such as the use of elegant, low profile, central rubbish collection facilities that leave streets spotless in France. Meanwhile, we are working with WCC and the Forum to get streets cleaned. You can help by reporting every instance of litter or rubbish put on streets outside permitted hours and other local problems to www.westminster.gov.uk/report-it. Enforcement action and clearance usually follows swiftly and firmly.

Last but not least, we have supported the Knightsbridge Neighbourhood Forum in its work to pursue 85 actions identified in the Knightsbridge Management Plan and in applications for the spending of the neighbourhood portion of Community Infrastructure Levy monies (see following pages).



Fibre optic cable works in Ennismore Gardens

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM

Simon Birkett, Chairman

The Knightsbridge Neighbourhood Plan 2018–37 (KNP) was 'made' (i.e. adopted) by Westminster City Council (WCC) on 11 December 2018 after nearly four years' work by the Knightsbridge Neighbourhood Forum (Forum). At the time of writing, it is still the only Neighbourhood Plan in the City of Westminster. We are pleased, though, that the Mayfair Neighbourhood Plan should follow shortly, having obtained around 90% support in two separate referenda at the end of October. Four other Forums – Fitzwest, Notting Hill East, Pimlico and Soho – have held the first statutory consultations on their draft plans and many more in Westminster are making good progress.

The 'making' of the Neighbourhood Plan triggered several immediate changes:

1. It became the starting place for the determination of all planning applications in the Knightsbridge Neighbourhood Area (KNA).
2. The neighbourhood portion of the Community Infrastructure Levy (CIL), which is money raised from residential development and held by WCC for spending in the area, increased from 15% (capped at £100 per dwelling) to 25% (uncapped).
3. The Forum began work on the top 85 non-land-use priorities (e.g. licensing) that were identified during the consultations and listed in the Knightsbridge Management Plan (KMP).

PLANNING DECISIONS

WCC officers and planning inspectors considering appeals are now referring to the KNP and one or more of its 40 policies in their reports and decisions on planning applications (including refusals of permission). Examples of relevant planning decisions include: advertising and wifi 'plinths' being refused for our busy pavements; restrictions on cafés in Brompton Road (WCC's approval of Illy Caffè's T&Cs application being a notable exception); encouraging developers to implement all-electric

buildings; urban greening (which may appear first in Lancelot Place or Montpelier Mews); and the consistent use of local construction policies. The Forum's 'best practice guidance' is also being used, particularly for construction standards and procedures, by the most professional developers and property owners, who are specifically addressing the requirements of the KNP in their planning applications.

The Forum continues to comment selectively on significant planning applications and appeals in liaison with the Knightsbridge Association.

NEIGHBOURHOOD PORTION OF CIL

A key objective of the Forum in pursuing a 'made' Neighbourhood Plan was to trigger, in accordance with national planning legislation, the automatic increase in the portion of the CIL monies collected and to be spent by WCC within the neighbourhood area. This difference could represent several million pounds over the lifetime of the plan. (About £31,000 of neighbourhood CIL was collected prior to the making of the KNP, i.e. at the 15% rate. This money arose from the Moreau House development in Brompton Road.) WCC requested the first applications for the spending of the neighbourhood portion of the CIL by mid-September. The Forum's application was guided by eight principles defined in the KNP and the list of general and area-specific projects that were approved in the Forum's October 2018 referendum. The Forum also consulted the KA on the choice of projects. One popular project proposed to WCC and approved was the comprehensive restoration and improvement of the 'hole in the wall', including its lighting. Please contact the Forum via its website or the KA if you have suggestions for an infrastructure project which would meet the above criteria.

OTHER INFRASTRUCTURE SPENDING

Beyond the CIL, WCC spends regular Council funds every year to improve local infrastructure. Over many years, the Knightsbridge Association has responded to WCC's requests for projects or problems to be highlighted. Significant examples in the last year have included: restoring the heritage pillars, lights and railings at the top of Rutland Gate, new road surfaces in Montpelier Walk and Trevor Place, and new street lighting in a number of streets (e.g. Rutland Gate and Rutland and Fairholt Streets). These works are in addition to day-to-day maintenance works such as street cleaning, unblocking storm water drains, etc. Some of these works are requested by the community and some are chosen independently by WCC.

There are several other sources of funds for spending on infrastructure improvements and other community needs:

- A. 'Ward' funds which are managed by our local councillors to address specific issues;
- B. Planned preventative maintenance schemes for highways, drainage and public lighting;
- C. Ad hoc projects funded by the Mayor and others, e.g. tree planting;
- D. The strategic portion of the CIL monies (i.e. the 'other' 75%), which we would like, at least on average, to be spent in our area; and
- E. Monies from other planning obligations, e.g. £11,000 towards addressing air quality issues in Princes Gardens.

The Knightsbridge Association takes the lead on responding to WCC's requests for (A) and (B) above, liaising with the Forum. The Forum and KA are considering whether they should engage in a more organised manner with the Council and others on their use of infrastructure and other funds and resources more

generally. This might coincide with the desire of local government to be more transparent about their use of monies arising from planning obligations.

BRINGING THE KNP TO LIFE

The Forum has moved quickly to capitalise on the extremely positive vote in its referendum. The Forum said it would 'pursue at least once' each of the 'Top 85 priorities' that were identified by the community during the preparation of the KNP by contacting the lead organisations involved in each. WCC would be lead player on 64 of 85 priorities and has been very supportive. Progress so far includes planning

enforcement, regulatory enforcement (e.g. confiscating stock from street traders), street cleaning, traffic and environmental issues, including air quality. The Forum's activities also included: commenting on WCC's initial and then draft Regulation 19 of its new City Plan (WCP); helping to establish an informal group of Forums in Westminster that complements WASF (see below) by focusing on planning issues; encouraging and advising other Forums on progressing their Plans and beginning to produce knowledge notes to share our experience with others; and trying to engage with the Defence Infrastructure Organisation, developers and others about the possible future sale of part or all of

the Hyde Park Barracks land. The most important of these was probably the WCP. Throughout, we have been helped greatly by WCC councillors and officers including Rachael Robathan who sits on our Board.

Much has been accomplished, but there is much yet to do. We will be applying to Westminster to renew our five-year mandate in 2020. Please follow our work and consider joining the Knightsbridge Neighbourhood Forum if you live, work or study in the Knightsbridge Neighbourhood Area (which is bounded broadly by Brompton Road, Albert Gate, South Carriage Drive and Queen's Gate). You can do so at knightsbridgeforum.org.

AMENITY SOCIETIES AND COMMUNITY LIAISON GROUPS

WESTMINSTER AMENITY SOCIETIES FORUM (WASF)

WASF comprises about 25 amenity societies, including the Knightsbridge Association, that are formally recognised by Westminster City Council (WCC) and have been representing Westminster's local communities for decades. Amenity societies are different to Neighbourhood Forums in that they focus more on the day-to-day needs of residents than strategic planning matters. Some individuals are involved in both amenity societies and forums. WASF's primary aim is to provide an opportunity for amenity societies to identify common issues and encourage the Council's leadership to hear and respond to those of greatest concern to our community. WASF was co-ordinated for many years by the highly respected Elizabeth Virgo. When she retired from the role there was some soul searching about WASF's future role and leadership. The group was re-invigorated in early 2019 by the election of Richard Cutt (of the Residents' Society of Mayfair and St. James's) as Chairman and Michael Bolt (of the Marylebone Association) as Vice-Chairman.

Examples of issues raised by the reinvigorated WASF include: the use of the Community Infrastructure Levy (CIL); feedback on the draft

Westminster City Plan, e.g. a request for more ambition from environmental policies; improving the Oxford Street district including vehicle-free areas; enforcement of planning and licensing conditions; and encouraging WCC to address the many day-to-day problems created by Airbnb, e.g. noise, anti-social behavior. On the last of these, the Council has established a specialist team tasked with tackling abuses of short-term lettings with over 1,500 properties in Westminster under investigation. One City Council tenant has been ordered to pay over £100,000 after losing a court case against the Council for illegally letting his flat. This pressure is a testament to what amenity societies can accomplish when working together under the WASF umbrella.

COMMUNITY LIAISON GROUPS

A Community Liaison Group is a different type of organisation. For many years, WCC has sensibly required the developers of major developments to establish and operate a Community Liaison Group (CLG) throughout the construction phase of a project. The primary aims of CLGs are to minimise the disruption caused by the construction of large

buildings and address other issues arising from the development, e.g. changes to the planning permission. Typically, CLG members include representatives from the KA, other local amenity societies, neighbouring apartment blocks, the developer and their contractor(s), and one or more Westminster Councillors. They usually meet monthly.

Based on long experience, the keys to successfully minimising disruption include: insisting that construction and servicing issues are considered at the design stage of the development; agreeing a detailed construction management plan before works commence; the developer using an experienced communications specialist; bi-weekly newsletters with updates and explanation about forthcoming works; careful planning with WCC, TfL and RBKC of traffic arrangements including road closures (e.g. not installing or removing cranes during the pre-Christmas period); and genuine and early consultation with the community about possible changes to planning permissions. Provided these things are done well, most large projects cause relatively few problems.

THE ROYAL PARKS

KENSINGTON PALACE ORANGERY



The Palace never initiated its 2017 plan for the Orangery, and has now produced plans for a less ambitious building of a single storey. It will house The Kensington Palace Orangery Learning Centre to support their expanding public engagement and local community programmes, and provide space for vital new catering and toilet facilities.

Major work to conserve the building fabric and interiors of the Orangery is also being undertaken and, when completed, a new garden inspired by Charles Bridgeman's 18th-century design will reunite the Orangery with the Palace and the historic landscape. New low-level planting will allow North-South views of the Nicholas Hawksmoor designed Orangery to be opened up once more.

HYDE PARK KIOSKS AND CAFÉS



During the year, The Royal Parks (TRP) have introduced new kiosks and restored some of the existing cafés. A sculptural new coffee house overlooking the Serpentine by the

Serpentine Bridge was opened in the summer. Designed by Mizzi Studio, 'the semi-transparent pavilion's structure is built using state-of-the-art technology. It takes its inspiration from the vernacular of the ancient Japanese tea house and is defined by an undulating canopy – echoing the stingray's flight through water.' At Hyde Park Corner the upgraded kiosk is proving popular. Great efforts are being made by TRP and their dedicated police officer, Steve Barnes, to return Speakers' Corner to its historic purpose as a place where speakers may talk on any subject as long as the police consider the speeches lawful, resulting in lively debates to be enjoyed and contributed to. Information boards have been erected over the whole area, explaining the history of the Corner, and soapboxes are now provided. The Witch's Hat kiosk has also been refurbished.

EVENTS

Events are a worthwhile source of income for TRP, although they unquestionably affect residents. The Parks go to a lot of trouble to liaise with residents' associations around the perimeter to mitigate against this, with pre-briefing meetings to inform and discuss any proposed changes and debriefing meetings where any problems that have occurred can be taken note of and measures taken to avoid them the following year. For some reason this year, as reported in the autumn newsletter, the sound levels for the BST concerts were noticeably higher in Knightsbridge, to such an extent that for the Sunday, 15 July concert, television commentaries from the Wimbledon finals and the cricket World Cup final were drowned out. KA is trying to establish the reason and the Chairman has arranged a meeting with Andrew Scattergood, the CEO.

British Summertime Concerts

These popular events are held every year on the Parade Ground on two successive weekends in July, with

countless other events in the days between. This year the evergreen Barbara Streisand was the headline star of the 7 July concert. Others who performed over the two weekends included Celine Dion, Stevie Wonder and the Black-Eyed Peas. This is the last year of the Agreement with current organisers AIG.

BBC Proms in the Park and Radio 2 Live

These two annual events took place on 14 and 15 July to capacity crowds. Once again Proms in the Park was hosted by Michael Ball. Performers included the Kingdom Choir, who performed at Prince Harry's wedding. Radio 2 Live the following day featured Pet Shop Boys, Status Quo and Simply Red. Picnics are available but people are also encouraged to bring their own. A sell-out audience enjoyed an unexpected Indian summer basking in glorious sunshine.

Winter Wonderland

The annual Christmas funfair, now in its tenth year, returned on 21 November and runs to 5 January. This is the biggest fund-raiser for TRP and goes a long way to making up the deficit from the reduced Government grant. Last year there were 3.6 million visitors.

The Serpentine Gallery

For the 2019 Summer Pavilion (see front cover), the Serpentine Gallery selected Japanese architect Junya Ishigami, celebrated for his experimental structures that interpret traditional architectural conventions and reflect natural phenomena. His design, which took its inspiration from roofs, the most common architectural feature used around the world, was made by arranging slates to create a single canopy that appeared to emerge from the ground. The interior of the Pavilion enclosed a cave-like space – a refuge for contemplation. For Ishigami, the Pavilion articulated his 'free space' philosophy in which he seeks harmony between manmade structure and those that already exist in nature.

BOOSTING BIODIVERSITY IN THE ROYAL PARKS

Peter Lawrence, Head of Ecology, TRP

Protecting and enhancing the wildlife of our eight parks is of great importance to The Royal Parks (TRP), forming one of our five charitable objects since we became a charity in 2017. Nature has its own intrinsic value, and we are striving to do our bit to combat global declines in biodiversity. Access to nature is very important to our visitors and neighbours – providing an escape from the bustle of the city, and opportunities to learn about and appreciate nature, as well as opportunities to get involved in physical habitat management by volunteering with TRP. The below provides a taste of some of the activities we have delivered over the last year to help our wildlife.

A key focus in many of the Parks is grassland enhancement. In Hyde Park, for example, the meadows have been expanded and improved through wildflower sowing and planting over the years. It is important that we get the management right, guided by ecological surveys and monitoring undertaken by specialists and volunteers (for example, flora and butterfly surveys), so this year we have been taking another look at



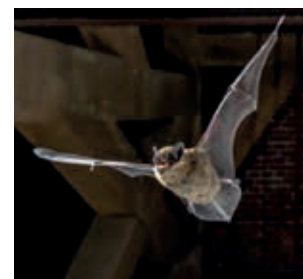
the meadow management regimes. It may seem counter-intuitive, but in some areas this will involve mowing the grassland more frequently than an annual cut, whilst allowing wildflowers to set seed. Removing vegetation helps take out nutrients from the system, and reduces the growth of more competitive plants, encouraging development of a more diverse mix of finer grasses and wildflowers. In other areas we will cut the grassland less, providing rough grassland as sheltering habitat for invertebrates and small mammals. Leaving refuge areas uncut also maintains features like hollow stems and old seed heads which can be used by over-wintering invertebrates. Ultimately we aim to provide a mosaic of different grassland habitats, providing a wide range of ecological 'niches' for wildlife. Similar approaches will be used in the other parks, such as the Queen's Meadow in Green Park, whilst we are also experimenting with grazing in Green Park as a tool to improving grassland habitat.

Our Mission: Invertebrate programme (www.royalparks.org.uk/get-involved/mission-invertebrate) is in its 3rd year, supported by players of People's Postcode Lottery. It aims specifically to deliver benefits for invertebrates. For example, a Pollinator Garden was completed this year near Pembroke Lodge in Richmond Park to demonstrate how gardeners can help the UK's 1,500+ native pollinator species (including bees, moths and butterflies, lacewings and hoverflies) by planting pollinator-friendly species and providing homes in bee and bug hotels. These principles are being employed in the planting across the parks. For example, a 'bee bed' has been created along

West Carriage Drive in Hyde Park, and this spring volunteers planted some 6,500 bulbs (including our native bluebell) near Hyde Park Corner. Species are selected to provide high-quality nectar sources throughout the year, not just in summer. Given our changing climate it is particularly important that we provide forage resources late into autumn as pollinators prepare for delayed hibernation, as well as

any that emerge through winter or in early spring.

Meanwhile, we are completing a bat survey across St James's Park and Green Park to better understand the species we have present, and which habitats they are using. A standard survey method is being used through the Central London Royal Parks, with a survey of Kensington Gardens in 2018 confirming five species of bat using the park: common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, noctule and Leisler's bat. This information helps us then guide the management of the parks.



This provides a flavour of just some of the nature conservation activities we have undertaken over the past year. Volunteers are particularly important to TRP in delivering biodiversity enhancement and monitoring projects. We would love it if you could join us, so if interested please do take a look at the volunteering pages on our website for further information: www.royalparks.org.uk/get-involved/volunteer-with-us.



set seed. Removing vegetation helps take out nutrients from the system, and reduces the growth of more competitive plants, encouraging development of a

MEMBERS' SECTION

ANNUAL GENERAL MEETINGS AND NEW YEAR RECEPTIONS

2018



Questions, please!

Held on 14 January 2019, the 2018 AGM saw a happy return for members and guests to the beautifully restored and refurbished Mandarin Oriental. It was slightly nail-biting whether it would go ahead in that

location, as the fire which had broken out when the 2017 refurbishment of the hotel was virtually complete set the re-opening back by several months. Luck was with us and the AGM was able to take place as planned. Our thanks to General Manager Amanda Hyndman for once again making the Ballroom available to us. Amongst those welcomed by the chairman were Mark Field, MP for the City London and Westminster, Emma Dent Coad,



MP who won Kensington for Labour at the election in May, the Lord Mayor of Westminster Cllr Lindsey Hall and the Deputy Mayor of RBKC Cllr Mohammed Bakhtiar. The format had been altered this year to allow chairmen of each of the committees to talk briefly on the topics which had occupied their time during the year and what they saw as being the main problems in the future. In answer to a question from the floor, Cllr Nickie Aiken, Leader of WCC, spoke of her aims and priorities. Cllr Sof McVeigh, a new RBKC councillor for Brompton and Hans Town ward, had been asked to speak briefly on licensing and the problems caused by the ever increasing number of cafés, especially in Brompton Road. The new format met with approval and will follow similar lines at the 2019 AGM. The raffle – once again our gratitude to Lady Grade for providing three magnums of champagne as prizes – raised £650 for our chosen charity the London Air Ambulance

2019

We are delighted to say that the Mandarin is again welcoming us to the Ballroom for the 2019 AGM which will take place on Monday, 13 January 2020. Please note that the reception starts at 6.45pm and members are asked not to arrive before that time as we are busy setting up the room – though it is nice to see such enthusiasm, this year they started arriving half an hour early: a host's worst nightmare! The AGM begins at 7.30 and will again be followed by the individual speakers, during which time there is the opportunity for members to put questions to the local Councillors, Council Officers, the Police and their local MP.

Lady Grade has very kindly given her traditional donation of magnums for the raffle. We thank her for her consistent and very generous support.

Our charity for the 2019 AGM is The Royal Trinity Hospice, the oldest hospice in the United Kingdom. Founded in 1891 by a member of the Hoare banking family, it is located in Clapham Common and provides specialist palliative care. Its mission is to support its patients in living every moment they have left as fully as possible and is there for their family and friends of all ages, at every step of the way.

Trinity's team of experts provides care both at its Clapham Common

base and out in the community, wherever patients call home across seven London boroughs. As a charity, the outstanding care and support Trinity provides is completely free of charge. Trinity must raise over £11 million annually to supplement the income received from the NHS in order to continue providing its free care. The Knightsbridge Association is proud to support them.

Visit www.royaltrinityhospice.london to find out more. Follow them on Twitter @trinityhospice.

Royal Trinity Hospice
Living every moment

RECEPTION BEFORE THE 2018 AGM



Norbert Kurcz, Cllr Lindsey Hall, Lord Mayor of Westminster and Paul Meitner



Diddi Malek, Tony Knight and Mark Field MP



Tom Slator, Cllr Nickie Aiken, WCC Leader, Melville Haggard and Olivia Cox.



Paul Velluet, Cllr Louise Hyams and Samuel Hopkins



Cllr Sina Lari, Cllr Mohammed Bakhtiar, Deputy Mayor RBKC and Craig Hassall



Theresa Short and Aida Berhamovic



Matteo Margaroli, Julia Robinson and Louise Halliday



Chris Barrass, Emily Candler, Fiona McWilliams and Luke Blair



Cllr Tim Mitchell, Yoshi Nishio and Cllr Tony Devenish AM



Marlaine Fielding, Dr Cosmo Scurr, London Air Ambulance



James Wright, Cllr Elizabeth Hitchcock and Carl Muller



Federica Wilk, Flora Stamato and George Wilk

RECEPTION BEFORE THE 2018 AGM



*James Ray, Alana Fisher
and Alexander Nicholson*



*Ray Dyer, Heather Jardine,
Avril Cox and Angela Knight*



Douglas Temple and Cllr Walaa Idris



Constantin and Lucy Wolf



*Matthew Bennett, Simon Birkett
and David Bieda*



Julia and Simon Boadle



Tamara Haggard and Charles Hinds



*Safia Afkhami, Angela Measures
and Jenny Hamada*



Francesco Brenta and Caroline Burke



*Emma Dent Coad MP
and Melville Haggard*



*Martin Frame Cllr Gerard Hargreaves, Deputy
Leader RBKC, Cllr Charles Williams
and Amanda Frame*



*Ashkar and Fereshti Sherkat,
Cllr Sof McVeigh and Monica Khodari*

THE ASSOCIATION

FINANCES

We have changed the format for the Annual Accounts for the financial year 2018–19 to provide a clearer picture of some of the Office Costs. Newsletters (printing and mailing) are listed separately and the costs of printing and mailing the Annual Report are now included in the Annual Report costs, not Office Costs. Office Costs now only include stationery, telephone, annual insurance and sub-committee costs. We hope this will enable us to keep a tighter control of the major expenditures in our budget.

As the 2017–18 Annual Accounts have already been approved, an additional set of revised 2017–18 accounts has been added for comparison. The Association's financial situation remains healthy, although there was a deficit again over the financial year 2018–19. Although expenditure dropped by £3,000, income decreased by £7,000. For the first time, the costs of the Annual Report were not covered by advertising income. This reflects a change in the nature of print versus online advertising and increased production costs, and is something the Executive Committee is addressing. We are very grateful to Tom Slator of Maccallum Slator for again checking the Annual Accounts.

MEMBERSHIP

Our membership has remained fairly constant. Although there were no new Life Members over the last year, 12 new Annual Members have joined, and we hope that the new Knightsbridge Association Facebook page will promote further membership. We are always looking for new members, so please encourage your neighbours and local businesses to join.

It would be very helpful if members could consider setting up Standing Orders for membership payments where possible. If you have not yet completed and returned the GDPR (General Data Protection Regulations) form to the KA, please

do so, otherwise we may not be able to continue to stay in touch with you. If you need a new form, please email info@knightsbridgeassociation.com.

APPRECIATIONS

Anica Alvarez Nishio

With success of the 2018 KA Annual Report behind her, Anica took on editorship of KA's flagship publication for a second year. She enthusiastically promotes ideas for new content, and her method and professionalism are helping us to secure continuing interest from those wanting to advertise in the Report.

Chris Barrass

We are very grateful to Chris Barrass for taking over the chairmanship of the Transport and Environment committee in Marc Winer's absence and for working so closely with Simon Birkett on the transport and air quality issues that impact Knightsbridge.

Simon Birkett

Simon has generously stepped up his involvement with KA's Planning and Conservation committee following the Neighbourhood Forum's successful referendum and implementation of its Plan. Simon continues to provide an essential link between the work of the Association and Forum and we thank him for his continuing dedication and time commitment to both entities.

Francesco Brenta

Our thanks to Francesco for stepping forward to take on the 'digital' brief from John Pollard and guiding us gently into the world of Facebook and Twitter.

Caroline Burke

Our thanks to Caroline for her excellent work as a member of the Transport & Environment committee. We were sorry to see her step down from the committee earlier in the year.

Olivia Cox

Special thanks go to Olivia for reformatting KA's accounts to facilitate

greater cost transparency and easier year-on-year comparisons. She undertook this time-consuming endeavour alongside her normal duties as Treasurer and custodian of KA's membership database, a task that embroiled her in GDPR compliance. We are also grateful to her for organising KA's visit to Veolia's Materials Recycling Facility in the Old Kent Road.

Madeline Elsdon

Madeline organised a well-attended tour of the Scrolls at the Westminster Synagogue. By keeping her ear to the ground, she continues to provide an invaluable stream of 'street intelligence' and practical advice from her detailed knowledge of Knightsbridge and its residents. Special thanks go to her for agreeing to take on the chairmanship of the Law and Order committee in 2020 following John Pollard's retirement.

Paul Meitner

Working closely with our Ward Councillors, Paul has produced a number of Licensing breakthroughs, particularly on Tables and Chairs and licensing hours. His efforts are much appreciated and have helped to roll back years of enforcement laxity in this key battleground. His forensic approach will have even greater application now that the Knightsbridge Neighbourhood Plan has been approved.

John Pollard

John expressed a wish to step down as chairman of the Law and Order committee at our AGM in January 2020. We are sad to lose a committee chair who has done so much to introduce the KA to new digital platforms of interest to younger members and potential members. He has done this with patience and good humour while bringing senior personnel from the security services to address the Law and Order committee on terrorism and cybercrime. He

leaves to spend more time on the Isle of Wight. We extend our very best wishes to him and Gillian.

Carol Seymour-Newton

Carol's untiring energies are focused on the Planning and Conservation committee since relinquishing editorship of the Annual Report to Anica Alvarez Nishio. Our thanks to

Carol for her wide-ranging contacts with Local Government, business and residents that together continue to give the Association its longstanding credibility within the community.

Elmar Toime

The printing and distribution arrangements for the newsletters

and Annual Report continue to go from strength to strength since Elmar took control of these vital functions. The new formats are widely acclaimed and continue to deliver substantial cost savings for the Association. We warmly thank everyone who volunteers, no matter how much or how little they take on.

EVENTS

TOUR OF THE SCROLLS AND AFTERNOON TEA AT THE WESTMINSTER SYNAGOGUE



On 24 October, members of the KA were warmly received at the Westminster Synagogue in Rutland Gardens. Having discovered that the Synagogue houses a small museum containing ancient Jewish scrolls which had been saved from destruction by the Nazis during World War II, Madeline Elsdon kindly arranged for a guided tour. Jeffrey Ohrenstein, Chairman of the Czech Memorial Scrolls Trust, explained that Reinhard Heydrick, Hitler's Deputy Reich Protector of Bohemia and Moravia (the modern day Czech Republic) had based himself in Prague calling it 'My City'. Despite being one of the main architects of the 'Final Solution', Heydrick decided to save 100,000 local Jewish artefacts, including 1600 Torah scrolls, some more than 200 years old, setting up a museum to do so. As a result of his actions, of the original 350 synagogues, only 60 were destroyed by the Nazis and a further 80 by the later arrival of the Communists. As Communism

ran out of money, Czech authorities sought buyers for the scrolls, which thus came to the attention of a London art gallery. In 1964 a Jewish benefactor stepped forward to purchase them, and the scrolls are now safely housed in the Synagogue in a controlled environment. We learned that the scrolls contain identical text, setting out the five books of Moses and are handwritten in ancient Hebrew (containing no vowels) on cow-skin parchment. They take 18 months to write and only designated Scribes can perform the task. It is interesting to note that, when the current Scribe arrived in London he visited the Israeli Embassy who were not particularly interested in his skills and directed him to the Westminster Synagogue, where he subsequently spent 27 years cataloguing and repairing the scrolls – what luck that he has, as they are amazing artefacts.



After the tour, members of the local constabulary team joined us for a sumptuous afternoon tea where Cantor Yoav Oved entertained members with a selection of Hebrew and Yiddish songs. The afternoon perfectly encapsulated the multi-

faceted historical and contemporary, international and local aspects of the Knightsbridge community, and a truly memorable time was had by all.

THE GREAT EXHIBITION ROAD FESTIVAL 2019



This year saw an exciting festival hosted by the Exhibition Road Cultural Group (ERCG), a celebration of curiosity, discovery and exploration, all in the spirit of the Great Exhibition of 1851. The tents have long come down, the road re-opened to traffic and the scientists and curators gone back to their desks, but more than 60,000 people (an even split of adult only and family groups) took part in the inaugural Festival on a sweltering weekend at the end of June. Among the visitors, 6,000 attended talks, more than 8,000 took part in workshops and nearly 15,000 came to evening events. A second festival (3–5 July 2020) will include the development of themes touching on science, art, culture, history and general curiosity which wide-ranging community partners bring to this unique part of the capital. With last year's festival featuring everything from multi-sensory matter and brass bands to 'try on your own space suit', that will be no small feat – we await it with interest!

LOCAL AUTHORITIES REPORTS

WCC

Earlier in the year, WCC moved back into their extensively refurbished offices in City Hall Victoria Street, having vacated them in 2017 whilst works were carried out. The Council had its first statutory consultation on the draft new City Plan in the summer and is expected to publish a revised plan before the end of the year.

Members and Officers

Councillor Ruth Bush, member for Harrow Road since 2015, is the first Labour councillor to be appointed Lord Mayor. When Cllr Nickie Aiken was first elected Leader she pledged to give the role to an opposition member for the first time in its 55 year history,



Lord Mayor, Cllr Ruth Bush

and she has been as good as her word. In September Nickie Aiken strengthened her team with the creation of two Deputy Leaders: Cllr Richard Beddoe who holds responsibility for Strategy and Cllr Tim Mitchell for Delivery. Cllr Beddoe continues as Cabinet Member for Place Shaping and Planning, and Cllr Mitchell as Cabinet Member for Environment and City Management. Meanwhile Cllr Mevyn Caplan has replaced Cllr Gotz Mohindra as Chairman of Planning.



Cllr Richard Beddoe



Cllr Tim Mitchell

Tony Devenish, Rachael Robathan and Elizabeth Hitchcock are the local ward councillors. Tony doubles as GLA member for the West London constituency. Rachael is WCC Cabinet Member for Finance Property and Regeneration and Elizabeth is on several major committees. They hold regular street meetings where residents can point out and discuss particular local problems. Notices of these will be posted on our website and on Facebook.

RBKC

RBKC adopted their new Local Plan Partial Review on 11 September 2019. It replaced parts of the Consolidated Local Plan 2015 and the remaining saved policies with the Borough's Unitary Development Plan. Work is already underway at RBKC on a whole new Local Plan.

Members and Officers

In May Cllr Will Pascall was elected to serve as Mayor. First elected to the Council in 2010 as the member for Stanley Ward, he has been part of the Leadership Team since 2017, first as one of the two Deputy Leaders and for the last year as Leader Member for Streets, Planning and Transport. Previously he served on committees including Public Realm, Housing and Property and Adult Social Care. Cllr Johnny Thalassites was first elected to the Council in 2018 as member for Holland Ward. In May this year he was appointed Lead Member

for Planning and Transport, a significant portfolio covering planning policies, improving the quality of the built environment, development control, section 106 and CIL (Community Infrastructure Levy), transport and transportation policies. Cllr Cem Kemahli, first elected in May 2018 for Royal Hospital Ward, is the Lead Member for the Environment having previously served on committees for Public Realm Scrutiny, Licensing and Planning.



Cllr Johnny Thalassites



Cllr Cem Kemahli

GREATER LONDON AUTHORITY (GLA)

On 7 May 2020, the GLA elections for the Mayor of London and London Assembly Members will take place. There are three different 'contests' that make up GLA elections – and three different ballot papers for voters: (1) the Mayor of London; (2) the 14 Members of the London Assembly who represent London's 14 constituencies; (3) the 11 Assembly Members who represent the whole of London (London-wide Members). The Additional Member (AM) system which is used involves voting once for a constituency member and once for a London-wide representative.

A full list of the candidates, constituency members and 11 London-wide members will be available online nearer the time.

BUSINESS IMPROVEMENT DISTRICT (BID)

A Brighter Future for the Brompton Road?

Hugh Seaborn, Chief Executive, Cadogan

Let's face it, Knightsbridge does not look or feel like the international centre it is. While globally and elsewhere in London, shopping districts are investing to maintain quality and vibrancy, large parts of the Brompton Road at the core of Knightsbridge look tacky, run down and in decline.

Retail is going through enormous changes due in large part to consumers purchasing more online and less in shops. We all read and hear about this daily in the media. In most central London locations the impact has been slow to emerge and, because the erosion has been continuous and gradual, evidence of the decline has taken time to appear. However, the resultant changes are evident in many places, including Brompton Road, and will continue to increase for some considerable time as demand for shops evolves.

The ease with which it is possible to buy something online and have the product arrive swiftly and (for the consumer) effortlessly, means that shops must offer something more than just a transaction to survive. Accordingly, successful shopping streets need to provide consumers with a broader experience than just retail, including a variety of food and drink, leisure opportunities, cultural attractions and a high quality environment. This is why, for example, we at Cadogan take painstaking care to curate our shopping streets and why we are prepared to invest in improving the public realm on Sloane Street.

These changes directly affect retailers and retail property owners,



but how does this affect people living in an area near shops? The answer is that frequently ground-floor activity defines the character of an area, and although it takes time to respond, the personality of a residential district does reflect the commercial activity around it. Shopping streets provide much more to society than just 'stuff to buy'. At their best they reinforce communities as neighbours meet and converse, people develop local networks and deepen their connection to the area. In the queue at the bakery we might chat to a stranger who lives nearby and find a common interest, for example. Just take a look at the southern end of Pavilion Road on a fair day when it bustles with people enjoying the environment and bumping into acquaintances and friends.

By contrast, the impact of the decline of Brompton Road is all too well known to those living

nearby. As your Chairman, Melville Haggard has said so eloquently, 'The café and restaurant mono-culture remains deeply entrenched and, in consequence, Knightsbridge is losing the amenities that make it a neighbourhood.' The gradual and continual replacement of local shops, restaurants and amenities with cafés and general tourist shops, and in some instances anti-social behaviour, damages the quality of life for local residents.

At Cadogan we place communities at the centre of what we do. If we are to prosper in the very long term as

we wish to do, then we need to be part of reinforcing thriving local communities and managing change, so that the area stays relevant, vibrant and alive. For these reasons, we recently brought a group of property owners on Brompton Road together with local politicians from both councils, large businesses, the Neighbourhood Forum and visitor institutions coupled with local residents importantly, including the Knightsbridge Association. At a meeting of all these apparently divergent interests a very common priority emerged: that something positive had to be done to halt and reverse the decline of Brompton Road if Knightsbridge is to continue to appeal to residents, investors and visitors. It was understood that simply hoping to retain the existing state of affairs would result in a continued deterioration to the detriment of everyone.

As a result the property owners commissioned a study for the Brompton Road area which included extensive and thorough interviews to understand a broad spread of views and aspirations for the area. Two key elements have emerged from this exercise. Firstly, the need to have a clearly defined strategic vision and secondly, the aspiration of positioning the area to appeal to the luxury market already well established, while simultaneously encouraging the return of shops and restaurants aimed at local residents.

There are challenges. The local authority boundary hinders a co-ordinated approach. The residents suffer, not only with the loss of local shops and restaurants but also by the behaviour of some visitors who are attracted by the unplanned growth of establishments that often contribute little to the local environment. The strategic vision should guide and encourage public realm and highway improvements, particularly to reduce the barrier

created by the four lane Brompton Road through greatly enhanced crossings to link more safely and comfortably the generally affluent south side with the declining north side of the road.

The study has identified that a Business Improvement District (BID) has the potential to bring together the disparate interests and focus them on this strategic vision. A BID with a clear purpose is able to use persuasion and dogged determination to lead change. Working with the local authorities, the Mayor, residents, property owners, the Neighbourhood Forum and local businesses, a BID can act as a catalyst to encourage investment, influence policy and maintain a focus on re-positioning the area. Most importantly a strategic vision could drive change that brings together the mix of authorities, investors and communities through a commitment to make Brompton Road a priority to deliver a better Knightsbridge for all.

Over the coming months those people with an interest will be discussing the findings of the feasibility study and considering whether to progress towards the creation of a Business Improvement District. This needs careful consideration as it involves a statutorily defined process which is expensive and time consuming.

Personally, I sincerely hope that the consensus supports this approach because there is no status quo for Knightsbridge. The choices are between continued decline which I believe will accelerate, or co-ordinated action. It is true that there are no quick fixes. The first challenge will be to arrest the decline before reversing it and this will take time, patience and a great deal of hard work. I am hugely encouraged by the consensus we have identified so far amongst the disparate parties involved and my hope is that everyone with a genuine interest in protecting and improving this wonderful part of London, will support this approach in any way they are able to.

In light of the current proposal for a Business Improvement District (BID) for the Brompton Road area (see overleaf), it's worth looking at the experience of Westminster where BIDs have been actively operating for some years. Indeed, Westminster is currently home to 12 BIDs – more than any other borough in the country. Business Improvement Districts (BIDs) are clearly defined commercial areas in which extra improvement and management are funded by contributions made by the businesses operating within that area.

In Westminster, most major commercial areas have their own BIDs supporting common themes to improve their

districts. The Marble Arch BID, for example, focuses on Safety and Security and partners with the Police on targeted patrols to deter criminal activity. Leicester Square provides extra funding for enhanced street cleaning. Schemes such 'Baker Street Two Way' involve working alongside the Council to help shape the public realm. Sustainability initiatives involve supporting green spaces, freight consolidation and electric vehicle use – for example, Victoria BID has created a scheme linking local businesses with suppliers using low-emission vehicles to improve air quality. As for Connectivity, NWEA are looking to deploy free public WiFi on Oxford Street, Regent Street and Bond Street.

BIDs can also organise events to encourage visitors (Christmas lights switch on, open-air sports screenings, etc., and ones to inform local businesses on topics such as anti-terrorism measures or the apprentice levy.

Our experience in Westminster has proved very positive. We work closely in partnership with our BIDs and value the additional insight, investment and management they bring. We believe that this partnership is a real force for good in delivering tangible improvements to these areas and, undoubtedly, Westminster's businesses – and residents – have seen the benefits.

WHAT DOES THE FUTURE HOLD FOR YOUR BIN?

Changing the Way the UK Deals with Packaging Waste Matter

Domnic Hogg PhD, Chairman, Eunomia Research & Consulting Ltd

Those who've been watching Anita Rani and Hugh Fearnley-Whittingstall on the BBC recently will have seen for themselves that not all of the packaging we put in the recycling bin ends up as new packaging or products. Indeed, sometimes it is ending up in countries ill-equipped to deal with the supposedly recyclable materials we send them. The problem is greatest where plastics are concerned. More and more of our shopping seems either to be made from, or packaged in, plastics – or both. Some products and packages are nigh-on impossible to separate into their constituent materials, or different types of plastic, in order to be recycled.

There's also growing public concern over plastics washing up on previously pristine beaches in Bali, the Seychelles – name the beach, the plastics will be there. The problem isn't just one that affects coastlines or far-flung places. Long before this stuff finds its way to the oceans via drains and rivers, it's already causing problems. The best evidence we have suggests residents place a very high value on clean, nearly litter-free environments. (They're right to do so: the well-known 'broken windows' theory tells us that if one thing's happening to drag a neighbourhood downhill, others tend to follow.) Look down next time you're strolling along the street – you'll be extremely lucky not to see much littering. Typically, you'll see single-use cups, takeaway food containers, bits of newspapers, and plastic bottles or cans. Once you get your eye in, you will also see the smaller stuff: cigarette ends, hair bands, cigarette filters in plastic film tubing, rubber bands (especially near Post Office depots!), 'noss' capsules (from people using them for legal highs). It's a grim collage of a modern life in which we prize 'convenience' above cleanliness.

So why are the UK's recycling systems – especially for plastics – obviously creaking? And why, globally, have we ended up with all sorts of items being

littered and so little incentive to do anything about it?

In several of our European neighbours, producers actually pay local authorities for their role in providing waste management services that support meeting recycling targets. This concept – 'extended producer responsibility' – makes sure that producers bear responsibility for most, or all, of the waste-related costs that their products impose on society. As a result, the purchase price includes the costs of dealing with the packaging or the product at the end of its cycle of use.

Thus far, the UK has opted for a different approach. For the most part, that has left government, mainly local government, meeting the costs of achieving recycling targets. Since the scheme took effect in late 1990s, producers have paid a fraction of the costs they do elsewhere in Europe – and should have been paying here, if required to pay their way. Despite a squeeze on budgets, local authorities are still picking up the tab. Consequently, they have been struggling to maintain, let alone improve, the quality of their waste services.

Before too long, this will change significantly, in ways that businesses and members of the public will notice. Earlier this year, DEFRA consulted on a major shake-up of waste policy, issuing papers on extended producer responsibility, a deposit-refund scheme for beverage containers, and greater harmonisation of local authority recycling systems. We should know more details soon, but some changes are already fairly clear.

First among these is that businesses will have to pay the full net costs of dealing with their packaging. This is likely to mean that the companies filling the packages have to pay for the costs of collecting packaging waste, sorting it and having it recycled. They will also meet the costs of dealing with packaging that doesn't get recycled. That includes a proportion of the costs of collecting, landfilling and incinerating waste,

reflecting the share of refuse that is made up of packaging. Similarly, they will have to contribute to the costs of managing litter bins, and of cleaning streets to remove litter.

There will be a fee for each tonne of packaging they place on the market, with high fees for packaging that is unrecyclable and relatively high ones for packages that are difficult to recycle. The amount they pay towards the cost of waste management will increase around ten-fold, and while the cost will not be a big share of overall product prices, it will create an incentive to reduce packaging and to make what remains easy to recycle.

As a result, households should find that more of the packaging that they are buying is recyclable, and that the recycling system becomes more uniform across the country. They may have to get used to taking drinks cans and bottles to a shop or other location where they can reclaim the deposit on them. Local authorities will be paid from funds raised from fees paid by industry, which should put their waste services on a more sustainable financial footing (though the government could yet take with one hand what it gives with the other). It might also ensure appropriate funds are available for street cleaning – in which case, people might also find the streets are less littered.

Over the next few years, then, business, councils and – eventually – the public will need to get used to a rather different system of waste management. They are likely to need support and advice along the way, to understand how best to work within the new rules and funding mechanism. However, the effort will be worthwhile if the effect – as seems likely – is to improve recycling performance. As long as DEFRA makes sensible changes to the architecture of the existing scheme, this should also make it more likely that investment takes place in infrastructure here in the UK: in addition to improving matters locally this should reduce the need to export our problems elsewhere.

EXTENDED PRODUCER RESPONSIBILITY (EPR)

The View from London's Leading Provider of Recycling Solutions

Stephen Martins, Regional Sales Manager Greater London, Veolia



If we want to protect our planet for future generations, doing the right thing with food and product packaging materials like plastics, glass, metals and paper is vital. Recycling them saves energy and reduces the need to take new resources out of the natural environment.

At first look, Extended Producer Responsibility (EPR) is about who pays to recycle product packaging. At present, packaging producers, users and sellers pay around ten percent of the cost of recycling or disposing of it via the current packaging regulations, known as the Packaging Recovery Note system. The remaining costs fall to Local Authorities via general taxation. Under the new model, the packaging producers will pay the full cost of collecting, treating, and recycling their materials. That is an important shift, not just because it sees the 'polluter' pay but because of the underlying changes in behaviour that it will produce.

Veolia's services touch the lives of around 50 % of Londoners, either through their home or their work. Every day, we are collecting, sorting and reprocessing thousands of tonnes of recycling and waste materials that will go on to become

new products or packaging again. A visit to one of our facilities around the capital shows the sheer scale of this operation and the challenges we meet every day to make London a more sustainable city.

One thing that makes recycling more difficult for everybody is the diversity of packaging materials used. Some, like a typical plastic drinks bottle, are easy to recycle again and again as long as they find their way to the right bin. Others, like cartons that combine metal foil and cardboard, are much more difficult. Capturing and separating these materials uses more resources, and some material collected may also be lower quality. All this can make it harder to find a buyer for the recyclate once the materials have been collected, sorted and separated.

The new EPR system will encourage product makers to use less packaging as a way to reduce costs. It will also cost them more when they use packaging that cannot be recycled. Veolia has pushed for this to be a sliding scale based on ease of collecting, sorting and reprocessing the material. To put that in the context of the supermarket shelf, this should mean that a litre of orange juice

packaged in an easy-to-recycle material, like a plastic bottle, will cost less to produce than a litre of orange juice in a harder-to-recycle container, like a carton made with cardboard and metal foil. Ultimately this will impact pricing and that pricing will influence consumer choice. These market forces will help to standardise packaging materials and make recycling easier for all. Whatever format the final EPR system takes, it will not be the whole solution. Other measures such as deposit-return schemes and new legislation for businesses have also been put forward to help get more recyclable packaging into the right bin in the first place.

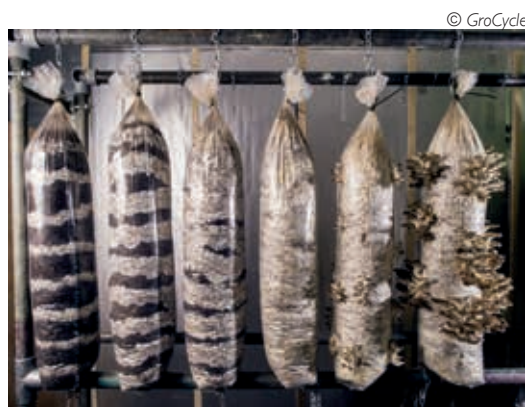
Across London, Veolia is already helping thousands of businesses of all types and sizes to make the right choices for their recycling and waste. Any business seeking to prepare for the changes to legislation that will come from the Government's Resources and Waste Strategy and the Mayor of London's Environment Strategy should get in touch with us. Any Londoner interested in what happens to their recycling after collection should keep an eye on our website for details of our annual facility open days, which usually take place in September (www.veolia.co.uk/London).

FOOD IN THE CITY

An Exploration of Sustainability

We are in a pivotal time where food and our relationship to it are topics of increasing global interest and debate. The interest in recycling, waste reduction and food independence noted elsewhere in this magazine extended to the cultural sphere, with the V&A hosting a major new exhibition exploring how innovative individuals, communities and organisations are radically re-inventing how we grow, distribute and experience food. Taking visitors on a sensory journey through the food cycle, from compost to table, it posed questions about how the collective choices we make can lead to a more sustainable and just relationship with food and food production. Working with chefs, farmers, scientists and local communities, the exhibition centered around four key themes. 'Compost' examined diverse projects that aim to create a more resilient food system by closing the nutrient loop and changing our perception of waste. A working version of MIT's Food Computer,

which precisely replicates natural condition to grow crops in unexpected places, and the Urban Mushroom Farm were of particular interest to residents. Using waste



© GroCycle

Urban mushroom farm

coffee grounds from the museum's cafés, the Farm demonstrated how to grow edible oyster mushrooms, which were then harvested and, coming full circle, used back in the cafés. KA Vice Chairman Carol Seymour-Newton noted, 'Tried to grow them in my airing cupboard – produced about two. They are quite fussy.'

Less personal, but no less relevant are questions about large-scale

food transport, the ever-more-important issue of food miles and transparency about the manner in which our food is produced. In the current political climate, with potential trading partners trying to impose their ideas about food safety, these have become an even more pressing question, as has the question of national agricultural self-sufficiency.

Historic objects rounded out the exhibit, which also drew attention to the fact that the V&A was built on the site of Brompton Nursery and housed an early food museum.

Photograph Michael Zee



© Fallen Fruit, 2019.



Fruits from the Garden and the Field (Rainbow)

A GROWING TREND

Self-Sufficiency in the Parks During the Wars

Mika Alvarez Nishio

Being an island, it is unsurprising that Britain has a long history of importation. One only has to look as far as the Great War and the relatively unsuccessful attempt at self-sufficiency to realise its vital role. During the early 20th century, on average, Britain was importing over 50 million tonnes of food a year – the majority coming from the USA and Canada. Following the outbreak of World War II, the vast fleet of merchant vessels crossing the Atlantic was our initial lifeline to survival, yet a dangerous one. With German U-boats lurking in wait, this lifeline soon became Britain's weakest link.

The endurance of the Homefront during wartime was vital in maintaining morale. Thus, for both psychological and practical reasons it was decided that our reliance on imported foodstuffs must come to an end. This was achieved through three methods. Firstly, farming was revolutionised. Consumer goods factories were converted to produce machinery and the Women's Land Army created to provide labour. Secondly, rationing was introduced. Despite an increasingly discernible disparity opening up amongst society as a result, this did undeniably reduce food consumption by a third. Finally, and most notably, our reliance on imports was diminished by the introduction of the 'Dig for Victory' campaign.

Introduced in 1939 under Lord Woolton (as Minister of Food), 'Dig for Victory' is arguably one of the most memorable wartime movements. Across the country the people of Britain were encouraged to use any and all unused land as allotments. On the surface there is no doubt this was predominantly a rural campaign, and indeed, at its height 79% of all food grown was still from rural areas. Yet one



would be foolish to overlook the vital contribution made by urban populations. The transformation of the Royal Parks, and in particular vast areas of Hyde Park and Kensington Gardens, not only provided a practical solution to the reduction of imports but worked to promote a communal sense of contributing to the war effort.

Although large sections of the parks were eventually cleared for 'Victory Gardens', as they were known, in the first few months of the campaign there was very little uptake. Many contemporary commentaries have assumed this was due to laziness or a lack of sense of duty; be assured, this was not the case. Knightsbridge residents simply didn't know how to go about managing an allotment. Despite 'model allotments' having been briefly set up in Kensington Gardens during the Great War, with an experienced horticulturist on hand to offer advice and to demonstrate how best to maximise the output of a small plot of land, by the beginning

of the Second World War there was once again very little reason for an urban dweller to know how to plant a carrot or grow a potato. However, by 1943 C.H. Middleton's radio programme 'In Your Garden' was reaching millions of listeners, offering advice on growing cabbages, leeks and many more war staples. Local residents soon answered the call for help. In the shade of the Albert Memorial onions grew. The famous Kensington Garden flower beds were replaced by rows of cabbages. Where the Princess Diana Memorial is found today, the Hyde Park Piggery stood. Festivals were held to showcase the produce grown and competitions were introduced to keep enthusiasm high.

By December of 1941, uptake was so strong that there was a waiting list of residents keen to acquire land. Indeed, Hansard notes a question from Mr Lewis Silkin (MP) asking the Parliamentary Secretary to the Ministry of Works and Buildings whether he 'was aware that there are more than 300 applicants for allotments in the City of Westminster who are unable secure a plot to cultivate'. At that time a quarter of the total area of Hyde Park and Kensington Gardens was allocated to war-time encroachments, of which 14 acres were allotments. (Across the Royal Parks in London a full 340 acres was devoted to food production.)

By the end of the war food production had increased by 1.3 million tonnes, coming from 1.4 million plots. In the final analysis, it was determined a sixth of London's vegetables consumed during the war were grown in allotments in Hyde Park and Kensington Gardens alone. Although on the surface one might expect such a famous campaign to have a far greater material

outcome, this perhaps misses the point. The use of the Royal Parks for agriculture during World War II represents something far greater than simply increasing food production. This brief yet effective repurpose came to be about ingenuity under pressure, adaptability and, more than anything, community. People from all walks of life, both high and low, came together when it mattered, to fight the national struggle together.

Today, we are living through a time of transformation. Current consumer culture of instant, pre-made, overabundant food is soaring. Businesses such as 'Uber Eats' and 'Deliveroo' can have any type of food imaginable at a single doorstep within the hour. Walking down Brompton Road, it is hard to imagine a situation where the whole nation faced such severe shortages – a time when bankers were forced to grow carrots in window boxes, lawyers had chickens in their

gardens and Hyde Park had its own smallholding in order for London to survive. We are approaching a time where 'food miles' will soon dictate produce availability. Whether this concept is justified or misleading, one thing is for certain: this seemingly futuristic fight for that which is home-grown undoubtedly finds its roots in the wartime allotments of the Royal Parks.



Growing vegetables by the Albert Memorial



Kensington Gardens has an allotment and runs gardening courses for children.

History of Productivity

The ground in London's South Kensington where the V&A now stands was once planted with fruit trees. From 1681 until the museum was built in 1857, this was the site of the famous Brompton Nursery that supplied trees to gardens around the country. As the capital expanded in the 1850s, agricultural land gave way to cultural institutions (including the museum), and a bold new vision of what a city could be. Artists David Allan Burns and Austin Young, who work collectively under the name Fallen Fruit, created a bespoke piece entitled *Fruits from the*

Garden and the Field, which references a book from 1850 of the same title, held in the National Art Library, which has botanical illustrations by Owen Jones, an influential 19th-century designer and key figure in the museum's history. To go with this, they created a series of hand-drawn 'fruit maps' which plot the locations of fruit trees currently growing on, or overhanging, public space in London, drawing attention to communal edible resources in London today and inspiring us to re-imagine the city as a generous and productive public space.



FALLEN FRUIT OF SOUTH KENSINGTON

THE STORY OF KENT HOUSE

Philippa Bernard

THE HISTORY OF THE HOUSE



Kent House, the elegant mansion on the corner of Knightsbridge and Rutland Gardens, has a long and interesting history and is now the home of Westminster Synagogue. It was named after Prince Edward, later Duke of Kent, who was born in 1761 in Buckingham House, the fourth son of King George III. As he grew older his relationship with his parents became contentious. Lonely and unloved, the Prince went to Hanover for military training and then to Geneva where he was given a very inadequate allowance. He was always incompetent with money, never having been used to managing his own financial affairs, and remained in debt for the rest of his life.

In 1790 Prince Edward was sent to the garrison at Gibraltar in an attempt to curb both his erratic behaviour and his debts. Here he straightened out his affairs, though he was still lonely. He entrusted to his staff the task of finding him a companion and a suitable lady was found in Marseilles who agreed to come to meet him in Gibraltar. Mme Julie de St Laurent was well bred, elegant and educated, and

refused to be bought off when the Prince's personal entourage tried to disentangle him from the liaison. Edward was anxious that her position should be regularised and was much concerned about Julie's future.

Eventually he was recalled to London where he was now received warmly by the royal family, though of course without Madame: the Prince had a suite of rooms at Kensington Palace but Julie could not join him there. However, across Hyde Park, close to where the new Cavalry Barracks were being built, was a small but handsome house fronting the main road with extensive gardens stretching back to Montpelier Street. The Prince, still with a very inadequate income, took the house and Julie was happily installed in a fine home where she and her Prince could relax in private.

When reproached by his brother for this rather public liaison, the Prince said that he felt a total loss of parental affection. 'This motive alone induced me to establish Mme de St. Laurent in a residence altogether separate from mine

where she was attended by a distinct set of servants.' In 1799 he was created Duke of Kent, with an increased income – a royal mistress had never been a bar to progress. He named the house of his happy liaison after his title. Mme Julie de St Laurent was to remain his beloved mistress for twenty-seven years, and there can be no doubt that they stayed closely attached to each other until, for reasons of state, they had to part.

In the late 18th century, the Kent House estate was considerably larger than it is today. Rutland Gardens did not exist, but several large houses stood on South Place, and the main building stretched from Knightsbridge down to about half what is now Rutland Gardens. The main entrance was on the east of the carriageway with a long drive running round the house down to the stables at the end on the west. There was a large semi-circular conservatory jutting out into the extensive gardens, with flower beds and gravel drives, with fruit trees and a kitchen garden at the far end. When no legitimate heir to the throne was forthcoming from George III's fifteen children – George IV's granddaughter was stillborn – it fell to Prince Edward to do his duty to his country. His beloved Julie – a commoner – was not considered suitable, so he married the widowed Princess Victoire of Leinigen. They moved into Kensington Palace, where their daughter, Victoria, became Queen of England at the age of eighteen. Julie, after occupying a house in Ealing for some time, moved to Paris. When Kent House was eventually sold it was described in *The Times* as 'a modern, uniform and substantial mansion, suitable for a family of distinction.'



More recent history

For some sixty years Kent House was one of Victorian London's most prominent centres of political, artistic and social life. It was taken by the Earl of Morley and occupied by the Earl and his family with his sister who married George Villiers. The house was split down the middle to accommodate both families with a large number of children. A door between the two halves allowed them to visit each other while retaining their privacy. One of the Villiers, Theresa, married George Cornwall Lewis, who became Chancellor of the Exchequer. Another Villiers descendant, also Theresa, is MP for Chipping Barnet. The Crystal Palace, built for the Great Exhibition of 1851, stood opposite the house in Hyde Park.

Prince Edward's original Kent House was demolished in 1870 when the area was developed, and the land where it stood was bought by Louisa, Lady Ashburton. Like most of the chatelaines of Kent House, Louisa was intelligent and well read, but with a streak of eccentricity. She was descended from a Sephardi Jew, Ephraim Baron D'Aguilar who had lived in London. When his mental health deteriorated, he was so cruel to his family that they deserted him. He then bought a small farm in Islington, known as Starvation Farm because of the way he treated his animals. Louisa, his great granddaughter,

married into a Scottish baronial family, and after the death of her husband came to London with her little daughter Maysie. Among her friends were artists and writers, including Robert Browning, Thomas Carlyle, George Eliot and Florence Nightingale.

Louisa was living in Berkeley Square, with a large house in the country, but tiring of her London home she chose to buy the Kent House site in Knightsbridge and appointed Henry Clutton as her architect. She was extravagant and tempestuous: a friend called her 'generous, violent, rash and impulsive, ever swayed by the impression of the moment.' She was notoriously compulsive and slow to pay her bills – which were many – and unable to keep servants. She moved into her new house with Maysie, asking for ever more additions and amendments to the building and when her country home was destroyed by fire, she brought many of its treasures to Kent House. Louisa ignored all advice on her extravagance, buying great quantities of works of art, including paintings by Turner.



The Reinhart Library

The arrangement of Louisa's home at Kent House was very like it is today, with visiting carriages stopping under the porch to allow their passengers to descend, before continuing on to the new stable block at the end of the road. Inside, the entrance led straight into what is now the Reinhart Library, with a door into the Marble Hall, a perfect cube. The Dining Room (now the Friedlander Room) had as



The Scrolls of the Law in the Holy Ark

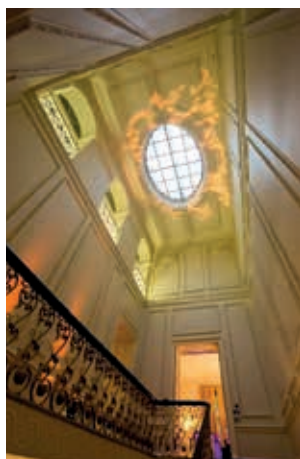
its fireplace the great black-and-gold feature which is now the Synagogue's Holy Ark, a part of all synagogues in which the Scrolls of the Law are kept. It was taken upstairs when the congregation moved up to the present Sanctuary. Above it, then, were the words *Eat to Live and Live to Serve*. The offices, of which Louisa was so proud – and which were very up-to-date for the time – consisted of the butler's pantry, kitchen, scullery and butler's bedroom. They lay at the back of the house and the housekeeper's room and the servants' hall were in the basement. Family and guest bedrooms were on the second floor, with a small mahogany-hinged table outside each door for shaving water and breakfast trays, still there when Westminster Synagogue bought the house. All the other doors were of mahogany, fitting back into the wide walls, as they do to this day. Louisa continued to spend with no thought for the future and when she died in 1903 the house had to be sold to pay her debts.

In 1909 the house was bought by Sir Saxton Noble and his wife



The Entrance Hall

Celia. She was the granddaughter of Isambard Kingdom Brunel, and a fine pianist. They had four children: Humphrey, who wrote a book about his life in Kent House, Marc, who died at the battle of Ypres, Cynthia, who married Gladwyn Jebb the diplomat, and Marjorie, who later became a friend of Flora Reinhart, wife of the congregation's first minister. Three of the children were



The lantern light above the staircase

married from Kent House, and three grandchildren were born there. The Nobles made many changes to the house with their architect Reginald Blomfield reflecting their artistic and musical sensibilities; balconies were

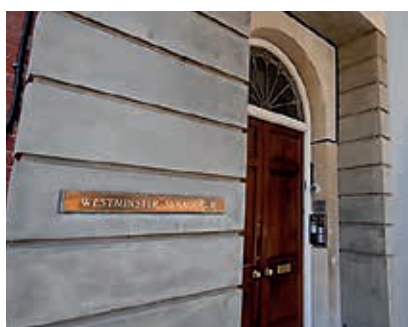
added to the bedrooms and to the rooms on the first floor, a skylight fitted to the raised ceiling above the stairs, and the two reception rooms turned into one L-shaped room as a music room and ballroom. The Nobles invited the Catalan artist, José-Maria Sert to fill the walls of the room with a huge mural in whatever style he thought best. The painting comprised a huge magical landscape, with canals and bridges, elephants and camels, strange birds and flowers. Fireworks and rockets were being let off and classical temples, kings and queens and every other possible imaginative creation covered the walls to the ceiling. Great musicians visited Kent House to play amid the splendour, among them Pablo Casals, Donald Tovey, Myra Hess, Irene Scharrer and many more, who performed before a splendid audience in full evening dress. Diaghilev brought his ballet company to attend. The supper room faced out over Knightsbridge,

where a fine meal was served, with the help of the twelve live-in servants.

When war broke out the Nobles left London to live in Bath. The guests at their last dinner party at Kent House included the Marchioness of Reading, Colonel and Mrs Bowes-Lyon, Harold Nicolson, Countess Jellicoe and the Japanese Ambassador and Mme Yoshida. The house was not to see such glory again until the days of Westminster Synagogue's glittering fund-raising dinners. Saxton died in 1942 but Celia lived on in Bath until 1962, when her funeral was held at Bath Abbey. The family offered the house to the Red Cross and towards the end of the war it was taken over by Telephone Rentals, who dug holes in the marble hall for office partitions, while the Nobles' chauffeur lived on in the basement. The Sert murals are now believed to be in Spain, perhaps in a bank, but regrettably no one seems to know where.

WESTMINSTER SYNAGOGUE

Westminster Synagogue was founded in 1957 when a group of members of the West London Synagogue, Britain's largest Reform synagogue, together with their Rabbi, Dr Harold Reinhart, decided to form a congregation of their own. Synagogues affiliated to the Movement for Reform Judaism are progressive in their outlook, men and women sitting together for services, some parts of which are in English, and women play an equal part in the conduct of services and in the administration of the congregation, including being able to train and officiate as Rabbis. Festivals are observed for one day rather than two as is usual in most Orthodox synagogues, and refraining from travelling on the Sabbath or keeping dietary rules is not obligatory. Worshipping to begin with at Caxton Hall in Westminster, the congregation began looking for a permanent home, preferably within the Borough. Generous members made it possible to purchase Kent House, where the congregation has remained for more than sixty years



enjoying the benefits of a beautiful house in a historic location.

When Westminster Synagogue bought the house in 1960 (for £85,000) it was in a sorry state. There had clearly been little respect by the previous residents for its beauty or its history, with engrained dirt in the ceiling mouldings and scratches in the marbled floors. However, under the guidance of Mrs Reinhart, wife of the Rabbi, it did not take long for willing volunteers to clean it up: she herself got down on hands and knees to clean the fireplaces, while the Rabbi climbed ladders to replace light bulbs and put up curtains. The house has since been visited by descendants of the Noble family who were delighted

to know the use to which it has been put. With only its fourth Rabbi leading the congregation since it arrived, Westminster Synagogue is flourishing, carrying on Kent House's tradition of fine music, visiting speakers and a beautiful library, as well as observing the Jewish festivals and Sabbath services and with a wide programme of learning for all ages. It is a warm and friendly home, welcoming Jews and non-Jews alike, and is proud to take its place in one of Knightsbridge's most iconic houses.



Scrolls of the Law, rescued from the Czech Republic and brought to Kent House in 1964

KNIGHTSBRIDGE AND THE DUKE OF WELLINGTON

Nigel Cox

This year marks the 250th anniversary of the birth in Dublin of Arthur Wellesley, the 1st Duke of Wellington and Napoleon's victor at the Battle of Waterloo in 1815. Members of the Knightsbridge Association may be interested to know of some of his associations with our area.

KINGSTON HOUSE, KENSINGTON ROAD

In the late 1770s, Wellington's father, the 1st Earl of Mornington, an Irish landowner and a



1st Earl of Mornington

talented amateur musician and composer, brought his family to live in London. He took rooms at Kingston House, which stood on the Kensington Road where the large block of flats Kingston House North was built in 1937–38. Lord



Arthur Wellesley, 1st Duke of Wellington

Mornington died in 1781, the same year that the future Duke was sent to Eton. Arthur did not distinguish himself there and spent time with tutors in Brighton and Brussels before joining the Royal Academy of Equitation in Angers, France. He joined the Army in 1787, shortly before his 18th birthday.

Kingston House had been built on a three-acre site in 1757–58 by the Duke of Kingston for his friend, Miss Elizabeth Chudleigh. She was the rather racy daughter of a Governor of Chelsea Hospital. Kingston married her in 1769. However, after his death in 1773, she was convicted of bigamy (having previously secretly married Augustus Hervey, later Earl of Bristol). She then fled the country, letting part of the house. She continued to enjoy the rents until her death a decade later. Later tenants included Wellington's older brother, Marquess Wellesley, who died there in 1842, and Baron Lionel de Rothschild.

The original house was demolished in 1937. Redevelopment of the whole Kingston House estate (21

acres) continued until the 1960s as leases fell in: the results are today's Kingston House North, South and East, Bolney Gate and Moncorvo Close.

THE TREVORS

Wellington's mother was born Ann Hill-Trevor, daughter of the 1st Viscount Dungannon, whose Christian name, Arthur, he was given. Her nephew, another Arthur Hill-Trevor, 2nd Viscount, in 1771 inherited Powis House in Knightsbridge and the Trevor Estate of which it was part. After the Cavalry Barracks was built in Hyde Park in the 1790s, Powis House lost its view of the park, and in 1810 Lord Dungannon decided to demolish it and to lay out the ground for building. The result was today's Trevor Street and Trevor Square, as well as the terrace of larger houses facing the park, now numbered 235–243 Knightsbridge.

16 TREVOR SQUARE



Contemporary cartoon of Wellington and Harriet Wilson

Wellington was fond of attractive women, and his lovers included the courtesan Harriette Wilson, who lived at 16 Trevor Square from 1828 to 1830 and probably wrote one of her novels there. A few years earlier she had written a sensational memoir. Before it was printed in



Kingston House in 1878

1825, her publisher had offered the Duke the chance to pay to have his name removed; he famously is said to have responded: 'Publish and be damned!' The book opens with the striking sentence: 'I shall not say how, and why, I became, at the age of fifteen, the mistress of the Earl of Craven.' It included a lurid account of her relationship with Wellington over nearly a decade. Still in print today, the book's revelations and unflattering commentary on the Duke (for example, she said that his evening coat made him look like a rat-catcher) did not prevent Wellington becoming Prime Minister in 1828.

38 TREVOR SQUARE



During the 1840s Wellington's valet, James Kendall, lived at 38 Trevor Square (the house adjoining 9 Trevor Street at the top of the square, noted until recently for being painted pink). Kendall served the Duke for 25 years and was at Walmer Castle in Kent in September 1852 when the Duke fell ill and died. At Queen Victoria's request, he cut a lock of hair from the Duke's head, which she then wore in a gold bracelet. He also made a bust of Wellington which was recently on display at Apsley House.

HYDE PARK

The Duke enjoyed riding on Rotten Row, including until the late 1820s, on his famous charger,



Apsley House

Copenhagen (1808–1836). Copenhagen had carried him for 17 hours at the Battle of Waterloo – and, when Wellington patted his flank after finally dismounting, tried to kick him in the head. The Duke was Ranger of Hyde Park from 1850 to 1852. Among other duties he helped arrange the eviction, in preparation for the Great Exhibition of 1851, of the 'Squatter of Hyde Park', an old woman called Ann Hicks, who had run a fruit stall and contrived to build herself a low cottage on the mound between the Serpentine and Rotten Row. She claimed that her family had been granted the right to live in the Park after her grandfather rescued King George II from drowning in the Serpentine. The House of Commons heard but dismissed her case. However a public appeal raised the funds for her to emigrate to Australia, where she had family.

APSLEY HOUSE

Wellington's London home from 1817 to 1852 was Apsley House at Hyde Park Corner. Although on today's maps this may look like the apex of

the Knightsbridge triangle, it is in fact just outside our borders. It was originally the westernmost house on Piccadilly, but in 1961–1962 the adjoining houses were demolished to make way for the new Park Lane highway. Nonetheless, the house is a treasure on the doorstep of Knightsbridge residents and well worth visiting both for its history and its outstanding collection of paintings, statuary, gold, silverware and porcelain. The present (9th) Duke of Wellington and his family still have a private apartment there. The House is open to the public at weekends through winter until the end of March and every day except Mondays and Tuesdays in other seasons (see www.wellingtoncollection.co.uk).



Arthur Wellesley, first Duke of Wellington on his deathbed. Lithograph after a drawing by Sir T. Lawrence, 1852.

KNIGHTSBRIDGE RESIDENTS AND NEIGHBOURS

An Unlikely Couple: Ava Gardner and Charles Gray

Tony Jones

A number of notable people have lived in the Knightsbridge area at one time or another. As time passes, they move, memories fade and with the exception of those that leave a Blue Plaque behind them, all trace may be lost. Over the course of the next few editions we aim to publish, where research permits, short vignettes of these and other personalities brought to our attention. We aim to do this by streets and Ennismore Gardens, the first 'street of names', follows below. (We would be pleased to hear from residents who have anecdotes or ideas.)

There are still some residents who remember Ava Gardner and Charles Gray, two eminent actors, who both ended their lives cheek-by-jowl in nearby apartments in Ennismore Gardens. Charles Gray (1928–2007) was born in Bournemouth and, after a brief job as a clerk in an estate agency, began on stage, initially in modest local surroundings, before moving on to London. His strong suit was a fine profile and distinctly commanding appearance, and he is most famously remembered for his role as sinister Blofeld in the Bond film *Diamonds are Forever*. The *Guardian* columnist Eric Shorter claimed that Gray used to entertain dubious friends on his balcony into the small hours which was not well received by his neighbours. However, Gray had a tippling rival in his more famous neighbour, the exotic movie star Ava Gardner, who also enjoyed the use of her balcony in a nearby building. It is said that though they toasted each other's health across the intervening space, they did not get on well and never actually had a drink together (although this photo from Heathrow shows at least a professional camaraderie).

Born in North Carolina in 1922, the youngest of seven children, and having survived a series of failed marriages (to Mickey Rooney, Artie Shaw and Frank Sinatra), Ava Gardner moved to London in 1968 when playing the Empress Elisabeth in the film *Mayerling*. She remained a Knightsbridge resident for the rest of her days.

Known for memorable productions such as *The Snows of Kilimanjaro*



Ava Gardner and Charles Gray pictured at Heathrow Airport in 1981

and John Ford's *Mogambo*, for which she was nominated for an Oscar for Best Actress, perhaps the height of her career was Tennessee Williams' *Night of the Iguana*, directed by John Huston, with Richard Burton and Deborah Kerr. For this she was nominated for Best Actress by both BAFTA and the Golden Globes. She continued with various smaller parts in both film and television, until in 1986 she suffered the two strokes which ended her professional career.

Ava Gardner's years as a Knightsbridge resident could hardly have been more different: she lived quietly with her loyal housekeeper Carmen Vargas and her dogs for company. There are still residents who remember her walking her beloved corgi Morgan in the Parks. One resident recalls an adventure her

mother had: one day Ava asked if she would like to enjoy a bit of theatre and she agreed. Ava instructed the cabbie to drive miles away to the East End and a very ordinary public house. Her friend was perplexed at this and it emerged that the local policeman, whom Ava had befriended, was performing on stage at the pub. They had an unexpectedly enjoyable evening, ending with Ava playing darts with the locals. Ava was never one to countenance snobbery or stand on ceremony, having once thumbed a lift to her hotel on a dustcart after slipping away from a late-night party in Manhattan. Her biographer Peter Evans recalls her telling the story of how, having difficulty with balance after her strokes, she was walking in the Park with a friend who had a newly installed false hip. The friend fell over and Gardner, trying to help her up, also fell over – and there they lay (no doubt with passers-by clearly concluding they were hopelessly drunk) laughing on the ground.

She maintained good relations with Frank Sinatra (who gave her tickets to his concerts and paid some of her medical expenses) and Gregory Peck, but she was a lifelong smoker and drinker and suffered from emphysema which evolved into the pneumonia which ended her life. Ava Lavinia Gardner died in January 1990, aged 67. A few months before, returning to Ennismore Gardens from a stroll round the Park with her biographer, she said: 'Trying to cross this road is about the most exciting thing left in my life.'

MONUMENTS, MEMORIALS AND STATUES OF KENSINGTON GARDENS

Nigel Cox

For most members of the Knightsbridge Association the main attraction of our local Parks is probably their natural beauty – enhanced by generations of landscaping and gardening. However, they are also home to a rich collection of statues, monuments and memorials, some of which are little noticed. During 2019, the bicentenary year of the births of Queen Victoria and Prince Albert, attention has naturally focused on their fine memorials in Kensington Gardens. This article provides a brief account both of these and of some 27 other statues, memorials and other notable structures in the 270 acres of the Gardens, erected in the three centuries between 1700 and 2000. For reasons of space, it touches only briefly on Kensington Palace itself and the Orangery, both of which merit separate treatment. The latter was built for Queen Anne in 1704–1705 to a design by Hawksmoor and later altered by Vanbrugh; it is currently undergoing major renovation works (see page 28).

The monuments range from small plaques to gigantic sculptures. The article is set out in the order that they might be encountered on a walk through the Park, starting north of the Serpentine road bridge and ending at the Albert Memorial. A map of the Gardens may be bought at the Information Kiosk in Hyde Park, just west of the café at Apsley Gate (Hyde Park Corner). Copies are also displayed in glass cases by the main entrances to the Gardens.

SERPENTINE SACKLER GALLERY

This was originally a military gunpowder magazine, and its nucleus dates back to 1764–1765. The date 1805 appears on the central block's rainwater heads. The Doric colonnade and side pavilions were probably added round 1822 by Decimus Burton, the architect of the Apsley Screen leading into Hyde Park at Hyde Park Corner. A new wing was added to great acclaim in 2013, designed by the architect Zaha Hadid. More detailed information about the addition and the original building can be found in the Gallery, which is well worth a visit of its own.

THE ARCH

This six-metre high sculpture, a late work of Henry Moore (1898–1986), stands on the east side of the Long Water, by Buck Hill. This area, formerly part of Hyde Park, was added to Kensington Gardens as a deer park for Queen Caroline, wife of King George II, when the Long Water was created for her in 1734–1735. Deer were kept here well into the 20th century. Inspired by a small fragment of bone, the sculpture is made from



seven travertine stones quarried in northern Italy, weighing a total of 37 tonnes. Moore had made earlier versions of the sculpture and presented this final version to the nation for Kensington Gardens in 1980, following an 80th birthday exhibition of his works at the Serpentine Gallery in 1978.

By 1996 *The Arch* had become structurally unstable, so it was dismantled and put into store. Lengthy discussions between The Royal Parks and The Henry Moore Foundation resulted in a successful restoration: the stones were cleaned and repaired with stone brought from the original quarry, and a new internal skeleton of stainless steel dowelling was created. *The Arch* was then rebuilt in its original location in July 2012. On the path by *The Arch* is one of

the 90 plaques marking a seven-mile circular walk through the Royal Parks, in memory of Diana Princess of Wales (see also below). The vista from Kensington Palace to *The Arch* and up Buck Hill behind is probably the longest parkland view in central London, some 1200 metres.

ST AGNES' WELL AND QUEEN ANNE'S ALCOVE

At the top of the Long Water and east of the Italian Gardens (see below), a stone bench marks the site of St Agnes' Well, an old spring, whose water was thought to have medicinal properties. It dried up in 1861 following drainage works nearby. At the end of the path is this Grade II* listed covered sitting area designed by Sir Christopher Wren



in 1705 for Queen Anne, whose arms can be seen just below the roof. It originally stood south of Kensington Palace at the end of Dial Walk, the southern edge of the Palace's formal gardens, but was moved to the present site in 1867. Although at one time this alcove was used as a gardeners' store-room, Queen Victoria admired it so highly she built an alcove on the private beach at Osborne House on the Isle of Wight in similar style. It is currently closed pending restoration.

PARK LODGES

Some 80 yards east is Buckhill Lodge, which was built in 1858 and altered in 1888. Further east, by the road through Victoria Gate, is Victoria Lodge, built round 1838. This is technically in Hyde Park rather than Kensington Gardens. The Park Lodges originally housed Park staff, but most are now let out commercially.

PETS' CEMETERY

In the back garden of Victoria Lodge is a 19th century pets' cemetery. It was used from 1881, when the gate-keeper, a Mr Winbridge, agreed to bury in his garden Cherry, the Maltese terrier of some local residents which had died of old age. Cherry was followed by Prince, a Yorkshire terrier owned by the wife of the then Duke of Cambridge which was run over by a carriage. (The Duke (1819–1904) was Queen Victoria's first cousin and Commander in Chief of the Forces 1856–1895.

The Queen did not authorise his marriage to an actress, Sarah Louisa Fairbrother, so she was known as Mrs FitzGeorge.) Before the cemetery closed in 1903 some 300 pets were buried here, mostly dogs and cats but including some birds and three small monkeys. (In

1895 London had 118 dealers in exotic wild animals.) Most graves have tiny marble headstones. There are many conventional inscriptions of sorrow and affection, but one reads 'Remembering Fritz and Balu – poisoned by a cruel Swiss'. The cemetery is not to everyone's taste (the writer George Orwell claimed to find it 'perhaps the most horrible spectacle in Britain') and is not usually open to the public, but the Royal Parks (hyde@royalparks.org.uk) offer occasional tours and will also arrange private visits for a fee. Some of the gravestones can be glimpsed behind the railings on the Bayswater Road, depending on the state of the evergreen foliage.

ITALIAN GARDENS

The Italian Gardens, at the top of the Long Water, are believed to have been created at Prince Albert's wish in 1860, as a gift to Queen Victoria. This followed the sinking of new wells to feed the Long Water and Serpentine, after the Westbourne river (which formerly flowed down to Knightsbridge at Albert Gate) had been cut off and culverted as an underground sewer. The design, by James Pennethorne, echoes features of the gardens which Albert had created at Osborne House. Victoria's and Albert's initials can be seen on the Pump House at the north end of the Gardens. This building previously housed a steam engine to pump water for the fountains; and the pillar on top disguises a chimney. The Gardens were restored in 2011 with support from the Tiffany & Co Foundation.

Jenner Memorial

On the east side of Italian Gardens is a seated statue of Edward Jenner FRS (1749–1823), a Gloucestershire doctor who pioneered and promoted 'vaccination', specifically the use of cowpox virus to inoculate against deadly smallpox. His many interests ranged from hot air balloons to dinosaurs, and he was awarded Fellowship of the Royal Society for a paper on the nesting habits of cuckoos. This statue, by William Calder-Marshall,

was originally erected in Trafalgar Square, where it was inaugurated by Prince Albert in 1858; it was moved here in 1862 to make way for a statue of an imperial military hero, Sir Henry Havelock, who had broken the Siege of Lucknow during the Indian Rebellion (or Mutiny) of 1857. It was the first statue to be permitted in Kensington Gardens. A plaque was placed in front in 1996, marking the bicentenary of Jenner's discovery.

TWO BEARS DRINKING FOUNTAIN



This fountain, to the west of the Italian Gardens, at the junction of the North Flower Walk and the path leading down to the Round Pond, was designed by Kenneth Keeble Smith in 1939 to mark the 80th anniversary of the Metropolitan Drinking Fountain and Cattle Trough Association. The Association aimed to fight cholera and intemperance; it achieved more success with the former aim than the latter. It donated several drinking fountains and water troughs to the Royal Parks (for example, the elegant Lutyens fountains by the Hyde Park Lido and on the opposite side of the Serpentine and the granite water trough at the north Serpentine car park). Recently a visitor seems to have wished to offer the bears a new home and removed them from their plinth, but they were recovered nearby and have now been restored and reinstated.

PETER PAN STATUE

This statue stands on the west side of the Long Water, south of the Italian Gardens. It is the work of Sir George Frampton (who also sculpted Queen Victoria) and was



commissioned by the author J. M. Barrie, following the great success of his 1904 play and 1911 novel about Peter Pan, a boy who never grew up. Barrie lived on Bayswater Road and often played with friends' children in Kensington Gardens. The statue stands at the place where he described his character Wendy first meeting Peter Pan, who landed here after flying out of his nursery window. The statue appeared here on 1 May 1912, having been secretly erected overnight. Barrie put a notice in *The Times* announcing its arrival as 'a May Day gift to the children of London'. The popular success of the statue ensured its survival, despite occasional vandalism and some Parliamentary criticism of the author's self-promotion. Kensington Gardens receives some 10 million visitors each year, and many of them wish to see Peter Pan. During 2019 the Royal Parks re-landscaped the statue's surroundings and improved disabled access.

SERPENTINE GALLERY

This building on West Carriage Drive was built in 1934 as a refreshment pavilion, replacing a previous one built in 1855. It has been an art gallery of renown since 1970, and since 2000 has hosted an architectural competition attracting international competitors vying for the honour of building the annual Summer Pavilion on its lawn.

QUEEN CAROLINE'S TEMPLE

Standing in the grass between the Serpentine Gallery and the statue of *Physical Energy* is this classical-style summer house, designed for Queen Caroline. It is attributed to William Kent. Some of the graffiti inside the temple date back to 1821, when the park was first

open every day to visitors. In the 1830s the temple was converted and enlarged into a home for the foreman of the park labourers, but it was restored to its original structure in 1976. The lead roof proved a major attraction for thieves, and a non-lead substitute has since been installed.

'PHYSICAL ENERGY'

Further south on Lancaster Walk, at the junction of five paths, is this statue by George Frederic Watts OM RA (1817–1904). It is based on Watts' earlier bronze equestrian statue of an 11th century Norman knight, Hugh Lupus, Earl of Chester, which was commissioned by the Duke of Westminster for Eaton Hall in Cheshire and completed in 1883–1884. Watts then started work on the *gesso grosso* model for a new statue and was still working on it at his death in 1904; before this though, in 1902, he had agreed to two casts being made.



The first cast, which he donated to the British Government, became his last submission to the Royal Academy Summer Exhibition, standing in the courtyard of Burlington House in 1904. It was then sent to South Africa as the centrepiece of a Cape Town memorial to Cecil Rhodes, the diamond magnate and imperialist politician who helped provoke the Boer War and created Rhodesia (now Zambia and Zimbabwe). The second cast was this 15-tonne gift to the nation. It was delivered to Kensington Gardens in 1907, where it was inaugurated in 1908.

Watts said he conceived his work as a: 'symbol of that restless physical

impulse to seek the still unachieved in the domain of material things... This is a symbol of something done for the time, while the rider looks out for the next thing to do.' It was also seen as representing the energy of the Age of Empire, particularly given the association with Rhodes. Nonetheless, the left-wing Labour Publishing Company were happy to use it as their emblem in the 1920s and 1930s. In 2017 the Watts Gallery commissioned a new bronze cast of the work to mark the sculptor's bicentenary. This was displayed at the Royal Academy during 2017–2018 and is to be installed by the A3 near the Gallery's Artists Village, south of Guildford.

SPEKE MEMORIAL



Standing on the east side of Lancaster Walk, this red Aberdeen granite obelisk commemorates John Hanning Speke (1827–1864). An Army officer, he and Richard Burton were in 1858 the first Europeans to reach Lake Tanganyika. Five months later he was the first European to discover the source of the River Nile in the lake which he named Lake Victoria. Burton doubted that this was the source, and Speke revisited it in search of proof. (The day before he and Burton were due to debate the question publicly in Bath, Speke accidentally killed himself while shooting grouse.) The obelisk, by Philip Hardwick, was

erected in 1866. Hardwick's earlier proposed obelisk for the memorial to Prince Albert (see below) was in 1863 the runner-up to Sir Giles Gilbert Scott's winning entry. An informative plaque was placed in front of the memorial in 1995.

DIANA MEMORIAL PLAYGROUND

This extensive playground lies west of the Broad Walk and north of Kensington Palace, which was the home of Diana Princess of Wales (1961–1997), mother of Princes William and Harry, now the Dukes of Cambridge and Sussex. It was opened in 2000 and aims to commemorate Diana's love for the innocence of children. The centrepiece is a large wooden pirate ship. The Playground is designed to appeal to less able children as well as the able-bodied. Over a million visitors come here each year. Adults who wish to see the playground from inside the gates will need to be accompanied by a child. Much has been written on this amenity; what is less well known is that there has been a playground here since 1909. The first swings were the gift of J.M. Barrie. During the 1990s a statue of a Boy with Magic Rocking Horse stood nearby.

'TIME FLIES' CLOCK TOWER AND DRINKING FOUNTAIN



This building, by the Playground, was given in 1909 by a Mrs Galpin 'in memory of a beloved son and of one who loved little children'. (A rich family named Galpin lived nearby at this time, but the identity

of the donor and dedicatees are not now known.)

THE ELFIN OAK



By the Diana Memorial Playground, behind cylindrical fencing, is this ancient hollow oak, from Richmond Park, thought to be 800 years old, which in 1911 was carved by Ivor Innes with figures of elves, fairies and animals. It was presented to the Royal Parks in 1930 by Lady Fortescue. (Winifred Fortescue (1888–1951), was an actress who married Sir John Fortescue, Librarian at Windsor Castle and war historian. In the 1930s they settled in Provence where she wrote several books, including the still popular *Perfume in Provence*.) When the oak fell into disrepair, the writer and comedian Spike Milligan, who lived in nearby Orme Square, led a campaign for its restoration. The Prince of Wales unveiled the restored work in 1997.

ROUND POND AND WOODEN SHELTERS

The Round Pond was created in 1730 by George II, the last monarch to live at Kensington Palace. During the reign of his father, George I, this was a small rectangular basin that housed the King's 'tortoises' (turtles). Beside it was apparently a 'snailery' and nearby a 'tiger's den'. The Round Pond was long a favourite place for sailing model boats. It is now mainly populated by swans and Canada geese. The two shelters on the Broad Walk by the Round Pond were presented in 1919 by the Silver Thimble Fund, a charity founded in 1915 to raise funds for wartime medical supplies. The southern shelter commemorates the soldiers who

fought in the First World War, while the northern one is 'In memory of our sailors who upheld "Britain's sure shield"'.

STATUE OF QUEEN VICTORIA

This statue stands in front of Kensington Palace. In 1887 a Committee of Kensington residents was formed to arrange for a statue to be erected to mark Queen Victoria's Golden Jubilee. The project took time, and the statue was finally unveiled by the Queen on 8 July 1893. The statue was designed by the Queen's sixth child, Princess Louise (1848–1939), Duchess of Argyll. When she married the Marquess of Lorne, later 9th Duke of Argyll, it was said that she was the first child of a British sovereign since the 16th century to marry a subject. Her husband was appointed Viceroy of Canada 1878–1893, and she accompanied him for much of the time.



Somewhat surprisingly, Queen Victoria had allowed Louise to study sculpture. She was a pupil of Mary Thornycroft (1814–1895), who had sculpted a statue of Princess Louise as child, and Sir Edgar Boehm (1834–1890). Boehm's works included the 1887 bronze statue of Queen Victoria in Windsor and the equestrian statue of Wellington at Hyde Park Corner. It was rumoured that Louise and Boehm had a romantic understanding, and speculation was fuelled by the fact that she was at his house at 76 Fulham Road when he died suddenly in December 1890, a few months after the

death of his wife. Sir Lawrence Alma Tadema, another friend, had persuaded an initially reluctant Louise to enter the anonymous competition held in 1888 to design this sculpture. She put in her entry just half an hour before the judges entered the room, and her sketch plaster model (now in store at the Victoria & Albert Museum) was their unanimous choice.

Queen Victoria was born and christened at Kensington Palace, and it was there that she was woken on 20 June 1837 to learn that her uncle, William IV, had died and that she had acceded to the throne. The statue shows her as this 18 year old, with coronation robes and regalia. The statue is similar to a painting in the Royal Collection which she commissioned from Sir George Hayter in 1838, except that her hair is now in a stylish chignon bun rather than old-fashioned hair loops. As was then common practice, Princess Louise prepared the clay model, and the marble was then worked by a professional carver. She may have been helped by Alfred Gilbert, sculptor of *Eros* in Piccadilly Circus.

Princess Louise's marriage was not happy, and she had no children. (Thus, the 11th Duke of Argyll, whose divorce case in 1963 was a national sensation, was not her descendant.) Like Queen Victoria's youngest child, Princess Beatrice, she lived her last years at Kensington Palace (which the then Princesses Elizabeth and Margaret called 'the Aunties' Palace').

The Park authorities declined to protect the statue with sand-bagging during the Second World War (though the Broad Walk was envisaged as a possible escape airstrip for the Royal Family in the event of German invasion), and the statue was damaged by shrapnel, requiring the nose to be replaced in the 1950s.

Historic Royal Palaces restored it again in 2012 as part of a major refurbishment and re-landscaping of Kensington Palace: a pool was then built to surround it as a defence against vandals and pranksters. In 2019, to mark Queen Victoria's

bicentenary, plants were placed in the gravel in front of the statue, picking out the words '200 Years'. This, like Peter Pan, is a 'Talking Statue' so that people with smartphones can listen to a commentary. The plaque carrying the QR code has disappeared but those with the Talking Statues app can find it.

STATUE OF KING WILLIAM III

This statue stands in front of the south façade of Kensington Palace. William III (1650–1702) was the Dutch Prince of Orange, who with his wife Mary, daughter of King James II, was invited by Parliament to take the British throne after the deposition of James II in the Glorious Revolution of 1688. Kensington Palace was built for them by Wren and Hawksmoor (round the nucleus of the previous Nottingham House), as William found the air of Whitehall bad for his asthma.

The statue, by Heinrich Hauke, is a copy of one which Kaiser Wilhelm II of Germany had made for the terrace of his palace in Berlin. In 1907 he presented it to his uncle, King Edward VII, 'for the British Nation'. As well as trying to ingratiate himself, the Kaiser may have had in mind French support for James II and seen his gift as a subtle blow against Edward's *Entente Cordiale* with France and a reminder of the benefits of allying with Protestant powers. The British Government billed the Germans £153 for the cost of installing the statue. Its pedestal is by Sir Aston Webb. The Crowther Gates in front of the statue were moved here in 1989 from the northern side of the Palace. Further west, just by the park gate, is the Studio Gate Alcove, probably built for Queen Anne round 1703–1705. It is thought that the plastered wall panels may come from a 17th-century building.

ST GOVOR'S WELL

Some 20 yards east of the Broad Walk, where the land dips south of the Round Pond, is a Portland stone cylindrical drinking fountain, erected in 1976 on the site of an ancient spring. The inscription



carved in a spiral round it (rather laborious to read) explains that the spring was given its name in 1856 by Benjamin Hall, later Lord Llanover, after the patron saint of Llanover in Monmouth, an estate he inherited through his wife. Hall was First Commissioner of Works, the Government Minister responsible for the Royal Parks. (A tall man, sometimes known as 'Big Ben', he was also involved in the rebuilding of the Houses of Parliament, including the installation of the bell in the clock tower, both of which also became known as Big Ben.)

ESME PERCY MEMORIAL AND BIRD BATH

At the bottom of the Gardens, at the west end of the South Flower Walk, stands this charming statue of a mongrel dog. It was made by Sylvia Gilley and installed in 1961. It commemorates Esme Percy (1887–1957), a noted actor, who had studied under Sarah Bernhardt. Further along the South Flower Walk, on the north side, is an anonymous modern bird-bath, inscribed 'For Albie: Fly High Little Bird'.

ALBERT MEMORIAL

In 1839 Prince Albert of Saxe-Coburg and Gotha married Queen Victoria, his first cousin. Later titled Prince Consort, he and Queen Victoria were The Queen's great-great grandparents. Prince Albert devoted himself to public service, taking a high-minded and reforming approach. He was deeply involved in the Great Exhibition of 1851, which was held on the present tennis courts and playing fields in Hyde Park. Despite much initial scepticism, the Exhibition was an immense

success. It was proposed that his role should be celebrated with a statue, but he dismissed the idea: 'if (as is very likely) it became an artistic monstrosity, like most of our monuments, it would upset my equanimity to be permanently ridiculed and laughed at in effigy'.

Prince Albert died in December 1861, aged 42. He had suffered stomach pains for two years, but his death was stated to be due to typhoid. Queen Victoria was inclined to ascribe his death to the journey he made, though ill, in bad weather to Cambridge to reprimand their son, later King Edward VII, for indiscreet behaviour with an Irish actress. Victoria wore mourning for the rest of her long life. The death brought much public sympathy for the Queen and greater recognition of Albert's works. A public subscription was raised to erect a monument, near the site of the Great Exhibition, as 'a tribute of...gratitude for a life devoted to the public good'. Construction of the Memorial took £120,000 (perhaps £10 million today) and over a decade.



A proposal for an obelisk (like the Speke Memorial) was rejected, and Sir George Gilbert Scott's design was chosen. He envisaged a shrine for a statue of the Prince, on the model of a Gothic 'ciborium' over the high altar of a church. The Scaliger tombs in Verona were a key influence. Albert's statue, the work of John Foley, shows him holding the Great Exhibition

catalogue. Round the 180-foot-high shrine are friezes representing the western cultural tradition through the figures of 169 eminent artists: musicians and poets (south side), painters (east), sculptors (west) and architects (north); there seems to be a high proportion of British and Germans. At the corners are sculptures representing Agriculture, Commerce, Engineering and Manufacturing. Lower down statues show four continents: Europe, America, Asia and Africa. (Asia was deemed to cover Australasia). The canopy's external mosaics show both allegorical and historical figures representing the arts. The niches and pillars have eight statues representing the practical arts and sciences. Near the top of the tower are statues of the Virtues with Angels above.

The Memorial brought major changes to the parks. This area had previously been part of Hyde Park, with Rotten Row continuing over today's West Carriage Drive through Mount Gate to Queen's Gate. Queen's Gate Lodge was re-sited, and the Coalbrookdale Gates, which had stood on Rotten Row as entrance to the Crystal Palace, were moved across West Carriage Drive to become a grand entrance to Albert Memorial Road. Lancaster Gate Walk, which previously was oriented towards Queen's Gate, was replanted on the axis of the memorial.

Queen Victoria opened the Memorial in 1872 (a year after the Royal Albert Hall opposite). The gilded bronze statue of Prince Albert was seated in 1875. It is said that Victoria found it so lifelike that she asked for it to be covered with a black cloth whenever she drove past.

For much of the 20th century Victoriana was little valued, and the Memorial, once a testimony of Victorian dynamism and assurance, came to be seen by many as pompous and kitsch. By the 1980s it had fallen into serious disrepair and was supported by scaffolding. However, after a public campaign, to which the Knightsbridge Association contributed, in 1994 English Heritage took charge of a remarkable restoration, including the re-covering

of the statue of Albert with gold leaf. (The original gold-leaf had fallen victim to pollution before the First World War, though some believe that it was painted black then as an anti-German gesture.) The Queen unveiled the restored Memorial in October 1998.

MEMORIAL BENCHES

Finally, mention should be made of the private memorials in the park, in the form of benches presented by individuals in honour of friends or relations. These are too numerous to mention individually, but it is well worth a visitor's time to wander slowly noting the inscription on each one. (The Royal Parks no longer operate a bench-donation scheme, but Westminster City Council welcomes donations for many of its gardens.)

CONCLUSION

As these notes indicate, a stroll through Kensington Gardens can also be something of a stroll through British history, reminding us of some distinguished personalities of the last three centuries and of some of their achievements. It can also offer an insight into changing aesthetic values and tastes. Looking to the future, it seems unlikely that there will be significant additions to the Gardens' collection of monuments. A few years ago there seemed to be a public appetite for raising more memorials in the Royal Parks, and St James's Park and Hyde Park were both affected (Police Memorial, Bali Bomb Memorial, 7th July Memorial). However, the Royal Parks then conducted a consultation and high-level review, and in 2014 concluded that a fairly restrictive approach should be followed towards new monuments, in order to preserve the unique, quasi-rural landscape of the parks. Meanwhile the existing structures, which are recorded in this article, are in good hands.

Principal Sources:

Andrew Kershman, *London's Monuments* (2007); 'Buildings and Monuments in the Royal Parks' (Royal Parks, 1997); www.royalparks.org.uk

Other Internet Sources Consulted:

HistoricEngland.org.uk; Secret-London.co.uk; LondonRemembers.com; Wikipedia.com; RoyalCentral.co.uk

Bonhams

AUCTIONEERS SINCE 1793



Bonhams 1793

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



NICOLAS VAN PATRICK

INCORPORATING
HOBART SLATER 

The boutique estate
agency in the heart of
Knightsbridge



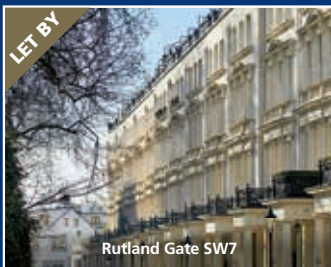
Montpelier Square SW7



Montpelier Walk SW7



Trevor Square SW7

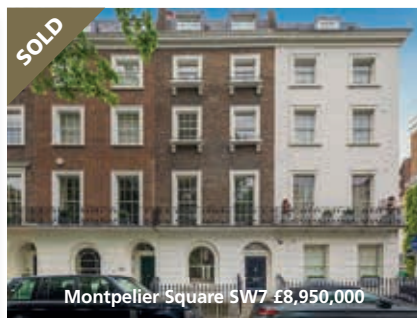


Rutland Gate SW7

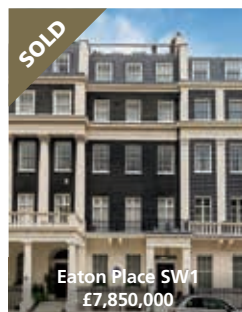


Relton Mews SW7

Operating out of Montpelier Street since 1981, Nicolas Van Patrick, incorporating Hobart Slater, is the leading boutique Estate Agent in Knightsbridge. Nicolas Pejacevich and Patrick Alvarado are now at the helm and along with the existing team boast a combined local knowledge and agency experience of over 100 years. Between them they are fluent in 6 languages, all of which allows NVP to offer their clients unparalleled market knowledge and the utmost in personal service.



Bridging the gap between people and property



Nicolas Pejacevich



Patrick Alvarado

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

NVP

NICOLAS VAN PATRICK

INCORPORATING
HOBERT SLATER





THE
KNIGHTSBRIDGE BUSINESS
GROUP

Promoting Knightsbridge

Belmond Cadogan Hotel
The Berkeley
C. Hoare & Co
Cadogan
Chestertons
Child & Child
Gladwell & Patterson
Grosvenor
The Hari
Harrods
Harvey Nichols
Jones Lang LaSalle
Jumeirah Carlton Tower
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

Did you know that Nicolas Van Patrick
now offers Block Management?

NEW BLOCK
MANAGEMENT
DEPARTMENT

Well we do!

We provide a complete service for the management of blocks of flats from service charge budgeting and collection through to organising and overseeing major works.



As your local team of Block Managers, our boutique service ensures each building receives proper attention and direct supervision, no matter where in the world you might be.



NICOLAS VAN PATRICK

INCORPORATING
HOBART SLATER 



Our growing number of happy clients benefit from:

- **Neighbourhood office** – being local we will personally visit your building regularly, can be on-site quickly if there's a problem and you can drop in and see us easily.
- As a **small friendly team** we offer a genuinely bespoke and attentive service, investing time and effort in our relationship with each client and in getting to really understand your building and your needs.
- Our staff have **many years' experience** in Block Management at the highest level, providing expert management with a proactive approach.
- As associate members of **ARMA** you can rest assured your block will be managed in full compliance with the best industry standards.



Contact our Head of Block Management, Hannah Roberts for details of how we can help you.
T: 020 7581 8277 M: 07983 068 114
hannah@nicolasvanpatrick.com
6-8 Montpelier Street, Knightsbridge SW7 1EZ
www.nicolasvanpatrick.com

Working together for a better environment

In the West End, Veolia are responsible for street cleansing and household waste and recycling collections. We also provide a wide range of services to 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 on the services we offer and to get a quote, please visit:
cleanstreets.westminster.gov.uk/services/



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

VICE PRESIDENT

The Lady Grade

CHAIRMAN

Melville Haggard

VICE CHAIRMAN

Carol Seymour-Newton

TREASURER

Olivia Cox

EDITORIAL

Anica Alvarez Nishio

EXECUTIVE COMMITTEE

Frances Blois

Olivia Cox

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

PLANNING AND CONSERVATION

Chris Barrass

Simon Birkett

Frances Blois

Francesco Brenta AA Dip

Avril Cox

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

Simon Birkett

Robert Cochrane

Rob Hays

Jason Hill

Alan Kraven

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 2019, Designed by
Junya Ishigami, Serpentine Gallery, London
(21 June – 6 October 2019), © Junya Ishigami +
Associates, Photography © 2019 Iwan Baan



IS INHERITANCE TAX POSING A THREAT TO YOUR ESTATE?

While most people are aware of Inheritance Tax, many continue to ignore the issue and overlook their potential liability; in doing so, collectively gifting to HM Revenue and Customs several billions of pounds each year. We can help create and implement highly effective strategies aimed at reducing your estate's Inheritance Tax liability. Contact us for further information.

The levels and bases of taxation, and reliefs from taxation, can change at any time and are dependent on individual circumstances.



FLORA STAMATO BA (Hons) APFS

Director of Flora Stamato Ltd

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



The Partner Practice is an Appointed Representative of and 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 'St. James's Place Partnership' and titles 'Partner' and 'Partner Practice' are marketing terms used to describe St. James's Place representatives.