



# KNIGHTSBRIDGE ASSOCIATION

Spring 2018

NEWSLETTER



## Dear Member

The New Year brought with it a number of challenges, which your Association continues to confront with persistence and resolve. These are, in no particular order of priority: fly-tipping in the Montpeliers, Trevors and Ennismores; the proposed flower stall in Montpelier Street; enforcement action against specific cafés / fast food outlets; preparing the Association for the coming into force of the General Data Protection Regulations on 25 May often referred to as “GDPR”; the state of the public realm in Brompton Road and the threat of yet more cafés and restaurants; ways to use Council Infrastructure Levy; the dysfunctional traffic layout on South Carriage Drive at Prince of Wales Gate; the ever persistent problem of air quality; and finally, ensuring timely responses to the unending cycle of public consultations.

The Association has had some success pushing back on these issues. We have argued that fly-tipping in streets on a RBKC / Westminster Borough boundary can only be solved by strong cross-border collaboration, particularly where commercial waste originating in one Borough is being deposited across the Borough boundary in black bags reserved for residential waste. Our actions resulted in Westminster agreeing to step up collections in one prominent location to three-a-day. Other Licensing and Planning successes are described in more detail in the following pages and the recurring theme that emerges is that the café and restaurant mono-culture remains deeply entrenched and, in consequence, Knightsbridge is losing the amenities that make it a neighbourhood.

Freehold ownership defines the nature of the surrounding public realm. Never was this more the case than in Brompton Road where

the coherence imposed by a small number of influential freeholders vanished long ago. This is compounded by a shared RBKC / Westminster borough boundary – and TfL’s lack of interest and money in effecting a Brompton Road upgrade.

Footfall in Brompton Road is now so dense on busy weekdays that we need to start looking ahead for potential mitigations like, for example, traffic calming systems used in other parts of London and continental Europe, including widening pavements and restricting traffic flow to two lanes in each direction.

We were delighted that the Knightsbridge Neighbourhood Plan elicited some ninety-nine responses to its Section 16 consultation, including those from the Association and many of its members. We look forward to the result of the independent inspectors’ findings and to the prospect of a Referendum later in the year.

We are working our way to becoming fully compliant with the requirements of the GDPR. You can expect to hear from us shortly to request your confirmation that we can continue to hold your data and that you are happy to receive communications from us via the various available media. **It is important that you respond one way or the other to avoid us having to delete your data by default.**

Henceforth, this newsletter will come to you twice a year in May and September, in a new format and via a more efficient and cost effective distribution arrangement. I hope you enjoy its contents: any comments on the new layout are very welcome along with any ideas or short articles for future editions.

*Melville Haggard, Chairman*

# PLANNING & CONSERVATION REPORT

*Edward Davies-Gilbert and Carol Seymour-Newton*

---

## KNIGHTSBRIDGE CONSTRUCTION SITES

55–91 Knightsbridge



The redevelopment of this site for Cheval Property is continuing on programme. Piling along Duplex Ride has been completed and piling continues along William Street. This work has been undertaken by Blue Sky Building, who will hand the site over to a new contractor team in May for the next phase of works, which will entail the excavation of the basement level.

Residents recently raised concerns over the speed at which cyclists approach the William Street/ Knightsbridge junction, the regular running of red lights by cyclists, and vehicles parking illegally in William Street, which caused poor visibility for pedestrians. A representative from Westminster's highways team attended a recent meeting with residents and officers are considering a number of options to improve the situation.

If you have any questions about the project, please contact Alexander Nicholson on 020 3697 4385 or via email at [55knightsbridge@fourcommunications.com](mailto:55knightsbridge@fourcommunications.com)

### 33–39 Knightsbridge and The Berkeley

Activity on site is currently paused, following the successful completion of the demolition of the existing building down to ground floor, however, it is anticipated that work will recommence in the coming weeks.

A planning application seeking amendments to the existing consent for the site was permitted by Westminster City Council at planning committee in March 2018. This application sought to re-organise the internal layout and provide a more contextual design for the Knightsbridge elevation. Once Westminster's conditions have been satisfied, work will commence on site again with piling and the basement construction.

If you have any questions about the project, please contact Alexander Nicholson on 020 3697 4385 or via email at: [33-39knightsbridge@fourcommunications.com](mailto:33-39knightsbridge@fourcommunications.com).

### K1 Knightsbridge Estate



Contractors, Keltbray, are now scheduled to hand over control of the site to building contractors, Skanska, in May. Before this, they will be continuing the structural demolition of the buildings across the site.

The scaffolding across the site is also being brought down as demolition progresses. This requires removal of debris from site and will see between 20–25 vehicle movements from site, every day. Installation of the piling platform is set to be completed this week, at which point, piling activity will commence. This activity will be carried out during daytime working hours so as to minimise disruption to our neighbours.

### 15 Lancelot Place and 1 Trevor Walk

Works will soon be commencing on the redevelopment of 15 Lancelot Place in Knightsbridge. This new residential development will create a 3 bedroom unit and two 1 bedroom units, including basement, roof gardens and terraces. The project is being managed by Rigby &



Rigby who have recently completed a number of projects in the Knightsbridge area.

There will be 12 weeks of preparation and demolition before the main construction programme commences. The project is programmed for a total of 150 weeks start to finish, weather permitting. A community meeting will be organised monthly to keep residents informed and regular email updates will be provided. To sign up for updates, or to find out more please contact Susanna Montrone via [15lancelotplace@fourcommunications.com](mailto:15lancelotplace@fourcommunications.com) or phone (0)20 3761 4461.

### 3-11 Lancelot Place

There has been a slight delay in being granted the Scaffold Licence by WCC, which has meant a revised date for starting the work. The provisional date for work to commence is 23rd April. In the meantime, the developers will be submitting a fresh set of plans to WCC that they feel will be more consistent with the new building under construction at 15 Lancelot Place – 1 Trevor Walk. The demolition and subterranean work that will start shortly is being carried out under the earlier granted application.

## OTHER PLANNING ISSUES

### Hans Crescent.

Harrods submitted an application for works to the public highway, which includes replacing the lampposts and benches with new street furniture, a circular planter, two lines of bollards at each end of the street, and a flower kiosk.

The plans have much to recommend them as most of it is welcomed as an improvement:

New paving, new lighting, new tree grilles with cast iron inlays, and re-siting of newly designed benches, in particular the removal of the existing benches by door 5 that we consider would be a hazard in the event of an emergency evacuation from the store.

However, we objected to the flower kiosk in Hans Crescent as we have always been assured it would remain free from commercial enterprises

and would remain public realm. We are also concerned at the safety aspect in case of an emergency evacuation from both the store and the underground station at the northern end. We await the planning decision as we go to press.

### IC Nursery School

#### 8-9 Princes Gardens

Imperial are planning to increase the number of children attending from 150 to 190 – which is pretty substantial. The problem ever since the nursery opened has been the noise from the children at play in the garden behind the school, which affects residents in Montrose Court. At that time, WCC at the request of the Association and the members affected, imposed a condition that the garden could only be used for play between certain hours, giving residents at least some respite. The College appealed, and the Inspector upheld the Council's condition. The new proposal is seeking to extend the garden and the use of the garden for the full day – 9am to 5pm. This will be opposed.

Whilst upgrading the buildings, the proposal is to move the nursery temporarily to 14-15 Princes Gardens.

#### 10-14 Princes Gardens

At the same time, agents for the Montessori School, whose lease at 22-24 Princes Gate is due to run out in 2020, have put in an application to WCC to move into 10-14 Princes Gardens. Currently they have some 240 pupils plus staff, but the intention is to increase pupil numbers to 400. Together with the 200 toddlers at the day nursery, some 600 children plus over 100 staff would be arriving and leaving, by various means, the north side of Princes Gardens every weekday.

Princes Gardens is already a rat-run in the morning and evening because traffic is unable to turn right at the top of Exhibition Road.

And then there is the constant noise from children playing in the gardens behind the whole of this terrace.

#### 31 Brompton Square

The long running saga of No.31 began in 2004 when RBKC gave planning permission to gut the house and excavate the sizeable garden to a depth of some 30 ft or more. Thus it remained over a series of vicissitudes until the property again changed hands in September last year. It has apparently been bought by the Issa brothers from Lancashire, founders of Euro Garages, listed in the Standard as amongst the top 10 richest Asians



*31 Brompton Square. Concerns remain for the stability of the Mews arch and public safety*

in the UK. And to the relief of everyone the contractors are already on site. External works should be complete by December of this year.

### 176 Brompton Road Café Luna

This café, which always seemed to be empty during the day, appears to have changed hands and has now applied for a recessed shopfront, as with Mamounia at 136 Brompton Road, to allow semi-outdoor smoking to take place.

### 102a Brompton Road

We objected to this application to create a restaurant at 102a Brompton Road. The application implies that there is no change of use but the drawings clearly show tables and chairs to accommodate 75 customers inside and 5 tables & 10 chairs outside. The premises were previously part of the National Geographic shop and, as far as we are aware, they did have a few tables and chairs inside but when they applied to include a café with sliding doors and tables and chairs outside, the Council refused permission. Knightsbridge is saturated with cafés and restaurants of one sort or another. There are already several in Montpelier Street on both sides of the Council border. There is also a plethora on both sides of Brompton Road, including some 30 eateries in Harrods alone, several in Knightsbridge Green and even more down Beauchamp Place. The area is in danger of becoming a monoculture and there is absolutely no need for any further change of use to A3 – restaurants and cafés.

### Montpelier Street Flower Stall

The proposal by RBKC to move the flower stall from Egerton Terrace to the corner of Montpelier Street adjacent to Pret-a-Manger, proved somewhat controversial. The KA objected on grounds of pedestrian safety, given the acute footfall and traffic flow at the junction; but despite widespread opposition the proposal was approved by RBKC at a contentious Planning Committee meeting in January. Subsequently, a further objection was lodged by WCC with regard to the traffic management plan to convert three metres (10ft) of visitor motorcycle bay to double yellow lines outside Nos. 1 and 3 Montpelier Street and to convert three metres (10ft) of residents' parking to visitor motorcycle bay outside Nos. 3a and 5 Montpelier Street. However, the decision was reached to 'proceed as originally proposed'. It would appear that once the Traffic order has been applied the flower stall will be free to move to Montpelier Street.

### WCC Knightsbridge Street meeting

In March there was a further meeting outside Bonhams with Cllr Rachael Robathan and officers to highlight some local problems. There were two in particular, the first: illicit dumping of rubbish on the corner of Montpelier Street by traders and residents from both sides of the Council border. After much prodding by the KA, WCC finally leapt into action, pursuing the culprits and meanwhile arranging thrice daily collections – one of the main offenders has ceased trading, and the problem seems to have been solved. Congratulations to the Council; the second,



*Meeting the Council outside Bonhams on a rainy day*

the dangerous lifting of the pavement outside Bonhams by the roots of the silver birch tree. Another matter perplexing residents was why in some listed terraces, some houses have mansard roofs whilst recent applicants have been refused permission.

## SOUTH KENSINGTON STATION

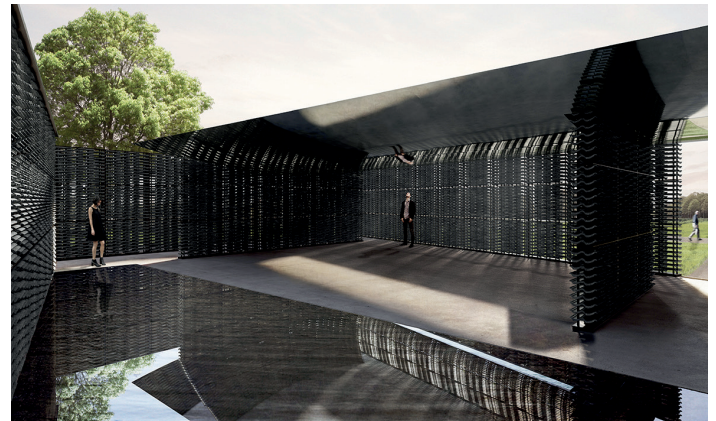
TfL has selected Native Land, partly owned by the Qataris, as its preferred joint venture partner to develop the land owned by TfL around the station. Subject to contracts, TfL will now work with Native Land and their preferred architecture firm, Rogers Stirk Harbour and Partners to develop proposals for the site. They promise continued consultation and engagement with the local community later this year.

In their press release, TfL say that a key part of the development will be the ability to improve the properties around the station including the four storey buildings at 20–34 Thurloe Street, with the potential to “create” new opportunities along TfL’s stretch of land on Pelham Street to Thurloe Square and on the distinctive Bullnose building. The site also includes the main station entrances through the Grade II listed shopping arcade and a second entrance via the Grade II listed pedestrian subway.

The KA and other local residents associations have been keenly following the plans for South Kensington Station since the early sixties. Several previous planning applications have fallen by the wayside, so let us hope that TfL and Native Land can come up with plans that enhance the area and respect its character, whilst providing improvements to the station and much needed step-free access to the District and Circle Lines.

## SERPENTINE GALLERIES

The young Mexican architect Frida Escobedo, designer of this year’s Summer Pavilion, promises an intriguing cross-cultural combination of



*Serpentine Pavilion 2018 Designed by Frida Escobedo, Taller de Arquitectura, Design Rendering, Interior View © Frida Escobedo, Taller de Arquitectura, Renderings by Atmósfera*

Mexican domestic architecture with a distinctly British twist. It will open on 15th June.

From 18 June to 23 September there will be a large temporary sculpture floating on the Serpentine by renowned artist Christo. The Mastaba (Project for London, Hyde Park, Serpentine Lake), measuring 20m by 30m by 40m will consist of 7,506 horizontally stacked coloured barrels, secured on a floating platform. Before this temporary sculpture was proposed, an Ecological Enhancement Strategy was developed with the Royal Parks

## Michael Wright CMG, RIBA, FRICS

We are sad to report the death in January at the age of 105 of Michael Wright. For 18 years from 1992 to 2010 he chaired the KA’s planning committee with dedication and quiet determination and his comments on planning applications were respected by both local authorities. He relinquished the chairmanship in his 98th year. Michael joined the Association in the late 80s shortly after retiring to this country following a long and distinguished career in the Colonial Service in Hong Kong where he was known as the ‘father of public housing’. A fuller obituary will be published in the 2018 Annual Report.

# LAW AND ORDER REPORT

*Dr John Pollard*

---

The Police and our Councils are doing a splendid job in financially-constrained times and should be congratulated. Everyone should be aware of the ease of obtaining pertinent information from Police and Council websites and their frequent e-mailings to those interested. For more information, please visit our website under the "Law and Order" section.

## COMMITTEE MEETINGS

The Law and Order Committee of the Knightsbridge Association meets three times a year under the Chairmanship of John Pollard, who took over from Madeline Elsdon in November 2017. The most recent meeting was on February 6th and the guest speaker was Major Mark Shapland of the Royal Military Police, who with two colleagues detailed the work carried out by the Police and their interface with their civilian counterparts. The Committee meets three times a year with designated members of the various Police groups in our area including those from Westminster City Council, Royal Borough of Kensington and Chelsea and also the Royal Parks.

Presentations concerning these areas are accompanied by talks from the Councils themselves, reporting on infringements of local laws, street and traffic management and public space protection. A guest speaker is invited to give a brief presentation and widen the scope of the Committee.

## OVERVIEW OF CRIME IN GENERAL

As far as overt crime is concerned, the major categories remain relatively unchanged with the actual statistics varying with the fluctuations in tourist levels. Thus, periods of retail sales, Christmas and Easter, summer holidays and similar often reflect an increase in actual crimes reported.

Worrying tendencies have been noted over the last few months with a rise in knife crime across London, the frequent use of stolen mopeds to allow "snatch and grab" crimes for mobile phones and handbags and the rise of vehicle and vehicle content theft.

Certain measures have been found to be successful for mobile thefts as the Police now carry an invisible marker that can be sprayed and retains a mark under special light.

"High-tech" devices are now to be found that can capture the signal from a "Keyless" car entry system and allow the criminal to simply open the car and drive off. Since these "keyless" transmitters have a considerable range, the thief can record the signal at distance and steal at leisure. Owners with such systems need to be alert to spot potential "thieving" of their transmitted signal.

We are constantly reminded not to leave valuables on display in cars. However, it would appear that the general public feels that our area is a safe one. It is not.

Begging is once again appearing in Knightsbridge. Councils are aware of the problem. In previous instances, beggars (having broken local laws) were able to be deported back to their country of origin – mostly Romania. However, they are free to return and the cycle starts again. Hopefully, this ease of access will cease with Brexit.

## FAST CARS AND SLOW PEDICABS

Sadly the supercars are back in force for the summer, revving and racing along Knightsbridge. Sloane Street, Lowndes Square etc until 3am in the morning. Tourists from far and wide gather along the streets in crowds, alerted no doubt on facebook.

Since the problem first arose some eight years ago, naming and shaming on return to their own country (usually the middle East) has at least made those caught register their cars with recognisable number plates and pay attention to appropriate insurance.



In 2016 RBKC and the police introduced a Public Space Protection Order and instituted crackdown days at which we have attended. Westminster

councillor, Rachael Robathan is liaising with RBKC and the police to see if WCC can introduce something similar.

The problem remains acute for local residents.

The KA and several members wrote to the Department of Transport to support the second reading of a Private Member's Bill to regulate pedicabs. The Government is also working on a Bill, which would incorporate national rules for taxis, minicabs and pedicabs and this is more likely to be adopted. A possible future worry is the introduction of electric power for these machines and thus greater speed.

## SKATE ROUND LONDON AT WEEKENDS

The appearance of large organised groups on roller skates on some weekends has been an interesting development. They seem to be well organised on a pre-listed route, and have Marshals at the front and rear that ensure safety, highly-visible signage and well-organised traffic control, and due to their constant speed cause little disruption to traffic.



Non-skating pedestrian protest marches seem to be ever popular but London is well-used to organising these “events” and mostly they are carried off with good humour.

## ROYAL PARKS CAN BE A 'ROYAL PAIN'

In our Royal Parks, cyclists have mostly shown good behaviour, keeping to the designated cycle paths. However, there remains a persistent small group who prefer to remain on vehicle carriageways to the annoyance of motorists. Our dedicated Parks Police attempt to dissuade these individuals but the situation as one says, remains ‘fluid’.

For more information, please visit our website under the “Law and Order” section. And finally, a regular Police Bulletin is now available for the general public.

The public may visit the website and sign up for regular advice on matters of safety at [www.owl.co.uk](http://www.owl.co.uk). Be wise and listen to the OWL!

## LICENSING

*Paul Meitner*

McDonalds,  
177 Brompton Road London SW3

This application involved bringing forward the opening time from 6.30 a.m. to 5.00 a.m., seven days a week. McDonalds had previously appealed against the Council's rejection of an application to extend hours at a City of London Magistrates court hearing in November 2014, where it was rejected by a Planning Inspector. On this occasion, a first application by McDonalds for a minor variation to the existing license was also rejected by the Council, which was then followed by a Full Variation application. Together with a large number of local residents, businesses and other residents associations we lodged a strongly worded objection letter, on the grounds of public safety and public nuisance, and delivered leaflets

to all residential addresses within 250 metres of the premises urging them to object too. In our letter to RBKC we referred to the threat of a significant intrusion by the ‘night time economy’ into what should be a time of rest for residents and the fact that the application, if granted, would encourage other food outlets to seek to open 24 hours a day, resulting in increased noise and litter. Unfortunately, our efforts were unsuccessful and the application was granted.

### 12 Knightsbridge Green

This involved an appeal by a restaurant owner against a rejection of a license application by WCC. In conjunction with other local residents and businesses, we lodged a letter in support of the Council's decision to reject, noting that use of the building's ground floor and basement as a

restaurant was unlawful. We are pleased to report that the owner's appeal was rejected.

Osteria Romana,  
3–4 Park Close Knightsbridge

This application involved the placing of tables and chairs in a narrow alley outside the restaurant. Following objections from the Association and others the application was rejected by WCC. A further application has been submitted reducing the number of hours the tables and chairs would remain outside.

Cedar's simply Lebanese  
(formerly Tyros) 2 Montpelier Street

Readers of the Autumn newsletter may recall that enforcement action had been taken by WCC, which was followed by the closure of the fast food / takeaway business operated by Tyros. The premises have since been extensively refurbished and have now re-opened as a Lebanese restaurant.

Caffe Concerto,  
150–152 Brompton Road

This application was for the grant of a new premises licence, following changes to the internal layout of the café. The proposed closing time was unchanged (at 11.30 p.m.) but there was uncertainty as to what the applicant intended in relation to tables and chairs immediately outside the premises, use of which was only licensed until 10.30 p.m. daily. At a hearing on 15 February 2018 the main application was granted but a number of conditions were imposed by RBKC's Licensing sub committee, including cessation of use of the outside tables and chairs from 10.30 p.m. onwards and a further requirement that no noise should emanate from the premises that might disturb residents.

Al Hamidiah 7 Montpelier Street

Formerly Taboo, this mysterious café never seemed to have any customers during the day, at least on the ground floor, though it was reportedly very active long into the night. The KA reported various unauthorised activities to RBKC and it now appears now to have ceased trading.

## TRANSPORT AND ENVIRONMENT COMMITTEE (TEC) REPORT

*Caroline Burke*

---

### Exhibition Road

RBKC held the first of two meetings in January for both residents and the institutions to find a way of making the road safer. RBKC engaged WSP, the traffic engineers, to produce a report, which was unveiled at a second meeting in March. Their report concentrated on the section of road north of Cromwell Road that is within RBKC's control. The initial finding of the report found that since 2013 pedestrians numbers have risen, traffic speeds have become faster and traffic flows during the week have increased by 16% compared to a typical weekend day. This causes fewer gaps in the traffic for pedestrians wanting to cross from one side of the road to the other. It also found that visibility for people crossing the road could be improved to reduce the risk of collision. There are also problems caused by illegally parked vehicles. Dixon Jones, the original architects for the Exhibition Road scheme, has been commissioned to look at the options for improving the road with additional safety measures. Pedestrianising the

area has been put forward but Exhibition Road is an important arterial route and closing it to traffic would cause innumerable complications by dispersing problems to the surrounding area.

The TEC have identified various other issues to work on during 2018:

### Vehicle Idling

We are working closely with WCC to try and eradicate vehicle idling. There is a rotating list of high profile streets that are visited twice a day and there is scope to extend this if residents are able to pinpoint particular areas / times where it is a problem.

### Street Cleanliness

Cafés, supermarkets and other food shops have recently been using the corner of Montpelier Street, where it joins the Brompton Road, as a rubbish dump. Some traders persist in disposing of commercial waste in black bags used for residential waste collection, thereby avoiding the



cost of a commercial waste collection contract. Several “Fixed Penalty Notices” have been issued to offending establishments by both RBKC and WCC and we will continue to bring pressure on them to do so. WCC also instituted thrice daily collections and that, together with roadworks having occupied the space for a couple of weeks, seems to have dealt with the problem for the time being.

The problem of rubbish being put out by some residents on streets on “non-collection” days, persists. This is anti-social as it is then distributed over a wide area by a variety of vermin – rats, foxes and pigeons.

We are also concerned about the amount of litter on the streets particularly during the big events at Hyde Park. Tom Woods of WCC has confirmed that a bin will be installed on Raphael Street, which should help. There are sweeping schedules on the WCC website for every street and any problems should be reported to Tom Woods at WCC or the Committee. Similarly every gully should be cleared once a year so please report any blocked gullies to Tom Woods or the Committee at: [twoods@westminster.gov.uk](mailto:twoods@westminster.gov.uk)

### Problems at Prince of Wales Gate

The new traffic layout at Prince of Wales Gate must have been designed exclusively with cyclists in mind and little thought for the volume of westbound traffic on South Carriage Drive turning left onto Kensington Gore. The result is a tailback of cars turning left thus blocking the passage of all westbound traffic.

KA is writing to The Royal Parks to see what can be done to resolve this self-inflicted blockage.

### Development at Lancelot Place

Members of the Committee have met with Anthony De Roche of WCC to discuss the impact of the proposed works with regard to traffic congestion and pollution, including having a WCC traffic marshal on site during working hours.



*Demolition of the west side of Lancelot Place includes no. 15. For details see pp2 and 3.*

### Busking outside Harrods

Even though this is technically an issue for RBKC the WCC noise team will investigate if it is affecting our residents. Any disturbance should be reported to the WCC noise team on 020 7641 2000.



# KNIGHTSBRIDGE NEIGHBOURHOOD FORUM

*Simon Birkett*

## First planning examination in Westminster underway

Thank you to everyone who replied to the Pre-Examination consultation on the Knightsbridge Neighbourhood Plan (the 'Plan') in February. We were very pleased to see 99 responses split roughly 50:50 between residents and organisations. Most were supportive of the Plan.

With the Forum's agreement, Westminster City Council promptly appointed Jill Kingaby, of 'Intelligent Plans and Examinations', as the independent examiner for the Plan. Ms Kingaby let the Forum submit comments on the representations to her. As a result, the Forum has proposed a few minor amendments to improve the Plan and address representations. Details of the Examination can be seen here:  
<http://www.knightsbridgeforum.org>.

Ms Kingaby can recommend that the Plan proceed to a Referendum or may suggest that modifications are needed to the Plan before a Referendum. Or she can recommend that the Plan does not proceed to Referendum, if it does not meet the relevant legal requirements. We are the first Forum to reach the examination stage in central London so there is lots of interest in our progress.

After receiving the Examiner's report, WCC must send the Plan to Referendum unless it proposes to take a decision that differs from that recommended by the Examiner. If all goes well, it is possible that the Referendum could happen by the end of June but it is much more likely to happen in early Autumn 2018.

Please watch out for news – we will need your support to turn three years' work into a legally binding neighbourhood plan! If more than 50% of those voting in the Referendum vote 'yes', WCC will bring the plan into legal force.

After passing a Referendum of local people, the Knightsbridge Neighbourhood Plan should help to:

- \* protect and enhance the Hyde Park Barracks and its land;
- \* improve the International Shopping Centre and minimise the saturation effects being experienced;
- \* mitigate the day to day impacts of construction activity;
- \* establish a framework to protect our trees from climate change, disease and pests and plan for their gradual renewal; and
- \* reduce air pollution by aligning planning policies to legal requirements

...and much more.

Please watch for more news including an update about the Referendum which could take place in late June or the Autumn.



*The Household Cavalry outside Hyde Park Barracks*

## KA EVENTS

### FUTURE

Thursday 10 May  
Pimm's & Bowls Evening

At the Hyde Park Sports Centre, West Carriage Drive. Tickets may still be available from [info@knightsbridgeassociation.com](mailto:info@knightsbridgeassociation.com)

Tuesday 11 September 2018  
Visit to Chevening, the Foreign Secretary's official country residence.

Details will be sent to members nearer the time.

Monday 14 January 2019  
Annual General Meeting  
MANDARIN ORIENTAL HOTEL In the Ballroom.

### PAST

15 March  
KA Visit to South East London  
Heat and Power ("SELCHP")

At the invitation of Councillor Ian Wingfield (Southwark Borough Council), a group of fourteen stalwarts from the KA assembled on a cold March morning at 199 Knightsbridge to visit South East London Heat and Power, the waste-to-energy plant operated by Veolia in Southwark.

The purpose of our visit was to see how waste from Westminster and neighbouring boroughs is burnt to generate electricity and heat in the heart of London.



KA members with centre, Southwark councillor, Ian Wingfield



Simon Birkett watching the 'grab' shifting 5 tons of waste at a time

Rising waste production, diminishing landfill capacity and increasing regulation in the late 1980s led to the adoption of the "proximity principle" that sought to find ways of taking responsibility for dealing with waste locally, thereby minimising unnecessary transportation out of London.

Built under a design and construct contract with Martin Engineering Systems Limited, the plant was commissioned in 1993 and opened officially by HRH The Prince of Wales in 1994, operating initially as an electricity-only generating plant.

It was not until 2014 that a five-kilometre hot water pipe network was completed linking the plant's surplus heat to some 3000 homes in Southwark's nearby social housing estates. Use of heat – as opposed to venting to atmosphere – has almost doubled the plant's efficiency to around 45% under the Good Quality CHP metrics used to measure plant efficiency; while the biodegradable element of waste cuts carbon emissions by some 7700 thousand tonnes annually. In consequence, the plant now qualifies as a "recovery" rather than a "disposal" operation under EU guidelines. The plant consumes some 440 thousand tonnes of waste per annum that provides the energy to deliver 11K volts through its two connections into the 132K electricity transmission grid. During its life the plant has burnt some 10 million tonnes of waste.

The KA was pleased to make a contribution to SELCHP's Community Fund and wishes to thank Robbie Jameson, General Manager and his team for giving us a warm welcome and a most informative visit. Thanks too, to Carol for organising a fleet of taxis that delivered us with impeccable timing to Southwark and back.

## OTHER EVENTS

15–22 April

Commonwealth Heads of Government Meeting (CHOGM)

At the request of the Foreign and Commonwealth Office (FCO), the Football Pitches and South Carriage Drive, including the Cycle Superhighway, were closed to the public to 'facilitate' the CHOG Meeting. The pitches will remain closed until mid-June. The Royal Parks have been working closely with the FCO who have agreed for 'lay and play' turf to be laid after the event. We take this rather diplomatic language to mean that the FCO will be paying. The high quality turf allows reinstatement to be completed and use to recommence more quickly.

9–10 June

Open Garden Squares Weekend



Annual event giving access to the public to over 200 London garden squares. For information and tickets: [www.opensquare.org](http://www.opensquare.org)

28–29 July

Prudential Ride London 2018

More than 100,000 cyclists will participate in events on traffic-free roads in London and Surrey. Detailed road closure information will be available nearer the time, and will be posted on our website.

## HYDE PARK EVENTS

6–15 July

British Summertime Concerts



On the Parade Ground. The area will be fenced off from 22 June – 24 July.

29 July

Race for Life

Hyde Park and Kensington Gardens

## Next Newsletter

Our next Newsletter will be published in September followed by the Annual Report due out shortly before Christmas. Topical news updates will continue to be published and distributed approximately monthly via MailChimp in the eBulletin, penned by our ever vigilant and irrepressible Webmaster. Please contact [carol.seymour-newton@knightsbridgeassociation.com](mailto:carol.seymour-newton@knightsbridgeassociation.com) if you have items of particular interest; or alerts that may require prompt action.

With best wishes to all our readers for an enjoyable Spring and the prospect of Summer holidays to follow and I look forward to picking up with you again in the Autumn.

*Melville Haggard*

*Chairman*

Vice-President: The Lady Grade  
Chairman: Melville Haggard, Vice-Chairmen: Edward Davies-Gilbert, Carol Seymour-Newton  
Treasurer: Olivia J Cox  
[www.knightsbridgeassociation.com](http://www.knightsbridgeassociation.com)