



THE KNIGHTSBRIDGE ASSOCIATION

# NEWSLETTER

## SUMMER NEWSLETTER 2017

Dear Members,

We open this newsletter conscious of the appalling crimes committed at the Ariana Grande concert in Manchester and around London Bridge and Borough Market. We wish to express our deep sympathy for the families affected by these terrible events. Being in the heart of a major urban centre, we are only too aware of the risks and threats to innocent citizens posed by this alien form of warfare. Further comment from our Law and Order committee follows below.

As we move through 2017, the contours of another all too familiar landscape unfold. After months of strategising over the Neighbourhood Forum's long-term plan for Knightsbridge, residents once again find themselves in the front line over Licensing, Tables and Chairs and enforcement issues in Montpelier Street and Brompton Road

It is unfortunate that the protocol governing the Neighbourhood Plan relegates control over human

behaviour in the "street scene" to Neighbourhood Management, covered under Part II of the Plan, a chapter outwith the legally binding status conferred on Part 1 by dint of its legitimising Referendum. The KA continues to provide valuable input into the Plan, which will be the subject of a Referendum later in the year - see below for further details.

There is a new breed of retail owner operator in Knightsbridge that is either unfamiliar with or has no interest in abiding by the requirements of a "rules based" Licensing and Planning system. The only appropriate redress is proactive enforcement by Councils supported by increased vigilance by residents. We are pleased to report that our Law and Order committee has been active in bringing a number of these cases to the attention of the Authorities and we are hopeful that these will be pursued conclusively.

It is illustrative of the age we live in

*Vice-President: The Lady Grade*

*Chairman: Melville Haggard*

*Vice-Chairmen: Edward Davies-Gilbert, Carol Seymour-Newton*

*Treasurer: Olivia J ox*

*[www.knightsbridgeassociation.com](http://www.knightsbridgeassociation.com)*

that one of the awards offered this year by a City Livery Company for governance standards within the charitable sector was for "Embracing Digital". The KA is exploring new web-based platforms and content with the help of our enthusiastic Webmaster and members of the Executive Committee. New monthly eBulletins have received positive comment – see below for details. However, we will continue to publish hard copy reports to our near one thousand strong membership for the foreseeable future.

The KA is increasingly concerned about air quality in the Brompton Road and environs, as referenced in our 2016 Annual Report and Spring Newsletter. The Evening Standard published an informed article on 2 May by Michael Bloomberg, former Mayor of New York, describing his highly successful programme to redress the city's appalling air quality in the late 1990s.

In three successive terms of office from 2001, he turned the situation around citing the importance of gathering accurate emissions data as an essential precondition to any clean-up programme. Recognising that you cannot formulate evidenced based policy without accurate data, the KA is recommending that CIL money be used to pay for comprehensive emissions mapping within the area - and sooner rather than later.

Council-led consultations keep on flooding in. Recent ones include High Rise Buildings, Sloane Street and a Westminster-led consultation to "shape the next generation of the City". The KA makes every effort to respond to each consultation in turn as the policy outcomes will affect the neighbourhood - for better or worse – over many years to come.

Melville Haggard  
Chairman

## **PLANNING AND CONSERVATION COMMITTEE**

*Edward Davies-Gilbert and  
Carol Seymour-Newton*

### **THE KNIGHTSBRIDGE ESTATE – K1**

*Bounded by Sloane Street, Brompton Road, Basil Street and Hooper's Court*

The first stage of the scheme requires demolition works – currently underway - to the internal structures of the site and includes: the demolition of the building at 33-35 Brompton Road to create a new site access; internal strip out works to the main K1 site and the erection of the façade retention and scaffolding; fit-out works to set up office and site welfare facilities at 37-49 Brompton Road and the ground floor of the Fire Station; utilities disconnection and diversions to the K1 site affecting Brompton Road, Sloane Street, Basil Street and Pavilion Road. There is a Neighbourhood

Liaison Group which holds meetings quarterly. The first meeting was held in April and the next one will take place during the summer. To receive an invitation and details of the meetings, please RSVP to: [construction@cascadepr.co.uk](mailto:construction@cascadepr.co.uk)

### **THE BERKELEY and 33-39 KNIGHTSBRIDGE**

Demolition of the building at 33-39 Knightsbridge continues. This is expected to continue until July. Work has reached the fourth floor and the scaffolding is being progressively removed as demolition continues floor by floor. Following the complete demolition of the building above ground, work will begin in July on the basement excavation and piling.

A public exhibition was held recently of proposals to amend the existing planning consent (from 2007) for 33-39 Knightsbridge and The Berkeley. The application includes changes to the design, updating service arrangements to improve the situation in Old Barrack Yard and upgrading the facilities available to the hotel.

A planning application had not been submitted at the time of writing.

### **55-91 KNIGHTSBRIDGE** *between Wilton Place and William Street.*

Construction is on programme. The façade retention system has now been installed and the building is being demolished behind the

retained façade. This activity is expected to last approximately one year.

### **THE MANDARIN ORIENTAL**

The hoarding, featuring among many others, our previous chairman Yoshi Nishio in the top row of celebrities, has now been taken down and the scaffolding is being removed. In the Autumn scaffolding will be erected on the Park side to facilitate building the penthouse suites and renovating the ballroom.

### **LANCELOT PLACE Nos. 3-11**

The developer has come forward with revised plans for this 5 house terrace, which we are delighted to see propose using brick, similar to London stock, which tones in well with the Trevor Square houses rather than the ceramic panels previously being considered.

They have introduced more detailing on the façades, with horizontal bronze panels separating the windows and bronze surrounds for doors and windows. By rejigging the floor to ceiling heights, they have managed to get an extra floor, which will only raise the height fractionally with daylight/sunlight studies showing that the effect will be marginal. More controversially a full-length stained glass window proposed for the southern end could appear out of context to the area.

The application has yet to be submitted to WCC.

Due to unforeseen delays, including problems with utilities disconnections, demolition has not yet commenced. A timetable for this will be available shortly, and neighbours will be informed before any demolition work starts on site.

### **No. 15 and 1 TREVOR WALK**

The construction programme is under development and contractors are currently being appointed. Work is not expected to start on site in the near future.

### **NATIONAL HISTORY MUSEUM**

We await to hear whether their application for £10m from the Heritage Lottery fund has been successful. Meanwhile they are seeking private and public funds.

The magnificent entrance hall, now featuring the 160 ton, 25.2 metre long blue whale skeleton suspended from the roof, will re-open in July in time for the gala opening.

Private view for KA Members together with members of all the other RBKC and WCC residents' associations are invited to a private view and celebration of the opening of the newly named Hintze Hall. Full details for KA members, are set out in the enclosed flyer. Please do join us there – it will be a very special occasion, in a stunning location and a way of showing our support for the Museum, who have consulted widely all through the process of drawing up

their plans for the Grounds Project by liaising with the local associations, seeking their views and answering questions. It has been a classic example of how to bring the local population on board.

### **V&A COURTYARD**

The new V&A Exhibition Road entrance, gallery and Courtyard will open on 30<sup>th</sup> June with a week-long festival, celebrating the Museum's new architecture, heritage and history. The new entrance, incorporating partial restoration of the listed Screen by Aston Webb, architect of the main building, is the Museum's largest architectural intervention in the last 100 years. The ambitious project creates beautiful new public areas and gallery spaces and reveals some historic façades of the Museum's existing Grade I buildings for the first time. *See also under Licensing and Events.*

### **SCIENCE MUSEUM**

The conversion of the disused exhibition space on levels 4 and 5 into multi-purpose conference and events space with associated external alterations including alterations to fenestration, creation of fire escapes and the installation of a new air handling unit at roof level with associated ducting, was WITHDRAWN in March despite the December 2016 pre application being considered "acceptable" by RBKC officers.

## **IMPERIAL COLLEGE**

At the elegant former Post Office building, on the corner of Imperial Institute and Exhibition Roads, refurbishment works within are proceeding, with internal demolition work close to being completed to enable commencement of the main stair/lift core. External restoration work to the façade is ongoing along Exhibition Road and refurbishment of the teaching areas on upper levels are progressing well. The building will provide new teaching and research facilities for the Dyson School of Engineering.

## **KNIGHTSBRIDGE BARRACKS**

*or more accurately Hyde Park Barracks.*

Expressions of interest from developers had to be submitted by the middle of March, but expect the usual property investors to consider this potentially lucrative site. Should the barracks be sold for housing development, WCC wants affordable housing on the site but despite this obstacle our fear is that the site will go to the highest bidder for development into multi-million pound apartments which will be bought by offshore companies or mega-rich overseas buyers and probably remain for the most part unoccupied. There still remains the problem of where the horses are going to be stabled and the soldiers accommodated within easy reach of the Palace and Horse Guards. We believe that an act of Parliament will

be needed to sell the site, as at present it belongs to the Royal Parks.

## **SOUTH KENSINGTON ESTATES**

197-205 Brompton Road

Permission has been granted by RBKC for the conversion of five smaller retail units to a single large one, on this part of SK Estates. The KA commented that they were disappointed at the loss of smaller retail units and in particular Boots. We hope that Boots will relocate to an alternative site in Brompton Road.

## **SOUTH KENSINGTON STATION**

TfL have appointed a new architectural practice, Weston, Williamson and Partners, to review some of the designs and to fine tune the ticket hall layout, the secondary means of escape and the canopy over the northern platform. They are intending to complete their plans by the end of June. There will be a further public exhibition and consultation at the beginning of July before the plans are submitted to RBKC in early September, Weston Williamson have great experience with refurbishing buildings such as South Kensington Station and we have every confidence they will enhance the heritage quality of the station.

## **SLOANE STREET**

There has been no further news from RBKC since the consultation in January, re the proposals for

changes to Sloane Street. The KA felt the least change the better, and that any proposal to narrow the highway would exacerbate the existing problem of traffic queues, particularly at the northern end. In any case, with all the major construction taking place in Knightsbridge – K1 at the top of Sloane Street, 55-91 Knightsbridge and The Berkeley, each involving vast numbers of heavy construction lorries (tonnage) coming in to the area in the next few years, any further road works would bring traffic in all directions to a grinding halt.

## **LICENSING**

*Paul Meitner*

### **V&A**

This application, reported in the Spring Newsletter, involved an open air café, facing onto Exhibition Road, to be open until 11 p.m. 6 days a week. Despite strong opposition from residents associations, including the KA, the application was granted in full by RBKC. Worse, all of the concessions made by the V&A following the public consultations last September were lost, including restrictions on the times that empty bottles will be removed. The full implications of this application have yet to be seen, but we face the prospect of open air drinking by up to 500 people 7 days a week, with the inevitable noise and disruption for local residents. We need your help to monitor the situation as it develops

and tell us about the impact on your daily lives.

### **17 KNIGHTSBRIDGE GREEN**

This application involved an extension of hours beyond the 11.00 p.m closing time previously agreed to a new proposed closing time of 3 a.m. At the hearing it became apparent that as well as operating a restaurant the applicant intended to operate an 'ancillary' takeaway on the ground floor, which would have turned it into a late night venue, causing noise and sleep disruption to local residents.

Following representations made by the KA and local residents the license was restricted to 'Core Hours', i.e. a closing time of no later than 11.00 p.m.

### **TABLES AND CHAIRS**

In recent months there have been several applications by cafés and restaurants in and around Brompton Road to increase the number of tables and chairs on the pavement outside their premises. Taken in isolation these applications may appear uncontentious, but this can be misleading. These pavements are busy at all times of the year, even more so in the summer months when there are many foreign visitors and pedestrians often walk four or five abreast. Additional tables and chairs represent a significant encroachment on public space and can result in bottlenecks and delays,

as well as a public safety issue if people step into the road to bypass the obstruction. As a result we review each application carefully and where necessary lodge objections

## **CAFÉ TABOO SHISHA LOUNGE,**

7 Montpelier Street

This café, which advertises on Facebook, offers Lebanese mezze, belly dancing, Arabic music and shisha, as well as everything else you would expect from a café. A number of residents have expressed concern about the noise and disruption caused by its patrons. Despite being open to the public daily until 11 p.m. it appears to be operating without any form of license at all. As Montpelier Street lies on the borough boundary between Westminster and RBKC we have made representations to the both local authorities, on grounds of noise and public nuisance, and await the outcome.

## **CAFÉ CULTURE**

All of the above updates are part of a larger, long-term trend involving the creation of a 'Café Culture' in around Knightsbridge, which we have commented on before. This often involves late night opening, noise and blatant disregard for the interests and welfare of permanent residents. We will continue to report our concerns (and yours) to WCC and RBKC, as part of our efforts to stem the tide.

## **LAW AND ORDER**

*Maddie Elsdon*

You will all be aware that police, including armed officers, recently responded swiftly and effectively to indiscriminate terror attacks on the streets of Central London, bravely running towards danger to confront the suspects and protect the public. The Anti-Terrorism and Intelligence Services require significant resources to monitor and investigate the thousands of subjects of interest on the police radar who wish to disrupt our British way of life and destroy democracy. Residents tell us they appreciate the visible presence of uniformed officers in Knightsbridge and the Law and Order Committee will continue to resist any reduction in police and emergency services funding.

## **MOPED GANGS**

Although crime numbers are low in Knightsbridge, moped gangs are targeting people in Knightsbridge for their mobile phones and handbags. Mobile phones are at the top of their wish list, followed by bags, wallets, bikes and laptops. The moped muggers strike anyone very quickly anytime, anywhere. The police advise us not to walk down the street visibly using a phone. At the time of writing moped suspects have been apprehended but there will always be others to take their place and we all need to be aware of what is

happening around us and limit the opportunity for thieves to strike.

## **BASE CLOSURE**

The Pavilion Road Police Base has now closed and officers moved to Kenway Road near Earls Court tube station. Officers have to commute to our ward daily and it is far from ideal.

## **MOTOR VEHICLE UNIT**

This new unit has been specifically created in RBKC to focus on Motor Vehicle crime in our area. Headed by the excellent Inspector Hodgkinson it plans to drive down the ongoing problem of motor vehicle crime and catch offenders. We hope they will be co-ordinating with their Westminster counterparts.

## **DOG/DRUG OPERATION**

This is a positive operation to identify the use of drugs in the Knightsbridge area. People are searched and warnings given.

## **ANTI SOCIAL BEHAVIOUR/BEGGING**

Begging operations continue with the assistance of Immigration Officers, Romanian Police and Council Officers. This type of operation has recently helped to considerably reduce the number of beggars. Unfortunately as the Middle Eastern visitors arrive for the summer we expect the numbers to increase as they are the target of the beggars who believe they are more generous.

## **NEW MET WEBSITE**

The new website is quite user friendly and we can now see crime hotspots and the number of crimes online. The police are utilising social media to get messages across to the public and provide useful information and updates. Local Police Teams are also using Facebook and Twitter. This is an innovative way for police to keep up with the changes in society.

Finally, two links which members may find useful:

This link is to the 'Stay Safe – Run, Hide Tell' video which can be found on the National Police Chief Councils website and gives excellent advice to people caught up in a terrorist attack <http://www.npcc.police.uk/NPCCBusinessAreas/WeaponAttacksStaySafe.aspx>

The link below takes you to a website that explains about the 'citizen aid' app which has recently been released. It has been developed by a charity, is supported by the police and government and again gives excellent advice to help prepare for getting caught up in an incident, what information the emergency services need when you call them and also how to give emergency first aid.

<http://citizenaid.org/>

# **TRANSPORT AND ENVIRONMENT COMMITTEE (TEC)**

*Marc Winer*

## **TRAFFIC MATTERS**

The TEC has recently met with staff members of Transport for London (TfL) and Westminster City Council (WCC) to work on three issues:

1. the introduction of a "Keep Clear" zone at the bottom of Lancelot Place,
2. the investigation of measures to curtail speeding of west-bound traffic on Brompton Road and Knightsbridge at night to reduce the amount of noise and vibration caused by this,
3. renewed attention to the entrance of large lorries into Knightsbridge via the bottom of Montpelier Street and the top of Trevor Place.

In these initiatives, the Knightsbridge Association's goals were fully supported by WCC.

In our initial meeting in April, response on the part of TfL was sympathetic and I would like to say favourable. However it was pointed out that, inasmuch as we are in the period preceding an election, the staff and decision-making authorities of TfL can take no real action at the moment.

In particular, the creation of a "Keep Clear" zone in Brompton Road at the bottom of Lancelot Place is badly needed to ensure free access of

emergency vehicles, residents, and taxis into and out of Knightsbridge. The positive result can be seen from the Keep Clear zone that we had introduced at the bottom of Montpelier Street.

The significance and benefit of such a zone in Brompton Road at the bottom of Lancelot Place will increase once the redevelopment of the houses along the entire western side of Lancelot Place begins. We await detailed information on this. No specific date for the start of demolition has been conveyed to us yet.

Once the election is past, TEC will resume its quest for successful resolution of these issues.

We would like to thank FM Conway for making the time of Mr Alan Kraven available. Over the past few years, Alan has been instrumental in helping the KA achieve several of its goals.

## **STREET CLEANLINESS AND SAFETY**

Westminster Council staff member Tom Woods works with our committee to identify the best people in WCC to help with various matters we are pursuing at the moment, namely:

- replacement of burned out bulb in streetlight at southwest corner of Ennismore Gardens,

- trimming trees that are blocking streetlights in Ennismore Gardens and Montpelier Walk
- investigating the need for additional streetlighting around Ennismore Gardens
- repairing wobbly pavement observed causing a pedestrian to fall while walking
- removing signposts in the pavement on the north side of Raphael Street. These posts create a real obstacle course for anyone wanting or needing to walk along that stretch of pavement, and they also make cleaning of the pavement impossible.

The highly unsightly and dangerous stretch of pavement in front of redevelopment projects in Lancelot Place was cleaned up thanks to efforts by one of our committee members - the general management of The Knightsbridge Apartments.

### **ON-GOING TRAFFIC AND CONGESTIONS ISSUES AND “EMERGENCY CONTACTS”**

Five years from now, Knightsbridge will be an amazing place to behold. At the moment, however, we are living with the impact of several construction projects that are taking place all at the same time and spreading dust and dirt and causing congestion owing to slower traffic flow along narrowed ways. The Royal Parks is not helping with its occasional closures. About three years ago, Simon Birkett worked with

Westminster to adjust the timing of the traffic lights at Scotch Corner. This had the immediate effect of improving the flow of vehicles.

The current construction projects however have literally overloaded our local road capacity. The K-1 project, 55-91 Knightsbridge, The Mandarin Oriental Hyde Park Hotel, The Berkeley Hotel, the projects in Lancelot Place mentioned above – these all are putting a terrible burden on our roads and our patience.

If any problems are created for you as a resident or a local business that need the cooperation of TfL or the Westminster Council to be solved, please do not hesitate to email the Transport and Environment Committee at the address below and describe your problem.

Also, do remember the websites and the Environmental Action Line of the Westminster and Kensington and Chelsea councils. You can do a lot for yourself by your own action. Please make a note of both – Knightsbridge straddles the two boroughs of Westminster and Kensington and Chelsea.

#### **RBKC**

Action line: 020 7361 3001  
[streetline@rbkc.gov.uk](mailto:streetline@rbkc.gov.uk)

Street  
 Cleanliness: 020 7361 3002  
[environmentalhealth@rbkc.gov.uk](mailto:environmentalhealth@rbkc.gov.uk)

Customer  
 Service: 020 7361 3000  
[rbkccustomerservices@rbkc.gov.uk](mailto:rbkccustomerservices@rbkc.gov.uk)

Out-of-hours line: 020 7361 3913

By email: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)  
click on "Report a Problem"

## **WCC**

Noise Action Line: 020 7641 2000

Rubbish problems: 020 8305 6319

By email: click on "Report IT"

For anything else, or if no satisfaction  
on the above, write to us at:

[transportandenvironment@theknight  
sbridgeassociation.com](mailto:transportandenvironment@theknight<br/>sbridgeassociation.com)

## **KNIGHTSBRIDGE NEIGHBOURHOOD FORUM (KNF)**

*Simon Birkett*

KNF is finalising its proposed neighbourhood development plan for formal submission to Westminster City Council (WCC). This will be a major landmark, involving several documents totalling several hundred pages, since we will then have little or no control over subsequent changes to the plan. Knightsbridge may be the first to reach this stage in the City of Westminster. Once WCC is satisfied that we have submitted the appropriate documents, they will hold a public consultation similar to the one undertaken by the Forum between December 2016 and February 2017. We hope this consultation will close by late September so that a Planning Examination can take place before the end of the year. The Planning Examiner may propose changes to

our plan before allowing it go to a Referendum early next year that will require support from over 50% of residents if the plan is to be adopted into the planning system. Please watch out for updates during this process as we need your support for the plan.

**KA EVENTS** – dates for your diary:

**Thursday 27 July**

**NATURAL HISTORY MUSEUM**

invites you to an exclusive drinks reception to celebrate the re-opening of Hintze Hall and a Private View of the forthcoming Whales exhibition. Join us and members of all the Kensington Chelsea and Westminster associations in celebration.

***For details see the attached flyer.***

**Tuesday 19 September**

**HYDE PARK BARRACKS**

A private, behind-the-scenes tour of the Barracks, coffee and talk by the Commanding Officer, Lt Col James Gaselee. With the future of the Barracks in the air this is a great opportunity to experience over 200 years of history and ceremonial. Further details will be sent to KA members nearer the time.

***For details see the attached flyer.***

**Monday 20 November**

**GLADWELL AND PATTERSON  
GALLERY**

5 Beauchamp Place:

Christmas Exhibition;

A private view and reception for KA members and their guests.

***Further details nearer the time.***

**Monday 15 January 2018**  
**ANNUAL GENERAL MEETING**  
**At The NATURAL HISTORY MUSEUM**  
**In The Flett Theatre**

## **OTHER EVENTS**

**17-18 June**

### **OPEN GARDEN SQUARES WEEKEND**

Over 200 private London gardens open to the public, including 10 Downing Street and, locally: Ennismore Gardens, the Ismaili Centre Roof Garden, Thurloe Square. Check the website for details: [www.opensquares.org](http://www.opensquares.org) tickets are available online or at the garden gates.

**30 June – 7 July**

### **V&A FESTIVAL 'REVEAL'**

Art and design commissions, performances, fashion, family activities and collaborations with neighbouring Albertopolis institutions, to celebrate the opening of the V&A's Exhibition Road entrance, gallery and Courtyard.

For further info:

<https://www.vam.ac.uk/exhibitions/reveal>

### **HYDE PARK EVENTS:**

**30 June – 9 July**

**British Summer Time concerts** take place over two weekends, with other entertainments during the week. Further info:

[www.bst-hydepark.com](http://www.bst-hydepark.com)

**23 July**

### **Cancer Research UK Race for Life**

For full details of events, including road closures –

<https://www.royalparks.org.uk/news/latest-news/major-events-schedule-2017>

The Royal Parks are working hard with event organisers to minimise disruption to park users and the local community. If you have any feedback regarding the events please email: [eventfeedback@royalparks.gsi.gov.uk](mailto:eventfeedback@royalparks.gsi.gov.uk) or ring 0300 061 2222

**14 July to 9 September**

### **PROMENADE CONCERTS**

**At Royal Albert Hall**

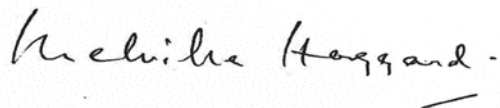
### **Chairman's closing remarks**

The KA's expanded website gives members access to a wide range of Licensing, Planning and other alerts and images, including recent past newsletters and the 2016 Annual Report Just click on the appropriate tabs across the top of the webpage and select from the drop down menu at

[www.knightsbridgeassociation.com](http://www.knightsbridgeassociation.com).

The new monthly eBulletin is being sent to members by MailChimp. Happy browsing in this digital space: it is proving to be a quick and efficient way of bringing news to you - and one that advertisers appreciate too!

With best wishes to you and your families and let us hope that we can enjoy a peaceful and restful summer.



Melville Haggard  
Chairman