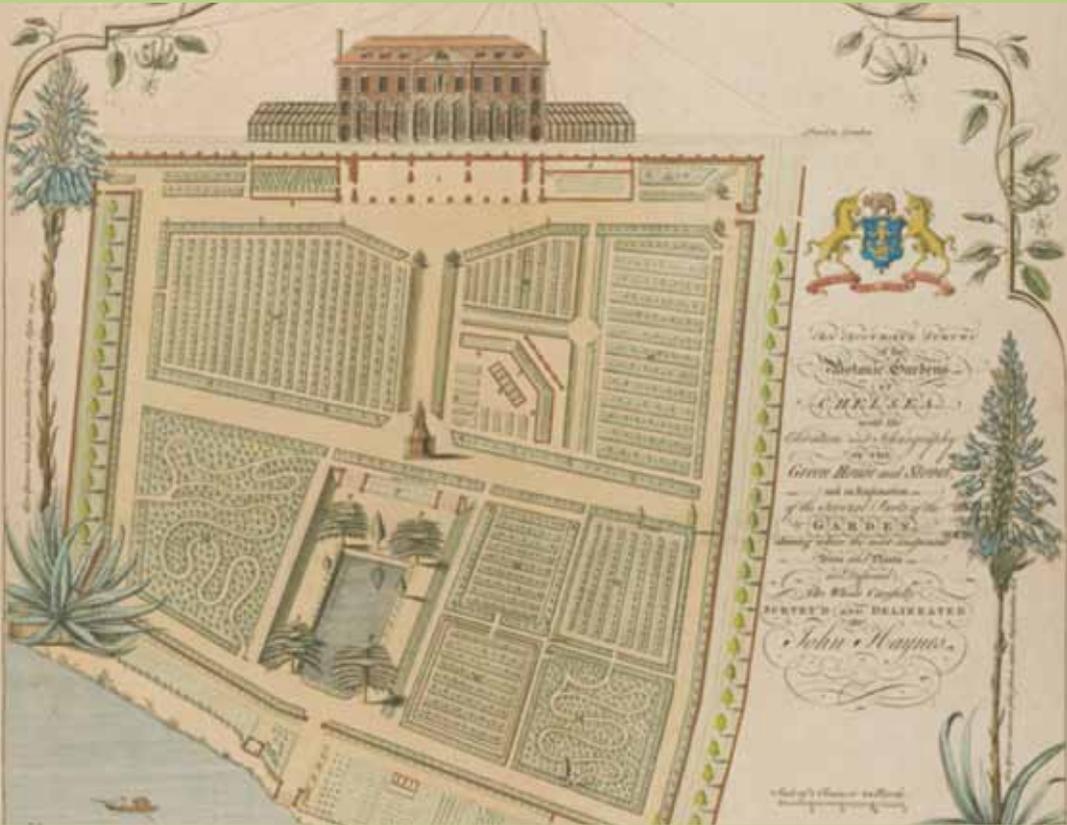




THE CHELSEA SOCIETY



ANNUAL REPORT 2019

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THE CHELSEA SOCIETY



ANNUAL REPORT 2019

EDITOR'S FOREWORD

The theme of this year's Annual Report is Open Spaces. Although it is one of the most densely populated areas of the country, Chelsea seldom feels close to the centre of one of the world's biggest cities, let alone inner city or urban.

Writing at the time of the Covid-19 pandemic, as we face virtual house arrest, many of us yearn for the outdoors. As open spaces around Chelsea are closed to us, the crisis underlines how very few undeveloped patches of ground remain.

Without the Thames and the views across it to Battersea Park and the sight of the sky that inspired Turner, Chelsea might feel hemmed in, claustrophobic, its lack of open spaces more apparent. Similarly, with the central London Royal Parks not so far away, we all have a little more literal and psychological breathing space.

The grounds of the Royal Hospital, Burton's Court and the Physic Garden are the centuries'-old legacies of two visionaries, Christopher Wren and Hans Sloane, the founder of the British Museum. The Embankment was the work of another, Joseph Bazalgette.

In compiling this Report, history has been turned to, because today, open spaces in Chelsea are so few. The handful that remain – including Sloane Square, Roper's Garden and all the garden squares perhaps best seen from the top deck of a bus – should be treasured.

Sarah Ingham – Editor

The image on the cover is *The Physic Garden, Chelsea: A Plan View*.
Engraving by John Haynes, 1751. Wellcome Collection. Attribution 4.0 International (CC BY 4.0)

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THE CHELSEA SOCIETY

*Founded by Reginald Blunt in 1927
To Protect the Interests of all who Live and Work here and
to Preserve and Enhance the Unique Character of Chelsea*

www.chelseasociety.org.uk

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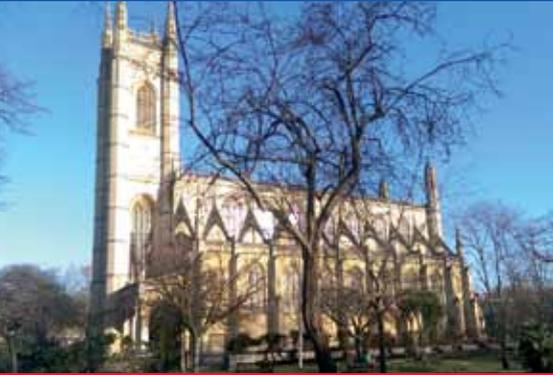
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Tuesday	09:00 St Luke's	Morning Prayer
Wednesday	09:00 St Luke's	Morning Prayer
Thursday	09:00 St Luke's	Morning Prayer
	08:00 Chelsea Old Church	Holy Communion
	13:00 Royal Marsden Chapel	Holy Communion
Sunday	08:00 St Luke's	Holy Communion
	10:30 St Luke's	Sung Eucharist
	11:00 Christ Church	Sung Eucharist
	15:00 St Luke's	Choral Evensong

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St Luke's & Christ Church, Chelsea



@SLCC Chelsea

Annual General Meeting of the Chelsea Society

Chelsea Town Hall

Monday, 29th November 2019

Welcome

Members heard a short address by the Mayor of Kensington & Chelsea, Cllr. Will Pascall, and then a speech by the President, John Simpson CBE, about his career with the BBC. He gave an eye-witness account of the fall of the Berlin Wall in 1989.

Minutes

The Minutes of the last Annual General Meeting of the Society held on Monday 26th November 2018 were approved.

Elections to the Society's Council

Jane Dorrell, Terence Bendixson, and Allan Kelly had retired from the Council and were not standing for re-election. Gillespie Robertson proposed a vote of thanks to them for their service to the Society, which was passed by acclamation. David Waddell and Julian Turner were elected to serve as members of Council.

Accounts for the Financial Year ending 30th June 2019

The Accounts were presented by the Treasurer and were adopted. A member asked why the Society had debtors. The Treasurer explained that this was money owed by HMRC for Gift Aid and by advertisers for advertising in the Annual Report. He also explained that the cost of the Annual Report this year was greater than normal because the Society had paid for the indexing of the Annual Reports to be brought up to date.

Chairman's Annual Report

The Society's Chairman, Dr James Thompson, presented his report.

Any Other Business

Members raised a number of matters, chiefly concerned with plans of the Brompton Hospital to move out of Chelsea. The Planning Committee Chairman responded that so far as we knew no decision had been taken about this, but the Society felt strongly that the Brompton and the Royal Marsden Hospital were centres of medical excellence and should remain in Chelsea. The Society had engaged with the Royal Brompton to help to improve the design of the new Imaging Centre on Dovehouse Street.

Chairman's Report

To the Annual General Meeting of the Chelsea Society

The Society has had the immense benefit of long serving Council members, reminding us of our traditions, recalling our previous successes and putting our struggles into perspective. Our Constitution requires three members of Council to retire each year, though they may stand for re-election. This year two have resigned: Allan Kelly has been in charge of membership since 2015, coping with changes in Data Protection, Gift Aid and banking; Terence Bendixson chaired the Planning Committee from 2000, dealing with many contentious issues over a very long period, and in 2014 moved on to general Council matters with a focus on architecture.

But even these long serving Council members are newcomers compared to Jane Dorrell, who has been on the Council since 1980, editing the *Annual Report* and other Society publications. She has decided not to stand for re-election, after four decades of service to Chelsea.



Marlborough Primary School

THE CHAIRMAN'S REPORT

I thank all the Members of Council for their dedicated work. They believe Chelsea is worth fighting for, as enshrined in our principal Object: to preserve and improve the amenities of Chelsea for the public benefit. All Council members serve in an entirely voluntary capacity and we are very grateful to all of them for the contribution they have made over many years.

Our policy is to enhance Chelsea and build our membership in order to do so. As part of this, we want to give prizes that recognise this. We have a Chelsea Society Photography Prize; a Chelsea Society Essay Prize for primary schools; and, in future, for architecture in Chelsea. We also contributed to the restoration of the Chelsea Physic Garden conservatories.



The Chelsea Society v Raffles Cricket Match, Burton Court

We have a generic problem in Chelsea: in a densely populated urban centre, every development has a considerable impact on us. Central governments are unwilling to legislate at a national level against the things that make our lives a misery: building works, demolitions, construction traffic, noise, and general nuisance. Currently, in our house our capacity to think and work is being reduced by a builder's loud drilling on our party wall.

Worse, because property values in Chelsea are high (a function of central location and well-preserved amenity) any government proposal would be seen as favouring a wealthy minority: not a popular policy in the eyes of the rest of the country. Our problems in Chelsea could shortly become their problems, but that is not clear to them at the moment. Although national legislation on development is what we need (for example, restricting number of building sites per street), we are unlikely to get it.

THE CHAIRMAN'S REPORT

On a broader level, society in general is changing: from written letters to social media, from voluntary associations to looser electronic networks, from owner-occupation to rentals.

Our street has changed since we came to Chelsea in April 1982. Then, we got to know most people, or at least knew something about every household. At that stage it was over 90% owner occupied. Now it is down to 40%. We have many renters, probably one Airbnb, and a few houses where we know nothing about the occupants. At least one rented house is in visible disrepair.

The Society must change in response, using more emails, websites and other media, while still keeping up mailings for those not on the internet; it must use more up-to-date systems and services, and pay for backroom operations for website management, book-keeping, and very probably membership accounts and direct debits and other activities. As announced last year, after a few years without any increase, we will be raising our membership rates by £5 which will help defray increased postage and higher operating costs.

Some members favour activism. They would like to give stickers to drivers with idling engines or demand that building workers have Identity Badges so that complaints can be specific, and workers without them challenged. Society members have always been activists. Colin Davis, architect and streetscape designer, sent me the following from the *Architects Journal* for December 1956, page 407: 'Mrs Paul Reilly of the Chelsea Society prevented the replacement of unobtrusive and elegant street lighting in her Chelsea street by the simplest possible means - going out and protesting to the men who came with replacements. The men took them away again and haven't been seen since.'

Chelsea continues to attract buyers who see houses as building opportunities ripe for demolition. Even when they are willing to keep the walls in place, they love ripping out everything else, particularly if it is almost brand new, to replace it with something similar, but in this year's colours. The most common sound from next door is often a pneumatic drill.

Standing up for residents against these forces of demolition are the members of the Society's Planning Committee. It comprises the Chairman Michael Stephen, barrister and former Member of Parliament, and one member for each Chelsea ward: Sir Paul Lever, former diplomat and British Ambassador to Germany covering Brompton-Hans Ward; Martyn Baker, former senior civil-servant and adviser to the City of London Corporation, covering Chelsea Riverside Ward; Jules Turner, a practising London architect, covering Royal Hospital Ward - and Michael Parkes, a retired Chartered Surveyor and Town Planner, covering Stanley Ward. We have an excellent Planning Committee.

THE CHAIRMAN'S REPORT

Our website shows how much work this Committee does, writing detailed and lengthy position papers on key planning matters. They cannot deal with every individual planning application, but can concentrate on those with largest impact, and those which raise matters of planning principle which might lead to damaging precedents.

Regarding the Sutton Estate, after protracted battles we and other groups have won a considerable victory. There will be a renovation of the buildings, bringing them up to modern standards and the flats will be let to social tenants. This was better than we expected, and a testimony to different parties working together in the public interest.



© SavetheSuttonEstate.co.uk

We helped save our Chelsea bus routes 11, 19 and 22, threatened with closure by the Mayor of London. Many members wrote in to thank us.

We helped defeat an attempt to demolish 49 Cheyne Row and rebuild with a mega-basement as deep as the building was high.

We helped defeat an attempt to convert the Old Telephone Exchange in Mallord St into a 400-pupil school.

THE CHAIRMAN'S REPORT

We are keeping a close watch on development plans for The Old Police Station in Lucan Place, and for Colebrook Court in Sloane Avenue.

We have published our views on the development proposals for South Kensington Station; have contributed to the Council's Code of Conduct for Planning; have appeared before the Council's Scrutiny Committee; contributed to the Council's Housing Strategy; and made detailed comments on the Council's Statement of Community Involvement in Planning.

On a matter of principle regarding social housing, we believe priority should be given to key workers who need to live close to their work, and more generally to those with real connections with the Borough. We have different views on whether developers should provide housing on site, or in places where three units could be provided for the price of one in Chelsea, so we intend to have a public debate next year to get your views.

We are urging strong enforcement of regulations covering building work and noise. We must speed up reporting systems so that residents can quickly report infractions and have them dealt with.

We have lost 56 beds at Thamesbrook care home, and another 44 beds at St Wilfrid's. RBKC promised a care home on Lot's Road, but building has yet to start, and will be on land earmarked as an employment zone. This is hardly optimal, and the delay is intolerable. We will continue to demand a prompt like-for-like replacement.

We continue to fight to maintain the look and feel of the Chelsea riverside.



Chelsea Embankment

THE CHAIRMAN'S REPORT

Crossrail 1 has become an expensive joke. Estimates of budget and timetable for completion are less reliable than current electoral promises. Should Crossrail 2 ever be proposed for Chelsea we will give it a critical reception.

Party space in Chelsea has become very expensive. We are trying to control those costs for our key events.

Lectures and events continue to flourish, thanks to Gaye Murdoch and Jo Thornycroft, and a growing group of helpers. They have become social events which showcase the Society, and have even made a surplus.

In February Dr James Nye gave an entertaining lecture on the 18th century clockmaker Edmund Howard, of the Chelsea Clock House, near the Moravian Burial Ground, who made the clock for Chelsea Old Church.



The Clock House c.1750

THE CHAIRMAN'S REPORT

Also, in February the Society publicised a panel discussion at the Chelsea Physic Garden of leading Sloane scholars exploring Hans Sloane's extraordinary life and his contributions to science.

In March we had a Private visit to the Old Bailey, as guests of one of the Sheriffs of London. It was alarming to sit in the dock, and to find that the only thing provided for the accused was a box of tissues. Members sat in Court, and later some members sat in the cells.

In March Colin Sheaf, Deputy Chairman of Bonhams, lectured on Chinese Art. Next year he will be showing us round the exhibits the day before a Bonham's auction.

In April Architectural historian Alan Powers gave an illustrated lecture on Architecture in Chelsea from Peter Jones to the Present.

In May three Architects working in Chelsea showed photos, plans and models of a school, a private house and a home for the elderly, and were questioned by members.



The Garden at Lambeth Palace

THE CHAIRMAN'S REPORT

Later in May we had an illustrated lecture at the V &A on the Chelsea Pottery works founded by Nicholas Sprimont in 1745, and then a tour of the relevant collections.

In June we had our Summer Party in the newly re-decorated Small Hall, where more than 70 members of the Society welcomed the Mayor of Kensington & Chelsea, Greg Hands MP, and other distinguished guests.

In July we had a Private visit to Lambeth Palace, London residence of the Archbishops of Canterbury for over eight centuries. Members took tea in the State Drawing Room, not normally open to visitors.

Later in July, on the hottest day ever recorded in England, we had the first ever cricket match between Raffles Club and the Chelsea Society, at the glorious Duke of York Square by kind permission of Lord Cadogan. We hope to make it an annual event.

In September we visited the American Embassy in Battersea, at the kind invitation of the Ambassador.

In October, arising from our architecture lectures, we had a private tour with co-head teacher of Marlborough Primary School, seeing its imaginative internal spaces and outside areas for recreation and growing plants.

Later in October a very well-attended open Planning Committee meeting with Residents Associations and Leader of RBKC Cllr. Elizabeth Campbell discussed planning issues raised by members and residents.

Later still in October we had a private guided tour by the Keeper of the Wellington Collection, Apsley House, which includes an enormous statue of Napoleon by Canova, and paintings by Lawrence, Goya, Rubens, Van Dyck, Caravaggio, Brueghel, Velazquez and other artists.

THE CHAIRMAN'S REPORT



Apsley House

In all, we had 14 visits and lectures, all well attended, and providing a surplus for the Society. I thank all the speakers, and the audiences, who were knowledgeable and contributed to excellent discussions.

Compared to other charities, our reserves are relatively low, particularly given our nine decades of activity. Most charities build reserves to help them maintain their activities even in times of economic downturns. We have very low internal administrative costs, but voluntary posts are hard to fill. We are looking for a Membership secretary and a Secretary. If we cannot get volunteers, then we will have to buy in systems and services to cover the task.

THE CHAIRMAN'S REPORT

You can now join the Society online, which cuts out the trouble of posting forms to us. We remain one of the country's largest amenity societies, with roughly 1,000 members. If you have changed your home address or email address, or your personal form of address, please let us know.

We are paying for book-keeping services and have put in new systems which will save us money from now on. Cadogan Hall continues doing our bookings at Charity rates, and we are most grateful to them.

We have enjoyed having Council meetings at Peter Jones, the National Army Museum and the Chelsea Arts Club. We thank them, and also Waitrose for contributing to the refreshments this evening.

Under the editorship of Dr Sarah Ingham, the Annual Report continues to flourish. I am most grateful to her and the advertisers who support us.

Amalia Cebreiro has guided us on social housing. Fleur de Villiers is leading on the school prizes project. In a personal vote of thanks, I am very glad that Chris Lenon has taken over from me as Treasurer.

Volunteers are most welcome, and do not have to join the Council. Talk to us over drinks later.

Those wishing to join the Society do not have to live in Chelsea, but just need to support our objectives. In some ways Chelsea is an attitude of mind: artistic, quirky and somewhat rebellious. Chelsea is not just its buildings, but mostly its residents.

On that note, I see that my Chairman's Reports have not included anything about sex differences, a matter of contemporary debate, so I turn to a Chelsea Society publication of 1934 'The Story of a Flitting' about Thomas Carlyle deciding in 1834 to move from Craigenputtock in Dumfriesshire, down to London, in search of interesting people to talk to. Although Carlyle considered houses in five other parts of London, Leigh Hunt suggested a delightful house at 5 Great Cheyne Row, all wainscoted to the very ceiling.

THE CHAIRMAN'S REPORT

Carlyle wrote a beautiful letter to his wife back in Scotland. It concludes:

Chelsea is unfashionable: it was once the resort of the court and great, hence numerous old houses in it at once cheap and excellent. Chelsea is a singular, heterogenous kind of spot, very dirty and confused in some places, quite beautiful in others, abounding with antiquities and the traces of great men: Sir Thomas More, Richard Steele, Tobias Smollett and others. Our Row runs out upon a beautiful Parade running along the shore of the river: shops, a broad highway, with huge shady trees, boats lying moored, and a smell of shipping and tar; Battersea bridge (of wood) a few yards off; the broad river with white-trousered, white shirted Cockneys dashing by like arrows in the long canoes of boats; beyond the beautiful knolls of Surrey with their villages: on the whole a most artificial, green-painted, yet lively, fresh almost opera-looking business as you can fancy.

Jane replied: Is it not too near the river? I fear it would be a very foggy situation in winter, and always damp and unwholesome. And the wainscot up to the ceiling – is it painted? If in the original state hardly any number of candles (never to speak of only two) will suffice to light it. And another idea presents along with that wainscot – if bugs have been in the house.

Arriving in London Jane looked at all the houses, and they moved into Chelsea three days later, staying for the rest of their lives. In his old age, Carlyle said that it was the finger of Providence that brought him to Chelsea. His house was a cultural centre, and among the many visitors were: John Stuart Mill, Erasmus Darwin, William Thackeray, James Fraser, Robert Browning, Sir Richard Owen, Sir Robert Peel, Charles Dickens, Alfred Tennyson, Ralph Waldo Emerson, John Ruskin, Thomas Huxley, John Millais and JM Whistler. Finally, he had people to talk to.



The Carlyle's Garden ©The National Trust Images/Linda Chinnery

THE CHAIRMAN'S REPORT

Chelsea has never been short of characters. Chelsea is unique, and we aim to keep it so. We like it as it is - and want any changes to be an improvement.



Thomas Carlyle by Charles Bell Birch (pen and ink) 1859 ©National Portrait Gallery

The Society will continue to preserve and improve Chelsea, to be enjoyed by all who live, work and play here. May it delight them all.

Annual Report by the Planning Committee Chairman

The Society's Planning Committee comprised:

Michael Stephen (Chairman)

Sir Paul Lever KCMG (Brompton Hans Ward)

Martyn Baker (Chelsea Riverside Ward)

Jules Turner (Royal Hospital Ward) – from April

Michael Parkes (Stanley Ward) – from November

News on planning issues is published regularly on the Society's website at www.chelseasociety.org.uk

Local Bus Routes Saved

On 12th April Transport for London announced that "We have looked at the concerns [expressed by The Chelsea Society and others] alongside the benefits of making our proposed changes based on demand, and the disadvantages (on air quality, costs, revenue, customer benefit) that excess bus provision entails. As a result of this we will not proceed with our proposed changes to routes 11, 19, and 22.



REPORT OF THE PLANNING COMMITTEE

Statement of Community Involvement in Planning

The Chelsea Society responded to the RBKC's draft Statement of Community Involvement in Planning, which seeks to explain how the Council will involve local people in planning decisions. The draft document, however, assumes quite an extensive knowledge of town planning issues, which many people simply do not have.

For example, the powers given to local councils by national government are very limited. Local authorities have little power to decide what buildings shall be built, where or when. In fact, the basic principle in British planning law is that people who own land and buildings are free to use them as they please: they may be restricted from doing so only if that restriction is necessary to give effect to a public interest of sufficient importance to justify that restriction of the owner's freedom.

We believe that local people cannot participate effectively in the planning system unless they have a basic understanding of town planning and the restrictions placed on local authorities. We therefore suggest that an overview of the planning regime is included.

Business Improvement District

Cadogan are proposing a "Business Improvement District" (B.I.D.) for the King's Road and asked The Chelsea Society for its views. The Chairman of the Society, together with the Chairman of the Planning Committee and two members of the Committee have met with the Proposers and heard an outline of their Proposal.

The Society is in principle very much in favour of improving the King's Road, but we would need to see a detailed B.I.D. Proposal before deciding whether to support it. The key issue for us is whether such a scheme would be welcomed and supported by the small businesses who currently operate in the King's Road. If we did support it, the Society would wish to have a representative on the Board of the company managing the B.I.D. The Society's preliminary response to this proposal will be placed on its website.

The Old Police Station, Lucan Place

The application for demolishing the Old Police Station was approved on 5 December and was amended to include 4 units of affordable housing on site. This is less than the 35% required under the Council's policy CH2a but is an improvement on what the developers had proposed. The Society has engaged with the developers on this point and as to the size and appearance of the new building.

REPORT OF THE PLANNING COMMITTEE

Colebrook Court, Sloane Avenue

We do not object to the demolition of this undistinguished building, but we are concerned that the proposed new building would be too tall, and with an inappropriate design, for this location. We are seeking a meeting with the developers.



Colebrook Court which includes the Sloane Avenue Sainsbury's

There has so far been no planning application, and the Council does not disclose any pre-application discussions until an application is submitted. The Society is aware of a danger in this case that the developers may seek to rely on the willingness of the Mayor's office to call in the project and approve a higher building than RBKC would allow.

Tite Street

St. Wilfred's Care Home is closing, and we expect that the site will be redeveloped. We will campaign with the local residents for a replacement building which is an improvement on the existing structure, and of a height, scale, and design appropriate to this historic street.

REPORT OF THE PLANNING COMMITTEE

49 Cheyne Place

The Society objected to an application to redevelop this house on Royal Hospital Road, on the corner of Tite St. The application has been refused. This was a huge and very harmful proposal to demolish the whole building and re-construct on a similar or identical footprint, and with similar or identical elevations, but with a massive triple-basement, which had been approved before the RBKC basement-policy changed. The basements would have extended down almost one and a half times as the house is high.

The Queen's Head Pub, Tryon Street

This redevelopment is now under construction, and the Society is in touch with the owners. The appearance of the original building will be retained, and it will be reopened as a local pub with a small restaurant.

Mallord Street

The Planning Committee of RBKC heard an application on 27th June 2019 to convert the old telephone exchange in Mallord St. into a school. The Committee decided unanimously to refuse the application. The Chelsea Society was represented at the meeting by the Chairman of its Planning Committee, Michael Stephen, who said that the building and its location were inappropriate for a school with over 400 pupils, plus teaching and administrative staff. Mallord St is a quiet residential street in a Conservation Area. It is narrow with parking bays on both sides, in effect making the street a single lane.



Mallord Street

REPORT OF THE PLANNING COMMITTEE

South Kensington Station

South Kensington is one of London's most iconic underground stations, but it has been allowed to become somewhat run-down and needs to be restored and improved. Also it is unable to cope with the very large number of passengers who now use the station.

However, its restoration and improvement should, in the view of the Chelsea Society, be conservation-led and should reflect the station's original heritage and style. This does not preclude additional commercial development, but such development should retain the character and proportions of the existing station and its setting.

The Chelsea Society has consulted with neighbouring Associations and the full text of our submission is on our website.



Charging for Cost of Ensuring Compliance

The Chelsea Society participated in the consultation on the draft Code of Construction Practice, as we attach great importance to protecting local people so far as possible from the effects of building and demolition work, and especially basement works. In the Society's view, a substantial deposit should be required from the developer before work commences, from which the costs of monitoring and enforcement should be deducted.

REPORT OF THE PLANNING COMMITTEE

RBKC Code of Conduct

The Society welcomed a draft Code of conduct for councillors and officers involved in planning at RBKC. However, the Code as actually drafted did not attach much importance to the needs or opinions of local people, and the Society proposed some amendments which are published in full on the Society's website.

It is important that the local Amenity Societies and the Residents' Associations have the opportunity to be fully involved in the planning process from an early stage and not be simply presented at a late stage with the results of preparations and discussions in which they have had no part.

Telephone Kiosks as Advertising Hoardings

The Society has opposed applications for new telephone kiosks which are actually advertising hoardings. There is a case for public telephone and wifi points even in the age of the mobile phone, but we do not want too many cluttering the streets, and they must be appropriately designed and sited.

Thames Conservation Area Appraisal

The Society submitted to RBKC that the TCAA should incorporate and build on the existing River Thames Conservation Area Statement of 1983, including the Appendices and updates, and that RBKC should commit to implementing its provisions. This should be incorporated into Planning Policy if it is to have any practical value. After continuous pressure, RBKC has confirmed that work should commence on the Management Strategy in February 2020.



Towards Chelsea Bridge

REPORT OF THE PLANNING COMMITTEE

Housing Strategy

The Society made a written submission to RBKC in response to its Housing Strategy Consultation Paper. The Society does not wish to see any reduction in the provision of social housing in Chelsea, (which accounts for nearly 25% of all housing units), and wishes to see more affordable housing for people, especially key workers, who do not qualify for social housing but cannot afford market rents.

The Sutton Estate

Having been refused permission for a comprehensive redevelopment, the Estate's owners have decided to refurbish many of the flats to modern standards and bring them back into use. The Society welcomes this decision, and requests that flats are made available for letting to key workers, and for affordable housing, as well as social housing.

60 Sloane Avenue

This terracotta building was built by Harrods as their car showroom, but due to the First World War it was never finished. Planning permission was granted in 2016 for substantial conversion to private residential, but the new owners wish to use it for offices with retail units on the ground floor.

The Chairman of the Society, and Chairman of the Society's Planning Committee, met the architects on 10th September and were delighted to hear that the new owners propose to remove the extensive glass panels and to complete the exterior of the building as originally intended by Harrods.



Roper's Garden

David Robinson looks at the Garden's history and makes a plea for its future

Roper's Garden lies to the west of Chelsea Old Church between Old Church Street and Danvers Street. Holding centre stage in the garden is the bronze statue titled *Awakening* by the Chelsea sculptor Gilbert Ledward. Her nude form stands, statuesque and looking south, shielding her eyes from the bright sunlight with her right arm and hand. She holds the visitor transfixed. The same sunlight falling on Ledward's work falls on the unfinished piece by Sir Jacob Epstein which can be found nearer to the church. Emerging from the stone a nude form struggles to escape its background captivity.



What would Thomas More on his plinth facing the Embankment be thinking of these invaders in his former orchard? His statue with its golden face, in sight of both, appears to ignore these twentieth century works. Golden hands clenched, he sits expressionless, head slightly lowered as if avoiding looking into bright sunlight, or towards the occupants of his garden. Scholar, statesman and Saint, the resident of Chelsea, who is so much admired and remembered, gave the orchard to his daughter Margaret and her husband William Roper on their marriage in 1521. The More family home stood nearby, its lands stretching to the church in the east, and to Moravian Corner in the King's Road, to the north west. He would probably have been unimpressed.

There have been many changes to the site and its environs since the More's time. In his day there was no Embankment and the land sloped to the high tide line of the Thames. The river itself has long been demoted from being the capital's principal highway, carrying people and goods upstream and down.

ROPER'S GARDEN

As London grew and spread, Chelsea's riverside and the area around the Garden became more valuable as land both for housing and commercial or industrial development. Chelsea's fields and gardens disappeared; by the river, wharves and warehouses occupied almost every vacant space. Artists such as JMW Turner (1775-1851) and Walter Greaves (1846-1930) show public houses and private residences squeezed between businesses. Open spaces such as Roper's Garden were no more.

Major change arrived in the second half of the nineteenth century. By then, the Thames had become the capital's sewer. Between July and August 1858, the combination of a heat wave and the build-up of industrial effluent and untreated human waste led to The Great Stink. For decades, successive governments had ignored all the calls to clean up the river, but with Parliament unable to function because of the sickening stench, finally action had to be taken. Not only would a sewer system be installed, but the planned stretch of Embankment – between Millbank and the Royal Hospital - would be extended to accommodate the huge interconnecting pipes which would take the waste eastwards toward Beckton.



Today's Roper's Garden in 1938: Old Church St by Deirdre Henty-Creer

ROPER'S GARDEN

The grand scheme the brainchild of Joseph Bazalgette and carried out by the Metropolitan Board of Works. Today's four-lane highway which delivers traffic along Chelsea's riverside is constructed over Bazalgette's sewer. It's far cry from the sleepy riverside lane depicted in so many paintings by Walter Greaves.

Until 1941, there was a chandler's business at the eastern end of a terrace opposite the Church. Next to this was a café said to serve morning coffee to William Joyce, aka Lord Haw-Haw, the American broadcaster of Nazi propaganda during the Second World War. He lived in a nearby garret in the King's Road, above a butcher who made sausages. "On April 17 1941, at about 1.15 am the Old Church was very severely damaged by enemy action". So wrote the Reverend Ralph Sadler, the Incumbent of Chelsea Old Church in his register of services. The bombing raid also destroyed the line of buildings across the road. Five parachute mines, together with a number of high explosive bombs and "many hundreds of incendiaries fell in an area of about six hundred and sixty acres bounded by Oakley and Beaufort Streets, the King's Road and the river."



Roper's Garden today

ROPER'S GARDEN

The destruction of the Old Church was addressed by a building scheme implemented shortly after the war ended. Monuments from the church, together with building materials for the reconstruction, were stored in what later become Roper's Garden until they were repaired. The Old Church was re-consecrated on 13 May 1958 in the presence of Her Majesty Queen Elizabeth the Queen Mother.

An aerial photograph of the Garden taken on the day shows the skeleton remains of the basements of the former buildings destroyed when the bombs fell. The beginning of recreating another garden came with the excavation of the site to the depth of the former basements and the construction of a retaining wall. As it turns out this was a very sensible decision as it affords some protection to visitors to the garden, from the significant noise of today's traffic on the Embankment. The foundation stone was laid by the Mayor of the Metropolitan Borough of Chelsea, Councillor Lady Heath on 11 March 1964. The "brutalist" design was by Bridgwater Shephard. It incorporated raised lawns and a south-facing sheltered seating area. The inclusion of Epstein's statue commemorates his former studio on the site where he lived and worked between 1909 and 1914.



The work by Jacob Epstein

ROPER'S GARDEN

Roper's Garden has experienced so many changes in its time, but one might say that none in the last fifty-six years is remarkable. There is an arguable case for a re-think. The brutal rigidity of the layout coupled with the most common use for the garden which is for the "exercising" of local dogs, make it inhospitable.



The infamous and apostrophe-less canine comfort centre

A brick-edged sand pit at the Danvers Street end of the garden serves, as labelled, as a "Dog's Lavatory". The secret of whether actually serves its purpose or is ignored is with the dog walkers who exercise their dogs, but there is not a lot of evidence of use. The sheltered seating area is usually occupied by rough sleepers,

The statues by Epstein and Ledward, two of Britain's most celebrated sculptors, deserve to be appreciated and celebrated. Perhaps the Borough might consider a design competition for the regeneration of Roper's Garden? Without funding it would seem change in the near future is doubtful. Development of the site is unlikely: might someone say, "it would take a bomb", as the last time?



Awakening

Ranelagh Pleasure Gardens

*Angela Lownie guides us through
this 18th century wonder*

Pleasure gardens were the great melting pots of eighteenth-century society. First opened in April 1742, Ranelagh Gardens in Chelsea boasted acres of formal gardens with long sweeping avenues, down which visitors strolled together on summer evenings. They could admire the Chinese Pavilion, watch the fountain of mirrors or attend musical concerts held in the Rotunda. For the admittance charge of half-a-crown they could imagine themselves, as novelist Fanny Burney did, 'in some enchanted castle or fairy palace'. The glittering gatherings at Ranelagh in its heyday were frequented by kings and queens, writers and artists, politicians and dandies.



The Chinese House and the Rotunda (Image: Georgian Print Rooms)

Ranelagh Gardens were so called because they occupied the grounds of Ranelagh House. This had been built in 1685 by the corrupt first Earl of Ranelagh, Paymaster General of the forces and one of the Commissioners of the new Chelsea Hospital. Some 50 years later, the house and its gardens were acquired by a syndicate, including the owner of the Theatre Royal, Drury Lane. The intention was to convert them into a pleasure garden to rival Vauxhall Gardens. However, little was done until 1741, when new lessees William Crispe and James Myonet began work on the construction.

RANELAGH PLEASURE GARDENS

The Garden's centrepiece was the Rotunda, a magnificent rococo amphitheatre, modelled on the Pantheon in Rome. It was designed by William Jones, an architect to the East India Company. With a diameter of 185 feet, it was exquisitely painted and enameled, and lit by a thousand golden lamps.



Fanny Burney © The National Portrait Gallery

An arcade ran around the outside, while four great pedimented entrances led to the central space and to the boxes above. In the centre of the building a huge octagonal pillar rose to support the roof. From its opening, the Rotunda became an important venue for musical concerts, including one by the child prodigy Mozart in 1764.

Canaletto painted the gardens and he was twice commissioned to paint the interior of the Rotunda.



The Canal and Walkways (Image: Georgian Print Rooms)

RANELAGH PLEASURE GARDENS

Aesthete Horace Walpole, the creator of Strawberry Hill, visited Ranelagh soon after its opening. He wrote to a friend that 'although the vast amphitheatre was finely gilded and illuminated' he still 'preferred Vauxhall and one goes by water' – as opposed to a hazardous trip by coach over the Pimlico marshes. Later on, when the royal family were frequent visitors, Walpole changed his mind, writing 'It has totally beat Vauxhall... You can't set your foot without treading on a Prince, or Duke of Cumberland... nobody goes anywhere else'. One early female visitor, however, remained unimpressed, writing to a friend that 'it is quite vexatious at present to see all the pomp and splendour of a Roman amphitheatre devoted to no better use than a twelpenny entertainment of cold ham and chicken.'

In 1749 a Jubilee Masquerade was held to celebrate the signing of the Peace Treaty of Aix la Chapelle, which included maypole dancing and various bands in fancy costumes. Gondolas floated on a canal, and all around the Rotunda were stalls selling china and novelties, while the theatre itself was decked out with festoons and flowers. The Masquerade was described by Walpole as 'the best understood and the prettiest spectacle that I ever saw, nothing in a fairy tale ever surpassed it.'

On another occasion in June 1775 the Thames was turned into a floating town next to the Garden. In 1789 the Spanish Ambassador gave a gala to celebrate the recovery of George III from one of his bouts of illness. The King was too weak to attend, but the rest of the royal family were there to be waited on by one hundred valets in scarlet, and footmen in blue and silver. Fireworks were part of the entertainment, accompanied by 'the fire music composed by Mr. Handel'.



Georg Frideric Handel

RANELAGH PLEASURE GARDENS

Ranelagh was also a popular venue for romantic assignations. Edward Gibbon wrote that it was 'the most convenient place for courtships of every kind – the best market we have in England.' A German gentleman, however, was shocked when, walking about in 'a garden rather large but sickly in its aspect, unseemly, ill-lit and sparsely inhabited', he came across a young lady who 'offered me her arm without introduction and asked me why I was going about all alone. It struck me at that moment that this could not possibly be the magnificent and much recommended Ranelagh!'

Ranelagh found it hard to weather the problems of the 1780s. Riots in London and the wars with France were at odds with frivolities and pleasure-seeking. The Gardens also acquired a dubious reputation as a hunting-ground for prostitutes, its wealthier patrons became attracted elsewhere, and Ranelagh finally closed in 1803, after sixty-one years of operation. The Rotunda (largely built of wood) was demolished in 1805.

By 1810, the site was visited by Richard Phillips, author of *Morning's Walk from London to Kew* (1817). He described the 'spot covered by nettles, thistles and rank weeds and holes filled with muddy water'.

The land was acquired eventually by the Metropolitan Board of Works and is now part of Chelsea Hospital gardens. The site of the Rotunda is marked by a summer house.

Angela Lownie provides an individual house history research service for London properties. For details, please contact info@londonhousehistories.co.uk

A Tiny Bit of the History of the Chelsea Physic Garden

The Garden's Director Sue Medway takes us on a tour

Chelsea Physic Garden is a botanic garden dedicated to teaching and discovery. Founded in 1673 by The Worshipful Society of Apothecaries of London, the Garden has had a wide-reaching impact around the world as one of the most important centres for plant exchange during the 1700's.

The Physic Garden has occupied the same four acres of land on the edge of the River Thames for almost 350 years and its purpose throughout has remained largely unchanged (albeit subject to more modern interpretation) as being "to demonstrate the medicinal, economic, cultural and environmental importance of plants to the survival and well-being of humankind".

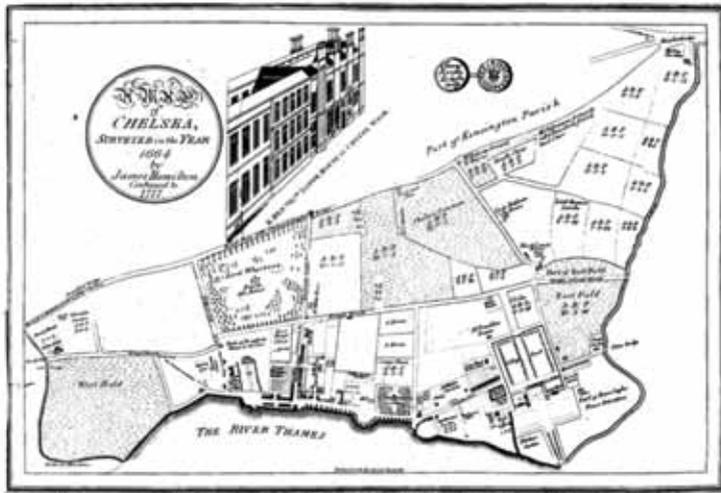


*The Garden's benefactor, Sir Hans Sloane, founder of the British Museum
Stephen Slaughter 1736 ©The National Portrait Gallery*

CHELSEA PHYSIC GARDEN

The Garden was already leased to the Apothecaries by Charles Cheyne when physician, botanist and collector Sir Hans Sloane (1660-1753) purchased the Manor of Chelsea from him in 1712. Having succeeded Isaac Newton as President of the Royal Society in 1727 Sloane recalled, 'From my Youth been very much pleas'd with the study of Plants and other Parts of Nature'.

Born in Killyleagh, Ulster, Sloane was primarily a doctor. Aged 19, he studied with the Apothecaries, and then in Paris and Montpellier before being award his MD in Orange. A few years later, in his role as physician to the Governor of Jamaica, Sloane made a study of the flora and fauna of the Caribbean and began a parallel career as a collector. He would bring cocoa back to England and promoted the use of quinine against malaria. Once home, he became physician to Queen Anne, as well as to George I and George II.



A survey of Chelsea begun in 1664

It was an age of discovery and Sloane was fascinated by the new species of animals and plants. A voracious collector, his move to Chelsea from Bloomsbury was prompted by the need for more room to house an estimated 117,000 items – 71,000 of which would provide the foundation for the British Museum.

Cheyne's asking price for the freehold of the Garden was the princely sum of £400 – a price the Apothecaries could not afford. Sloane realised the Garden's value and secured its future for them by granting tenure in perpetuity on payment of a ground rent of £5 per year. Today, this sum is still paid to his descendents, the Cadogan family.

CHELSEA PHYSIC GARDEN

Despite Sloane's generosity, the Garden's finances were always precarious. By the late Victorian era, the Apothecaries were compelled to give up their tenure. The City Parochial Foundation took on the Garden in a very run-down state. It had been set up in 1891 to 'give grants to educational institutions, including polytechnics, art galleries schools and colleges for working women'. On 2 May 1898 it was 'resolved that with a view to maintain the old Chelsea "Physic Garden" for the purposes of Botanical Study – available for the use of Pharmaceutical Students and of those attending the various London Polytechnics (especially Battersea and Chelsea) and also to preserve the same as an Open Space....to keep the Garden and its Appurtenances in a proper state of efficiency at a cost not to exceed £800 a year...'. The Foundation's tenure would last until 1970.

In pursuit of its objective of applying funds to 'the poorer classes of the Metropolis', the Foundation gave support to technical education especially Polytechnics. Under a scheme agreed with the Charity Commission in 1899, the study of botany would be promoted, with special reference to general education, vegetable physiology and 'instruction in technical pharmacology as far as the culture of medicinal plants is concerned'.

In 1907 an investment programme was agreed to fund a building programme for a new Lecture Room, laboratory and the Curator's House. The total cost was £4,320 and the work carried out by Joseph Dovey & Co. of Brentford, Middlesex. These buildings were to complement the fine range of teak and cast-iron glasshouses by Foster & Pearson that were installed a few years earlier and still stand in the Garden to this day.



The Foster & Pearson Glasshouses due to be restored ©Laura Stoner New

CHELSEA PHYSIC GARDEN

Glasshouses have played a pivotal role in the Garden throughout its long history. The first greenhouse was erected at the Physic Garden in 1680, somewhere in the middle of the Garden. By 1681 a “stove” or heated house had been added at a cost of £138. This was certainly the first ever heated greenhouse in England and possibly preceded those in Holland. This stimulated great interest. Sloane wrote to John Ray in November 1684 telling him of how the Curator, Mr Watts, ‘has a new contrivance, at least in this country; viz. he makes under the floor of his greenhouse a great fire plate, with grate, ash-hole, etc. and conveys the warmth through the whole house by tunnels...’ The Glasshouses were visited by the diarist John Evelyn in 1685 who noted that Watts was managing to grow ‘the tree bearing the Jesuits’ bark’ (the source of the scarce and expensive anti-malarial quinine). It is still grown here today.

The Glasshouses that stand on the site are considered to be the most complete range of Foster & Pearson teak houses of their type still in existence, although they are in a very fragile condition. Whilst many important botanic or large private country gardens will have an example of Foster & Pearson’s work, to have a collection of seven glasshouses is notable and makes them worthy of restoration.



A view into the Southern Hemisphere House ©Laura Stoner New

The collections in the Glasshouses number some 1,200 plants, including some of the world’s rarest and include subtropical collections, ferns, succulents and carnivorous plants. As with the Garden’s collection, the basis of the Glasshouse collection is medicinal, herbal or useful plants. For instance, *Pelargonium sidoides* possesses both anti-bacterial and anti-viral properties.

A visit is highly recommended.

An independent charity since 1983 the Garden is open to Friends and the public Sunday to Friday between February and December.

Visit www.chelseaphysicgarden.co.uk for full opening times.

Rossetti – and Other Magnificent Beasts

*Robert Dunkley looks at the Painter's
Chelsea Menagerie*

It was Cheyne Walk - but not as we know it. Before the construction of the Chelsea Embankment, the Walk was little more than a lane that offered the inhabitants of its 17th and 18th century houses uninterrupted, sloping views of the Thames where boats might be careened at low tide.



Dante Gabriel Rossetti, Self Portrait, Pencil and White Chalk on Paper (1847)
© National Portrait Gallery

ROSSETTI – AND OTHER MAGNIFICENT BEASTS

Far enough from town to discourage casual callers and with stunning sunsets, it is easy to understand why Turner was attracted to the Walk and made his final home there.

But it is another artist, Dante Gabriel Rossetti, or rather another group of artists, the Pre-Raphaelites, with which this piece of London real estate is more closely associated.

Crammed in between a veritable Who's Who of the great, the good and the just plain rich, among the names of those who inhabited Cheyne Walk, the name Rossetti stands out. Not only was Dante Gabriel the rightful bearer of one of Italy's most noble of houses, but the inhabitants of and visitors to his home, Tudor House, No. 16, were the Bloomsberries of their day. Privileged, abiding only by unconventional behaviour according to their own lights, they generated much gossip among more staid neighbours. Not until the arrival of Mick, Keith and Ronnie and their girlfriends a century-and-a-half later were residents of Cheyne Walk the focus of so much rumour and speculation.

Rossetti (1828-1882) moved into No. 16 in 1862 after the death of his wife Elizabeth Siddall. Built in 1717, it was then regarded as the most beautiful house in Chelsea. He would share it with his brother William and the poet Algernon Charles Swinburne.

Among his new home's numerous attractions was its romantic associations with the past – Queen Consort Catherine Parr had built a mansion on the site – its proximity to the Chelsea Physic Garden, and its garden.

The garden, in all four-fifths of an acre, with its lime trees and a mulberry was perhaps a singular attraction. The arrival of Rossetti to Cheyne Walk coincided with the Pre-Raphaelite Brotherhood's obsession with animals, the more exotic the better. This was perhaps inspired by the works of Reubens and visits to Regent's Park Zoo.

Dante began to collect creatures, turning his corner of Chelsea into a mini-zoological garden. The list of animals kept at Tudor House was as long as it was diverse. It includes a bull, a kangaroo, various species of owls, a raccoon, armadillos, a white mouse, a raven, green lizards, a deerhound and a deer. A zebu, or Indian bull, caused so much havoc in both house and garden that it was returned within hours of being bought. Wombats were a particular favourite, including one with a penchant for eating women's hats.

The garden even came close to having its own elephant and lion.

ROSSETTI – AND OTHER MAGNIFICENT BEASTS

Whatever Rossetti's talents with brush and palette, he was a novice amateur in the art of animal husbandry. An account of the fate of the contents of the menagerie makes woeful reading:



Proserpine by Dante Gabriel Rossetti

Punch the puppy would get lost; one or other bird would get drowned; the dormice would fight and kill one another, or would eat up their tails and gradually perish; Wolf the deerhound could not get adequate exercise and was given away; the parakeets were neglected at some time when Rossetti was absent from home, and on his return were found dead. Other animals, from their burrowing and reclusive habits disappeared.

When one of the wombats died it was given to a taxidermist. The result of his work was placed in the front hall where it would greet visitors. An armadillo went missing only to be found under the hearthstone of a neighbour's kitchen. A raccoon hibernated in a chest of drawers. Then there were the two laughing jackasses which drove neighbour Thomas Carlyle to distraction. The noisy behaviour of the peacocks was such that to this day they are forbidden to Cheyne Walk residents.

In time the menagerie became the stuff of legend to the extent that in very short order separating reality from myth became problematic.

ROSSETTI – AND OTHER MAGNIFICENT BEASTS

Was it a wombat or a woodchuck that was allowed to sleep in the epergne, the centre-piece on the dining room table? Was it this creature, whatever it was, that inspired Lewis Carroll to feature a dormouse in Alice's Adventures in Wonderland? (No, it did not). Did a wombat interrupt John Ruskin when he was in full flow by burrowing between jacket and waistcoat? (Yes, it did). Did a wombat die from eating a box of cigars as claimed by James McNeill Whistler? (One of his tall stories).

Nor did the behaviour of some of the human residents seem any than that of the animals. Rossetti is recorded as throwing a cup of tea over the novelist George Meredith at the height of a row, while the story persists of Swinburne sliding down bannisters while naked.



*"Rossetti's Wombat Sitting on his Master's Lap"
by William Bell Scott 1871 © Tate Gallery*

Like its setting, the Grade II listed building belonging to the Cadogan Estate has changed much since Rossetti's day. Its rear, the stage for so much unintended, uninformed animal mismanagement, is now home to a formal garden with a lawn for which the cliché "well-manicured" might have been coined. Residents whether animal or human, though maybe less exotic, are better behaved.

For better or for worse, no, for better, though life will be more boring, we shall not see the like the Rossetti menagerie again.

A Tribute to a Triumvirate

Fleur de Villiers

At the Chelsea Society's Annual General Meeting in November 2019 three members of its Council stepped down after a combined service of some 70 years. In recognition of the debt which both the Society and, indeed, Chelsea owe them, the Council decided to award Honorary Life Membership to all three - Jane Dorrell, Terence Bendixson and Allan Kelly. Jane has also, by the unanimous vote of her Council colleagues, been appointed a Vice President of the Society she served for nearly 40 years.



Jane Dorrell

A former actress and literary critic, Jane is also known for her passionate dedication to the London borough which has been her home for 59 years. To those who know her well, it is a passion matched only by her love of literature.

After leaving St Paul's Girls' School where, as she says drily, she mastered the correct use of the apostrophe and, as friends observe, an enduring talent for *le mot juste*, Jane Hardie, as she then was, joined RADA. This led to her debut in a professional role as Jo in *Little Women*, one of the first classic

serials to be screened by the BBC. Several years working for the BBC followed, interspersed with theatre work around the country. A few months at the beautiful Theatre Royal in Bath is, she says, one of her most treasured memories.

Jane and her husband, psychiatrist William Dorrell, settled in Chelsea in 1961 when she embarked on a new career as a reviewer for *Books and Bookmen* and the *Times Educational Supplement*, as well as serving on the committee of the London Library.

It was the 'Dovehouse Uprising' of the early 70s which first turned her attention to the more practical attractions and the occasional successes of civic protest. The 'Uprising' was sparked by the Brompton Hospital's plans for its new building in Dovehouse Street. A residents' association was quickly established and some of the worst features of the proposed development were kiboshed. One of the most egregious was the plan to replace the St Wilfrid's convent garden with a gas cylinder. An early member of the DHRSA, Arthur Grimwade, who was also on the council of the Chelsea Society, suggested, in 1982, that Jane should join. She didn't need much persuading.

A TRIBUTE TO A TRIUMVIRATE

Over the years she has played an active part in the Society's work, serving for several years on the Planning committee 'which would meet every Monday night to vet piles of planning applications.' Other activities included direct involvement in the Society's annual exhibitions and diligent attendance at the Council's meetings. At these, she recalls, calm would usually prevail, 'but once or twice toys were thrown out of a few prams: the proposal to turn Sloane Square into a crossroads, and the design of the Royal Hospital's new medical annex both produced ferocious arguments.'

Among her most important contributions to the Society were her skilful editorship for many years of the Annual Report, and, in 2004, the publication at her suggestion, of 'Here is Chelsea', an anthology, which she edited, of articles which had appeared in the Annual Report over the decades.

Although she has retired – with, she admits, regret - the Chelsea Society's new Vice President insists that she will be seen to wave the flag in the King's Road in 2027 when Society celebrates its centenary.



Terence Bendixson

A tall figure often to be seen cycling along the King's Road, Terence was the Society's planning officer for over a decade. The bicycle is a clue to his life-long commitment to reclaim city streets from the car.

In 1970, following the experience of living and working in Los Angeles and San Francisco, he wrote a prescient article about the need to treat citizens on foot as supreme. An invitation to join The Pedestrians Association (now Living Streets) followed. He became its chairman and is today president.

In the same year he and 90 others stood as candidates for the Homes Before Roads party in the Greater London Council elections. Their aim was to stop an inner London ring motorway, part of which would have crashed through Chelsea, dominated Lots Road, disrupted the houseboats, and added to traffic on The Embankment. Their efforts contributed to cancellation of the ill-considered project.

A TRIBUTE TO A TRIUMVIRATE

Subsequently he wrote *Instead of Cars*, published in the UK, the US and Japan. It foresaw a future when buses and trains, walking and cycling came to be seen as primary in city travel.

In 1978 Terence was elected a Borough Councillor, served for eight years, and became chairman of social services. He later joined the Society's Council during David le Lay's chairmanship. He and Le Lay gave evidence at two public inquiries and were on the winning side in preventing the Phene Arms from being converted to residential use. In the Lots Road Power Station development, he says, the Gods were less kind. The Inspector upheld the Borough's (and the Society's) rejection of Sir Terry Farrell's residential skyscrapers, only to have the scheme approved by the then Secretary of State for the Environment, John Prescott.

Another long-running saga concerned the new infirmary at the Royal Hospital. He recalls that, although Michael Hopkins who, with his wife Patty, had designed both the new Glyndebourne and Portcullis House, was a prime candidate for the job, the Hospital offered it instead to a firm of American care-home specialists. Despite their expertise in hospital technical services, when it came to architecture, 'their infirmary resembled a suburban Holiday Inn. Eventually Quinlan Terry, to all round relief, was asked to give the building its bold, confident and scholarly, classical look'.



Allan Kelly

Allan Kelly was the Society's Membership Secretary for nine years. In the course of a richly varied professional life which included stints as an accountant, financial analyst, car salesman, company director and, property developer, he has remained a frustrated architect.

Born in Falkirk, Allan read Economics and Psychology at Glasgow University graduating with an MA, before joining an accountancy firm in Edinburgh, where he chafed at the pettifogging rules of the office management. Recruited by British Leyland, then in the throes of endemic labour unrest, he innocently provoked a strike by picking up a hammer on the shop floor with which to hang a picture in his office.

A TRIBUTE TO A TRIUMVIRATE

A move to London led to work as a financial analyst for both the North Sea gas project and De La Rue, and finally an appointment as Sales Director for the Cooper Group. A 20-year personal interest in property investment in Chelsea eventually enabled him to abandon corporate life to devote some of his time to charity and voluntary work. A meeting with former Chelsea Society Council member Sarah Farrugia led to her suggestion that he become the Society's Membership Secretary.

Reflecting on his time on the Council, he pays particular tribute to Terence Bendixson as well as to the late David le Lay and Leonard Holdsworth. He emphasises the important role of Chelsea Society exhibitions in recruiting new members, with numbers growing to over 1400 during his tenure.

The challenge now, he says, is to attract and keep new members at a time when young people are not interested in joining civic societies. 'The focus instead should be on recruiting the middle-aged.'

The Treasurer's Report for 2019

I am pleased to report that Society continues to be in good financial health. I would like to thank my fellow Trustees, Members and the Chairman, James Thompson, for their strategic thinking over financial issues and effective financial decisions.

The Annual Report for the year ended 30 June 2018 was submitted to the Charity Commission. The financial statements for 2019 have been prepared in accordance with FRS102 and the Charities SORP 2015.

The Society derives its main income from Members' subscriptions. Lectures and visits also make a contribution, together with some donations, legacies and Gift Aid receipts. These principal income sources really fund the general operating expenses of the Society, as well as the programmes and services that are made available to protect and foster the amenities of Chelsea. These services and other activities are all designed to break even.

Total income increased by £534 to £34,063 in 2018/19 (2017/2018: £33,529). This income derives principally from membership fees, event income, advertising and Gift Aid from HMRC.

Membership fees increased by 12% on last year to £18,220 (2017/2018: £16,282), advertising revenue fell by 48% on last year to £2,250, Gift Aid income decreased to £2,596 (2017/2018: £3,025) and event ticket sales decreased to £8,710 (2017/2018: £9,697). The Society has an ambitious programme planned for 2020 to boost revenues from ticketed events to further bolster reserves. The focus will continue to be both on information and enjoyment as previously whilst seeking to grow and develop the Society.

The Statement of Financial Activities (SOFA) shows the analysis of charitable activities split between development, fundraising, event, support and governance costs. Total spending on charitable activities, at £28,080 (2017/2018: £27,572), representing a 2% increase, due to higher event and support costs.

The Statement of Financial Position is a summary of the assets, liabilities and equity position of the Society. Net increase in funds in the year was £5,400 (2017/2018: £5,227). Cash and cash equivalents at the year-end were £74,215 (2017/2018: £64,243).

Over the year, the net assets of the Society increased in line with the surplus to £59,122 (2017/2018: £53,722). This net asset position reflects that the Society is financially healthy, secure and well positioned to endure any future economic conditions.

The balance of Reserve funds within the Society increased by £5,400 to £59,122 in 2018/19 (2017/2018: £53,722).

The Treasurer's Report for 2019

What happens if there are losses in these self-funded activities or our operations? Well, we have reserves that act as a type of guarantee. These reserves help secure the Society's long-term financial security.

The Trustees have established a policy that the unrestricted funds not committed or invested in fixed assets should be approximately £40,000, which is the cost of a major exhibition. This is considered prudent since the reserve also protects the Society from any legal challenges against it on planning matters and enables it to pay for legal advice on planning and other matters. At present the free reserves are slightly above target, but future plans for charitable activities in schools and for an architecture prize will reduce the reserves.

Amounts in excess of the reserve's minimum level provide flexibility for the Trustees when developing operating plans for future years. Recently, the Trustees have made use of part of this surplus to fund the Society's strategic initiatives as an investment in the Society's future.

The future financial prospects of the Society are based on the number of members we will have in the coming year. For budgeting purposes, the Trustees must consider the number of members and level of membership fees which have remained constant for a number of years and the impact of increasing expenses.

We have had some difficulty achieving our anticipated membership numbers, so membership fees are projected to remain constant, however, any shortfall in fees is more than covered by our advertising revenue. Other trading and event activities remain on target to break even.

As we continue to strengthen the Society's public image and awareness, we must work hard to achieve sustainable membership growth. We must ensure that we stay relevant in order to attract and retain good members. We must continuously explore new ways to spread the word about the Society and to strengthen and grow our membership base – to grow our community - so that we may all continue to perform the good work that the Society does while remaining financially secure.

The Chelsea Society's Independent Examiner has issued a statement which means that no matter in the financial statements, in their opinion, to which attention should be drawn in order to enable a proper understanding of the accounts.

The Trustees intend to ask the existing examiner, GMAK Chartered Accountants to undertake the independent examination of the charity in the following year.

In conclusion, the Society will continue to seek to provide financial support for initiatives that further the interests of the membership and the amenities of Chelsea.

Christopher Lenon
Honorary Treasurer

THE CHELSEA SOCIETY
Registered Charity Number 276264
THE TRUSTEES' REPORT

The Trustees present their report, together with financial statements, for the year ended 30 June 2019.

The beneficiaries of the Charity are those who live, study, or work in Chelsea, as well as those who visit Chelsea, own property in Chelsea, or benefit from Chelsea in any other way. The Society regards Chelsea as an asset of national importance.

Trustees

The members of the Council of the Society are the Trustees for the purpose of charity law, and throughout this report are collectively referred to as the Trustees. The Trustees serving during the year and up to the date of approval of the financial statements were as follows:

Dr James Thompson	Fleur de Villiers
Michael Stephen	Jane Dorrell
Michael Bach	Sarah Ingham
Martyn Baker	Allan Kelly
Terence Bendixson (Resigned 9 May 2019)	(Resigned 4 November 2019)
Amalia Cebreiro	Sir Paul Lever
	Christopher Lenon

Trustee Induction and Training

All Trustees are advised to read the guidance on the Charity Commission's website at <https://www.gov.uk/topic/running-charity/trustee-role-board>. New Trustees take part in an informal induction process. New guidance and good-practice information from the Charity Commission is communicated to Trustees.

How we Raised and Spent the Society's Money in 2018/2019

Income

Total income increased by £534 to £34,063 in 2018/19 (2017/2018: £33,529). This income derives principally from membership fees, event income, advertising and Gift Aid from HMRC.

Membership fees increased by 12% on last year to £18,220 (2017/2018: £16,282), advertising revenue fell by 48% on last year to £2,250, Gift Aid income decreased to £2,596 (2017/2018: £3,025) and event ticket sales decreased to £8,710 (2017/2018: £9,697). A detailed analysis of income is shown in the consolidated Statement of Financial Activities (SOFA) and Notes 2, 3 and 6 to the accounts

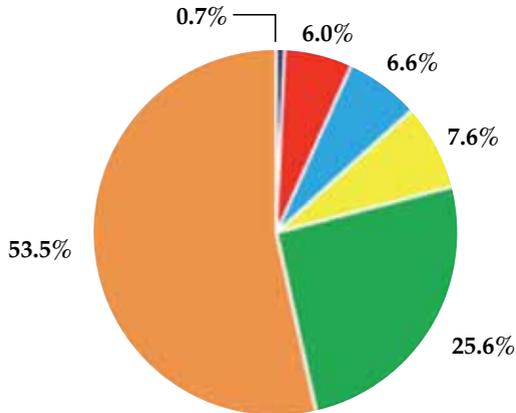
THE TRUSTEES' REPORT

Expenditure

The Statement of Financial Activities (SOFA) shows the analysis of charitable activities split between development, fundraising, event, support and governance costs. Total spending on charitable activities, at £28,278 (2017/2018: £27,572), representing a 3% increase, due to higher event and support costs.

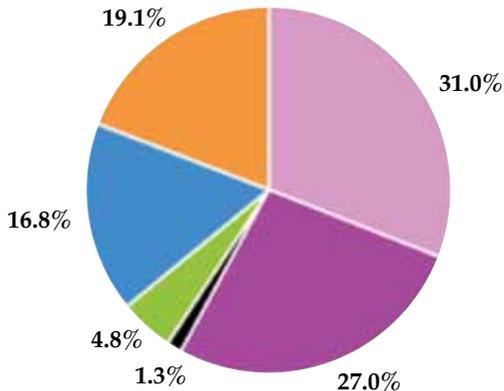
Income 2018/2019

- Interest Income
- Donations
- Advertising
- Gift Aid
- Events
- Membership



Expenditure 2018/2019

- Annual Report
- Events
- Fundraising costs
- Governance costs
- Newsletter costs
- Support costs



Events

The Society organises public meetings, lectures, internal meetings, and visits to places of interest. Further details of event profitability are set out in Note 6.

THE TRUSTEES' REPORT

General Data Protection Regulation (GDPR)

From 25 May 2018, data-processing in the EU has been governed by the General Data Protection Regulation 2016/679 ("GDPR"), which replaced the UK Data Protection Act 1998, and has implications for all organisations which control and process personal data.

The Chelsea Society holds on computer the name and address, and in some cases also the e-mail address and telephone number, of its members (all of whom are adults), and records whether the member has made a valid Gift Aid declaration. The Data Controller is the Chairman of the Society but any request for information about data, or for any amendment or deletion, is dealt with by the Membership Secretary, acting on behalf of the Data Controller.

The Society does not share any information with third parties except in compliance with Article 28 of GDPR, regarding the legal conduct of processing of information. The Society has always published the names (but not addresses) of its members in its Annual Report.

A Data Protection notice has been placed on the website. Members are advised that they have a statutory right of complaint to the Information Commissioner. <http://chelseasociety.org.uk/join-us-2/>

Governance

The management of the registered charity (No. 276264) and its assets is vested in the Trustees. The Charity is governed by its current constitution, adopted on 21 November 2016.

Article 4 of the Constitution provides that there shall be a Council of the Society which shall comprise Elected Councillors, Co-opted Councillors, and Officers. Elected Councillors shall be elected to be Members of Council by Members of the Society at a General Meeting, and at any time there shall be no more than twelve Elected Councillors. The Council may by resolution co-opt further persons to be Members of Council. The term of each appointment shall be such as may be determined by resolution of Council but not exceeding one year. At any time, there shall normally be no more than four Co-opted Councillors.

The Council is required to appoint appropriate persons to the offices specified in Article 5 and on such appointment such persons shall be Members of Council for the duration of their terms of office. The specified offices are Chairman, Vice-chairman; Secretary, Membership Secretary, and Treasurer.

THE TRUSTEES' REPORT

Objectives and Activities

Much has changed in the world since The Chelsea Society was established in 1927 but it remains grounded in a commitment to preserve and improve the amenities of Chelsea for the public benefit.

We implement this commitment through, lectures, exhibitions, publications, events, campaigns fundraising activities and appeals, and by making representations to the proper authorities. We will further preserve and improve the amenities of Chelsea by encouraging interest in the history and traditions of Chelsea, focusing on architecture, town planning and civic design, the planting and care of trees and the conservation and proper maintenance of buildings and open spaces, and the abatement of nuisances.

The Trustees hold the charitable funds, and apply the income, and at their discretion, the capital, for any charitable purposes for which the Society is established. The receipt given for donations and legacies states that the funds will be used for the general purposes of the Charity, unless the Society accepts a donation for a special purpose which is stated by the donor and confirmed in the receipt given.

Risk Management

The Trustees have overall responsibility for ensuring that the Society has an appropriate system of controls, financial and otherwise. Systems of financial control are designed to provide reasonable, but not absolute, assurance against material misstatement or loss.

The Trustees carry out an annual review of the following categories of risk; governance and management, operational, external factors and compliance with laws and regulations. The Trustees will identify the primary risks applicable to the Society in each category and develop action plans to mitigate the risks identified.

Achievements

During the year, the Society's funds supported a wide range of charitable activities in and relating to Chelsea for the public benefit and are reported in the Chairman's report to members at the AGM, which is also published in the Society's Annual Report.

Financial Review

The Society derives its main income from Members' subscriptions. Lectures and visits also make a contribution, together with some donations, legacies and Gift Aid receipts.

Net increase funds in the year was £5,399 (2017/2018: £5,227).

Cash and cash equivalents at the year-end was £74,215 (2017/2018: £64,243).

THE TRUSTEES' REPORT

Reserves Policy

The Trustees have established a policy that the unrestricted funds not committed or invested in fixed assets should be approximately £40,000, which is the cost of a major exhibition. This is considered prudent since the reserve also protects the Society from any legal challenges against it on planning matters and enables it to pay for legal advice on planning and other matters. At present the free reserves are slightly above target, but future plans for charitable activities in schools and for an architecture prize will reduce the reserves. The Society has in the past organised public exhibitions, and for future exhibitions advice will be taken as to whether the Society could benefit from Museums and Galleries Tax Relief granted by Schedule 6 of the Finance (No.2) Act 2017, also as to whether the Society is entitled to VAT relief on purchases of goods or services.

Plans for the Future

The Society intends to contribute to school prizes and projects, as well as architectural competitions, and to monitor and if thought fit oppose, planning applications. A major exhibition will also be held within the next three years.

Public Benefit Statement

Charity Trustees have a duty to report in their Annual Report on their Charity's public benefit, and they should be clear about what benefits are generated by the activities of the Charity. The benefits must be related to the objectives of the Charity. The Trustees consider that The Chelsea Society meets the public benefit requirements, and they confirm that they have taken into account the guidance contained in the Charity Commission's general guidance on public benefit published at <https://www.gov.uk/government/collections/charitable-purposes-and-public-benefit>.

Approved by the Trustees on 6 November 2019 and signed on their behalf by:



Dr James Thompson
Chairman

22 November 2019

THE INDEPENDENT EXAMINER'S REPORT

I report on the accounts of the Chelsea Society for the year ended 30 June 2019.

Respective Responsibilities of Trustees and Independent Examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Act, but that an independent examination is needed under section 145 (1)(a).

It is my responsibility to:

- (i) examine the accounts under section 145(1)(a) of the 2011 Act;
- (ii) to follow the procedures laid down in general Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- (iii) to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the general directions given by the Charity Commission and published at the following location:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/672779/CC32

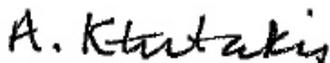
[Independent_examination_of_charity_accounts.pdf](#).

The examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the Trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view,' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

No matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the following requirements of the Act have not been met:
 - to keep accounting records in accordance with section 130 of the Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements, or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts.



Angela Ktistakis ACA, FCCA

For and on behalf of GMAK Chartered Accountants

London - 22 November 2019

THE CHELSEA SOCIETY
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2019

Income and expenditure account

	Note	Total Funds 2019 £	Total Funds 2018 £
Income and endowments			
Donations and legacies	2	22,860	19,507
Other trading activities	3	10,960	14,022
Investment income		243	
Total income		34,063	33,529
Expenditure			
Charitable activities	4	28,278	27,572
Fundraising costs	5	386	730
Total expenditure		28,664	28,302
Net movement in funds		5,399	5,227
Reconciliation of funds			
Funds brought forward at 1 July 2018		53,722	48,495
Funds carried forward at 30 June 2019		59,121	53,722

There is no material difference between the net income/(expenditure) above and the historical cost equivalent. All activities are continuing. The charity has no recognised gains or losses for the year other than the results above.

**STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2019**

	Note	2019 £	2018 £
Current assets			
Cash at bank and in hand		74,215	64,423
Debtors	9	6,053	6,992
		<u>80,268</u>	<u>71,235</u>
Current liabilities			
Creditors due within one year	10	(21,147)	(17,513)
		<u>59,121</u>	<u>53,722</u>
Net assets		<u>59,121</u>	<u>53,722</u>
Funds of the charity:			
General funds		59,121	53,722
		<u>59,121</u>	<u>53,722</u>
Total charity funds		<u>59,121</u>	<u>53,722</u>

The financial statements on pages 9 to 10 were approved by the Trustees on 6 November 2019 and signed on their behalf by:



Dr James Thompson
Chairman,

Charity No. 276264,
22 November 2019

CONSTITUTION AND RULES

(as amended by a Resolution of the Members of the Society
passed at its Annual General Meeting held on 21st November 2016)

- 1 The Chelsea Society shall be regulated by the Rules contained in this Constitution as follows:

OBJECTS

- 2 The Objects of the Society are to preserve and improve the amenities of Chelsea for the public benefit particularly by:
 - 2.1 stimulating interest in the history, character and traditions of Chelsea;
 - 2.2 encouraging and promoting good architecture, town planning and civic design, the planting and care of trees, and the conservation and proper maintenance of its buildings the public realm and open spaces and other features of historic or public interest;
 - 2.3 seeking the abatement of nuisances;
 - 2.4 making representations to the proper authorities on these subjects.

MEMBERSHIP

- 3 Subject to the provisions of this Rule 3, membership of the Society shall be open to all who are interested in furthering the Objects of the Society.
 - 3.1 Where a person firm or company ("Applicant") wishes to become a member of the Society ("Member") he shall submit to the Membership Secretary a written application in such form as the Council may by resolution from time to time prescribe ("Application").
 - 3.2 In the case of a married couple or a couple in a civil partnership who pay the subscription for joint membership each individual shall be a Member and each shall have one vote. In the case of a firm or company the Applicant shall designate a person to exercise its rights as a Member who shall have one vote.
 - 3.3 Within ten days following receipt of a properly completed and signed Application the Membership Secretary shall (subject to Rule 3.4) enter the Applicant on the Register (as defined in Rule 7.1) and the Applicant shall thereupon be a Member of the Society. The Membership Secretary shall notify the Applicant of such entry
 - 3.4 If the Membership Secretary reasonably considers that an Applicant does not subscribe to the Objects of the Society or may bring the Society into disrepute the Chairman of the Council may refer the matter to the Council who shall in such circumstances have the power by resolution to refuse the Application.
 - 3.5 If at any time the Chairman of the Council considers that the continued membership of any Member would not be in the best interests of the Society he may refer the matter to the Council, who may by Special Resolution proposed by the Chairman of the Council terminate the membership of that Member forthwith. The Membership Secretary shall give written notice of such termination to the former Member

THE COUNCIL

- 4 There shall be a Council of the Society which shall be constituted in accordance with these Rules.
 - 4.1 The Council shall comprise Elected Councillors, Co-opted Councillors, and Officers ("together Members of Council")
 - 4.2 Elected Councillors shall be elected to be Members of Council by Members of the Society at a General Meeting ("Elected Councillors")
 - 4.3 At any time there shall be no more than twelve Elected Councillors
 - 4.4 No person shall be eligible to be an Elected Councillor unless:
 - 4.4.1 he is a Member
 - 4.4.2 he has been proposed and seconded by at least two Members and has consented to serve
 - 4.4.3 there have been given to the Secretary at least twenty eight days before the General Meeting
 - 4.4.3.1 the names of the proposer, the seconder and the person seeking election (with his consent to serve) signed by the three persons concerned
 - 4.4.3.2 a written statement by the person seeking election setting out his qualifications to be a Member of Council
 - 4.5 Council may by resolution co-opt further persons to be Members of Council ("Co-opted Councillors"). The term of each such appointment shall be such as may be determined by resolution of Council but not exceeding one year
 - 4.6 At any time (but subject to Rule 4.18) there shall be no more than four Co-opted Councillors
 - 4.7 Council shall appoint by resolution appropriate persons to fulfil the roles specified in Rule 5.1 ("Officers") and on such appointment such persons shall be Members of Council for the duration of their terms of office. The terms of reference for each of those roles shall be determined by a resolution of Council
 - 4.8 In the event that an Elected Councillor becomes an Officer in consequence of an appointment under Rule 4.7 that person shall on such appointment cease to be an Elected Councillor.
 - 4.9 In the choice of persons for appointment as Co-opted Councillors and Officers, regard shall be had, amongst other things, to the importance of including persons known to have expert knowledge and experience of matters relevant to the Objects of the Society and to the person's connections with Chelsea.
 - 4.10 Council shall be responsible for the day-to-day work of the Society and shall have power by resolution to take any action on behalf of the Society which the Council thinks fit to take for the purpose of promoting and furthering the Objects of the Society
 - 4.11 Council may by resolution delegate any of its functions powers or authorities for such time on such terms and subject to such conditions as it thinks fit to any Committee consisting of one or more Members of Council and if thought fit one or more other persons who fulfil the criteria of Rule 4.9.

THE CONSTITUTION

- 4.12
- 4.12.1 Unless requiring a Special Resolution, resolutions of Council shall be passed by simple majority of those present (whether voting or not) at a meeting of Council. A resolution (other than a Special Resolution) may also be proposed by the Chairman and voted upon by e-mail: it shall be passed if supported by a majority of all the Members of the Council.
 - 4.12.2 Notice of a Special Resolution (with the text thereof) must be given to Members of Council at least twenty-one days before a meeting of Council. A Special Resolution shall be passed only if supported by not less than two thirds of all the Members of Council
 - 4.12.3 If a Member of Council cannot attend a meeting of Council he may, by giving written notice signed by that Member of Council to the Chairman before the meeting, appoint another Member of Council as his proxy
- 4.13 Council shall make and publish every year a Report of the activities of the Society during the previous year. Following receipt of such Report at the Annual General Meeting publication may be done by posting the Report on the Society's website.
- 4.14 Council shall meet at least four times in each calendar year.
- 4.15 An Elected Councillor or Co-opted Councillor who is absent from two successive meetings of Council without explanation which the Council approves shall by Special Resolution cease to be a Member of Council.
- 4.16 Three of the Elected Councillors shall retire each year, but may offer themselves for re-election
- 4.17 Retirement under Rule 4.16 shall be in rotation according to seniority of election. Elected Councillors elected on the same day shall draw lots.
- 4.18 In the event that at any time the number of Elected Councillors is fewer than six then Council may (notwithstanding Rule 4.6) by resolution appoint further persons to be Co-opted Councillors provided that:
- 4.18.1 the term of appointment of a Co-Opted Councillor under this Rule shall terminate at the General Meeting next following his appointment, and
 - 4.18.2 at no time shall the aggregate number of Elected Councillors and Co-Opted Councillors exceed sixteen.
- 4.19 a Member of Council will be present at a meeting of Council if with the permission of the Chairman he attends the meeting electronically

OFFICERS

- 5 5.1 The Council shall appoint the following Officers who shall thereby be Members of Council for their respective terms of office namely:-
- 5.1.1 Chairman of the Council;
 - 5.1.2 Vice-Chairman of the Council;
 - 5.1.3 Secretary or Joint Secretaries;
 - 5.1.4 Treasurer;
 - 5.1.5 Membership Secretary
 - 5.1.6 persons to fill such other posts as may be decided from time to time by Special Resolution of Council.
- 5.2 The terms of office of the Chairman and Vice-Chairman shall be three years and those of the other Officers five years from the date of appointment respectively. Provided nevertheless that the appointment of the Chairman shall terminate at the end of the Annual General Meeting in the third year after his appointment.
- 5.3 The Officers shall be eligible for re-appointment to their respective offices but the Chairman and Vice Chairman shall not serve for more than six consecutive years, unless permitted to do so by resolution at a General Meeting.
- 5.4 Nothing herein contained shall detract from the Officers' right to resign during their current term
- 5.5 By Special Resolution Council may rescind the appointment of an Officer or a Co-opted Councillor during his term of office for substantial reasons
- 5.6 In the event of a casual vacancy in any of the offices specified in Rule 5.1 the Chairman (or in the event of the vacancy being the office of Chairman, the Vice-Chairman) shall have power to appoint a Member of Council to undertake the function of that office until a new Officer is appointed by Council

PRESIDENT AND VICE-PRESIDENTS

- 6 6.1 The Council may by resolution appoint a Member to be President of the Society for a term of three years, and may re-appoint him for one further term of three years.
- 6.2 The Council may by resolution appoint not more than six persons, who need not be Members, to be Vice-Presidents of the Society each for such term as the Council may by resolution decide

REGISTRATION AND SUBSCRIPTIONS

- 7 7.1 The Membership Secretary shall maintain an up-to-date confidential register of Members ("Register") containing such details for each Member as the Council may from time to time by resolution decide.
- 7.2 A Member shall give notice in writing signed by the Member to the Membership Secretary of any changes to the details held for that Member and on receipt of such notice the Membership Secretary shall update the Register accordingly.
- 7.3 The Council shall by resolution prescribe the amount of the subscriptions to be paid by Members and the date on which they are due and the period in respect of which they are payable
- 7.4 Membership of the Society shall lapse if the Member's subscription is unpaid for three months after it is due, but may be restored by resolution of the Council.

THE CONSTITUTION

- 7.5 Members may pay more than the prescribed minimum, if they wish.
- 7.6 Members may pay annual subscriptions by Direct Debit.
- 7.7 The Society may participate in the direct debiting scheme as an originator for the purpose of collecting subscriptions for any class of membership and/or any other amounts due to the Society. In furtherance of this objective, the Society may enter into an indemnity required by the Banks upon whom direct debits are to be originated. Such an indemnity may be executed on behalf of the Society by two Officers nominated by the Council.

GENERAL MEETINGS

- 8 8.1 In these Rules "General Meeting" means a meeting of the Society open to all its Members. No other person may be admitted except by permission of the chairman of the General Meeting.
- 8.2 The Council shall arrange at least one General Meeting every year, to be called the Annual General Meeting, which shall be held not less than ten months and not more than thirteen months after the previous Annual General Meeting. The Council may also arrange as many other General Meetings, (in these Rules referred to as Special General Meetings), as it may think fit including pursuant to Rule 8.15. Notice of the date of General Meetings shall be given so as to be received by Members not less than thirty five days before the date specified for the General Meeting.
- 8.3 General Meetings, the agenda for which shall be given to Members not less than twenty-one days before the meeting, shall take place at such times and places as the Council shall specify.
- 8.4 The President shall preside as chairman at any General Meeting at which he is present, and if he is not present the Chairman of the Council or another Member of Council nominated by the Chairman of the Council shall so preside.
- 8.5 As regards voting at a General Meeting
 - 8.5.1 Each Member is entitled to a single vote
 - 8.5.2 A Member shall not be entitled to vote if
 - 8.5.2.1 His name (or in the case of a firm or company, the name of the person designated under Rule 3.2) has not been entered on to the Register for a period of at least twenty-one days before the General Meeting
 - 8.5.2.2 He has not paid his subscription
 - 8.5.2.3 He has appointed a proxy under Rule 8.7
 - 8.5.3 a vote will be on a show of hands as to which the declaration of result by the chairman of the General Meeting shall be final unless at least twenty Members present at the General Meeting request a ballot immediately following the declaration of result
 - 8.5.4 The Secretary shall prepare ballot papers beforehand for distribution at a General Meeting for use in the event a ballot is requested under Rule 8.5.3
 - 8.5.5 Any ballot at a General Meeting shall be conducted on such terms as is decided by a resolution of Council
- 8.6 Subject to Rule 8.14 a resolution of Members at a General Meeting will be passed by a simple majority of those voting in person or by proxy save that a resolution of Members the effect of which is to amend these Rules will be passed only if:
 - 8.6.1 the text of the proposed amendment has been included with the agenda for the General Meeting and
 - 8.6.2 the resolution is supported by two-thirds of the Members voting in person or by proxy at the General Meeting
- 8.7 A Member may appoint another Member as his proxy to attend a General Meeting and to vote on his behalf and in his name if the Member has given notice in writing signed by him to the Secretary not less than seven days before the General Meeting of the name of the proxy and stating that the Member has appointed the proxy to attend the General Meeting
- 8.8
 - 8.8.1 Elections to Council shall be held at a General Meeting in accordance with Rules 4.2 to 4.4
 - 8.8.2 Each candidate for election to Council shall be elected individually
 - 8.8.3 A candidate will be duly elected if he receives more votes in favour of his election than against it provided that where the number of candidates exceeds the number of vacancies those candidates who receive the most votes in favour shall be duly elected.
- 8.9 The agenda for the Annual General Meeting shall include:
 - 8.9.1 receiving the Annual Report referred to in Rule 4.13;
 - 8.9.2 receiving the Annual Accounts.
 - 8.9.3 the election (if any) of Elected Councillors
 - 8.9.4 resolutions (if any) of which notice has been received under Rule 8.12.1
 - 8.9.5 such other matters within the Objects of the Society as the Council may by resolution decide
- 8.10 At the Annual General Meeting any Member may comment on any matter mentioned in the Report or Accounts, and may raise any matter not mentioned in the Report or Accounts, if it is within the Objects of the Society.
- 8.11 The chairman of the General Meeting may limit the duration of speeches.
- 8.12 Resolutions by Members may be passed only at a General Meeting
 - 8.12.1 Any Member who wishes to propose a resolution shall give notice by sending a copy signed by him as proposer and by another Member as seconder so as to reach the Secretary at least twenty eight days before the date of the General Meeting.
 - 8.12.2 The chairman of the General Meeting shall allow a reasonable time to debate the resolution and shall call speakers for and against the resolution

THE CONSTITUTION

- 8.12.3 Unless withdrawn by the proposer the resolution shall then be put to the vote
- 8.12.4 A resolution on the agenda shall not be amended unless it is a minor amendment which does not alter the substance of the resolution. Any such amendment shall be considered only if moved by the proposer and seconder of the resolution and approved by the chairman of the General Meeting.
- 8.13 The Secretary shall send to Members with the agenda referred to in Rule 8.3
 - 8.13.1 the name of each person being proposed for election under Rule 4.2 with the names of the proposer and seconder and a copy of the statement for each such person referred to in Rule 4.4.3.2 and
 - 8.13.2 a copy of any resolutions received under Rule 8.12.1
- 8.14 Notwithstanding Rule 8.6 any resolution the effect of which would be to cause the Society to cease to be a charity in law shall not be passed.
- 8.15 At any time not less than 50 Members may make an application to the Chairman of the Council requesting that the Council call a Special General Meeting.
 - 8.15.1 Such an application must be:
 - 8.15.1.1 signed personally by all the Members making the application
 - 8.15.1.2 accompanied by a statement of the reasons for calling the Special General Meeting and the text of any resolution(s) they wish to propose at the Special General Meeting,
 - 8.15.2 the Council shall consider any such application and if granted shall (subject to payment of any deposit required under Rule 8.15.3) call a Special General Meeting in accordance with Rule 8.2
 - 8.15.3 The Council may make it a condition of such a grant that a deposit not exceeding the expense of calling and holding the General Meeting (as reasonably determined by the Treasurer) shall be paid to the Society by the Members making the application. The Council shall in its absolute discretion decide following the Special General Meeting whether the deposit shall be retained by the Society or returned to the applicants in whole or in part
 - 8.15.4 An application made under Rule 8.15 shall be granted unless the Council decides by Special Resolution that it shall not be granted.

CONSULTATIONS

- 9
 - 9.1 At any time not less than 30 Members may make an application to the Chairman of the Council requesting that the Council shall consult the Members on an issue which falls within the Objects of the Society
 - 9.2 Such an application must be:
 - 9.2.1 signed personally by all the Members making the application
 - 9.2.2 accompanied by a written explanation of the issue on which a consultation is requested
 - 9.3 The Council shall consider any such application and if granted shall (subject to payment of any deposit required under Rule 9.4) arrange for a consultation to take place on such terms and on such basis and by such means as the Council shall in its absolute discretion think fit
 - 9.4 The Council may make it a condition of such a grant that a deposit not exceeding the expense of undertaking such a consultation (as reasonably determined by the Treasurer) shall be paid to the Society by the members making the application. The Council shall in its absolute discretion decide following the consultation whether the deposit shall be retained by the Society or returned to the applicants in whole or in part
 - 9.5 An application made under Rule 9.2 shall be granted unless the Council decides by Special Resolution that it shall not be granted.

NOTICES AND INTERPRETATION

- 10
 - 10.1 Any notice required to be given or any application made to the Council
 - 10.1.1 shall be addressed to the Secretary (or in the case of an application under Rule 3 or a notice under Rule 7.2, to the Membership Secretary) and
 - 10.1.2 sent to the address of the Society published on its website or such other address as may from time to time be notified to Members
 - 10.2 Any notice to be given to a Member shall be validly given if sent:
 - 10.2.1 by pre-paid post to the address specified in the Register, or
 - 10.2.2 by email to the e-mail address of that Member specified in the Register if he has given an e-mail address to the Society.
 - 10.3 In these Rules:
 - 10.3.1 Any words importing the masculine gender shall include the feminine or neuter as the context admits
 - 10.3.2 "Writing" may include e-mails except where required to be signed in which case a signed .pdf document sent by e-mail shall suffice.
 - 10.3.3 Any reference to a resolution is to an Ordinary Resolution unless required by these Rules to be a Special Resolution.
 - 10.4 Nothing herein shall affect any resolution of the Members or of the Council passed under any earlier edition of this Constitution

WINDING-UP

- 11
 - 11.1 The winding-up of the Society shall be effected by a Special Resolution of Council confirmed by a two-thirds majority of Members voting in person or by proxy at a General Meeting.
 - 11.2 In the event of the winding-up of the Society the available funds of the Society shall be transferred to such one or more charitable institutions having objects reasonably similar to those herein before declared as shall be chosen by the Council and approved by the General Meeting at which the decision to dissolve the Society is confirmed.



Nurserymen

WORLD'S END NURSERIES

KINGS ROAD, CHELSEA

020-7351-3343



Plant Specialists



SINGLE LINE PARKING AT THE NURSERY GATES

GARDEN
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HERBS
& ROSES

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& TREES

HOUSE
PLANTS

TROPICAL
PLANTS

EVERYTHING FOR THE HOME & GARDEN, PATIOS, BALCONY, TERRACE & ROOF

ALL
CONTAINERS

TERRACOTTA
POTS

STATUES

TRELLIS

IRON
BENCHES

OPEN 7 DAYS A WEEK
MONDAY - SATURDAY 9AM - 6.30PM
SUNDAY 10AM - 5.30PM

COMPLETE GARDEN SERVICE



10 AM



5 PM

WWW.WORLSENDNURSERIES.COM

List of Members

*An asterisk * denotes a Life Member.*

Should any amendments be made, please advise membership@chelseasociety.org.uk

MISS MARILY ACONS
MS NATALIA AGAPOIU
MR TIM AHERN
MR ANTONY ALBERTI
MRS ANTONY ALBERTI
MR RICHARD ALEXANDER
MRS RICHARD ALEXANDER
MRS JUDY ALEXANDER
MRS ROSEMARY ALEXANDER
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MR C C ANDRAEAE
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MRS JOHN ARMITAGE
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MRS SIMON LOFTHOUSE
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MRS JEAN-PIERRE MUSTIER
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