

SECOND ANNUAL REPORT for the year ended March 31st, 1929

To be presented at the Annual Meeting to be held at Shelley House, Chelsea Embankment, on Monday, May 13th, 1929 at Five o'clock.

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The thanks of the Council are due to Mr. Randolph Schwabe for permission to reproduce, as frontispiece to this Report, his interesting drawing of Lombard Terrace.

The views of the Old Church and of the south west corner of Danvers Street before the re-erection of Crosby Hall, are from a series of photographs done in the sixties and later by J. Hedderley, now in the Secretary's collection.

The photograph of the Lots Road Power Station was taken on April 9th, 1929, and is reproduced by permission from *The Times*.

A few copies of the Society's First Annual Report, and of the Illustrated Catalogue of the Chelsea Exhibition held by the Society at Chelsea Town Hall in June 1927 remain on hand. These will be posted on application to the Secretary at 12, Carlyle Mansions, Cheyne Walk, S.W.3., enclosing sixpence in stamps.

Founded, April, 1927

"To protect and foster the amenities of Chelsea"

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LOMBARD TERRACE AND THE S. END OF CHURCH STREET.

from a drawing by Randolph Schwabe.

Founded - April, 1927

"To protect and foster the amenities of Chelsea"

The Council of the Chelsea Society presents the second Annual Report, for the year ending March 31st, 1929.

FOLLOWING the issue last Summer of the Prospectus setting forth the constitution and aims of the Society to a selected list of Chelsea residents, 72 new members and associates have been enrolled during the year, making the number at this date 183. Copies of the Prospectus can be obtained from the Secretary.

The following are brief notes on some of the matters which came under the consideration of the Council during the past year.

## SLOANE SQUARE.

The authorities having given permanent adoption to the round-about traffic system at Sloane Square, the Mayor of Chelsea invited the Chelsea Society to nominate two members of its Council to join a Committee formed to consider plans for the "Lay out" of the reconstituted Square. Several plans were considered, but the exigencies of traffic, of cost, and of certain site restrictions appear to have made the adoption of any but a very simple and unambitious scheme prohibitive. It is understood that a composite plan, adopting selected features from those submitted, is still under consideration, and it has been suggested by Lord Cranbrook that the Royal Fine Art Commission should be consulted before any final decision is reached. Whilst nothing big seems likely to be attempted, it is to be hoped at least that railings may be

avoided and some, if not all, the trees saved. The Ministry of Transport will contribute substantially towards the cost of the scheme when ultimately approved.

### TRAFALGAR SQUARE.

The Council learned with regret that the development scheme for this part of Cadogan Estate included the demolition of Catherine Lodge and the erection of houses on both ends of Trafalgar Square. The latter point was raised before the Royal Commission on the London Squares, when it was explained that this was a private Square and was not scheduled under any Act. Trustees however made a voluntary pledge that the buildings on the north and south ends of the present Square would not occupy more than one quarter of the existing area, and that the remaining 75 per cent. would be permanently "sterilized" as an open space, accessible to the square residents. Whilst deploring the curtailment of any of the open spaces of Chelsea, the Council came to the conclusion that this offer of the proprietors was, under the circumstances, not an unreasonable one, and that there was no likelihood of further opposition being successful. The architect responsible for the development scheme (who very courteously shewed the plans to the Society's Secretary) considered that Catherine Lodge could not be retained without detriment to the scheme generally, but he hoped that it would be possible to save all the fine row of trees on the south side of the present garden, and most of the others in it.

## PAULTONS SQUARE.

A proposal to form tennis courts in this Square, which would have entailed the felling of most of its beautiful trees, was reported to the Society last Summer. Immediate steps were taken to canvass the Square residents, who

were found to be practically unanimous in opposition to the scheme, which was dropped after a petition of protest had been forwarded to the owner's agents. It is a pity that so little effort seems to be made to keep the Square tidy. Its present unkempt appearance could be remedied at very modest cost.

In this connection attention should be drawn to the following significant paragraph in a letter addressed by the Solicitors of the Sloane Stanley Estate to the Royal Commission on London Squares:—

"Paultons Square adjoins a busy road of business premises which sooner or later will have to be widened. The houses in this Square will by the time the leases expire, if not earlier, almost certainly cease to be private residences, and the Freeholder does not consider that he should be subjected to any condition of sterilizing any part of the Square as an open space if Paultons Square became commercialised."

The evidence of Mr. Elms (Major Sloane Stanley's agent) before the Commissioners made it clear that he contemplates the building of commercial premises on the northern (King's Road) end of this Square when the present leases expire in 10 or more years' time; and that the owner claimed that he should be left at liberty to build over the whole Square if the neighbourhood became commercialised.

The view of the Royal Commission upon this evidence is not yet known; but an obvious comment suggests that the commercialisation of a residential Square must to a large extent depend upon the Freeholder; and that the proximity of a thoroughfare of business premises does not necessarily cancel the value of an open space and fine trees. Everyone who traverses the unlovely length of the King's Road must surely recognise the welcome relief afforded by the trees of the Royal Avenue and of the Old Burial Ground; and the splendid plane trees of Paultons

Square are an equally valuable inheritance on the site of Sir John Danvers' historic garden.

It may be that, where owners require compensation, these unprotected gardens and Squares will have to be bought in to ensure their preservation as open spaces.

#### TREES.

Trees in streets and in proximity to houses are admittedly a problem. They are in the same category as ventilation, which we laud as "fresh air" in general, but object to as "a draught" at close quarters. Owing to complaints of obstructed light by residents, or for other reasons, several fine trees have recently been felled or severely lopped in Carlyle Square, the King's Road Burial Ground, Cheyne Walk and Chelsea Embankment. An eleventh hour plea was put in for the tree at the King's Road side of the Guardians' Building, and a reprieve was courteously granted.

The hard lopping to which many fine trees are subjected is an unsightly and permanent mutilation, and it is hoped that it will only be resorted to in cases of real necessity.

### LOMBARD TERRACE.

The Society's unavailing efforts to avert the destruction of "this most beautiful spot of Old Chelsea," as Sir William Orpen described it in his letter of protest to *The Times*, were recorded in their last Report. The house at its western end has been demolished, leaving a hideous gap; but the little Terrace houses still cling, limpet-like, to their hold on the corner by the Old Church. The plans for those which are to succeed them have not yet been seen, and it can only be hoped that they may prove less commonplace in design than those just erected in Petyt Place, immediately behind the Terrace.



A VANISHED CORNER OF OLD CHELSEA.

Duke Street from Lombard Terrace, and the corner of Danvers Street leading to Paultons Square.

from a photograph taken about 1865.

# BATTERSEA ELECTRICITY GENERATING STATION.

In its First Annual Report, issued last May, the Council gave particulars of the proposed erection of this gigantic super power Station in close proximity to Chelsea and Westminster; and of the deputation in protest which went before the Electricity Commissioners from the City of Westminster, the Borough of Chelsea, and the Chelsea Society.

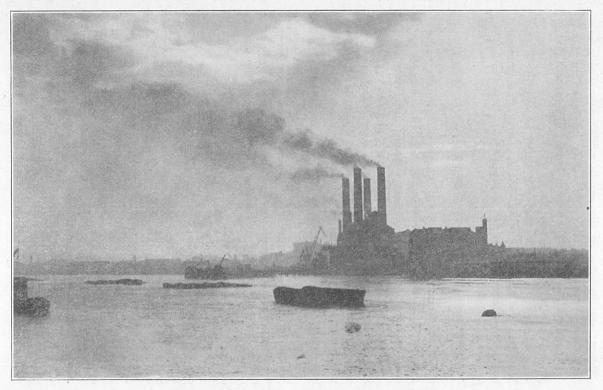
Since that date the Deputation has again appeared before the Central Board, and has expressed, both verbally and in correspondence, their objections to the erection of a huge station in which it was proposed to handle and consume 20,000 tons of coal per week in proximity to the historic buildings and national collections of Westminster and Chelsea, and without any adequate safeguard against the emission of grit and the destructive fumes of sulphurous acid.

The protests of the deputations have hitherto been met by a definite non possumus; but further and wider interest has now been awakened in this most serious threat to the amenities of London.

A letter setting forth the views of the Council of the Chelsea Society was published in *The Times* last autumn; a further letter, signed by a number of distinguished and representative authorities, giving cogent arguments against the present site, and calling for Government enquiry before the scheme is further proceeded with, appeared in *The Times* this month, and it is greatly to be hoped that, even at this eleventh hour, further consideration will be given to objections which have not so far received the attention they deserve.

## LOTS ROAD POWER STATION.

Chelsea, as The Times correspondence shows, can speak authoritatively as well as feelingly on this matter,



LOTS ROAD POWER STATION.

from its actual experience of the Lots Road Power Station; and in view of the ample evidence available in this case, further action could surely be taken by our local authorities, under the recent Smoke Abatement Act, with every prospect of success.

The poorer inhabitants of the small houses in West Chelsea, who are the primary sufferers, should be afforded all the protection which the law can give.

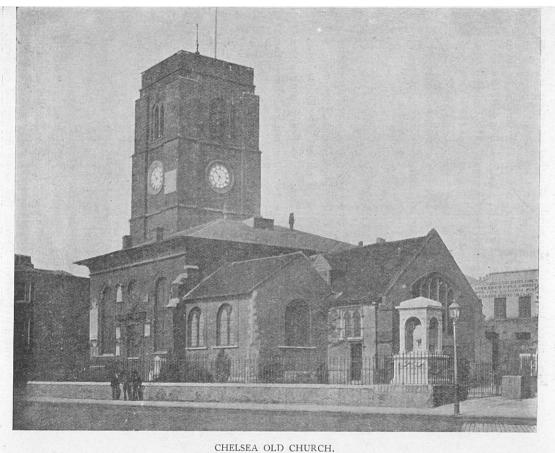
### SHREWSBURY HOUSE SITE, CHEYNE WALK.

"Long threatened, long last," seems occasionally to be true of houses as well as weather; and the wing of old Shrewsbury House, with Terrey's quaint little fruit shop still survives, though the housebreaker's pickaxe has been at work next door, and a well known artist, who has perpetuated much of the charm of Cheyne Walk, has had his room demolished, and been exiled to Hampstead.

Further correspondence with the owner on behalf of this Society has taken place during the year; but all that can at the moment be reported is the promise of an eminent architect being engaged to supervise the new buildings which are to be erected on the southern front of the site.

# CHELSEA OLD CHURCH CHANCEL WALLS.

Serious cracks and settlement having been revealed in the eastern external wall of the Old Church chancel, the stucco facing was removed, exposing an unexpected skin of Tudor brickwork, superimposed on the original 13-14th century wall of flint and chalk. In regard to this work members of the Old Church Committee met in friendly consultation with the Council of the Society. The plan of repair, under the supervision of Mr. Walter Godfrey, and the decision not to replace the plaster facing were cordially approved, and a small special grant towards the cost of



Shewing the small doorway in the S. Chancel Wall.
from a photograph taken about 1880.

these protective repairs was authorised by the Council from the Society's funds.

In connection with this work a further question arose as to bricking-up a long disused and concealed doorway in the South Wall of the Chancel, which is believed to have been cut through the wall to give access to a gallery which was erected in 1698 across the Chancel. The Council consulted Mr. A. R. Powys of the Society for the Protection of Ancient Buildings, who after considering the history and present condition of the doorway expressed the view, in which the Council concurred, that its bricking-up could not be objected to.

#### "FLAXMAN"

Protests having been received upon the adoption of the above name for the new Chelsea Telephone Exchange, a letter asking for some explanation of the selection of this name was addressed by the Secretary to the authorities concerned, and members may be interested to have the reply of the Controller:—

23 January, 1929.

Sir,

In reply to your letter of the 18th instant, I much regret to find that members of your Association are not pleased with the name "Flaxman" to be applied to their new Exchange. The reason for the non-adoption of Chelsea is, as you surmise, a purely technical one.

Owing to the conditions which have to be observed now that the automatic system has been introduced, the selection of names for new Exchanges has become somewhat difficult. With the automatic system no Exchange may have a name beginning with the same three letters as another exchange, nor even with three letters having the same numerical equivalent, and this limits the choice considerably. For

some years also the manual and automatic systems will be maintained simultaneously, and it is necessary, therefore, to have names with good transmission qualities, and not liable to be confused with other names.

The transmission difficulty has precluded the adoption of the name "Chelsea" for the new Exchange. Exhaustive tests shewed that the word "Chelsea" was very liable to confusion with "Chancery" the name of an existing exchange, and the use of the two names would have caused great trouble and inconvenience to subscribers on both Exchanges. Several other names of topographical significance were considered, but for one or other of the two reasons given could not be utilized.

In these circumstances, it was necessary to select a more or less arbitrary name, and from what has been said, it will be recognised that the choice even of arbitrary names is strictly limited. Flaxman, which is phonetically good was chosen ultimately on account of its artistic associations, although it is recognised that Flaxman had no connection himself with Chelsea.

In the circumstances it is hoped that your members will appreciate that we had no alternative to the use of a name which they find uneuphonious but which tests have shewn answers the intended purpose admirably and which, it is hoped, will become more pleasing by use.

> I am, Sir, Your obedient servant, (Signed)

> > for CONTROLLER.

It should perhaps be added that in the course of the tests no confusion with Brixton or Western occurred.

In spite of "artistic associations," Flaxman cannot be said to have received a warm welcome to Chelsea, or to

"become more pleasing in use"; and it is still felt that a name with some "topographical significance" might have been selected from the wealth of Chelsea celebrities.

#### THE OLD RIVER WALL.

It will be remembered that in the great Thames Flood of January 8th, 1928 a number of houses and basements at the western end of Cheyne Walk were inundated, and the question of raising the height of the old river wall at this point has since been under consideration. It appears, however, that this was not the lowest point of the embankment, and that the influx of water occurred a little further west; and the work has consequently been postponed for the present. It is hoped, therefore, that this typical little remaining piece of the old riverside with posts and rails, so much frequented by visitors, may remain as it is until some comprehensive embankment scheme comes into being.

The Council recognises and records with satisfaction the steadily increasing interest shewn by the public and the press in the preservation of the beauties and the amenities of the country side, and of London. The scope and energies of Institutions such as the National Trust, the S.P.A.B., the Commons and Footpaths Preservation Body, The London Society, The Council for the Preservation of Rural England, the Scapa Society, the Selborne Society, the Town Planning Institute, and associations for Bird Protection and Sanctuaries, Tree Planting, Nature Reserves, Smoke Abatement, Playing Fields, organised Visits and Rambles, all testify to an awakened concern for things which are of essential value to the life of the nation, but which are in constant danger of spoliation or destruction through greed or ignorance.

Chelsea, indeed, is fortunate in so far that, for the present at any rate, its Royal Hospital, its Physic Garden, its Old Church and Carlyle's house in Cheyne Row are in

good and trustworthy keeping; but changes which may affect its amenities, or in which discussion and counsel might be of service, are constantly occurring, and it is only through the vigilant co-operation of its members that this little Society can be kept informed from time to time of projected schemes, and can use its influence in the right direction.

#### A CHELSEA MEMORIAL.

The Chelsea Arts Club hopes to contribute a thing of beauty to Chelsea this summer, when the "Atalanta" in bronze by the late Francis Derwent Wood, R.A., is to be placed on the Embankment as a memorial to the sculptor. "The site chosen for the erection of the statue is in the little garden immediately to the west of the Albert Bridge. In this quiet but much frequented corner it will have an appropriate setting with trees for a background."

#### CADOGAN ESTATE.

The year closes with the announcement of the sale by the Cadogan Trustees of nearly 14 acres of Chelsea property between the King's and Brompton Roads, just west of Sloane Street, including over two miles of house frontage and about 600 hereditaments.

The purchase (according to *The Times*) will precede an improvement scheme which will mean the remodelling of part of Chelsea. If the necessary arrangements of one kind and another can be carried out, new thoroughfares will be made, accompanying the redevelopment of the property in accordance with current residential ideals. In all probability there will be at least three new avenues intersecting the land, and the existing houses, which represent the earlier type of the development of portions of the district, will necessarily have to be cleared away. It cannot be said that they have any historic or sentimental value for the most part, and the change in residential

standards has been so sweeping and so rapid that to-day the class of house mainly found on the property now sold does not conform to the demands of the modern householder. Of course, too, sites can be utilized to greater advantage for blocks of flats than for individual dwellings in such central situations as Chelsea.

Some few interesting personal associations may be attached to certain properties which will be demolished under this large development scheme, but none of first-rate importance are at the moment recalled; and Chelsea's main interest will lie in watching the advantage which it is hoped may be taken by Sir John Ellerman's architects and advisers of a great and stimulating opportunity.

#### OBITUARY.

The Council desires to record its regret at the loss by death during the past year of three of the Society's earliest members, viz., Sir Theodore Cook, Sir John Mellor, and Lady Courtney of Penwith.

The statement of accounts for the year is appended.

Members are asked to mention the Society to any Chelsea friends likely to be interested. The Secretary will gladly forward further copies of this Report, and of the Prospectus of the Society, to any addresses with which he may be furnished. The minimum Entrance Fee for Members is £1, and for Associates, 5/-. There is, at present no annual subscription.

Signed,

C. H. ST J. HORNBY,

Chairman.

REGINALD BLUNT,

Secretary.

April, 1929.

Statement of Receipts and Expenditure for the year ended March 31, 1929.

DR.	CR.
	. d.
To Balance brought forward By Printing Annual Report, Prospectus, &c 26 1	
April 1, 1928 155 11 3 , Typing, and issue of Prospectus 5 1	
Less Amount due to Secretary 4 3 0 ,, Postage and Stationery 8 17	
151 8 3 ,, Commission Reports and Plans 1 5	
,, New Members' Entrance Fees 75 17 0 ,, Grant to Old Church Repairs Fund 10 10	0
,, New Associates' Entrance Fees 1 10 0	
77 7 0	2
,, Reports sold 0 1 6 ,, Balance at the Bank, Mar. 31,	
1929 176 6 7	
,, In Secretary's Hands 0 14 0	_
177 0	1
£228 16 9	
	9
Audited and found correct—	
W. H. MAEER, Treasurer.  A. M. TURNER.	
10th April, 1929.	

# List of Members.

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MRS. ARCHIBALD GROVE
H. S. H. GUINNESS, ESQ.
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SS BEATRICE LUTYENS

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SS MARY MAUD
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DY MEINERTZHAGEN
DY MELLOR
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SS MONTRESSOR

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RS. PICKTHALL
RS. H. H. PIGGOTT
ISS EDITH PLACE
ISS LILIAS PLAYFAIR

iss Gertrude Pohlman r John Horsbrugh Porter, Bart.

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LADY SCOTT-MONCRIEFF
R. W. SHARPLES, ESQ.
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L. PEARSALL SMITH, ESQ.
MISS AGNETA STRACHAN
MISS JANET STRATTON
HENRY G. STRAUSS, ESQ.
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MISS M. L. STUART
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SIR OLIVER SWANN, K.C.B.
LADY SWANN

MISS M. S. TALBOT MRS. HERBERT THELMERDINE HENRY TONKS, ESQ. PERCY TUBBS, ESQ. A. M. TURNER, ESQ.

LT.-Col. Sir K. P. Vaughan-Morgan, O.B.E., M.P. J. K. Vaughan-Morgan, Esq.

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L. HUTH WALTERS, ESQ.
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A. G. Whitting, Esq.
Mrs. Walter Wigram
Sir Percy Wilbraham, Bart.
Miss Wilbraham
R. Vaughan Williams, Esq., D.Mus.
W. H. Wright, Esq.

Miss A. Zileri

<sup>\*</sup> Associate Members.

Members of the Chelsea Society must almost inevitably be interested in the larger work of the National Trust for Places of historic interest, and should read Professor Trevelyan's eloquent plea on behalf of a body greatly needing further support, from which the following lines are extracted:—

"In an age when beauty, especially beauty of nature and landscape, is being destroyed with unexampled rapidity by modern inventions and economic and residential developments, the desire to save beloved places from the ruin is much more widely and intensely felt than ever before . . . A Town Council of to-day may be an enlightened protector of amenities, but its successors may be different. There is no security for the continuity of municipal policy. And the exploiter is ever at hand, constantly tempting embarrassed landowners to sell; he watches places of beauty with eager eye, ready to pounce on them and convert them into "desirable residential districts" . . . The law of the machine age is inexorable, and if we allow it to operate everywhere uncontrolled, it will show us no pity. The law is that action taken for purely economic reasons no longer as of old creates new beauty, but destroys old beauty and substitutes modern ugliness. Our generation is placed under economic pressure to use the machines and methods which most rapidly destroy the lines of nature, and to employ materials that contrast harshly with nature's shapes and outlines . . . .

There is no use being angry, but there is every reason to be anxious. For it generally pays someone to destroy beauty and it generally costs something to save or to replace it. Beauty is no longer reproduced by ordinary economic processes as it used to be. And as we are accustomed in this island to think and act in terms of money, we are apt to go on destroying as a matter of business, and to be annoyed and contemptuous if anyone proposes to interfere with

public works or private enterprise in the name of that vague phrase "the preservation of natural beauty." Yet what if that vague phrase stands for one of the most important of our national interests? What if natural beauty be one of England's greatest assets spiritually and even financially? . . . .

I would emphasise that even the smallest property may have great value and importance owing to its position. To realise how much can be gained by saving even a few yards from the builder, we have only to think of our village greens. The preservation of some tiny area as an open space, either because it gives a view of distant country or because it is beautiful in itself and provides a refuge from the ugliness of the town life surrounding it, can save a thickly populated quarter from sinking to the dead level that characterizes too many of our suburbs."

From "Must England's Beauty Perish?" by GEORGE MACAULAY TREVELYAN, LL.D. (published by Faber and Gwyer, Ltd., 1929).



