



THE CHELSEA SOCIETY



ANNUAL REPORT 2021

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THE CHELSEA SOCIETY



ANNUAL REPORT 2021

EDITOR'S FOREWORD

Vision: 'the faculty or state of being able to see.' Over the past two years, the seen was often mediated by an LED screen: box sets, statistics, No10 press conferences.

As we found ourselves in caught up in a once-in-a-century pandemic, for many our physical world shrank. Lockdown confined us to our homes and our immediate neighbourhood. Of course, here in Chelsea we were comparatively blessed: our area of London is special, not least because of its sense of space. This is in part thanks to its proximity to the river and parks, and because local buildings are mainly low-rise; treetop-height rather than sky-scraping.

Today's Chelsea is Chelsea by design, emerging thanks to previous generations. Some built; others preserved or enhanced what was already there.

This edition of the Annual Report celebrates visionaries. In the context of the future of Chelsea, it might prompt some reflection on that other definition of vision, 'The ability to think about or plan the future with imagination or wisdom.'

Sarah Ingham - Editor

The cover image is part of the oriel window at Crosby Moran Hall.
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H.R.H. PRINCE PHILIP THE DUKE OF EDINBURGH 1922-2021

Few can forget one of the most evocative images of 2021: the face of a woman in black, sitting alone amidst the splendour of St George's Chapel Windsor at the funeral of her husband of 73 years. The image was iconic not only because the lonely figure was the Queen but because it appeared to embody the enforced isolation of her subjects during the time of Covid.

If that was symbolic of a wider grief, the funeral itself, was unique. Bearing the stamp of this remarkable and singular man's interests, temperament and character, it seemed in the following days to have another, unexpected effect as people came to realise, some with a sense of surprise, how big an imprint he had left in the lives of the many thousands he had met and the creative role he had played in the national life of the country he had served longer than most could remember.

Those lucky enough, as I was, to spend some time in his company found a man entirely unconstrained by the stilted exchanges which often attend meetings with Royalty. Instead, they were rewarded with his active engagement with their ideas and opinions, leading often to lengthy, enthusiastic and constructive discussion. On other occasions his acute sense of the absurd, fuelled sometimes by anecdotes culled from his extensive travels, could reduce his immediate audience to helpless laughter.

His central contribution to the life of the nation was, as the Queen herself acknowledged, to be her 'rock, stay and support', but this did not confine the boundless energy and inquiring mind which left an ineradicable mark on the many causes he either initiated or espoused. Many of these – he was patron of more than 900 charities - reflected his own abiding interest in science and technology, fields as much in tune with the former Navy man's resourceful can-do character as they were with the temper of the times.

His most enduring achievements, however, also reveal the visionary side of this essentially practical man: the World Wildlife Fund and the Duke of Edinburgh's Award. The former, of which he was co-founder in 1961 and later International President and in which he remained actively and enthusiastically engaged all his life, was the first international organisation to pioneer environmental causes and concerns. The second, which he founded in 1956 and later described as a 'do-it-yourself growing-up kit', has changed the lives - and in many cases the life chances – of six million young people in the UK and a further 8 million around the world. Like the WWF its work and successes continue.

The theme of this year's Chelsea Society Annual Report is Vision. There is surely no better definition of vision than to foresee the need to nurture the planet – and to build the resilience of those who will inherit it. In both instances Prince Philip was a man far ahead of his time and his vision will live on in the organisations he founded long after the memory of his funeral fades.

Fleur de Villiers



Prince Philip with Monarch Butterflies (Royal Collection Trust / All Rights Reserved)

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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Annual General Meeting of the Chelsea Society

Monday, 29th November 2021

Chelsea Town Hall

The meeting was addressed by the Mayor of the Royal Borough of Kensington & Chelsea, Cllr. Gerard Hargreaves.

Minutes

The meeting approved the Minutes of the last Annual General Meeting, held on Monday, 30th November 2020, which had been published in the 2020 Annual Report.

Election of Officers

The following members of Council retired by rotation in accordance with Rule 4.16 and were re-elected: Michael Bach, Sarah Ingham, Jules Turner.

Accounts

The Treasurer, Chris Lenon, presented the Accounts for the financial year ended 30 June 2021 and answered questions.

Chairman's Report

The Chairman, Dr. James Thompson, delivered his Report for the year ended 29th November 2021, and answered questions on the refurbishment of Argyll House, basements policy, air quality and traffic, the Chelsea History Festival, flying the union flag above Chelsea Old Town Hall, traffic noise and acoustic cameras.

Other Matters

The meeting was addressed by the President, John Simpson OBE, remembering the founder of the Society, Reginald Blunt, and the sculptor Sir Eduardo Paolozzi. The meeting was addressed by the MP for Chelsea and Fulham, the Rt. Hon Greg Hands on government planning policy for housing. There were no Resolutions of which notice had been received under Rule 8.12.1.

Vote of Thanks

The Mayor of Kensington & Chelsea proposed a vote of thanks to the Officers and Council of the Society for the work they had done during the year.

CHAIRMAN'S REPORT

Mr. President, Mr. Mayor of Kensington and Chelsea; Member of Parliament for Chelsea, Chelsea Councillors, Representatives of other Amenity Societies and Churches, Honoured guests, My Lords, Ladies and Gentlemen.

2021 has seen us come blinking out of our burrows to breathe in the fresh air of a new dawn, but we keep looking over our shoulders in case we have to run for cover once more, feeling that we may be called back at any moment because of violating our parole. The threat is omni-present.



E-Scooter Parking at Royal Avenue (Image: Jules Turner)

We have reconstituted our events and our face-to-face meetings. It is good to see you in the flesh, if you can remember what that feels like. We want to shake hands, hug sometimes, and always meet and talk and maintain our sociability, and drink together. Our Society thrives on connection, and we must strengthen those links between us.

Some things have not stopped. The urge to demolish and rebuild Chelsea continues apace, and many want to do major changes just short of demolition, risking or achieving building collapse. Although a year has gone by, we have not yet received a report on the cause of the collapse of 2/3 Durham Place. New owners keep buying in Chelsea in order to build structures better suited to other places in London, or indeed other cities. Some in small houses with even smaller back yards want to extend into them. Sometimes the queues in shops would make you think that most inhabitants of Chelsea are builders.

THE CHAIRMAN'S REPORT

The streets and pavements are busy as well. Many cyclists and electric scooter users continue to rank themselves higher than pedestrians, and some regard themselves above the law. By next March we hope that a Chelsea Society conference on traffic will help set some ground rules. We want equity between streets in taking the burdens of traffic, while recognising that some main roads are of London-wide importance.

Transport for London controls major highways and all London traffic lights, but there is still scope for planning within the Borough. This project will be led by our Council members Chris Lenon, Mike Doyle and David Waddell. We will oppose any Transport for London plan which funnels traffic into unsuitable locations.

A personal plea to the Royal Borough is that they should not concentrate only on the means of propulsion of cars, but also pay attention to their size and weight. Whatever the means of propulsion, whether it be petrol, electricity, hydrogen or moonbeams, a large and heavy vehicle will always require more energy to move its mass, as well as occupying more space and adding more tyre and brake-pad pollution to the air we breathe.

I thank the Members of Council for their dedicated work in preserving and improving the amenities of Chelsea for the public benefit. They do this without pay, often spending much time on issues which would otherwise not come to public attention.

Our Constitution requires three members of Council to retire each year, though they may stand for re-election, and I am delighted that Michael Bach, Sarah Ingham and Jules Turner are willing to continue serving the Society.

Sir Paul Lever leads the Planning Committee as Chairman and is also member for Brompton-Hans Ward. Martyn Baker deals with Chelsea Riverside Ward; Jules Turner for Royal Hospital Ward, and Michael Parkes, for Stanley Ward. David Waddell has a special interest in Chelsea riverside.

Our excellent and very active Planning Committee cannot deal with every individual planning application, instead concentrating on major issues which affect us all. We have supported the efforts of other local amenity groups to stop inappropriate developments. We have also met many of the developers of major sites at an early stage, making suggestions for improvement, which have sometimes been heeded.

The new Local Plan was not due till 2024 but has been brought forward because of implications for RBKC of a new London Plan, particularly the requirement to

THE CHAIRMAN’S REPORT

deliver over 400 new homes a year. Consultation has started and an “issues and options paper” has been circulated. It is heavily oriented towards development and is light on heritage and conservation. We have commented accordingly.

We have pointed out that the housing policy targets for RBKC are unachievable in our densely populated borough, and that there is no chance that these intended developments will bring down local prices, as they might elsewhere in the country. In many cases they will not be occupied by local people, or even occupied at all. We hold the view that public housing should give priority to key workers. We are still discussing whether any payments made by developers to the Council should provide housing only to those who have some real connection with Chelsea – or be spent outside Chelsea where they would provide more value for money.

The RBKC Planning Committee has recently refused an application for the around-station redevelopment of South Kensington. Along with more than 1,000 others, the Society had opposed the plans. The proposed buildings were too high, dense and dominant and would have been incompatible with the surrounding conservation area.



King’s Walk: Proposed Elevations over Tryon Street and Elystan Place © Squire and Partners

THE CHAIRMAN'S REPORT

Turning to the Marks and Spencer building on the King's Road: an application for redevelopment has been submitted, but no date yet fixed for a Planning Committee meeting. The Society has objected on grounds of "canyonisation" in which serried ranks of large buildings dominate the streetscape, changing streets into ravines.



King's Walk Redevelopment: From Royal Avenue © Squire and Partners

The ugly King's Walk shopping centre on King's Road has been demolished and building work has started on the site. The developers were receptive to suggestions from the Society.

The Council has begun consultations on the future of land it owns on the west side of Lot's Road, including the car-pound and auction house. The Chelsea Society has emphasised that priority should be to enhance Chelsea's only employment zone, not on housing, and on provision of a social care home to replace Thamesbrook, which we have been promised since it was closed in July 2015. This has taken far too long.

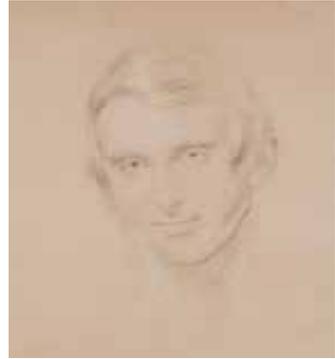
In the context of Cheyne Embankment and Cadogan Pier, the Chelsea Society has urged RBKC to be more pro-active in resisting attempts to install large residential houseboats which damage the visual amenity of this Conservation Area. Our vice-chairman has considered in detail the legal issues involved. He is working with the Cheyne Walk Trust on this.

THE CHAIRMAN'S REPORT

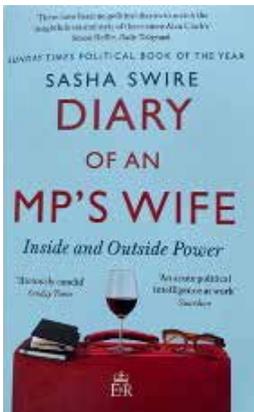
Michael Stephen also persuaded RBKC to serve a dilapidations' notice on the owners of the Cabman's Shelter by Albert Bridge. It is now being restored.

I have always wanted to give a Society Prize for new architecture in Chelsea. Perhaps you can help by suggesting good new buildings (preferably which are at least several years old, so that if they have already worn badly they can be excluded). Prizes will be given on the Ruskin principle, drawn from his Seven Lamps of Architecture:

When we build, let us think that we build forever. Let it not be for present delight nor for present use alone. Let it be such work as our descendants will thank us for; and let us think, as we lay stone on stone, that a time is to come when those stones will be held sacred because our hands have touched them, and that men will say, as they look upon the labour and wrought substance of them, 'See! This our fathers did for us.'



We have started our events again. On October 13th we visited the Garrick Club and saw their marvellous art collection.



Two weeks later, Guy Fairbank took us on a carefully researched Chelsea Walk: he found new material to astound even life-long Chelsea residents. The following month, Sasha Swire was interviewed by Michael Stephen at Waterstone's on her book *Diary of an MP's Wife*.

On Remembrance Sunday, November 14th, for the first time we joined the official ceremony to lay a wreath at the War Memorial in Sloane Square. Many members attended and came to the Church service afterwards. We hope you will help swell the numbers next year.

There are two more events still to come: On Wednesday we will have Christmas drinks at 6 pm followed by private showing of *The Sound of Music* in the very comfortable setting of the new Everyman Cinema, on the corner of King's Road and Old Church Street. If you haven't booked yet, bring a cheque or credit card. You can also bring guests.

THE CHAIRMAN'S REPORT



The Everyman Cinema, King's Road

We want your suggestions for films you would like to see again, preferably with a chance to meet some of the actors or directors involved. Also, by contacting Cadogan Hall, you can book a place on a private visit to Artisan du Chocolat on Wednesday 15 December.

I would like to thank Gaye Murdoch, who has spent many hours tracking down opportunities for our events, as well as dealing with logistical difficulties arising from Covid restrictions.

We are in a good financial position, and over the past 5 years our total funds have slowly risen from £40,000 to £71,000. We have achieved this despite the pandemic, and the difficulty of getting retail advertising revenue. We are a registered charity and have absolutely no objection to your remembering the Society in your wills.

We are just 21 people short of having 1000 members, and with your help we will reach a thousand very quickly. Invite friends to our events, and make sure that we have a chance to offer them membership. They can join through our website, whether they live in Chelsea or not. If you are a member of a Residents' Association or any other special interest group, let them know about the Chelsea Society. If a neighbour ever needs help about a planning matter, get them to join the Society.

Under the editorship of Dr Sarah Ingham, the Annual Report continues to flourish. I am also grateful to the vice-chairman for producing regular e-mailings,

THE CHAIRMAN'S REPORT

half-yearly Bulletins, and for managing the website and our presence on Instagram. Volunteers are always welcome to help the Society in any of our activities. They can give as much or as little time as they like, and they do not have to join the Council.

In November 1999, the Chelsea Society approached Sir Eduardo Paolozzi who lived and worked in Dovehouse Street for 40 years and asked him produce a sculpture for public display. He agreed, generously waived his fee, and said he would like to celebrate Oscar Wilde in a bronze sculpture.



Sir Eduardo Paolozzi © National Portrait Gallery

Sadly, his ill-health prevented him going beyond a maquette of the intended work. I am happy to report that, 22 years later, due to the perseverance of one of our members, who was personal secretary to Sir Eduardo for 7 years, the Paolozzi Foundation have given permission for a posthumous casting of the statue, to be placed in Dovehouse Green. RBKC are supportive, and may assist with funding, as will other institutions, and we intend to assist by giving it publicity, and having a public meeting about the project. We may possibly have a season of films based on Oscar Wilde plays. Contributions will be on a personal basis and we will provide special links for members to do this.

Now to matters of food and drink. Waitrose, who have kindly contributed to the refreshments tonight, tell me that they expect to be back in larger premises by September 2023. RBKC has not yet accepted the planning application to demolish the Marks and Spencer site.

The pandemic has taught us how much every community depends on the simple pleasures of human contact, of the joy of chance encounters. Our Society is here to gather us together to strengthen the spirit of people and place, and to remind us of all those who have lived here before us.

Chelsea is unique, and we aim to keep it so. 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.

That ends the account of our activities in 2021, in this the 94th year since the foundation of our Society.

THE PLANNING COMMITTEE'S REPORT

The Committee's role is to monitor developments in the field of planning policy at both local and national level and to make representations about them when warranted. This includes commenting on individual planning applications in cases involving an issue of wider importance for Chelsea as a whole.

In 2021 the Chelsea Society's Planning Committee comprised:

Martyn Baker (Chelsea Riverside ward)

Paul Lever (Chairman and Brompton Hans Town ward)

Michael Parkes (Stanley ward)

Jules Turner (Royal Hospital ward)

David Waddell

News on planning issues is published regularly on the Society's website (chelseasociety.org.uk) and in the twice-yearly newsletter.

NEW LOCAL PLAN

The Royal Borough of Kensington and Chelsea (RBKC) has decided to produce new version of the Local Plan, the document which sets out the overall planning policy for the borough. Although a new one would not normally have been due until 2024, the Council claim that changes in national and London planning rules (particularly the requirement to provide over 400 new homes a year in the coming decade) mean that the existing Plan is no longer fit for purpose. The process of consultation on an updated Local Plan has begun: the Council has set out its initial ideas, on which the Society has commented.

There is much in the Council's approach with which we agree, but we are concerned that it does not adequately recognise the particular character of Chelsea and the importance of conservation and heritage in this part of the borough. We have also argued that focussing simply on housing, without regard to the nature of that housing, is a mistake. There is no shortage of housing in Chelsea, which is one of the most densely populated parts of London: what is lacking is affordable housing.

THE PLANNING COMMITTEE'S REPORT

SUTTON ESTATE

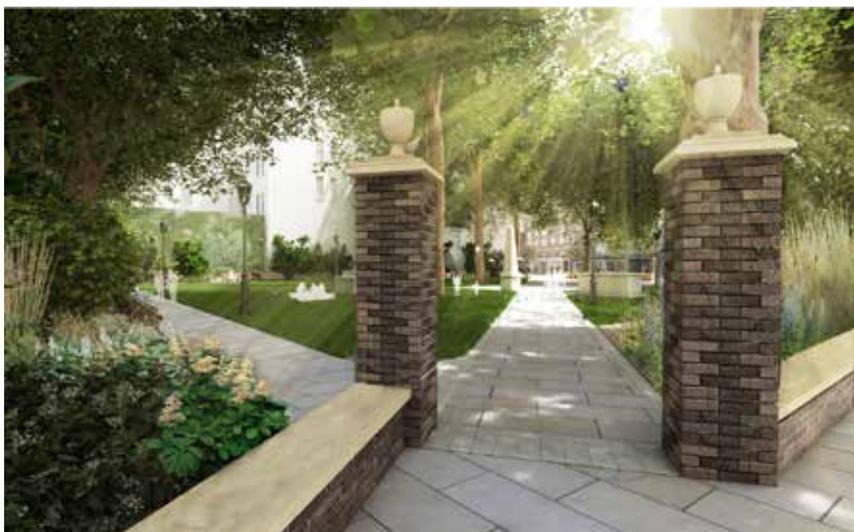
Clarion has continued the refurbishment of the Sutton Estate. Following the granting of planning permission in January, Blocks A – D will be brought back into use with a mix of one, two and three bedroom flats creating 80 new homes. The preparatory works were completed and a main contractor appointed. Upgrades on 146 homes in Blocks E – O were also undertaken.



How Part of the Refurbished Sutton Estate Might Look © Clarion Housing

SOLAR PANELS

The Council is proposing that the installation of solar panels on most Grade II listed buildings should, subject to certain conditions about their visibility, no longer require planning permission. The Society has supported this change, though we have suggested that there should be some mechanism to enable amenity organisations and residents to raise concerns with the Council if they feel that the conditions are not being met. We have also queried whether solar tiles would be included as well.



Part of the Proposed Redesign of Dovehouse Green ©Andy Sturgeon Design

THE PLANNING COMMITTEE'S REPORT

SOUTH KENSINGTON STATION

The Society was among more than 2,000 objectors to the proposed re-development of South Kensington Station which we argued was too tall, too dominant and out of keeping with the surrounding Conservation Area. We were delighted therefore that the Council's Planning Committee unanimously rejected the application. Following this decision, RBKC has written to the Mayor of London offering to part fund the installation of step-free access to the station's platforms, something which the Society has long called for.

MARKS AND SPENCER BUILDING

The planning application for the redevelopment of the Marks and Spencer building in the King's Road has also been rejected. The Society objected to this application on the grounds of its height and mass.

ROYAL BROMPTON HOSPITAL

The Council formally adopted its supplementary Planning document as a key decision in May 2021. It contains guidance on how medical uses can be viably retained and enhanced as part of a site-wide Master Plan approach. It remains unclear in what timescale the existing hospital will move to south of the river.

DOVEHOUSE GREEN and CHELSEA GREEN

The Society was involved in consultations on the refurbishment of Dovehouse and Chelsea Greens and work on both is expected to start in 2022

LOTS ROAD

The Council has begun a process of consultation on the development of the properties and land which it owns in Lots Road. It envisages a partnership with a private sector partner and aims to include a Care Home to replace the one which it sold off in Dovehouse Street. In its response, the Society has emphasised that Lots Road is the only Employment Zone in Chelsea and that the priority should be to preserve and enhance the employment opportunities there. We have also insisted that any new development should be in keeping, in terms of height and scale, with the surrounding area.



THE PLANNING COMMITTEE'S REPORT

THAMES CONSERVATION AREA MANAGEMENT PLAN

The Chelsea Society, together with the Cheyne Walk Trust, is engaging with RBKC to ensure that the historic views and character of the Thames Conservation Area are protected (writes David Waddell).

Companies operating the moorings at Cadogan Pier and Chelsea Reach have apparently sought to introduce very large and unsightly vessels and houseboats that will adversely impact and damage the heritage riverside character.

Maintenance and, when appropriate, enforcement, of the long-established RBKC Planning regime for moorings, as well as for moored boats and vessels is a key element in protecting the neighbourhood's historic character and views. Before 2018, this was strictly maintained by RBKC through application of the River Thames Conservation Area Statement 1983 (RTCAS83). This was superseded by the 2020 Conservation Area Appraisal, which however turned out to lack the necessary 'teeth': it did not provide the specific conservation and planning guidance to enable appropriate protections.

The Thames Conservation Area Management Plan has been drafted by RBKC and is currently out for consultation. It is hoped it will provide statutory protection for the riverside and prevent significant damage to the heritage, conservation character and views of the Thames Conservation Area in Chelsea. Unless the trend to introduce very large and ugly vessels is controlled and halted, the much loved and revered character of Chelsea Riverside may be catastrophically and irreversibly destroyed and a key element of Chelsea's unique historic charm and beauty lost forever.



A Chelsea houseboat flying the flag of the Royal Electrical and Mechanical Engineers at half-mast in tribute to HRH The Duke of Edinburgh, the Regiment's Colonel in Chief

THE PLANNING COMMITTEE'S REPORT

SAFETY AT BATTERSEA BRIDGE-CHEYNE WALK JUNCTION

The Society has supported the Cheyne Walk Trust and other local amenity groups over many years in urging the Mayor of London and TFL to introduce safety measures to protect pedestrians and cyclists at this extremely hazardous junction.

Over a 5-year period up to December 2020 there was a total of 61 recorded road collisions resulting in two fatalities and 70 injured people.

On 13 January 2021, jogger Jack Ryan died at the junction. This accident prompted local residents and other community stakeholders to present substantial evidence of the dangers at the junction to Transport for London and urge improvements.



The late Jack Ryan. Image: Rob McGibbon

Whilst the new pedestrian crossing on the junction's southern side is very much welcomed, it does not fully address pedestrians' concerns about their safety.



It is of the utmost urgency that TfL takes immediate steps to introduce pedestrian crossing facilities on all arms of this junction to provide safe crossing for pedestrians on one of London's most dangerous junctions.

A joint TCS/CWT letter to the Mayor of London and Commissioner has been acknowledged but no helpful resolution advised as yet.

Campaigner Rob McGibbon remains committed to improving the junction. He said: "Getting the Green Man crossing over Battersea Bridge was the original ambition

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of the campaign, but I have learnt during the past year that there are urgent safety issues for pedestrians regarding the other arms of the junction. For that reason I will keep the campaign going until everything is sorted. I have a good understanding with TFL and RBKC, but it makes sense to keep the pressure on so this is not forgotten."



Tributes to Jack at Battersea Bridge.

THE PLANNING COMMITTEE'S REPORT

CHELSEA EMBANKMENT GARDENS

Since the opening of the Embankment in 1874, the stretch of gardens running along Cheyne Walk from Chelsea Old Church to Royal Hospital Road has been a much-loved local amenity (writes the Cheyne Walk Trust).

A Chelsea Embankment Gardens Working Group is currently working with Councillors and RBKC gardens officers to realise a programme of improvements.



The Gardens, Chelsea Embankment by Paul Maitland (c.1889) ©Tate Images

CROSBY MORAN HALL

Chelsea's Riverside Palace



Perhaps more than anywhere in London the area of Chelsea is beloved by residents and tourist alike for its uniquely vibrant co-existence of the historical and present-day. The newly restored 15th Century palace, Crosby Moran Hall, gracing the Embankment on Cheyne Walk with its flags flying between Chelsea Old Church and Battersea Bridge, could not be a grander example. Its unique roof ceiling is the only surviving domestic roof of its kind in the United Kingdom. Its presence makes Chelsea home to 'the most important surviving secular domestic medieval building in London,' according to English Heritage.

Grade II* listed Crosby Moran Hall has an astonishing history spanning nearly six centuries: It was the home of some of England's most famous figures – Henry VIII's Lord Chancellor Sir Thomas More, Richard III when Duke of Gloucester, and Sir Walter Raleigh. It was visited by Catherine of Aragon, Anne of Cleves, Elizabeth I, Shakespeare, Ben Johnson and Sir Francis Drake. It was immortalized in Shakespeare's Richard III. It served as a Mansion House for London's Lord Mayors and a headquarters of the powerful East India Company. It was moved – brick by brick – from Bishopsgate to its current home, in Chelsea, in 1910. It was requisitioned in both World Wars and narrowly escaped being bombed. It sheltered Belgian refugees and housed the Wrens. And it has now been passionately restored to its Medieval glory by one of Chelsea's residents.

CROSBY MORAN HALL

Beginnings in Bishopsgate

Crosby Moran Hall was first erected by the wealthy merchant Sir John Crosby in 1466 in Bishopsgate in the City of London, in what is now Crosby Square. Then known as Crosby's Place, it completed in 1475, shortly before Sir John's death: "so short a space enjoyed he that sumptuous building." His widow Anne lived out her days there.

The Duke of Gloucester, Richard III (1452-1485) occupied Crosby Place and held several of his councils there during the War of the Roses, probably plotting military and political strategies in the Great Hall. Shakespeare writes in Richard III, "When you haue done repaire to Crosby Place" (Act I, Scene 3)."



The property eventually passed to another influential figure, Sir Thomas More (1478-1535), who acquired it when he was Henry VIII's Lord Chancellor. At the time, More's family lived on his Chelsea estate, which included the site on which Crosby Moran Hall now stands. It is said that More may have written portions of *Utopia* under the Great Hall roof. He sold the building to his patron, Antonio Bonvisi, who kept More clothed and fed as he awaited his fate in the Tower of London. More's son-in-law William Roper went on to live in Crosby Place for decades after More sold it to Bonvisi.

Alderman William Bond (1524-1576), a merchant adventurer, used the building as his Mansion House while he served as Lord Mayor, and he added to the building.

CROSBY MORAN HALL

Subsequent Lord Mayor Alderman Sir John Spencer further embellished the grandeur of Crosby Place as he used the palace for his Mansion House in 1594-5. 'Rich Spencer' threw lavish parties within the Great Hall and entertained important foreign delegations, including from The Vatican and France. By 1603, Crosby's Place was described by Stowe in his Survey of London as 'of stone and timber, very large and beautiful, and the highest at that time in London.'

The East India Company occupied Crosby Place from 1621 to 1638, using former palace as its headquarters during the height of its global power. Crosby Place survived the Great Fire of 1666 but, in 1672, another fire tragically destroyed two sides of the quadrangle, but, thankfully, the Great Hall and parlour wings survived. What was left became known as Crosby Hall, serving as a meeting place and a warehouse. The exterior and interior suffered increasing damage.

In 1832, an initial series of preservation meetings were led by Lord Mayor W. T. Copeland and a committee of Alderman. Although they raised awareness about the building's plight, they did not raise sufficient funds. However, Miss Maria Hackett came forward, mainly funding the preservation and restoration of the building from her own private wealth. Her role, like the occupants before and after her, serves as an inspiring example of what can be achieved by individual Londoners who set their mind to preservation for posterity.



Long Gallery

CROSBY MORAN HALL



The Great Hall

CROSBY MORAN HALL

A Palace Moves to Chelsea

In 1908, the Chartered Bank of India, Australia and China bought the Bishopsgate site on which Crosby Hall then stood and intended to demolish the historic Great Hall to erect its new London headquarters. After a public outcry, Crosby Hall was saved by what was saved by an extraordinary expression of public and private conscience, as well as a considerable feat of engineering: the Great Hall was dismantled; its roof, stones and original materials were carefully numbered. The building then was entirely re-erected in 1910 in Chelsea, fittingly, at the site of Sir Thomas More's country manor. The site of the Great Hall today between Roper's Garden and the More's Garden residential block, was provided by the London County Council (LCC).

The story of Crosby Hall in Chelsea has been no less extraordinary than its life in Bishopsgate.

During the First World War, Crosby Hall was requisitioned for the war effort and housed Belgian refugees and the sick and wounded, aided by the Chelsea War Refugee Committee. British author Henry James wrote that the Great Hall's "almost incomparable roof has arched all this winter and spring [1914–1915] over a scene ... more pathetic than any that have ever drawn down its ancient far-off blessing."

The British Federation of University Women took a lease on the building from the LCC and commissioned architect Walter Godfrey to construct a brick structure at right angle to the Hall to house the women, the basis of what now forms Crosby Moran Hall's north wing (although significantly altered). In 1926 it was opened by the Duchess of York, the future Queen Elizabeth the Queen Mother.

Crosby Hall's Great Hall narrowly escaped the bomb that in 1941 destroyed most of Chelsea Old Church and the area of what is now Roper's Garden, although its windows were shattered by the blast. Evidence of shrapnel is still visible in the Great Hall's east exterior. The building housed members of the Women's Royal Naval Service (the Wrens) during World War II, the families of whom still send letters to the present owner.

For many years, the Chelsea Society held teas and Annual Meetings in the Hall. The Greater London Council maintained the building until 1986, when the Council was abolished. The London Residuary Body was charged with disposing of the GLC's assets and put by Hall up for sale.

CROSBY MORAN HALL

Restoration

In 1988, long-time Chelsea resident, Dr Christopher Moran, businessman and philanthropist who is Chairman of Co-operation Ireland, purchased what is now Crosby Moran Hall. Dr Moran's ambition, as stated on the blue plaques outside the building's front gates, was to put London's only surviving domestic medieval building back into its historical context in terms of architecture, and in addition, to show art and architecture of the Tudor, Elizabethan and Early Stuart periods in their context.



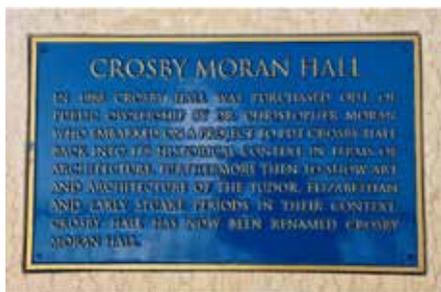
SUMMER MEETING, 1957
Tee at Crosby Hall.

From the 1957 Chelsea Society Annual Report

The re-building and restoration project represents an 'almanac' of the best of British craftsmanship of the period. The first eight years of planning and approvals processes eventually allowed the stabilisation of the Great Hall's remaining 15th Century Reigate stone, which was crumbling. The Great Hall roof and cupola were also stabilised to preserve their original 15th Century materials. Estimates are that Dr Moran has since invested more than £75 million in the architectural restoration alone.

Many of today's leading historians and architects have participated in the rebuilding and restoration project, including Dr. Mark Girouard FSA, Dr Simon Thurley CBE, John Thornycroft CBE, archaeologist Dr Warwick Rodwell OBE, Dr David Starkey CBE, John Simpson OBE, stone mason Dr Dick Reed OBE, and David Honour. World leading institutions such as Westminster Abbey, English Heritage, the National Portrait Gallery, the V&A, Royal Academy, Historic Royal Palaces, the British Museum, the City of London, and individuals have visited Crosby Moran Hall and some have at times consulted on various aspects of its art and architecture.

In 1988, Crosby Hall was purchased out of public ownership by Dr Christopher Moran who embarked on a project to put Crosby Hall back into its historical context in terms of architecture. Furthermore then to show art and architecture of the Tudor, Elizabethan and Early Stuart periods in their context. Crosby Hall has now been renamed Crosby Moran Hall.



CROSBY MORAN HALL

Crosby Moran Hall now represents an astonishing example of the Tudor, Elizabethan and early Stuart period. Each of the five floors and rooms are furnished with Dr Moran's collection of 15th, 16th, and early 17th Century high-status English furniture, British and Old Master pictures, metals, arms & armour, tapestries, etc. Works include Van Dyk, Dobson, Eworth, Gheeraerts, Hilliard, Cranach and Holbein. The collection has been formed over some 50 years.

On the west side of the courtyard is a dining hall constructed entirely of stone inspired by Kirby Hall. The dining hall has a 55-foot-long table cut from a single oak tree. The frontage of red brick facing the river along on Cheyne Walk is inspired by the disciplines of Hampton Court Palace and Hengrave.



The 16th Century Knot Garden

The frontage and north wing have been designed using bricks and stonemasonry utilizing the techniques (such as brick 'diapering') used by Sir John Crosby to build the original quadrangle. The north elevation has been altered to conform to a high building of circa 1590/1610 – Hardwick, Chastleton, and Hatfield come to mind. The Great Hall with its original, magnificent ceiling and soaring, gilded oriel window has been painted based upon precedent.

The main rooms are the Great Hall, council chamber, long gallery, dining hall, east and west libraries, chapel, prospect room and museum. The completed courtyard encloses an Elizabethan knot garden designed by the late Dowager Marchioness of Salisbury and grows only plants and trees that existed in the 16th Century.

CROSBY MORAN HALL



The Dining Hall

The central fountain is based on the design for the Lumley Fountain at Nonsuch Palace. The terrace over the garden was inspired by Rushton in a stone balustrade displaying the Moran motto: Meritum Pertinacia Fortitudo Fidelitas.

Recently created in the undercroft beneath the Great Hall is a spacious Chapel with a reredos of intricately carved Bath stone, a Lady Chapel and a mortuary

CROSBY MORAN HALL



chapel, each with fan vaulted ceilings. The Chapel is illuminated by stained glass windows. Under guidance of Westminster Abbey, both chapels are laid with very rare Cosmati pavements incorporating each of the precious stones found in the original Cosmati pavement in Westminster Abbey, which was installed in 1268.

Crosby Moran Hall remains at the heart of national life.

CROSBY MORAN HALL



The Council Chamber

The first meeting between Her Majesty the Queen and the President of Ireland Mary McAleese took place within the Great Hall in 2005, leading to the State Visit of The Queen to the Republic of Ireland in 2011: on the return State Visit in 2014, Dr Moran hosted a dinner held at the Hall.

In 2016, The Queen unveiled her portrait painted by Northern Irish artist Colin Davidson in an Anglo-Irish gathering. Her Majesty's portrait still graces the Great Hall today. The Queen, the late Duke of Edinburgh, HRH The Prince of Wales, HRH The Princess Royal, HRH The Countess of Wessex, HRH The Duke of Kent,

CROSBY MORAN HALL



HRH Princess Alexandra, Prime Ministers and Ambassadors have all attended receptions and dinners in recent years. Some of the world's leading musicians have visited or performed in Crosby Moran Hall, including José Carreras, Dame Kiri Te Kanawa, and Sir Colin Davis.

The rebuilding and restoration continue. Institutions with an interest in art, history, and conservation visit. One characteristic that sets Crosby Moran Hall apart from museums is that its art, furniture, metals and tapestries, as well as arms and armour, all shown in their true historical context.

CROSBY MORAN HALL

As one visitor said, "The past comes alive here." Now in Chelsea, if this building could speak, it might say that it is enjoying a renaissance back to its original importance in its Tudor, Elizabethan, and Early Stuart days.



The Oriel Window

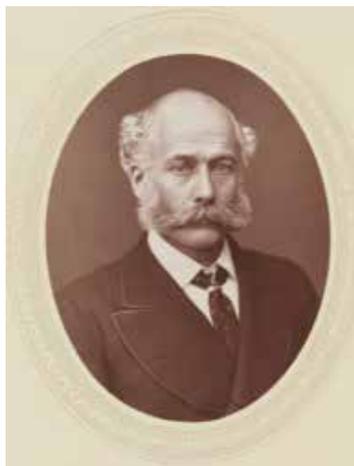
CHELSEA'S EMBANKMENT AND SIR JOSEPH BAZALGETTE

David Robinson

Few individuals transform a major city. Among them is Joseph Bazalgette, civil engineer and the designer of London's sewer system and other landmark works. He ranks alongside Baron Haussmann in Paris and Robert Moses in New York.

Bazalgette's Huguenot paternal grandfather, Jean Louis, was born in the Languedoc-Roussillon region of France in 1750. A tailor by profession, after moving to England in 1775, he achieved celebrity as tailor to the portly Prince of Wales, later Prince Regent and King George IV. He married twice, fathering 14 children.

The third child, Joseph William senior was born in 1783. He was to have a short but distinguished career in the Royal Navy. Wounded in action in 1814, he was married two years later and was to be father of 13. Joseph William junior was his second child.



*James Abbott MacNeil Whistler: 'The Adam and Eve' (1878) From sketches of pre-embankment Chelsea.
With thanks to the National Gallery of Art, Washington DC*

CHELSEA'S EMBANKMENT AND SIR JOSEPH BAZALGETTE

Born in Enfield in March 1819, Joseph was privately educated. His formal schooling ended at 17 when he was articled to the distinguished engineer Sir John Macneill by whom he was employed on schemes for drainage and reclamation in the north of Ireland. In 1842 he set up in private practice, working on substantial railway schemes. In 1848 ill health forced him to take a break for a year, when he moved to the country to convalesce. He was then offered a post which would change London.

Bazalgette accepted an appointment with the Metropolitan Commission of Sewers. And so began his connection with two works by which his name was to become so widely and respectably known: the drainage of London and the embankment of the Thames. His role and responsibilities increased in 1856 with the establishment of London's Metropolitan Board of Works. The Board was to supervise public works in a unified way over the whole city for the first time. It elected Bazalgette as its inaugural, and only, Chief Engineer.

In the mid-19th century, London was suffering from recurring epidemics of cholera. Between 1853-54 when the capital had a population of around 2 million, 10,000 city dwellers were killed by the disease. It was thought to be an airborne infection, until the physician John Snow proved it was transmitted by water, tracing an outbreak to a street pump in Soho's Broadwick Street. The discovery in 1854 prompted an urgent review of the water and drainage systems in the city. Then, in 1858, the hot summer led to what became known as the 'Great Stink of London'. The stench from the Thames and its tributaries overwhelmed all those who went close. MPs and Lords meeting in the Houses of Parliament were so badly affected they abandoned use of rooms on the river side of the building. Over 140 ingenious and imaginative plans for dealing with the problem were put forward and rejected by the Metropolitan Board of Works, before in 1859 they accepted an 'in-house' proposal by their Chief Engineer.

Bazalgette realised that the problem could only begin to be solved by removing the stinking mud banks, marshy edges and sandbanks which all resulted in the river flowing sluggishly. He would do this by the creation of embankments and the narrowing of the river. He foresaw that the Victorians' demand for water closets would increase the load of untreated sewage in the many Thames tributaries such as the Westbourne and Counters Creek in Chelsea. These streams flowed straight into the river.

Prudently, Bazalgette designed the capacity of London's sewer system to twice the anticipated load. By the time of his death in 1891 some thirty years later, the population of London had almost doubled: today it stands at around 9 million.

CHELSEA'S EMBANKMENT AND SIR JOSEPH BAZALGETTE

Bazalgette's scheme introduced three main interceptor sewers running north of the Thames, the lowest of which is integrated into the Thames Embankment. Three others are still in use today. They run south of, and into, the Thames. He also designed a series of weirs, mostly on the courses of London's underground rivers. Even today when exceptional rain falls, and the levels swell to more than the capacity of the interceptor sewers, the water flows over the weirs into storm relief sewers that carry the water to the Thames. One such weir at Blackfriars: in heavy rain, it discharges 50,000 kilos a second of raw untreated sewage into the river. Is action needed? Yes!



*The Coalbrookdale lamp to commemorate Bazalgette and the Embankment
Photo by Bob Speel, www.speel.me.uk*

By 1870 both the Albert and the Victoria Embankments had been opened. These replaced the tidal mud of the Thames shore with reclaimed ground for riverside roads and gardens behind the river's walls. The Victoria Embankment protected Bazalgette's low-level sewer, as well as a service subway and what is today the District and Circle underground lines.

CHELSEA'S EMBANKMENT AND SIR JOSEPH BAZALGETTE

The Chelsea Embankment was completed in 1874. Designed by Bazalgette, it reclaimed some fifty acres of prime Chelsea riverfront into which he incorporated parks, including Embankment Gardens. Granite walls reduced the Thames on both Chelsea and Battersea sides of the river to a uniform width of about 700 feet. Ornamental gardens were built on the reclaimed land. The huddle of wharves and businesses were swept away, along with the frequently foul-smelling mud. Within the overall scheme, Chelsea Embankment is just over a mile long and cost about £270,000 to build.

As part of the larger scheme for the capital, Bazalgette introduced eighty miles of main sewers, one thousand miles of street sewers and four pumping stations. He designed Battersea and Hammersmith bridges and modified plans for Albert Bridge. Between Westminster and Blackfriars stations the scheme provided for today's District Line to be accommodated alongside the main sewer. The Crossness Pumping Station near Abbey Wood was designed by Bazalgette and Charles Henry Driver. It was built between 1859 and 1865 in the Romanesque style. This "Palace of Poo" contains engines designed by James Watt. Palace or cathedral, this building is worthy of a visit.

Sometime resident of Oakley Gardens, the Victorian novelist George Gissing (often described as the urban Thomas Hardy) wrote to his sister on 15 September 1883: "There is only one place in the world wherein to live, and that is Chelsea". This is a phrase with which many members of the Chelsea Society will agree. However, that Gissing was prepared to celebrate Chelsea living with those words, owes much to the brilliance of men and women of the Victorian period whose vision quite literally altered the face of Britain, who had a foresight which set standards for the future. Among them I count Joseph Bazalgette. Indeed, had Bazalgette's design for a great new sewer system not been completed by the time Gissing penned those words to his sister, I suggest that it is very unlikely that he would have been so complimentary. Bazalgette received a knighthood for his exceptional work.

Two other visionary engineers, renowned for tunnelling, Sir Marc Isambard Brunel (1769-1849) and his son Isambard, lived at 98 Cheyne Walk. Both were members of the Institute of Civil Engineers of which Bazalgette was appointed president in 1884.

Bazalgette died on 15 March 1891 at Wimbledon and is buried in a mausoleum at St Mary's Church, Wimbledon.

CHELSEA'S EMBANKMENT AND SIR JOSEPH BAZALGETTE

Bazalgette's brick and cement lined tunnels, like Brunel's Clifton Suspension Bridge and Great Western Railway, Sir John Fowler's Forth Rail Bridge and Northern Line, together with James Henry Greathead's invention (at the age of 22) of the "travelling shield" tunnelling machine all continue to serve us today, magnificently, stunningly and each bringing a sense of romance.

A refined version of the travelling shield – or tunnel boring machine – is named "Rachel" after Rachel Parsons, the first President of the Woman's Engineering Society. It is today cutting the "tube" for the Thames Tideway scheme. This 21st century super sewer will incorporate Bazalgette's system originally built in the mid-Victorian era.

We do have great engineers working today, but do they have the romantic twist of their forebears? Surely some must. Few surpass Bazalgette's brilliance, and it is likely that none, bearing in mind he and his wife produced 11 children, have his stamina!



Rain on today's Chelsea Embankment. With thanks to Claire Robinson

SWAN COURT: EVERYDAY MODERNISM AND THE DESIGNERS WHO CHANGED THE LOOK OF LONDON TRANSPORT

Nicola Braban

If you turn off the King's Road in Chelsea by the Old Town Hall and head down Chelsea Manor Street, you can't help but notice Swan Court. A handsome rather forbidding red-brick building, it dominates the streetscape on your left, its eight storeys towering over the huddled roofs of Chelsea Manor Studios and blocking the afternoon sun from the terraced houses of Flood Street on the other side. It must have seemed a modern upstart in 1931 when its decorated brickwork erupted into the Chelsea landscape, cocking a snook at the neo-classicism of the Town Hall and the jumble of workshops, studios and eighteenth-century cottages that crowded round its skirts.



*An alternative view of Swan Court.
With thanks to Jules Turner*

Swan Court was the first of a series of apartment blocks which came to dominate the Chelsea skyline in the thirties. Architects Buckland & Hayward planned the eight floors in a quadrangle around a central courtyard, with arched entrances giving access to Flood Street on the east side and Chelsea Manor Street to the west. The central part of the two street facades was deeply recessed to form a projecting block at each corner, allowing for a forecourt on both streets.

Reviews in the architectural press were enthusiastic. The Architects' Journal praised the arched heads of the main entrances, the porches and the window boxes, the use of rusticated bricks for the quoins and the 'pleasant plum colour' of the bricks. Inside, the architects opted for some cautiously Art Deco features in cornices, door design and lettering, while going to town in the two lobbies with modern lighting, green walls, red and gold cornices and terrazzo floors painted with a white swan design.

SWAN COURT: EVERYDAY MODERNISM AND THE DESIGNERS WHO CHANGED THE LOOK OF LONDON TRANSPORT

Swan Court was dashing modern. The building's uncluttered labour-saving spaces offered a new way of living, very different from the over-stuffed opulence of Edwardian mansion flats. Its main claim to originality lay in the unusual mix of accommodation, which the architects saw as appropriate to an artistic quarter such as Chelsea. With 104 flats of varying sizes, including 24 maisonettes and 16 eighth-floor studios, the building was designed to appeal to artists and single people as well as families. The maisonettes, combining the attractions of a house with the practical advantages of a flat, were believed to be unique in London. All the flats were economical to run and labour-saving, with built-in cupboards and kitchens with refrigerators and larders. Electric light and power and constant hot water were laid on. Rents were attractive – between £160 and £250 per annum inclusive of rates and taxes and with no extra charges.

Living at Swan Court appealed to a growing band of middle-income Londoners, who could well have been inspired by the ideas of modernist architect and town planner Le Corbusier, who famously stated 'a house is a machine to live in'. The building was not quite radical as Wells Coates' Lawn Road flats in Belsize Park completed three years later, with their reinforced concrete and communal kitchen, but was a glimpse of the future. Devoid of decorative features, the rooms were plain and well-proportioned, on which individual tenants could impose their own taste. This was not luxury, but streamlined living with modern conveniences, minimal paid help and a contemporary twist. With long leases nearly four decades into the future, tenants perched for a few months or years, swapping flats and moving in and out as the mood took them. The flats were popular from the start, with the first advertisement appearing in *The Times* on 21st July 1931: its successors ran every month until the following summer, when only a few remained unlet.

The first residents were an eclectic mix, retired army officers and war widows rubbing shoulders with a clutch of hopeful artists and newly emancipated single girls. In among them was a rather different group – a talented, eccentric and sometimes notorious bunch of Modernist artists, actors and writers, leavened with more than a dash of extremist politics. Creative and racy, now moving into their middle years, they were often friends as well as neighbours, their lives intertwining at home, at work and in the salons and streets of Chelsea, their stories living witness to the innovations and obsessions of an extraordinary decade.

SWAN COURT: EVERYDAY MODERNISM AND THE DESIGNERS WHO CHANGED THE LOOK OF LONDON TRANSPORT

Among the first to move in were two Modernist designers, Americans Edward McKnight Kauffer and his partner Marion Dorn. Their residency is now commemorated by a blue plaque. They set up home in the double eighth-floor studio on the south-western corner of the block. Both working for London Transport during its golden age of design, influencing the look and feel of the transport network used by millions every day, they 'shaped how we see London' according to London Transport's Museum's Chief Curator Matt Brosnan.



Marion Dorn

Kauffer was near penniless in 1914 when he had arrived in England but designed his first poster for London Transport the following year. In all, he was to design 134 posters, his clever joyous images on hoardings and station platforms lighting up London's urban landscape in the drab years after the First World War. His work also included book jackets, brochures and theatre sets and costumes, designs



Edward McKnight Kauffer

which still work their magic in the 21st century. Ninette de Valois' legendary production of the ballet Checkmate with Kauffer's red, black and white sets and costumes - a classic of 1930's style - is a staple of the Birmingham Royal Ballet's repertoire today.

Marion Dorn was in every way Kauffer's equal as a designer but her reputation was somewhat overshadowed by his - at the time and since - largely because she chose to work almost exclusively in textiles and interior design, areas traditionally regarded as 'decorative' and 'female' rather than in any way as pure art. Highly sought-after as collaborator on interiors by leading Modernist architects, Dorn changed the perceived importance of textiles in interior design, making them key elements rather than decorative add-ons, her rugs bringing

SWAN COURT: EVERYDAY MODERNISM AND THE DESIGNERS WHO CHANGED THE LOOK OF LONDON TRANSPORT

weight and focus to any scheme. Her carpets sailed the seas in the decade's great ocean liners and were seen in famous hotels such as the Savoy and Claridges. She worked with top decorators of the day, designing a patterned rug for Syrie Maugham's famous all-white Chelsea drawing-room which sparked a passion for white furnishings around the country. The irascible Maugham is said to have thrown an appropriately white satin bedroom slipper at Dorn in a fit of temper, but the rug survived to become an integral part of an interior which has passed into design history.

In 1936, London Transport commissioned Dorn to produce designs of moquette, the hard-wearing seating fabric used in buses and tube trains to this day. She created four patterns: Chesham in 1936, Colindale and Canonbury a year later, and Caledonian in 1942. Matt Brosnan observes: 'These textile designs represented the work of a major designer in her field at the height of her creativity. They were to be seen, and sat on, by millions of Londoners.'

Kauffer and Dorn pursued an energetic social life and were soon joined in Swan Court by other artists and friends. Patron and philanthropist Peter Gregory was just across the corridor and Francis Bruguière, fellow American and avant-garde photographer, came to rest in flat 101 with his live-in love, actress Rosalinde Fuller. When Diana Guinness abandoned her marriage in pursuit of Oswald Mosley, on Kauffer and Dorn's advice she settled her heartbroken husband Bryan into bachelor existence in a nearby eighth-floor studio. Bibliophile John Hayward perched in flat 115 and sculptor Antony Gibbons Grinling lived and worked across the courtyard in the North Block.



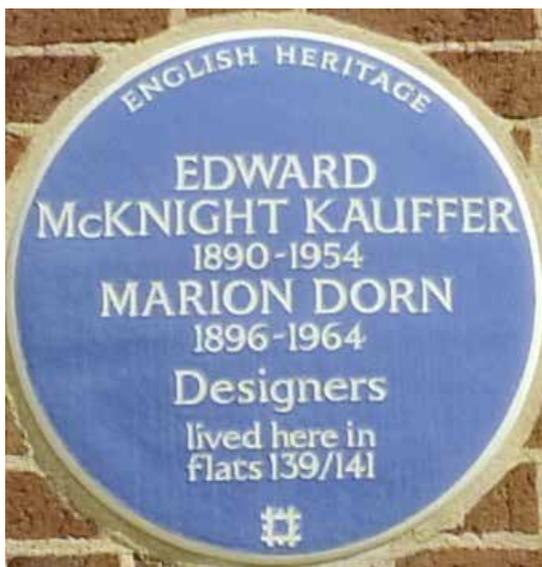
SWAN COURT: EVERYDAY MODERNISM AND THE DESIGNERS WHO CHANGED THE LOOK OF LONDON TRANSPORT

Among other early residents were radio pioneer Peter Eckersley, Sir Lewis Casson and Dame Sybil Thorndike. Agatha Christie, journalists Macdonald Hastings and Anne Scott-James and the eccentric writer Lesley Blanch would arrive later. In 1953, flat 112 on the North Block's sixth floor was home to Margaret and Denis Thatcher and their new-born twins.

By then, only a handful of the earliest residents remained; the others gone, along with much of the connected Chelsea world that had nurtured them. And as brutalist architecture reared its head and a new rock and roll generation flooded into the King's Road, the last remnants of Swan Court's pre-war brush with modernity came to an end.

Nicola Braban is the author of
A Perch in Bohemia: Art, Love and Life in Chelsea's Swan Court 1931-1961.

Published by Matador at £15, it is available from bookshops, Amazon or from the author by email to swancourtbook@btinternet.com.



THE BRUNELS OF CHEYNE WALK

Of the thousands of commuters who pass under the Thames between Wapping and Rotherhithe each morning in London today, few will appreciate that the tunnel they travel through was once the toast of Britain, described as a wonder of the world.

In 1825, the Duke of Wellington was among the famous figures who celebrated the start of work on one of the miracles of the age – the Thames Tunnel. It now forms part of the East London Line. Church bells pealed, flags flew, bands played as work began.

Marc Isambard Brunel and his son Isambard led the Tunnel's design and construction. This father-and-son partnership was perhaps one of the most formidable engineering pairings of that age – or of any other age.



Sir Marc Isambard Brunel with the Thames Tunnel in the background ©National Portrait Gallery

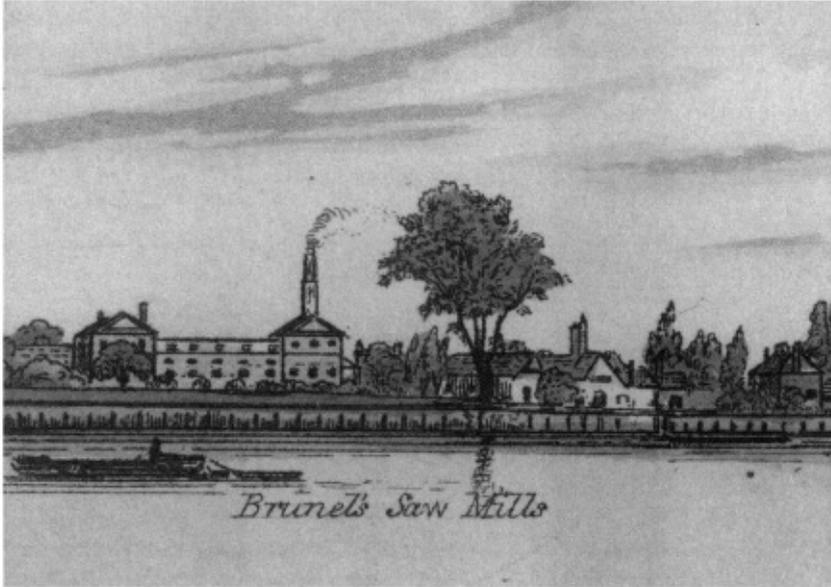
Given their combined vision and talent what could possibly go wrong? Quite a lot as it happened. A bottle of wine bought at the start of construction, to be drunk as a toast at its completion, would not be opened until almost twenty years later. Whether the wine was matured to perfection or was corked, a glass would have to be raised to an engineering masterpiece.

By the turn of the nineteenth century, coal, iron and steam were powering Britain into a new era. French-born Marc Brunel (1769-1849) had rejected the political revolution in France for the industrial revolution in Britain. This former officer in the French Navy, who showed an astonishing aptitude for engineering and creative thinking, was out of sympathy with the political upheaval in his country, best symbolised by the overthrow of the monarchy and the execution of Louis XVI and Marie-Antoinette. Having exiled himself to America, where he became Chief Engineer to New York, his talents demanded his being at the world's centre of new science and technology: Britain.

In August 1807, Marc Brunel moved into a house in Lindsey Row, later 98 Cheyne Walk, with his English wife Sophie, his two daughters and his baby son Isambard,

THE BRUNELS OF CHEYNE WALK

born the previous year. The family would live there for the next 17 years. Just across the Thames in Battersea, then a key industrial area, was the steam saw mill Brunel established in late 1806. The circular saws he designed could cut wood veneer to one-sixteenth of an inch, which would be used primarily by furniture makers.



The Saw Mill at Battersea. With thanks to the Panorama of the Thames project, a digital restoration and animation of the Georgian Guide to the Thames Riverside by Samuel Leigh (1831)

Processes at the Battersea mill evolved from techniques Brunel had developed when working for the Royal Navy in the Royal Dockyard in Portsmouth from 1802. It was the time of the wars against Revolutionary France, when the 'wooden walls' of the Navy were England's first line of defence against French invasion. For Brunel to turn his back on his homeland and work actively for its enemy underscores his antipathy to the governing regime in Paris. Brunel mechanised the making of wooden pulley blocks, essential to hoisting sails. Nelson's flagship HMS Victory needed almost 1,000 of them, while the Royal Navy needed 100,000 blocks a year. They were key to the efficiency of sailing and, especially, to battle at sea. Water-sodden sails could weigh as much as a tonne; being able easily to manoeuvre them conferred advantage. Brunel's machines were among the first examples of all-metal machines tools used for mass production. It has been estimated that 10 unskilled men using the machine could do the work of 100 craftsmen.

THE BRUNELS OF CHEYNE WALK

Marc also was also involved in his son's education, teaching him arithmetic, scale-drawing and geometry apparently from the age of four. Among friends of his father who visited Cheyne Walk were leading scientists of the day including Davy, Michael Faraday and Charles Babbage. Arriving at his prep school in Hove, young Isambard successfully predicted that a building under construction nearby was about to collapse.

In 1810, Marc Brunel set up another venture: making boots for the Army in a factory behind the mill. It was the time of the Peninsular campaign when soldiers were poorly equipped. Yet again, the manufacturing process was mechanised, employing disabled Army veterans to operate the machines. At the Battle of Waterloo, Wellington's soldiers were believed to have worn boots made by Brunel.

The end of the War in 1815 heralded a downturn in Marc Brunel's fortune: he was left with tens of thousands of pairs of surplus boots – and debts. The year before, the mill has been razed by fire, although it was swiftly rebuilt. Financial muddle began to beset the family. Isambard left Chelsea and was sent to France where after a spell at the Henri Quatre Lycee, he was apprenticed to Abraham-Louis Breguet, perhaps Europe's leading maker of scientific instruments and clocks. His father's finances became more chaotic after he failed to capitalise on his process for making tin foil.

In May 1821 Marc Brunel was arrested and sent to the King's Bench debtor's prison in Southwark. Sophie joined him there during his three months of incarceration. He was able to play a trump card: he suggested he would move his family to St Petersburg and work for Tsar Alexander I of Russia. Among others, an alarmed Wellington intervened, telling the government that Brunel was too valuable an asset to the country to let him either languish in prison or to settle elsewhere. "... Mr Brunel has rendered most important services to the public in all departments of the state whose business is to superintend the provision of the equipments for carrying on war." The government gave Brunel a grant of £5,000 to clear his debts in exchange for his undertaking to remain in England.

In March 1825, work began on Brunel's most ambitious project, building a tunnel under the Thames to link Rotherhithe and Wapping. News crossings were needed; bridges impeded the passage of vessels – and trade. Now home from France, and still in his teens, Isambard was appointed resident engineer. The family left Cheyne Walk and moved east, down river, to be closer to the scheme.

The Brunels were trying to create the world's first underwater tunnel, some 75 feet below the riverbed. Marc Brunel had designed a giant shield to protect the workers, which was to become the prototype for all tunnelling machinery.

THE BRUNELS OF CHEYNE WALK

Despite this, digging was carried out with the ever-present threat of the emerging tunnel collapsing and becoming flooded. Work was halted in May 1827 for almost a month when a section of the newly dug roof caved in and water rushed in, leading to questions about the project's viability.

In November 1827, Isambard hosted a banquet in a section of the tunnel which had been excavated, featuring the band of the Coldstream Guards. It was a publicity stunt to reassure investors that the tunnel – and their money – was safe. But only a few weeks later, the Thames broke in once more, flooding the tunnel yet again. Six workers were killed and Isambard injured, but he received a Royal Humane Society medal for his role in rescuing a worker. Construction on the tunnel was halted as funds dried up and investors kept away. Work would not resume for seven years. After that, as construction also began on the Wapping side of the Thames, the river would break in three more times.



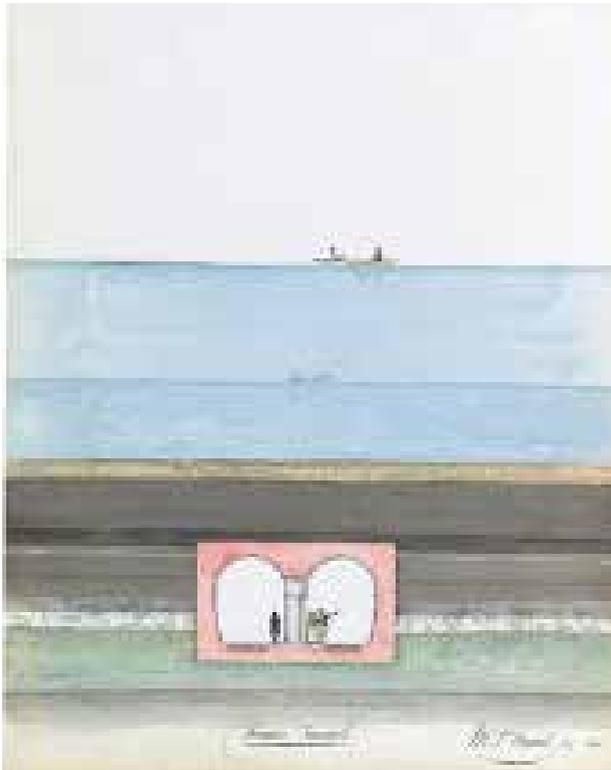
*Banquet in the Thames Tunnel (1827) Attributed to George Jones.
With thanks to The Elton Collection, Ironbridge Gorge Museum Trust*

THE BRUNELS OF CHEYNE WALK

The 1,300 feet long Thames Tunnel was finally opened on 25 March 1843. Although the seemingly never-ending project had become known as "The Great Bore", the opening of the Tunnel generated excitement across Europe, and in Constantinople and Egypt, as the Illustrated London News reported, describing it as the Eighth Wonder of the World.

In 1865 it was sold to the East London Railways company and now forms part of Transport for London's overground network. During its years as a pedestrian thoroughfare, some 24 million people are estimated to have used it.

The Brunels' Thames Tunnel, the world's first under a navigable river, is often forgotten. Their vision, courage and creativity will live on for as long as engineering is revered.

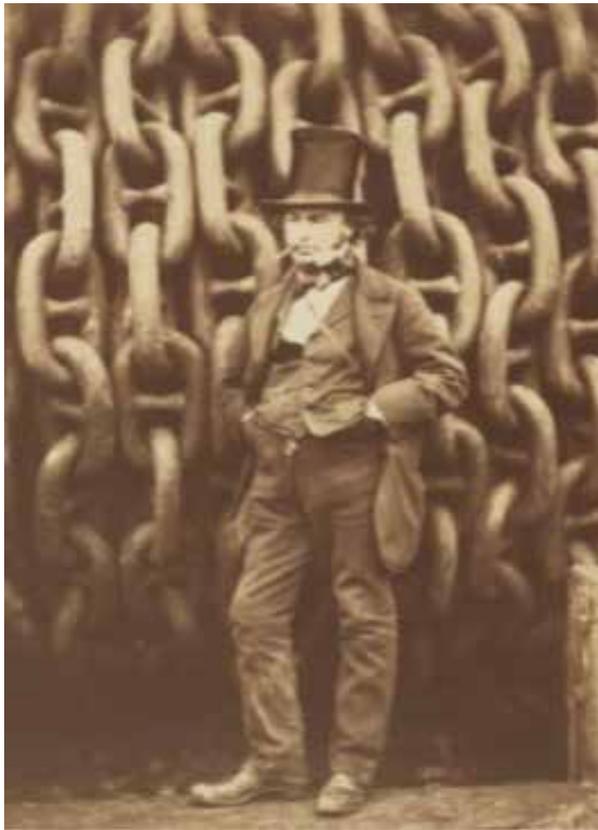


The Thames Tunnel envisaged by Marc Brunel in 1835, part of the collection of the Brunel Museum, Rotherhithe SE16 4LF

THE BRUNELS OF CHEYNE WALK

Nor can anyone take away from the Brunels one, slightly obscure, but nonetheless satisfying inter-generational accolade to which they are entitled. In 1841 Isambard junior, aged three, was passed through the small hole created when two sections of the tunnel met. He thus became the first person ever to pass beneath the Thames from one side of the river to the other.

Robert Dunkley



Isambard Kingdom Brunel. ©National Portrait Gallery

Further Reading

Colin Thom (2010) "Fine Veneers, Army Boots and Tinfoil: New: Light on Marc Isambard Brunel's Activities in Battersea." *Construction History*, vol. 25, pp. 53-67

CHELSEA'S STREETS: THEIR FUTURE?

Jokes about “Chelsea tractors” turn out to be true after all. Research in 2019 shows that people were more likely to buy an SUV in Kensington and Chelsea than anywhere else in the country. Despite the absence of off-road terrain, steep hills and rivers to ford in the Royal Borough, they made up 36 per cent of new vehicle registrations.

Should size matter? For example, at 5.063m, an Audi Q7 overwhelms the Citroen C1, a comparatively puny 3.466m, hogging not just local roads but valuable parking space. But when paying for parking – either



Should size matter?

in a pay and display bay or for a RBKC residents’ parking permit – vehicle size is not a factor. Should the owners of small fry such as Fiat 500s pay less than those who get behind the wheel of their mighty Range Rovers?

Travelling in and around Chelsea can be a frustrating business – and is probably frustrating for businesses. But unless we want local roads to be gridlocked and residents to suffer the adverse impact of worsening road safety and air quality, perhaps we should start thinking ahead. After all, although larger new developments are often beyond the symbolic World’s End, when they are marketed, Chelsea is invoked. The Lots Road Power Station redevelopment with 400 flats is “Chelsea Waterfront”. “King’s Road Park” in Fulham makes much of being 60 metres from the “iconic King’s Road”: an image of Sloane Square is used when describing the location of the projected 1800-home scheme. Battersea Power Station, the £9 billion development with its 4,000 apartments, 3 hotels and 250 shops and restaurants, is “within minutes of Chelsea”. Chelsea, it can be inferred, is not only the area with which the residents want to be associated, but it is also where they will travel to.

Should the Royal Borough consider imposing a Chelsea congestion charge on non-residents? Neighbouring Hammersmith and Fulham have done this in the Townmead and Imperial Road area, a route to and from Chelsea which was always a handy alternative to using Wandsworth Bridge Road.

As we await the results of the 2021 census, the most recent stats indicate that 44% of Borough households had access to a car or van. Chelsea’s Royal Hospital ward topped the chart, with 51.2% able to do so, compared with 43.7% in Chelsea Riverside. However, 5,450 households have two or more Residents’ Parking

CHELSEA'S STREETS: THEIR FUTURE?

permits; more than 500 have three and 92 have four. Should the number of permits be limited to one per household? Should extra permits cost the same as parking a car 24/7/365 in a pay and display bay? It is time to scrap the Borough-wide residents' parking permit, emulating Westminster City Council's model of smaller parking zones?



The, er, direction of travel of transport-related public policy in London is towards a reduction in the use of cars and cabs, and an increase in healthier alternatives such as walking, cycling and public transport.

In one capital-wide study of all modes of transport between 2014 and 2017, Kensington and Chelsea reflected the inner-city average in almost every respect, apart from having slightly more underground users, slightly fewer bus users, but the highest use of cabs in any London borough.

Only 4% of journeys were made by bike, despite the increase in cycle lanes. Too many City Hall, Town Hall and Transport for London officials fail to understand how impractical cycling is for anyone with children, with heavy shopping, or for those with a healthy respect for their vulnerability on two wheels when lorries and buses get up close and personal. Should anyone wanting to drive commercially in London have to spend a day riding a bike around the city's streets? Should we welcome e-scooters and e-bikes or demand greater controls?

In 2019, a Healthy Street traffic policy initiative was drawn up for inner London boroughs. Using 10 metrics including clean air, feeling safe as a pedestrian, noise levels and streets that are easy to cross, RBKC came last. At the top was the City of London, followed by Tower Hamlets. It also came last in the adoption of Low Traffic Neighbourhoods. LTNs are controversial, and in car-loving Chelsea they have not been well received. They are perceived as ineffective, simply displacing traffic from one road to the next, causing more congestion and pollution. More positively, the introduction of 11 School Streets and the 20mph zone lifted RBKC from the relegation zone of the Healthy Streets league in 2021.

A study by Friends of the Earth has found that annual mean air pollution on the Earl's Court Road near the station was the worst in London in 2017. In the context of the particulates from diesel engines, air quality in the Royal Borough was the

CHELSEA'S STREETS: THEIR FUTURE?

worst in the capital. Excess nitrous dioxide pollution can lead to asthma and stunted lung development in children. Annual levels in the vicinity of the King's Road McDonalds exceeded World Health Organisation guidelines. Time will tell whether initiatives like the ULEZ (Ultra Low Emission Zone) work. Should we think about increasing the deterrent for drivers who leave their engines idling, including points on driving licences? Would noise pollution be curbed with an increase in noise cameras?

Pedestrians are most at risk in Kensington and Chelsea when compared with any local authority area in south-west London, according to a 2018 report. Other data identify that the Borough has the highest number of casualties in connection with road accidents per 100,000 people. A primary reason for these pedestrian injuries is the popularity of Chelsea's residential streets as through routes. If in doubt, ask a cabbie for the quickest route between Knightsbridge and Chelsea Embankment and you'll likely hear a list of backstreets that avoid congested main routes. Another reason is vehicle speeds, particularly given residents' predilection for high performance SUVs. Would locally enforced speed limits reduce injuries?

Services like Uber and Deliveroo, as well as the rise in online shopping which have led more deliveries, have all increased the amount of traffic on Chelsea's roads. Thanks to the congestion, we are crawling towards our streets coming to a standstill.

It's time to radically rethink how we manage Chelsea's streets. We need a strategic vision for the area that ensures streets are useful as transport but also safe and accessible to pedestrians and cyclists. What could this mean in terms of policy? Many options are at hand, some could be cheaply tested to see their impact. Car-free Sundays on Kings Road, perhaps? Could more localized residential parking permits reduce car journeys? Would restricting side-street access reduce pedestrian injuries and prevent rat running around intersections? Congestion and/or pollution charges? The Chelsea Society welcomes all ideas.



Based on a presentation to the Council of the Chelsea Society by Mike Doyle.

THE TREASURER'S REPORT FOR 2021

Christopher Lenon

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 2021 will be submitted to the Charity Commission. The financial statements for 2021 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.

The Report covers the beginning of the restrictions due to Covid, but despite this the financial position remains strong.

Total income decreased by £4,297 to £21,069 in 2020/21 (2019/2020: £25,366). This income derives principally from membership fees, event income, advertising and Gift Aid from HMRC.

Membership fees decreased by 25% last year to £14,864 (2019/2020: £19,904), advertising revenue fell on last year to £0, Gift Aid income increased to £4,617 (2019/2020: £2,308) and event ticket sales decreased to £1,075 (2019/2020: £1,300). The Society's plans to boost revenues from ticketed events to further bolster reserves are on hold during the pandemic. 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 £19,182 (2019/2020: £14,214), representing a 35% increase.

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 £2,427 (2019/2020: £10,061). Cash and cash equivalents at the year-end were £90,034 (2019/2020: £87,726). Over the year, the net assets of the Society increased in line with the surplus to £71,609 (2019/2020: £69,182). This net asset position reflects that the Society is financially healthy, secure and well positioned to endure any

THE TREASURER'S REPORT FOR 2021

future economic conditions. The balance of Reserve funds within the Society increased by £2,427 to £71,609 in 2020/21 (2019/2020: £69,182).

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 or a planning dispute. 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 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. 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 and our financial position. We must ensure that we stay relevant, 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 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.

THE TRUSTEES' REPORT

Registered Charity Number 276264

The Trustees present their report, together with financial statements, for the year ended 30 June 2021.

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
Michael Stephen
Michael Bach
Martyn Baker
Amalia Cebreiro
Fleur de Villiers

Dr Sarah Ingham
Sir Paul Lever
Christopher Lenon
Julian Turner
David Waddell

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 2020/2021

Income

Total income decreased by £1,098 to £24,268 in 2020/2021 (2019/2020: £25,366). This income derives principally from membership fees, event income, advertising and Gift Aid from HMRC.

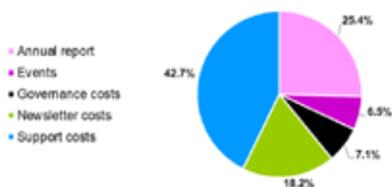
Membership fees were broadly in line with last year at £19,833 (2019/2020: £19,904), Gift Aid income was level at to £2,307 (2019/2020: £2,308) and donations decreased to £1,053 (2019/2020: £1,854). A detailed analysis of income is shown in the consolidated Statement of Financial Activities (SOFA) and Notes 2, 3 and 6 to the accounts.

THE TRUSTEES' REPORT

Income 2020/2021



Expenditure 2020/2021



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 £19,182 (2019/2020: £14,214), representing a 35% increase, due to higher administrative 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.

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 at <http://chelseasociety.org.uk/join-us-2/>. Members are advised that they have a statutory right of complaint to the Information Commissioner.

THE TRUSTEES' REPORT

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.

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' REPORT

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 in funds in the year was £5,086 (2019/2020: £10,061). Funds carried forward at the year end totalled £74,268. Cash and cash equivalents at the year-end was £90,034 (2019/2020: £87,726).

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 and photography 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.

Future Plans

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.

THE TRUSTEES' REPORT

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and enable them to ensure that the financial statements comply with the Charities Act 2011; the Charity (Accounts and Reports) Regulations 2008/629 (Regulation 8); and the provisions of the Society's Constitution. They are responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year, and in preparing these financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities Statement of Recommended Practice (SORP) <http://www.charityscorp.org/>;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; prepare the financial statements on a going-concern basis unless it is inappropriate to assume that the Charity will continue in operation.

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 2 March 2022 and signed on their behalf by:



Dr James Thompson

REPORT OF THE INDEPENDENT EXAMINER

I report on the accounts of The Chelsea Society for the year ended 30 June 2021.

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

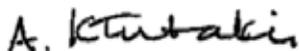
[Independent_examination_of_charity_accounts.pdf](#).

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

THE CHELSEA SOCIETY
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021

	Note	2021	2020
		£	£
Income and endowments			
Donations and legacies	2	23,193	24,066
Other trading activities	3	1,075	1,300
		<u> </u>	<u> </u>
Total income		24,268	25,366
		<u> </u>	<u> </u>
Expenditure			
Charitable activities	4	19,182	14,214
Fundraising costs	5	-	1,091
		<u> </u>	<u> </u>
Total expenditure		19,182	15,305
		<u> </u>	<u> </u>
Net movement in funds		5,086	10,061
Reconciliation of funds			
Funds brought forward at 1 July 2020		69,182	59,121
		<u> </u>	<u> </u>
Funds carried forward at 30 June 2021		74,268	69,182
		<u> </u>	<u> </u>

There is no material difference between the net income/(expenditure) above and the historical cost equivalent. All activities are continuing.

THE CHELSEA SOCIETY
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2021

	Note	2021 £	2020 £
Current assets			
Cash at bank and in hand		90,034	87,726
Debtors	9	8,105	5,708
Total		<u>98,139</u>	<u>93,434</u>
Current liabilities			
Creditors due within one year	10	(23,871)	(24,252)
Net assets		74,268	69,182
Funds of the charity			
General funds		74,268	69,182
Total charity funds		<u>74,268</u>	<u>69,182</u>

The financial statements were approved by the Trustees on 2 March 2022 and signed on their behalf by:



Dr James Thompson
Chairman
 Charity No. 276264

2 March 2022

SARAH FARRUGIA

*Hon. Secretary 2012-2014; Hon. Editor 2015;
Vice-Chairman 2015-2016*

*Former Chelsea Society Chairman Damian Greenish
pays tribute to a Champion of the Chelsea Community*

I first met Sarah Farrugia in 2012, shortly after I had been appointed Chairman of the Council. We faced two immediate issues. First, finding a Hon. Secretary for the Society (the post had been vacant for some time) and secondly finding a new President to replace Lord Salisbury who had recently announced that he wanted to stand down. She was instrumental in resolving both problems. It was immediately obvious that she was the perfect candidate for the position of Hon Secretary and I was delighted when she accepted. I knew we had made the right decision when shortly thereafter, she resolved our second issue by persuading John Simpson to become our next President.



Sarah and I had noticed John wandering about Chelsea and knew of his long association with the historic Borough. However, neither of us then knew him. We agreed therefore that the next time either of us passed him in the street, we would accost him. Fortunately for John (and the Society), it was Sarah who next came across him and, within a few minutes of introducing herself, her gentle charm had easily persuaded him to take on the role.

During the five-year period between 2012 and 2016, I had the real pleasure of working on the Council with Sarah, for the first four years when she was the hugely impressive Secretary and thereafter when she became Vice-Chairman. She was wholly committed to Chelsea as a unique place in which to live, to work and very often just “to be”. She understood that it is the people (and the communities that they form) that ultimately make that place. She believed strongly in the need for, and the benefits to be derived from, a diverse and inclusive community, long before it became fashionable to do so. Her mission statement was: “When people meet, things are said, connections are made and stuff happens...” and she applied that wholeheartedly to all that she did.

SARAH FARRUGIA

As Sarah Ingham put it: “It seemed to sum up Sarah’s people-centred, consensus-seeking approach to effecting positive change both in Chelsea and the wider world”. She made an invaluable contribution to the modernisation of the Society, particularly through her work on the website and the embrace of social media.

In addition, Sarah organised the Society’s “Future of Chelsea” Conference at the end of 2015 because she believed that, before taking decisions, the Society needed to hear the views, not only of members, but also a wider range of residents, business owners and stakeholders in Chelsea. Before that Conference, Sarah had spent much time meeting with focus groups representing all the various strands that make up the community of Chelsea.

Those years produced some challenging issues: Crossrail 2 (which at one time almost threatened to “de-rail” the Society), the redevelopment of the Sutton Estate and the loss of the Brompton Hospital to name but a few. Any one of them had the potential to make fundamental changes to the character and identity of Chelsea. It was an eventful time and her calm and measured approach to all the most difficult issues was instrumental in ensuring that the Society not only met the challenges but also overcame them.



Of the three major Exhibitions held by the Society during her time in office, she was deeply involved in the promotion of two of them – “Chelsea in the Great War” in 2014 and “Royal Chelsea” in 2016. They were both a resounding success and Sarah’s contribution to that success was notable, once again ensuring significant community involvement, particularly from the young.

SARAH FARRUGIA

In 2015, Sarah was appointed Hon Editor and produced the Annual Report for that year. Sadly, it was a “one-off” but, as you might imagine, that edition very much reflected her own style and is a fitting tribute to her wide range of skills.

Her love of and commitment to Chelsea, particularly its central artery of the King’s Road, went far beyond being a member of the Society’s Council. As an example, having noticed that the building next to Chelsea Fire Station had become something of an eyesore, she helped to create an art space and large-scale mural there. She insisted that the project should be based on and reflect the local community and it has been a huge success, transforming that part of the streetscape through the visual arts. As Lynette Dundas of Sloane Stanley, who helped fund the project, put it: “Sarah had an innate talent for knowing how quietly, efficiently and lovingly to create opportunities for people who might not otherwise have been given the space and platform to contribute. She took real pleasure in connecting like-minded people who would sometimes together create something magical for the benefit of others. Sarah was always mindful of the less well-off and worked tirelessly to include those on the margins in the borough whenever she could.”

She helped organise the Christmas decorations for the King’s Road and her promotion in 2018 of a memory to Dame Mary Quant led to a plaque being unveiled the following year on the site of the original King’s Road boutique. Her great friend, Ellie Ruddock, with whom she worked closely on many of her Chelsea projects, described Sarah as: “Inspirational, creative, inspiring for all around her, fearless, adventurous, charitable, kind, artistic, fun, hardworking, a wonderful friend... a joy and privilege to work with.”

The Society’s former Membership Secretary Allan Kelly said, “Like everyone else I thought Sarah was excellent company and very amusing. She had such energy and boundless ideas.” I will however leave the final word to the present Hon. Editor of the Society’s Annual Report, Sarah Ingham: “In her gentle way, Sarah was a force. She was warm, curious about everything, with a wonderful sense of humour. She is surely very much missed by all who knew her.” She was much too young to be taken from us.

Our sympathies to Sarah’s husband Bryan and her daughter Emma, who recently graduated from St Andrew’s. We have all lost a friend and Chelsea has lost one of its great champions.

ARTHUR GORDON TAIT, BEM

28th July 1934 – 13th January 2021

The Brompton Cemetery, once the Valhalla of the military, professional, artistic and merchant classes of Victorian Kensington had, by the 1990s, fallen on hard times. It was shabby, overgrown and unloved. Wartime neglect and bombing coupled with looting and vandalism in the post-war decades had started the rot. Worse was to come. By the 1980s the eastern flank had become a place for illicit assignations. In nearby thickets, discarded syringes told that their leafy hiding places were outposts of the Earl's Court drugs scene. For people living nearby, the cemetery had a reputation as a place to avoid.



Then, to top things off, the Royal Parks, reluctant managers of what Victorian investors had once seen as a promising venture, tried replacing brush-cutters with weedkiller. The chemicals, sprayed lavishly in the cemetery's south-western corner, were carried by the prevailing wind into the windows of houses in Ifield Road. If the lungs of some residents were affected, the chemical miasma was regarded by many more as deeply objectionable, while the scorched earth adjacent to The Billings shocked all who saw it. The weedkiller slew every living thing except trees and then, out of the poisoned earth, grew thistles as tall as triflids.

This was what Arthur Tait, a longstanding Chelsea resident, found in 1997 when he joined the committee of the Friends of Brompton Cemetery. Within a year he was Chairman, agreeing to take on that role on one condition: the Friends should give up castigating the Royal Parks for their long-discarded herbicides, and begin instead to seek collaboration. It was a wise and fruitful decision.

The Royal Parks began by offering use of the South Lodge just inside the Fulham Road gates. It was no palace. Apart from leaks in the roof and rotting floorboards it had established residents – a colony of snails which crawled with infinite patience across every wall and ceiling. In another initiative, Arthur with Ann, his ever-resourceful wife, set up a Brompton Cemetery stall at the 1999 Earl's Court May Fair. They handed out home-made leaflets and, because everything they did had flair, won second prize for Best Stall. The following year saw another key development: Robert Stephenson, still active as the Cemetery's lead researcher and guide, joined the Friends.

Arthur was getting into his stride and pursuing the three objectives that were to characterise his highly effective 23-year chairmanship: repairing and upgrading the fabric of the cemetery; promoting it to the outside world; and attracting other volunteers to work with him. His team included Robert, Carolyn Stubbs (Hon. Treasurer & Secretary), David Beauchamp (Gardening) and Elise Ormerod (Vice-Chairman).

ARTHUR GORDON TAIT, BEM

The culmination of years of hard work, including six frustrating ones when the Borough Council dithered about taking on the Cemetery, came in 2014 when Arthur's idea of applying for a Heritage Lottery grant was backed by the Royal Parks. By 2019, Benjamin Baud's domed, neo-Baroque chapel had been turned into a venue for concerts, exhibitions and memorial services, while the Old Brompton Road entrance had been expanded to include an information centre and café. This transformed what the Cemetery offers residents and visitors alike, as well as cementing a bond between the Friends and the Royal Parks.

In all of this Arthur Tait, a shy, slight, unassuming but always positive man played a dominant role. He was the epitome of, on the one hand, calm, charm, patience and persistence and, on the other, as Elise Ormerod said on his retirement, an iron fist in a velvet glove. His colleagues will also recall his often-needed sense of humour. On the 3rd March 2021 a lime tree was planted in Arthur's memory in a gap in the long avenue between the Old Brompton Road and the chapel.

Arthur Gordon Tait was born in Datchet, Bucks, on 28 July 1934. He was the son of George, an Eton housemaster, and Margaret (née Gray) Tait - a family with strong clerical and Cambridge University connections. After school at Eton, he did National Service in Germany as a 2nd Lieutenant in the 60th Rifles.

A history degree at St John's, Cambridge completed his education after which he went straight into ICI where, during a career lasting 34 years, he was a divisional personnel director and then one of two international personnel managers, employing 130,000 people in 60 countries. He was involved in changing the company culture into one which was more open, trusting and, thanks to delegation, more efficient. In 1991, to his surprise, he was head-hunted by the Institute of Actuaries. There he became chief executive and spent six happy years modernising a somewhat Dickensian organisation. He is survived by Ann, his wife, a cancer nursing researcher, and four of their five children.

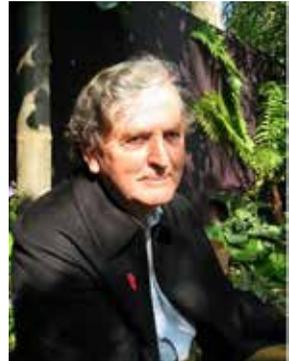
Terence Bendixson

GEORGE WEST

27 September 1927 – 28 July 2021

George West, architect, designer of several buildings for the Cadogan Estate and longstanding Chelsea resident, died last July. Probably his most prominent building is No. 1-4 Sloane Square, home to David Mellor's shop. It typifies his approach to design – modern but blending into its surroundings.

A country boy from Devon who came to London in the 1950s, George first worked for Bridgwater, Shephard & Epstein and went to night school at the old Regent Street Polytechnic. Given this background, he might have become another modernist designer obsessively rejecting all that went before. But George was too much his own man for that. Of course, he made use of concrete but, typically, his Sloane Square building is mostly faced in brick and the design of its bay windows is patently related to the bays of an Edwardian one further down Cliveden Place.



George West at the Chelsea Flower Show (With thanks to Robert Letts)

Along with other flats for Cadogan in Pont Street and short rows of houses off the King's Road, he built an old people's home for RBKC in North Kensington and a neat courtyard of retirement flats in Chelsea's Milman Street. A house in Hans Crescent (currently gutted and being rebuilt behind its façade), and a shooting lodge for the Cadogans at Glenquach in Perthshire, were other notable commissions.

Working from a studio in Duke Street, St. James, where his wife Anne was his office manager, he pursued his interest in working with sculptors. When still with Bridgwaters, he persuaded the Bishop of Chichester, client for a teacher training college, to have Geoffrey Clarke design an abstract crucifix for the front of the chapel. Much later, when working on an office building in Middlesex Street, he decided to adorn it with a prancing horse. Judy Boyt designed the creature and, thanks to contacts at the Crown Estate, and to the amazement of his client, an Edinburgh developer, he first had the horse displayed in front of the National Gallery. Today, it rears on its back legs nine-storeys above street level.

George, painter as well as architect, was a great admirer of Bill Cadogan, head of the family when he started working for it in the Sixties. This connection led the Estate to give him a building site for a house in Cheyne Gardens, where he lived for 50 years.

Anne, who lives separately in Wales, survives him.

Terence Bendixson

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

- 8.1 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

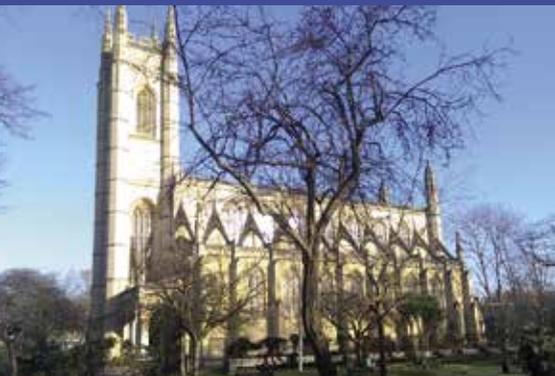
- 10
 - 10.1 Any notice required to be given or any application made to the Council
 - 10.1.1 shall be addressed to the Secretary (or in the case of an application under Rule 3 or a notice under Rule 7.2, to the Membership Secretary) and
 - 10.1.2 sent to the address of the Society published on its website 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.

ST. LUKE'S &
CHRIST CHURCH
CHELSEA

ONE PARISH, TWO CHURCHES
GIVING HEART AND SOUL
TO THE CHELSEA COMMUNITY



SERVICES AT ST LUKE'S AND CHRIST CHURCH

Monday	09:00 Christ Church	Morning Prayer
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

Rector: The Revd Prebendary Dr Brian Leathard

Associate Vicar: The Revd Dr Sam Hole

Curate: Sam Rylands

Parish Office: St Luke's Crypt, Sydney Street. London SW3 6NH

Tel: 020 7351 7365 www.chelseaparish.org



St Luke's & Christ Church, Chelsea



@SLCC Chelsea

List of Members

*An asterisk denotes a life member. Should any amendments be made, please advise
membership@chelseasociety.org.uk*

RICHARD ABBOTT
MRS SUSAN ABBOTT
A ABELES*
MR NATALIA AGAPIOU
TIM AHERN
ANTONY ALBERTI
MRS ANTONY ALBERTI
MRS JUDY ALEXANDER
RICHARD ALEXANDER
MRS RICHARD ALEXANDER
MRS ROSEMARY ALEXANDER
AVA AMANDE
MRS ELIZABETH AMATI
C C ANDREAE
THE MARQUESS OF ANGLESEY
CARLOS ARANGO
JOHN ARMITAGE
MRS JOHN ARMITAGE
MRS KATRINA ASHE
MISS VICTORIA ASHE
MISS CAROLINE ASHETON
MRS ROMA ASHWORTH BRIGGS
GREGORY ASIKANEN
ROBERT ATKINSON
CHRISTY AUSTIN
DONALD AVERY
MRS CYNTHIA AYER
MICHAEL BACH
MISS ANGELA BAIGNÈRES
DR ANDREW BAILEY
MARTYN BAKER
MRS MARTYN BAKER
MRS BAKHTIAR BAKHTIARI
RICHARD BALLERAND
MISS URMILA BANERJEE
ROBERT BARHAM
MRS LOUISA BARHAM
THE HON VIVIAN BARING
ISLA BARING
DR ROBERT BARKER
LADY BARRON
MRS M C BARROW
MRS SERENA BARROW
STEPHEN BARRY
MRS STEPHEN BARRY
DR CAROLYN BARSHALL
MRS DEREK BARTON*
JOHN BASSETT
MRS JEAN BASSETT
DAVID BATCHELOR
GEOFFREY BATTMAN
PATRICK BATY
SIR PETER BAXENDELL
LADY BAXENDELL
ROBERT BEALE
MRS ROBERT BEALE
MRS A BEAUMONT-DODD
MRS PENELOPE BECKER
MISS ANGELA BEDDALL
TERENCE BENDIXSON
MISS ANDREA BENNETT
LADY ROSE BERGER
ROBIN BERKELEY OBE
MRS ROBIN BERKELEY
MISS ANN BERNE
JOSHUA BERRY
MRS JOSHUA BERRY
MRS RITA BERRY
MISS GILLIAN BEST
MRS ALI BESTERMAN
TIMOTHY BETLEY
MRS TIMOTHY BETLEY
MRS DELIA BETTISON
MISS LISL BIGGS DAVISON
MISS SUSAN BILGER
MISS PAMELA BIRLEY
DR R J BISHOP
MRS NANETTE BLACK
MRS ELIZABETH BLACKMAN
MISS CAROLE BLACKSHAW
MISS SUZANNE BLAKEY
DR CHRISTOPHER BLICK
MRS CHRISTOPHER BLICK
DEREK BLOOM
THE HON NIGEL BOARDMAN
MARTIN BOASE
MRS MARTIN BOASE
MRS ALISON BOREHAM
MISS JUDITH BORROW
MISS ALEXANDRA BOURN
MRS JUDITH BOWDEN
MISS CLARE BOWRING
MICHAEL BOXFORD
MR ROGER BRABAN

LIST OF MEMBERS

MRS ROGER BRABAN
MISS PRIMROSE BRABY
DAVID BRADY
MRS DAVID BRADY
HUGH BRADY
MRS HUGH BRADY
R M A BRAINE
MRS. R M A BRAINE
MRS. SUSAN BREITMEYER
MRS VIVIENNE BRITTAIN
MRS ANGELA BROAD
TERENCE BROAD
MRS TERENCE BROAD
MRS MARA BROCKBANK
SIR HENRY BROOKE
LADY BROOKE
R BROOKS
COM WALDEMAR BROWN RN
MRS MICHAEL BRYAN
MRS IRENA BRYANS
G BRYANT
RUSSELL BRYANT
ANDY BUCHANAN
MRS ANDY BUCHANAN
MR JAMES BUCHANAN
MISS FRANCES BUCKLAND
MISS MIRANDA BUCKLEY
PETER J BULL
K BURGESS
RICHARD BURGESS*
MISS ELIZABETH BURMAN
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MRS ANTONY PRESTON
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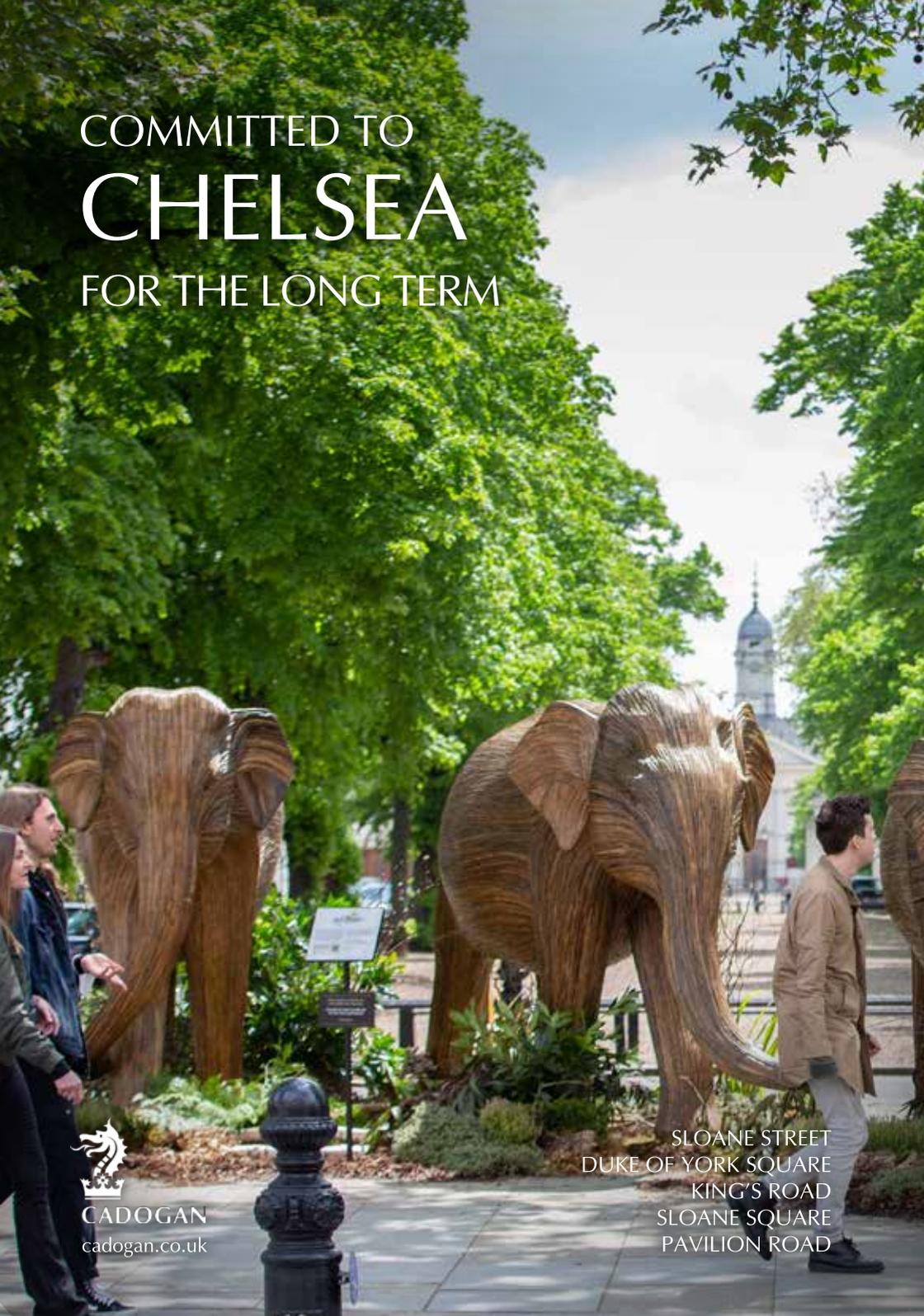
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FOR THE LONG TERM

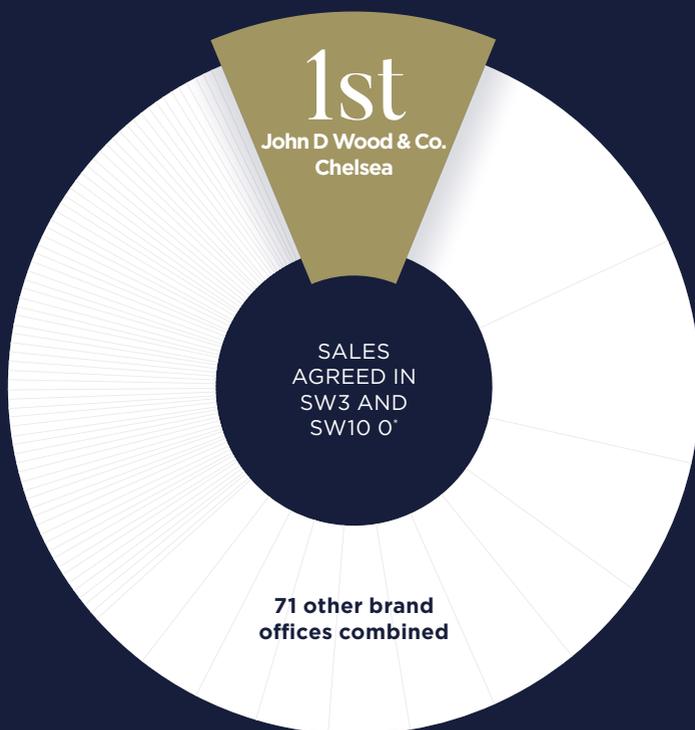


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