

THE LADBROKE ASSOCIATION

NOTICE OF ANNUAL GENERAL MEETING

The third Annual General Meeting of the Ladbroke Association will be held at the Knights of St. Columba Club, 11 Lansdowne Road, W.11, at 8.30 p.m. on Thursday, 15th July 1971.

A g e n d a

1. Minutes of the last Annual General Meeting.
2. Matters arising from the Minutes.
3. Hon. Treasurer's Report on the Accounts.
4. Adoption of the Annual Report and Accounts.
5. Election of Officers and Committee for 1971/72.
6. Annual Subscription.
7. Chairman's Report.
8. Any other business.

N.B. Nomination Forms for election to the Committee, signed by the candidate for election and a proposer and seconder, should reach the Hon. Secretary, 48 Clarendon Road, W.11, not later than Tuesday, 13th July, 1971.

THE LADBROKE ASSOCIATION

Chairman's Report 1970-71

The Committee has met regularly throughout the year. It has continued to examine and comment upon new planning applications and to concern itself generally with conservation in the Ladbroke neighbourhood. Newsletters have been circulated to members during the year. The following are matters which have been of particular concern or interest.

Traffic

The Committee set up a small working party, under the guidance of Mr. Raymond Andrews, to study and report to the Committee on all aspects of traffic in the area. A great deal of research has been carried out and much information gained; the group hopes to complete its survey, which will include proposals for reducing through traffic, by the end of the summer.

Parking

The Committee studied the Council's parking meter scheme for this area, and commented to the traffic authorities at the G.L.C. and the Borough Council. Members were encouraged to carry out limited surveys of parking requirements in their own streets and many did so. The Committee has taken up the increasing nuisance of heavy commercial vehicles parking overnight and at week-ends.

Square Gardens

A meeting of representatives of Square Garden committees and the Ladbroke Association has been arranged, to discuss matters of mutual interest and ways in which co-operation would be valuable.

Clarendon Road

As reported in the last newsletter, the Committee examined in considerable detail the Borough Council's policy document dealing with future development in Clarendon Road - especially "infilling". A full report was made to the Council's Planning Committee, but although some of our recommendations appear to have been accepted in principle, in practice the Council has continued to allow infilling to take place in certain cases.

The Committee took part in discussions with residents and with representatives of the Council and the Norland Society on the road closures at Clarendon Cross.

Historical Talk

Professor Carus-Wilson very kindly arranged for Dr. Vanessa Parker, an authority on the history of early town-planning and 19th century architecture, to give a lecture to members on the history and development of the Ladbroke Estate. This took place on 24 March 1971.

This was a well-attended and rewarding occasion. I hope it may be possible in due course to make available Dr. Parker's lecture in the form of a pamphlet.

Chairman's Report 1970-71

Membership

We have at present about 150 paid-up members. The Committee decided to produce a leaflet describing the aims and work of the Association, and a copy is enclosed. It will be given a wide circulation and will I hope help to increase our membership. The Committee feels that the expenditure of about £80 on this leaflet which will be shown in the accounts for the current financial year, is fully justified. Although funds have been adequate to meet this cost, the Association will need to have more money available to it to carry out the present traffic survey and other similar tasks, and for new initiatives which cannot otherwise be begun. The Committee will accordingly recommend to the Annual General Meeting an increase in the Annual Subscription for individual membership from 50p. to £1.

Hon. Secretary

Miss Bulmer, who has acted with exceptional devotion and selflessness as secretary for the past year, will shortly have to give up this work. I should like to express our special thanks and gratitude to her.

At the same time, I shall be glad to hear from anyone who would be willing to serve the Association in this capacity.

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The Committee took part in discussions with residents and with representatives of the Council and the Norkland Society on the road closures at Garendon Cross.

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Receipts and Payments Account for the Year to March 31st 1971

Cash at Bank - 1st April 1970			Petty Cash Balance Overdrawn - 1st April 1970	.06
Deposit Account	82.31			
Current Account	<u>5.00</u>	87.31		
Subscriptions		136.70	Postage, Stationery, Telephone, Sundries	52.06
Bank Interest		4.84	Cash at Bank and in Hand - 31st March 1971	
			Deposit Account	166.29
			Current Account	5.00
			Petty Cash	5.44
		<u>£228.85</u>		<u>£228.85</u>

Angus Stirling, Chairman

I have examined the above Receipts
& Payments Account and certify it
as correct.

Quintin Bridge, Treasurer

14 June 1971

E. V. Notcutt
Chartered Accountant

The Ladbroke Association

*... the conservation society
for the Ladbroke neighbourhood*



The Ladbroke Association

In 1969 the Borough Council established the Ladbroke Estate, along with other parts of Kensington and Chelsea, as a Conservation Area under the provisions of the Civic Amenities Act 1967. It is through this Act that local authorities are empowered to give a measure of protection to areas distinguished by a generally high standard of architecture, good planning and historic interest. On the map today the Ladbroke area still stands out on account of the spacious 19th century lay-out. It is characterised by handsome, terraced and free-standing houses along streets and crescents enclosing large gardens, and it constitutes one of the most distinctive examples of early town-planning in London.

The Ladbroke Association was founded and registered as a Charity in 1969. It serves the same locality as that designated a Conservation Area. The objects of the Association are:

- **To encourage high standards of architecture and town-planning within the Ladbroke Estate Conservation Area**
- **To stimulate public interest in and care for the beauty, history and character of the neighbourhood**
- **To encourage the preservation, development and improvement of features of general public amenity or historic interest**

The Association's principal activities in support of these aims are outlined on the following pages.



Plane trees shading a 19th c. terrace in Ladbroke Grove

Information

A newsletter is circulated free to members periodically, informing them of current activities and topical plans affecting the neighbourhood. The intention is to develop an information service which will make available to members advice on specific aspects of conservation, e.g. the procedure for obtaining grants for restoration in appropriate cases; the importance of accurate restoration of architectural features (cornices, pediments, stucco decoration); the care of trees.

It is also hoped to arrange lectures from time to time, and other opportunities for members to meet and discover more about the neighbourhood and conservation.

Planning

The Association receives notice of planning applications in the Borough, and it inspects, comments on and discusses with the Council those which affect the Ladbroke area in any significant way. In addition the Association has been involved in (and has in certain cases initiated) discussion with the planning authorities on wider questions of conservation policy, for example the listing of buildings and environmental traffic schemes. Members are kept informed of such matters through the newsletter.

Surveys

The Association has completed an architectural survey of the whole Conservation Area. This is a record of buildings according to their age and state of original construction; as such it has already proved useful in discussions with the planners.

Photographic records of the external appearance of buildings are already being compiled by the Borough Council (and are contained in the Reference section at the Public Library). The Association hopes in due course to supplement this work with a survey of notable features inside some of the local houses.

Traffic

The Association has set up a steering committee to consider the implications of traffic in the area. The GLC's Greater London Development Plan contains recommendations aimed at eliminating through traffic from local roads in environmental areas – the natural corollary of their policy for London's primary and secondary road system. The Association's intention is to urge and assist the authorities to implement this policy. After collecting the relevant data, an outline management scheme will be formulated; this work will be carried out in conjunction with Norland Conservation Society.

Special Action

The Association may also find itself having to take swift action to avert some particularly disastrous planning decision – such as the one a few years ago to fell many of the fine plane trees in Ladbroke Grove. While individual effort in such cases can play an important part, it is usually more effective to mount a campaign through the Association. A contested planning decision often involves heavy costs, and the resources of a strongly supported conservation society can then become essential to the success of the local cause.

Organisation

The work of the Association is directed by a committee of three officers, (Chairman, Hon. Treasurer, and Hon. Secretary) and up to ten other members who are elected at the Annual General Meeting. The Association is affiliated to the Kensington Society and the Civic Trust. It is the Committee's policy to co-operate on matters of common interest with the Norland Conservation Society and with other amenity societies.

Is it worth the effort?

There are seldom clear-cut answers to conservation problems and the Association does not pretend to have them. A policy can only be decided after weighing various claims which often conflict and it would be unrealistic as well as undesirable merely to seek to isolate the area and preserve the *status quo*. Yet the demands of modern life do place a tremendous strain on the environment – defined in the dictionary as “the conditions or influences under which a person . . . lives” There is a tendency for traffic noise and pollution to increase; for gardens to be built upon; for old buildings to crumble and for new ones to be mean and shoddy in design and construction.

There is a growing awareness of these problems and with it a more critical attitude towards planning that consists only of haphazard, short-term expedients. The Ladbroke Association, representing people who know and care for the neighbourhood, can make a vital and positive contribution in helping to establish high standards of planning, standards which will enhance rather than impoverish those characteristics for which the Ladbroke Estate is justly known.

Can you help?

Yes. The Association relies solely on the voluntary support of residents and others interested in its aims. The larger its membership the more representative and active the Association will become, and correspondingly the more effective its voice in decisions concerning the future of the neighbourhood.

If you are in sympathy with its objectives and enjoy living in the Ladbroke neighbourhood, please join the Association.

How to join

At the time of going to press the annual subscription is 50p for individual, and £1 for family membership. The Committee intends to recommend at the Annual General Meeting in July 1971 that these rates should be consolidated, making a *single annual subscription rate of not less than £1 for all members after that date.*

Enclosed you will find a membership application form, together with a Banker's Order and a form of Covenant. Many of our members have kindly covenanted their subscriptions and we would ask you to consider this form of payment since, while it costs the subscriber no more, it enables the Association to recover the tax already paid by the subscriber, and is thus of considerable additional benefit to the Association. Completed forms and cheques should be sent to the Hon. Secretary at the address given on the forms, (or c/o The Chairman, 25 Ladbroke Grove, W.11.)



Victorian dignity and quirkiness in Stanley Crescent



Classical elegance in Kensington Park Road

Neglect and decay – a too familiar sight. Please help to combat it

