

THE LADBROKE ASSOCIATION

The 7th Annual General Meeting of the Ladbroke Association was held at the Knights of St. Columba Club, 11, Lansdowne Rd. on June 17th 1975. Chairman Professor E. Carus-Wilson.

The Chairman began by asking for a vote of thanks to the Knights of St. Columba Club for the use of the hall. She pointed out that there were three Council members who were members of the Ladbroke Association; Mr. David Campion, Miss Jane Winn, and Mr. Michael Cocks, and that the first two were present.

Apologies for Absence.

Apologies had been received from Mrs. D.G. Crispin, Mrs. J. Murray, Mrs. Polunin, and Councillor Michael Cocks. Councillor Cocks had asked that part of his letter should be read at the meeting. He said that he had received many letters from residents opposing the Ballet Rambert scheme. He hoped to attend the Town Planning Committee meeting when the matter would be discussed and would make known the strength of feeling against it.

Minutes of the last Annual General Meeting.

The minutes of the last Annual General Meeting had been circulated and were approved by the meeting.

Hon Treasurer's Report

The Hon Treasurer reported a healthy balance although there were still outstanding subscriptions. A tax refund of £ 55 had been recently received, and he was grateful to his predecessor Mr. Quintin Bridge for his work in obtaining this from the Inland Revenue. The Treasurer's Report was adopted.

Election of Officers and Committee.

The Chairman, Professor E. Carus-Wilson and the Treasurer Mr. H. F. A. Jackson were re-elected.

The Chairman paid tribute to the excellent work of Miss Janet Lloyd who had resigned last year from her post as Secretary on leaving the area. Miss Santa Raymond had acted as Hon. Secretary for several months but had been unable to continue. Recently Miss Muriel Cosh had been acting in that capacity, and the Chairman asked the meeting now formally to appoint her. The motion was carried.

The following Committee members were elected:-

Miss Santa Raymond

Mr. R. Meadows

Mr. B. Thompson Mc-Causland.

The Chairman thanked Mr. F. Markham, who had resigned from the committee on leaving the area, for his valuable work in producing the Newsletter and also for arranging the wine and cheese party.

Chairman's Report

The Chairman reported that the Committee had met regularly each month and that its business had been largely concerned, as previously, with planning applications. The application which had caused most concern was that for the demolition of Nos. 1 to 11 Ladbroke Road, opposite the Kensington Temple, and the erection there of an office block providing over 6000 sq. ft. of office space for the engineering and architectural firm of Ove Arup, with an underground theatre beneath it for the Ballet Rambert.

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Chairman's Report continued.

The Association had received many representations from members about the scheme and had written to the planning authority opposing it on the grounds 1) that it constituted a considerable over development in terms of plot-ratio, 2) that it made no provision whatsoever for parking in relation to the theatre, so that there would inevitably be congestion on what was already a dangerous corner and much disturbance in adjoining residential streets, 3) that any intrusion of office space into the Conservation Area was undesirable in itself and would set a dangerous precedent, and 4) that the loss of Nos. 9 and 11 Ladbroke Road would be particularly regrettable since this was a pair of houses of sufficient architectural merit to have been illustrated and described in the G.L.C. Survey of London Vol. xxxvii.

The traffic management scheme that had been introduced in the south-west corner of the Conservation Area had continued to be the subject of keen debate. At a discussion meeting on October 9th organised by the Association, the Borough officers put forward various modifications which would, they hoped, improve access for residents and ease the greatly increased burden placed on certain streets by the original scheme. One part of these modifications - the restoration of two-way working on sections of Ladbroke Road and Lansdowne Walk - has already been brought into operation; the remaining part awaits the approval of the G.L.C. The Association has expressed its thanks to Mrs. Gullick, Chairman of the Works Committee, and to the Borough Engineer and his colleagues, for attending the meeting and its appreciation of the full opportunities given for consultation on this matter of such vital concern to residents.

The Association has been represented at the various Ward meetings called by the Borough for the preliminary discussion of the Borough Development Plan and the problems outlined in the six 'Context Papers' which aim at analysing the principal issues involved, provoking public discussion, and helping to guide the Council to arrive at overall policies. The system of holding meetings on a Ward basis has however, proved far from satisfactory, since there is no Ladbroke Ward and the Conservation Area is effectively split into three parts, one part being in Pembridge, one in Norland, and one in Avondale Ward. Hence discussions have focussed largely on problems irrelevant to Ladbroke. The Association has accordingly taken the matter up with the Borough, and has been informed that it is hoped to arrange later meetings on a community basis.

The Chairman was gratified to record that in this European Architectural Heritage Year 1975, the Ladbroke Conservation Area has been designated by the Department of the Environment as one of the area of 'Outstanding Architectural or Historic Interest'. Since special financial support has been made available for preserving and enhancing the appearance of such areas the Association's Committee have been considering possible projects which might attract grants, and has invited suggestions from members. A stimulating lecture on 'Restoration in Conservation Areas' by Mr. Ashley Barker was much appreciated, and the Association itself in collaboration with the G.L.C. is now preparing a pamphlet on one aspect of this problem which is of special concern to Ladbroke - the restoration of stucco.

Open Discussion.

Mr. J. Taylor questioned whether the Association as a whole was opposed to the Ballet Rambert scheme, although the Committee was opposing it. He maintained that there had been insufficient notice of the public meeting at St. Peter's Church Hall on May 5th.

Miss Santa Raymond asked if there could be a show of hands for and against the Ballet Rambert scheme. There was a large majority against it.

The Chairman regretted the lack of notice, but she explained that the Association had no responsibility for the organisation of the meeting.

Ernest Wilson