



# Cheyne Walk Trust Newsletter



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ISSUE 47

## MAJOR QUESTIONS OVER THAMES SUPER SEWER

Members will recall that The Trust has responded on behalf of members to the Phase 1 and Phase 2 Consultations for the Thames Water Tunnel, in particular in regard to potentially very serious traffic and road disruption over some five to six years during construction works (in Chelsea and Fulham) on Chelsea Embankment, Cheyne Walk and the Lot's Road area, as well as The King's Road.

There remain significant concerns about the spiralling costs and the severe disruption for many people in some parts of London. Mayor Boris has written to Caroline Spelman asking for a swift stock take of the Thames Tunnel, asking her to appoint a suitable independent expert to assess where we are and make sensible and sensitive recommendations on how to proceed. No reply to this important question has yet been notified. The cost to consumers is a significant concern to the Mayor and Councils, including RBK&C. The Consumer Council for Water, a government body, has warned that "there is no guarantee that the [cost of] Thames tunnel will not be subject to further escalation".



Royal Hospital Chelsea redoubt over tunnel

The council is concerned that these costs will potentially be borne by all Thames Water's sewerage customers, in and outside London. The annual tunnel surcharge facing Thames Water customers has been put at between £40 and £120 a year. The projected cost has escalated from £2 Billion to £3.5 Billion and will no doubt increase further.

Thames Water has issued a Section 48: Pre-application Publicity Report in the run-up to formal planning applications and invited responses by 5 October, see the website at [<http://www.thamestunnelconsultation.co.uk/>]. It is intended to commence planning applications later this year for work to start in 2015 and this work will continue for seven to eight years thereafter.

Two key concerns raised by the Trust are addressed in the new plans, in particular use of Cremorne Gardens and Ranelagh Gardens as construction access sites has now been ruled out. Thames Water has also

### ON OTHER PAGES

Page 2-3 - The Lutyens House

Page 4-5 - Diamond Jubilee River Pageant

Page 6-7 - Riverside Art Competition

Page 8 - Glebe Place Project

taken some account of our urging that a much greater proportion of both material deliveries and spoil removal should take place by barge rather than road in order to reduce the unacceptable lorry movements associated with the seven year construction phase. This enormous road movement requirement will create colossal traffic disruption along Chelsea Riverside, through Chelsea and more widely since vehicles for sites in Hammersmith and beyond will come through RBK&C.

We consider the token shift to barge borne movement with an increase of only 11% is totally inadequate. The revised plan reduces lorry movements to and from Cremorne Wharf and the Chelsea Embankment Royal Hospital foreshore by only 22% and 32% respectively and will still require the reduction of the Chelsea Embankment traffic lanes to single lanes in either direction. Furthermore, our wish that the riverside treeline at both sites should be enhanced by substantial additional planting is not acknowledged. We will continue to press these matters as consultation and planning submissions proceed.

## CHEYNE WALK TRUST ANNUAL GENERAL MEETING 2012 AT THE NATIONAL ARMY MUSEUM CHELSEA

The Cheyne Walk Trust AGM and Autumn Reception for 2012 will take place in The Art Gallery of The National Army Museum, Chelsea, by kind permission of the Director, Mrs Janice Murray, on Tuesday 13th November at 6.30 PM.

The short AGM will be followed by a talk at 7 PM by the distinguished architect Paul Davis RIBA on 'Joys and challenges of designing super prime residences'. Paul Davis is the Chairman of Paul Davis & Partners and his practice designed the Duke of York's Square scheme with the Saatchi Gallery, the Europa Award winning Cadogan Hall and over 30 years some 400 projects in Mayfair, Belgravia, Kensington, Chelsea and Hong Kong. The traditional champagne reception will follow and invitations have been sent to members for whom the event is free. Members' guests are welcome to attend and make a £10 contribution at the door.

## THE LUTYENS HOUSE AT 42 CHEYNE WALK

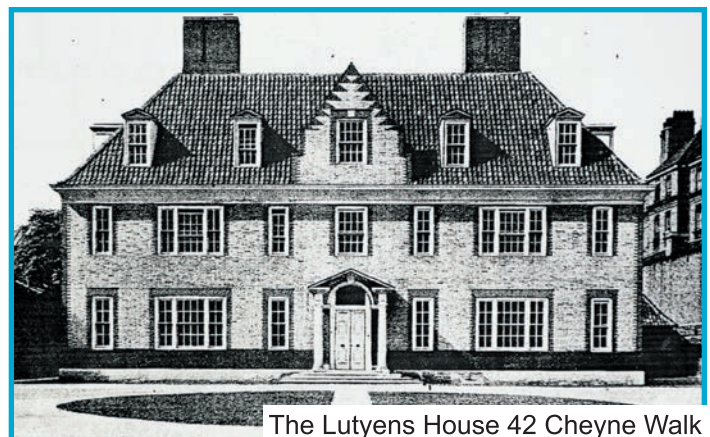
Shrewsbury or Alsthor House, built c. 1519, was one of the homes of the Earls of Shrewsbury. In 1643 it was bought by Sir Joseph Alsthor but after 1694 the house passed through a number of hands and appears to have been used as a manufactory and distillery towards the end of its life. The house was built in Tudor style in the shape of a three sided rectangle open ended on Cheyne Walk. The main hall was on the North side with entrances from Cheyne Row and Upper Cheyne Row. A large garden extended across the present Oakley Street. The building was finally pulled down in 1813 and the materials sold to a speculative builder.



Shrewsbury House

Subsequently in 1930 the site was bought by Lord Revelstoke, Managing Director of Baring's Bank, who commissioned Sir Edwin Lutyens to design a house for his daughter, the Hon. Calypso Baring and her husband Guy Liddell (later Deputy Director General of MI5) and their young family.

In 1932 Sir Edwin Lutyens applied against some opposition to build a town house on the site. It was completed in 1933 in finest Lutyens style, just being called 42 Cheyne Walk. Unfortunately, the house only lasted until 1936 when it was sold and bought by a firm of builders called Lovell & Sons who, in 1937, built the present block of flats again taking the name Shrewsbury House.



The Lutyens House 42 Cheyne Walk

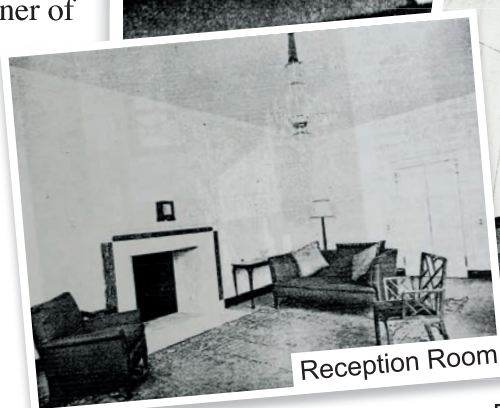
This was Sir Edwin Lutyen's first small house designed after the 14-18 war. The house was neither town nor country, but on a large 'suburban' scale and showed adaptation to changing domestic life. The study of material and function developed later into 'modernism'. A popular joke at the time was that with its six bathrooms it had as many bathrooms as the rest of Chelsea!

The exterior walls were faced with silver grey brick with red dressing and the roofs were covered with dull grey pantiles. The ground floor rooms well thought out for entertaining were mostly in white but look extraordinarily bare in these old photographs.

The main staircase is of spiral form in a square well with the steps made of built-up boxes of oak. The best bedroom was panelled in pine and had a combined dressing table and cupboard.

The Staff wing projected from the Northeast corner of the house. The servant's hall was covered with travel posters and the kitchen passage papered with front pages of the Times! The cupboards were lined with marbled paper. The details of the house were all in the Queen Anne tradition, but never of it.

Sadly this house survived only four years.



Photographs by courtesy of Country Life Ltd

## SUBTERRANEAN DEVELOPMENTS *update*

Members will recall that the Council of RBK&C has been reviewing guidance on the approach to basement developments with a view to updating the 2008 Subterranean Development Supplementary Planning Document.

The 'Basement Extensions: Issues' paper was the first stage in a review process. After the consultation period closed in June 2012 the Council planned to develop a set of draft policies for public consultation in September 2012. All issues raised will be considered before finalising the policies at the end of the year. The policies will be the subject of an independent examination which is likely to take place in March 2013.

In the meantime, the Ladbroke Residents Association has, in consultation with a number other Borough amenity associations developed a comprehensive Major Residential Building Works: Code of Good Practice and is urging the Council to adopt this, with

the support of the Trust amongst other residents' associations.

This proposed guidance seeks to deal with both the preliminary and construction phases and the many problems of noise and disturbance since these are not strictly planning matters. The major difficulty remains that such guidance will be voluntary rather than mandatory though of course the local authority's environmental officers are empowered to act, such as by issuing enforcement orders where behaviour does not comply with prescribed conditions of noise, dust and nuisance or other unacceptable consequences.

We will post the Ladbroke Residents' draft code when this is finalised shortly for the benefit of members on the Trust website [[www.cheynewalktrust.org](http://www.cheynewalktrust.org)], together with contact details for the committee member of the Ladbroke Association who very helpfully has been leading this work.

# QUEENS DIAMOND JUBILEE THAMES RIVER PAGEANT

2nd - 5th June 2012



Battersea Bridge



Viewing from Cheyne Walk



Red, White & Blue



Next Generation at Cadogan Pier



Royal Barge leaving Cadogan Pier



Hip Hip Hooray



Queen moving on tender to Royal Yacht Britannia to Cadogan Pier



Gloriana passing Battersea Old Church



Rowing Flotilla

# CHEYNE WALK TRUST CHELSEA RIVERSIDE ART COMPETITION AND THE HEATHERLEY'S BURSARY YOUNG ARTIST

Members will recall the successful 2010 Cheyne Walk Trust Chelsea Riverside Art Competition and the excellent Auction and Reception event at the new building of Heatherley's School of Fine Art. The event enabled the Trust to donate almost £13,000.00 to Heatherley's to establish a fund aimed at supporting young artists who might not otherwise be able to study there.

We are delighted that the first successful candidate is now in his second year of the two year Diploma in Portraiture taught at the school. This course, normally costing about £7,000.00 per year, covers painting, drawing, print-making, sculpture and the history of art. . At the end of the first year students have an in-house exhibition and this is written up by both the student's personal tutor and the head of department, Susan Engledow.

For the second year the students are expected to have developed their own language to a large extent and an understanding of a variety of palettes etc. The same pattern of the subject areas continues through the year and at year end they have another exhibition which is their diploma show. This is externally examined by the President of the Royal Society of Portrait Painters, The President of the Society of Portrait Sculptors, a second member of the RSPP and a visiting artist/academic as well as Heatherley's Principal John Walton, Tony Mott ( Director of Studies) and Susan Engledow.

For this Newsletter, David Waddell interviewed the bursary winner, Franke Vassell, at Heatherley's and he is shown with some of his work below.



Franke with self-portrait

Franke was born in Lambeth and is now 23. He lives with his parents in Woodford and as a child attended the Central Foundation School in

Old Street. He had always drawn enthusiastically, he recalls, from the age of 4, largely copying from comics and similar material. He had no art exposure or teaching at school and after he left was headed for the construction industry in a labouring role.



During 2010 he was living in a Centrepoint hostel for homeless young people in London (the Centrepoint Charity [[www.centrepoint.org.uk/](http://www.centrepoint.org.uk/)] was founded by the Reverend Kenneth Leech in Soho in 1969 and Prince William is the charity's royal patron) when he was able to take part in an outreach programme for young disadvantage people called First Impression. This was initiated by Sally Perry, founder of the Go Figurative on-line gallery established as a provider of figurative art work and services to corporate clients. First Impression was aimed at young people at the margins of society as a means to introduce them to portrait art and involved workshops taught by members of The National Gallery at Central St Martins. Sally and the National Gallery tutors recognised Franke's exceptional if untutored drawing skills and Sally, knowing the staff at Heatherley's, arranged the introduction for Franke that enabled him to join the Diploma course.

In his time at Heatherley's, Franke has focused mainly on drawing and painting in figurative form, principally of the human face. He supports himself by working alternative days as a sales assistant at Marks and Spencer's and is very grateful for their support in allowing him the flexibility and work arrangements to enable his continuing studies. This

painting opportunity has had a huge impact on his life and he now feels that he should be able in due course to find employment as an artist, a possibility he had never before envisaged. Sally Perry continues to mentor him and commends his skill and hard work and devotion to his studies. She can foresee the possibility of success as an artist, as do his tutors, and taking him on as a represented artist when he is ready for that step.

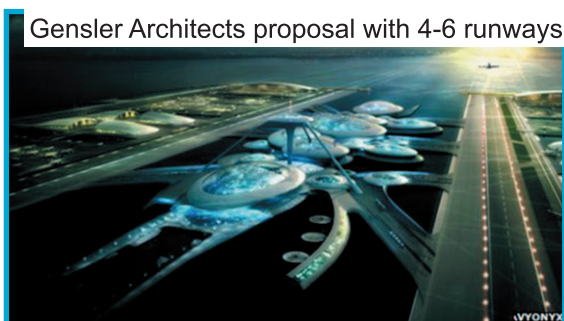
Franke is convinced of the merit of teaching drawing and painting and feels strongly that this should be taught to all children from an early age. His ambition is to work as a portrait and figurative painter from his own studio, perhaps attending a major art school as the next stage in his own art education. He is enormously grateful to the Trust and all who have enabled him to follow this path and would love to see the initiative continue for the benefit of others like him. Should you feel encouraged by this inspiring outcome to contribute to the CWT Heatherley's Bursary fund, do please contact David Waddell on 02073529353 or at [Chmn@cheynewalktrust.org].

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## AIRPORT FOR LONDON

The Government's approach to resolving the long term requirement for a major international hub airport for London continues to be characterised by uncertainty, dithering and seeming obeisance to short term vested interests of the major operators.

Meanwhile, new proposals continue to emerge for the concept of a Thames estuary airport, the most recent illustrated below, and for which broad concept a strong proponent is Boris Johnson, whether through conviction or convenient political differentiation.



In January 2012 it was announced that the government is to hold a formal consultation on UK aviation - including controversial plans for a new airport in the Thames Estuary. The study, to begin in March, will look at options for "maintaining the UK's aviation hub status" and has a deadline for inputs of 31st October 2012.

The Evening Standard, in June this year, mounted a conference at which Britain's top airline boss Willie Walsh said he wants a new four-runway hub airport to replace Heathrow within 25 years.

"I think we need to build a third runway at Heathrow, then we need to plan and build a new hub airport," he told a capacity crowd of 900 Londoners. "I'm open to where it should be built. It should be in the best place possible." "A third runway probably gets you 20 to 25 years, but not much more," he told the Standard. "I can't see where you'd put a fourth Heathrow runway."

If unconstrained, passenger demand for London's airports could triple by 2050, and Department for Transport forecasts published in August 2011 predict that, with no new runways, the three largest London airports (Heathrow, Gatwick and Stansted) will be at capacity by 2030. By 2050, these forecasts anticipate that each year, 42 million passengers from London and the south east will have to use airports outside of the region.

HACAN, the aircraft anti-noise lobby group supported by the Trust, has campaigned and is contributing to the government's consultation on the quite complex issues of noise over residential areas. HACAN, amongst a number of matters, argues:

'We feel strongly that the Government should not retain the 57 dB LAeq, 16h contour as the way of measuring noise annoyance. It does not tally with reality. For example, at Heathrow, places like Fulham or Putney, both plagued by aircraft noise, fall outside this 57 decibel contour; and, at London City, places like Leytonstone and Wanstead are outside the contour. Nor is it consistent with the levels recommended by the World Health Authority, nor the method of measurement favoured by the European Union. The EU required member states to use 55 Lden to measure noise annoyance when drawing up their noise action plans in 2009. The difference in the numbers affected at Heathrow compared with the 57 Leq method is enormous: over 725,000 people compared with just over 250,000. The Government should either go for 55 Lden or 54 Leq.

The Government should produce annual noise maps – using either 55 Lden or 54 Leq – for the designated airports and should ensure such maps are produced for all airports.

We are delighted that the Government has said quite clearly that, in the vicinity of airports, noise must be given priority: "the Government believes that at

the local level, individual airports working with the appropriate air traffic service providers, should give particular weight to the management and mitigation of noise in the immediate vicinity of airports. Any negative impacts that this might have on CO2 emissions should be tackled as part of the overall strategy to reduce aviation emissions, such as the EU ETS. This principle will be particularly significant when considering changes to procedures such as noise preferential routes or the introduction of new procedures such as continuous climb departures.”

There is no question that a third runway at Heathrow would have huge overflying noise consequences for Chelsea, let alone increase the potential for quite catastrophic consequences should a major air accident occur above the capital.

That apart, the many arguments for moving quickly to a long term sustainable solution are compelling and we should be urging the government to make decisions now rather than seek to push these into the lacuna offered by the rapidly approaching end of their present political term.

## COMMUNICATING WITH MEMBERS BY E-MAIL

From time to time we receive information or advice that would be of interest to members but the cost of postage precludes writing to all of you. We have a number of e-mail addresses for members but would very much like a more comprehensive and up to date record. Please would you send to our Membership Secretary Ann Hawkes [Memsec@cheynewalktrust.org] an e-mail entitled 'CWT Member Contact' from your normal contact mail address and include your name and address in the body of the text. Your e-mail will be considered to be confidential and will not be passed to any commercial or other external bodies.

**THE CHEYNE WALK NEWSLETTER** is issued to Cheyne Walk Trust members. The Cheyne Walk Trust represents the interests of Chelsea Riverside residents in maintaining and enhancing the historic area in which they live.

### CONTACT:

Col David Waddell (Chairman) 020 7352 9353

Dr May Maguire (Secretary) 020 7352 0030

Mrs Ann Hawkes (Membership) 020 7352 6906

[www.cheynewalktrust.org](http://www.cheynewalktrust.org)

## GLEBE PLACE PROJECT

The former Libyan school on the 1 acre site between 36A Glebe Place and 48 Old Church Street has changed hands once again at a reported price of £80 to £90 Million and has been bought out of receivership from the Irish National Asset Management Agency which took it over from the interests of Irish developer Dereck Quinlan. The purchasers, Orion Capital, have placed it in their Orion European Real Estate Fund III and will redevelop the property with a sale value estimated to be about £250 Million when completed in 2014.

Orion will take forward the existing scheme given planning consent in 2009, designed by Foster & Partners with six apartments, a duplex penthouse and two large detached villas. The new owners are reviewing the Foster plan and say they wish to make minor alterations to reflect local concerns raised by residents and to improve the appearance of the building.

It is understood that affordable housing provision agreed under a Section 106 condition is being provided off site elsewhere in the Borough.

Key local concerns will now be with the potential disruption and traffic issues during the major construction phase in the narrow residential access roads of Glebe Place and Old Church Street. Early indications are that Orion is keen to minimise the impact on residents and has put in place a community liaison team which is consulting with local residents and amenity associations and is managed by Bell Pottinger (Christian Klapp 020 7861 2566).



36A Glebe Place Development