



*Do we want this Chelsea Riverside... **OR THIS?***



## MOORINGS THREAT TO CHELSEA RIVERSIDE

RECENTLY a new licensee has taken over the operation of the two Chelsea Reach mooring sites, the first at Cadogan Pier and the second west of Battersea Bridge, at Chelsea Reach operated by the Chelsea Yacht and Boat Company. The Cadogan Pier Moorings have always been licensed for leisure boats only and with one exception, Houseboat Kaipaa for a resident pier master, RBK&C has only ever given consent for leisure boats, as opposed to residential houseboats, to be moored there. Indeed the resident pier master's houseboat it is understood has now been moved elsewhere and so technically no residential 'houseboats' are present there. The Cadogan Pier moorings therefore provide specifically

for mooring leisure vessels, normally kept at those moorings and routinely moved or passing vessels that may moor there on an occasional basis.

The Chelsea Reach moorings, on the other hand, have for many years been for residential houseboats, a maximum of 60. All Permanently moored vessels, leisure boats at Cadogan Pier and houseboats at Chelsea Reach, are subject to the planning controls exercised by the Council of RBK&C. All of Chelsea riverside is embraced by the requirements of the Local Development Framework (LDF), including the UDP extant policies that provide guidance as to what is acceptable in planning terms along

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## CHEYNE WALK TRUST *Annual General Meeting 2016*

**At Petyt Hall, Chelsea Old Church,  
64 Cheyne Walk, Chelsea.**

THE Cheyne Walk Trust AGM and Autumn Reception for 2015 will take place in Petyt Hall, Chelsea, by kind permission of the Vicar, The Rev. Canon David Reindorp DL TD, on Tuesday 8th November at 6.30 PM. The short AGM will be followed by a talk at 7 PM by David LeLay, former Chairman of the Chelsea Society, architect and popular historian of Chelsea. David will speak on the painter James McNeill Whistler and in particular The Whistler Society of which he is Chairman. He will be happy to take questions. 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. ●

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Sloane Club Membership Discount

Chelsea Riverside. More specific planning guidance for permanently moored vessels is further set out in the endorsed Thames Conservation Area Proposals Statement 1983. This requires that they be 'boat-like' in character, comply with the traditional nature and scale of moored vessels and the riverside environment.

The planning guidance embraced in the foregoing documents seeks to maintain the special heritage character of Chelsea Riverside, protecting the area from exploitation, unsuitable development and detrimental impact. The Council for RBK&C both applies the appropriate planning guidance and takes enforcement measures when necessary to challenge any attempts to avoid the established planning guidance.

Both sets of moorings are very much part of the historic Chelsea Riverside scene, one providing moorings for visiting or other privately owned navigable leisure vessels and, west of Battersea Bridge, for permanently moored residential houseboats occupied by residents subject to RBK&C Council Tax and enjoying the normal residential status of Council Tax payers in the Royal Borough.

The Cheyne Walk Trust, and also the Chelsea Society, specifically endorse the extant planning guidance and resist any moves considered likely to impact adversely the historic riverside and its much loved heritage character.

The change of licensee and his reported intentions are a matter of considerable concern to individual boat owners at both moorings. This has resulted in the formation of the Chelsea Reach Boat Owners Association (CRBA) in order to protect themselves in regard to what appear to be serious potential threats to their boat ownership and indeed for many on Chelsea Reach their only home. It is reported that the new licensee plans to replace the leisure vessels at Cadogan Pier with much larger 3 storey Houseboats and to sell these on the open market, if possible for several million pounds each. The vessel 'Enterprise' which only has consent for 'Office' use, originally in connection with the pier operator's business, has been converted

and advertised as a residential houseboat at over £2 million and would seem to be the tip of an iceberg of similar intended offers. As part of this intended change in use, present tenants are being invited to purchase new 'licenses', in many cases at three times the cost they have paid in the recent past. The matter is complicated in that mooring licenses are controlled by the Port of London Authority, a body constituted under the Port of London Act 1968 as a self-funding public trust, established for the purpose of administering, preserving and improving the port of London and for other purposes in that Act. The PLA is accountable to the Secretary of State for Transport. In practise it has granted River Works Licences to the operating companies at Cadogan Pier and Chelsea Yacht and Boat Company to enable their services to the relevant leisure and houseboats at their sites to be delivered and charged for.

The Chairman of the CWT, together with the Council Member for Planning of the Chelsea Society and the Co Chair of the CRBA met with the Leader, Councillors and Officers of RBK&C on 22 September to review these matters and to seek assurances that the Council would maintain and enforce the established planning guidelines for the River Thames Conservation Area. The Council for RBK&C has taken steps to investigate and regularise the situation at Cadogan Pier by issuing boat-owners with Planning Contravention Notices intended to clarify the overall status at the pier in terms of boat use, occupation etc. The Council is in contact also with the PLA with a view to resolving the way forward. We expect to receive a progress report from the Council by the end of October.

The CWT is concerned both for the survival of the river boat community and to ensure that the historic ambiance and character of the moorings at Chelsea Riverside are not adversely affected by removal of leisure berths or by significant increase in the number and size of residential houseboats that might damage the nature and character of the riverside. ●



## FOOD *For Thought...*

### WHAT'S FOR DINNER

#### TONIGHT? Our Restaurant Review

LOOKING around our area I am happy to report on the latest additions, but also to say how sad it is that, after 50 years, we have lost the small Thai restaurant, Bangkok, in South Kensington.

However, a new Pan-Asian cafe called OKA has opened opposite Carlyle Square on the King's Road. Further down the King's Road on the corner of Millman St. the Italian restaurant of old has been replaced by a Peruvian one called CHICAMA, an off-shoot of the established Pachama brasserie in Marylebone. This serves top end fresh fish amongst an original menu.

Across the road we still rate the excellent French restaurant MEDLAR. They have very good value menus both for lunch and dinner, and have won awards. If you're ready for a trip down to the corner of the Earl's Court Road and the Old Brompton Road then we can recommend the new FLORA INDICA, which offers a new concept in dining, beautifully cooked British cuisine flavoured with flowers and plants from India. All the menus are good value with a 3 course dinner at only £24.

On Lower Sloane St. we still have the excellent Italian, CARAFFINI. It is often full so offers a good ambiance as well as good cuisine. And don't forget the larger Italian COMO LARIO, round the corner on Holbein Place.

Back on the King's Road, THE IVY GARDEN continues to delight but you need to book weeks in advance! And a few doors away there is the authentically Spanish CASA MANOLO and a good burger cafe called BRGR.

Our local Pubs are still giving good value with ever larger and more interesting menus. Three of them, The Albert, the Surprise and The Phoenix are members of Young's Geronimo Group. ●

*Once again, Bon Appetit!*

**JILL LLEWELLYN**

*Cheyne Walk Trust 2010*  
**ART COMPETITION WINNER  
MAKES GOOD**



Spring Light Royal Court Theatre, 12"x16", Oil on Board, 2016 - Adebanji

*“There is a spirit in  
man and the inspiration  
of the Almighty giveth  
them understanding”*

**Job 3**

MANY members will recall the very successful Chelsea Riverside Art Competition held jointly with Heatherley’s School of Fine Art in 2010. A very successful auction raised funds to be used for bursaries for young artists under 26 who might not otherwise be able to study at Heatherleys.

For the Art Competition the judging panel was chaired by Professor Ken Howard OBE RA, who also gave a most engaging speech.

The First Prize was awarded to Adebanje Alade, for a wonderful and

evocative painting of Thames barge houseboats adjacent to Battersea Bridge. Ade is still painting actively in the Chelsea area, specialising in portraits as well as street, architectural and Chelsea Reach scenes. On the basis of his excellent work he has been elected a member of the Royal Institute of Oil Painters and is entitled now to the post-nominal ROI.

An illustration of a recent painting of Sloane Square is shown and his details are below for those interested in viewing his work or discussing a commission. ●

[www.adebanjialade.blogspot.com](http://www.adebanjialade.blogspot.com) • [www.adebanjialade.co.uk](http://www.adebanjialade.co.uk) • [www.sketchinspiration.com](http://www.sketchinspiration.com)  
<http://www.dailypaintworks.com/Artists/adebanji-alade-3739> • [Blazeandshade@aol.com](mailto:Blazeandshade@aol.com) • 07958790517  
My life as an Artist – [www.vimeo.com/50362507](http://www.vimeo.com/50362507)

*Official Opening of the*  
**CHELSEA EMBANKMENT  
MEMORIAL FOUNTAIN**

*Wednesday 18th May 2016*



Mayor of Kensington & Chelsea at Cheyne Walk Fountain

COUNCILLOR Maighread Condon-Simmonds is a Chelsea Riverside Councillor of great dedication and was the key mover in persuading Transport For London that restoration of the historic Memorial Drinking Fountain on Chelsea Embankment, adjacent to the Sir Thomas Moore statue outside Chelsea Old Church, would be an excellent project for the their special works team lead by Mr Alan Davidson. The fountain splendidly provides clean water in troughs at its base for horses and pets and taps for their owners or passing walkers at a different level, as can be seen in the photographs.

During March and April the fountain was restored, the plumbing repaired and

old plaques refurbished and a splendid new plaque to commemorate the formal reopening by the Mayor of RBK&C, Councillor Robert Freeman, added to the fountain base.

The Reopening day of Wednesday 18th May sadly began and remained rather wet, however this did not impede an enthusiastic crowd who had gathered for the event, including Police Mounts of the Metropolitan Police, dog walkers and local residents. The School Choir of the Servite Church were in attendance and sang most charmingly for the occasion. Colonel David Waddell, Chairman of the Cheyne Walk Trust, welcomed the Mayor and Edmund Bird, the TFL Heritage Advisor.

Councillor Freeman spoke delightfully in performing the Ceremony and The Reverend Cannon David Reindorp DL, Vicar of Chelsea Old Church, performed a service of blessing for the fountain and all who might benefit from its restored utility.

After the ceremony all sought shelter in Petyt Hall, where Mr Davidson and his TFL team provided most splendid cakes, coffee, tea and other goodies, much appreciated by everyone including the young members of the Servite School Choir. We are very grateful to both Councillor Condon-Simmonds for initiating this excellent improvement and to Mr Alan Davidson and his TFL team for delivering it so successfully. ●



Col. David Waddell, Chairman Cheyne Walk Trust announces formal opening



Chelsea Pensioners at Cheyne Walk Fountain



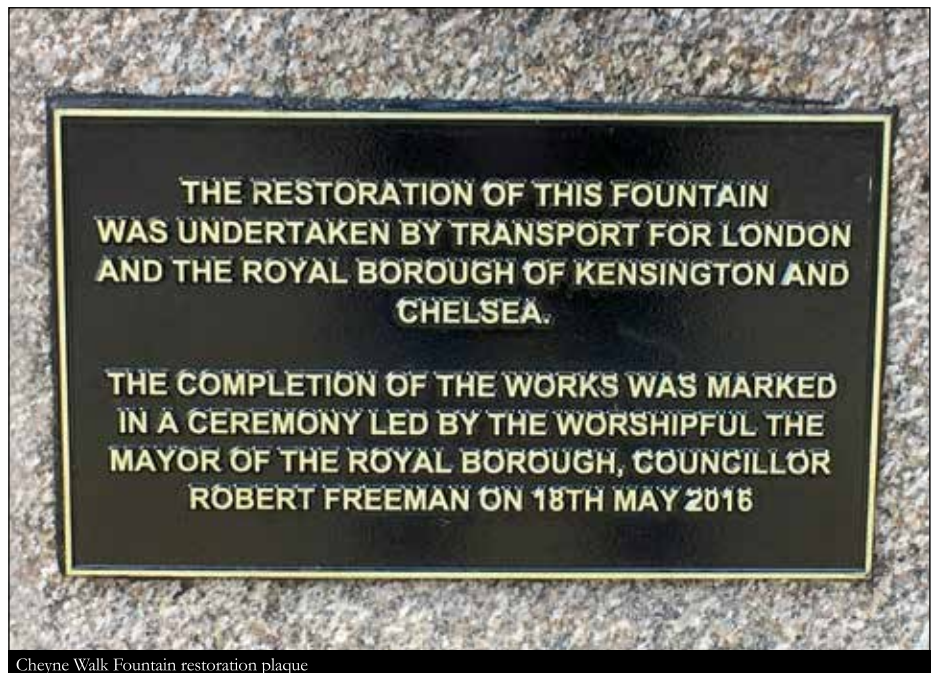
Cheyne Walk Fountain old plaque



Met Police Horses test the water



Canon David Reindorp DL, Vicar of Chelsea Old Church, blesses fountain and all who drink from it



Cheyne Walk Fountain restoration plaque



Choir of the Servite School



Dog Walkers at Cheyne Walk Fountain



Cheyne Walk Fountain Latin old plaque

## SOUTH CHELSEA

### *Streetscape Review*

THE council of RBK&C has advised that it intends to undertake a streetscape review of South Chelsea in the Autumn of 2016. No programme has yet been advised but Amenity Associations for the area have been invited to participate and the Trust will do so.

This is likely to embrace topics such as:

- Planning assumptions
- Street furniture and clutter
- Dangers of phased traffic lights without pedestrian lights
- Street cleanliness and maintenance
- Dog fouling
- Beggars and vagrants

You may have concerns that you would like addressed by this review, if so please send a short e-mail setting out any thoughts to:

[chmn@cheynewalktrust.org](mailto:chmn@cheynewalktrust.org)

# PROPERTY MARKET UPDATE

By Knight Frank

WHILE the decision to leave the European Union has created a degree of short-term uncertainty in the prime central London property market, it needs to be understood in the context of the two-year period preceding the vote. Annual growth in prime central London has been slowing since summer 2014 and there are two primary causes, neither of which is related to Brexit.

First, the slowdown followed a four-year period of exceptionally strong growth, even by the standards of the London property market. Second, two stamp duty hikes and a series of tax changes accelerated this process. A stamp duty increase in December 2014 for properties above £1.1 million was compounded by the introduction in April this year of an additional 3% rate for buy-to-let properties and second home buyers. Higher transaction costs have reduced sales volumes in prime central London by about 20% and in many instances have led to a stand-off between vendors and buyers. The latter are highly-price sensitive and vendors need to reflect this in the asking price to achieve a timely sale or, in some instances, get prospective buyers through the door.

While it remains too early to discern any longer-term impact from the EU referendum vote, in the short-term, it has been a catalyst for some overdue price reductions, which is providing grounds for cautious optimism that activity will increase this autumn. In the eight weeks following the vote, the number of new prospective buyers rose 22.1% compared with the same period in 2015, while the number of properties under offer rose 19% and viewing levels increased by almost 50%.

Furthermore, currency is playing a more significant role, with the weaker pound spurring interest from buyers denominated in foreign currencies. The volatility of sterling in the past few weeks is leading many to speculate that overseas interest in the London market will filter



through more strongly when there is greater confidence that the pound has hit its low point. It should also be remembered that other asset classes are showing weak returns. Bond yields are at historic lows, hedge funds are struggling to anticipate central bank policy and many believe stocks look fully priced after successive rounds of quantitative easing. These are factors that, combined with rate cuts in large economies like India and Indonesia, make property investments more attractive, particularly in a city with the global significance of London.

Locally the Chelsea market has seen a reduction in transaction numbers that mirror the above although Houses have seen volumes drop further – up to 30% from two years ago as many prospective sellers sit tight against a negative backdrop. As I write we have seen an uptick in activity with viewings numbers and offer levels up 20% on the Spring, we sense that with the Referendum out of the way many buyers now do want to get on with moving, often living in a rental property that they do not like or because there is a perception of value and a market that has for now really moved in their favour. ●

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# CROSSRAIL 2

Update

FOLLOWING the outcome of the 2nd TFL consultation on CROSSRAIL 2 earlier this year, published in March, there has been little further news post the Brexit Referendum and following major changes in Ministers on the appointment of Teresa May as PM.

The Council for RBK&C has maintained its preference for a CR2 station in the King's Rd on the site opposite the Old Chelsea Town Hall, despite the NO CROSSRAIL in Chelsea campaign that was, after a stormy Chelsea Society meeting last autumn, endorsed also as the Chelsea Society's preferred view.

*“...there was a preference for a new CR2 station at the Lots Road linked with Imperial Wharf station.”*

Members will recall that at the last CWT AGM, on an informal show of hands, there was a preference for a new CR2 station at the Lots Road, linked with Imperial Wharf station (an option also being favoured by local MP Greg Hands), with the balance of members equally preferring either no station in Chelsea at all or the King's Road option.

In the referendum aftermath, the Government is reviewing all major infrastructure projects, including CR2, HS2 and Heathrow/Gatwick expansion, on the basis of cost and national benefit. Indications as to where such reviews might lead are not yet emerging. It is perhaps relevant that CR 2 was due to receive an EC subsidy of £2Billion, this no doubt will not apply post Brexit.

At the same time, TFL is supposedly undertaking further consultation on Crossrail 2 this autumn but details of this have not yet been advised. ●

# OBITUARY: STEPHEN GRIFFITHS

1931–2016

WE were very sad that Stephen Griffiths passed away after a long illness on 26 July 2016. Stephen was a most effective Chairman of the Cheyne Walk Trust from 1994 to 2001. Born on 5 August 1931, he trained as an architect at Manchester University, subsequently doing National Service and then engaging as a working architect, in due course with his own practice and also as a professor at the Architectural Association. He worked on the massive post-war redevelopment of the Elephant and Castle and also on the new Stock Exchange in Parternoster Square

opened in 2004. He was a man of many parts, a keen sailor who for many years moored his WW2 Rampart motor cruiser Rowley at Cadogan Pier. An enthusiastic artist and print maker, and local historian, he lived in Petyt Place and subsequently in Paulton's Square, in houses he had most successfully redesigned for himself and his much loved wife, Pamela. He was committed to protecting and enhancing all that we love and enjoy about Chelsea Riverside and we will miss his dedicated, knowledgeable and sometimes wry support in very many ways. ●

**DAVID WADDELL**



## SLOANE CLUB *Membership Discount*

THE Sloane Club is currently offering to reduce the joining fee for Chelsea Membership by 50%. This offer is currently available to members of Chelsea amenity societies including the Cheyne Walk Trust.

Chelsea Membership offers week-round access to the dining facilities and Members rooms, with accommodation at the weekends, which is also available to guests of Members. Perfect for when friends and family come to stay!

The Sloane Club typically asks for two referees for prospective Members, but one can be the Chairman of their Residents Association, acting as their first referee, making the application process much easier for them.

If any residents would like to apply for Membership to take advantage of this offer, please email the Membership Secretary. Emily Paul on [epaul@sloaneclub.co.uk](mailto:epaul@sloaneclub.co.uk) ●

## CHEYNE WALK TRUST COMMITTEE

THE Committee seeks to represent members to best effect in the objectives of working to ensure that Chelsea riverside continues to be an attractive and enjoyable place in which to live and in seeking both to protect and enhance its many qualities as a residential area. We would welcome wider member representation on your committee, in particular if you are interested in planning issues and/or involvement with our newsletter. We meet informally every two months or so, hence it is not too onerous a commitment. If you are interested please contact David Waddell on 0207 352 9353 or by mail to [chmn@cheynewalktrust.org](mailto:chmn@cheynewalktrust.org).

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:

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**Dr May Maguire (Secretary)**

020 7352 0030

**Mr Andrew Thompson (Membership)**

020 3073 7622

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

### WE NEED OUR MEMBERS E-MAIL ADDRESSES PLEASE!

PLEASE would members be kind enough to provide us with their e-mail address. This will be kept confidential and not be released to any commercial concerns. It will enable us to contact members to advise matters of significant local interest and, if appropriate seek their views. Topical items where we have sought views include: Basement Planning Guidance; The Thames Sewer; Crossrail 2; 3rd Runway at Heathrow; Development of the Chelsea Hospitals; etc. Please simply send a mail with "CWT Member Address" in the subject line to: [memsec@cheynewalktrust.org](mailto:memsec@cheynewalktrust.org) and add your name and address in the text field. You will receive an acknowledgement in response.

