

NEWSLETTER – SUMMER 2020

**BAYSWATER
RESIDENTS'
ASSOCIATION**

COMMITTEE MEMBERS

**Marco Masciolini
Joel Schweitzer
John Yiannakis
Christopher Wright –*Secretary*
Robert Jarman
John Zamit
Christopher Coulcher – *Treasurer***

Dear Member

Sadly we have had to postpone our usual Spring Newsletter and Annual General Meeting which we intended to hold in April, due to the emergency measures introduced in March to combat the Covid 19 virus. We cannot be certain when it will be possible to hold an AGM and it appears unlikely that that we will be able to hold our popular summer Garden Party this year. Bayswater has been a strange place during lockdown with all the shops (except food shops), cafes, pubs and restaurants closed, the streets empty of vehicles and pedestrians. Some good things emerged out of the situation; a community spirit has seen a wonderful effort by many people volunteering to ensure that the elderly and vulnerable are kept in contact and have their shopping done for them and delivered to their homes; the air in Bayswater and London generally has been noticeably cleaner and clearer; nature has filled our streets and squares with a volume of spring bird song which before was hard to hear above the noise of the busy city. Now that the lockdown is being eased we will begin to see the economic effect of four months of closure on our local businesses. How many will reopen and how many have gone bankrupt and not reopen. Our hope is in the resilience of the local business community to bring Bayswater back to life !

BRA Committee

This Newsletter is being sent to you by email if we have your email address. If we don't you will receive a copy by post. If you would like to have a hard copy please let us know. A copy of the Newsletter will be posted on our website bayswaterresidents.org

PLANNING

154 Bayswater Road / 6 Palace Court

This was the former Westland Hotel. Permission was granted in 2014 to construct 15 flats whilst retaining the same façades of 6 Palace Court which is the adjacent property and part of the development. Progress has been very slow. However before work was halted by the lockdown demolition and façade retention work had been completed. The ground floor slab work was under way and large cranes installed on site. The developer whose name is the address, "154 Bayswater Road Ltd" has a UK representative agent MDesign Ltd. Its website has images of the finished building along with plans and mock-ups of the various flats. Construction work has restarted and the apartment block should be completed in 2022. The building overlooks Kensington Gardens.

ESCA House – 34 Palace Court and 1-4 Chapel Side

As reported last year the original plans approved for this development have been substantially altered. It was noted that these revisions simplify and reduce the construction time as well as disruption to local residents.

Firstly, 1-4 Chapel Side which is off Moscow Road has been approved for the construction of 2 ground floor flats and conversion of the first floor office space into 2 flats. These replace the former parking area inside. The existing 4 flats on floors 2 and 3 will be modernised. A central pedestrian entrance with stairs as well as a lift will access these 8 units. The basic front of the building is to be retained. However 27 replacement wooden sash windows together with 4 new

windows on the Ground floor will be installed. The overall frontage appearance of the building will be enhanced and more in keeping with the mews.

Regarding Esca House at No 34 Palace Court the owners have put aside the plans that were initially approved in January 2016 and amended in July 2018 (major amendments reduced from two to one the additional floors that was previously approved and significant changes to the inside car park).

Two reasons for not going forward currently include technical difficulties with London Underground concerning the Circle and District Line which runs underneath the building and the increasingly uncertain state of the property market which was due to the lack of a Brexit agreement. However from recent discussions they remain committed for the longer term but that less ambitious plans are being considered.

Medical Centre – 14-18 Newton Road

Members may recall that in June 2018 approval had been received for The Diocese of London, owners of the current medical centre to build a new purpose built medical centre comprising two basement levels and a ground floor reception area all on the existing car park. The existing building will then be refurbished with a single storey mansard and converted into new flats. In the last 12 months important variations were sought to change the proposed heating and hot water system, to alter flat space and the mansard roofs and finally the internal layouts of both the medical centre and the residential units following input from the medical team and letting agents. These were all recently approved.

It is to be hoped that work will commence as soon as possible on this important development which will enhance the surgery and its functional operations. Until the replacement surgery is completed the original will continue in use.

31 St Petersburg Place

This building is opposite St Sophia Greek Cathedral in Moscow Road. The entrance is in fact round the corner at No 31 St Petersburg Place. Formerly it was part of the United Dairy group and operated as a milk distribution centre and a shop selling dairy produce. In 2018 the latest tenants moved out and the property has since been taken on by the developers of Whiteleys in Queensway.

Half of the property is being prepared as a marketing office to promote the sales of the 140 plus apartments. The preliminary clearance work has been completed and it remains for the show flats and related offices to be installed. It is anticipated that this will take around six months. As a marketing activity it is expected that the façade and overall appearance will be suitably attractive.

The other half of the property will be sublet as offices. In this connection approval for a separate entrance in Moscow Road has been applied for and consented by the council.

Saxon Hall – 16 Palace Court

In February this year the owners of Saxon Hall at 16 Palace Court submitted an application to add 3 floors to the building known as Saxon Hall. Palace Court was originally developed in the early 1890's in typical Victorian red brick. As such its uniformity continues to present itself as a most attractive street with a level building height with few modifications from the original.

Saxon Hall was built in the 60's as a replacement to that which was damaged during the early part of WWII. Unfortunately the building is dissimilar to the rest of Palace Court but it is approximately of the same height. Many objections were raised from residents both in Saxon Hall and various surrounding locations. These concerned the additional height of the new building, its incompatibility with its surroundings and the significant loss of views effecting the outlook. In April this year the planning application was withdrawn.

Chapel Side

This short no exit cobbled mews off Moscow Road continues to attract too much attention. Since BRA's last newsletter 2 basements have been completed along with the replacement of a 2 story mews property with 3 storeys. One terrace house is currently in construction which includes basement and work above ground. Two further terraced properties have been approved for basements and await similar reconstruction. Lastly an application is in hand to replace a 2 storey house with 3 storeys including an extra garage.

1 – 4 Chapel Side, as part of ESCA House redevelopment which is mentioned above adds 2 more apartments and work should now commence towards the end of this year. Wow – that is almost it!

The upside is the final appearance of this cobbled street will be much improved courtesy of the strict requirements of Westminster Council to ensure that the design and materials are kept the same so the ambience of the mews is preserved.

74-76 Princess Square – Care Home

Last summer 74-64 Princess Square was approved for a conversion to a 35 (recently reduced to 33) room elderly care facility. The existing building consisted of a number of flats. The application was submitted by Innovative Aged Care who operate as Loveday & Co whose first home for 15 residents was established in 2014, Chelsea Court Place in Kings Road.

Most of the work is internal although alterations to outside windows are necessitated and an enclosed bike shed for staff will be erected in the garden. Kitchens, dining rooms, lounges and nurse facilities together with a cinema, treatment and spa room will be constructed alongside 33 (formerly 35) bedrooms.

An operational management plan which reflects the day to day activities in the running of the home has been submitted based on the experience of Chelsea Court Place. This is believed to be the first home of its type to be located in Westminster and should provide excellent facilities and support for our residents in a convenient location.

Queensway

The public realm improvements to Queensway have continued during the lockdown period. The contractors work has been made easier by the virtual absence of traffic and pedestrians during that time. The pavements on both sides of Queensway from Bayswater Road to Westbourne Grove are being widened to narrow the one way vehicle lane. The new paving is very attractive and more trees will be planted on the widened pavements to improve the streetscape. About 9 out of the 11 phases of the works are now substantially completed. Many of the shop fronts along the southern end of Queensway, part of the Bourne Capital estate have been redesigned in similar style and considerably enhance the streetscape. The redevelopment of WHITELEYS has continued during the lockdown period. In January Erith, the demolition contractors, completed their work and handed over the site to Laing O'Rourke who will

undertake the building development stage. To the relief of many residents the percussive noise and vibration which affected many properties over a wide area caused by the breaking up of concrete slabs, ended in December when the work was finished.

Footnote on Red Lodge, 51 Palace Court

When your scribe returned to London from overseas in 2003 51 Palace Court known as Red Lodge was in the process of being modernised. He recalled that it was an old building and somewhat run down.

It was originally built for George Joy, born in 1844 who had become a famous Irish painter in the late 19th century and a proponent of the Orientalism Art movement. However construction work was underway, but slowly, to renovate. I believe that the property may have changed hands a number of times which ended in Russian ownership. By the end of 2012 it was approaching completion. It was made larger than the original building and rumoured to have a basement swimming pool as well as a cinema.

However on 5th January 2013 around midnight a fire broke out which soon engulfed most of the building. A large fire brigade presence was required and eventually over 24 hours later the fire was brought under control. As a result of the considerable amount of water used the damage was substantial. Move on seven years to 2020 and the building looks finished but materials can be seen outside and some hoardings are still in place. It does not look occupied.

Despite the high wall that surrounds it for security reasons I quite like the appearance of the building. It is just a pity that a building of that size has been empty for almost 20 years.

MICHAEL BRUCE

It was with great sadness that we heard that Michael had died in January. He had lived to the great age of 93 and is survived by his wife Peggy and their three children Peter, David and Louise. Michael and Peggy were both founder members of BRA in 1973 and Michael served on the committee for many years after its formation and came back on the committee several years ago until he retired some three years ago for health reasons. What prompted Michael and Peggy with close neighbours in Hereford Road and Leinster Square to form the association was pressure on the Bayswater area caused by the loss of long term housing to unrestricted hotel and hostel development and the destruction of historic buildings in Westbourne Grove by developers keen to build office blocks. They succeeded in getting Westbourne Grove declared a conservation area and the listing of a number of important buildings. Michael was a fund of knowledge about the Bayswater area having lived here since the 1960s. He had a great sense of humour and a remarkable memory for apt quotations and amusing stories. His funeral at St Matthews Church was attended by his many friends in Bayswater and in BRA with a splendid reception afterwards at the Durbar his favourite restaurant. He is much missed.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

CIL is a charge on new developments to help fund strategic infrastructure in Westminster. It was introduced in the Planning Act 2008 but did not generally come into effect until 2019. It is a charge paid by the landowner or developer when they commence a new development after receiving planning permission. It is intended to help fund strategic and neighbourhood infrastructure in Westminster and can include new or improved facilities for health education sports and leisure activities and public realm and other social and community facilities. A portion of the levy (the neighbourhood portion) which is 15% of the total levy must be spent in the local area on:

- The provision improvement/replacement operation or maintenance of infrastructure.
- Or anything which is concerned with addressing the demands that the development places on an area.

This can include things such as new open spaces cycle/pedestrian routes and community facilities.

The council has recently advised us that the amount of the levy awarded in respect of the BRA area is £189,363.96 and we have been asked to put forward projects for appropriate funding which meet the legislative criteria.

We are currently looking at two projects. One is College Park School, Garway Road which is seeking funds to extend and remodel its playground, and the other is St Matthews Church, St Petersburg Place which is seeking funding to clean the exterior of the building and repair badly deteriorated stonework.

We would ask our members to let us know if they think of any suitable projects we might be able to put forward for funding. Please send details to our secretary Chris Wright email chriswright25@gmail.com

WEBSITE

Remember Bayswater Residents' Association has established a website. The address is bayswaterresidents.org. Please take a look!

At this simple stage it is an introduction to the Association which gives a description of its activities, details on membership and the geographical area covered. By clicking on "follow this link" the application for membership and renewal form can be accessed. This form also includes the option of a bank Standing Order which enables automatic subscription renewal each year. Membership is not restricted to the area displayed and any person or business which has an interest in Bayswater is most welcome to join. The membership categories were simplified in 2018.

We would be interested in any comments that members may have concerning the website and its improvement. If so please contact our Treasurer, Chris Coulcher – contact details at the end of the newsletter.

**TREASURER'S REPORT FOR THE YEAR ENDED
31ST DECEMBER 2019**

	2019	2018
	£	£
Income		
Subscription Income and Donations	1,169	1,472
Film Location Assistance	<u>1,250</u>	<u>-</u>
	<u>2,419</u>	<u>1,472</u>
Expenditure		
Donations -		
Newcombe House Fighting Fund	400	
College Park School – Westminster		
Special Schools Charity Fund	<u>250</u>	-
AGM	334	317
Newsletter	96	95
Garden Party	581	657
Website Support	134	80
Membership Leaflets	-	146
Total Expenditure	<u>1,795</u>	<u>1,295</u>
Income less expenditure	624	177
Interest Received	35	15
Net Surplus	<u>659</u>	<u>192</u>
Cash at Bank at Year End	£ <u><u>19,384</u></u>	£ <u><u>18,725</u></u>

As with the previous year the level of membership remained the same but with a reduction in donations. You will notice that for the first time BRA has received income from giving assistance to filming in our locality. As this has produced a permanent surplus your committee took the view that it was appropriate to distribute some of this to good local causes.

This is disclosed in the donations shown above.

In recent months we have become more aware of the detail concerning the availability of grants introduced by the Government to fund infrastructure projects. Known as Community Infrastructure Levy (CIL) we give more information on this elsewhere in this newsletter. The amounts available will be accounted for separately from those of the Bayswater Residents; Association.

Chris Coulcher
Hon Treasurer
April 2020

MEMBERSHIP ANNUAL SUBSCRIPTION

Standard £10 – Individual and Household
Concession £5 – Aged 65+ and students Please tick one
Residents' Associations/Corporates £25

A – PAYMENT BY CHEQUE OR CASH

I wish to become a member of BRA. I understand that I will receive a newsletter and the opportunity to attend the AGM and the Summer Garden Party.

or

I wish to renew my membership for a further year

Personal Data Protection – No information you give to Bayswater Residents' Association will be shared with third parties.

Title/Name: Spouse/Partner:

Address:

.....Postcode:

Tel:..... E-mail address:

Optional – I would like to make a donation to BRA of £.....

I enclose a total of £..... cash/cheque payable to 'Bayswater Residents' Association'. Please return the completed form to the Treasurer, details below.

B - PAYMENT BY ONLINE BANKING (BACS)

Bank details as follows – Account Name: Bayswater Residents' Association, Sort Code: 60-02-08, Account No: 13867288 – NatWest, 46 Notting Hill Gate

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C – PAYMENT BY BANK STANDING ORDER

Name of my Bank:

Address of my Bank:

.....Postcode.....

Account Name:Sort Code...../...../..... Account No:

I hereby instruct (name of bank) to pay my Bayswater Residents' Association annual subscription of £ (please insert the amount – see above) on/...../20.... or on a date as soon as possible thereafter. Pay on the same date each following year until further notice.

Signature Date:

Bank Instructions: Please pay the above amount specified to Bayswater Residents' Association - Account No: 13867288, Sort Code: 60-02-08, NatWest Bank, Notting Hill Branch, 46 Notting Hill Gate, London W11 3HZ

Please return the completed form to the Treasurer to record and then submit to your bank. Thanks!

TREASURER: Chris Coulcher, 28 Chapel Side, off Moscow Road, Bayswater, W2 4LL
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