

# THE BOLTONS ASSOCIATION

Chairman: Calvin Jackson, 3 Gilston Rd, SW10 9SJ (020 7460 0450)  
Treasurer: Gary Brass, 43 Tregunter Rd, SW10 9LG (07967 320 654)  
Membership Secretary: Hilary O'Neill, 64 Redcliffe Road, SW10 9NQ (020 7349 9464)

March 2023

*Dear Members of the Association,*

**The Bolttons Association: Annual General Meeting  
Thursday 11th May 2023, Church Hall of St Mary, The Bolttons:  
7pm Drinks, 7.30pm Meeting**

**The Bolttons Association: Mid-Summer Garden Party:  
Thursday 15th June 2023, Church Gardens of St Mary, The Bolttons  
7pm to 9pm**

I am writing to let you know about, and invite you to, the Association's AGM and Mid-Summer Garden Party, respectively,

The AGM is being held on Thursday 11th May in the Church Hall of St Mary, The Bolttons. As usual, the evening will begin with Drinks from 7pm. The formal part of the AGM will start at 7.30pm, with ten minutes of 'Official Business' to adopt the Association's accounts for calendar 2022 and voting on the Association's 'Officers' and 'Executive Committee'. I am pleased to be able to state that all of the present 'team' have indicated their willingness to remain in post.

This will then be followed by a presentation from Ms Jane Griffiths, the recently-appointed Head Teacher of Bousfield Primary School. We shall hear about her future plans for Bousfield, which is an important school and, indeed, building (it is Grade 2 Listed) in our conservation area. Ms Griffiths has kindly agreed to participate in a Question & Answer Session after her presentation. The Association has also invited one of the Redcliffe Ward Councillors to join the Q&A - to address any RBKC issues that members wish to raise.

**The Association's Mid-Summer Garden Party will be on Thursday 15th June starting at 7pm. The party is the highlight of our year; it's always popular and attracts ever larger numbers, particularly amongst our newer residents. It is held in the South Gardens, St Mary The Bolttons (when they are at their most beautiful), by kind permission of Rev Jenny Welsh. There will be canapés and wine plus, to entertain us, an ensemble from the Royal College of Music. As usual, the Mayor of RBKC has been invited as our guest of honour. In the unlucky event of bad weather, we can repair to the church hall and still be assured of a very enjoyable party.**

You will know that the MSGP is our only purely social occasion in the calendar. The modest ticket price (£20 per person, including wine and canapes) is supplemented by a sizeable subvention from the Association's funds - because the Executive Committee wants to encourage as many members (and their friends) as possible to attend.

The past year has been a busy one for the Association. We have closely monitored the 'basement digs' currently being undertaken in the conservation area - particularly, in The Little Bolttons, Gilston Road and Tregunter Road. Not only do we face further disturbance as ongoing 'digs' are completed, but this situation is likely to continue over the medium term (the next three years or so) as approved applications are carried out. We have had frequent

discussions with Planning Enforcement and building contractors, to pursue better adherence to stipulated Construction and Traffic Management Plan conditions. This involves the making of reports (including photographs and timelines) of alleged CTMP breaches, then following up on these with the parties involved.

We have also been active regarding the 'outdoor dining' facilities in Hollywood Road and Park Walk in particular. The 'terrace parklets' - which were temporarily removed last autumn - will return in due course. The Hollywood Road ones will form part of a revised 'streetscene' - and there will be rules regarding their size and appearance. At the time of writing, RBKC has yet to decide on how much hospitality premises will be charged for each 'parklet'. The Association has made strong representations that the annual fee should reflect the commercial opportunity being afforded to the premises concerned (and the loss of RBKC car parking revenue). The overriding point we have stressed is that suitable provisions must be put in place to protect the legitimate property rights of 'immediate neighbours' - in terms of protecting them from unreasonable noise and nuisance. After all, the vast majority of 'immediate neighbours' acquired their property well before 'terrace parklets' were ever thought about.

We have also continued to mount evening 'patrols', to observe and report on crime and public realm matters. Many of you will have observed broken glass on the carriageway from 'car break ins'. Additionally, we attend regular meetings at Earl's Court Youth Club of the Police's Redcliffe Ward Panel, to provide our input on Crime priorities. We have had some success in obtaining RBKC funding for more CCTV units - and seek to persuade the Police to make more use of the images available from these.

The Association's Executive Committee are grateful to members for supporting us in the above-mentioned endeavours. The Association's membership continues to grow, we are financially strong, and look forward to continuing to represent your interests.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Calvin', with a long horizontal line extending to the right.

Calvin Jackson,  
Chairman, The Boltons Association

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September 2023

*Dear Members of the Association,*

**The Boltons Association: Autumn Meeting  
Thursday 23<sup>rd</sup> November 2023, Church Hall of St Mary, The Boltons:  
7pm Drinks for 7.30pm Meeting**

Autumn approaches - and so the time beckons for the Association's Autumn Meeting. Accordingly, I am writing with relevant details of such, plus to apprise you of the Association's activities and the work undertaken over the past six months.

First, the forthcoming Autumn Meeting. This will be held on Thursday 23<sup>rd</sup> November in the Church Hall of St Mary, The Boltons (yes, I know it's 'Thanksgiving', but the Church Hall had very limited availability for other dates). There will be Drinks from 7pm, with the Meeting itself starting at 7.30pm. Our Guest Speakers will be the Chair of the Friends of Brompton Cemetery, Sarah Ellis, together with one of her colleagues.

Many of us found during the 'lockdown period' that walking in the Brompton Cemetery was most helpful in maintaining sanity and general wellbeing. The Friends of Brompton Cemetery have for many years played a key role in assisting with the renovation and operation of a truly key amenity in this part of West London - used by walkers, dog owners, joggers, delivery riders (grrr!) and all of us who simply appreciate a green, open space with flora and fauna - for solitude and reflection. Sarah will tell us about the excellent work of the Friends of Brompton Cemetery and her colleague will give a talk about some very famous people buried there.

There will be a Q&A Session afterwards for members who wish to ask Sarah and her colleagues about particular points. We also hope to have one or more Redcliffe Ward Councillors participating in the Session - to answer any questions you may have about local matters. There will then be further Drinks, with the Autumn Meeting concluding by 9pm (or soon afterwards).

Moving to the Association's activities over the past six months, I would mention three things in particular: the AGM in May; the Mid-Summer Garden Party in June; and the ongoing work we have carried out on Enforcement issues (Planning, Licensing and Parking).

Our AGM Guest Speaker, Jane Griffiths, the Head Teacher at Bousfield School gave a very well received presentation on her plans for Bousfield. We are most grateful to Jane and many of us attended the subsequent viewing at the school of pupils' art, plus a rehearsal of its production of 'West Side Story'. It is great that Bousfield wishes to build stronger links with the local community.

The Mid-Summer Garden Party attracted a record number of attendees, which was most gratifying. The MSGP is the Association's only completely social event - and we make a significant 'subvention' from Association funds, in order to keep the ticket price as low as we can. Our reasoning is that the MSGP provides a valuable opportunity for members and neighbours to meet and have a convivial time. It also fulfils an important 'ambassadorial' role in that we invite RBKC's Mayor, the Chelsea and Fulham MP, the Leader of the Council, Redcliffe Ward Councillors, the Vicar of St Mary's (who kindly gave permission for the event to be held in the Church's south garden) and the Chair of the Kensington Society.

In recent years the MSGP has become part of the 'June social calendar' - with delicious canapes and wine, plus talented musicians from the Royal College of Music. Special thanks to Hilary O'Neill and other members of the Association who organised the event and provided invaluable assistance on the night.

I turn now to Enforcement. The Association considers that in the same way that RBKC has statutory duties in respect of Planning approvals there is a corresponding obligation to provide Enforcement action regarding the conditions stipulated for such approval (for example, in relation to Construction and Traffic Management Plan conditions for building contractors working on 'basement digs'). The same considerations apply to the Licensing of hospitality premises (for example, regarding the structure, appearance and operation of 'terrace parklets' in Hollywood Road and Park Walk). The aim overall is for an appropriate balance to be struck between the respective interests of local residents and business operators.

Over the past six months in particular the Association has devoted much time to constructive discussions with Planning and Licensing Enforcement - making detailed reports (with accompanying photos) of alleged breaches by building contractors and the operators of hospitality premises. Our work has also included other Public Realm issues, notably Crime (a Mayor of London responsibility) - where Michael Hallows 'moderates' local WhatsApp Groups for Crime issues, liaises with the Police and has been responsible for obtaining NCIL funding for RBKC-monitored deployable CCTV cameras in the Boltons conservation area - together with Parking Enforcement and reporting 'rough sleeper' sightings to St Mungo's (so that help can be proffered to the individuals concerned).

There have been two meetings with RBKC, focusing on Enforcement issues. The latest meeting (which took place earlier this month) was preceded by our sending to the RBKC Councillor for Planning and Public Realm a copy of all the Enforcement-related reports we submitted during an agreed 'test period' of the first fortnight in August. The latter provided the agenda for discussion at the meeting concerned.

The key point we made to the Councillor is that if Enforcement does not provide a timely and effective service then two things may happen. The first is that building contractors and operators of hospitality premises may perceive that they can breach stipulated conditions with impunity. Second, local residents may feel that there is little point in reporting alleged infractions to Enforcement. Accordingly, a vicious circle sets in. The Councillor concerned has agreed to a further meeting in six months, to discuss whether there have been significant improvements in Enforcement.

The aim of this constructive initiative is to provide requisite impetus for RBKC to take appropriate action on Enforcement issues. We continue to monitor the situation on a literally daily basis in the Boltons conservation area and on The Beach - promptly reporting alleged infractions to Enforcement (on one memorable day we submitted three reports, each detailing multiple 'infractions!').

Please do contact us via the Association's website if there are any Enforcement issues you would like to bring to our attention (or ring me or Hilary directly - our phone numbers are at the top of this letter). We are here to help.

All the best,

Yours sincerely



Calvin Jackson,  
Chairman, The Boltons Association

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April 2024

*Dear Members of the Association,*

**Annual General Meeting: Thursday 23<sup>rd</sup> May 2024**  
Church Hall of St Mary, The Boltons: 7pm Drinks, 7.30pm Meeting

**Mid-Summer Garden Party: Thursday 27<sup>th</sup> June 2024**  
Church Gardens of St Mary, The Boltons: 7pm to 9pm

I am pleased to let you have details for your diary of the respective dates of the Association's Annual General Meeting and also the Mid-Summer Garden Party.

Our AGM will be held on Thursday 23<sup>rd</sup> May in the Church Hall of St Mary, The Boltons. The format is the usual one, with Drinks at 7pm, formal business at 7.30pm, followed by our guest speaker's presentation and a Q&A Session involving the guest speaker, plus one or more of our Redcliffe Ward Councillors who will respond to any questions raised on local issues. After this there will be further Drinks, with the meeting ending soon after 9pm.

We are fortunate to have as our guest speaker the renowned contemporary artist, Humphrey Ocean RA. Mr Ocean celebrates this year his 20<sup>th</sup> anniversary of becoming a Royal Academician. His presentation will cover his recent work, plus some recollections of the life of the late Ken Howard OBE, RA who lived in the conservation area for half a century or more.

The Association's Mid-Summer Garden Party will be held on Thursday 27<sup>th</sup> June, from 7pm to 9.15pm. The vicar of St Mary's, Reverend Prebendary Jenny Welsh, has kindly granted permission for the event to be held in the south garden of the Church. Our local MP, the Right Honourable Greg Hands, the Mayor of RBKC, the Leader of the Council and Redcliffe Ward Councillors have all indicated that they plan to attend.

The Garden Party will also follow its usual format, with canapes, wine and live music from the Royal College of Music. We aim for all these to be of high quality. This is the Association's only purely social occasion each year. It represents a great opportunity for members and their guests to enjoy a relaxed and convivial get-together in a wonderful location. If the weather is inclement, the vicar has kindly offered us the use of the Church/Church Hall.

The Garden Party has proven particularly popular in recent years, which is great. This year we have increased the relevant RBKC temporary event notice to allow for 135 guests which we feel is the maximum the south garden can comfortably hold. To assist with catering requirements, it would be helpful if members could buy tickets in advance from Hilary O'Neill, as outlined in the attached invitation. Alternatively, provided that space is available, tickets can be purchased 'on the door' but we would rather not have to turn anyone away and also would hate to run out of food or drink!

The Association's Executive Committee has decided that the ticket price this year will be £30 per person. The reason for the increase in price from last year is that it is hoped this will go some way towards reducing the very considerable subvention the Association makes to the overall costs of the event.

Turning to the Association's other activities. We have continued our weekday early morning 'walkabouts' of the conservation area, focusing on construction sites (particularly, 'basement digs'), dumped rubbish and suchlike. We also have members who helpfully cover Crime, E-bikes and Licensing matters (including 'terrace parklets'). Our approach is straightforward: we work constructively with RBKC to effect improvements in service provision - for example, on Enforcement aspects. We have seen considerable improvement over the past nine months, but take the view that further improvements can still be made by continuing to assist RBKC deliver better results. We have already started - under the auspices of the Kensington Society - to explore the potential for our approach to be adopted by other residents associations in the Borough.

The Association's membership continues to grow, and we remain on a sound financial footing. However, we could increase the scope of our activities if further potential Executive Committee members and Street Representatives were to come on board. Could you please give some thought to whether you (or a neighbour) might be interested in becoming more involved in the Association's affairs? Please contact me or Hilary if you would like to discuss this further.

Best wishes, and thank you so much for supporting the Association,

Yours sincerely

A handwritten signature in black ink, appearing to read 'Calvin', with a long horizontal line extending to the right.

Calvin Jackson,  
Chairman, The Boltons Association



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October 2024

*Dear Members of the Association,*

## THE BOLTONS ASSOCIATION'S AUTUMN MEETING

VENUE: Church Hall of St Mary, The Boltons

Thursday 21<sup>st</sup> November 2024

7pm Drinks, 7.30pm Meeting starts (concludes around 9pm)

**PLEASE NOTE THIS IS A SPECIAL GENERAL MEETING (SEE BELOW FOR DETAILS).  
ACCORDINGLY, YOUR ATTENDANCE WOULD BE MUCH APPRECIATED.**

Autumn is upon us, so it's time for the Association's Autumn Meeting. It has been an exceptionally busy summer:

- \* The Association's AGM was held on 23<sup>rd</sup> May (guest speaker was Humphrey Ocean RA),
- \* The Mid-Summer Garden Party was held on 27<sup>th</sup> June (over 100 guests attended), and
- \* A meeting on 'outdoor dining' (in Hollywood Road and Park Walk) was held on 11<sup>th</sup> July at Bousfield School (due to the numbers attending exceeding the capacity of St Mary's Church Hall).

All three events were well attended. In our view, this demonstrates the strong 'community spirit' which the Association aims to foster. Indeed, the Association is thriving, with additional Executive Committee members, and almost daily 'walkabouts' of the conservation area to check on the many construction sites (particularly, 'basement digs' on Gilston Road and The Little Boltons), the 'outdoor dining' operation of hospitality premises, plus 'dumped rubbish' in Fulham Road and environs. We have also been active on the Police and Traffic fronts (including Zapp warehouse/riders and the issue of prospective two-way cycling in Gilston Road).

There is a really important issue though, which now needs to be addressed – to ensure the continued work of the Association over coming decades. Currently, the Association is structured on an unlimited liability basis (for the two trustees, Gary Brass and Calvin Jackson). There has been a strong UK move since the Charitable Incorporated Organisation (CIO) legislation was enacted in 2007 (with secondary legislation following about a decade later) for registered charities to apply for registration as CIOs (the trustees of which have limited liability). An example of such 'conversion' is that undertaken by the Friends of Brompton Cemetery.

As two charity solicitors have advised the Association recently, it has now become extremely difficult to recruit new trustees for existing charities without the latter entities 'converting' to CIO status. The reason is simple. Prospective trustees, very understandably, do not want to take on unlimited liability (even when such is appreciably ameliorated by a charity insurance policy). Accordingly, unless the Association becomes a CIO there will inevitably come a time when the two existing trustees will find it extremely difficult - perhaps impossible - to 'pass the trustee mantle' to new trustees. In which case, if

the Association cannot secure new trustees, it will no longer be eligible to be a UK-registered charity (with Gift Aid benefits). Accordingly, because no other practicable operating structure exists, the Association would then have to be wound-up (with its funds probably being transferred to another local residents' association).

It is clear that the Association's present trustees need to look to the future continuation of the Association for decades to come. As a result, the Executive Committee considered the matter at length and decided that the Association/trustees should apply for CIO registration with the Charity Commission – then, once such registration has been effected, to apply to wind-up the existing Association and transfer its cash at bank (and minor assets; namely, a projector and screen) to the new CIO entity (which will, of course, be called 'The Boltons Association').

The proposed initial trustees of the CIO will be Calvin Jackson, Gary Brass, Peter Fox Linton and Michael Hallowes. The CIO trustees will have limited liability, and the present Zurich Charity Insurance policy will be transferred to the CIO. We hope that the members of the Association will regard this as being a prudent and, indeed, farsighted way to ensure a sustainable future for the Association. The Executive Committee commends to members the approval of the first resolution of the Special General Meeting, which will progress the 'CIO process' ('Resolution 1' in your 'pack').

The CIO registration application involves the somewhat tortuous completion of a 92-page application form, plus the introduction of a new constitution, a new bank account and revised Association literature. We did explore whether the two existing trustees might be able to do most of the work concerned, on behalf of the Association. However, we soon realised that it would be foolhardy to undertake the formalities ourselves. We simply do not have the charity/trust law experience and skills.

The present trustees discussed this with the Executive Committee on the basis that, although we would do much of the preparatory and liaison work, the Association needed to retain a firm of charity specialist solicitors to prepare a CIO-compliant new constitution and complete/submit the application form to the Charity Commission (plus 'negotiate' with the Charity Commission on the Association's behalf). The Executive Committee authorised the two present trustees to approach specialist charity solicitors for fee estimates. We asked a local charity, which had transferred to CIO status, for the name of the solicitors they had used. The solicitor concerned explained to us that the amount of work involved does not really differ whether a particular charity is small (like, the Association) or, alternatively, a national charity. That firm's minimum charge for 'CIO registration work' is £10,000 (excluding VAT).

We then approached another recommended firm, which provided a quotation of £6,000 - £9,000 (excluding VAT). The Executive Committee, not surprisingly, preferred this more flexible fee range (recognising that if the present trustees do everything possible to brief the solicitors efficiently etc., the final cost will be in our hands to some extent). On this basis, we retained Bates Wells Braithwaite to advise the Association. We provided the information needed on the Association's activities, then had a 'kick off' videoconference call. You will find in your Autumn Meeting papers a reasonably final draft of the new CIO's constitution. At the time of writing, further work on the application is ongoing. Please do not hesitate to contact the two existing trustees over the coming weeks if you wish to discuss, on a private basis before the Autumn Meeting, Resolution 1, and any ancillary issues. (We suggest it is best at first instance to ring Calvin on 07808 176399 or email 'calvin.jackson5044@gmail.com').

The Executive Committee appreciates that the proposed 'CIO transfer'/retaining BWB to advise will incur expenditure of a considerable proportion of the cash at bank which the Association has built up over the past 54 years. However, we consider that this is a completely justified use of such funds – it being essential to secure the Association's continued existence over the coming decades.



We would also mention at this point that, after considerable discussion, the Executive Committee, has decided that it would be appropriate to seek members' approval for the Association increasing its minimum annual subscription from the current £10 to £25 – with effect from 1<sup>st</sup> January 2025 (this is 'Resolution 2' in your 'pack' – members' approval is required because an increase in the level of minimum subscription is a change to the present constitution). The £10 minimum annual subscription level has been in place for at least 30 years. Given the prospective expenditure on the 'CIO transfer', and the fact that the Association has - for some years now - made a considerable subvention to defray part of the costs of the annual Mid-Summer Garden Party (we regard the latter as important because it brings together existing members and prospective new ones in a convivial atmosphere), the Executive Committee considers that an increase in the annual minimum subscription is warranted. Accordingly, it commends to members the approval of Resolution 2.

If there is more than one adult in your household, please give consideration to paying £40 in aggregate as an annual subscription for a 'family membership'. Indeed, the Association's present cash balance at bank has been accumulated largely by virtue of particularly generous members making ad hoc donations to the Association.

The '2025 subscription renewal requests' - in your 'pack' - have been prepared on the assumption that the increased subscription will be approved by the membership. We have also taken the opportunity to state on the renewal form that members' subscription monies and personal contact details will be transferred in due course to the CIO entity, unless particular members notify the Membership Secretary accordingly.

Turning to other aspects of the Autumn Meeting, we are very fortunate to have secured Lieutenant General Sir Simon Mayall KBE, CB as our guest speaker. Sir Simon had a 40-year career in the British Army. He currently is a Middle East Adviser to the Ministry of Defence and holds advisory posts in two financial services organisations.

Sir Simon has written two books: namely, 'Soldiers in the Sand: A Personal History of the Modern Middle East' (published in November 2021) and 'The House of War: The Struggle between Christendom and the Caliphate' (published last month). The latter covers military clashes between Islam and Christendom over the 1,300 years of the Muslim Caliphate. He has kindly agreed to participate in a 'Question & Answer Session' following his presentation. Sir Simon will be joined in the Session by one or more Redcliffe Ward Councillors, who will answer members' questions on local issues of concern.

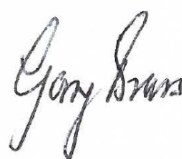
You will see that we have a 'packed agenda' for the Autumn Meeting. It would be really helpful if as many members as possible could attend. The 'CIO resolution' ('Resolution 1') in particular is vital to the future of the Association. Additionally, Sir Simon's talk on the Middle East promises to be most interesting – particularly in light of the currently difficult times for that region.

Yours as ever,



Calvin Jackson

Chairman  
The Boltons Association



Gary Brass

Hon Treasurer  
The Boltons Association

## NOTICE OF SPECIAL GENERAL MEETING

TO BE HELD AT THE CHURCH HALL OF ST MARY, THE BOLTONS  
ON THURSDAY 21<sup>st</sup> NOVEMBER 2024 AT 7.00PM

### AGENDA

There are two resolutions to change the Constitution of the Bolttons Association (adopted on 23<sup>rd</sup> November 1970) :

1. Resolution 1:

That the Association's two current trustees (Calvin Jackson and Gary Brass) be authorised to apply to the Charity Commission for the Association to be registered as a Charitable Incorporated Organisation (CIO), and that the said trustees be authorised to undertake any actions reasonably pursuant to such application - including finalising the CIO constitution, applying to deregister the present Association as a UK-registered charity once the CIO has been established, opening a bank account for the CIO (and then closing the Association's present bank account), applying the monies and assets of the existing Association to the CIO, transferring the membership details files of the present Association to the CIO, plus winding-up the present Association once all such activities have been completed.

2. Resolution 2:

That the Association's present minimum annual subscription (£10) be increased to £25 per member, with effect from the subscriptions payable on or before 1<sup>st</sup> January 2025 in respect of that year.

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## A History of The Boltons Conservation Area

By Elaine Wilde

The conservation area is bound to the north and south by two shopping streets – Old Brompton Road and the Fulham Road. At the west lies Brompton Cemetery with Drayton Gardens to the east. In the 1700's this land was used predominantly for farming and market gardening. There was little development along Brompton Lane, as it was then known. William Bolton purchased land in 1795 and built the original Coleherne Court in 1802 on the site of an earlier property at the corner of Brompton Lane and Walnut Tree Walk (now Redcliffe Gardens). On the Fulham Road we find a few properties constituting the small township of Little Chelsea. This was further developed in the 1790's to 1820's - with Seymour Walk being built in Georgian style, uncommon in this area,

In 1807 James Gunter, the Berkeley Square confectioner, bought a large stretch of land to the south of Brompton Lane from William Bolton. This was added to and developed piecemeal over 3 generations of the Gunter family,

James Gunter (died 1819), his son Robert inherited the estate followed by his sons, Robert and James, on his death in 1852. Their acquisition of land which began in 1797 was completed in 1857. The Gunters had decided property development would be a better long-term investment for the land – declining profitability of the confectionary market, the railway boom of 1840's, the Great Exhibition in Hyde Park 1851 and the founding of the V&A Museum in 1852 probably being contributing influences. Between 1850-1876 the bulk of the area was developed with some 1,100 houses, 2 churches, 90 or so mews and 5 public houses. Much of this property survives today.

Robert and James Gunter commissioned George Godwin to design properties on the 'grandest scale'. Godwin was an architect, editor of the Builder magazine (a leading publication at that time) and a historian, writing books on churches. His first "set piece" was to be 'The Boltons', followed closely by the second, 'Redcliffe Square'.

The Boltons 1849-1860. (William Bolton – namesake).

Pairs of grand houses set in large plots were to be built around an ellipse-shaped garden; at the centre of which was to sit the Church of St Mary. This now Grade II listed church was designed by Godwin and built between 1849-50; the steeple being added in 1854.

On the east side the houses were completed between 1851-52 (builder H. W. Atkinson) and on the west between 1857-60 (builder J Spicer). The houses were built in the Italianate style that was to become predominant in this area; with stucco facades, grand doric porches, lofty first floors and set back from the street giving a sense of scale, symmetry and balance.

Gilston Road and Bolton Place were planned and developed to connect Old Brompton Road to the Fulham Road giving views of the church and gardens. Properties continued to reflect Godwin's aesthetic with gault brick, stucco fronts and boundary balustrades. Development to the west and south of The Boltons continued and, although built by different builders, have the homogeneous appearance aimed for by Godwin. (Tregunter Road 1851-66, Little Boltons 1858-68).

Redcliffe Square is the second grand architectural piece. Although in different ownerships, grand houses were built between 1869-76 in a manner matching the estate architect's designs - though of note are the Renaissance-style roofs. The Church of St Luke's (1872) and the private garden (now public) provided the central focus. Pevsner described St Luke's as the last and grandest of the 3 Kensington churches built by Godwin.

From the late 1860's, in the west of the conservation area, we see a move to more tightly packed terraces and houses but all sharing a palette of materials, detailing and decoration. Redcliffe Gardens (1865-73) is one of the finest examples in this part of the area. The street is wide with mature trees, ample front gardens and houses of 3-4 storeys. Some are detached but others are built in pairs, threes or terraces. In the east, along Old Brompton Road and Cresswell Gardens, are late Victorian and Queen Anne-style houses some 5 storeys high and built of red brick. There are three pairs of highly detailed Arts & Crafts houses (1885-9) built on Drayton Gardens. These are lower in height and less grand than surrounding properties but are of great charm.

In 1865 to the 1870's the area north of the Old Brompton Road, including 9-11 Bolton Gardens and then on the east-west line of Bolton, Gledhow and Wetherby Gardens, was developed by John Spicer; a builder well respected by the Gunter's. The Godwin's are likely to have provided him with restrained designs of later Georgian & Victorian influences – some recalling Tregunter Road with high proportions of stuccoed ground floors. This also forms part of the conservation area.

At the turn of the twentieth century the need to provide an increased quantity of housing saw the development of late Victorian mansion blocks. Coleherne Court was built (1901-04) on the grounds of the original Coleherne Court and Hereford House. These

had been bought by Gunter in 1864 but both were demolished around 1898. Coleherne Court is a fine example of an early twentieth century apartment block overlooking extensive gardens to the rear. Other examples include Fawcett Court 1902-05, Drayton Court 1901-2, Priory Mansions 1894-08.

Green space has always been a key feature of the Gunter Estate. The oldest part of the conservation area has the largest amount with large plots, gardens front and rear. Further west, back gardens are smaller with light wells to the front allowing for some planting. Streets, highly planted with trees, and private garden squares play an important role in preserving the historic character of the area.

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