

# LUROT <sup>1971 - 2011</sup> 40 BRAND



## MEWS NEWS

AUTUMN 2011

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# CHARLES BOOTH'S WEALTH & POVERTY MAP OF BAYSWATER – 1898



© The Library of the London School of Economics and Political Science (Charles Booth's Poverty Map of London 1898/9 Inner West)

In previous Mews News editions, we told you the stories of those living in mews in the late nineteenth and early twentieth centuries and this map shows the diversity of classes in Bayswater and Paddington in 1898.

POVERTY CLASSIFICATION	
	<b>BLACK:</b> Lowest class. Vicious, semi-criminal.
	<b>DARK BLUE:</b> Very poor, casual. Chronic want.
	<b>LIGHT BLUE:</b> Poor. 18s. to 21s. a week for a moderate family
	<b>PURPLE:</b> Mixed. Some comfortable others poor
	<b>PINK:</b> Fairly comfortable. Good ordinary earnings.
	<b>RED:</b> Middle class. Well-to-do.
	<b>YELLOW:</b> Upper-middle and Upper classes. Wealthy.
A combination of colours - as dark blue or black, or pink and red - indicates that the street contains a fair proportion of each of the classes represented by the respective colours.	

The contrast between the Bayswater Estate (St John the Evangelist) and the Paddington Basin is stark as most of the habitants behind Praed Street were “very poor” (dark blue) or even “vicious, semi-criminal” (black) with the exception of a narrow strip along Harrow Road (red). It is very interesting to see that only a few mews streets between Praed Street and Grand Junction Road were classified as having “poor” residents (light blue) and even more surprising is to see that mews streets between Hyde Park and Grand Junction Road were in fact full of “fairly comfortable” people (pink). It also seems that they are the very same people who started the amazing transformation of the mews of London as ‘in 1937 the mews alleys north of Hyde Park and west of Edgware Road held only a few old working-class tenants and some chauffeurs, lodged over garages near their employers, but many of the conversions had been into studios for a rising number of ‘well-to-do people who have a fancy for living in queer places’. (Extract from ‘Paddington: Tyburnia’, A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989). Pages 190-198 (accessed 17.08.11): <http://bit.ly/mVmxIU>)

We would like to take this opportunity to thank all those who have, over so many years, made these streets what they are today: Hidden Gems! **Peggy Lurot**

# COMMUNITY MATTERS



## ST MARY ABBOTS SCHOOL FAIR 2011

We were delighted to sponsor the St Mary Abbots School Fair 2011 which took place at The Paddock, in Kensington Gardens, on Saturday 9th July. Under lovely sunshine, we had hours of fun watching our children taking part in many great activities such as the pony rides, the inflatable slide, the 'Eat a Doughnut on a String' and many more. We also enjoyed the incredible tea and scones corner, full of tasty home baked cakes, and the delicious home-made Pimms. It was a truly wonderful day and we are very proud to have had the opportunity to contribute to this event. We would also like to thank all the parents involved in organising such a great school fair!



## CLEVELAND SQUARE GARDENS

In October last year, Lurot Brand was very pleased to sponsor the Cleveland Square Bulb Planting party. The residents, with the help of members of Lurot Brand, planted over three thousand bulbs around the garden! This spring the bulbs have come to life and we are proud to share the amazing results with you.



## HAMPDEN GURNEY SUMMER FAIR 2011

For the second year running, we are very proud to have supported the Hampden Gurney Summer Fair, on Saturday 21st May. This year's fair saw a great turnout! We were lucky enough to join the fun and had a great time with our own children who got to drive the Go-Karts, paint plates, jump on the bouncy assault course and eat delicious hot-dogs. During the brief respites, the adults were to be found drinking a very refreshing Pimms under the beautiful sunshine on the roof terrace.



Once again, our team put their competitive spirit to the test with an intense race on the giant 6 lane Grand Prix Scalextric. My younger son, Milo (aged 6), not only won the race but had the second fastest time of the day and was very proud to show off his medal and especially happy to say that he had beaten his father!

We would all like to thank the parents/PTA and especially Helen Wilson of the Victoria Pub, who is one of the many dedicated parents who made this fair a great success and for giving us the opportunity to help our community! **Peggy Lurot**

# KYNANCE PLACE, SW7



In the past, we have written articles on houses which we have sold multiple times over the years - specifically one in Hyde Park Gardens Mews W2 and one in Queen's Gate Mews SW7 - each of which we sold 6 times. Needless to say, these articles were slanted towards how values had increased.

This article, whilst not dissimilar, has a more personal slant as my family and I lived next door to it for some years and enjoyed a marvellous friendship with the then owners.

Between 1987 and 1992, we lived in Kynance Place, next door to No. 8. At the time, the delightful Mr. and Mrs. Coombs lived in No. 8 having moved from one side of our house to the other. The house was beautifully modernised by them to an exceptional and very self-indulgent standard.

In 1995 they moved to the Isle of Wight and we sold the house for them - asking price £595,000. There were 2 serious bidders - outbidding each other until our client accepted one of the offers. Twenty

four hours later the underbidder came back again with an increase of £10,000 (which was a lot in those days) and, not for the first time, I heard the words "I will not consider any other offer - I am a man of my word". This, until the underbidder increased by £40,000. Our client was standing in his waders in the middle of a Scottish river when we put this to him and, whilst instructed very correctly to give the other party the opportunity to match, the increased figure could not be ignored.

The story of 8 Kynance Place continued when the house was again sold in 2006 with an asking price of £1,700,000. The modernisation of the house withstood the test of time (very Osborne and Little). However, the 2006 purchaser never moved into the house and it fell into serious disrepair.

In 2010 we sold it to a developer who did another magnificent refurbishment. Earlier this year, it came back on our books again at an asking price of £2,700,000 and has just been sold by Lurot Brand for the fifth time in 24 years.

**Oliver Lurot**



# IT EVEN HAPPENS TO US!



As the water started filling up the flat roof and pouring down the external pipes, she immediately (after a quick telephone call to me for confirmation of what needed doing) went outside, turned off the water at the mains, turned on all her taps and repeatedly flushed the loos. It took over an hour for the tank to empty. Of course, this happened on a Sunday!

The next step should have been to turn off the water internally and turn it on again at the mains, thereby giving her water in anything connected directly to the mains. But...when she went to the internal shut-off guess what? Having not been used for years, it was seized up and could not be turned off so Mrs. Mews had no water at all.

The internal shut-off was eased on the Monday and the water tank replaced on the Tuesday. However, we all know that if there is even a hairline crack on a flat roof, sitting water will find its way through - which it did.

Imagine the same scenario in a rented property with the tenant not knowing how to deal with the problem. If we manage the property they can call the emergency numbers provided but even a few hours delay could be catastrophic. Imagine an internal pipe cracking or bursting!

We had one instance where a lavatory pan cracked on the top floor of a three-storey mews house and by the time the cavalry arrived, the ceilings on the first and ground floor were down.

Therefore, be aware of where the internal and external shut-offs are located and we advise that you to inform your tenants, Property Management company or even friends staying at your house.

If you don't know, we would recommend that you arrange for a plumber (for a small charge) to locate it/them and test it works for you. **Anne Roche | Property Management**

**Do you know where to shut off the mains water for your property? Do you know where to shut down your water internally? If you are renting your property, has this information been passed on to your tenants?**

Last month, Mrs. Mews's water tank, situated on the flat roof of her mews house, ruptured. She should know exactly how to turn off the water both internally and externally - and fortunately she did.



**NO JUNK MAIL  
EXCEPT FOR MEWS NEWS**

Just a quick reminder that our "NO JUNK MAIL EXCEPT FOR MEWS NEWS" stickers are available on demand, please contact us by email [mewsnews@lurotbrand.co.uk](mailto:mewsnews@lurotbrand.co.uk), or by phone 020 7590 9955 or visit any of our offices to collect a few.

With this sticker on your letterbox, you can say goodbye to JUNK MAIL and still welcome this quarterly publication. **The Mews News Team**



# HEAVENLY PAMPERED... IN A MEWS



club, naturally dedicated to their wellbeing. They have a secluded relaxation room which is equipped with modern "Beanbags" that naturally embrace the body to give your own private space, magazines and music on request.

On the ground floor they have seven treatment rooms where guests are pampered with a full range of beauty

Heavenly Spa is located in a quiet mews near Paddington Station. It occupies the ground floor and basement of a mews house and has recently been refurbished to the highest standards. It is filled with natural light and purified air. The bespoke architecture has been specifically designed to amplify natural daylight and uses natural materials throughout – sparkling white granite, oak and clear glass – to provide the ultimate retreat for mind and body. With an exercise pool up to Olympic training standards and gym, there is also a chill out area, infra red deep-heat absorption sauna and seven private treatment rooms.

and sports massage treatment, facials, manicures and pedicures. Heavenly Spa's philosophy is centred on the belief that beauty works best from the inside out. They are leaders in the field of Colonic Irrigation and offer weight reduction and other holistic treatments including Iridology, Herbal Medicine and Cold Laser. They also offer tailor-made programmes for complete health and wellbeing. Each client is treated individually, creating a bespoke combination of treatments and therapies to achieve clear, long-lasting results.

Members and guests are invited to use the spa and its facilities to relax and unwind before or after treatments and encouraged to think of the spa as a private members

## Heavenly Spa

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## DANONE'S SHAPE DELIGHTS COMMERCIAL FROM A LOVELY BALCONY IN ST LUKE'S MEWS, NOTTING HILL

To see the commercial, visit YouTube:

<http://bit.ly/osnRD5> or search on the internet for Shape Delights Commercial

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