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Rented worlds: bedsits, boarding houses and multiple occupancy homes in postwar London, 1945-1963

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Rented Worlds:

Bedsits, Boarding Houses and Multiple Occupancy Homes in Postwar London, 1945-1963

Appendices

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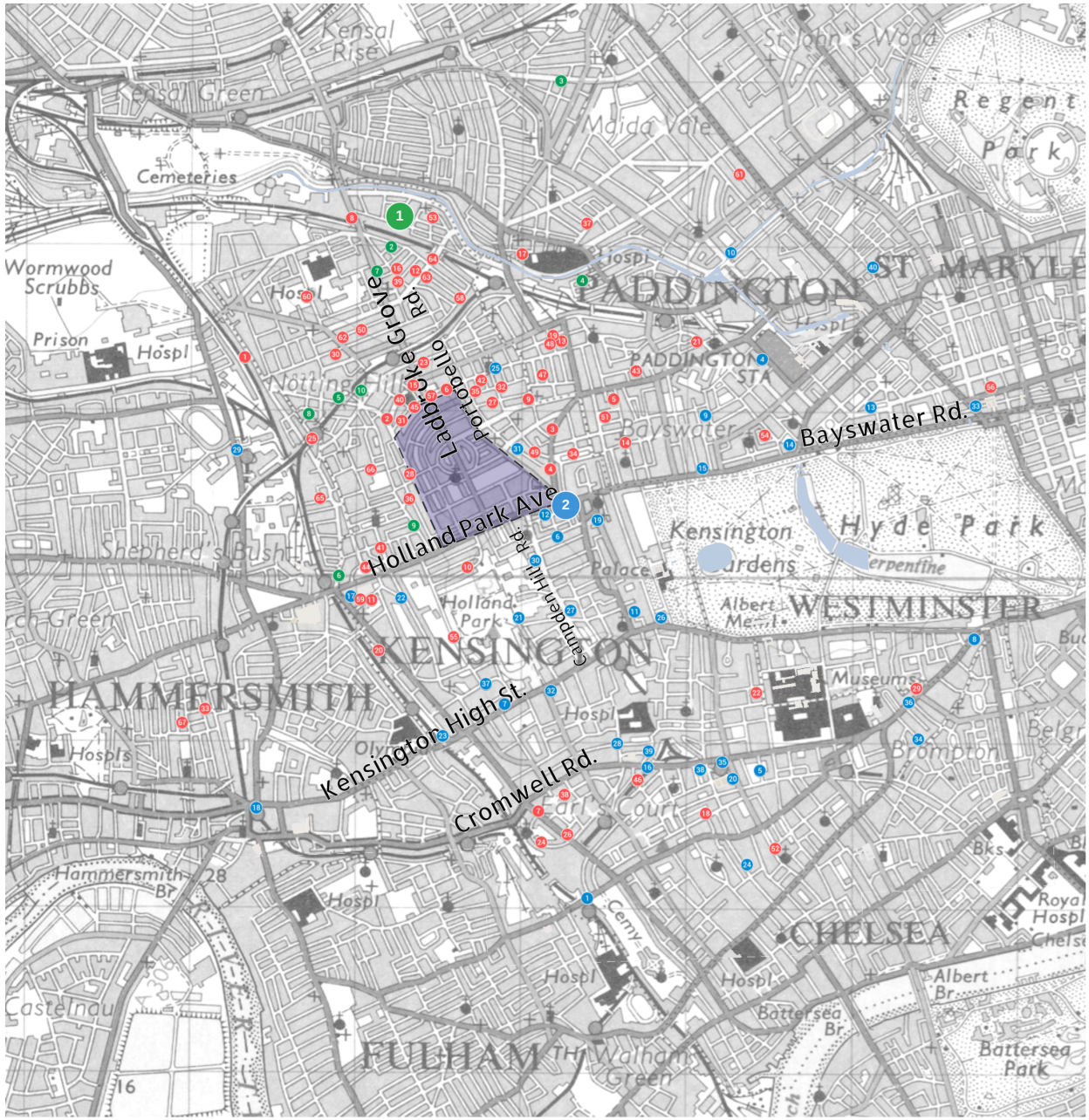
The work presented in this thesis is solely the work of the candidate, Alistair Cartwright.

Signed:

Appendix 1:

Domestic fires reported in the Kensington Post, 1958-63 (enlarged version)

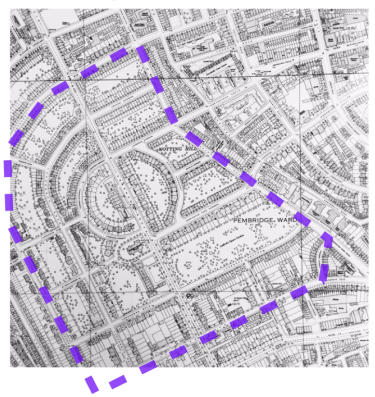


- Domestic Fires
  (excluding arson, derelict buildings, institutional residences and hotels)
- Slum Clearance Schemes
  (LCC and Kensington Metropolitan Borough Council)
- Private Developments
  (Offices, retail, hotels, flats)

1. Kensal New Town
   (Joint LCC and Kensington slum clearance and public housing scheme)
2. Notting Hill Gate redevelopment
   (major commercial development and road widening scheme)

The Ladbroke Estate
(original boundaries - approximate)

Detail showing the Ladbroke Estate



Domestic Fires

(excluding arson, derelict buildings, institutional residences and hotels)

1 February 1958, 85 year old woman dies after setting clothes alight in first floor bedsit, Latimer Road.

2 February 1958, lampshade set alight injures two babies, Cornwall Crescent

3 March 1958, Iron left on in flat almost burnt through floor, Pembridge Villas

4 April 1958, 91 year old woman dies after setting night gown alight in bedsit/flat in Pembridge rd

5 April 1958, 20 year old woman believed to have falling on gas heater suffers burns, Garway Road

6 July 1958, Fire in top floor flat kills two young sisters, Blenheim Crescent

7 October 1958, Fire in ground floor flat kills 70 year old man, Warwick Road

8 December 1958, Local electrician rescues four from flat after suspected oil heater fire, Ladbroke Grove

9 January 1959, fire destroys basement room, Ledbury Rd

10 February 1959, carbon monoxide from fire under floorboards kills 76 year old man, Holland Park.

11 February 1959, 80 year old woman dies from burns caused by coal fire, Addison gardens

12 March 1959, fire in derelict building believed to have been started by children playing, Munro Mews

13 May 1959, Woman injured by fire, Saint Stephen's Gardens

14 August 1959, family rescued from fire above pub, Moscow Road

15 October 1959, fire in basement flat kills two young children (Sheriff and Freda Sesay), Cornwall Crescent

16 March 1960, Elderly man rescued from third floor room following fire, Faraday Road

17 March 1960, 30 year old woman suffers burns after oil Heater explodes, Woodfield Road

18 April 1960, woman dies in flat after bed caught alight, Wetherby Gardens

19 June 1960, chimney fire spreads to upstairs rooms, no casualties, St Stephen's Gardens

20 June 1960, flat badly damaged after faulty immersion heater causes fire, Elsham Road

21 June 1960, cigarette on bedding believed to have started fire in flat, Orsett Terrace

22 July 1960, Minor damage caused by pan fire in kitchen, Queen's Gate

23 August 1960, woman escapes from fire in second floor bedroom, Lancaster Road

24 August 1960, cigarette sets fire to bedding, no reported injuries, Philbeach Gardens

25 November 1960, some damage to bedsit/room but no injuries following oil heater fire, Lockton Street

26 February 1961, man rescued from fire in bedsit, Warwick Road

27 March 1961, Oil heater fire destroys bedroom of third floor flat, Lonsdale Road

28 May 1961, baby dies after touching electric fire, Clarendon Road

29 May 1961, Fire caused by suspected electrical flat destroys residential first floor of three storey buidling, Brompton Road

30 June 1961, mother and daughter rescued from top floor flat in burning five storey house, Oxford Gardens

31 October 1961, Fire caused by oil heater in top floor flat, Blenheim Crescent

32 October 1961, Oil heater starts fire in flat, Colville Terrace

33 October 1961, Mother and two children rescued with serious burns after being trapped in fire, Agate Road

34 November 1961, man injured after fire in flat caused by oil heater, Pembridge Square

35 November 1961, oil heater starts fire, Colville Square

36 November 1961, oil heater causes fire in kitchen and front room, Portland Road

37 November 1961, Fire rising from ground floor club kills father in Marylands Road flat

38 February 1962, Fire in Bedsit, Longridge Road, no injuries.

39 February 1962, suspected oil heater fire kills 30 year old man in shared first floor room, Wheatstone Road

40 March 1962, oil heater flaring up causes minor damage in living room, Cornwall Crescent

41 March 1962, oil heater sets light to bed in first floor room, Queensdale Road

42 March 1962, oil heater sets light to mattress and floor in room, Colville Square

43 March 1962, woman injured after oil heater fire destroys two rooms in top floor flat, Hatherley Grove

44 March 1962, residents rescued from roof following fire in bedsit believed to have been started by a vacuum cleaner, Royal Crescent

45 April 1962, three young children killed after failed attempts by neighbours to rescue them from fire in second floor room, Blenheim Crescent

46 April 1962, student's room gutted by fire, rising heat kills 78 year old woman in room above, Knaresborough Place

47 May 1962, bed catches fire in house, Moorhouse Road

48 June 1962, fire caused by oil heater injures 9 year old boy, Saint Stephen's Gardens

49 January 1963, Gas fire kills 62 year old man in flat/bedsit, Pembridge Crescent

50 July 1962, cigarette setting light to furniture on landing believed to have caused fire in Bassett Road

51 July 1962, fire causes major damage to bedsit and injures 63 year old woman, Leinster Square

52 September 1962, fire in bedsit believed to have been started by electric blanket kills 65 year old man, Cranley Gardens

53 October 1962, 61 year old man injured escaping from fire via roof, Hazelwood Crescent

54 October 1962, small fire in kitchen of flat in Ambassador Court, Craven Terrace

55 November 1962, small fire caused by overheated saucepan in Abbotsbury Road

56 November 1962, fire in kitchen of flat in Seymour Street, no injuries

57 December 1962, room destroyed as three children escape fire, Blenheim Crescent

58 February 1963, young boy and baby girl die as three floors and basement of house 'gutted' by fire, Acklam Road

59 March 1963, fire kills 72 year old man, Lorne Gardens

60 March 1963, Woman killed and two young children rescued from fire started by oil Heater in second floor bedsit, St Mark's Road.

61 May 1963, police extinguish fire in Clive Court flats

62 May 1963, small fire in basement flat, Bassett Road

63 August 1963, 15 people escape from house after fire caused by suspected oil heater in top floor flat, Swinbrook Road

64 August 1963, oil cooker causes serious injuries to 42 year old woman, Golborne Road

65 November 1963, 56 year old man suffers burns from fire confined to bedroom, Olaf Street

66 November 1963, newspaper falling on coal fire causes blaze in ground floor room, Mary Place

67 December 1963, 78 year old woman dies after nightdress catches light on gas ring in flat, Tabor Road

Private Developments
(Offices, retail, hotels, flats)

1 January 1958, Earl's Court Ltd. and Atrium Properties plan 29 storey office block on site of Empress Hall

2 January 1958, Notting Hill Gate road widening, shopping centre and flats

3 March 1958, Drivers Jonas & Co. and Allsop & Co. planning 'two imposing blocks of luxury flats'

4 March 1958, Church Commissioners developing 18 storey office block on Eastbourne Terrace

5 June 1958, Minister of Housing rejects LCC bid for Stanhope Gardens site (formerly part of the Earl of Harrington's Estate) in favour of private developer

6 July 1958, Lex Garages ltd. plan nine storey block of luxury flats, Kensington Place

7 January 1959, Neo-Georgian town houses plus two blocks of flats on 'island' site development, St Mary Abbot's Terrace / Kensington High Street

8 January 1959 onwards, 8 acre site 'largest of its type' in London, including plans for 24 storey block of flats, 12 storey office block, shopping piazza and hotel, intersection of Brompton Rd and Sloane street

9 February 1959, 'semi-luxury' flats available for £4750-4850 on 99 year leases, planned for Cranleigh Court, Leinster Gardens.

10 August 1959, Housing development by Wimpey, Blomfield Road.

11 September 1959, 23 storey office, 14 storey hotel and 'L-shaped' block of flats planned, opposite Saint Mary Abbot's church, Kensington Church Street

12 January 1960, Provincial Cinematograph Theatres Ltd. applying to redevelop Gaumont cinema as shops and offices.

13 May 1960, Paddington Borough Council approves '124 luxury flats' in Hyde Park Square.

14 June 1960, plan for 23 storey 'skyscraper', corner of Lancaster Terr and Bayswater rd

15 June 1960, plans for 11 storey 'skyscraper', corner of Porchester Terrace & Bayswater Road

16 July 1960, plans for West London Air Terminal, entrance opposite Collingham Road

17 August 1960, plans by Seifert and Partners architects for offices, petrol station, bank etc, 201-221 & 223-227 Holland Park Avenue, 204-14 Holland Road.

18 October 1960, City Wall Properties Ltd. plan 7 tower blocks in £14 million scheme, including hotel, flats, offices, shops and 'export centre', Hammersmith Broadway

19 November 1960, Garden Terrace Investments Ltd. plan four storey block of 18 one-room flats, 59-61 Palace Gardens Terrace

20 March 1961, Plans for 13 storey block of private flats, offices, shops and motor show rooms near Gloucester Road Station

21 April 1961, plans for flats on eastern edge of Holland Park, including demolition of Plane Tree House, being opposed by Kensington Council

22 September 1961, Minister of Housing overrules LCC to approve Holland Park Estate plan for 11 storey block of flats and 17 three storey houses, 28-34 Addison Rd

23 May 1961, plans for hotel, shops and offices over railway, site bounded by Russell Road and Kensington High Street

24 June 1961, Park Investments Ltd. granted permission for eight storey block of luxury flats designed by Seifert and Partners, Drayton Gardens

25 August 1961, work starts on Land and General Development Group's block of ten bedsits and eight two room flats, corner of Powis Square and Powis Gardens

26 December 1961, plans for new Royal Garden Hotel, Kensington High Street / Palace Avenue

27 February 1962, existing buildings to be replaced with two 23 storey blocks and underground parking, Campden Hill Court

28 February 1962, estate agent's plans to build 80 garages in Lexham Gardens eventually called off after residents' objections

29 March 1962, Wingate Investments Ltd challenge LCC decision against 9 storey office block near White City, Wood Lane

30 June 1962, Metropolitan Water Board plan to redevelop Campden Hill Water Works for residential use

31 June 1962, 13 terraced 'modern houses' planned for Pelham Mews (now Simon Close)

32 September 1962, Kensington planning committee approves 165ft hotel, corner of Kensington High Street and Earl's Court Road

33 October 1962, Rank Estates Ltd plan to redevelop Odeon site for flats, garages, showrooms, shops and new cinema

34 November 1962, plans for flats, houses, shops and garages in Walton Street

35 January 1963, plans for flats, shops, offices and petrol station, bounded by Courtfield Road, Ashburn Place and Cromwell Road.

36 May 1963, plans for flats, maisonettes and shops, including two 7 and 6 storey blocks, Ovington Gardens / Brompton Road

37 June 1963, after rejection of original 1962 scheme, Kensington planning committee gives 'tentative' approval to 60ft block of flats on Melbury Road, plus several 3 storey houses on Holland Park Avenue

38 July 1963, plans for hotel, offices, flats, showrooms and shops with possible flyover link to new West London Air Terminal, bounded by Ashburn Place, Ashburn Gardens and Cromwell Road

39 August 1963, De Vere Hotels Ltd. planning £2 million hotel near West London Air Terminal, Cromwell Road

40 December 1963, Marelybone Council considering plans from Seifert and Partners for offices, shops and flats in Bell Street / Lisson St area

Slum Clearance Schemes
(LCC and Kensington Metropolitan Borough Council)

1 1958 - 1962, Kensal New Town - joint LCC and Kensington Borough Council plan to house 333 families in two main tower blocks of 14 storeys, plus two smaller four storey blocks; streets affected by slum clearance include Adair Road, Appleford Road, Golborne Road and Southam Street.

2 June 1958, Kensington Public Health Committee recommends inclusion of houses in Wornington Road area in LCC's five year slum clearance plan, including northernmost end of Portobello Road.

3 February 1959, LCC approve Carlton Vale housing project on site bought from Church Commissioners to accommodate 280 families plus new school and youth centre

4 September 1959, 'mammoth' LCC slum clearance plan to affect 700 families in Brindley Road area; 278 new homes anticipated plus areas of green space.

5 December 1960, clearance area between Silchester Road, Walmer Road and Bramley Rd, covering around 40 houses

6 January 1961, Hammersmith Borough Council planning slum clearance and new public housing including 26 storey block of flats

7 October 1961, 18 houses subject to slum clearance scheme covering Telford Rd, Portobello Rd and Lionel Mews, with plans to build up several 5 storey blocks of council flats

8 June 1962, large part of Mersey Street to go in slum clearance area announced affecting 280 families

9 June 1963, Kensington council recommends 8 houses for clearance in Princedale Road

10 December 1963, Kensington planning committee decides on simpler slum clearance plan after rejecting comprehensive redevelopment proposal for 20 acre site, west of Lancaster Road

Appendix 2:

Boarding Houses, hotels and guest houses in St Pancras and Hampstead, 1948 (enlarged version)

Boarding Houses, Hotels & Guest Houses in Hampstead & St Pancras

Borough boundaries - Hampstead & St Pancras (rough, taken from Sainsbury)

- Borough boundaries sec 1
- Borough boundaries sec 2
- Borough boundaries sec 3
- Borough boundaries sec 4
- Borough boundaries sec 5
- Borough boundaries sec 6
- Borough boundaries sec 7
- Borough boundaries sec 8
- Borough boundaries sec 9

Boarding Houses - Kelly's POLD 1948

- All items

Hotels - Kelly's POLD 1948

- All items

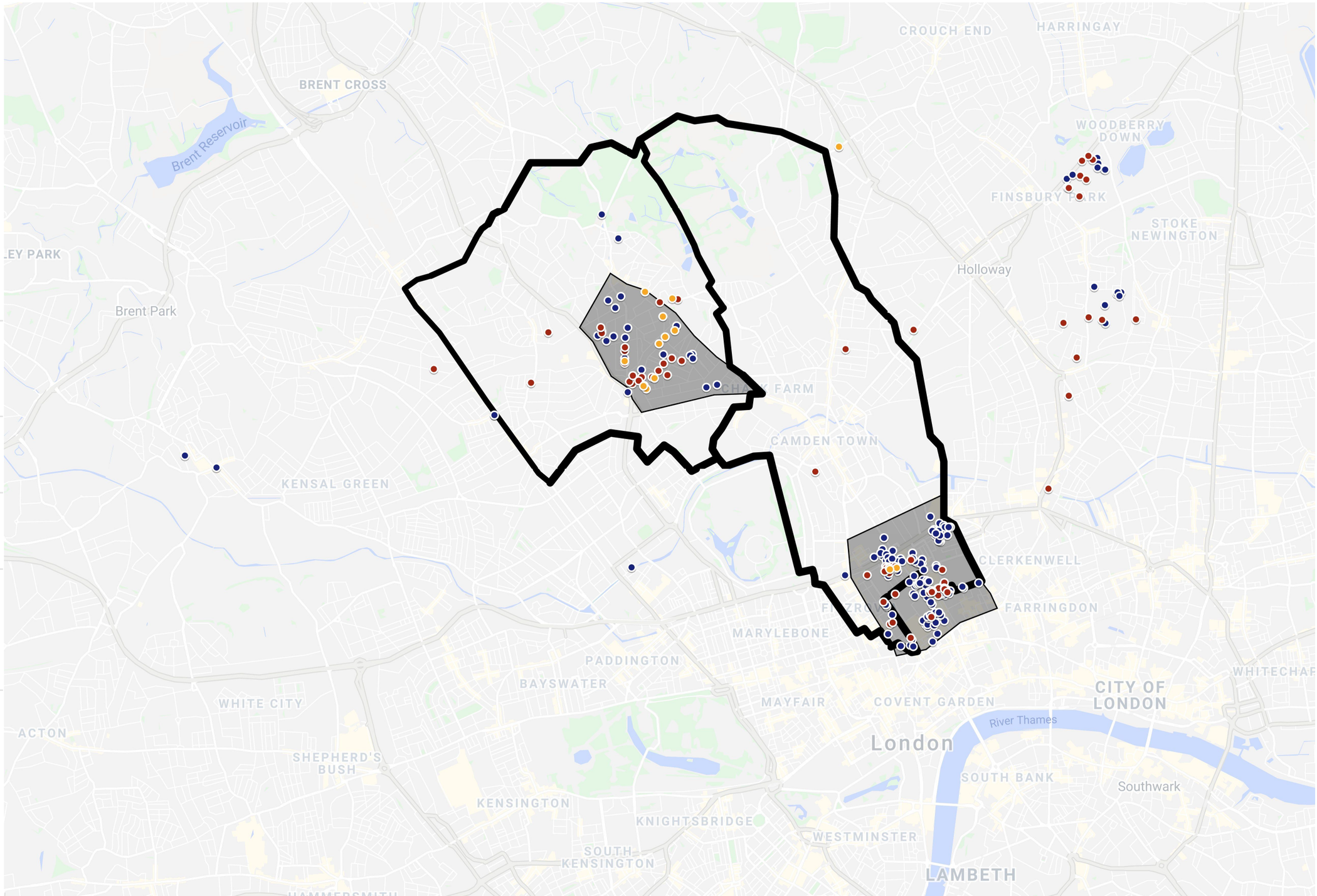
Guest Houses - Kelly's POLD 1948

- All items

highlighted areas - Hampstead and Euston/Bloomsbury

- WC1 hotels etc
- NW3 boarding houses etc

Map shows every boarding house, hotel and guest house listed in Kelly' Post Office London Directory in 1948, London Metropolitan Archives MF356.



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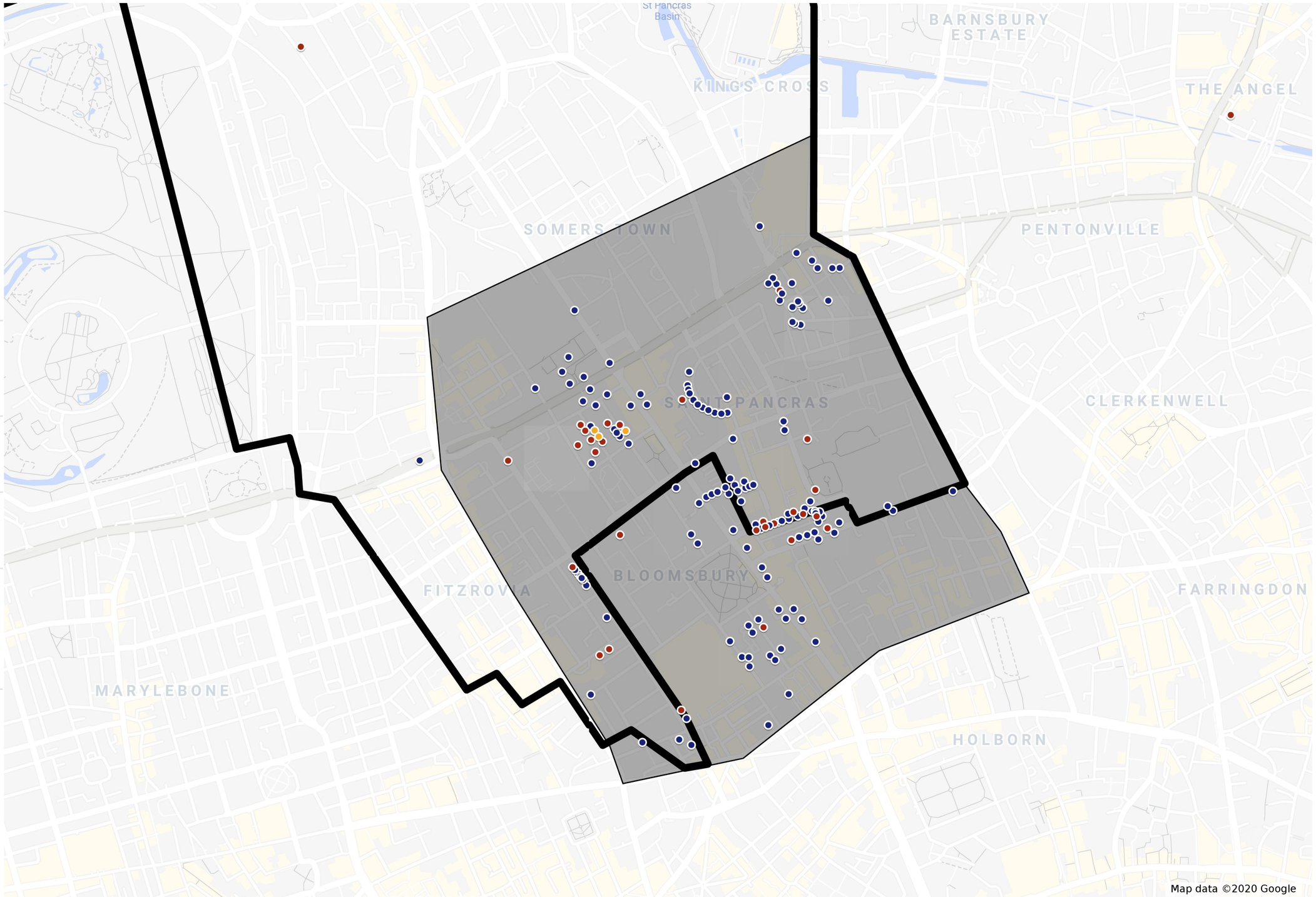
- NW3 boarding houses etc

Detail showing Euston-Bloomsbury concentration of boarding houses.



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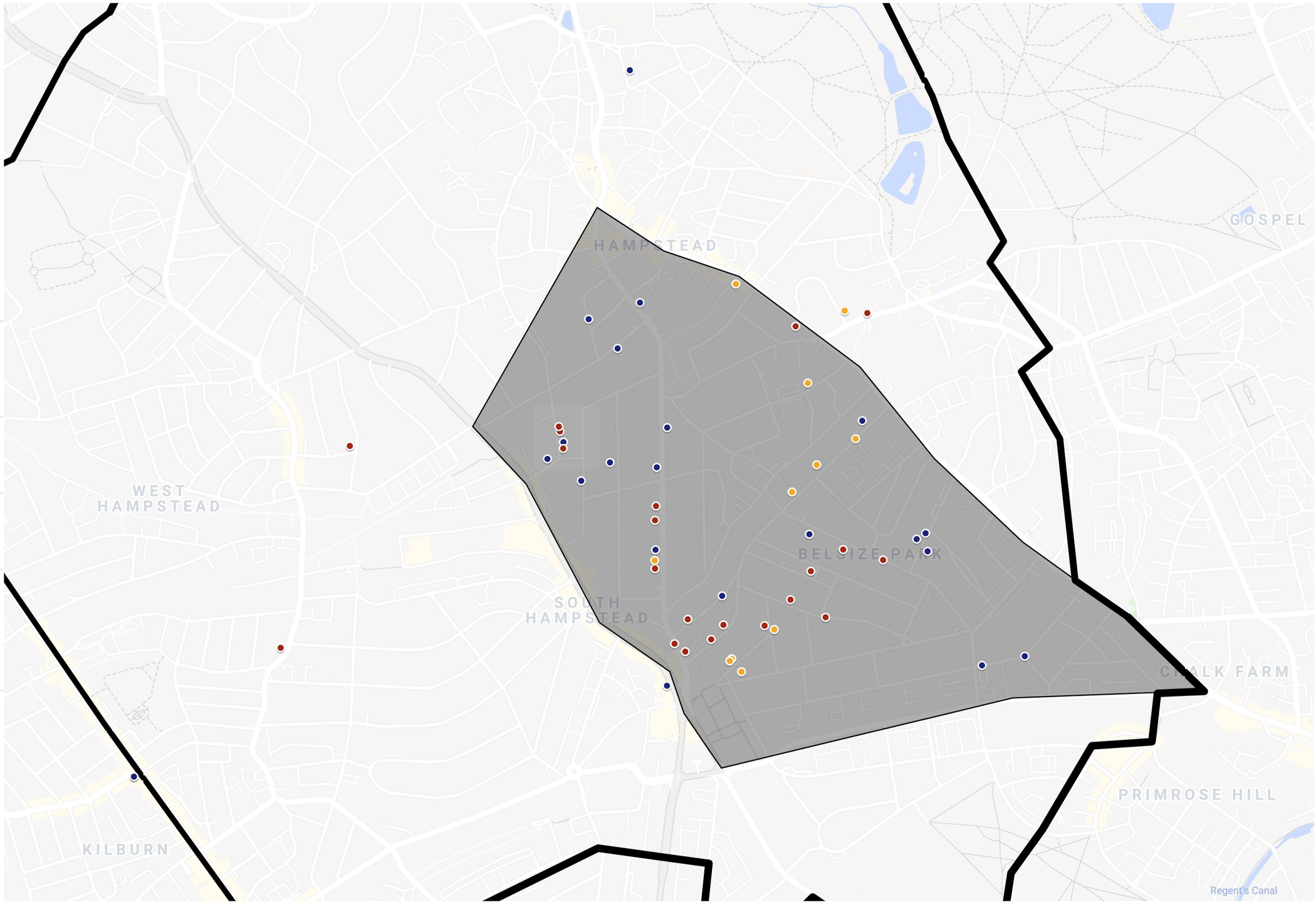
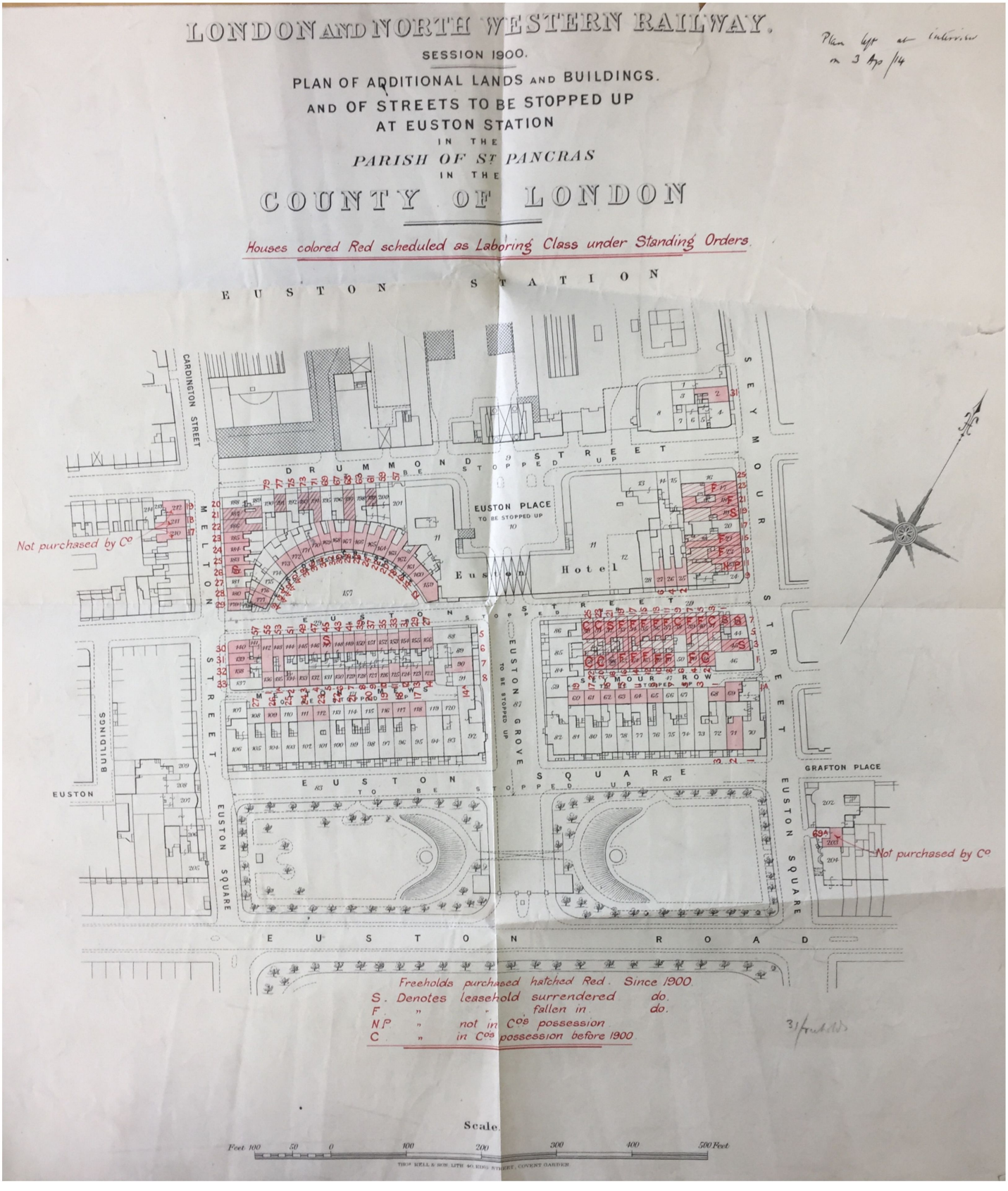
Detail showing Hampstead concentration of boarding houses.



Appendix 3:

London and North Western Railway, map of Euston Grove and surrounding area, 1900

(enlarged version)



London and North Western Railway, map of Euston Grove and surrounding area (1900). 'Euston Hotel extension: purchase by London and North Western Railway of houses; rehousing displaced tenants' (1913-14).

National Archives HLG 1/58/3.