

10th November, 1947.

Dear Sirs,

Sloane Court Garden.

With reference to your recent conversation on the telephone on the subject of the proposed erection of some fencing in the North corner of this Garden so as to prevent the possibility of children playing in the garden falling into the crater made by the V.I. I have now heard from the War Damage Commission on the matter and it appears that they prepared to consider a claim for the proper cost of erecting fencing, and I should be glad therefore to have your views as to what you advise should be done.

Yours faithfully,

Secretary.

Messrs. A.J. Binns Ltd.,
99-107, St. Pauls Road,
N.1.

0772

15th November, 1947.

Dear Sir,

Sloane Court Garden.

I should be obliged if you would kindly let me have an application form for a building licence in connection with the proposed erection of a fence between the bomb crater formed at the North end of Sloane Court and the Gardens, in order to prevent the possibility of accidents occurring to children playing in the Garden.

Yours faithfully,

Secretary.

The Borough Surveyor,
Town Hall,
King's Road,
Chelsea.

0776

F. L. Robertson, Esq.,
120a, Sloane Street,
S.W. 1.

14th July, 1944.

Dear Robertson,

Cadogan Settled Estates Company.
War Damage.
Sloane Court East.

I made a general inspection of these premises to-day.

Nos. 6, 8 & 10 are almost entirely destroyed.

Nos. 12 to 20 have all suffered very severe damage and some will require rebuilding.

No. 1 - a block of flats has been almost entirely destroyed.

No. 3 - a block of flats has been very severely damaged.

All the above must be considered to be unfit, and if you receive notices under the Landlord and Tenant Act 1939 they must be accepted.

No. 5 - a block of flats has had considerable damage, though it may be the whole building is not unfit. If you should receive a notice it would be well to inspect this block before accepting the notice.

I think it would be well to register a claim on Form C.1, even though the leases have still some 50 years to run, as some might possibly be value payments.

Yours very truly,

5250

H.A.S./A.D.P.

F. L. Robertson, Esq.,
120a, Sloane Street,
S.W. 1.

14th July, 1944.

Dear Robertson,

Cadogan Settled Estates Company.
War Damage.
S, Sloane Court.

I am in receipt of your letter of the 11th instant and I note you have received notice of retention of the lease, which must be accepted.

I have inspected the premises, which together with Nos. 6 & 10 on each side, have been almost entirely destroyed.

Though the lease has some 50 years unexpired, and the notice of retention binds the lessee to rebuild the property as soon as it is practicable to do so, I think it would be well to register a claim on behalf of the Estate.

Yours very truly,

5898

Telephone
DANE 7764
Director
THE ESTATE, CADOGAN
RONALD WALTON
CAPTAIN HILL, MURPHY
MR. FRANCIS M. J. SMITH
MR. JAMES H. MURRAY
Secretary
F. L. ROBERTSON

CADOGAN SETTLED ESTATES COMPANY,
THE CADOGAN OFFICE,
120, SLOANE STREET,
LONDON, S.W.1.

1st May 1946.

Dear Steward,

Sloane Court
2-12 (even numbers) inclusive

Further to my letter of the 18th April last, I had a call today from Mr. J.W. Dawson, Surveyor of Stanley Hall Easton & Robertson of 54 Bedford Square, W.C.1. Telephone Museum 8121, acting on behalf of West End Estates Limited, the lessees of Nos. 1 and 3 Sloane Court.

Plans for the rebuilding of these two blocks are in course of preparation on the basis of 7 floors instead of 6, with flats containing 4 bedrooms, 2 sitting and 2 bathrooms, and these will be submitted for approval in due course.

The main point about which they called was to know if the Estate was prepared to agree in principle to the erection of a block of flats on the sites of Nos. 2-12 subject to an agreement being made between their clients' Company and each of the Estate's lessees, and if so whether the Estate would put them in touch with the lessees in question.

Further they wanted to know if the Estate had any plans of these buildings as they were before they were destroyed.

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Further they wanted to know if the Estate had any plans of these buildings as they were before they were destroyed.

Perhaps you will let me hear from you on the matter in due course.

Yours very truly,

[Signature]
Secretary.

H.A. Steward Esq.,
45 Parliament Street,
S. W. 1.

5912

H.A.S./A.D.P.

F. L. Robertson, Esq.,
120a, Sloane Street,
S.W. 1.

17th May, 1946.

Dear Robertson,

Cadogan Settled Estates Company,
2 to 12 (Even Nos.), Sloane Court.

I have your letter of the 1st instant.

I think, in principle, the Estate could be advised to agree to a rebuilding of these properties as a block of flats subject to drawings being first submitted for consideration.

I fear I have no drawings of the buildings as they existed before they were destroyed.

Yours very truly,

[Signature]
5913

Telephone
SLOANE 7744
Directors
THE EARL CADOGAN
RONALD BULLOCK
CAPTAIN H. G. ARNETT
MR. FRANCIS E. J. SMITH
MR. JASPER H. HOLEY
Secretary
F. L. ROBERTSON

CADOGAN SETTLED ESTATES COMPANY,
THE CADOGAN OFFICE,
120, SLOANE STREET,
LONDON, S.W. 1.

4th October 1945.

Dear Steward,

War Damage
Sloane Court.

With reference to the damage done here by enemy action Mr. Alfred Sandon of the West End Estates Limited, the lessees of the flats in Sloane Court East, has asked whether the Estate have any views as to the rebuilding of the road generally.

It is proposed of course to rebuild the flats in due course, but I think his point is that if any of these cases ultimately become the subject of a value payment he would like to have the opportunity of acquiring the sites with a view to building further flats if suitable. Presumably however the cases will be treated as cost of works payments.

Yours very truly,

H.A. Steward Esq.,
45 Parliament Street,
S. W. 1.

M. J. Robertson
Secretary.

5251

H.A.S./A.D.P.

F. L. Robertson, Esq.,
120a, Sloane Street,
S.W. 1.

5th October, 1945.

Dear Robertson,

Cadogan Settled Estates Company.
War Damage.
Sloane Court.

In reply to your letter of the 4th instant it is not possible to consider the future of this street until we get some indication from the War Damage Commission as to the proposed form of payment.

In any case the leases have many years to run.

Yours very truly,

F. L. Robertson
5252

COPY.

Telephone
Sloane 7764

CADOGAN SETTLED ESTATES COMPANY,

THE CADOGAN OFFICE,

120a, Sloane Street,

LONDON, S.W.1.

Secretary
P. L. Robertson.

Dear Steward,

Sloane Court - War Damage.

I had a letter a few weeks ago from Mr. Sandon shortly before his death, and yesterday had a talk with his son on the subject of the holding of the West End Estates.

They are apparently preparing plans to replace the two blocks of flats, and as far as I can gather are debating calling a meeting of the lessees of the houses opposite with a view to finding out whether there is any chance of acquiring the sites on the other side of the road on reasonable terms with a view to building further flats.

This merely for your information. I will let you know immediately there is anything definite.

Yours very truly,

(Signed) F. L. ROBERTSON.

Secretary.

H.A. Steward, Esq.,
45, Parliament Street,
S.W.1.

5253

Telephone
SLOANE 7764
Directors
THE EARL CADOGAN
ROBERT MALCOLM
CAPTAIN TIGER ABBOTT
THE HON SIR JAMES W. HILL C.B.E.
& F. WILLIAMS, Esq.
Secretary
P. L. ROBERTSON

CADOGAN SETTLED ESTATES COMPANY.

THE CADOGAN OFFICE,

120a SLOANE STREET,

LONDON, S.W.1.

1st June, 1948

Dear Sirs,

War Damage
Houses in Sloane Court

With reference to Mr. Steward's report of the 14th July, 1944 and to subsequent correspondence in August, 1947 on the subject of No. 4 being treated as a value payment, I was wondering if it might not be advantageous to the Estate to review the whole position and to consider if the lessees are agreeable, whether a value payment might not be advisable.

It doesn't seem that houses such as existed prior to the War are ever going to be in demand again to any great extent in this neighbourhood and in any event the building of such houses is not likely to be possible for some years.

If the Estate were to take their share of such value payments which presumably might roughly be a third of the value payment agreed, it would receive a substantial sum of money and still have the sites for disposal for the erection of a block of flats.

Admittedly a building lease would have to be granted which would mean that a certain number of houses would then be in the same street, with leases expiring in 1994, but some of these are in course of being considered for conversion and an extension could then be considered if required.

I have no reason for thinking that the lessees themselves would be agreeable, but if I were one of the leaseholders and aged 50 or over, which probably the majority of them are, I should prefer my share of the value payment now to a problematical house in say 10 years time.

Perhaps you will let me have your views at your convenience.

Yours faithfully,

Messrs. Hunt & Steward.

Secretary.

5254


F. L. Robertson, Esq., 30th June, 1948.
120a Sloane Street,
S.W.1.

Dear Sir,

Cadogan Settled Estates Company.
Houses in Sloane Court.
War Damage.

With regard to your letter of the
1st June we merely confirm that we have
discussed this matter with you and put
various points to you for your consideration,
after having worked out an hypothetical
apportionment of the conceivable war damage
Value Payment on one property.

Yours faithfully,



15th June, 1948

Dear Sir,

The vacant site 2-12, inclusive Sloane Court

I have your letter of the 12th instant but regret that I am not in a position to deal with this site, as the various plots of land upon which the houses formerly stood still belong to the lessees.

Yours faithfully,

Secretary.

A.H. Hillman, Esq.,
18, Ovington Square,
S.W.3.

5980

Nasir Hughes, FRIBA. 14105

34, QUEEN ANNE STREET.

LONDON, W.1.

TELEPHONE : LANGHAM 3995 -1428.

19th April 1950.

Dear Mr. Robertson,

Nos. 2, 4, 6, 8, 10 & 12, Sloane Court East,
Chelsea.

The attached $\frac{1}{8}$ " scale working drawings of the reconstruction of these properties show the following accommodation to each of the six houses.

<u>Ground floor.</u>	Garage. Clock Room. Hall Dining Room Kitchen	} Overlooking the Gardens.
<u>Lower Ground floor.</u>	Boiler Room Trades Entrance Servant's Bed Sitting Room Servant's Bath Room with W.C.	
<u>First floor.</u>	Sitting Room, overlooking the Gardens. Bedroom with private Bath Room.	
<u>Second floor.</u>	Three Bedrooms. Bath Room. Separate W.C.	

I have seen the War Damage Commission on this matter and from the attached copy of a letter received from them it will be seen that they agree the reconstruction in principle. I have also consulted the London County Council under the Town & Country Planning Act 1947 and as to means of escape in case of fire, the District Surveyor under the London Building Acts, and the Medical Officer of Health as to drainage and ventilation. The Planning Authority has asked that the parapet of the new building should line with the gutter of the existing building adjoining. This has involved greater height to the Ground, first and second floor storeys than I should have otherwise provided and will unfortunately increase the cost.

F.L. Robertson, Esq.

-1-

6060

David Hughes, FRIBA, F.R.I.C.S.

34, QUEEN ANNE STREET,

LONDON, W.1.

TELEPHONE : LANSHAM 999-1628.

19th April 1950.

Continuation Sheet.

-2-

Copies of the drawings will now be sent to the London County Council for formal consent under the 1947 Act and as to means of escape.

I am proceeding with the detail drawings and the specification, and they will be sent to Messrs. Fleetwood, Ruck & Anns, Quantity Surveyors, with as little delay as possible. On completion of the Bills of Quantities competitive tenders will be obtained and perhaps you will kindly enquire of the Lessees if they wish to nominate any building firm that they would like to ask to tender for the work.

On receipt of the tenders, copies of the various drawings and documents will be sent to the War Damage Commission and to the Licensing Authorities. I anticipate, however, that some time will elapse from the date that application is made to these two Authorities and consent received from them to proceed with the work of rebuilding.

Yours sincerely,

David Hughes

F.L. Robertson, Esq.,
The Cadogan Office,
120a, Sloane Street,
London, S.W. 1.

6061