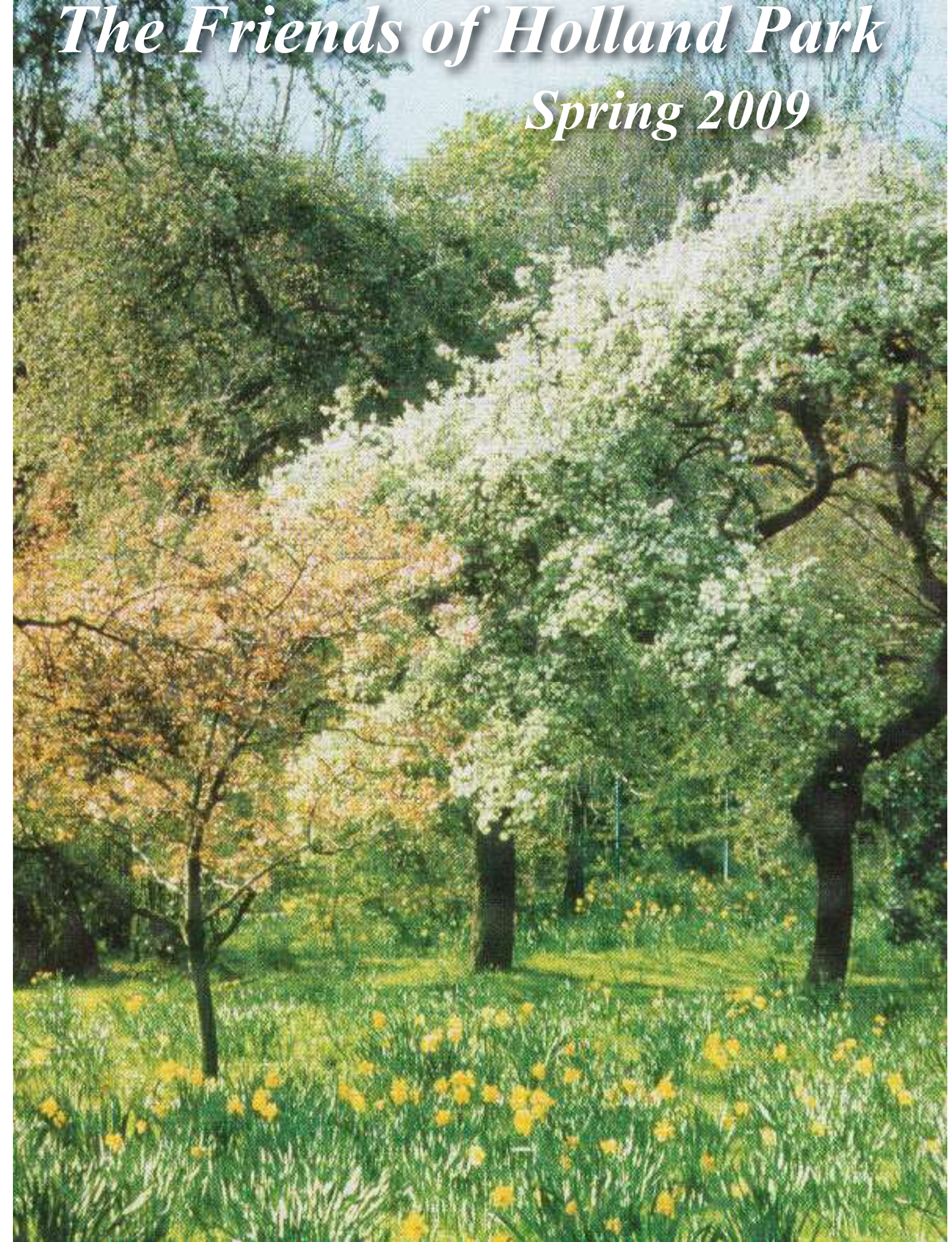


The Friends of Holland Park

Spring 2009





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FHP Website: www.thefriendsofhollandpark.org

Friends of Holland Park is registered as a Charity No. 281348

OUR ADVERTISERS

That we are able to produce this quarterly newsletter for members is in no small measure thanks to the continued support of our advertisers. We are most grateful to them all and would ask you to show your thanks by supporting them, please!

New Website



Our new website is now up and running. If you haven't already found it, do take a look at:

www.thefriendsofhollandpark.org

Any important breaking news will appear on the website in between issues of our quarterly newsletter, and if you have mislaid the most recent newsletter, you will be able to find what you were looking for on the website. The order form for event tickets and merchandise is also on the website for you to print off, but we are unable to accept payments electronically: it is too expensive for us.

We shall be interested in your comments.

Subscription Reminder



Thank you to all those who have renewed their subscriptions for 2009. The subscription year starts on 1 January when all renewals were due except from those members who have joined since September 2008. Over 500 of you have standing orders with your banks, payable on 1 January. At the time of

writing our bank has not yet sent the statement for January but we can feel confident that these have been paid. Over 100 other members have sent us their cheques but that still leaves a number who have not done so and they will find that their order form is green. If yours is green, PLEASE PAY NOW.

On the back of each green order form is a Standing Order Form. If you fill this in, you need never remember again!

Tiny Tots

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London W2 4LS
Tel: 020 7792 1964

Directress: Elaine Quigley M.A.
Sessions take place on Tuesdays and Thursdays
9.30 am - 11.00 am



28 March to 5 April 2009
The Orangery, Holland Park

Any artists who would like to register for the exhibition should note the timetable below. The dates are important if you want your works listed in the catalogue, which makes things easier for everyone. We do accept late entries if there is space to display them but you cannot count on this, so do contact Andy if you want to exhibit and have not yet taken the necessary steps.

Prizes

Matthew Meadows and Isabel Langtry have agreed to be our judges this year and they will make their decisions on Saturday 28 March, after the closing of the Private View. Julia Foster, a well known actress (see below), will introduce the judges at the Private

View on Monday evening, 30 March. The prize-winners will then be announced by the judges, and Julia Foster will give out the prizes. We hope that as many artists as possible will be present: you never know, you might win a prize!

Stewarding

If you can help with this and have not yet told us, please do so now by telephone or e-mail to Andy Walker or to Nigel Brockmann, the stewards' organiser (see front cover for contact details). Good stewarding is essential to the success of the exhibition and also both interesting and fun.

Potential Buyers

This means all readers and their friends. Do please come to buy as well as to admire, and encourage others to do so as well. We look forward to seeing you.

TIMETABLE

Wed 4 March		Deadline for details forms for all exhibits to reach us, to allow listing in the catalogue. <i>Five preview tickets for each artist if we have your requests.</i>
Fri 27 March	9.00am - noon	Artists deliver works to the Orangery, Holland Park.
Fri 27 March	noon - 6.00pm	Works will be hung or displayed for the exhibition.
Sat 28 March	10.30am - 12.30pm	First Private Viewing. <i>Tickets £3.00 each. Artists + 4 guests may have free entry with pre-ordered tickets.</i>
Sat 28 March	1.00pm - 6.30pm	Exhibition open to public, entry free.
Sun 29 March		
- Sun 5 April	10.30am to 6.30pm	Exhibition open to the public, entry free.
Mon 30 March	7.00pm - 9.00pm	Second Private Viewing.
Sun 5 April	6.30pm - 7.30pm	Buyers collect sold works, artists collect unsold works.
Mon 6 April	9.00am - 11.00am	Buyers collect sold works, artists collect unsold works.

Artists are particularly asked NOT TO COLLECT THEIR WORKS BEFORE 6.30pm ON SUNDAY 5 APRIL, as this would spoil the exhibition for others.

Julia Foster



Julia Foster has starred in several films such as *Term of Trial* with Lawrence Olivier, *Alfie* with Michael Caine, and the film of the musical *Half a Sixpence* with Tommy Steele. Last year she starred alongside Faye Dunaway and Liz Smith in *Flick*, a spoof horror film. She has also performed in plays in the West End including *Flint* with Michael Hordern, *Notes on a Love Affair* with Irene Worth, *Day After the Fair* with Deborah Kerr and many more. She has also acted in several TV series, including *Wilde Alliance* with John Stride, the long-running detective series, and played the part of Queen Margaret in

Henry IV, Part 2 directed by Jonathan Miller, and acted in four other Shakespeare productions.

Julia Foster's husband is Bruce Fogel, the veterinary surgeon, who writes about small animals and has global sales of over 8 million. Her son Ben Fogel rowed the Atlantic with James Cracknell in the BBC's *Castaway* series and has just returned, again with James, from the South Pole Race. He presented the *Animal Park* series filmed at Longleat (The Marquis of Bath's estate), and is at present taking people on the BBC's adventure series *Extreme Dreams: The Ultimate Challenge*.



Russian Virtuosi Concert

Friday 3 April 2009
7.30pm in the Orangery

Russian Virtuosi, Natalia Lomeiko (violin) and Yuri Zhislin (violin and viola), played for us in 2006 on an evening of the Art Exhibition, and we are very pleased to welcome them back. Tickets are £12, to include wine and light refreshments.

Future projects for the duo include a Wigmore Hall recital on 5 June, a chamber concert at the Royal Overseas League on 21 April, return invitations to

Russia, New Zealand and South America, and their debut CD for NAXOS later this year.

PROGRAMME

Händel: Halvorsen Sarabande for violin and viola
Bruni: Duo Concertante, Nos 1 and 6
Dobrinka Tabakova: Maluk Pirin, for violin solo

Interval

Cheryl Frances Hoad: Snow Woman, for violin solo, dedicated to Natalia Lomeiko (World Premiere)
Prokofiev: Sonata for two violins, Opus 35.



Annual General Meeting

Wednesday 1 April 2009
7.30pm in the Orangery

No, it's not an April Fool joke, it really is our Annual General Meeting, and unlike most other AGMs it will be an interesting and enjoyable event, so do come and support us. The meeting will be chaired by our President, Sir Angus Stirling.

We shall be talking about what has happened to Holland Park in 2008 and learning about the challenges facing it in the year to come. Of course there is a little formal business to be dealt with, but it is also an important opportunity for you to influence the direction of The Friends and to make suggestions about things your Committee might not even

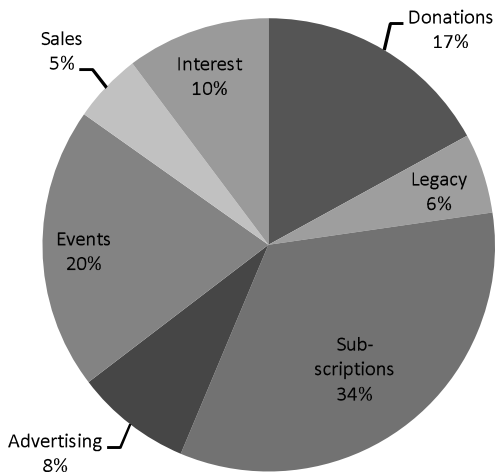
have thought about. The Friends is after all your organisation.

One requirement of the AGM is to elect officers and members of the Committee, and we do need new members. The Chairman or Secretary would be pleased to talk to you if you are wondering whether to stand. You must have agreed to nomination in advance of the AGM and have been proposed and seconded in writing by members. Proposals and consents must be received by the Secretary at least seven days before the meeting.

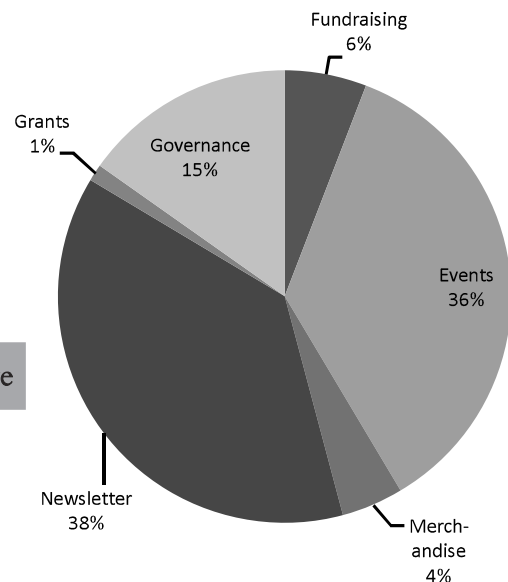
After the meeting we hope you will join us for a glass or two of wine while talking to friends and admiring the art work on display in the annual art exhibition.

Annual Accounts

Income



Expenditure



The Friends of Holland Park

Statement of Financial Activities for the year ended 31 December 2008

	£	<u>2007</u> £
Incoming Resources:		
Donations	5,942	8,286
Legacy	2,000	-
Activities in furtherance of objects:		
Subscriptions	11,748	11,876
Advertising	2,892	1,843
Activities for generating funds:		
Events	7,042	8,976
Sale of merchandise	1,742	1,887
Interest	<u>3,582</u>	<u>3,518</u>
Total Incoming Resources	<u>34,948</u>	<u>36,386</u>
Resources Expended:		
Cost of generating funds		
Fundraising direct costs	879	431
Event expenses	5,354	6,202
Cost of merchandise	665	773
	<u>6,898</u>	<u>7,406</u>
Charitable Expenditure:		
Newsletter	5,689	5,705
Grants	180	28,458
	<u>5,869</u>	<u>34,163</u>
Governance Costs	<u>2,287</u>	<u>329</u>
Total Resources Expended	<u>15,054</u>	<u>41,898</u>
Net Incoming/(Outgoing) Resources	19,894	(5,512)
Fund balances brought forward	55,430	60,942
Fund Balances carried forward	<u>75,324</u>	<u>55,430</u>

Balance Sheet as at 31 December 2008

	£	<u>2007</u> £
Current Assets:		
Debtors and prepayments	1,466	1,280
Deposit and current accounts	<u>77,563</u>	<u>58,422</u>
	79,029	59,702
Creditors:		
Amounts falling due within one year	3,705	4,272
Net Assets	<u>75,324</u>	<u>55,430</u>

These accounts have been approved by the Trustees but have not yet been independently examined.



The Orangery was filled to capacity by some 120 Friends and guests on the 7 December, to be entertained by the Tallis Chamber Choir directed by Philip Simms, who were with us for the ninth year in succession. And entertained they certainly were. The programme had a slightly narrower geographic spread than in some previous years, ranging from the Appalachian Mountains in the United States, Ireland, the Basque country, Germany (if you count as German an arrangement by an Englishman of a carol by a German composer) to England. Nevertheless the variety and the number of pieces or arrangements that we had not heard before were as great as ever. Amongst the carols were the Wexford Carol, originally revived by Vaughan Williams and rearranged by John Rutter; “I wonder as I wander”, an Appalachian folk carol arranged by Andrew Carter; Herbert Howells’ “Sing lullaby”; Philip Simms’ arrangements of “Now light one thousand lights” and “What shall I give to the child in the manger”, and “The Three Kings” composed by the German Peter Cornelius and arranged by

Ivor Atkins. The final number was an unusual arrangement, by William Llewellyn, of “Ding dong! merrily on high”, which had very few changes to the familiar melody, but a radically different syncopated rhythm in 5/4 time. There were also many old favourites, including the four carols in which the audience, in unusually good voice, joined the choir. The choir’s unaccompanied singing was of the usual tremendously high standard. The carols were interspersed with readings and recitations by Patricia Williams, who was also with us in 2007. All the pieces were entertaining, and some absolutely hilarious. I was particularly amused by “Psalm CLI” by Nigel Forde, and an anonymous piece about the build up to Christmas called “As Christmas approaches....” It was a thoroughly enjoyable evening which was topped off by copious quantities of wine and huge amounts of hot sausages, smoked salmon sandwiches and other delicious bits provided by Janice Miles. We look forward with pleasurable anticipation to the next carol concert on 6 December.

George Law



Pimm’s in the Park

Thursday 16 July, 6.00–8.00pm
Youth Hostel Garden

We have often thought that there is a very long gap between the springtime art exhibition and our October event when we have nothing on offer to members. Indeed, a number of you have said much the same to us and that you would like some kind of social occasion in the Park during the summer months. This year we propose to do just that and reintroduce a Friends’ Pimm’s party.

We are going to hold the party in the garden of the Youth Hostel, courtesy of Sally Martyn-Johns, the manager. Many of us have probably never had the opportunity of seeing this part of the Park, other than just a brief glimpse through the railings. It is most attractive and worth seeing. There is no opera performance scheduled for that evening, but perhaps we shall be serenaded by a rehearsal and of course the youth hostel will be in full swing.

Pimm’s really is *the* summertime drink so let us hope that the weather is kind to us. We shall also be serving Janice Miles’ delicious canapés. What could be nicer! Please order your tickets at £12 each on the enclosed order form.



Holland House Terrace

Our avowed wish to see the forecourt and terrace in front of Holland House opened to the public is well known, but progress comes in fits and starts.

You will have seen that the House façade and main gate have been shrouded in scaffolding during the winter while conservation work was being carried out. Happily, this will be completed very shortly, in time for the next opera season.

However, our hopes of landscaping the terrace have been dealt a serious blow: we were unsuccessful in our bid to win a £250K grant from Kensington & Chelsea Environmental Ltd. The Royal Borough had promised to find the balance, but is unlikely to provide the full amount in the present climate. We shall continue to urge the restoration of this focal point in the Park. Other than during the opera season, when you can see neither the House nor the terrace, it is an unsightly mess.



Park Open Day

This year’s Open Day will be on Saturday 6 June. There will be events and activities for all age groups. Our summer newsletter will not be published until shortly after that date so we recommend that nearer the time you log onto our website to get full details of the day’s programme.



The eagle owl with our Chairman

On the 5 February the Orangery was more than half full to greet Chris and Sue Mitchell of “The Birds of Bray” and their birds of prey: falcons, hawks and owls, some of which we were allowed to stroke and hold on a leather-gloved hand after the talk. Had the Mitchells’ trailer not been snowed under back home in Eaton Bray, we would have seen even more birds. As it was we were treated to a peregrine/lanner hybrid, a kestrel, a harris hawk, a white-faced scops owl, a barn (or “screech”) owl, a tawny owl and a (huge) eagle owl. All had been bred in captivity and were therefore unfazed by humans. Most of the time they sat quietly on their perches, except for the restless barn owl which had not been fed for a while in order to make it demonstrate flying the length of the Orangery onto Sue’s wrist for scraps of meat all the more readily. Sue sometimes takes the birds to hospitals and residential homes where, for a good therapeutic effect, she gets some of them to fly to patients.

Birds of prey, or raptors, all evolved from the pre-historic raptorsaurus, keeping the four talons and the curved beak. Falconry is using a trained bird to catch wild prey. It is illegal to take a bird from the wild, so falconers long ago started to breed them in captivity. Once the birds are knowingly fed by humans they are “imprinted”: they think of a human as a parent. Usually only very large birds such as the

eagle owl would survive if let loose into the wild again after imprinting.

The training process was described, we were shown the leather anklets, jesses and hoods (hence the term “hoodwinked”) which the falcons wear. We learnt how they will not fly to the lure if they are not hungry enough (hence the term “fed up”): each type of bird has an optimum flying weight at which they will perform, and they must be weighed regularly and fed accordingly. Raptors would never attack human babies because they only eat meat which is covered in fur or feathers. Every 18 hours or so they disgorge a pellet consisting of fur or feathers together with whole bones (no, they do not crunch them up). This also has to be monitored since they would soon die if these pellets were not cast. We learnt how falcons have telescopic vision, how owls have forward-facing eyes but can turn their heads 270 degrees, have soundless flight, and asymmetrical ears to help them locate a mouse.

There is so much more to tell. What a pity if you were unable to come; but we hope to be able to welcome you next February.

Joy Puritz

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In the last issue we reported on our meeting with the developers of The Parabola and on their draft plans for a new use for the “tent” and the redevelopment of the rest of the site. Since then there has been a public exhibition of their proposals prior to the submission of a planning application. Concerns have been raised by individuals, residents groups and other organisations with an interest in Kensington’s built environment, and these will doubtless surface as opposition to the planning application.

The Friends also have very real worries and concerns about not only the developers’ plans, but also the content of the Borough’s Supplementary Planning Brief, as explained in last autumn’s newsletter. In spite of our representations to the Planning

Department, several areas of concern are still contained in what we believe to be the final draft, and the developers’ proposals take advantage of these weaknesses, notably greater permeability between the Parabola site and the Park, and the height of residential blocks which spoil the view of the tent’s roof.

We shall continue to oppose any development which we believe to be detrimental to the Park and therefore to you, its users. However, we shall be careful to ensure that our opposition remains strictly relevant to our constitutional responsibility towards the Park: we must not stray into other points of opposition, which might be perfectly legitimate areas for concern, but are not our battle.



Support for the Ecology Centre

The Ecology Centre is getting a much-needed facelift under its new manager, Saskie Lovell, who was introduced to members in the last newsletter. While the bulk of the funding is coming from RBK&C, it does not extend to several items of equipment which will enhance significantly the delivery of the services provided by the Centre. The Friends have helped with the donation of equipment before and we are very pleased to be able to do so again.

Since Saskie’s arrival in September, the Ecology Centre has a new floor and cupboards, there is a new storage container in the nursery yard, the wildlife pond has been drained, cleaned, relined, refilled and connected to the bore hole, marginal plants have been ordered, a new biodiversity plan has been written (but not yet approved) and 50 new bird boxes for a wide variety of species have been obtained. This gives us great confidence that our donated items will be put to very good use.

Digital projector

A ceiling-mounted digital projector will be a useful addition for both slide shows and displays by external speakers. It will allow the Centre to develop professional visual displays and provide opportunities for showing recorded or live videos of wildlife. The

projector can also be used to show photos or videos during educational sessions or holiday activities.

Laptop

The laptop can be linked to the digital projector to display videos and presentations and can also be used in tandem with other devices.

Webcams

Webcams will be linked to the laptop and projector to record and show live images of otherwise hidden views from sites throughout the Park such as within the Ecology Centre’s live animal tanks, inside bird boxes and ones from which bird feeders can be shown.

Digital microscope

Again linked to the digital projector and laptop, a digital microscope will facilitate the projection of close-up images of objects onto a big screen. It will mainly be useful as an educational tool, allowing a group to see details of a biological specimen to aid in the teaching of subjects such as classification, adaptation and anatomy.

Tree-beating trays and sweep nets

These are used to sample invertebrates living in trees, plants and long grass, and will be used by school groups carrying out surveys of invertebrates.



From 1 December 2008, Marcus has been Head Gardener for Holland Park. He had been acting as such since Stella Fear left, and won the substantive post in open competition; we were told that he was much the best of the candidates. From September he has been responsible for the planting in Holland Park and plant design in Holland Park for summer 2009.

Marcus' past experience includes five years running his own garden design and maintenance business in Ibiza and Barcelona which will come in useful if our climate swings over to Mediterranean. In this country self-employed projects have included garden design and maintenance for Iris Blue Gardening, Plantlife in Walthamstow and the 219 Gallery in Hackney. Working for Quadron, he was team leader for two and a half years in Dulwich Park. While working he has also picked up paper qualifications, gaining his RHS Level 2 and NVQs in Horticulture from Capel Manor, and has set his sights on a Plants and Plantings course in autumn 2009.

I asked Marcus how he saw the continuation of the VIP programme. He is keen to maximise the effective use of volunteers. On the one hand he welcomes groups from companies or associations whether they come for single occasions or, even better, for a series of events; on the other hand, he is especially looking for individuals who can commit themselves to regular dates so that he can plan work accordingly. This could include sometimes working in a team with his salaried staff. He also values those who come less regularly, and suggests that if they phone him shortly before arriving he can agree with them what needs doing, which everyone should find helpful.

New volunteers please get in touch with Marcus on marcus.harris@quadronservices.co.uk or 07977 474 859. This will open up a new world of satisfying outdoor exercise which can be as strenuous or gentle as you wish.

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We have had a number of queries about the clearing going on in the East Arboretum which is the enclosure between Acer Walk and the school gate. The word "devastation" has been used and worries expressed on behalf of bird life and wild flowers. So it might surprise members that the Friends were consulted beforehand and agreed that this was a useful way forward. Here's why.

Nature only stands still when the vegetation climax is reached. In England this can mean full-grown trees making a closed canopy which allows little light to reach the nearly bare ground. Few flowers grow, and nesting places are available high up in the trees which suit some birds, but not in scrub, which suits others. If the trees have started far enough apart, magnificent specimens can develop, but where self-sown seedlings have crowded together they remain short and thin.

Starting with rough grass, scrub seeds itself in. In the countryside this is often hawthorn, and the National Trust puts considerable effort into providing sheep or cattle to graze off the seedlings, thus preserving the turf and the wild flowers coming through it. In Holland Park grass gets overtaken by ivy, nettles and brambles which together form an impervious layer. How many readers recognised the view on our front cover? This appeared previously on the cover of the 1997 spring issue and had been photographed in 1996 or a few years earlier from the North Lawn looking into the East Arboretum. We also have a photo looking in the opposite direction taken from the path along the north edge coming from Lord Holland's statue. Both show a grassy meadow with plentiful daffodils and orchard trees in bloom, and this is what we are trying to recreate. Today you can see the old clumps of daffodil leaves springing up just where the photo shows them but where they have been invisible for many years cloaked by brambles.

We have had some great red, white and blue shows of champions, cow parsley and bluebells but recently these were declining due to encroachment by coarser weeds. Now park staff are hoping to sow a mix of grass seed specifically chosen to encourage insects which will in turn provide food for birds. For instance, green woodpeckers which love turf undisturbed by people might well change from the occasional visitor to breeding residents. The wild flowers will again spring up, mowing taking place in late summer. Less common trees such as the fern-leaved beech, the handkerchief tree,

and the Keaki with its close relative, the witch's broom of the Caucasian Elm, will have space to develop.

In future years, there will be scrub clearances and coppicing in other enclosures but the objectives will be more focused on producing high-quality woodland. There are now sizeable patches where the only trees are self-sown sycamores or robinia. With these cleared, we can plant specimen trees which have a chance to provide the giants of the future. Scrub around them can be cut back about every five years thus giving some periods when herbs can flower and trees have less competition. A good proportion of cut logs will be stacked to make homes for invertebrates. At any one time, 80% of the woodland will have scrub not cut that year and able to provide privacy and nesting sites for birds like long-tailed tits and chiffchaffs.

We would urge you to consider this programme not as creeping municipalisation but as an informed effort at woodland management.

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Wednesday 25 March at 7.30pm

This year's lecture will be given by Oliver Lurot, a director of Lurot Brand, and is entitled "Henry VIII's falcons: the story of London's mews". Come along and discover the connection. It will be held

at the Church of St James's, Norland, St James's Gardens, W11 and will be followed by refreshments. Tickets are available at £8 from Rosemary Bauccio, 20 St Ann's Villas, W11. Please enclose a stamped addressed envelope and make your cheque payable to Norland Conservation Society.

Dates for your Diary



All FHP events in the diary are printed in **bold**. Our bird/nature walks (BNW) will continue to take place on the first Saturday of each month under the direction of our knowledgeable and informative guide, Ian Thomson. Meet him at Lord Holland's statue at 9.00am. The walks are free and everyone is welcome, not just Members, so please come and encourage your friends: they might become Members too! We recommend you bring binoculars if you can – they make such a difference.

Events organised by the Ecology Service of RBK&C are listed as "ES". The illustrated talks are free of charge, meeting in the Ecology Centre (Stable Yard) unless otherwise stated. It is advisable to ring the Ecology Centre on 020 7938 8186 or e-mail ecology.centre@rbkc.gov.uk for details of any changes, for further events or, especially for the children's activities, to check whether they are fully booked or not.

Sat 7 March	BNW	
Sat 28 March -Sun 5 April	Annual Art Exhibition in the Orangery. See timetable herein.	
Wed 1 April	FHP AGM. In the Orangery.	7.30pm
Friday 3 April	Virtuosi Concert in the Orangery.	7.30pm
Sat 4 April	BNW	
Mon-Fri 6-17 April	ES. Holiday activities for 5-10 year olds. Booking required.	10-1pm; 2-4 pm
Thurs 9 April	ES. Emslie Horniman Pleasance Gardens Open Day. At the gardens.	10-1pm; 2-4pm
Weds 29 April	ES. London Underground: wildlife and conservation. Talk by Joanne Chandler (LU).	6.30pm
Sat 2 May	BNW	
Sun 3 May	ES. Dawn chorus walk with Des McKenzie. (3 May is International Dawn Chorus Day). Meet in carpark.	5.30am
Tues 5 May	ES. Zoological Society of London conservation work in London. Talk by Matt Gollock and Jon Bielby (ZSL).	6.30pm
Sun 10 May	ES. Spring Wildlife Open Day. In the wildlife area.	12-4pm
Weds 13 May	ES. Bat walk, and talk by Philip Briggs (London Bat Group).	8pm
Sat 23 May	ES. Spring tree identification walk with Dr Alan Harrington.	11-1pm
Tues-Fri 26-29 May	ES. Holiday activities for 5-10 year olds. Booking required.	10-1pm; 2-4pm
Weds 3 June	ES. Plant hunters talk, by Letta Jones.	7pm
Sat 6 June	BNW	
Sat 6 June	ES. Holland Park Open Day.	10-1pm; 2-4pm
Weds 10 June	ES. Horse chestnut leaf miner talk by Dr Nigel Straw (Forest Research).	7pm
Sat-Sun 13-14 June	Open Garden Squares Weekend, London Parks & Gardens Trust. www.opensquares.org ; tel. 020 7839 3969.	
Sat 4 July	BNW	
*Thurs 16 July	Pimm's in the Park. In the youth hostel garden £12.	6-8pm

**For legal reasons (no entertainment licence) tickets for Friends' Orangery events may only be used by members and their guests*



The key.

Recently, we've been talking a lot about local know how. People ask us, what does it mean and why is it important?

Well, we recognise estate agents don't have a great image and yes, it's hard for us to admit that. A reputation that is, perhaps, based more on whizzy cars, than quality of service.

But we also know this; that the best agents are highly valued because they know the area they work intimately. They know the people who live there. They know the different streets and properties inside and out. Where there should be a bus stop,

but isn't. They are able to take the weight off your shoulders and add significant value in the process. To sum up: they get better results.

This is the central principle that our business is based upon. We aim to be an agency that not only understands the local area around our offices better than any other agent, we expect our knowledge to make the difference for you. Which is why the properties we deal with don't stand around unsold or unlet for too long. Ask any local. **Local Know How. Better results.**