



REDINGTON FROGNAL ASSOCIATION  
Umbrella body for residents groups in the Redington Frogmal Conservation Area

Please reply to [redfrogemail@gmail.com](mailto:redfrogemail@gmail.com)  
Camden Council  
Development Management Control,  
For the attention of Oliver Nelson  
Camden Town Hall  
Judd Street,  
London WC1H 8ND

27 May 2015

Dear Mr Nelson,

**Kings College Kidderpore Avenue  
Application Ref 2015/2414/P  
Certificate of Lawfulness**

An application for a Certificate of Lawfulness has to be based upon accurate facts and an accurate identification of the Planning Unit. This application identifies the entire Kings College Site on the north side of Kidderpore Avenue as a single planning unit with a consistent planning history and seeks confirmation that its lawful use as a whole is Student accommodation sui generis. Since there is no planning permission for that use, the applicant must show consistent use for that purpose for the last ten years

**The application for sui generis use is strange. University use is not mentioned within the categories of uses falling within sui generis use. Sixteen different uses are listed. Use for university purposes is common – there are hundreds of universities so one would expect them to be mentioned if they were considered to fall within this class.**

**Use Class C2 includes “residential schools, colleges or training centres” That seems consistent with the type of use common within universities and appropriate for this use. The facts adduced by the applicants seem to square with Class C2 use rather than sui generis**

We have substantial evidence that the site has NOT been in use as a single planning unit but rather has been divided into several planning units with different uses, making this application inappropriate



### **History Prior to 1991**

Prior to its acquisition by Kings College London, the site formed part of a much larger site spanning both sides of Kidderpore Avenue. It was in use as a whole by Westfield College as a teaching university campus with on site student accommodation. There were numerous planning permissions. The authorised history of Westfield College until 1982 (its centenary year) is Castle Adamant by Janet Sondheimer, published by the College in 1983. We think there is no dispute about this part of the sites' history so we do not produce any extracts for this submission

So up to 1991 the entire site both sides of Kidderpore Avenue was a single planning unit in educational use including student accommodation. All parts of the site were in use including the College chapel

### **Purchase of part of the campus by KCL in 1991**

In 1991 Westfield College merged with Queen Mary's College and offered the entire site for sale. Some of the academic buildings on the southern side of Kidderpore Avenue were sold for development of flats (now Westfield). The remainder was sold to Kings College London. This included the subject site plus several academic buildings on the Southern side of Kidderpore Avenue (19-23 Kidderpore Avenue, the new Skeel Library, and 312-324 Finchley Road)

Had KCL chosen to use all the site they purchased a new single planning unit would have resulted. In fact, as we show later, they chose to let out or abandon various parts of the site which then develop their own new planning history

### **Closure of part of the KCL campus in 2010**

Around this time KCL decided that they no longer needed most buildings on the south side of Kidderpore Avenue. These were sold off for residential development to Barratts. The buildings included in that sale, and their previous uses by KCL were

19 Kidderpore Avenue – not part of KCL. Let to Hampstead School of Art

21 and 23 Kidderpore Avenue – admin and offices

New Skeel Library – used as exam centre until 2001, then left empty

312-324 Finchley Road – various academic depts and offices

Once that section was sold off the remaining campus starts a new planning history

### **Closure of remainder of south side of the KCL campus in 2015**

The remaining buildings on the south side of Kidderpore Avenue were a group of 1970s student housing blocks at 27/43 Kidderpore Avenue and 2/4 Platts Lane. These were emptied this academic year and purchased by Barratts to extend their residential scheme. Demolition of these blocks has recently taken place



The closure of that part of the site marks the first time that the northern section could be said to be a planning unit in its own right. However its history starts very recently. A Certificate of Lawfulness requires ten years previous use. So the previous use of all parts of the southern campus is part of the history

### **Use by KCL of the various parts of the subject site from 1992**

We have evidence supplied by eleven former students and staff and a statement by the former principal of London Jewish Cultural Centre. No doubt further evidence could be supplied by the neighbouring St Lukes Church, and by the local St Margarets School

It is clear that when Kings College acquired the former Westfield College they did not occupy all the former College buildings. Any building which was not occupied by Kings College will have developed its own separate planning history and may well have become a planning unit in its own right

Most of the buildings on site had formerly been student rooms as part of Westfield College's teaching campus and could be occupied for a similar purpose by KCL albeit that the teaching was going on in other university buildings. However those buildings which did not fit this purpose were effectively surplus to requirements and where possible were let out. We set out below the history of each of them post 1992

### **Kidderpore Hall (also known as "Old House")**

This is the oldest building on the campus. From 1993 until 2005 it was let as a whole to Spiro Institute succeeded by London Jewish Cultural Centre. It was used for lectures for adult education. Since LJCC moved out to their new building in 2005 Kidderpore Hall has been disused. Hampstead School of Art have made various attempts to lease it, but KCL were unwilling to grant a secure lease.

See statement from Trudy Gold, former principal of LJCC

### **Skeel Hall**

Skeel is the two storey building which until very recently contained the main entrance for the KCL Campus. The small part in use by KCL was the entrance area used by security staff and some upstairs offices and meeting rooms.

Skeel Hall is the main part of the building to the right, on two levels. While in use by Westfield it functioned as a dining area and earlier as the College Library. KCL let out the hall to St Margarets School for a number of years and never used it for their own purposes

See statements from former staff and students



### **Former Chapel**

At the rear of the site and now in derelict condition is the Westfield College Chapel. According to the official history of Westfield College “the Chapel designed by Morley Horder fulfilled Miss Richardson’s wish that it should be small and simple” It was dedicated in 1929.

Already in poor condition by 1992 it was abandoned by KCL who applied in 1997 to demolish it. A planning permission for student housing on the site of the chapel was recently agreed to have been started in 1997 (though never continued)

This part of the site has never been used by KCL and cannot be said to be part of any use applied to other parts of the site

### **Use of the parts of the subject site which were occupied by KCL**

The remaining buildings within the northern part of the campus appear to have been used much as one would expect university student rooms to be used. The buildings are known as Maynard, Dudin Brown, Lady Chapman. Orchard and Queen Mother Hall

The rooms were available to students only during term time. During summer holidays the buildings were let out to various summer schools.

The statements vary slightly in detail and memory but the main picture is clear. There was a bar available, café, meeting rooms, clubs and societies and occasional visiting lectures and talks

The use fits squarely with a typical college use and falls within Use Class C2

See statements from 11 former staff and students

If further information is required please respond by email to the email address at the top

Yours sincerely

Dudley Leigh FRICS



PAGE 1: Please help us to map the way that the campus has been used since 1992

Q1: Please tell us about yourself:

- Name Tom Cunliffe
- Current occupation Teacher
- When you were at Kings College 08-11
- When you lived at KCL Kidderpore Campus 08-09
- Which building you lived in Maynard

Q2: Please tell us about the activities that took place on the campus

- Was there a common room with any student activity? There was a large hub with common room on the kidder pore campus and a large bar and club room where the proposed plans are due to be.
- Were there any clubs or societies on site? Plenty and the space was used for meetings
- Was there a bar or other meeting room? A great bar with lots of planned educational and social meetings.
- Were there any lectures or talks? I once attended a talk in the bar
- Was there a cafe or refectory on site? The bar served hot drinks.

Q3: If there were activities going on, please add as much detail as you remember: what they were, which building they met in, how often they met.

Themed nights happened once a week as well as pool competitions. There were acoustic nights, poetry nights and also nights where speakers would come.

Q4: Was your room available to you in term-time only or also through the holidays? If term time only, do you know whether the rooms were used at all during the summer vacation, for summer schools, holiday lets etc?

Rooms were available term time and during the holidays they would be let out to holiday clubs, schools and visiting foreign groups.

Q5: Please tell us how these buildings were used during the time you lived on campus:

- Lower and Upper Skeel I think I remember These were used for offices and meeting places
- Kidderpore Hall (also called 'The Old House') I can't remember
- Queen Mother Hall I can't remember
- 23 Kidderpore Avenue (other side of road) I can't remember
- Was the New Skeel Library still in use? I can't remember

PAGE 1: Please help us to map the way that the campus has been used since 1992

Q1: Please tell us about yourself:

- Name Laura Gordge
- Current occupation Doctor
- When you were at Kings College 2007-2013
- When you lived at KCL Kidderpore Campus 2007-2008
- Which building you lived in Ellison

Q2: Please tell us about the activities that took place on the campus

- Was there a common room with any student activity? Yes - a student lounge/common room on the north side with a DVD club and a bar on the south side where students would congregate and watch sports etc
- Were there any clubs or societies on site? There weren't any organised clubs specific to the Hampstead campus that I am aware of. There was a newsletter produced by students in Ellison whilst I was in the accommodation
- Was there a bar or other meeting room? Yes there was a bar
- Were there any lectures or talks? no
- Was there a cafe or refectory on site? no
- Anything else? no

Q3: If there were activities going on, please add as much detail as you remember: what they were, which building they met in, how often they met.

The Ellison residence was always busy with informal activity and regular student discussions late into the evening. The Hampstead campus was slightly removed from other KCL residences and so there was a real community that invested in each other. This lent itself to regular debates and student activity although this was not necessarily formally organised. There was a team of senior students who would organise social events.

Q4: Was your room available to you in term-time only or also through the holidays? If term time only, do you know whether the rooms were used at all during the summer vacation, for summer schools, holiday lets etc?

My room was available throughout term and holidays. During summer holiday, the residences were used for summer schools for foreign students

Q5: Please tell us how these buildings were used during the time you lived on campus:

- Queen Mother Hall Residences
- Was the New Skeel Library still in use? No

PAGE 1: Please help us to map the way that the campus has been used since 1992

Q1: Please tell us about yourself:

- Name Ruth Harding
- Current occupation Teacher
- When you were at Kings College 2010-2013
- When you lived at KCL Kidderpore Campus 2010-2011
- Which building you lived in Lord Cameron

Q2: Please tell us about the activities that took place on the campus

- Was there a common room with any student activity? Yes
- Were there any clubs or societies on site? Yes
- Was there a bar or other meeting room? Yes
- Were there any lectures or talks? No
- Was there a cafe or refectory on site? Yes

Q3: If there were activities going on, please add as much detail as you remember: what they were, which building they met in, how often they met.

Socials for the buildings, nights at the bar, CU events helping moving students in. Student union events, quiz nights.

Q4: Was your room available to you in term-time only or also through the holidays? If term time only, do you know whether the rooms were used at all during the summer vacation, for summer schools, holiday lets etc?

I think for summer schools in the summer.

Q5: Please tell us how these buildings were used during the time you lived on campus:

- Lower and Upper Skeel Halls of residence
- Kidderpore Hall (also called 'The Old House') Halls of residence
- Queen Mother Hall Halls of residence
- 23 Kidderpore Avenue (other side of road) Halls of residence
- Was the New Skeel Library still in use? Not sure



PAGE 1: Please help us to map the way that the campus has been used since 1992

Q1: Please tell us about yourself:

- Name Mrs Holly Henery
- Current occupation Social worker
- When you were at Kings College 2009-2012
- When you lived at KCL Kidderpore Campus 2009
- Which building you lived in Dudin Brown

Q2: Please tell us about the activities that took place on the campus

- Was there a common room with any student activity? There was a common room where people are together or played table tennis
- Were there any clubs or societies on site? Not that I went to
- Was there a bar or other meeting room? Yes
- Were there any lectures or talks? Not that I knew of. Apart from residents meetings
- Was there a cafe or refectory on site? Not that I was aware of
- Anything else? No

Q3: If there were activities going on, please add as much detail as you remember: what they were, which building they met in, how often they met.

I don't recall going to any activities on the campus.

Q4: Was your room available to you in term-time only or also through the holidays? If term time only, do you know whether the rooms were used at all during the summer vacation, for summer schools, holiday lets etc?

I believe you had access all term apart from during the summer. During the summer I believe they let them out to summer schools.

Q5: Please tell us how these buildings were used during the time you lived on campus:

- Lower and Upper Skeel Not sure
- Kidderpore Hall (also called 'The Old House') Not sure
- Queen Mother Hall Not sure
- 23 Kidderpore Avenue (other side of road) Not sure
- Was the New Skeel Library still in use? Not sure

PAGE 1: Please help us to map the way that the campus has been used since 1992

Q1: Please tell us about yourself:

- Name Jack
- Current occupation Political Advisor
- When you were at Kings College 2008-11
- When you lived at KCL Kidderpore Campus 2008-11
- Which building you lived in Rosalind Franklin, Chesney, Ellison, Lord Cameron

Q2: Please tell us about the activities that took place on the campus

- Was there a common room with any student activity? Yes
- Were there any clubs or societies on site? Yes
- Was there a bar or other meeting room? Yes
- Were there any lectures or talks? Yes
- Was there a cafe or refectory on site? No

Q3: If there were activities going on, please add as much detail as you remember: what they were, which building they met in, how often they met.

Various - parties, gym classes, study groups, running clubs et.c

Q4: Was your room available to you in term-time only or also through the holidays? If term time only, do you know whether the rooms were used at all during the summer vacation, for summer schools, holiday lets etc?

All academic year

Q5: Please tell us how these buildings were used during the time you lived on campus:

- Lower and Upper Skeel Storage and meeting space
- Kidderpore Hall (also called 'The Old House') Storage
- Queen Mother Hall Accommodation
- 23 Kidderpore Avenue (other side of road) Art School
- Was the New Skeel Library still in use? No

PAGE 1: Please help us to map the way that the campus has been used since 1992

Q1: Please tell us about yourself:

- Name Diana Williams
- Current occupation Teacher
- When you were at Kings College 1991, 1998-2002
- When you lived at KCL Kidderpore Campus I worked as a student worker at st. Luke's Church 1998-2002

Q2: Please tell us about the activities that took place on the campus

- Was there a common room with any student activity? The Bar
- Were there any clubs or societies on site? yes we ran a Bible study
- Was there a bar or other meeting room? yes
- Were there any lectures or talks? yex
- Was there a cafe or refectory on site? yes

Q3: If there were activities going on, please add as much detail as you remember: what they were, which building they met in, how often they met.

Regular activities at bar

Q4: Was your room available to you in term-time only or also through the holidays? If term time only, do you know whether the rooms were used at all during the summer vacation, for summer schools, holiday lets etc?

term and summer

Q5: Please tell us how these buildings were used during the time you lived on campus:

- Kidderpore Hall (also called 'The Old House') For functions

PAGE 1: Please help us to map the way that the campus has been used since 1992

Q1: Please tell us about yourself:

- Name Michael Andrews
- Current occupation Director of Music, Christ Church Cockfosters
- When you were at Kings College 2008-2011
- When you lived at KCL Kidderpore Campus 2008-2009
- Which building you lived in Dudin Brown

Q2: Please tell us about the activities that took place on the campus

- Was there a common room with any student activity? A common room was used by students on the north side of the campus, as well as an additional space in the basement for student activities. In addition to this, two music practice rooms were provided for any student to develop their musical skills. The common room was regularly supplied with daily newspapers and magazines related to a number of subjects, as well as having an extensive DVD library. An IT suite was also in use on the first floor of the main reception building.
- Were there any clubs or societies on site? I would regularly use the music practice rooms for preparing for music exams, as well as having several larger ensemble practices.
- Was there a bar or other meeting room? Yes, there was a bar on the south side of the campus, which regularly held student events, including quizzes and music nights.
- Were there any lectures or talks? There were occasional events, for which the hall in the main reception building was regularly hired out for. The Global Music Foundation, for example, held an evening called 'The Art of Jazz' (<http://allevents.in/london/global-music-foundation-and-hampstead-school-of-art-present-the-art-of-jazz/100319790133454>)
- Was there a cafe or refectory on site? No.
- Anything else? N/A

Q3: If there were activities going on, please add as much detail as you remember: what they were, which building they met in, how often they met.

The main reception building on Kidderpore Avenue had an IT suite which was regularly used by students for studying purposes. Students would regularly meet together to watch films in the common room, some of whom were studying subjects such as film studies, music, or English literature.

Q4: Was your room available to you in term-time only or also through the holidays? If term time only, do you know whether the rooms were used at all during the summer vacation, for summer schools, holiday lets etc?

Our rooms were available in term-time and during Christmas and Easter holidays. The rooms were hired out for those on summer schools throughout the summer term.

Q5: Please tell us how these buildings were used during the time you lived on campus:

- Lower and Upper Skeel Not sure.
- Kidderpore Hall (also called 'The Old House') Not sure.

- Queen Mother Hall As far as I am aware, as accommodation.
- 23 Kidderpore Avenue (other side of road) Not sure.
- Was the New Skeel Library still in use? I believe so: I would often have a quick chat to the librarian.

CERTIFICATE OF LAWFULNESS

KINGS COLLEGE CAMPUS KIDDERPORE AVENUE

April 2015

Note. The evidence which is needed is how the buildings were used between 1992 when Kings College purchased from Westfield College, up to the present day

Your Name: Brendan Beaton

Occupation: I was Student Worker / Pastoral Assistant at St. Luke's Church, Kidderpore Avenue, 2007-2009. (Currently studying Chinese in Mainland China)

When did you attend Kings College? I didn't – but as Student Worker, I interacted with well over 50 students.

What were you studying? I wasn't.

Which years did you live in KCL Hampstead Campus? 2007-09

Which building did you live in? I lived in the Vicarage at 12 Kidderpore Ave, just down the road from / opposite the KCL halls of residence.

Describe what activities took place on campus and where they took place

- a) Was there a common room with any student activity?  
There were table tennis tables. I can't recall – students tended to come to my place in the Vicarage and attend events I ran at St Luke's Church.
- b) Were there any clubs or societies on site?  
I think so – but what I know for sure was that a small group of Christians met regularly and organised events for their peers – as I was invited along to these.
- c) Was there a bar or other meeting room?  
Yes. There was a well-used bar.
- d) Were there any lectures or talks? Where? How often?  
Every Wednesday evening, students (we had between 5 and 10) attended a Bible discussion in my flat, in the Vicarage basement at 12 Kidderpore Avenue – very close for students to get to.
- e) Was there a library on site? Where?  
I don't know.

f) Was there a refectory or café on site? Where?

I don't know. But I regularly hosted events on Sunday afternoons involved food for students as a way for them to get to know each other, particularly in the Autumn term.

Was your room available to you term time only, or holidays as well? N/A

If term time only, were the rooms used at all during the summer vacation, for summer schools, holiday lets etc? I believe there were summer groups but I'm not certain.

Specific questions about individual buildings during your time at KCL Hampstead Campus

Entrance building including Lower and Upper Skeel

How was this building used?

Kidderpore Hall (also known as "Old House")

Was this used at all by KCL or was it purely used by Spiro then London Jewish Cultural Centre who leased it?

Queen Mother Hall

How was this building used?

23 Kidderpore Avenue (other side of road)

How was this building used?

New Skeel Library (other side of road)

Was this still in use during your time?

CERTIFICATE OF LAWFULNESS

KINGS COLLEGE CAMPUS KIDDERPORE AVENUE

April 2015

Note. The evidence which is needed is how the buildings were used between 1992 when Kings College purchased from Westfield College, up to the present day

Your Name Thea McIntosh (nee Lyons)

Occupation Housewife

When did you attend Kings College? 2005-2008

What were you studying? Biomedical Sciences

Which years did you live in KCL Hampstead Campus? 2005-2006

Which building did you live in? Chesney

Describe what activities took place on campus and where they took place

- a) Was there a common room with any student activity? No
- b) Were there any clubs or societies on site? No
- c) Was there a bar or other meeting room? Yes
- d) Were there any lectures or talks? Where? How often? Don't know
- e) Was there a library on site? Where? Computer room
- f) Was there a refectory or café on site? Where? No

Was your room available to you term time only, or holidays as well? Term time

If term time only, were the rooms used at all during the summer vacation, for summer schools, holiday lets etc? Yes

Specific questions about individual buildings during your time at KCL Hampstead Campus



Entrance building including Lower and Upper Skeel

How was this building used? Offices, resources

Kidderpore Hall (also known as "Old House")

Was this used at all by KCL or was it purely used by Spiro then London Jewish Cultural Centre who leased it? Don't know

Queen Mother Hall

How was this building used? For Mature Students

23 Kidderpore Avenue (other side of road)

How was this building used? Don't know

New Skeel Library (other side of road)

Was this still in use during your time? Don't know

Dear Adrian,

I did have a meeting with Mount Anvil about this and confirmed the usage over recent decades, giving them KCL contacts to check bookings and so on.

Basically the use of space was primarily social - Bar, Common space with TVs, quiet area and personal study space. There was no teaching up here.

Upper and Lower Skeel were used largely for occasional external lettings through our conference office (parties, meetings etc) or on long term lets such as that with St. Margaret's for teaching space. It was all done on a commercial basis.

The only external group that had free use of the space was the local Red Frogs residents' association for their meetings.

I have completed the form with information as requested but feel that it will not provide you with a breakthrough.

Please do contact me again if you have any further specific questions,

Kind regards,

Susan

CERTIFICATE OF LAWFULNESS  
KINGS COLLEGE CAMPUS KIDDERPORE AVENUE

April 2015

Note. The evidence which is needed is how the buildings were used between 1992 when Kings College purchased from Westfield College, up to the present day

Your Name **ex staff**

Occupation

When did you attend Kings College? **92 -2014**

What were you studying?

Which years did you live in KCL Hampstead Campus?

Which building did you live in?

Describe what activities took place on campus and where they took place

- a) Was there a common room with any student activity? **Bay Lounge by reception opened for general student common room use about 2010, otherwise tv rooms and bar. No particular activities.**
- b) Were there any clubs or societies on site? **Very occasionally but nothing long standing or consistent.**
- c) Was there a bar or other meeting room? **Bar in Southside**
- d) Were there any lectures or talks? **No.** Where? How often?
- e) Was there a library on site? Where? **Not a functioning library, just rooms that had historically been libraries.**
- f) Was there a refectory or café on site? Where? **Refectory operated for summer conference lettings only. Under the bar on the Southside.**

Was your room available to you term time only, or holidays as well? **Limited space available for Postgrad/Nursing students in the summer who had study commitments for the summer.**

If term time only, were the rooms used at all during the summer vacation, for summer schools, holiday lets etc? **Yes, vacation lets supplemented income and kept student fees down. The halls were self financing.**

Specific questions about individual buildings during your time at KCL Hampstead Campus

Entrance building including Lower and Upper Skeel

How was this building used? **Reception, Office space upstairs and quiet study rooms. Bay Hall very occasionally let out for functions eg end of term speech day for St. Margaret's. Was not used by students in latter years due to complaints from occupants of Westfield flats about noise when there was a party/function**

Kidderpore Hall (also known as "Old House")

Was this used at all by KCL or was it purely used by Spiro then London Jewish Cultural Centre who leased it? **Was closed after LJCC left in 2003/4. Used for storage of spare furniture.**

Queen Mother Hall

How was this building used? **Always been a hall of residence for 22 single and 1 studio for a couple**

23 Kidderpore Avenue (other side of road)

How was this building used? **As the Campus Services/Residence Office until 2004 when the office moved to above reception.**

New Skeel Library (other side of road)

Was this still in use during your time?

**Was used as an exam centre for three or four years, but use stopped approx 2000 after refusal by Camden to permit planning permission for external fire escape to allow for use of the building as an exam centre for KCL.**

**After that was used for storage, college archive storage etc.**

I definitely remember that exams took place on site - that would have been 2001-3.

Tom Watts former St Luke's student worker

CERTIFICATE OF LAWFULNESS  
KINGS COLLEGE CAMPUS KIDDERPORE AVENUE

April 2015

Note. The evidence which is needed is how the buildings were used between 1992 when Kings College purchased from Westfield College, up to the present day

Your Name - Andrew Walker

Occupation - Postgraduate student

When did you attend Kings College? I worked as a pastoral assistant supporting students based at St. Luke's Church

What were you studying? N/a

Which years did you live in KCL Hampstead Campus? N/a

Which building did you live in? The Church basement flat.

Describe what activities took place on campus and where they took place

- a) Was there a common room with any student activity?
- b) Were there any clubs or societies on site?
- c) Was there a bar or other meeting room?
- d) Were there any lectures or talks? Where? How often?
- e) Was there a library on site? Where?
- f) Was there a refectory or café on site? Where?

There was a bar and all the kitchens functioned as common rooms. I regularly spent time with students in a both a formal and informal capacity in the bar, student rooms, student kitchens, in the entrance ways, in the gardens etc etc We regularly organized and ran talks, discussions, book groups, study groups, social events like meals, barbeques, drinks parties etc.

Was your room available to you term time only, or holidays as well? N/a

If term time only, were the rooms used at all during the summer vacation, for summer schools, holiday lets etc? N/a

Specific questions about individual buildings during your time at KCL Hampstead Campus

Entrance building including Lower and Upper Skeel

How was this building used?

Kidderpore Hall (also known as "Old House")

Was this used at all by KCL or was it purely used by Spiro then London Jewish Cultural Centre who leased it?

Queen Mother Hall

How was this building used?

23 Kidderpore Avenue (other side of road)

How was this building used?

New Skeel Library (other side of road)

Was this still in use during your time?

Via facebook ...

The hall in the main reception building was definitely hired out to different groups, many of which were educational, e.g. this Global Music Foundation event:

<http://allevents.in/.../global-music.../100319790133454>



[Global Music Foundation and Hampstead School of Art present The Art of Jazz](#)

Fri Dec 07 2012 at 08:00 pm, King's College London...

allevents.in

Nov 17 1983. The Smiths played there.





THE NEW POSTCODE FOR JEWISH LIFE



6<sup>th</sup> May 2015

To Whom It May Concern

**Kidderpore Hall, Kidderpore Avenue London NW3**

As a lecturer on Modern Jewish History I worked at the Spiro Institute from 1984 until 1993. When the London Jewish Cultural Centre (LJCC) split from the Spiro Institute in 1993, I became the Chief Executive of the LJCC. In 2012 I stepped down as CEO and became the Executive Director of Education. I am now the Director of Holocaust Studies at the newly merged LJCC | JW3.

Both the Spiro Institute and LJCC were adult education institutes offering a wide range of lectures, short courses and cultural events. The main audience was the local Jewish community although many others are attracted by the wide variety of art, culture and secular topics.

In 1991 Westfield College merged with Queen Mary College. The Westfield Campus which spread over both sides of Kidderpore Avenue became surplus to their needs and was offered for sale. Kings College London (KCL) subsequently purchased the Northern side and about half the southern side.

There were several buildings which KCL did not need and these were let out to suitable users such as the Hampstead School of Art.

Kidderpore Hall became available for lease. This is the oldest building on the Campus and was the original Westfield College building before the rest of the campus was developed. It offered a range of suitable lecture and tutorial rooms on the ground and first floor.

Spiro Institute agreed to take a lease of the building. KCL were only able to grant a rolling non-secure lease. Spiro's lease covered the entire building which was self-contained. Spiro had no use of any part of the remainder of the KCL campus, and KCL had no use of any part of Kidderpore Hall

The move to Kidderpore Hall from Spiro's previous smaller base at Westfield on the Finchley Road proved successful. The range of lectures was expanded and attracted a larger local audience.

In 1993 the LJCC was founded to expand adult education in this part of London. It took over Kidderpore Hall from Spiro who moved elsewhere. I became Principal with the aim of expanding still further the range of courses and cultural activities

We negotiated a continuation of the rolling lease from KCL. Kidderpore Hall became the home of LJCC for the next twelve successful years. It was able to accommodate our needs and our student numbers continued to grow

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However, the LJCC Trustees recognized they had a problem of success. They could not rely long term on premises which in theory could be reclaimed by the landlord at short notice. The only possible solution was to negotiate a long lease at Kidderpore Hall or fundraise to purchase or lease a building of our own

We had a number of discussions with KCL about extending the lease. However, these proved fruitless. Although KCL had no use for Kidderpore Hall themselves, they needed to keep their options open in case they wished to sell in the future

In 2004 Ivy House became available. This was a historic house which needed a great deal of work to modernize it, but it was in a suitable location and could cater for future expansion. After a successful fundraising campaign the funds were found to purchase and restore Ivy House. The LJCC moved there in late 2005, leaving Kidderpore Hall vacant. To the best of my knowledge Kidderpore Hall has been vacant ever since

**Trudy Gold**