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MORE  
WALTHAMSTOW  
HOUSES

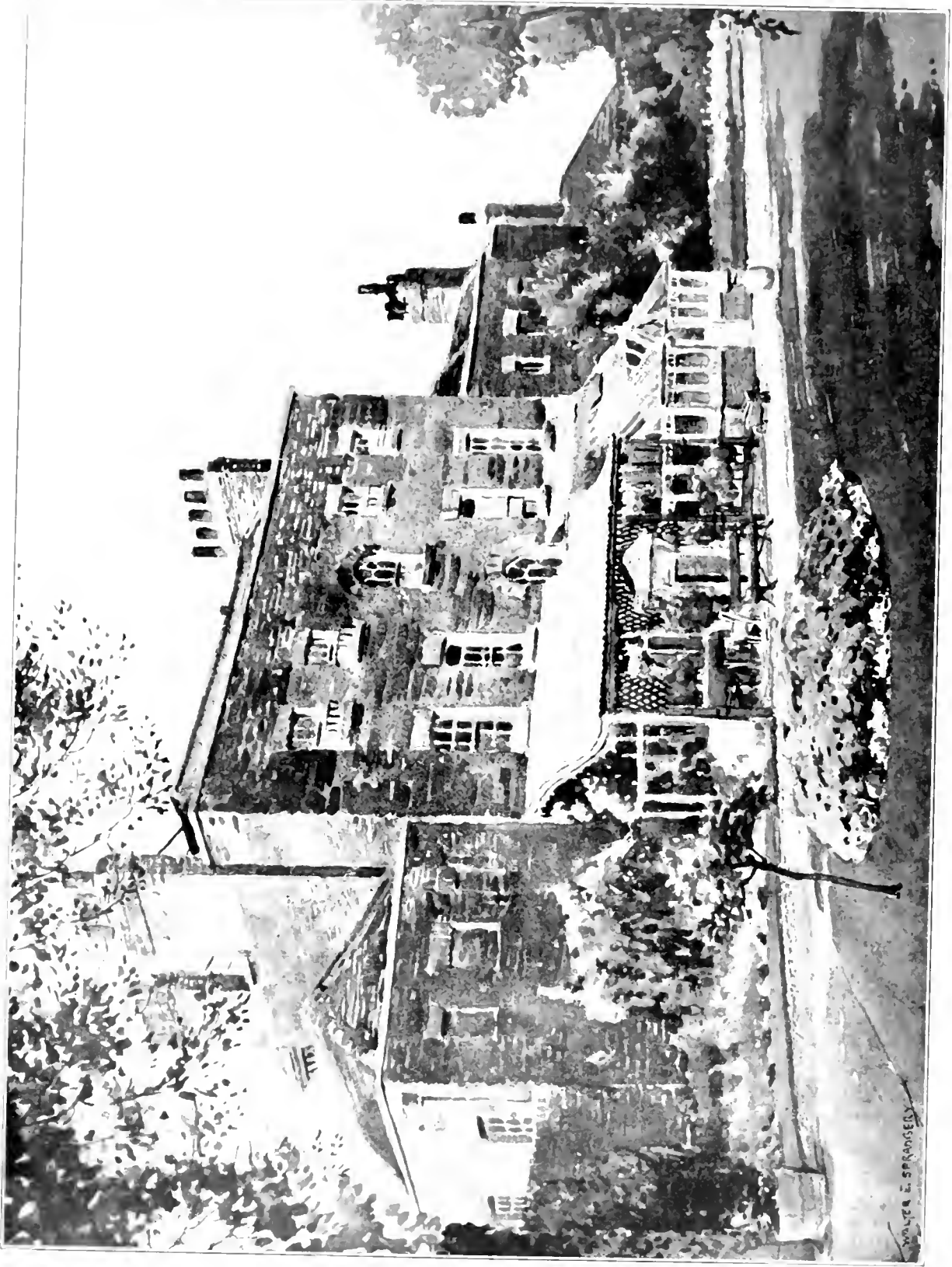
WALTHAMSTOW ANTIQUARIAN SOCIETY

OFFICIAL PUBLICATION NO. 20

1928







THORPE COMBE, FOREST ROAD

From Central Photographs, W. G. J. S. 1891

W. G. J. S. 1891

# MORE WALTHAMSTOW HOUSES

AND THEIR INTERESTING ASSOCIATIONS

BY

GEORGE F. BOSWORTH

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WITH 6 ILLUSTRATIONS

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## WALTHAMSTOW ANTIQUARIAN SOCIETY

GEO. ED. ROEBUCK, *Hon. Secretary*

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No. 2. A HISTORY OF ST. MARY'S CHURCH, WALTHAMSTOW. G. F. BOSWORTH. 1916.  
No. 3. GEORGE MONOUX: THE STORY OF A WALTHAMSTOW WORTHY. G. F. BOSWORTH. 1916.  
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No. 15. HISTORICAL PANELS—WALTHAMSTOW AND HIGHAM. CONSTANCE DEMAIN SAUNDERS. 1926.  
No. 16. WALTHAMSTOW VESTRY MINUTES: CHURCHWARDENS' AND OVERSEERS' ACCOUNTS, 1772-1794.  
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No. 18. THE WALTHAMSTOW TOKENS. JOHN COXALL. 1927.  
No. 19. ORIGINAL DOCUMENTS RELATING TO THE MONOUX FAMILY. GEORGE F. BOSWORTH AND  
CONSTANCE DEMAIN SAUNDERS. 1928.



## INTRODUCTION

An intensive study of the old houses of Walthamstow brings out some interesting records of its famous people, and it is mainly from this point of view that I wrote this and the previous Monograph.

Some one has said that "a house has a history as enthralling as that of an individual. If an old house, it has a much longer existence, and it may be both beautiful and romantic, which an individual seldom is." I do not claim that the old houses of Walthamstow can be classed among the "stately homes of England," but I do claim that many of their residents have been among the best of our land, and that we should do well as good citizens to remember their worth. The Royal Commission on Historical Monuments dealt rather slightly with our Parish Church and our old houses; but even in that Report there is enough to show that there are houses still *in situ* that were built before 1715, and that their panelling, mouldings, and brickwork are uncommonly good. It will be found that most of the houses described in these two Monographs are either Georgian or early Victorian. No big houses have been raised in Walthamstow for the last eighty or ninety years; and most of the large old houses yet standing are used as educational institutions or as factories. If we glance back at 1762, when some of our great houses were being built, we find there were 301 houses, of which 204 were taxable and 97 were cottages. In 1796 there were 386 houses, and in 1801, when the first Census was taken, there were 528 houses with 3,006 people. Walthamstow then was truly rural, and a pleasant resort for the wealthy merchants, bankers, and brewers of London. And Walthamstow kept this somewhat exclusive character till the Enclosure of the Commons in 1850, when some of the large estates were sold and smaller houses were built. Later, the coming of the Railway drove away most of the wealthy people, and then began the building of the houses in the neighbourhood of Hoe Street, St. James's Street, and Wood Street. Mr. Mackail, in his *Life of Morris* writes thus: "The modern outgrowth of London has nowhere had more devastating effects than in Walthamstow proper, where the rows of flimsily built two-storied houses in all the hideousness of yellow brick and blue slate, stretch in a squalid sheet over the Lea Valley." This was written in 1896, and one wonders what Mr. Mackail would say of Walthamstow in this Year of Grace 1928, when the population is about 140,000, and there is yet room for another 100,000, who will probably come. This, however, is an economic question, with which I am not concerned. The houses I describe are only a few out of many, but I feel sure that this bit of work is worth doing. I had a delightful letter from an old Walthamstow resident, who is now living in New Zealand, and who has named her Christchurch house "Walthamstow Cottage." She has a quarter acre of land, an orchard, and a flower garden, but her thoughts still turn fondly to Walthamstow in the "dear Home-land," where she was born in 1846, and where she remembers the mulberries, the blackberries, and the wealth of wild flowers. And another letter came from a lonely manse in Scotland, where the Rev. Mr. McLeod told me of his great-grandfather, Joseph Trueman, who lived at Grosvenor House, and who failed in one of the great London smashes a century or so ago.

It is interesting to know that Trueman's portrait is treasured at the Manse of Buchanan, which thus comes into touch with Walthamstow.

The naming of a house was always a matter of importance. The Manor Houses of Walthamstow were Halls—Shern Hall, High Hall, Higham Hall, Salisbury Hall, Low Hall. Some of the houses were named on account of their history or functions—Court House, The Priory, The Clock House, The Rectory Manor; or were patronymics—Grosvenor House, The Berthons, Clevelands, Raikes', Salter's Buildings. Others were named from their position or outlook—Belle Vue, Brooks Croft, Stoney Down, Water House, North Bank, Clay Hill, The Grove; and quite a large number from the prevailing trees—The Elms, The Chestnuts, The Limes, The Cedars, The Walnuts, Beech House, Oak Hall. Many of these names will call up delightful memories of the residents of these old Mansions, who loved their gardens and paddocks, and high brick walls which gave them the needed seclusion to believe that an "Englishman's House is his Castle."

Many of the old Mansions were large and roomy, for the families were large. "Happy is the man that hath his quiver full of them," said the Psalmist, and evidently that was the feeling of some of the wealthy residents. A French writer, describing a visit to Walthamstow a century ago, relates that he thought he was meeting a number of Girls' Schools in the lanes, but found they were only the families of the rich. We do know that Sir Robert Wigram, Bart., was the proud father of twenty-three children, and Dr. Guy, the Head Master of Forest School, had twice twenty-one, or more correctly he twice had twenty-one, for one died and later another was born.

I have no ghost stories to tell, but there is one bit of romance, mingled with pathos, that comes from Highams. The story runs that Jeremiah Harman, son of John Harman, the wealthy lord of Higham Bensted, was out walking one day, when he met Miss Mary Howard, one of the Tottenham Howards, and with her he fell in love at first sight. He was introduced to the family and the marriage was soon arranged. It was considered an excellent match, for he was a Director of the Bank of England, and among his valuable possessions he had a Gallery of Pictures—Old Masters—which were considered priceless. But when he died, he was found an empty egg-shell, and his pictures which were supposed to be of immense value, turned out to be either out of fashion or forgeries. His beautiful wife was quite unprovided for, and for the rest of her life, supported by her own family, she lived very quietly with her sister, Anne Howard, at Tottenham, till her death in 1857.

My best thanks for valuable help are given to Mr. J. R. Day, Mr. G. S. Fry, Mr. G. Houghton, Mr. A. E. W. Mason, Mr. G. M. Page, Mr. G. E. Roebuck and the Warden of Wadham College, Oxford.

GEORGE F. BOSWORTH

*16th November, 1925*

## More Walthamstow Houses and their Associations

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### THORPE COMBE OR NORTH BANK, FOREST ROAD

In the twelfth Monograph some account was given of Walthamstow House and of Sir Robert Wigram, who, as the father of twenty-three children, founded a family or clan which still flourishes. It will therefore be convenient if we now consider some of the other Wigram houses in Walthamstow, including Brookscroft in Forest Road, Thorpe Combe or North Bank in Forest Road, and Wood End House, that formerly stood at the east end of Wyatts Lane. The last two were within what may be called the Wigram enclave, that is, the area between Wyatts Lane, Shernhall Street and Forest Road, while Brookscroft was just to the west of Wigram's territory, the Hilly Fields, now the site of houses in The Drive and Prospect Hill. Walthamstow House may thus be called the seat of the Wigram family, while two of the sons started their life at Thorpe Combe and Brookscroft; and Wood End House was the home of the Money family, who were on terms of the closest friendship with the Wigrams. Let us begin our review of these old mansions by giving some details of Thorpe Combe or North Bank, as it was called till about forty years ago.

Thorpe Combe is at the corner of two old roads—Shern Hall Street and Clay Street, now known as Forest Road. It has a north aspect over the Lea Valley and Epping Forest.

The original building of the mid-eighteenth century is of reddish brown stocks, which are as good to-day as when they were first laid. The house was nearly square in plan, three stories high, with a lead and tile roof, and underground kitchens. It has a handsome panelled and decorated porch with columns on either side. Two wings were built later to match the original work but they are only two stories high. These two wings balanced each other in outside appearance on either side of the mansion, but only one was an addition to the house accommodation, the other being a coach-house with rooms over for the coachman. This coach-house has windows facing front, matching the other wing, but they are blocked up, owing presumably to the window tax of those days. At a later date the underground kitchens were disused and another addition was built on the east end for domestic offices, which are paved with York stone! There is a verandah at the back of the house, over the area which lighted the underground offices.

At the west end, opposite the coach-house, is another building, which was the stable and cowhouse. This has a brick with the date "1789" cut in it. The upper part of this building was fitted with storage room for fruit, etc. The cows used to graze in the meadows opposite, where Spruce Hills Road now runs.

There were two wells sunk for the house, one directly under the old main building, and the other in the old cobble-stone paved coach-house yard. Both are now disused.

Coming to the interior of the house, it is seen at once that the hall is not so large as it might be. The main rooms are of good size, well proportioned, but nearly all facing north, making them cold and sunless. There is an interesting winding staircase, and in one of the bedrooms there is a carved mantelpiece.

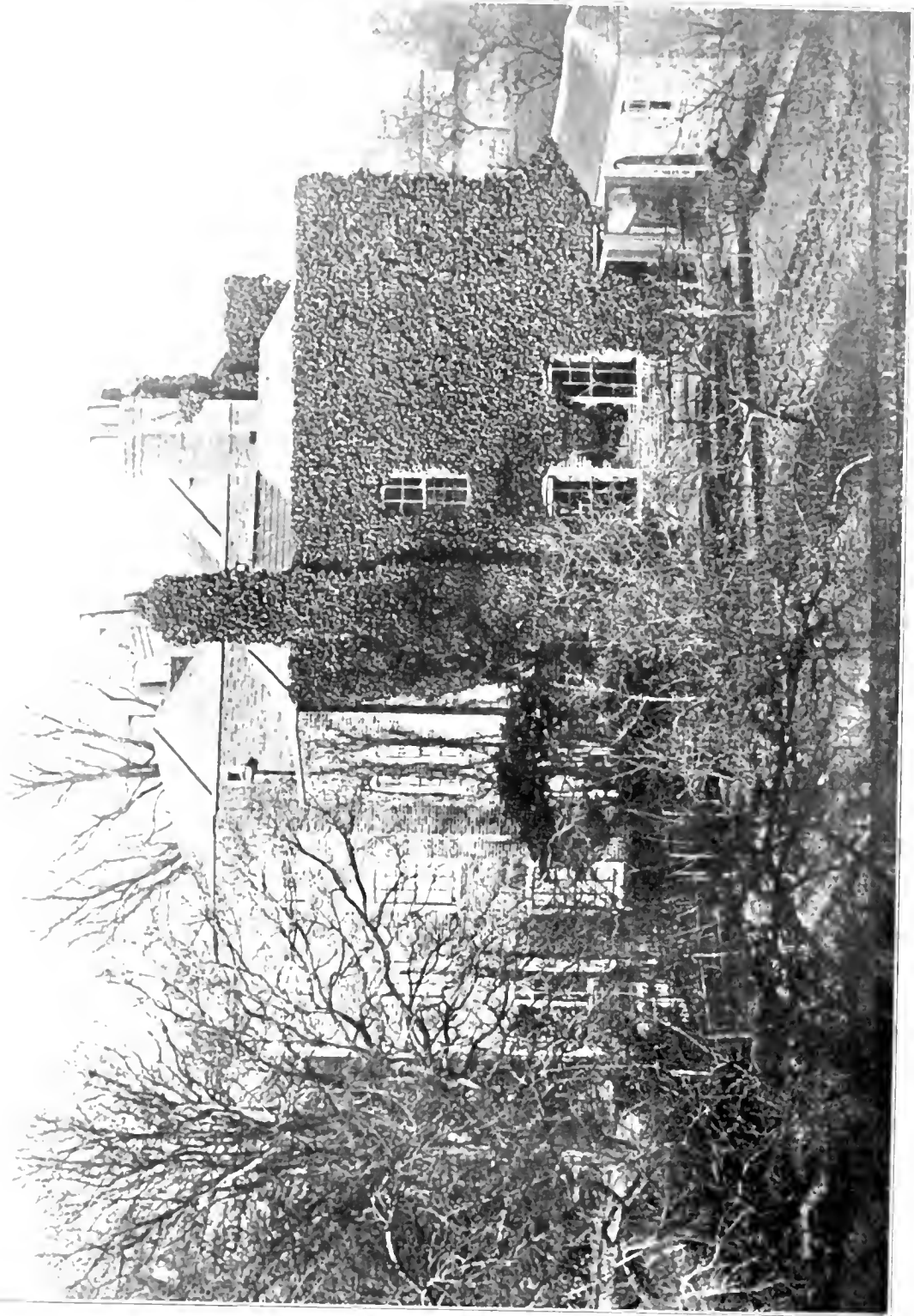
The garden is about four acres in extent and is really delightful. At the back of the house is a stretch of lawn with beds of rhododendrons flanking it, and a row of old elms in the background. There is a circular pond with water lilies in the south-east corner of the garden, and there is a varied selection of beautiful trees, including oak, chestnut, silver birch, copper beech, cedar, acacia, larch, cypress and mulberry. Even now, in 1928, there are owls, wood pigeons and hedgehogs living in the garden of Thorpe Combe.

I have spent some time over the house and surroundings of Thorpe Combe, as it is a typical mansion of a wealthy merchant at the close of the eighteenth century and during the first half of the nineteenth, and I am going to identify the place as the residence of Octavius Wigram, the twelfth child and seventh grown-up son of Sir Robert Wigram.

Octavius Wigram was born at Walthamstow House on 18 December, 1794. In that year the Thames was so frozen that ships could not get up to London, and there was so little coal in the house that fires could only be kept burning in the kitchen and in his mother's bedroom. He was educated privately at Shacklewell, and at the age of sixteen entered his father's counting-house. He afterwards became a partner in Huldart's Patent Cables Company, and in 1819 he was a director of the Royal Exchange Assurance Company, and did not break his connection with that company until 1878. In 1822 he received a commission as cornet in the London and Westminster Light Horse (Volunteers), and as a trooper of that regiment he was on duty at one of the doors of Westminster Abbey during the coronation of King George IV, when Queen Caroline tried to force her way into the Abbey. During the seasons from 1823 to 1831 he is mentioned as the owner of two ships employed in the East India Company's service. In 1824 he was elected a member of Lloyds, and on 24 March of that year he was married at St. George's, Hanover Square, by the Lord Bishop of Derry and Raphoe, to Isabella Charlotte, daughter of that prelate. From that year till 1830 Octavius Wigram lived at 36, Wimpole Street. He then came to Thorpe Combe, where he resided till 1841, when he moved to Dulwich. Among the many appointments he held, we find he was a partner in Reid's Brewery Company, on the Committee of Lloyds' Register of Shipping, and one of His Majesty's Commissioners for enquiry into the law respecting pilots. He was presented with his portrait in oils by Sir G. Richmond, R.A., in 1871, as a mark of esteem from the Royal Exchange Assurance Company. He died on 20 May, 1878, leaving three sons and three daughters.

Thorpe Combe afterwards became the residence of the Rev. John Horle, Mr. W. W. Walker, Mr. Edward Thorpe, Mr. Spurway, and Mr. W. C. Johnson, who was a very active member of the L.C.C. The property then passed into the hands of Mr. Joseph Day, a much respected resident of Walthamstow. He very generously entertained the members of





WOODEND HOUSE WYATTS LANE

the Walthamstow Antiquarian Society in the beautiful grounds in 1921; and it was appropriate that among the speakers on that delightful occasion was Mr. Loftus Edward Wigram, a grandson of Edward Wigram, and great-grandson of the founder of the family—Sir Robert Wigram.

Mr. Joseph Day died in 1925 and was buried in St. Mary's Churchyard. Mrs. Day continued to live at Thorpe Combe till 1928, when the property was sold to Mr. W. G. Fuller.

#### BROOKSCROFT, FOREST ROAD

This old mansion in Forest Road, almost opposite Chestnut Farm, is now the headquarters of the Walthamstow Child Welfare Society and consequently one of the best-known houses in Walthamstow. Like Thorpe Combe it faces north, and has an extensive view over the Lea Valley and the Forest district. It is one of the many brick mansions in the neighbourhood, and has no special features that merit attention. I am going to connect it, in the first instance, with Edward Wigram, the eighteenth child and twelfth grown-up son of Sir Robert Wigram.

Edward Wigram was born at Walthamstow House on 30 September, 1802, and was christened on 11 December, 1803. At the age of eighteen he went to China and lived for some years at Canton. On his return from China he married Catherine, daughter of George Smith, M.P., of Selsdon, and lived at Walthamstow till 1850. He became a partner in Reid's Brewery Company and travelled on the Continent. From 1846 to 1863 he was assistant treasurer to the S.P.C.K., and took an interest in King's College Hospital. He had three sons and three daughters, and lived to the age of sixty-eight years by "never taking an indiscreet liberty with himself after he was a youth." He died on 3 December, 1870.

Among the subsequent residents of Brookscroft were Mr. Boyd, a sugar refiner, and Mr. Lewis, the latter renting the house and grounds to the employees of the District Council as a Municipal Club.

In course of time the Municipal Club ceased to function, and in 1915, mainly through the beneficent action of the late Dr. Elliott, a Child Welfare (Voluntary) Society was formed at Brookscroft. Eventually through the munificence of our worthy townsman, Mr. Wm. Mallinson, J.P., the house, with part of the land, was bought and given to this deserving institution, which is doing work of the utmost value in Walthamstow.

#### WOOD END HOUSE, WYATTS LANE

This house, which formerly stood at the Wood Street end of Wyatts Lane, may be classed with the Wigram houses already described, as it was situated in what may be described as the Wigram enclave, and its early residents were closely connected with those of Walthamstow House. The house was pulled down at the end of the last century, and the site is now covered by the many small houses in the Albion and Parkstone Roads. Like most other Walthamstow mansions of the eighteenth century, Wood End House was built of red brick and presented no features of architectural interest. The main entrance was in Wyatts Lane, almost opposite Shrublands.

Wood End House is of deep interest to all lovers of Walthamstow, for it was the home of the famous Money family, who were so intimately connected with the Wigrams, and it has distant memories of the Inglis family, of whom Dr. Elsie Inglis was a descendant. Robert Wigram first came in touch with William Money in 1764, when he was second officer on the "Admiral Watson," an East Indiaman that carried him to India. Robert Wigram tells us that he was "happy on that voyage, that lasted above three years, in establishing a friendship with Mr. William Money, which lasted as long as we both lived; I risking my all when he was a Commander in the Service; he conferring every favour he could on me through life, and our friendship extending to our wives and children." This sounds quite idyllic—something like the friendship of David and Jonathan. When Robert Wigram bought Walthamstow House in 1782, he was soon followed by his friend William Money, who was settled in Wood End by 1790, for in that year we find he had "enclosed by high pale fence ground containing 956 square yards and 6 feet at the bottom of Wood Street, Walthamstow." Whether he added to his grounds legally or illegally, he was presented by John Laver to the Forest Courts for this encroachment. William Money became a director of the Honourable East India Company and an Elder Brother of Trinity House. He played a prominent part in local affairs as well as in those of the Empire, and he was laid to rest with every mark of honour in St. Mary's Churchyard, on 4 February, 1796. There one of the stately monuments on the west side of the old Churchyard records his fame, and also that of his more eminent son, William Taylor Money, who was born in Walthamstow in 1771, and became one of the smartest captains in the ships employed by the East India Company.

In the season of 1788-89 Robert Wigram bought from William Money the "General Goddard," and in 1793 this East Indiaman was to make her fifth voyage under Captain William Taylor Money, and was to gain credit for the country, the owner, and the captain. At the beginning of that year war was declared between England and France, and as Holland made a treaty with France, that country also was involved in the war with England. News of the change reached St. Helena while the "General Goddard" was waiting there for convoy on her return from her fifth voyage. Mr. William Taylor Money resolved there and then to intercept a Dutch fleet of seven East Indiamen, which was expected from Batavia. He accordingly fitted out the "General Goddard" as a man-of-war of thirty guns, and started on a cruise with three other ships. He caught sight of the Dutch ships, gave chase, came up with them in the night, and at daylight captured the whole of them. His other ships were not near enough to help in the action. When the prizes were brought to St. Helena, the Governor presented Captain Money with a sword of honour, and he also had the thanks of Vice-Admiral Wm. Essington. The balance of the prize-money on the Dutch ships and their cargoes was £114,997 1s., and of this sum two-thirds, or £76,664 14s., was allotted to the captors in 1797. The "General Goddard" arrived home on 19 October, 1795, and we may be sure that its captain received a hearty welcome when he met the owner, Robert Wigram, who, in recognition of this brilliant exploit, had a picture painted of the action. This is one of the naval exploits in which our parish claims a share, and it is meet and right that it should be commemorated in this Monograph.

Captain William Taylor Money was afterwards in command of the "Walthamstow," an East Indiaman that went on her first voyage in 1799 from Blackwall. There is no doubt



that Robert Wigram named this fine ship of 820 tons in honour of Captain Money's successful encounter. It would be of great interest if we could obtain a picture of the "Walthamstow," a ship that made its six voyages to the East in the service of the East India Company.

In 1803 we find that Captain Money was Adjutant of the Marine Artillery that was defending the Thames against Bonaparte; and in 1805 he was head of the East India Company's Naval Forces and Arsenal at Bombay. It was at this time, when there was an alarming scarcity of oak that Captain Money suggested the substitution of teak, which was adopted immediately, and teak in large quantities was sent to the Royal Dockyards.

When Captain Money returned to England he was elected F.R.S., and entered Parliament, where he remained ten years. He also became an Elder Brother of Trinity House and a director of the East India Company. For nine years he was Consul-General in Italy, and in 1832 he received the honour of Knighthood (Guelphic Order). Sir William Taylor Money died at Venice on 3 April, 1832, and was buried in Walthamstow Churchyard. The inscription on the family vault tells us that while in Parliament he laboured with Wilberforce and Buxton for the abolition of slavery in the West Indies, and for the extension of Christian Missions throughout the East Indies.

Before leaving this interesting family, it may be mentioned that, in 1790, sons were born to Robert Wigram and William Taylor Money, who, out of affection for each other, agreed to take their respective surnames as Christian names for their sons. Hence arises the origin of "Money Wigram," which has been perpetuated to the present generation.

Martha Money, daughter of Mr. Money, married Mr. Inglis in 1806. He was a prosperous merchant in Bombay, and was in partnership with Mr. Money. Mr. Inglis had made his fortune by 1812, when he returned home with his wife. All their younger children were born at Wood End House, and, it is worth noting here, that Dr. Elsie Inglis, who so distinguished herself in the Great War, was granddaughter of this Mr. Inglis who married into the Money family.

As an addendum to this section, the following document is appended, referring as it does to the "Walthamstow":—

I, Thomas Casement, Surgeon on the Bengal Establishment, do solemnly declare that the late Mr. Thomas Baillie did in my presence, a short time before his death, bequeath to Mr. Bartholomew Dinan, Assistant Surgeon on board the Hon. E.I.C.'s ship "Walthamstow" the sum of ten guineas in gratitude for his kind attention to him during his illness.

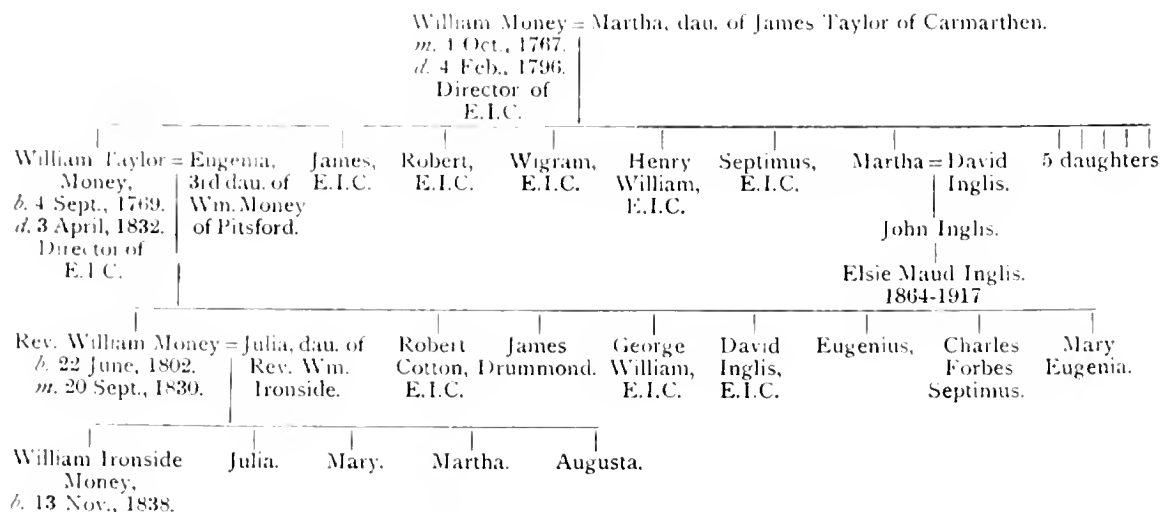
Ship "Walthamstow," March 5th, 1803.

Mr. Casement declared to me before the death of Mr. Bailey that he bequeathed ten guineas to Mr. Dinan for his kind attention to him.

WM. AGNEW, Com<sup>r</sup>. of the "Walthamstow."

The original document is in the local collection of our Public Library. This refers to the second voyage of the "Walthamstow," when she sailed from the Downs on 6 March, 1802, and returned to her moorings on 28 April, 1803.

This genealogical chart will make clear the close connection of the Money family with the East India Company



ARMS.—Or, on a pile, az. ten bezants, 4, 3, 2, 1. A chief erm. charged with a lion passant langued, gu. of the second.

CREST.—A bezant between two wings, az. Each wing semée of fleurs-de-lis, or

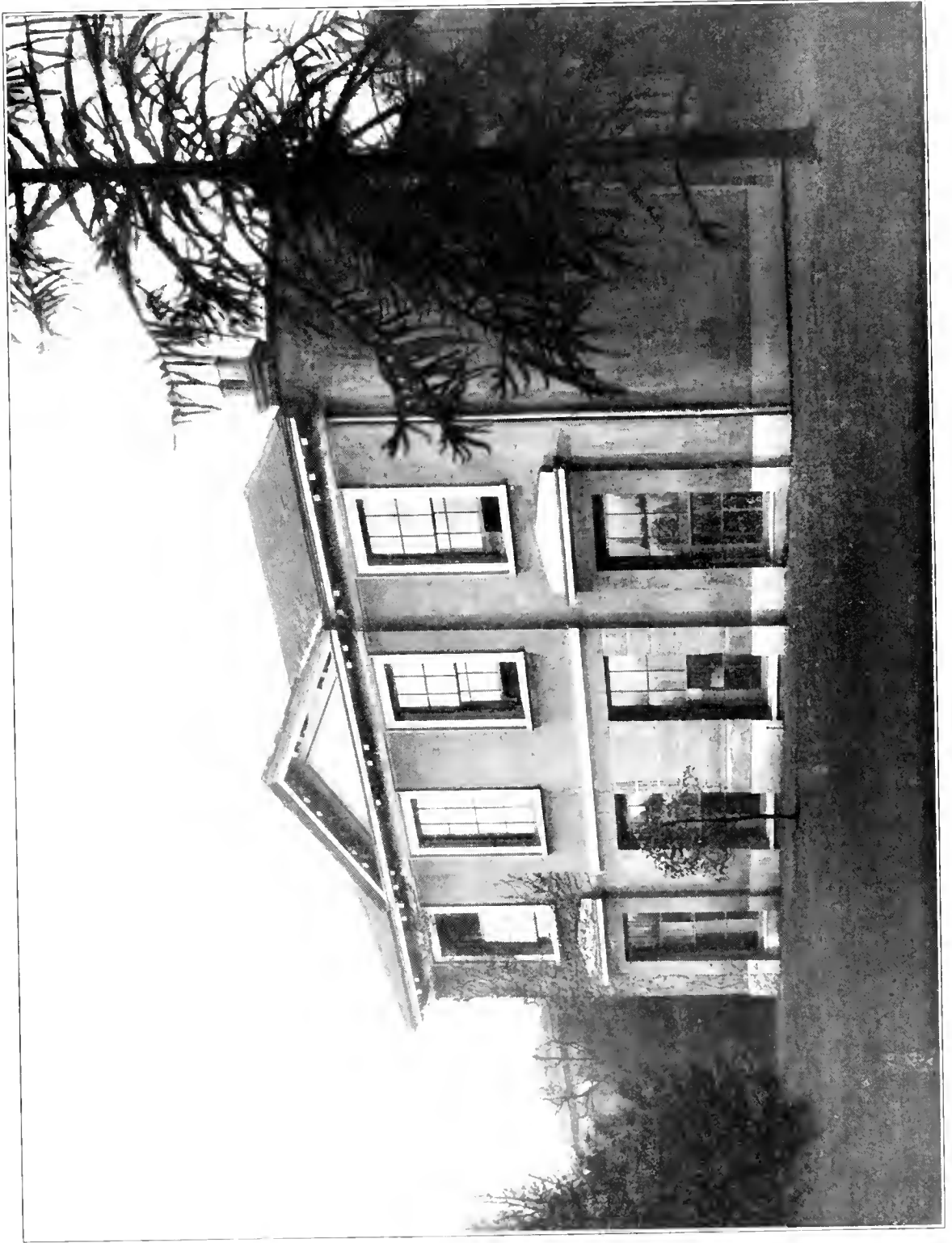
MOTTO.—“Factis non verbis.”

Tradition tells that the ancestor of the Money family came from Normandy.

#### THE WALNUTS, CHURCH LANE

What is known as the Church End District has changed little during the last hundred years, and it still has an old world air. The Old Vestry Hall of 1730, the National Schools of 1815, the Squires Almshouses of 1798, and the picturesque row of timber-built houses facing the Church, all remind us of the activities of the ages that are gone. I do not forget that Church End was then at the head of Church Common, with footpaths in all directions, and that the present Nag's Head was not then built; but I feel that at this particular spot one can focus, as it were, the past history of the parish. The Church, the Schools, the Workhouse, the Almshouses, the Lock-up, the Stocks, the Public House are all there in our review of this by-gone period, and one can make a very good epitome of the rise and progress of Walthamstow, standing near the well-kept flower beds between the old Schools, the Old Vestry and the Squires Almshouses. But our business here is to consider the houses and I propose to turn our attention to the two pleasant houses that are situated in Church Lane—The Walnuts and The Chestnuts.

The Walnuts is a good eighteenth century house on the north side of Church Lane. It has an old red brick wall separating it from the Churchyard on the west and a similar wall bounding it from Vinegar Alley on the north. The house and property were copyhold of Rectory Manor, but were duly enfranchised. At the beginning of the nineteenth



THE WALNUTS, CHURCH LANE



century the property belonged to Mr. Charles Bill, ribbon and silk manufacturer of Gutter Lane, London. The will of Mr. Charles Bill informs us that this customary messuage with barn, stable, outhouses, garden and orchard, and the several cottages and tenements at east end of the orchard with the pathway that leads from Shernhall Street to Walthamstow Church were left to "Friend John Joyner and Francis Nicholson during the life of his wife Mary Bill for her to enjoy the rents, etc., and after her decease to his son John Bill." The will was proved in the Prerogative Court of Canterbury in January, 1808, and was sworn under £15,000. It may be noted that the cottages and tenements referred to are still *in situ*. There are three brick, and five wooden cottages, and these, I expect, were originally built on the roadside waste. One of the brick cottages was the home of Mr. Samuel Whittingham, who was the grandfather of Mr. Walter Whittingham and Mr. William Whittingham, who were active citizens in our town during the latter part of the last century. In 1836 William Daniels occupied the house, and, later in the century, there was a well-known resident in the person of Mr. Vines, who attained considerable notoriety in connection with the Collard Charity. Mr. William Soper lived quietly at this house for a good many years, and at his death Miss Soper continued to reside here until about 1918. It may be mentioned that this property belonged for many years to Anthony Storey Reed, a builder, whose house and building yard were at Church End. At his death the property came to his son, James Anthony Reed, who was well known in our parish, as a Volunteer Officer, and as a member of our Society. Since 1919 this interesting house has been the residence of the Bishop of Barking, and Walthamstow has gained much by the friendliness and interest Dr. Inskip has shown in our town. Some of us knew him when he was Vicar of Leyton from 1900 to 1907, and often heard of him when he was far away at Jesmond and Southport. His book, "The Pastoral Idea," of 1905, marked him out as a coming man, and since then he has impressed his personality on all his many interests in the religious, social, and educational worlds. He is a valued Vice-President of the Walthamstow Antiquarian Society and has contributed in many ways to the furtherance of its work.

#### THE CHESTNUTS, CHURCH LANE

This interesting old house is almost opposite to The Walnuts, and the grounds extend eastward along Church Lane to the boundary of Winchester House. The house occupies one of the best positions in the town. It is close to St. Mary's Church, and has a very extensive view in the direction of the Forest. The property was formerly copyhold of the Manor of Walthamstow Toney, but was enfranchised in 1911. This family residence is a product of the eighteenth century, and is typical of what a City man wanted in those days. It is protected from the road by a brick wall; it is approached by a carriage drive; the house has ample accommodation on three floors; there is the usual stabling and coach-houses; and there are extensive grounds, secluded, well timbered, and laid out with lawns, flower beds and borders. What more could a wealthy person desire in such a delightful neighbourhood as Walthamstow in those far off days. At the beginning of the nineteenth century it was the residence of a City Merchant, Mr. Richard Bright, who was Churchwarden of St. Mary's, and one of the Trustees of the Monoux School. After his death the house and adjoining fields were let to the Rev. James Foulkes Roberts, who, besides being Head Master of the Monoux Grammar School took in

boarders at this house. As Almspriest and Schoolmaster he received a stipend of £65, and for a period of sixteen years he was constantly in trouble with his trustees. I have told the story in Monograph No. 3, but here I propose giving some account of this Boarding School at The Chestnuts almost in the words of one of the pupils, Edward Lyon Berthon, who describes graphically his sufferings in this establishment in "A Retrospect of Eight Decades." With regard to the food he writes, "Every Saturday a large lamp of salt beef was brought in, and an iron dish of potatoes, preceded by another iron dish containing what was called by the Master, 'pudding,' but by us, 'stickjaw.' Hard as the beef was on Saturday, it was harder still when cold on Sunday. Being very durable it appeared as the only meat till Saturday came round again, when the beautifully simple course was renewed. What wonder if we grew weak and ill! . . . I think we only lived by spending our pocket money on penny rolls, cheese, treacle, red herrings and eggs . . . . If our dinners were bad, our other meals were no better. Hunches of stale bread, with an almost invisible scrape of butter on one of their six sides, were our only food morning and evening, washed down with milk and water . . . . We were never so wild or unreasonable as to expect tea or coffee, the former being then about eight shillings a pound, and the latter a luxury for the rich. As for cocoa or chocolate, I don't think they were known in those days." Mr. Berthon describes the relations of the boys with Mrs. Roberts, who was anything but "motherly" to her young charges. As a revenge the boys had a glorious night before breaking up. Let me tell it in Mr. Berthon's own words. "We all set to work and smashed every bit of crockery (there were basins in those bedrooms, you remember) that we could lay our hands on; and a jolly night we had, singing 'Dulce Domum' in the wreckage. But the next morning the Head Master had his revenge. Instead of going home for the holidays, the boys were driven across the churchyard to the schoolroom, and Old Bob came in, black as thunder, followed by a man carrying a brace of the most exquisitely constructed birch rods that ever graced the hand of a pedagogue. 'No holidays! I'll flog the lot of you! First Class, strip!' But when he looked upon half-a-dozen big fellows quite ready for a shindy, he began to hesitate. He then declared he would flog the ringleaders, who were commanded to stand forth. Of course, no one volunteered for the honour. At last a happy thought struck him—we should all draw lots, and the two who got the prizes should take them out in four and twenty cuts of those lovely rods."

"Now," continues Mr. Berthon, "the two smallest boys in the school were my cousin Ben and myself, both eight years old, having been born on the same day. How anxiously we watched the faces of the boys as they drew their lots, beginning with the eldest and so down. Smiles of relief abounded as one after another they drew a blank. But at last the bag came to us, with only two lots in it, and on opening the folded paper we read 'to be flogged.' How we blubbered, repeating what we had heard the elder ones say, 'Didn't do it with any malicious intent, Sir.' Old Bob commanded us to strip, but at the sight of our wretched little skinny backs his fury seemed to leak out, and after a few whisks of the rod in his hand, and the pretty music it made in the air, he threw it down, saying, 'There, go home! I'll pay you off next half.' So happily ended the only rebellion in which I ever took part. But though we escaped the flogging, we were each ordered to write out an imposition of many hundreds of lines in the holidays." This moving account of the treatment of boys in a boarding school at The Chestnuts, more than a century ago, reminds us that we have improved since then in educational affairs. The Rev. E. L. Berthon,

who gave us this picture of his schooldays at The Chestnuts, was adopted by his grandmother, who was then living at a fine old mansion at Leyton. It is interesting to know that, in spite of his bad training under the Rev. J. F. Roberts, he lived to be an octogenarian, the Vicar of Romsey Abbey Church, and the inventor, among other things, of collapsible boats.

We can now profitably turn our thoughts from the time when The Chestnuts was a boarding school under the regime of the stormy Rev. J. F. Roberts, to the long period when it was the home of two saintly women, Caroline and Eliza Janson. Their brother, Alfred Janson, of The Cedars, in Hoe Street, had been long settled in Walthamstow before the Misses Janson came to The Chestnuts about 1850. The Jansons belonged to a wealthy Tottenham family, living at Bruce Grove, and were well known as Friends. When the Misses Janson came to Church End they became members of St. Mary's Church, and it is safe to say that for more than fifty years they were first and foremost in all that concerned the religious life of our place. They were wealthy, but it was common knowledge that they gave away in active benevolence far more than they spent on themselves. The late Mr. Eliot Howard knew these good ladies, and he writes: "For many years there can hardly have been any work of charity or religion connected with the Church of which they were not either the originators or earnest supporters. Few people now in Walthamstow can realise how much the parish owes to the quiet influence of these two unobtrusive ladies."

Their brother built a Mission House in Vestry Road, and the Misses Janson made this the centre of their social work, keeping two Mission Women to visit the sick and needy. Besides Bible Classes at their own house, they held Mothers' Meetings at this Mission House, and one or other of the two sisters would preside. They had a profound knowledge of the Bible, and every day the servants of The Chestnuts were gathered together for Family Prayers. Through the summer season the poor children and people of the East End were entertained at The Chestnuts; and such organisations as Miss McPherson's, George Holland's or Dr. Barnardo's were always liberally supported. The National Schools of St. Mary's received generous help from their purses, and when St. Stephen's Church was built they gave readily not only to this Church but to its Schools and Vicarage. Dr. Bullinger, the first Vicar of this Church, was a constant visitor at The Chestnuts, and found that the Misses Janson were learned students of the Bible and ready helpers in all good work.

Slightly altering Goldsmith's words, it may be said—

"Their house was known to all the vagrant train:  
They chid their wanderings but relieved their pain."

Although these good ladies were so quiet and unobtrusive in their life, they had a large circle of friends, not only in this neighbourhood but at Leamington, Cheltenham and Tunbridge Wells, and such families as the Pellys, Braithwaites, Barclays, Howards, Coopers, and Fowlers—all were visitors at The Chestnuts.

There is a family vault of the Jansons in St. Mary's Churchyard, and there the names of these two saintly women are inscribed:—

Eliza Janson, 17 June 1816—1 June, 1896.

Caroline Janson, 11 February, 1813—24 March, 1903.

Miss Caroline Janson was the last surviving member of the family of William Janson of Bruce Grove, Tottenham. Thus for more than fifty years the Misses Janson lived at The Chestnuts, and their memory is still held in love and esteem by many of our parishioners.

After the death of Miss Caroline Janson several people resided at The Chestnuts, and in 1912 it was the residence of Mr. Henry Day, who lived here till his death in 1926, when the house and gardens were sold to Mr. E. Good.

#### WALTHAMSTOW VICARAGE, CHURCH HILL

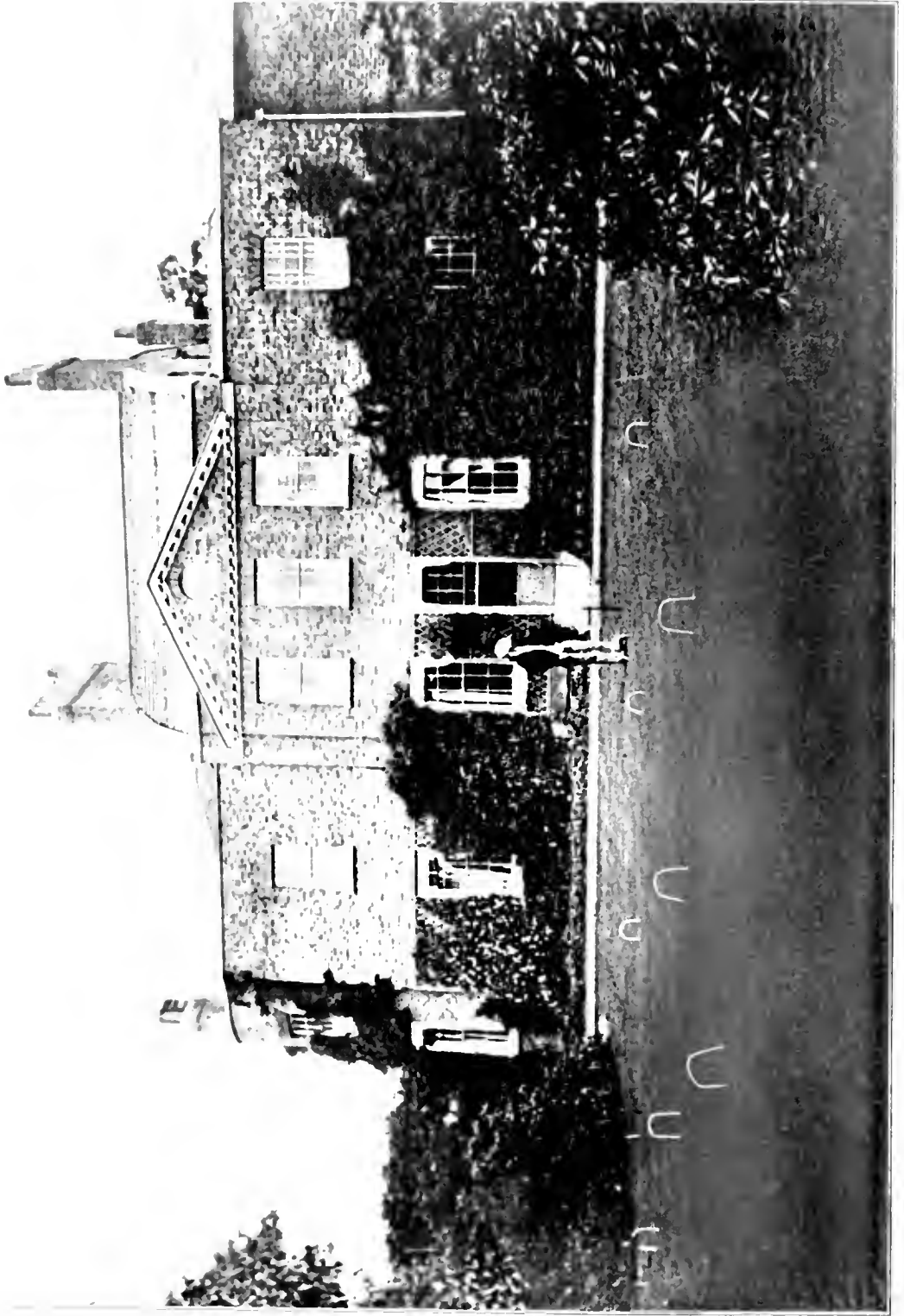
It is a very wise provision that the Vicarage should be under the shadow of the Church. This is the case in thousands of parishes throughout our country and it has been the case in Walthamstow since 1108, when the present Church was built and conveyed by the Toni Family to the Prior and Canons of the Holy Trinity. There is no reason to assume that the Rectory House of Walthamstow was an imposing building, and though there are many references to the Parsonage of Walthamstow, we have no picture of it nor any account of its accommodation till Newcourt wrote his "Repertorium" in 1710. Describing our parish and its ecclesiastical government, he writes, "The present Terrier of the Vicarage, stands after this manner: a House of four small Rooms on a Floor, built A.D. 1704, a Court-yard, a Back-yard, an Orchard and Garden, a Stable and Barn, with two adjoining Pasture-Grounds, one call'd the Croft of three Acres: the other Wastells, of two acres: and one acre of Meadow-Ground, call'd Long-grass Acre, in the Out-Mead." When this somewhat primitive building gave way to the Vicarage that lasted till 1905, we have no record. The Vicarage that preceded the present house was not very attractive in appearance, but it was commodious and comfortable. It does not appear that any Vicar lived in it from 1779, until the Rev. T. Parry came in 1851, when he took up his residence and remained there until his death. We find that the Rev. E. Conyers allowed his curate, Rev. W. Sparrow, to live in the Vicarage and keep a school there for thirty-nine years; and the Rev. J. N. Dalton, who was curate at Walthamstow, occupied the Vicarage from 1839-1847. The Rev. E. Conyers was a pluralist, and as he was also Vicar of Epping, he preferred to reside there. The Rev. W. Wilson lived at a large house in Grove Road. The present Vicarage was built on the site of the former building, in 1905, and is a very familiar building in the Church Hill district. Its modernity is still somewhat aggressive for a Vicarage, but it will mellow with the advance of time. One great change was made in 1912, when the greater part of the Glebe-land, the Croft and Wastells, was sold to the Essex County Council, and the present High School for Girls was built thereon in 1916. The Long-grass Acre in the Out-Mead has also been sold.

There is a list of the Vicars of Walthamstow in the second Monograph, with some remarks on various Vicars before the middle of the eighteenth century, so here we will only pass in review those from 1779 onwards.

The Rev. Edward Conyers, M.A., was son of John Conyers, of Copped Hall, Essex, who was patron of the living. He matriculated at University College, Oxford, 11 April, 1771, at the age of 17. He graduated, B.A., 1775, M.A., 1779, from All Souls College. He was Vicar of Walthamstow and Epping, and died 21 March, 1822.







CHURCH HILL HOUSE. CHURCH HILL

Rev. William Wilson, D.D., was son of William Wilson of Wood Street, Cheapside, London, gent. He was of Wadham College, Oxford, and matriculated 24 November, 1810, aged 19. He was B.A., 1814, M.A., 1817, B.D., 1827, D.D., 1831. He was Vicar of Walthamstow, and died 14 October, 1867. Amongst his works are "The System of Infants' Schools," 1828; "An Address," 1829; "Social Worship," 1835; "A Sermon on 1 St. John, iv., 8," 1835; "Essays on Self Examination," 1838; "A Series of Seven Sermons," 1840; "A Manual of Useful Information for Residents in Walthamstow," 1840; and "Sermons for the Very Young," 1864.

Rev. Alfred William Wilson was the second son of the Rev. W. Wilson. He matriculated from Wadham College, Oxford, 17 January, 1841, aged 18, and was Vicar of Walthamstow from 1848 to 1851.

Rev. Thomas Parry, M.A., was second son of John Parry of Aberystwyth, co. Cardigan. He was of Wadham College, Oxford, and matriculated 31 May, 1824, aged 17. He was B.A., 1828, M.A. 1838, and Vicar of Walthamstow from 1851 to 1892.

Rev. William Henry Langhorne, A.K.C., was Deacon 1865, Priest, 1866, in the Diocese of London. He was Vicar of St. Luke, Hackney, 1871-1892; of Walthamstow, 1892-1902; of Holy Trinity, Sydenham, 1902-1913; and Rector of Morden, Surrey, 1913-1927. He died 3 May, 1927, aged 85.

Rev. Francis Edward Murphy of Cavendish College, Cambridge. B.A., 1883, M.A., 1887. He was at Ridley Hall, Cambridge, 1884. Ordained Deacon, 1886, Priest, 1887. He became Vicar of St. Andrew, Whitehall Park, 1893-1902; of Walthamstow, 1902-1907; of St. Matthew's, Bayswater, 1907-1922; and Rector of Walcot, 1922.

Rev. Herbert Dudley Lampen, M.A., was Spencer Scholar, of Corpus Christi College Cambridge, B.A., 1890, M.A., 1894. He was at Ridley Hall and was ordained Deacon, 1891, Priest, 1892. After being Vicar of St. John, Upper Holloway, 1901-1907, he was Vicar of Walthamstow from 1907 to 1926. He was also Rural Dean of Walthamstow and Chingford, and Canon of Chelmsford Cathedral, 1925. In 1926 he was appointed Rector of Toppesfield, a living in the gift of the Crown.

Rev. George Douglas Oakley, M.A., of Corpus Christi College, Cambridge, B.A., 1895, M.A., 1899, Deacon, 1895, Priest, 1896. Vicar of St. Polycarp, Everton, 1904-8; of Birkenhead, 1908-16; of Jesmond, 1916-27; and Vicar of Walthamstow and Rural Dean of Walthamstow and Chingford, 1927. He was Hon. Chaplain to the Bishop of Truro, 1919-23; Hon. Canon of Newcastle Cathedral, 1920-27, and is now Hon. Chaplain to the Bishop of Chelmsford.

#### CHURCH HILL HOUSE

This substantial and commodious house is typical of the class of residence that gave pleasure to our Georgian forefathers. There are many similar houses in Walthamstow and in the vicinity of London, as well as in the country towns of Essex. The architecture of a place is always influenced by the building materials that are found within its borders. In Walthamstow, as in Essex generally, few buildings were of stone, on account of the absence of that material and of the expense of transport from the stone quarries. But brick of varying degrees of merit enters into the construction of the larger houses of our town, as does wood

which was very abundant. There is some good timber work both in the mansions and the smaller houses and cottages of Walthamstow.

Church Hill House, built almost opposite the Rectory Manor, which stood on the north side of Church Hill, has gone through three phases in its history. It was a mansion till 1890, when it became the High School for Girls, and after this institution was removed it became the home of the Y.M.C.A. in 1918.

Let us start with a few notes on the house as the residence of Mr. Thomas Vigne in 1830. The house then stood in extensive grounds bounded by Church Hill on the north, Hoe Street on the west, and the present St. Mary Road on the south. The extent may be set out thus:—

	A.	R.	P.
House and Garden ... ..	2	0	23
Meadow by House ... ..	1	3	20
Barn Field ... ..	2	3	24
Meadow next Hoe Street ... ..	4	0	30

The house was bought by Mr. Thomas Vigne in 1830, and he lived there till his death. Mr. Henry Vigne, his relative, had been living at the Rectory Manor, so that the Vigne families were near neighbours. Henry Vigne voted in the Essex Election, 1830. The Vignes were of French origin, and fled from France at the Revocation of the Edict of Nantes, first to Holland and then to England, one branch afterwards going to Ireland. The father of Henry and Thomas Vigne was the Rev. Robert Vigne, who had a living in Hertfordshire. There were some members of the Vigne family living at Woodford, and one, Henry, who had his residence at the Oaks, Woodford, was for many years Master of the Hounds.

In 1836, Mr. John Nesbitt removed to Church Hill House, and at a later date the Thomassetts came into residence. The Thomassetts played an important part in the life of Walthamstow, and were great friends with a wealthy neighbour, Thomas Naunton Cuffley, who lived at Walthamstow Lodge. These two notabilities, Thomasset and Cuffley, were known in the locality as the "Cheeryble Brothers."

After the removal of the Thomasset family from this house, it became the home of the Walthamstow High School for Girls, which had been started by a committee of subscribers, in 1890, at the West Avenue School. Church Hill House gave accommodation for about one hundred girls, and eventually, in 1911, the Governing Body handed this School over to the Essex County Council, who managed it through the Local Advisory Committee. Mr. Gilbert Houghton, one of our Vice-Presidents, was Treasurer of the Walthamstow High School for Girls, and watched over its interests for more than twenty years, with considerable profit to that valuable institution. Miss Hewett was the first Head Mistress of this School, and continued to reign over its fortunes when it removed, in 1913, to the present fine School, from which she retired, after a successful career, in 1923.

Church Hill House underwent a further change in 1918, when it became the home of the local branch of the Y.M.C.A. A town's meeting had in the previous year considered a proposal to establish a memorial to their gallant dead, and determined that it should take the form of a Young Men's Christian Association. A provisional Committee was appointed to carry

the resolution into effect, and sufficient funds were provided to purchase this fine block of buildings. The Committee were able to hand over to the town, free of debt, the newly-decorated and finished Institution. It is vested in a body of Trustees representing the whole town, who are ultimately responsible solely to a duly-called town's meeting, and with a carefully drawn Trust Deed, the whole of the freehold property belongs to the town for the use of the Y.M.C.A. General Sir Ian Hamilton opened the building for its new purpose on 14 October, 1918. This Institution provides for the physical needs of young men in the shape of gymnastics, football, harriers, swimming and other clubs, and musically and intellectually by means of concerts and lectures in the large hut which has been erected in the south of the building. Everyone passing this old mansion, Church Hill House, can see by the large gilt lettering that runs along the top of the building that it is Walthamstow Town's Memorial.

#### MARK HOUSE, MARKHOUSE ROAD

The Manor of Marks, Merks, Le Merke, or Marck, situated in Walthamstow and Leyton, was the property of the Priory of St. Helen's, Bishopsgate, and in 27 Henry VIII, when the "valor" was taken of ecclesiastical property, the rents of St. Helen's were valued at £376 6s. yearly, and among other sources were derived from tenements belonging to this Manor. On 1 August, 30 Henry VIII, the Prioress and Convent leased to John Rollesley, living at the Three Swans in Bishopsgate Street, the Manor of Marke with all and singular its appurtenances situated in the parishes of Walthamstow and Leyton for a term of fourscore years at a yearly rent of £8. In 1544 Paul Withipole and his son Edmund had a Grant of the Lordship and Manor of Marke and the messuage and farm and hereditament called Marke in the parishes of Walthamstow and Leyton. The Manor continued in the Withipole family till Trinity 43 Elizabeth, when Sir Edward Withipole and his wife Frances sold the property to Sir James Altham. In 1622, his son, Sir James Altham, died seised of the manor, and left his two daughters as coheirs. Eventually the manor was united by Daniel Gansell to the Manor of Leyton Grange, which was afterwards purchased by Mr. Pardoe, one of Mr. Gansell's heirs. The manor and the house gave the name to Markhouse Lane or Road, and to the whole of that district—Markhouse Common. In Monograph No. 7 it is stated that Mark House stood on the border of the two parishes, and was, no doubt, the centre of life in early English days, and where the Mark Mote was held. There the early history of the manor of Marks may be left, and there is little to say about the modern Mark House that was built not far from the site of the original Manor House.

There is a monumental inscription in St. Peter's Churchyard, to the memory of Thomas Nelson of Mark House, Walthamstow, who was born 13 March, 1799, and died 16 May, 1883. He was an old resident in our parish and was the father of Thomas James Nelson who was born 18 October, 1826. He was the eldest son and received his education at the City of London School and afterwards at a college in Saxe-Coburg, in Germany. Returning to England he became a solicitor practising in the City from 1846 to 1862, afterwards being appointed Solicitor to the City Corporation, a post he held till his death. It was during this time that the litigation concerning Epping Forest began, and it was largely owing to Mr. Nelson's knowledge that the City Corporation were able to acquire the Forest for the benefit of the public. It was while residing at Mark House that Mr. Nelson gained this intimate knowledge of the Forest, and his fine work was recognized by the conferment of a Knighthood which he received at Windsor Castle, 21 April, 1880.

Sir Thomas Nelson is one of our residents who should be remembered for his good work in connection with securing this great legacy for London and the neighbourhood. He died 7 February, 1885, and was buried in Teddington Cemetery.

As a matter of local historical interest it may be mentioned that the first Court of Attachment to enquire into the enclosures and encroachments on the Forest since 1848, was held in the large hall of the Castle Hotel, Woodford, on Saturday, 16 September, 1871. Colonel Palmer presided, and Sir Antonio Brady, Mr. Alderman White, and Mr. G. Wythes the newly-elected verderers, were in attendance. It was at this meeting that Mr. Nelson attended as City Solicitor, and produced the evidence of serious encroachment on the Forest by various lords of the manor. Among those who gave evidence was Mr. George Jordan, the reeve, who testified that two drinking ponds and two acres of waste land had been enclosed in Walthamstow. At the next court, on 26 October, Mr. Nelson was able to show that there had been unlawful enclosure of about 3000 acres; and the result was that the City Corporation began the action which eventually stayed further enclosure and gave the Forest to the public for ever. Mr. Fisher, the greatest authority on the history of Epping Forest, says of the late Sir Thomas Nelson that it was to his energy and acuteness in conducting the litigation that its success was largely due.

#### RAIKES', OR THE ELMS, COPPERMILL LANE

Coppermill Lane, a continuation of High Street, formerly called Marsh Street, was not so named till the early part of the nineteenth century, when the district was connected with the Copper Rolling Mill, of which an account is given in the eighteenth Monograph. If one considers a map of eighteenth century Walthamstow and then walks along Coppermill Lane to-day, it is evident that a tremendous change has taken place. Rows of houses, schools, churches, and other signs of change meet the eye all along the route, until this old house is reached on the north side, almost halfway to the Mill, near which is now a pumping station of the Metropolitan Water Board. Fortunately the fields in the neighbourhood here have not yet given place to brick and mortar, and the London Playing Fields Association have this large area of open space wisely kept for sport. The old house now called The Elms, was formerly "Raikes'," and at an earlier date in the eighteenth century it was the country residence of Squire Flowers\* and then of Anthony Todd, Esq., J.P., a man of considerable influence, not only in Walthamstow, but in the country generally. The Todds were well known in Walthamstow right back to the beginning of the eighteenth century. We find one, John Todd, voting at the Election for Knights of the Shire, in 1702, and Anthony Todd was likewise doing his duty in a similar way, in 1763 and 1768. Between 1764 and 1788† there is constant evidence of Anthony Todd doing his duty as a squire and J.P., and we find him at work in connection with the restoration of the Church, with the widening of roads and the repair of the Almshouses, as a Trustee of the Charities, and as one who wanted to enclose the Commons. With regard to this latter question, he found he was out of harmony with his fellow parishioners and very wisely withdrew his proposals.

\*Squire Flowers was here in 1745 and died in 1752. He is buried in St. Mary's Churchyard

†His name is marked on Chapman & Andre's map—1777.

But our citizen, Anthony Todd, was playing his part in a wider sphere than the parish of Walthamstow, with its 3,000 or 4,000 people, for he was no less than Secretary of the Post Office from 1762 to 1798, with the exception of an interval from 1765 to 1768, and it was during his tenure of office that it fell to him to write to Benjamin Franklin the historic letter we now reproduce.

January 31<sup>st</sup> 1774

Sir

I have received the commands of His Majesty's Postmaster General to signify to you that They find it necessary to dismiss you from being any longer their Deputy for America; you will therefore cause your accounts to be made up as soon as you can conveniently

I am, Sir,

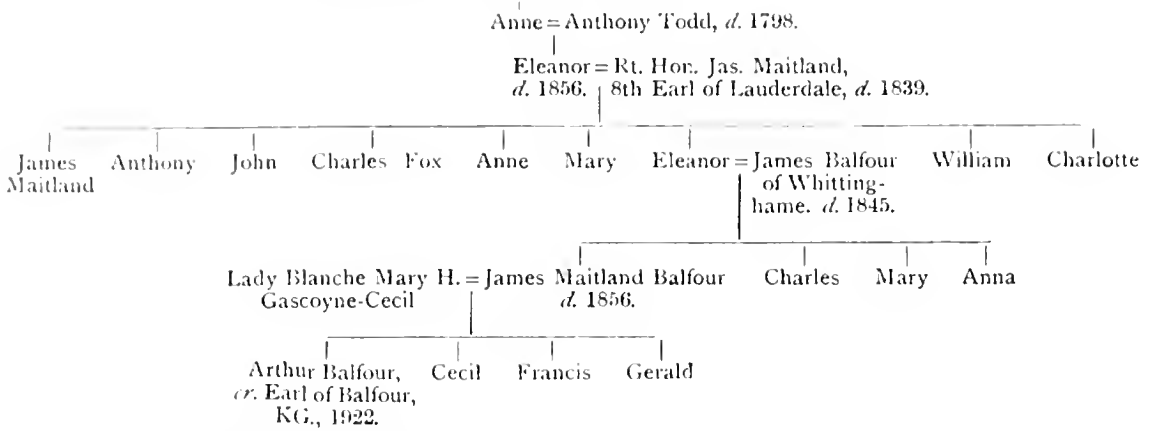
Dear Franklin.

Your most humble Servant  
Anthony Todd

No account of Anthony Todd would be complete if it failed to notice the interesting fact that he was an exceedingly rich man and was proud to marry his only daughter, Eleanor, to the Rt. Hon. James Maitland, eighth Earl of Lauderdale. It is reported that Anthony Todd gave his daughter £50,000 on her marriage, and the promise of £1,000 on the birth of each child! He also left his son-in-law a further sum of £80,000, besides considerable legacies. The following table will be of interest as it shows that the present Earl of Balfour is a direct descendant of Anthony Todd, and it may here be recalled that on 15 November, 1890, the Rt. Hon. Arthur James Balfour wrote to our Town, which was then seeking to adopt the Libraries' Act, a letter commending that work by saying that the advantages of such a step were "obvious and beyond question." His letter had a considerable effect in securing the adoption of the Act, and it was probably knowledge of his Walthamstow ancestor that influenced him in writing his interesting letter.

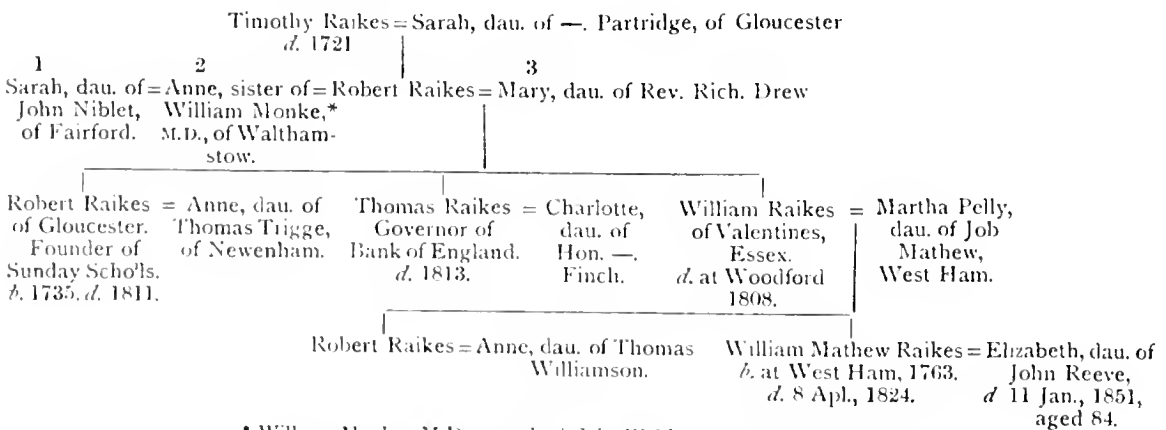
Anthony Todd died in 1798, while secretary of the Post Office, and was buried in Walthamstow Churchyard. There is a good portrait of Anthony Todd after a painting by Romney.

Christopher Robinson = Anne Andrews.



After the death of Anthony Todd the property came into the possession of William Mathew Raikes, who was born at West Ham in 1763. He came of a Gloucestershire family, and his father, who settled at Valentines, Essex, died at Woodford in 1808. But we are considerably interested in the fact that William Mathew Raikes was nephew of Robert Raikes, of Gloucester, who founded Sunday Schools in 1780. So fond was he of children that he gave directions that all the children who attended his funeral should be given a shilling and a plum cake. When William Mathew Raikes settled in our parish he became Chief Forester or Master Keeper of the East or Chapple Hainault Walk of Epping Forest, an office which his father, William Raikes, had previously held. He was also a Trustee of the Monoux, Maynard and other Charities, and generally took the liveliest interest in the welfare of our parish. His name is found among those from Walthamstow who voted in 1810 for a Knight of the Shire for Essex. There is evidence that William Mathew Raikes was a large landowner in Walthamstow, for, when his son, Job Mathew Raikes, entered on the estate in 1824, the extent of the property was about 100 acres, including arable, meadow, marsh and common land. In 1842, when the Tithe Rent Charge was apportioned, it appears that William Raikes and others, as trustees of Charles Raikes, were responsible for the yearly payment to the Tithe Owners of £9 : 5 : 0.

The following Chart shows the later connections of the Raikes family.



\* William Monke, M.D., was buried in Walthamstow Churchyard, 1765.



## THE CLOCK HOUSE, PRETORIA AVENUE

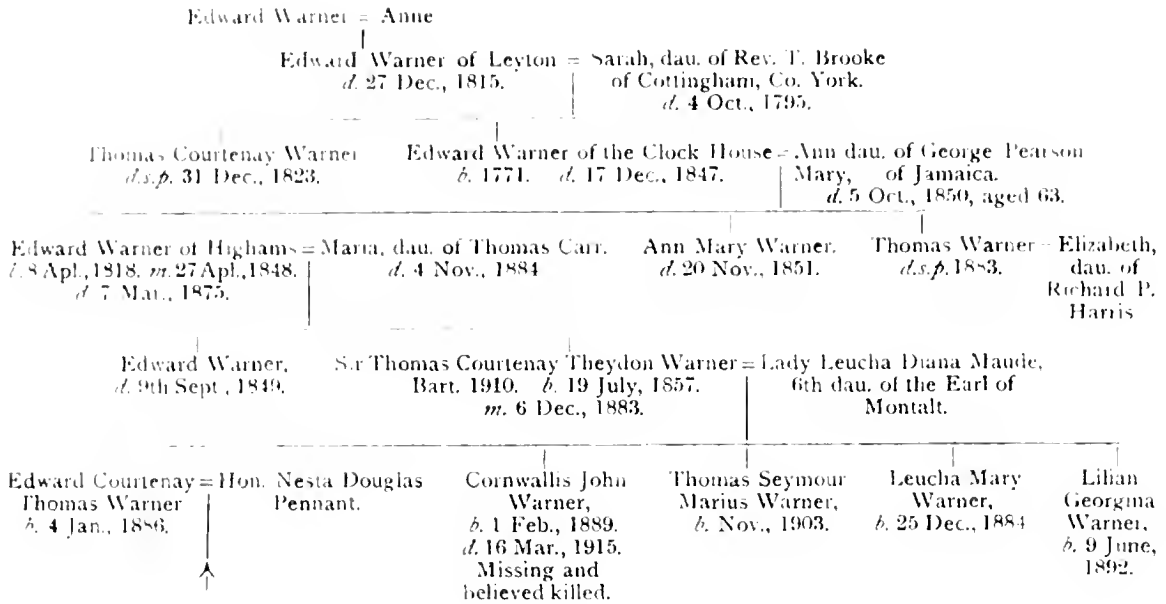
The Clock House, that now stands in Pretoria Avenue, was built in 1813 by Thomas Courtenay Warner, on the site of a house called the Black House, which, in a somewhat altered form, gave the name to Black Horse Lane. The Clock House was a commodious mansion of white Suffolk bricks, similar to those used in the construction of Grosvenor House in Hoe Street. The house, garden, stabling and pleasure grounds occupied over six acres and were assessed at £90 per annum, a high sum in the days of a century ago. The house stood well back from Marsh Street where was a lodge and fine gates. A winding drive passing through charming grounds led to the house with its handsome stone steps and columns. A good part of the Clock House still remains, and is now used as the bakery department of the London Co-operative Stores. The entire scene, however, is changed. The once rural character of the neighbourhood has given place to countless houses and shops, and the Clock House now stands forlorn, a mute reminder of the former glory of the place in the early years of the last century. The fine entrance gates were transferred to Higham House, but it would be interesting to know what became of the old seventeenth century bell with its date inscription.

The Thomas Courtenay Warner who built the Clock House was great-uncle of the present Sir Thomas Courtenay Theydon Warner, Bart., son of Edward Warner, formerly of Leyton. The last-named was son of Edward Warner of Bois Hall, Halstead. The Warner family come of a good old Essex stock, whose members appear in our county's annals as early as the thirteenth century. They are at first found in the manor of Warleys, and then some of the family settled at Bois Hall and Dynes Hall, near Halstead, while others went to Parham Hall, Suffolk. This property was sold in the eighteenth century and then the Warner family came to Walthamstow and Leyton, where they acquired much landed property. Eventually the manor of Higham Bensted came into their possession and the present Sir T. C. T. Warner is still Lord of that Manor. A great many members of the Warner family are buried in the vaults of St. Mary's Churchyard, dating from Edward Warner who died in 1815 to his grandson Edward Warner who died in 1873.

The present Warner Arms are—"Per bend argent and gules, two bendlets between six roses, all countercharged." They were originally "Or a bend engr. between six roses gules." Sir Courtenay Warner informs me that he has these latter arms on his grandfather's and great-grandfather's bookplates." His father registered the arms as they are now, as someone else had registered the original Warner arms, and it would have been a costly business to establish their right.

Edward Warner of Highams was the eldest son of Edward Warner of the Clock House. He was of Wadham College, Oxford, where he matriculated in 1837: B.A. 1841: M.A. 1844. He was J.P., D.L. and F.R.G.S.: Barrister-at-Law, Lincoln's Inn, 1850: M.P., Norwich, 1852-7 and 1860-8.

This genealogical chart will help readers to identify the various members of the Warner family already mentioned.



#### HIGHAM HILL LODGE, BLACKHORSE LANE

The present Blackhorse Road and Lane run through a busy hive of industry. There are now countless houses and numerous factories of all kinds, whereas fifty or sixty years ago there were a few large houses, the country seats of City Magnates, who rode or drove daily to their London offices. Then, wide-spreading marshes and smiling fields stretched on either side of a rustic lane, known as Higham Hall Lane, which has now been so widened and made a busy tram-track, that the whole district has been revolutionized. Some of the old mansions remain and have been converted into factories or institutions, but they look like friends who have seen better times. Despoiled of their gardens and their fields, these old houses stand forlorn amid the new conditions. One such mansion is Higham Hill Lodge, on the south side of Blackhorse Lane. It has been so altered, its environment has been so changed, that it is difficult to realize what it was in its former grandeur—one of the best mansions in Walthamstow built in the early part of the eighteenth century.

Let us connect Higham Hill Lodge in the first place with the Dilwyns, who seem to have settled here in the middle of that century. The Dilwyns were descended from Breconshire stock and lived in Brecon for several centuries after 1109. Coming to more recent times William Dilwyn emigrated with Governor Penn in 1699 to Philadelphia and married Susanna, daughter of George Painter of Hartford, Penn. Their grandson, William Dilwyn, settled at Higham Lodge, Walthamstow, and in 1777, married Sarah, daughter of Lewis Weston, who lived at High Hall, the adjoining property. Here then we have the introduction of this distinguished Friend to Walthamstow, and he is among the most honoured of the many members of that honourable society who have settled in our parish. He had a son, Lewis Weston Dilwyn, born in 1778, who was educated at the Friends' School at

Tottenham. This Lewis Weston Dilwyn was a celebrated naturalist and formed a friendship with the Forsters, who were living at Hale End and Hoe Street, and who were also members of the Botanical Society. It was at this period, 1805, that the "Botanist's Guide to England and Wales" was compiled by Dawson Turner and Lewis Weston Dilwyn. The "Essex" Section is in the first of the two volumes (pp. 268-290) and it is worth noting that most of the contributions are by those brothers of the Forster family, whose interests were similar to those of the Dilwyns. In 1802, William Dilwyn bought the Cambrian Pottery Works at Swansea and his son Lewis went to take over the management of that concern. His love of botany showed itself in the porcelain he manufactured and it is interesting to know that his work has been appreciated by one of our members, Mr. H. W. Lewer, F.S.A., in his admirable book, "The China Collector." That business was sold in 1817 and henceforward Lewis Weston Dilwyn achieved some fame in Glamorganshire, where he settled. He was J.P. and D.L. for that county, High Sheriff in 1818, and M.P. in 1832. He was a Fellow of the Royal and other learned Societies and continued actively engaged till his death in 1855, his father William Dilwyn having predeceased him in 1824.

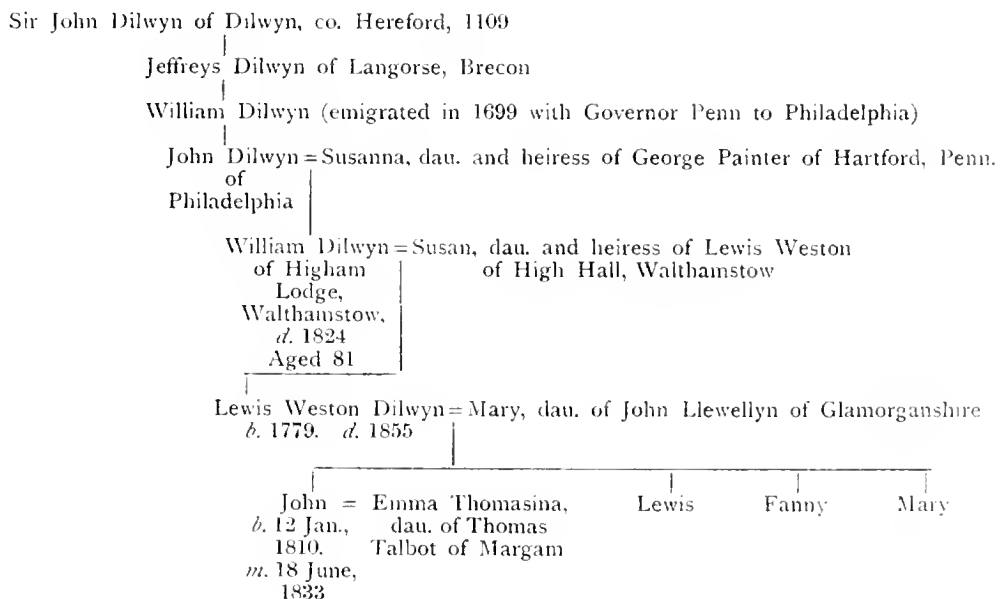
In connection with the pottery works at Swansea there was struck, in 1813, a Penny in Copper. On the *Obv.* One Penny Token, Swansea and South Wales, 1813. *Rev.* Payable at the Cambrian Pottery by L. W. Dilwyn, T. Bevington, and J. Bevington.

The *Arms* of the Dilwyn family were—Gu. on a chev. Arg. 3 trefoils, slipped at the first.

*Crest.* A Stag's Head coupé ppr.

*Motto.* Craignez Honte.

The following Chart will make clear the descent of this Family, whose original name was De Luen.



About 1836, Eusebius A. Lloyd came into possession of Higham Hill Lodge and as there are particulars of the lands attached thereto, they may as well be given here, as it is probable that they are similar to those belonging to William Dilwyn, who also had a large extent of Marsh-land—Great and Little Emple Marshes covering more than 57 acres. It seems evident that the grounds belonging to High Hall, the property of Dilwyn's father-in-law, also came into the Higham Lodge Estate of upwards of 50 acres besides the above Marsh Lands.

	A.	R.	P.		A.	R.	P.
141 Higham Hill Lodge ... .. (House, Stabling, Garden, Brew- house, and Gardener's Lodge)	3	1	8	447 Willow Field ... ..	5	2	38
127 Linn House and Homestead ...	0	1	3	448 The Grove ... ..	3	2	29
128 Meadow in front of House ...	4	0	8	449 Arable ... ..	3	3	16
129 The Slip and North Marsh ...	1	2	36	450 Fish Pond Field ... ..	2	1	35
130 " " " " " " " " " " " "	3	1	30	451 " " " " " " " " " " " "	1	3	17
131 Meadow ... ..	11	2	1	452 " " " " " " " " " " " "	0	3	36
446 Willow Field ... ..	4	0	35	453 " " " " " " " " " " " "	3	0	3
				454 Moor Field... ..	1	3	9

The Manor House, High Hall, stood on 449.

It is not necessary to go into detail with regard to Dr. Eusebius Lloyd nor of the subsequent owners and tenants of Higham Hill Lodge, but it may be stated that the house was much altered and adapted in 1925 as the centre of a Glass Factory owned by Messrs. Baird and Tatlock. When the alterations were being made, there was discovered under the flooring of one of the rooms, a very interesting letter which was later handed to me by Mr. G. M. Page. As a fitting pendant to this chapter I transcribe this letter feeling sure that my readers will welcome this old-time document.

The letter is written on a large sheet of paper, doubled and then folded into three so as to form an envelope. Evidence of sealing wax remains and there are three Post Marks on it.

Two Py. Post	2 o'clock	6 o'clock
Unpaid	No. 24	No. 24
Lombard St.	1806 A-N <sup>o</sup>	1806 Ev.

The address is beautifully written:—

William Dilwyn  
Higham Lodge  
Walthamstow  
Essex

The letter is as follows:—

Esteemed Friend,

Thy note came this morning and I met with 2 salmons in season as it is now a time when many are not. Shall send them as directed and a Quart of Shrimps with one of them. Enclosed are 2 American letters. Our united love to thee and thine.

from thy affectionate  
Friend J. Savory

Poultry 24/11 mo. 1806.

J. Savory was an American Friend of some repute, and there is no doubt that his "Esteemed Friend," W. Dilwyn, appreciated his thoughtfulness, not to say, generosity.

## SUNNYSIDE, HIGHAM HILL

When the Walthamstow Commons were enclosed, it was found by the Act authorising enclosure in 1846, that they covered an area of 206 a. 2 r. 13 p., and of this acreage Higham Hill Common claimed a large share. The district now called Higham Hill includes the whole of that Common area, and in those days it was approached by a narrow winding lane called Webb's Lane and further west by Black Horse Lane. Where that Lane turns round by Essex Hall there was a considerable portion of land between the Common and the Lane belonging to descendants of the Rowe family. On the westerly part of this Rowe territory there stood the house "Sunnyside" which heads this section. This extremely pleasant house, with its stabling, gardens and orchard, was in about four acres of land, and was occupied before the enclosure of the Common by Mr. Thompson and then by Mr. Neale.

I am going to connect Sunnyside with a very interesting resident, Mr. Alfred Borwick and with his more famous son, Mr. Leonard Borwick. The father was the eldest son of George Borwick of whom I gave some account in Monograph 12. Alfred Borwick was born 17 June, 1836 and on 4 October, 1859, he married Euphemia, daughter of William Lord of Connecticut. About that time he settled at Sunnyside and made his daily journeys to the City, for he was an underwriter at "Lloyds." Alfred Borwick was an eminent amateur 'cellist, an ardent lover of good music, and a great friend of Piatti and many other musicians. Sunnyside attracted all kinds of musical visitors and Alfred Borwick delighted in arranging concerts in the Public Hall, where only the best music was given to the people. He had a family of six children, all of whom were born at Sunnyside. Leonard Borwick with whom we are more immediately concerned, was born on 26 February, 1868. Mr. E. B. Knobel, who is still alive, frequently played in quartets with Mr. Alfred Borwick, and remembers Leonard Borwick making his first appearance at a concert in 1879. One of Leonard Borwick's first tutors of the piano was Mr. Henry R. Bird, and when he was 15 he went to Frankfort, where he became the pupil of Madame Schumann, making his *début* on 8 February, 1889, when he played the solo part in Beethoven's "E flat concerto." In the following year he was engaged for the London Philharmonic, Richter, Crystal Palace, and the Popular Concerts at St. James's Hall, and was heard in most of the provincial centres. For more than thirty-five years Leonard Borwick exercised a steady and quiet influence on the musical life of his generation. He played in many countries of Europe, in America, and in the British Dominions, and always with distinguished success. His music was chosen for its intrinsic worth and his interpretation of it always expressed a personal view of where its worth lay. A very appreciative notice of Leonard Borwick appeared in "Punch" on 30 September, 1925, and it was there stated that "no player of his generation was more free from platform mannerisms or affectations."

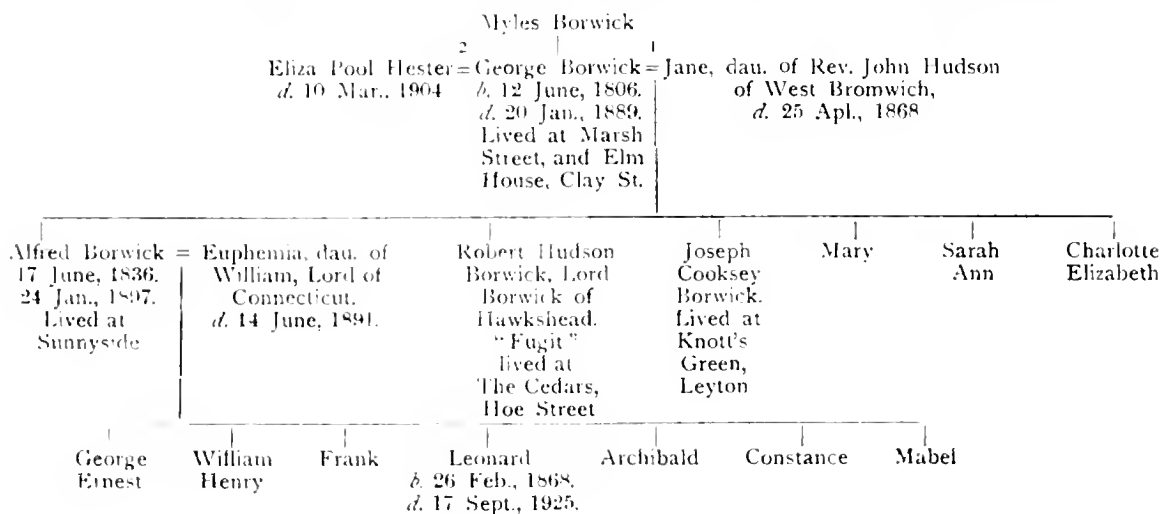
It was once written of Leonard Borwick:—

“Some piano stars are meteoric :  
 Some excel in simply giving pain :  
 Some again are suave and paregoric,  
 Victims of the sentimental strain ;  
 Some are cold and wanting in caloric,  
 Some affect the fiery Eracles vein :  
 But my favourite star is LEONARD BORWICK,  
 Strong, serene, and luminous and sane.”

Leonard Borwick never worried about his hands like some great artists. He worked in a power-house during the War, and to the surprise of his friends, played better than ever. He died suddenly at Le Mans, in France, on 17 September, 1925 and a notable column in "The Times" of 18 September, gave a fitting eulogy of his great ability. It ended by saying, "Communication of the spirit through the pianoforte was the sole object of Leonard Borwick's life." The will of Mr. Leonard Borwick showed he left estate of the gross value of £14,805, with net personalty £14,577. His father, Mr. Alfred Borwick, died on 24 January, 1897, after he had left Walthamstow.

The house rendered famous by the Borwicks was recently demolished and the land is now the property of the District Council.

The following Chart will illustrate the Borwick connection with Walthamstow:—



THE PRIORY, FOREST ROAD

A glance at a map of Walthamstow will show that the present Forest Road, running from the Ferry Boat to the Woodford Road, divides our town into two almost equal portions, the Police Station being nearly in the centre. Forest Road is a name of recent origin. On the older maps, such as that of the Rectory Manor in 1818, this thoroughfare is called Clay Street from the Ferry to the Priory, and thence Priors Street otherwise Clay Street leading to Hagger Lane. About the middle of the nineteenth century the nomenclature was as follows: Ferry Lane from the Ferry to the Standard; Clay Street onwards to the junction with Wood Street; and then Hagger Lane to the Woodford Road.

These introductory remarks are necessary to a proper understanding of the importance of The Priory, a large mansion that stood on the site of the present Fire Brigade Station. It was almost opposite The Elms and the grounds extended from Higham Hill Road on the west to the Winns Estate on the east. The estate was bounded on the north by the Green Ponds Farm and was altogether of great variety in outlook. The mansion was an early eighteenth century building and there are good reasons for believing that it stood on the site of a house that was

the Walthamstow residence of the Priors of Holy Trinity, who were the ecclesiastical lords of the Rectory Manor from 1108 to 1532 when the Manor was surrendered by the last Prior, Nicholas Hancocke, to Henry VIII.

It is not necessary to go into any details with regard to the history of the house, much of which is somewhat hazy, but when we come to the nineteenth century, we find that the Rev. J. W. Niblock was the owner of the Priory Estate in 1836 and Miss Niblock occupied the house. The property was as follows:

	A.	R.	P.
Meadow called Little Bennetts ... ..	2	2	10
Garden ... ..	1	0	6
House, Stabling and Garden ... ..	2	2	11
Meadow by the House ... ..	6	2	32

In 1830 the Rev. Dr. Niblock was living at Shern Hall House, at the corner of the present Vallentin Road. There he kept a private school which was well known in the London area, and about 1840 he removed to Clay Hill Park, where his school continued to thrive. He had two daughters, one of whom married Captain the Hon. William Wellesley, R.N., a nephew of the Duke of Wellington. This Captain Wellesley was an intimate friend of the late Mr. Eliot Howard's father. It appears that this friendship continued in the next generation, two of his sons and his eldest daughter being friends of Mr. E. Howard for many years. Dr. Niblock's other daughter married a Mr. Spencer, a prosperous man, whose business was purchased after his death by Mr. Edward Ball, who resided in Marsh Street.

This Dr. Niblock, the owner of the Priory Estate, who had been Master of Hitchin School, Herts., was an author, of some repute, of books on religious subjects. In 1819, he wrote "Collections for Briefs"; in 1825, "Tyronis Thesaurus"; in 1833, "Zion's Trumpet"; and in 1835, "The Textuary and Ritualist," and "Piety and Devotion." In 1837 there appeared "The Desolations of Zion" also "Mordecai and Esther," while in the preceding year, 1836, he published "A new and improved Latin and English Dictionary." It is possible to throw a little light on Dr. Niblock as a schoolmaster for in the "Life of Dr. Elsie Inglis," by Lady Frances Balfour, there is reference to him. It appears that John, the second youngest son of David and Martha Inglis was born in 1820. I make some reference to them under Wood End House, and it will be seen that this John Inglis was the father of Dr. Elsie Inglis. He was one of Dr. Niblock's pupils, and Mrs. Inglis remarks that "Dr. Niblock is esteemed one of the best Greek scholars in England, and his Greek Grammar is the one in use in Eton." John Inglis or "David," as he was called, who was born in 1820, passed out of Dr. Niblock's hands to go to Haileybury and had this report from his Headmaster: "Of Master David Inglis I can speak with pleasure and pride almost unmixed. I can only loudly express how I regret that I have not the finishing of such a boy, for I feel, and shall ever feel that he is *mine*. He has long begun to do what few boys do until they are leaving, or have left, School, viz.: to think. I shall long cherish the hope, that as I laid the foundation, so shall I have the power and pleasure of crowning my own and others' labours. He will make a fine fellow and be a comfort to his parents, and an honour to his tutor."

The worthy tutor's testimonial is whole-hearted and his prophetic insight was justified, for John Inglis became a worthy character and was the father of a great woman—Dr. Elsie Inglis.

After Dr. Niblock, I would connect the Priory with Mr. H. P. Hughes, who was here for many years. He and his family were of great assistance to the Church work of St. John's and afterwards to that of St. Michael and All Angels, to the building of which Mr. Hughes contributed liberally. One of his daughters married the Rev. G. Hignett, M.A., Vicar of St. John's, who established a temporary church at Higham Hill, whose place has been taken by the present St. Andrew's Church. After Mr. Hughes, the Priory was the residence of Mr. George Campe, and then the estate was bought by Mr. Henry J. Casey, a wealthy London tradesman. He had formerly lived at Turret Lodge, Prospect Hill, and had been a generous helper in the Church work of St. Mary's. He and his wife will, however, always be remembered for their generosity to our local hospital. From 1878 to 1894 that institution had been carried on in small premises in Salisbury Road. Owing to the rapid growth of the population, a larger institution was needed, and through the liberality of Mr. and Mrs. Casey, in 1894, the house known as Holmcroft became available for that purpose, with nineteen beds available. This munificence of Mr. Casey was of real value, and in 1919 further ground was purchased from the Trustees of the Casey estate. In memory of the late Mr. and Mrs. Casey six beds have been endowed in this institution, now known as the Connaught Hospital.

The Priory Estate was sold at the beginning of this century. The house has been demolished and the whole area covered with buildings belonging to the Council and others.

#### THE CHESTNUTS, FOREST ROAD

This pleasant-looking old farm house, one of the few remaining in Walthamstow, is a distinctive feature in the Forest Road. The building is almost opposite Brooks Croft and the farm stretches back to Brookscroft Road on the north, being bounded by Farnan Avenue and Chingford Road on the west, and by Spruce Hill Road and St. John's Road on the east. This very compact estate formed the typical farm of an Essex yeoman down to recent times. The land itself was for a long period owned by members of the Rowe and Lefevre families, and was farmed by such well-known Walthamstow people as the Wraggs, Tanners, and Turners. In later years, Mr. John Hitchman was the tenant of Chestnuts Farm and under him the fields presented a smiling appearance of fertility. In 1919 this valuable property, then known as the Chestnuts Farm, was put up for sale. It had an area of 67 a. 2 r. 5 p., which was almost entirely of excellent pastures, and the property was stated "to be ripe for immediate development." One portion of the estate had previously been sold to the Essex Education Committee, and, on this portion of 10 acres the fine school of the Monoux Foundation has been built and was opened by the Lord Mayor of London in 1927.

As a matter of considerable interest it may be as well to set out the various fields comprised in this Farm together with their acreage, when sold in 1919.

No. on Plan.	Description.	Acreage.
338 ...	Pasture ... ..	33'000
359 ...	" ... ..	10'051
361 ...	Gardens ... ..	'790
362 ...	Pasture ... ..	5'698
363 ...	Farm House, Buildings, Paddocks, etc. ...	4'490
364 ...	Pasture ... ..	13'500
		<hr/>
		67'529



The whole Farm was then let to Messrs. Hitchman & Sons on a yearly Michaelmas Tenancy at an apportioned rent of £174 7s. 6d. per annum. The property was bought by the Walthamstow District Council, who proposed to utilise the land for building purposes, but up to the present time (1928) it is being used for sport and for allotments.

Enough has been written of the Farm, perhaps a few sentences may be given to the Farm-House, which was originally described as Clay Street Farm. The Farm-House, facing Forest Road, is double-fronted, built of brick with tiled roof. It has two large Attics, four Bedrooms, Bathroom, two front Parlours, Kitchen and Scullery, with an eastern addition to the house consisting of Wash-house or Dairy. There are the usual out-houses connected with a Farm, comprising Barn, Stabling, Cowstalls, Granary, Stores and Workshops.

A brief reference to some of the owners and residents may be of interest. The ROWE family had possession of the Manor of Higham Bensted for nearly 200 years and down to quite recent times their descendants have held property in Walthamstow. Several of the Rowes are buried in Walthamstow Parish Church—Sir Thomas Rowe in 1587, William Rowe in 1596, Cheyne Rowe in 1664, Sir William Rowe in 1667, and Anne Rowe in 1725. There is a brass to William Rowe and there are other Rowe monuments in the same church.

The LEFEVRE Family came originally from Normandy, where they held considerable landed property. Peter, born in 1650, had scarcely succeeded to his paternal estates when he was forced to fly with his family into England, rather than renounce his faith. He first settled at Canterbury and there embarked in trade with the capital he had brought with him. One of his sons, John, entered the army and rose to the rank of Lieutenant-Colonel, serving under Marlborough in the Low Countries. He afterwards resided at Walthamstow and held the office of High Sheriff of Essex. His son, Peter Lefevre, who died in 1751, is buried in Walthamstow Churchyard.

The WRAGG Family had a long and interesting connection with Walthamstow. As long ago as 1761 we find in the Vestry Minutes that Mr. Wragg was paid 13s. 6d. for taking a soldier to Chelsea in his coach. In 1772, Mr. Francis Wragg is recorded as being on the Vestry and in 1792 he is Churchwarden. In the next century his son Robert shows the same interest in parish affairs and is the farmer and coach proprietor of this district. He in turn is succeeded by his son, Francis Wragg, whom many now living will remember. He was a shrewd, good-looking yeoman, with a rare knowledge of horses. He drove the Brighton coach, and his well-appointed buses carried our forefathers from Walthamstow to London or Lea Bridge before the coming of the railways. In Pigott's "Directory" 1826-7, it is stated that Mr. Wragg's coaches to London run daily from the Nag's Head and Chequers at 8, 9 and 10 a.m., and 3, 5, 6, and 8 in the evening, to the Green Dragon, Bishopsgate Street. Francis Wragg was keen on Vestry business, and as one of the West Ham Guardians he was well known. One of his sons, Frank Wragg, carried on his business as Job-Master: another, Robert Wragg, became a solicitor; and a third, Edward, was a Veterinary Surgeon. Francis Wragg lived to a good old age, 85, dying at Fairmount, Church Hill, 27 November, 1891, and was buried with his forbears in Walthamstow Churchyard. Francis Wragg was a "Character" of a bygone age. He understood men as well as horses, and many a good joke he could tell with a merry twinkle in his eye.

### THE CLOCK HOUSE, CLAY STREET

The present Fulbourne Road, along which there is a motor-bus route to Highams Park, was formerly a pleasant field-path leading from Clay Street, as it was then called, to Blind Lane, now known as Wadham Road. On either side of this foot-path there were extensive fields, and until quite recent years the district was known as Radbourne's Farm, having the Farm-House and outbuildings where the Dairy shop now stands.

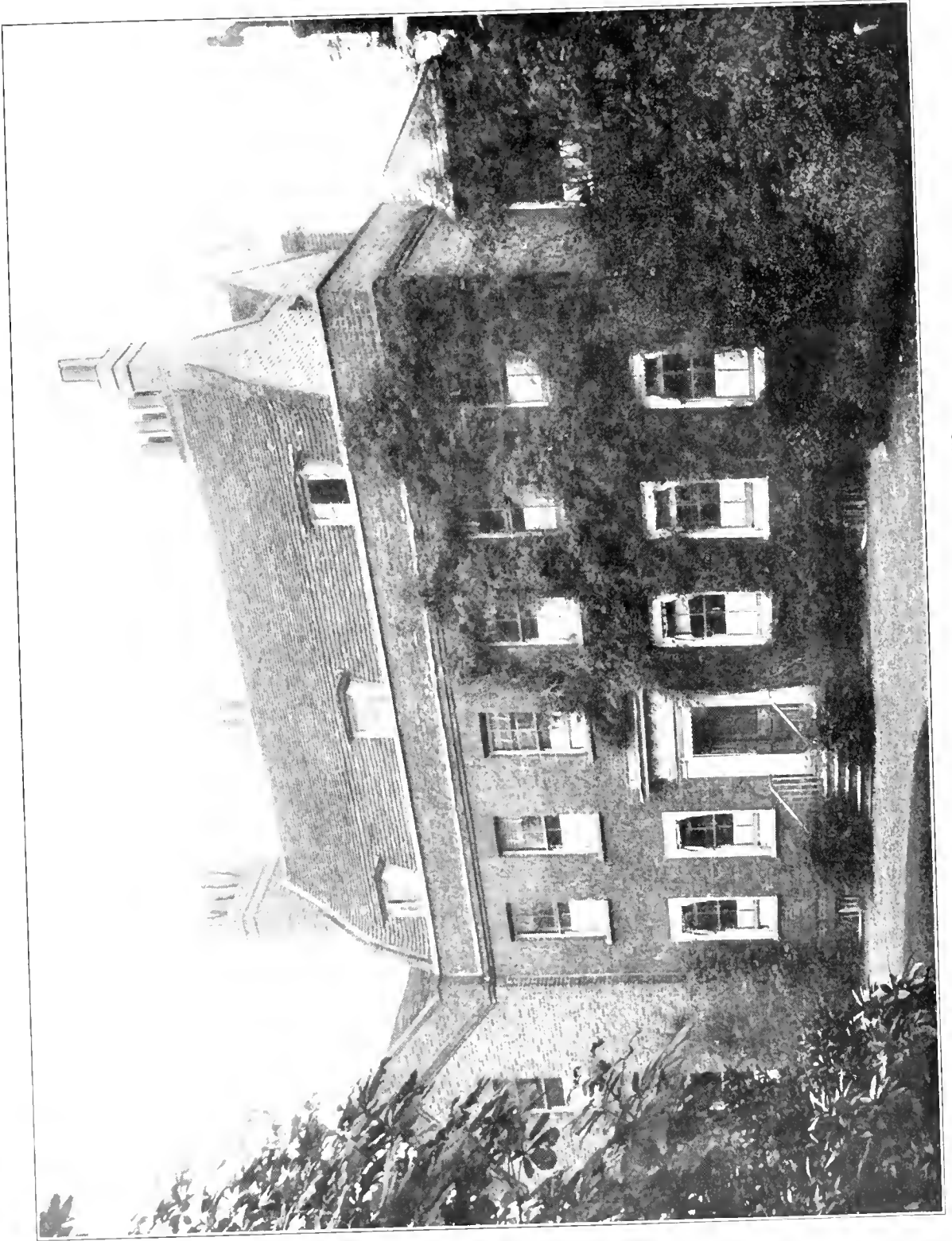
The Clock House was the last house on the north side of Clay Street, to which it had a frontage of 314ft. and a side frontage of 470ft. to the public footpath already mentioned. This Georgian house, which was demolished at the end of the nineteenth century, was an excellent residential property, copyhold, of the Manor of Walthamstow Tony. In the early years of the nineteenth century it belonged to John William Goss and in 1836 it was occupied by Miss Goss. The house was sold by auction in 1860, and we cannot do better than give the particulars from the auctioneer's description. The house was said to command an extensive and beautiful view at the rear, and contained in a moderate but elegant scale the requisite accommodation for a respectable family, including six Bedrooms and Storeroom, Drawing, Dining and Morning Rooms, Hall with portico, usual Domestic Offices, Stabling, Cottage, and other Outbuildings. It was further stated that the Lawn and Shrubbery were very tastefully arranged; that there was a productive Kitchen Garden and Meadow, ornamented with fine Timber Trees; the whole occupying about 3 a. 2 r. 15 p.

It afterwards came into the possession of Mrs. Taylor and so continued till the break-up of the estate about thirty years ago.

### THE CHESTNUTS, OAK HILL, HALE END

The district we now call Highams Park was originally The Hale and later Hale End. Until quite recent years the railway station was known as Hale End and the surrounding neighbourhood had quite a rural air. Indeed the walk from Hale End to Chingford Hatch, passing through part of the Forest known as the Sale, was the prettiest of all the walks in Walthamstow. The portion of Hale End from Beech Hall to Brookfield and thence south-east to the Woodford Road is known as the Oak Hill district. In this district there are some really good houses, each of which has large grounds. The names of these houses are significant and tell us something of the neighbourhood. Let me mention a few of them: Beech Hall, The Chestnuts, Forest Hall, Hale End House, Forest Lodge, Oak Hill House, and Mill Cottage. The latter no longer stands, but it was in a Forest clearing almost opposite the Napier Arms; and Oak Hill Lodge is now being demolished (1928).

The Chestnuts, a delightful old-fashioned residence, mainly of the Georgian period, stands well back from the road and is screened by trees and shrubs. Surrounding it are gardens and meadows of nearly 15 acres, and the northern boundary of this property is the river Ching. On the west is the Hale End Road and on the east runs a pleasant footpath from Brookfield to the Manor House. There is no need to describe The Chestnuts, which is a roomy, commodious house. It has large outbuildings, especially a fine timber-built barn, and its gardens may be described as charming old-world pleasure grounds. I am not able to



THE CHESTNUTS, OAK HILL, HALE END



connect the house with any very distinguished residents; perhaps the best known are the Loxham family, who lived here for many years at the end of the eighteenth and during the first half of the nineteenth century.

There is a lease at the Central Library, dated 8 March, 1782, from Edward Loxham, hatter, of the Royal Exchange, to Francis Hanrott, gentleman, of Laurence Pountney Hill. It gives particulars of this property which was then held of the Lord of the Manor of Salisbury Hall. The lease refers to the brick messuage or dwelling house and appurtenances, with the caryard, rickyards, 2 pleasure grounds, 1 kitchen garden, 2 fish ponds, 1 canal next to and adjoining Epping Forest containing 21 perches; an orchard with the pasture of 1 a. 2 p.; West Field containing 4 a. 2 r. 27 p.; the Middle Field of 4 a. 2 r. 12 p.; East Field of 3 a. 8 p.; situated at Hale End and containing altogether 15 a. 20 p. It relates that the property formerly belonged to William Loxham, afterwards to his widow, and now to Edward Loxham. The lease was granted for fourteen years at £50 per annum, with certain stipulations. In 1784, the Lord granted to Lydia Loxham, widow, the right to demise her copyhold messuage and 13 acres of land at Hale End to Francis Hanrott, above mentioned, for fifteen years. At a later period we find that Robert Loxham, who voted in the Essex Election of 1830, was living here till 1845, when he died. He distinguished himself in local affairs, and was Churchwarden of St. Mary's and one of the Monoux Trustees.

Mr. George Glanfield occupied The Chestnuts for thirty-two years, and it was after his death in 1927 that the estate of 14 a. 3 r. 16 p. was sold. The house is now known as Oak Hill School.

#### FOREST HALL, OAK HILL, HALE END

Forest Hall is an eighteenth century house of good appearance on the south side of Oak Hill. Its grounds of nearly 13 acres adjoin Epping Forest, and the estate was one of the most pleasing in Walthamstow. About 100 years ago this property was owned by Mr. Arthur Ryder and others, and in 1832 the house was the residence of Mr. Henry Maltby, some of whose relatives were living at Clay Hill House at the same time.

Among the various residents of Forest Hall I intend to mention but one and that one the most distinguished. I refer to Mrs. Hamilton King, who is justly considered one of the greatest of the Victorian poetesses. Mrs. Hamilton King was daughter of Admiral W. A. Baillie Hamilton and her mother was sister of the first Duke of Abercorn. Mrs. Hamilton King was born in 1840, and in 1863 she married Mr. Henry S. King, the well-known banker and publisher. They lived for some time at the Manor House, Chigwell, till the death of Mr. King in 1878. Mrs. Hamilton King afterwards lived at Forest Hall with her seven children; and Walthamstow to-day remembers that this gifted poetess has left many memories of her residence in our midst.

As a matter of local interest it may here be mentioned that the publishing business of Mr. Henry S. King was purchased by Mr. Walter Whittingham, a well-known resident in Walthamstow. He was Chairman of the Local Board and stood as Liberal candidate for Walthamstow. His firm published some of Mrs. Hamilton King's books, notably "The Prophecy of Westminster," in 1895.

It may be recorded here that Mrs. Hamilton King wrote "Aspromonte," "Ballads of the North," "The Foreshadowing of a Saint," "The House of Passion," and the most famous of all, "The Disciples," a poem dealing with Mazzini and his followers in their later struggles for Italian emancipation. The poem begins thus:—

"I write of the Disciples, because He  
Who was their Master, having left on earth  
The memory of a face that none could paint,  
The echo of a voice that none could reach,  
Hath left his own immortal words and works  
To be a witness for Him . . . ."

"The Disciples" steadily made its way among lovers of poetry who care for noble thoughts expressed in pure language; and a portion of it "Ugo Bassi's Sermon" has been printed separately and issued as a booklet for circulation in our hospitals. It would be easy to quote many passages from Mrs. Hamilton King's poetry that seem inspired by the beautiful Forest district in which she lived, but here it must be enough to have directed attention to the fact that a poetess of very real merit dwelt among us in the closing years of the last century.

As I am writing, this Forest Hall estate has been sold. The house is now used as an Institution, and the surrounding land of 12 acres has been divided into about 130 plots for villa residences. Let us hope that the many newcomers on this estate will sometimes remember that Walthamstow has had three poets of rare distinction—George Gascoigne, William Morris, and Mrs. Hamilton King, who died in 1920.

#### BEECH HALL, HALE END

Beech Hall is a substantial Georgian residence pleasantly situated in Hale End and may be considered as the first house in the Oak Hill district. The stretch of road from the corner of Wadham Road to this house has been radically changed during the last few years. The roadside waste, the ditches, the wide-stretching fields have disappeared, and the former rural aspect has given place to an urban scene, for 151 Council houses have been built on the fields "acquired for building purposes." The 12 acres of fields were intimately connected with Beech Hall for hundreds of years, and in 1832 when Edward Forster was living at this house with its 8 acres of land, he also had possession of Wadham Farm which he rented from the Master and Wardens of Wadham College. The connection of Wadham Farm with Walthamstow is worth more than a passing notice, for I find that this farm was in the possession of John Goodridge, M.A., Fellow of Wadham College in 1652. At his death he left "his lands situate and lying in Walthamstow in Essex" to the Wardens and Fellows of Wadham College on condition that they should yearly pay from the Goodridge Trust sums of money to various scholars. It was estimated that the annual rent of these lands in Walthamstow would produce £60 a year, which was a considerable sum of money three hundred years ago. The farm continued in the possession of Wadham College till 1894 and 1898, when it was sold to Mr. John Hitchman. There is a lease dated 1862 to George Marsh Lake of Chapel End, according to which the farm consisted of 66 acres of land and wood; and there is a record in the Forest Courts of 1722 that the Master and Wardens of Wadham

College should be allowed to cut down Longdown Wood. According to the Tithe Map the acreage of Wadham Farm was as follows:—

No.	Field.	Acreage.
63	Brook Field	7 0 30
64	Thorny Croft	13 2 25
65	Long Downs	11 1 28
66	" "	6 3 32
79	Longdown Wood	8 1 15
80	Lady Crofts	9 0 5
82	Benstead by Inks Lane	11 0 21

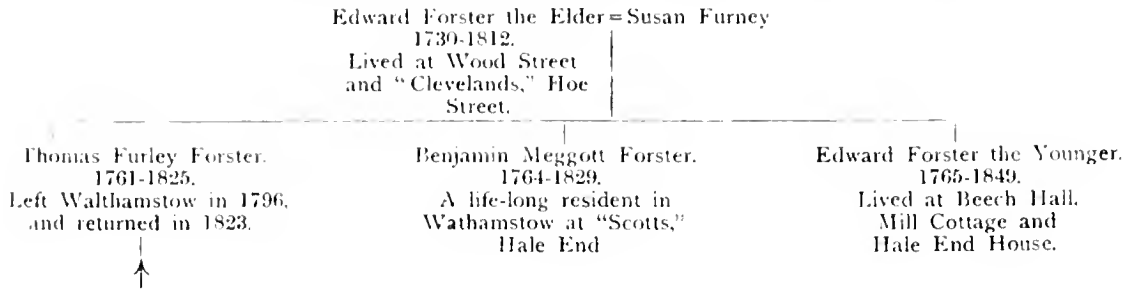
There is a portrait of John Goodridge, M.A., our old Walthamstow benefactor, in Wadham Hall and another in the Warden's Lodging. It has this inscription: "Johannes Goodridge hujus collegii quondam socius et Benefactor dignissimus."

Wadham Farm has gone and in its place are rows of houses laid out with mathematical precision. Even the River Ching has been taken in hand by the Council and a kind of promenade has been made along its banks. Edward Forster, who played such an important part in his day, would be astonished at the change that has come over the estate he knew so well. It is not necessary to go into details as to the change in the Hale End district or Highams Park as it is now known, but we shall be more pleasantly occupied in considering for a short time the work of Edward Forster and his family who lived in Walthamstow for so many years.

Edward Forster the Younger, who lived at Beech Hall, was the son of Edward Forster, a descendant of the Forsters of Northumberland. The father, or Edward the Elder as he is generally described, was born in 1730 and came to Walthamstow in 1764, settling at Wood Street. He was a rich City merchant living in the grand style. He was at the head of three great City Corporations—The Royal Exchange Assurance, The Russian Company, the Mercers' Company—added to this he was Deputy Governor of the London Docks. Though a commercial magnate of the first order, we gather from his diaries that he lived quietly in his country seats, first at Wood Street and then at Hoe Street in 1782; he was indeed a man in love with Nature and with a taste for Art. And so strong was his love of Nature that he was able to imbue his three sons with the same desire to investigate the secrets of the botanical world. We read of Edward Forster the Elder being robbed of his purse by a footpad on his way to the City; and we read of certain simple treats to his children. "We all went to London," writes one of them, "and after in a coach to Drury Lane Playhouse getting in at half-price with the 4th Act." The play was "Measure for Measure," when Mrs. Siddons played the part of Isabella. At another time the family went to the Royal Exchange, October, 1783, to see and hear Peace proclaimed with France and Spain. Edward Forster the Elder was offered a Baronetcy by Pitt, but this he declined. He died at Hoe Street, 20 April, 1812, and was buried in Walthamstow Churchyard.

In a very rare book entitled "Epistolarium Forsterianum," published at Bruges in 1845-50, there is a curious collection of letters and some intimately personal accounts of the Forster family as preserved among their MSS. We find that Edward Forster was very fond of horses and dogs, but not for sporting, and that he cultivated with great care his beautiful gardens in Hoe Street, growing nearly all the herbaceous plants of the day. His only works as an author were his "Speech on the Linen Trade," a few papers in "The World," and a small volume of poems entitled "Occasional Amusements," which was published in 1809.

Perhaps the following table may make clear the family of Edward Forster.



We are now in a position to consider the life of Edward Forster the Younger who lived at Beech Hall. He was born at Wood Street on 12 October, 1765, and resided during the greater part of his life in the Epping Forest district. He was a partner in the banking house of Forster, Lubbock & Co., and took a leading part in the business of the bank till within a few hours of his death. From the age of fifteen he showed a keen interest in the study of English botany which he pursued through a long and active life. He was one of the Fellows of the Linnean Society in 1800, its Treasurer in 1816, and a Vice-President in 1828. It was remarked that "his kindness of disposition, his unremitting attention to his duties, and zeal for the interest of the Society, will long endear his memory to all its members." From another source we learn that he was temperate, methodical, shy, taciturn and exclusive. He rose early to work among his collections of obscure British plants, and when he returned home from London, his evenings were devoted to reading and to his large herbarium collected in many parts of England. He married Mary, daughter of Abraham Greenwood, and lived happily with her for fifty-six years. It was said of them that they scarcely knew what ill-health was, and that during their wedded life they never were separated twenty-four hours a time. His strong constitution contributed to the prolongation of his life and he retained his faculties unimpaired to the time of his death. He died of cholera at Ivy House, Woodford, 23 February, 1849, two days after inspecting the Refuge for the Destitute founded by him in the Hackney Road. He is buried in the family vault in Walthamstow Churchyard, but there is no inscription to his memory, though there is one to his wife, Mary Jane Forster, who died 14 January, 1845.

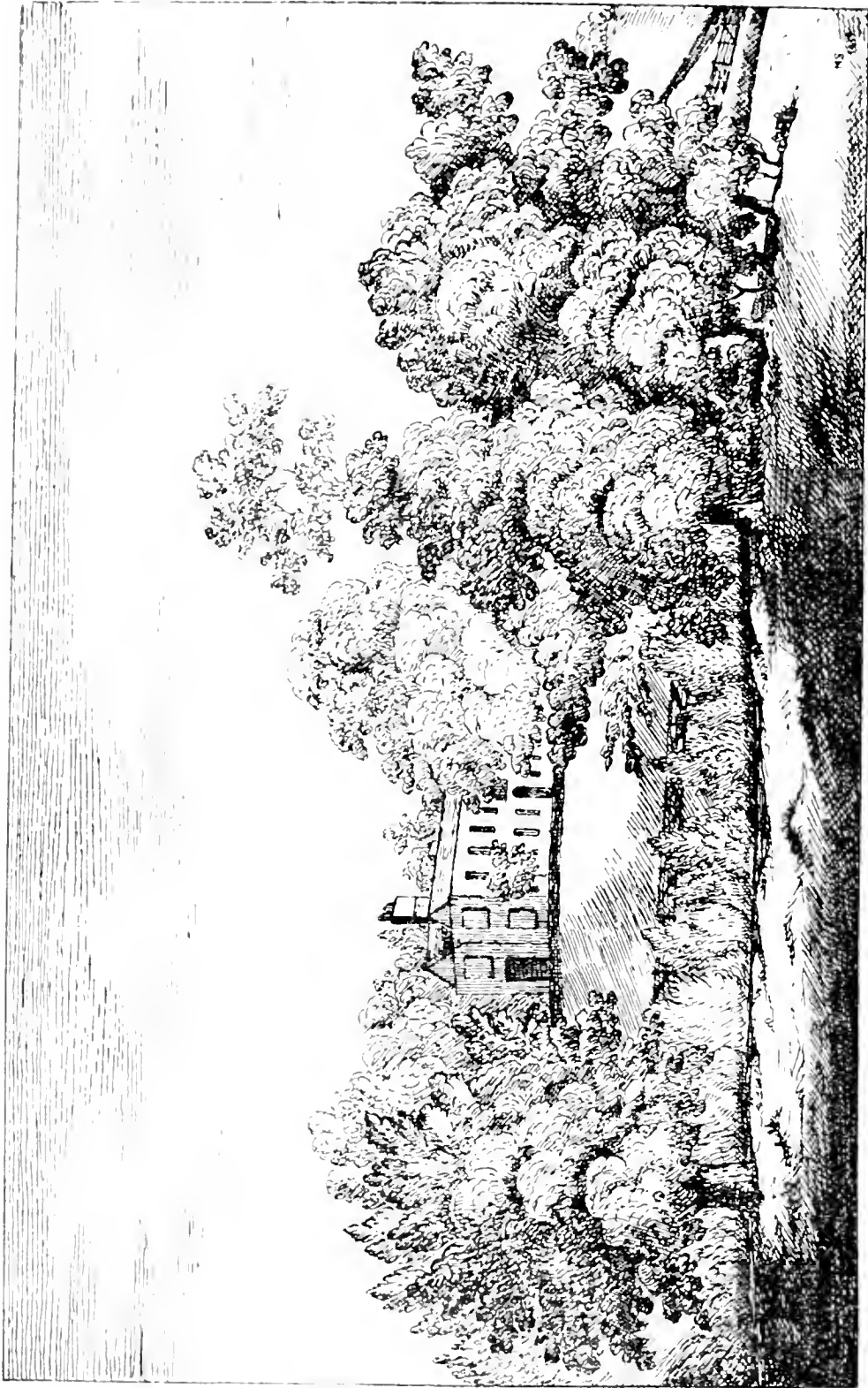
In the "Gentleman's Magazine" for 1849, there is a fine tribute to the work of Edward Forster, who, it is said, died like a second Howard, the victim of his philanthropy. A poem also appears in the same magazine extolling his work, and beginning

"We weep for the gallant and the brave  
 Who die in their country's cause,  
 And glory starts from the field and wave  
 Demanding the world's applause."

There are two portraits of Edward Forster the Elder. The first is by Hoppner, and was painted for the Royal Exchange Company; the second was by Shee and was painted for the Mercers' Company. I think our town should endeavour to get copies of these portraits, as Walthamstow owes much to the Forsters, who were distinguished citizens of London, wise philanthropists, and eminent botanists. There is also a portrait of Edward Forster the Younger at the Linnean Society, which has been engraved by T. B. Maguire.







From an Engraving, 1819

HALE END HOUSE

## HALE END HOUSE or STRETMAN'S FARM

This house, with the surrounding fields of about 30 acres, was bought in 1716, by the Maynard Trustees, who used part of the £950 left by Henry Maynard's Will in 1686 for the purchase of lands of inheritance, so that the profits therefrom might be applied for the better support of the Vicar, of the Master of the Free School, and for other purposes. The property so bought was the Copyhold Farm and Lands called Stretman's, held from the manors of Higham Bensted and Salisbury Hall. The land is thus set out by John Coe in his "Benefactions" of 1821:—

Plot		A.	R.	P.	Plot		A.	R.	P.
103	...	7	0	9	113	...	0	2	16
104	...	3	1	25	117	...	9	0	36
105	...	1	2	8	118	...	3	0	34
106	...	5	0	7					

and the same list is given by William Houghton in his "Benefactions" of 1877. The property was enfranchised in 1891 by the payment of £879—the Fine being £762 and Fees, etc., £117. The money was obtained by a loan from Collard's Charity of £820 and the surrender of the policy on T. A. Vigne for £59. During the last century the yearly income from this property has varied from about £100 to £130, and we can now pass in review some of lessees who have lived in the house.

The house, situated in a hollow, is variously known as Hale End House, Hale End Manor, and Stretman's Farm, but the first name is the best for our purpose. The house is an early eighteenth century building standing well back from the road from which it may be seen through the surrounding trees and shrubs. The little river Ching runs close to the house and right through the fields of this estate. There is a public footpath on the east leading to the house and this is described on old plans as a private road. At the end of the footpath is a stile leading to Highams Park, and when the higher ridge is gained there is a very pleasant prospect when one looks back on this old house in its rural surroundings of field and forest.

Joseph Davis, yeoman, was living in this house in 1784; Thomas Brown in 1814; Edward Forster in 1819; and Thomas Cox had an 18-year lease on the property in 1834.

In 1853, Mr. John Gurney Fry occupied this house and afterwards took a lease of the property from Midsummer, 1854 to Midsummer, 1889. He was probably the most distinguished of all the residents in the Hale End district, and one bearing this well-known name deserves more than a passing notice. He was born on 29 July, 1804, and was the third child and eldest son of Joseph Fry and his wife, Elizabeth. The father, Joseph Fry, was a member of Frys and Chapman, bankers, of St. Mildred's Court, Poultry; while the mother was the eminent philanthropist, Elizabeth Gurney, sister of that well-known Friend, Joseph Gurney. Without going into details, it may be briefly stated, that on his father's side, John Gurney Fry descends from the ancient family of Fry of Corston, Malmesbury, Wilts., who were landowners there in the twelfth century, and on his mother's side through the Gurneys, Barclays, Gordons, and Beauports from the Royal family of England. It will thus be seen that our distinguished resident, John Gurney Fry, was a man with an extensive connection of relatives in the business world, and that he was keenly concerned in the social work and life of the neighbourhood. He was chairman of the Becontree Bench, which sat at the old

gaol at Little Ilford. It is related that one day he came home and said: "The atmosphere of that court has killed me," and never recovered. As a fact it may be stated that when the gaol was pulled down it was found that the Court Room was over cesspools!

His eldest sister, Miss Katherine Fry, passed the greater part of her time at Plasbet. She was devoted to topographical studies and wrote an excellent History of East and West Ham. She also contributed to the Transactions of the Essex Archæological Society. She died at Plasbet Cottage, 15 May, 1886, at the ripe age of 85 years.

John Gurney Fry married 4 September, 1825, Rachel, third daughter of Jacob Reynolds and was a partner in the firm of Sanderson, Frys, Fox and Co. of St. Helen's Place. He was an executor to the wills of both his parents. His wife died at Southend, 15 March, 1872, and he departed this life also at Southend on 11 June, 1872. His will was proved 8 October, 1872, and in it he is described as of "Hale End, Woodford, Essex, and St. Helen's Place, London, late of Southend, where he died."

John Gurney Fry left four daughters, the eldest, Elizabeth, died at Woodford in 1854, and was buried in Wanstead Churchyard, where there is a monumental inscription to her; and the youngest, Katherine, married, 30 April, 1851, at St. Peter's, Walthamstow, Richard Wilson Pelly, Captain of the Royal Navy, who lived at "Holmcroft" and Forest Rise, Walthamstow. Captain Pelly died 25 May, 1890, and Mrs. Pelly, 1 November, 1901. They are both buried at St. Peter's, Walthamstow, where there are monumental inscriptions to their memory. John Gurney Fry was Churchwarden of St. Peter's in 1857 and took much interest in the district.

The subsequent lessees of Hale End House do not call for any special attention. After Mr. Fry, the property was occupied by Mr. Berthoud. In 1902 it was let to Mr. Romolo Attorelli; in 1910 to Mr. Thomas William Booker; in 1917 to Mr. F. W. Brown; and in 1927 to Mr. Frank Brown.

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\* These Houses are illustrated in this Monograph.









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