

HAMPTON WICK

BRICK BY BRICK

**The Building and Buildings
of Hampton Wick
1750 - 2012**

**Volume 3: High Street
to Hampton Court**

Ray Elmitt

HAMPTON WICK HISTORY

This book is dedicated to previous generations of local historians. Working in a world before computer databases and the internet, their diligence, scholarship and bountiful outputs are such a godsend - and inspiration - to those of us who follow.

Firstly I must especially thank Joan Heath for permission to freely use some of her late husband's unpublished material in two major sections of this book. Gerald Heath was one of the several knowledgeable and dedicated local historians I had in mind in the dedication above.

I am always grateful for the help and encouragement I receive from fellow local history enthusiasts especially Kelvin Adams, Tony Arbour, Paul Barnfield, Mike Cherry, Martin Haskell, Ken Howe, John Sheaf and David Turner.

Thanks are also due for the particular help I have had in the preparation of this volume from current and former local residents including Chris Drayson, Alice Fowles, Anna Joyce, Leon Lazarus, Margaret Markham, Alison and Mark Merrington, John Nunn, Richard Pain, Mary Ramsay, Edward Reeves, David Rees, and John Tadman.

Finally I am pleased to acknowledge the assistance I have received from the staff of the Local Study Rooms in both Richmond upon Thames and Kingston upon Thames.

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First published 2014 by
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ISBN 978-0-9571679-5-7

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Hampton Wick in 2013 showing the Parish Boundary (marked with a dotted line) and principal roads.

Series Introduction

Hampton Wick owes its importance to three factors: one geographic and two historic. First, it is located on the River Thames at a point where the riverbed provided a fordable crossing. Second, it is immediately opposite Kingston, historically an important market town where seven Saxon Kings were crowned. Third, it is close to (and was part of) the Manor of Hampton Court which was in existence from the time of the Domesday Book and which became increasingly prominent once Henry VIII had appropriated it from Cardinal Wolsey in 1528.

These three factors worked in combination with each other. The juxtaposition of both Kingston and Hampton Court created a natural flow of traffic between the two, which necessarily passed through the hamlet of Hampton Wick to use the ford and - from the end of the 12th century - the bridge. Travellers from further afield whose journey involved crossing the river were also funnelled through the hamlet because for five centuries this was the only bridge crossing between London Bridge to the east and Staines Bridge to the west.

However, while it enjoyed this unique position, Hampton Wick lacked autonomy because it fell within the larger parish of Hampton. This subservience was significant because The Wick and The Town (as the local population referred to the two entities) were physically separated by 900 acres of Royal Park. The long walk to St Mary's Church, Hampton on Sundays and Feast Days was a constant physical reminder of The Wick's lesser status. The division of proceeds from the Poor Rates - two-thirds to The Town and one-third to The Wick - was also a long-running grievance.



above: The establishment of the Parish Church of St John the Baptist, opened in 1830, gave Hampton Wick its own identity.

Around 1830 Hampton Wick was able to make its first bid for freedom. The fear of unrest within the growing population following the end of the Napoleonic Wars led the Government to fund the building of several new churches. *St John the Baptist Church* in the Wick was originally opened in November 1830 as a chapel-at-ease for St Mary's, Hampton but the Bishop of London upgraded it to a full parish in July 1831, with its own vicar and its own precisely defined boundary (see page 8). The only setback was the stipulation that the existing split of the Poor Rates proceeds between the two communities must be maintained.

In 1863, the railway came to Hampton Wick via a branch line from Twickenham to Kingston. The following year Hampton received its railway connection but this was on the separate spur line out to Shepperton. Four stations and a change of train at Strawberry Hill now separated the "neighbours". This separation must have had an impact on the two communities and may have been a material consideration in the minds of the new generation of commuters when choosing where to live.

The third and decisive break with Hampton also came in 1863 when the new Local Government Act allowed The Wick to establish its own Local Board that, amongst other powers, enabled it to retain and spend the proceeds of its own Poor Rates. By now Hampton Wick was experiencing an explosive growth both in population and in house-building, and the new-found independence of The Local Board empowered it to direct this more effectively. It was the practical question of how to dispose of the sewage - one of their direct responsibilities - that would prove the greatest challenge for the Board.

*

The physical layout of Hampton Wick reflects its origins. The river crossing made the bridge and its approach the focus of the village. (Old) Bridge Street and its junction with the High Street became the most densely populated area. It was here that the four roads used by travellers



above: Detail from Jean Rocque's Map of Hampton Court and Surrounds c1740. The arrow marks the junction of the main street and the road to the bridge from which the road system radiates.

below: Description of the Boundary of Hampton Wick Parish published in *The London Gazette*. The line of the boundary as described is marked by a dotted line on the map on page 4.

The boundary to commence in the centre of the river Thames, at Kingston-bridge, where the hamlet of Hampton-wick joins the south of Kingston, and to commence the west side of the river, along the whole extent of the parish of Kingston to the parish of Thames-Ditton, where the river takes a direction westward; and the boundary then commences the north side of the river, separating the district of Hampton-wick, from the parishes of Thames-Ditton and East Molesey, till it comes opposite to Hampton-court palace, where it joins the main division of Hampton, and leaving the river goes up the centre of the Park-gardens to the south front of the Palace, along which it proceeds eastward, and thence along the east front of the Palace northward, and returns westward up the Office-yard, and along the south wall of the Kitchen-garden, to within fifteen feet of the west wall of the same, at which distance from the wall it continues in a westerly direction till it comes to the high road leading to Hampton, which it crosses, and passing through a house, the property of Mr. Erasm, proceeds in a straight line to an oak tree in Bushy-park, and thence to a tree on the west side of the avenue leading from Hampton-court to Teddington, up which avenue it commences nearly in the east end of the park, where it leaves the open road and joining the parish of Teddington, proceeds in an

entirely direction to a tree close to the foot-path leading from Teddington-park-gate to Hampton-wick, whence it goes out of Bushy-park, and crossing a road, called Sandy-lane, passes round two pieces of land, called the Pepper-green, and again enters the park for a short distance; it then again leaves the park, and proceeds eastward till it reaches the river Thames, where, leaving the parish of Teddington, and rejoining that of Kingston, it continues along the centre of the river till it reaches Kingston-bridge where the boundary commences; an isolated portion at the north western extremity of the district is bounded on the east and north by the parish of Teddington, and on the west and south by the town division of Hampton, which district is more particularly described in the accompanying plan, and is therein surrounded by a red line.

1791

The London Gazette.

Published by Authority.

THURSDAY, OCTOBER 22, 1791.

passing through The Wick or using the crossing converged. The layout and road system is evident on the 1740 map (see page 8) on which the junction of the High Street with the road to the bridge is marked with an arrow.

Immediately north of this point, the High Street divided into three routes shaped like the head of a trident. The left prong headed north-west towards Hounslow Heath, passing the western boundary of Teddington. The central prong proceeded north towards Twickenham, passing the eastern end of Teddington High Street. The right prong stayed close to the river and eventually rejoined the central road at its junction with Teddington High Street. South of the focal point, the High Street soon turned south-west as it headed between the walls of the two Royal Parks on its way to the palace and Hampton Court Green. The road system had probably been unchanged for centuries. The first new road (Church Grove) was built in 1830 to provide access to the new church of St John the Baptist.

When St John's became the Parish Church, the boundary was devised to divide the old parish into two according to the traditional split: two-thirds to The Town, one-third to The Wick. The authorities used the River Thames to define the eastern and southern parish boundary (see page 4). The western border skirted the front of Hampton Court Palace (since The Town insisted on keeping the Palace). It then followed a arbitrary line in Bushy Park to achieve the two-to-one split. Only the northern limits lay close to an existing community and the irregular path of the boundary at this point shows how existing arrangements with the neighbouring parish of Teddington were accommodated.

*

There are no direct records of population numbers in Hampton Wick before 1800. However, it is probable that the historical population trend would broadly mirror that of London itself - which grew from 600,000

to one million over the course of the 1700s. On this basis, the population of Hampton Wick in 1700 was probably around 350.

The first national Census of 1801 shows the population of Hampton Wick itself (i.e. excluding the Palace) had grown to around 600. By 1861 this had become 2,000 and by 1891 around 2,400. The population peaked in 1951 at 3,400.

To cater for this more than five-fold increase since 1801, the infrastructure of the village underwent dramatic changes in several distinct phases. The early stages of growth took place along the existing road system. Open fields disappeared under housing and, by the end of the 1850s, many of the available roadside plots were full: cottages and tenements for the workers, substantial villa blocks for the middle class and extensive mansions with gardens to the river for the wealthy. The schools for girls and boys were built in 1837 and 1843 respectively - the latter included a public library room. Twenty-three shops and eight pubs served the population.

The next phase of development - fuelled by both the accelerating birth rate and the arrival of the railway in 1863 - required the release of more land and the provision of new roads to access it. East of the High Street, Station Road and Seymour Road were laid out in the 1860s followed by Glamorgan Road in the 1880s. West of the High Street, Vicarage Road and Cedars Road together with School Road arrived in the 1880s, followed by Warwick Road in the 1890s. By 1900, the High Street had 51 shops and seven pubs. The Local Board had built its offices on the High Street in 1884 and the *Assembly Rooms* were opened on Park Road in 1889. Both schools were expanded in the 1880s and several small private academies flourished in the village. The Roman Catholic Church opened in 1893 and the Baptist Chapel in 1905.

The start of the new century in fact saw a small temporary reduction in available housing when preparation for the arrival of the trams required a programme of demolition on the High Street, mainly of older run-down

housing stock. Not only did this prompt higher quality replacement building, but also meant that the High Street itself gained a wood-block surface for the benefit of pedestrians and the increasing number of cyclists. The constraints of the river and parks surrounding the village dictated that further housing provision could only be achieved with higher density redevelopment of the existing sites. In the 1930s, some of the mansions and almost all the cottages gave way to developments like *Ingram House*, *Park Court* and *Jubilee Close*. The only new roads were Monmouth Avenue in the 1930s and Beverley Road and Woffington Close in the 1950s.

Due to the decreasing size of households, the population had actually declined to 2,400 by 1991 - the same figure as 100 years earlier. Nevertheless, the last 50 years has still seen significant new major developments such as *Broom Park* and *Elton Close* (1960s), *Beckett's Place* (1980s), *Spinnaker Court* (1990s) and recently *Marina Place* (2010) and *Sandy Lane* (started in 2011). It is perhaps a sign of the times that most recent large-scale developments since 1980 have been on land previously used for commercial purposes.

*

As the two elements of this book's title - The **Building** and **Buildings** of Hampton Wick - suggest, this material falls into two parts:

The first half recounts the history of the way in which the village has developed from 1750 to the present day. It answers the obvious questions: who owned the land; who built the roads and houses; who lived in them; how have the buildings been altered and extended over time?

The second half is designed as a walking guide, to help those interested in going out and exploring the attraction and fascination of today's Hampton Wick buildings for themselves.

The first half has drawn on the wide range of sources that is available covering different time-frames. These include Hampton Court Manor records (1640 - 1936), Land Tax Assessment Books (1767 - 1832), Poor Rates books (1808 - 1915), Street Directories (1850 - 1940), historical maps (1650 - 1956), Census Returns (1841 - 1911), Council Planning Applications (1880 - date), Telephone Directories (1925 - 1984) and Electoral Registers (1847 - 2012) as well as English Heritage's descriptions of the 23 listed buildings in Hampton Wick.

Given that there are 650 residential properties in Hampton Wick, the size of the overall task and the volume of information available have led to two pragmatic decisions for the project:

1. The material is to be split into three separate books covering different parts of the village. The table below shows both the sequence in which the volumes will be published and what streets each will cover:
2. In parallel with the books, a website has been created (see page 317) containing a page for each residential property providing, as a minimum, a list of occupants and (if built before 1911) a link to the Census returns for that property. The web page also includes links to other relevant material where available such as Estate Agent Sale Particulars, recent and historic Planning Applications and any other archive material.

Volume 1 - East	Volume 2 - West	Volume 3 - Central
Lower Teddington Road	Park Road	High Street
Aspen Close Baygrove Mews Glamorgan Road Lexington Place Monmouth Avenue Normansfield Avenue Raeburn Close Seymour Road Station Road	Bennet Close Cedars Road Church Grove Park Court <i>Saddlers Mews</i> St John's Road Sandy Lane School Lane School Road Vicarage Road Vineyard Row	Barge Walk Beverley Road Bushy Park Hampton Court Road Home Park Home Park Terrace Marina Place Old Bridge Street Upper Teddington Road Warwick Road Woffington Close

The books have a common structure and, within the specific geographic area of the village covered, are self-contained. They begin with a geographic and historic overview, then give a snapshot taken around 1850 using the first accurate map and descriptions available to us, followed by a number of chapters detailing the listed and significant buildings - and their occupants - as captured in this snapshot.

Each book then traces the subsequent housing developments that took place decade by decade from the 1850s to the current day, highlighting the fascinating - and often lively - interactions between the developers and the planning authorities. Finally, there is a set of guided walks along each individual street with illustrations and a brief background of every single property on either side of the road.

The intention is that this material - viewed alongside the web page for each property - will enable the reader to trace the origin and explore the richness of all the buildings of Hampton Wick ... brick by brick.

The Grove
December 2011



above: Hampton Wick High Street in 1900. The shops in the middle distance exist today whilst those on the right were demolished in 1903.
below: A tram speeds on its way “between the walls” towards Hampton Court in 1906. After leaving the *Dew Drop Inn* (arrowed), the route becomes rural.



Overview of Volume 3

The area covered by this book falls into two distinct zones with the roundabout at the foot of Kingston Bridge marking their intersection. To the north, the High Street together with its continuation beyond the railway bridge - known as Upper Teddington Road - runs for a total of 750m. To the south-west of the roundabout, a 2 km stretch of road runs almost in a straight line up to Hampton Court Green. En route it passes between the walled boundaries of two Royal Parks: Bushy Park to the north and Home Park to the south. Appropriately the road was known for centuries as “Between the Walls” but more recently (and prosaically) has been called simply Hampton Court Road.

These two zones are significantly - and delightfully - different. The High Street is - as you would expect - highly developed. Although sections of it were demolished and rebuilt to make way for trams in the early 1900s, it nevertheless retains some seventeenth century premises as well as much mid-Victorian housing. Towards its south end - Old Bridge Street - the once-vital route from the High Street into Kingston - is now, alas, almost completely devoid of any old buildings. At the north end of the High Street Upper Teddington Road was developed from 1850 onwards. Some infilling has since taken place - notably Warwick Road around 1900 - and many of the original large properties were later redeveloped as multiple housing units.

By contrast to the high-density development and total absence of street trees on the High Street (pace the Hampton Wick Association Christmas Tree), Hampton Court Road is positively rustic! For most of its length it is shaded by major trees, growing both on the road verge and within the park boundary. Much of the building is clustered at either end with only intermittent properties along the central section and then only on the north side of the road. Many of these properties were built around 1800 or earlier, and a very significant proportion are either English Heritage Grade II listed or designated as Buildings of Townscape Merit. The road

itself almost exactly bisects the land on either side that contains nearly 1,400 acres of former Royal Parks. The parks contain few, but nevertheless significant, buildings. Hampton Wick is most unusual in that over 80% of its land area is accounted for by these parks. Through their very existence they have limited the expansion of the population to about one-fifth of what it might otherwise have been.

As usual with books in the Brick by Brick series, Part One - *Discovering the Past* - will set out to discover the historical background that resulted in the present-day set of buildings whose ages range from 1529 to 2014. In earlier times the area covered by the Royal Parks was the site of a Saxon manor within the Spelthorne Hundred. The manor owned the land on which the livelihood of the whole region depended. A brief study of the manor's well-documented history can provide a better understanding of the economy and system of governance on which the villages of Hampton Town and Hampton Wick were originally built. It therefore represents a good place to start this part of the narrative. Laying out the historical context is the purpose of the next few pages which is the first section of Part One.

The original manor house was a modest structure befitting what was a relatively small manor estate. But everything changed with the arrival of Cardinal Wolsey early in the sixteenth century. The creation of what soon became a royal palace and the subsequent continuous development of the buildings and surrounding parks over the next three centuries by the kings and queens of England inevitably had an immense influence on the wealth, activities and demographics of the local population.

In 1838 Queen Victoria decreed the end of the royal use of Hampton Court and opened the palace - and later the parks - to the public. This decision caused a huge influx of both visitors and residents to the area, and a new phase in the development of Hampton Wick had begun. Therefore, the story of the development of Hampton Court Palace and its parks from

1500 to the present day is crucial to our discovery and understanding of the past and thus forms the basis of Part One Section 2.

Thus armed with the geographic and historic foundation provided by the two opening sections, we turn our attention to the detailed story of the people and projects that went into the building of the two parts of the village covered by the book. It would be logical to start with the buildings on Hampton Court Road and their evident connection with the activities in and around the palace that forms Section 3. Focus will then switch to the buildings on the High Street and its environs where in Section 4 we will discover the stories behind the creation of the commercial, civic and educational centre of the village.

Finally, Part Two - *Exploring the Present* - is a walking guide, helping the reader to explore the 215 properties covered by this final book in the series.



above: Generic plan of a typical mediaeval manor showing arable land divided into strips.

PART ONE - DISCOVERING THE PAST

Section 1 - Historical Context

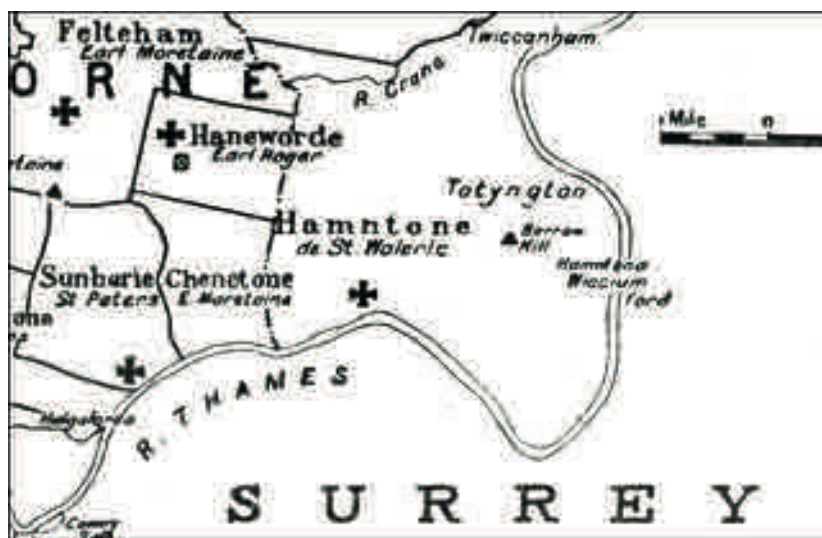
The Manor of Hamntone

The communities of Hampton and Hampton Wick lie in the bend of a river (known in Saxon as a 'hamn') from which they derive their name. Half a million years ago this river was wider and wilder and, as it cut the valley in which it now flows, it laid down the gravel terraces that now form the Thames basin. The Hamptons sit on the first river terrace in a deep meander created at the end of the last glaciation (around 10,000 years ago). The land formed was free-draining, easy to clear and fertile and therefore ideal for agricultural purposes. Neolithic pottery has been found at Kingston. Bronze Age material has also been retrieved both from the river and from excavations of two local burial mounds, the latter indicating the prosperity of the inhabitants of the area. Following the Roman conquest, settlement and agriculture seem to have intensified judging by the extent of the remains reported as found by the 1530s -though their places of discovery were not recorded. Although no specific evidence of a settlement has so far been discovered, there may have been several prosperous agricultural estates, possibly centred on river fording points at Kingston and Hampton Court.

After the Romans left around 400 AD, the system by which they governed their agricultural estates remained - in the form of the manor - as the organising principle of the rural economy throughout the Middle Ages. Manorialism was characterised by the vesting of legal and economic power in a Lord of the Manor. He was supported economically from his own direct landholding in a manor, and from the obligatory contributions of

the legally subject peasant population under the jurisdiction of his manorial court. It is likely that the Manor of Hamntone took over the land and governance from the Romans as a going concern. There are no records before 1000 AD, but it is likely that the manor increased in importance when nearby Kingston started to become a significant royal estate from the beginning of the ninth century.

The Domesday Book - that great Norman land record compiled in 1086 - reveals that, shortly before 1066 Aelfgar, Earl of Mercia and son of



A reconstruction of the map of the Domesday Book showing Hamntone has been granted to St Waleric (aka Walter de St Valery)

Leofric and the lady Godiva, had held the manor. Until his death in 1062 he held many holdings around the country. These included the Hundred of Hounslow - comprising the Manors of Hamntone and Gistelesworde (Isleworth) - along with the villages and fields of Twickenham and Teddington. This holding represented the largest lay estate in Middlesex. Following the Battle of Hastings, William the Conqueror forced through

a political union with Normandy, driving out the old Saxon landowning nobility and subjecting England to the dominance of the Norman aristocracy. William granted almost half of England to Norman nobles and about a quarter to the Church, whilst retaining a fifth for himself. The King parcelled up the former estates of Aelfgar and awarded them, as one, to a single Norman lord, Walter St Valery. It was from St Valery's home town of Saint-Valery-sur-Somme that William and his fleet had sailed in 1066. The two men were not only close companions, but were also related - Walter's grandmother was William's aunt - and the Hundred of Hounslow, granted immediately after the Conquest, must have seemed a valued prize.

The Domesday Book gives the first real glimpse of the manor of Hamntone. In area it comprised about 4,200 acres, 2,000 of which St Valery held for himself and the remainder of which he let. The Book also records that, on his 2,000 acres, there were only three ploughs as against 17 in the other part of the Manor. This suggests that most of St Valery's holding was unploughed sheep pasture. Walter was unlikely to have lived at Hampton since he held lands in Suffolk, as well as his estates in Normandy.

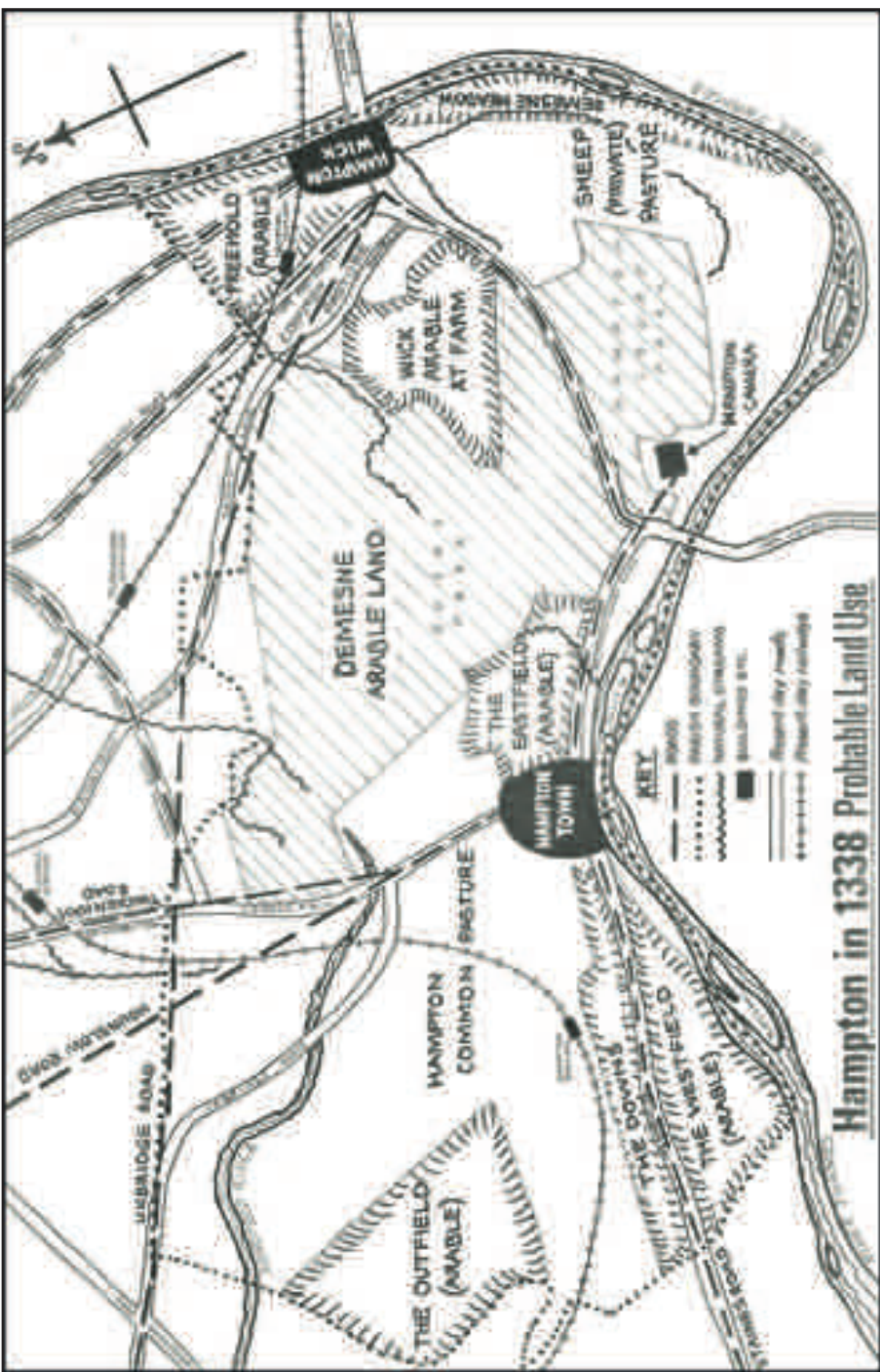
In 1096 Walter de St Valery departed on the First Crusade to the Holy Land along with his son Bernard. The latter inherited all his father's estates and in turn passed them on to his son Reginald, also a crusader. The St Valery family crusading connections were to be a crucial factor in the later history of Hampton. At first, knights returning from the Crusades and wishing to support the military orders in the Holy Land gave lands to the Knights Templar. However, after the Second Crusade (1147-9) gifts were more commonly given to the Knights Hospitallers. It seems likely that, following his return around 1160, it was Reginald who agreed to rent Hampton to the Hospitallers, and we will learn more about them shortly.

Reginald St Valery died in September 1166, leaving his Middlesex estates to his son Bernard. Following family tradition Bernard also fought in the Holy Land and was killed at the siege of Acre in 1190. Thomas, who then came into the estates, was the last of the line to hold the manor. He had no sons, but one daughter whose first husband held the Isleworth Manor in right of his wife. The King seems to have taken the other half of the Middlesex estates, Hampton, into his own hands, probably because of Thomas's involvement (or implication) in the rebellion against King John after Magna Carta and the Battle of Lincoln in 1217. But before it was confiscated Thomas seems to have given the manor to a rich and prominent city merchant, Henry of St Albans, who was allowed to retain the property by John's successor Henry III. Thus for the first time in three centuries the histories of the manors of Hampton and Isleworth were split. Soon afterwards the manor of Hampton was transferred from the Hundred of Hounslow to that of Spelthorne to the west. Later still, Teddington and Twickenham were established as separate manors and the boundaries of Hampton Manor itself corresponded with those of today's Hampton and Hampton Wick.

In 1237, Henry of St Albans sold Hampton Manor to its sitting tenants, the Knights Hospitallers of St John of Jerusalem in England. The Hospitallers originally arose as a group of individuals associated with a hospital in Jerusalem, dedicated to St John the Baptist. Initially the group existed to provide care for poor, sick or injured pilgrims to the Holy Land. However, the Order soon extended its role to providing an armed escort to pilgrims and it grew into a substantial military force. The Knights of St John had primarily been battle-proven soldiers before they joined the Order, where they too were subject to the monastic vows of poverty, chastity and obedience. As a holy army, the Hospitallers received significant gifts of money and land from benefactors around the Christian world. To underwrite their continued existence, they also established their own international fund-raising organisation devoted to maintaining the Knights in Palestine. The English branch of this organisation, run from

Clerkenwell Priory, received and passed on the profits from several smaller establishments scattered around the country of which Hampton Manor was one. Having started in 1160 when they first became tenants, the Order's direct association with Hampton was confirmed when they became Lords of the Manor in 1237, and this tenure continued for over 350 years. Their stewardship there was entirely focused on maximising the manor's ability to generate money with little or no interest in the status or power associated with the Lordship of the Manor. They ran Hampton with a small group of clerical and lay people housed in a modest property probably on the site of today's palace.

By the early fourteenth century, the headquarters of the Hospitallers was on the island of Rhodes. Jerusalem had long ago been lost, and with it the Hospital of St. John, but the Hospitallers continued to exist as a purely military Order, owing allegiance only to the Pope. In 1328, the Prior of Venice, Leonard de Tiberius, was sent to investigate the English branch. Some disturbing rumours about it had reached Rhodes. Leonard's report showed that they were well founded. The Priory was losing over £1,000 a year. Thomas L'Archer, the English Prior, was an old man verging on senility, and recent events had proved too much for him. Even worse, he had borrowed money from overseas banks at usurious rates of interest in order to keep up his payments to headquarters. Leonard deposed L'Archer and appointed himself Prior of England. 10 years later, Rhodes demanded a further report on the English branch which was far more encouraging and showed that, by 1338, the Priory was now making a profit of more than £2,000 a year. Exactly 500 years later the antiquarian Rev. Lambert B. Larking, on holiday in Malta, found a copy of that original 1338 report in Valetta Public Library (the Hospitallers had moved to Malta in 1530). The Camden Society published Larking's expanded transcription in 1857 and in 1973 local Hampton historian Peter Foster used this material to produce a remarkable reconstruction of the probable local land use at Hampton in 1338. His map (see page 24) suggests that almost all of Bushy Park and some of Home Park was arable land. Mediaeval "ridge and



Peter Foster's remarkable reconstruction of land use based on Leonard de Tiberius' 1338 report on the finances of Hamntone Manor

furrow” ploughing leaves unmistakable traces on the ground which are extremely difficult to erase completely, even when the ground is later flat-ploughed. These traces are evident at several points in Bushy Park. The remainder of Home Park, not under the plough was used as pasture to graze sheep and as meadowland to provide hay for winter feed. The area of the manor in the north-east nearest the buildings of Hampton Wick consisted of two parcels of arable land sandwiching an expanse of Common Pasture. The latter corresponded to the land between today’s High Street and the line of Church Grove-Sandy Lane. The parcel of arable land between Upper Teddington Road and the river was held on a freehold basis with the other parcel (now part of Bushy Park) being “at farm” which is to say short-term leasehold. This division and use of the land in the manor is unlikely to have changed markedly throughout the Hospitallers tenure with the notable exception of the “at farm” land at Hampton Wick. In the face of falling wool prices, the Hospitallers took over this section and enclosed it to run yet more sheep. This action proved to be a disastrous mistake. For over 1,000 years, barley had been cultivated as the main grain staple. Barley bread and ale played a major part in the diet of most people. The long history of single crop farming on the land had impoverished it and running too many sheep on depleted grassland encouraged the growth of bracken that made the pasture useless. The bracken exists there to this day.

Over the next century, the role of the manor house itself changed from being purely the administrative centre to also becoming a high-status guest house. Royal palaces had been created at Byfleet and Sheen. Hampton was an ideal staging-post between the two and was increasingly used as overflow accommodation. It is recorded that, during a visit by King Edward III and his household in March 1353, the house caught fire and was evidently severely damaged or even destroyed. The King appears to have accepted responsibility and arranged the rebuild at his own expense. It was another fire 150 years later that was to herald a complete change in the status of Hampton Manor.

Sheen Palace had increasingly become the favourite royal out-of-town place of pleasure and recreation. Henry VII intended it to be his principal country residence, and he began major building works there in the early 1490s. At this time, one of Henry's closest confidants was Sir Giles Daubeney, one of the most powerful men in the kingdom, but unlike his colleagues and equals, currently without a seat in London. Daubeney must have been looking for a suitable property commensurate with his increasingly elevated status. With Henry's focus on Sheen, he would have been delighted to be able to sign, in July 1494, an 80-year lease on 'Hantoncourt' an easy seven-mile barge-ride away from his royal master. Determined to be in a position to entertain the King and his Court, Daubeney immediately set about transforming Hampton Court from a modest country manor to a major courtier house. As work neared completion towards the close of the century, Daubeney further prepared for his role as host by acquiring and fencing off 300 acres in today's Bushy Park. He stocked the emparked area with deer in order to be able to indulge the court in its favourite pastimes of hunting, shooting and coursing.

Henry VII had suffered a set-back at Sheen when the buildings of the nearly-completed palace caught fire and were destroyed in December 1497. However, he immediately started rebuilding, and the palace was finally completed in 1501. Before winning the throne at the Battle of Bosworth Field, Henry had been known as Earl of Richmond (Yorkshire). He used this as the name for the new palace and, at his command, the town of Sheen, which had grown up around the royal manor, also changed its name to "Richmond".

The King and his courtiers were frequent visitors to Hampton Court over the next few years. Daubeney died in 1508, leaving his estates to his son Henry, who was still a minor. However, on obtaining his majority in 1514, one of the young Daubeney's first acts was to give up the lease on Hampton Court. It was almost immediately transferred to a new tenant who would begin the transformation into today's much-loved edifice.

Section 2 - Hampton Court Palace, its Gardens and Parks*

The Palace and Gardens through the Ages

Thomas Wolsey was born in 1472, the son of an innkeeper and butcher. By 1507, he had become Chaplain to Henry VII and later successfully transferred to the household of Henry VIII where his promotion was rapid. In 1514, he was made Archbishop of York and the following year Pope Leo X made him a Cardinal and Henry made him Lord Chancellor. Wolsey was now in desperate need of a magnificent residence to match his great power and status and, like Lord Daubeney before, he settled on Hampton Court. The lease period was 99 years at £50 per annum, and the terms effectively allowed Wolsey free rein to do what he liked with the existing buildings. Wolsey immediately embarked on building himself a house larger than any of King Henry VIII's palaces. It was not unusual for bishop-statesmen to build on a scale rarely exceeded by their sovereign. What was different was that the house was his personal possession and not his in right of any office that he held.

Wolsey's plan was to extend Daubeney's original structure westwards to create a double-courtyard house. The original buildings - overhauled, modernised and extended - would provide the great hall and kitchens together with the royal accommodation. The new courtyard (Base Court) would create the large-scale accommodation needed for the entertainment of guests consequent on the fulfilment of his religious and secular roles.

The work-force to execute this plan numbered around 100 and consisted of masons, bricklayers, carpenters, sawyers, plasterers and labourers. The more skilled of these - the masons in particular - were recruited from considerable distances away, and lodging had to be found for them. Living space in Hampton, the Wick and beyond must have been stretched to

*NOTE: Although most of the palace buildings and some of its gardens are strictly outside the Hampton Wick parish, this distinction is ignored in this section in the belief that it is better to provide the reader with the full historical context than to risk being overly-parochial.

the limit. Progress was swift. A substantial amount of building had already been done during 1514. By January 1515, activity was already being directed towards planting of the gardens and a glazier was at work before the end of March of that year. Wolsey was able to entertain the King and Queen in his new house in May 1516 and the royal couple stayed in the suite of rooms designed for their sole use.

By the summer of 1527, Henry had decided to seek an annulment of his marriage to Catherine of Aragon, so that he could marry Anne Boleyn. Wolsey's eventual failure to secure the annulment is widely seen to have directly caused his downfall. The rift between the King and his Chancellor widened rapidly culminating in September 1528 when Henry commanded Wolsey to temporarily vacate Hampton Court for four days to allow the King to use it to receive his guests. Although Wolsey later returned to the palace, he was subsequently arrested, stripped of all his offices and the King permanently confiscated Hampton Court. It was only Wolsey's death in November 1530 whilst returning to London from York to face treason charges that spared him from an inevitable ultimate public humiliation.

Hampton Court now became the focus of the King's attention as his principal palace near London, replacing even Richmond Palace. Nevertheless Hampton Court was just one of 60 palaces and large houses owned by Henry VIII, so it faced stiff competition both for his affection and his funds. Enormous though Wolsey's house was, it was not large enough for Henry, so in 1529, even before Wolsey's final departure from Hampton Court, he started to extend it greatly. His first priority was new kitchens, though these incorporated Daubeney's original which still exist today. This was followed by the Council Chamber and new and extensive Royal Lodgings, all of which were completed by 1530. In the next two years, Henry added the Great Hall and the Tennis Court (later greatly modified by Charles II) followed by a new set of Queen's Lodgings, completed after her execution in 1536 for his latest bride Jane Seymour. Confident that she would produce the son and heir he longed for, Henry

commanded lodgings be created for the new prince and the chapel be refurbished ready for his christening. The work was completed in just five months by October 1537. The future Edward VI was duly born on 12 October 1537 and christened later that month.

The sheer magnitude of these additions to Wolsey's house can be gauged from the materials used – upwards of 25 million bricks, 1,275,000 tiles and more than 155 tons of lead, with proportionately huge supplies of stone and timber. Needless to say, the King wanted all this work completed “with hastye expedicioun” and to achieve it he sent out over a large part of the country to recruit freemasons, bricklayers, carpenters and labourers. At any given time, there would be as many as 170 masons, bricklayers and carpenters, and over 200 labourers working on the building, considerably more than in Wolsey's time. The work was deemed finished by 1539 by which time the King had already turned his attention - and that of his design team and workforce - to his new palace at Nonsuch near Ewell, 10 miles distant. Three of his final additions to Hampton Court should be mentioned. Firstly, the walls along both sides of the road from Hampton Court to Kingston were built to his command by Thomas Clement in 1537-8. For generations since, that part of the Hampton Court Road has been referred to as “Between the Walls”. Secondly, in 1538, Henry suppressed Merton Priory and confiscated its lands which contained several fresh springs. He appropriated these and created a conduit to carry the water 5 km from Kingston Hill to Hampton Court. Water was collected in three brick-built conduit houses which contained settlement tanks to clarify the water. The fall of 40 feet was sufficient to supply high-pressure water even at second-floor level and feed the fountain in Inner Court. Finally in 1540 the great Astronomical Clock was installed - two of the original bells still remain in the tower.

Henry died in 1547. For the remainder of the Tudor period, Hampton Court was the favoured royal country retreat where the monarchs spent the summer and entertained their guests. The only structural changes of any significance were made in 1570 by Queen Elizabeth I. These were

the Privy Kitchen and a large extension to Henry's stable block to accommodate her fleet of new-fangled fast light vehicles known as "coaches".

James I's first acquaintance with Hampton Court was as a refuge from the plague which was raging in central London when he came to the throne in 1603. Even so, Hampton (including the Wick) lost a quarter of its population to the contagion. It was at Hampton Court that the conference that led to the production of the King James Bible was held. Although the King caught up with the repairs and maintenance that had largely been neglected since Henry's time, he did not make any actual alterations or additions to the palace. His son Charles I had an 11-mile long artificial river cut from Longford as an aid to the beautifying of the gardens with fountains and ponds. He shared his father's passion for hunting but his ill-advised attempts to establish a chase linking Hampton Court and Richmond Palaces by arbitrarily confiscating the land in between was typical of the high-handed disregard for the rights of his subjects which was to lead to his downfall and eventual execution in 1649.

By 1653 Parliament agreed that the palace should be sold off - largely for demolition. They later changed their minds and instead awarded the palace and its parks to Oliver Cromwell in his position as Lord Protector of the Commonwealth "for the maintenance of his state and dignity". Other royal palaces fared less well. Thus, when the monarchy was restored in 1660, there was a flurry of activity to bring Hampton Court - as the most serviceable royal building - back to a state fit for the reception of King Charles II.

Following James II, his daughter Mary II ruled jointly with her husband William III of Orange. The couple's arrival in 1789 was probably crucial for Hampton Court's survival and marked a major turning point in its development.

William suffered from severe asthma and within days of arriving at the principal royal palace of Whitehall, he and Mary fled to Hampton Court to escape the dense smog generated by the countless coal fires of central London. This was William's first ever visit to the country palace, and he welcomed its wholesome setting as much as he deplored the old-fashioned nature of its Tudor Gothic fabric (below from the east).



above: Charles II enlarged Henry VIII's tennis court to a size with which he had become familiar during his exile in France. The original wall of 1529 was incorporated, making this part the oldest structure within Hampton Wick.

He and Mary, therefore, commissioned Sir Christopher Wren to rebuild Hampton Court. Wren's original plan (principally drawn for him by his assistant Nicholas Hawksmoor) was to demolish the entire Tudor palace, except for the Great Hall, and create a new structure aligned on three axes: the Privy Garden to the south, Charles II's great lime avenues in

Home Park to the east and a proposed grand approach from the north through Bushy Park. Even before plans for the new palace itself had been agreed, work was started on the mile-long Great Avenue with its 1,050 lime trees. Wren intended this would terminate in an impressive colonnade on the site of The Wilderness garden to be centred on Henry's Great Hall, providing an imposing entrance for the new palace. Two different schemes for replacing the old palace were considered but, when it became clear that neither scheme would be ready for a number of years, the royal couple changed their minds. Wren therefore had to content himself with



rebuilding just the King's and Queen's main apartments on the south and east sides of the palace on the site of the old Tudor lodgings. The orientation of the hybrid palace, therefore, remained as before, and the new northern entrance went into permanent abeyance.

Work on the new apartments began in May 1689. The royal couple wanted rapid results, and Mary took up residence on site to help ensure them, but in December, because of the excessive speed of building and the poor quality of the mortar used, a large section of the south range collapsed, killing two workmen and injuring eleven. When building resumed, it proceeded with less haste and more care, the exterior being completed by March 1694. An interesting and historically unusual feature

of the floor-plan was that the equivalent rooms in the King's and Queen's apartments were built to identical dimensions to reflect the fact that they



William and Mary commissioned Sir Christopher Wren to build apartments in the latest baroque style to replace Henry VIII's "old-fashioned" Tudor Gothic (opposite). Like the parterre garden that was created to front the apartments, fashion moved on and within 50 years the work was itself considered passé.

were ruling jointly. Great changes were taking shape in the gardens. George London was appointed as royal gardener at Hampton Court, and Wilderness House built to accommodate him. A gigantic parterre - the largest in Europe - was laid out on the east facade, necessitating the shortening of the Long Water to accommodate it. The Privy Garden to the south was completely remodelled and extended down to the river, resulting in the demolition of the Watergate entrance.

Queen Mary had succumbed to small-pox in December 1694 before she had a chance to move into her new apartments. William was devastated. Work stopped, leaving the new buildings as an empty brick shell with bare walls and floors. No further construction was undertaken until 1697. However, on 4 January 1698, the Palace of Whitehall was almost completely destroyed by a fire from which the Banqueting House was almost the only surviving structure. William had always disliked Whitehall, but he now found himself under pressure to rebuild it. His response was to refocus his attention on finally completing the Hampton Court project instead. Wren and Hawksmoor had completely transformed the east and south facades, replacing Tudor towers and chimneys with the grand and elegant baroque exteriors that dominate the formal gardens today. Now, inside, Grinling Gibbons carved elegant fireplaces and architectural mouldings and Antonio Verrio painted triumphant and colourful designs on the ceilings. Outside, the gardens were also dug up and re-landscaped. They were filled with new plants, including Queen Mary's own collection of exotic plants from around the world, and bordered by gilded wrought-iron screens by Jean Tijou. A new Banqueting House by the river, again decorated by Verrio. From here, four Pavilions ranged around a bowling green could be reached via a 1,900 ft (580 metres) raised terrace on the southern edge of Home Park (see page 124).

Ironically, the King who did more than any other to shape Hampton Court as it is today did not live to enjoy his new palace. William died at Kensington Palace from complications after a bad fall from his horse Sorrel in Home Park in 1702.

William was succeeded by his sister-in-law Anne, second daughter of James II. She had inherited her family's fondness for hunting and the well-maintained deer stocks in Home and Bushy Parks, descended from the herd established by Henry VIII, provided excellent sport. Anne died in 1714 and was succeeded by George I, the first of the Hanoverians.

He had little interest in the trappings of British royalty and in the development of its royal palaces. However, the King's lack of interest in Hampton Court was more than made up for by the Prince and Princess of Wales (later George II and Queen Caroline) who delighted in the display and magnificence of a royal court. The Queen's Apartments were finally completed at this point for the use of the Prince and Princess, under the direction of Sir John Vanbrugh, and sumptuous furnishings filled the rooms. George II's reign also contained the final year – 1737 – that the royal family used the entire palace.

However, from having been considered the height of fashion and taste, the palace and its gardens fell rapidly from favour. Just as the baroque palace of Wren had fallen victim to the craze for the Palladian, so had the formality of William's gardens succumbed to the increasing dominance of landscape gardening. This change in taste is possibly why, after George III came to the throne in 1760, he decided not to use Hampton Court. In the absence of further royal occupancy, public access was granted to Bushy Park and to the Wilderness and Fountain Gardens. The palace itself was divided up for 'grace-and-favour' residents who were granted rent-free accommodation because they had given great service to the Crown or country. They lived, often with their own small households of servants - above, underneath and around the state apartments. At the height of the scheme, during the nineteenth century, there were as many as 100 "grace-and-favour" residents living in the palace, with a retinue of 200–300 servants. (Although the practice of allocating new grace-and-favour apartments has ceased, there are still grace-and-favour residents living in the palace today, along with other representatives of the ancient life of Hampton Court: the Chaplain, the Vine-Keeper, the tennis professional and the Superintendent of the Royal Collection.)

In 1838, the young Queen Victoria decreed that Hampton Court Palace and its gardens 'should be thrown open to all her subjects without

restriction.’ The response was immediate with over 115,000 visitors arriving within the first year of opening. In 1851, the year of The Great Exhibition (and after the 1847 opening of the railway to Hampton Court Station), over 350,000 came. The palace’s new role as a tourist attraction profoundly affected the livelihood of the local residents. There were five refreshment rooms, four restaurants, two hotels, a Post Office and a tobacconist in the 220 yard (200 metre) stretch of Hampton Court Road between the Lion Gates and The Green to cater for the visitors.

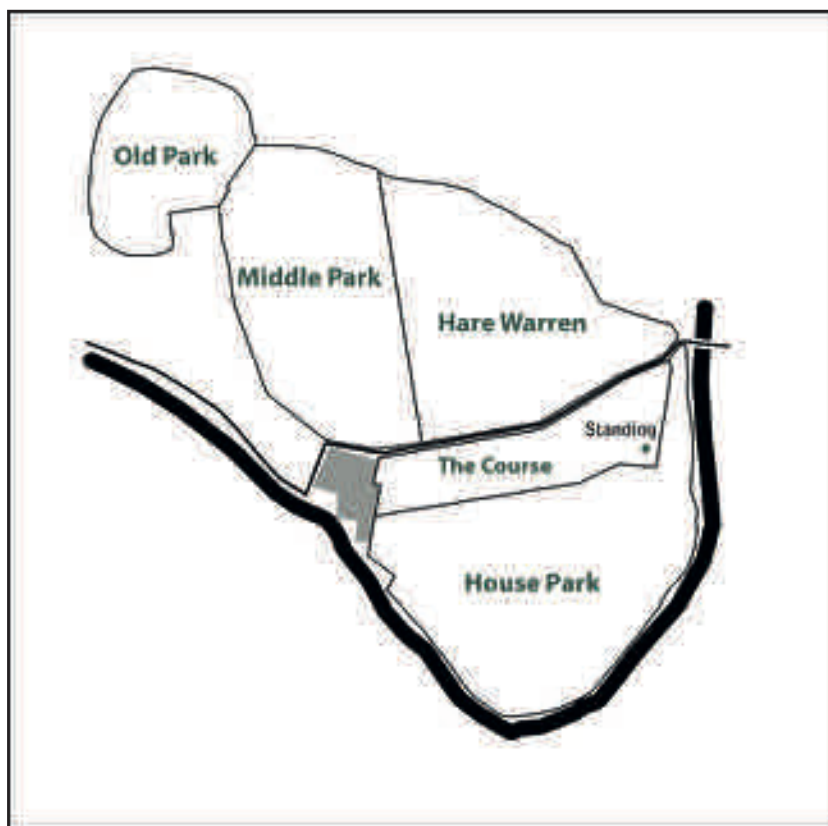
The Royal Parks

The Parks in Tudor Times

In 1499, Sir Giles Daubeney acquired and enclosed 300 acres (120 hectares) of Bushy Park and stocked it with deer (see page 26). Such a venture would have required a royal licence but, since his main intent was to provide sport for Henry VII and his visiting courtiers, permission would probably have been readily forthcoming. Because of the cost and exclusivity, ownership of deer parks had become one of the status symbols which Daubeney coveted. The transition from common arable land to deer park, much of which has subsequently remained substantially unchanged, meant the massive field baulks defining the individual field strips have been preserved and are distinctive archaeological features in today's Bushy Park.

Cardinal Wolsey continued the emparkment, acquiring Hare Warren, adding a further 425 acres (170 hectares) of land to the hunting grounds and fencing it with oak paling. He was almost certainly responsible for enclosing the whole of Home Park with timber paling. However, it was Henry VIII who gave a substance and structure to the parks that largely remain to this day (see map overleaf). Most significantly, he walled the road that runs from Kingston Bridge to Hampton, thereby not only creating a firm division between the two parks, but also - and perhaps inadvertently - ensuring that much of the verge on either side of the walled road would subsequently become coveted as a building plot. Henry organised the park to the south of the road to Kingston to provide his favourite sport of deer coursing. The area was divided into two by a wall, the northern part being the course and southern, riverside section, being the House Park, which was stocked with fallow deer from other royal game reserves. The course was essentially a racecourse, one mile (1.6 km) long and tapering from half a mile (0.8) wide in the west to 200 yards (180 metres) in the east. The race itself was between two greyhounds, on which heavy bets would be laid. A deer would be released and allowed

to run for a short distance before a slow-running dog was released to chase it. Once the deer, now at full speed, passed a post around 160 yards (145 metres) from the start, the greyhounds were released, and the first dog home would win. The proceedings could be watched from a great standing (or grand-stand) on a small hillock near the finish. This was possibly located near to the icehouse.



above: **The Parks under Henry VIII**
Each section was set aside for a different kind of sport but none could support Henry's favourite - stag hunting.

To the north of Kingston Road, Henry built a wall between the Middle Park and Hare Warren. In the corner of the latter, he created a warren for black rabbits. In the late 1530s, he acquired the land for Old Park and was also able to extend the park northwards to its modern boundary on Sandy Lane by incorporating land from Teddington Manor. All the parks were planted with oaks from which acorns were collected and further planting made. The trees were destined for the successors to Henry VIII's mighty ships of the Royal Navy battle fleet, but these assets were to prove too tempting for the parks' later owners.

Notwithstanding the steady accretion of parkland that occurred under Wolsey and Henry VIII, none of these enclosures were suitable for the King's favourite sport of stag-hunting. Now that he was getting old and fat, he wished to enjoy this close at hand, without the fatigue of going to Windsor Forest. In order to form an extensive hunting-ground immediately adjacent to the palace, and as part of his confiscation of all monastic property (which included the Hospitallers' tenure on Hampton Court itself), the King acquired or appropriated a whole group of manors near Hampton Court. These were on both sides of the River Thames from East Molesey to Shepperton and, by an Act of Parliament passed in 1539, were consolidated into a single Honour (domain) based on Hampton Court itself. The next stage was to enact that a great part of the extensive tract of country comprised within the boundaries of the Honour should be marked and enclosed within a wooden paling, to create the Hampton Court Chase from which the local inhabitants were excluded. Thus a selected stag could be released from an enclosure at Hampton Court, kept on the run by the pursuing pack of stag-hounds, and hunted by the King and his party, if necessary all the way to Windsor Castle. Unsurprisingly, the inhabitants local to the chase, whilst they suffered in silence during the remainder of Henry's reign, successfully petitioned for the chase to be dismantled immediately upon his death.

Queen Elizabeth inherited from her father an ardent love of stag-hunting, often sharing the sport provided for the entertainment of her guests at Hampton Court and shooting deer with her own bow.

The Parks under the Stuarts

The first Stuart King James I continued the hunting traditions where his cousin left off. Under Elizabeth, it had taken on a more gentle aspect, but James revived it with gusto, undertaking hunting trips that would last several days. He restocked the deer in the parks at Hampton Court and Richmond to improve the coursing and the chase. The quality he achieved is demonstrated by the antlers from the period now hanging on display in the Great Hall. Almost all of them fulfil the Jacobean hunting requirement of a head of at least 10 tines (or projecting points) and several have many more. In 1620, James enclosed some of Hampton's glebe-land known as the Eastfield, which he added to Bushy Park, bringing it up to its modern boundaries. He and his son Charles also developed an interest in horse breeding at Hampton Court and established a stud in 1621 with new stables built on the course in Home Park.

In October 1638, Charles I commissioned the building of the Longford River from the Colne River to Hampton Court to supply new ornamental waterworks. The latter were never built due to the outbreak of the Civil War. The 25 kilometre canal - also known as The New River or The King's River - cost £3,000 (around £87m today) and was completed in July 1639, taking just nine months. It was 20 feet (6 metres) wide and 24 inches (60 centimetres) deep. The course of the river within Bushy Park was largely as it remains today and, to allow sufficient "head" for the piped off-take to drive fountains in the palace gardens, used the medieval field baulks which stand higher than the surrounding land. This accounts for the curious route and right angled elbows which the river follows through Bushy Park but also had the effect of ensuring the baulks themselves remained. When first constructed, the River Longford's

outflow ran through Home Park down to the Thames and a 330 yard (300 metre) stretch of the original canal is still visible west of the *Stud House* enclosure.

The new Longford River was unpopular with some local people as it divided parishes, blocked roads and, because of poor construction, flooded



above: This painting from c1670 shows The Long Water as it appeared when first constructed by Charles II, with its head close to the Tudor palace. Later the top section was filled in to accommodate the parterre gardens.

land nearby. This bad feeling culminated in the destruction of the bridge at Longford and the blocking of the river by local people immediately following the King's execution in 1649.

The mood in the country at the beginning of the Commonwealth Period was such that an Act that was passed, on 16th July, 1649, declaring that "all items belonging to the late King should be surveyed, valued, and sold for the benefit of the Commonwealth". There was considerable vacillation over the sale of Hampton Court but finally, in November 1653, contracts were signed for the sale of Bushy Park, the meadows in Home Park and the Hampton Court Manorial Rights. No sooner was the ink dry than, on 16th December, Oliver Cromwell was proclaimed Lord Protector of the Commonwealth and Parliament agreed he should have Hampton Court Palace and its Parks 'for the maintenance of his state and dignity'. The buy-back was costly for the Taxpayer but, by the middle of 1654, Cromwell was in possession of palace, parks, manor and all, and he continued so until his death in September 1658. He was not a popular figure in the locality, however, for he re-opened the Longford River, which the mob of 1649 had blocked. He extended the nuisance by making two new fishing ponds in the Hare Warren that tended to flood the public ways there in the rainy season. Known today as the Heron [Harewarren] Pond and the Leg of Mutton Pond, these were originally fed by natural springs but were later connected to the Longford River. Finally, as if to compete with the late King for the title of "most unpopular local tyrant", Cromwell blocked off a popular short cut "for Horse and foote" from the Wick to a point in the road north of the palace buildings.

The parks had fared badly during the Commonwealth with many trees felled for quick profits. A contemporary drawing shows Home Park as a barren landscape. After the Restoration the story of the parks is one of reconstruction, reinvention and new building. The improvements were begun by Charles II, who created a length of water flanked by a great avenue within Home Park. The upshot of this regal flourish was that



The Parks under The Stuarts

Henry Wise, the Royal Gardener, commissioned his surveyor Charles Bridgeman to create this map in 1711. It shows the parks in their final eighteenth century form. Kingston is shown at the top of the map and the boxed area is Hampton Wick (see page 138).

Home Park became an extension of the palace pleasure ground while Bushy Park retained much of its extensive landscape character. The tree-lined canal (known as the Long Water) was contrived by André Mollet, a French garden designer. It was based on similar projects he had completed elsewhere. However, at over 1300 yards (1200 metres) long and 50 yards (45 metres) wide, this version was on the grandest scale. Excavations began in the winter of 1661. The Longford River was refurbished and realigned to flow through the canal and over 544 lime trees were planted. The scheme was completed in time for Charles to present the whole feature as a gift to his bride Catherine of Braganza during their honeymoon at Hampton Court in May 1662. Sadly, the planned romantic pageant of the bride being greeted at the palace by Charles after approaching gently up the canal on a barge did not happen - a contemporary drawing reveals a much more public and boisterous arrival by coach at the western gatehouse.

A view of the east front painted c1670 (page 41) shows how, when the scheme was first implemented, the canal terminated rather abruptly, just short of the long, straggling and asymmetrical palace front.

When the east side of the palace was demolished and rebuilt some 30 years later, Mollet's grand gesture guided the planning of the new east-facing apartments and, indeed, the layouts of the Great Fountain Garden and the new Fountain Court. The excellent harmony between all these elements has led many to think the water feature was part of, rather than inspiration for, the new Royal apartments.

Charles II also restocked the parks with deer and the ponds and canal with fish. Recreational fishing - angling - was becoming increasingly popular since the 1653 publication of Izaak Walton's *The Compleat Angler, or Contemplative Man's Recreation*. The King also built two impressive new park lodges. *Stud House* together with what is now known as Stud Nursery lies concealed in a dense plantation in the centre of Home Park between the Long Water and Kingston Avenue. Charles and his brother James

became increasingly interested in horse breeding and racing. They set up *Stud House* as both the residence of the Master of the Horse and the breeding establishment for the King's horses. Meanwhile in 1663, Edward Proger was commanded by the King to build a "Lodge for Our Service in one of Our Parks at Hampton Court called North Parke". This became *Bushy Lodge*, designed by William Samwell, the court architect. It was later expanded to become the present *Bushy House*. It had cost £4,000 at the time paid for by Proger, who lived there in his capacity as Keeper of the Middle Park. He spent the rest of his life trying to get reimbursed for his outlay on behalf of the King. After some 40 years, the Treasury finally agreed to pay him the money as a pension at £400 a year. He must have felt exasperated by the arrangement as he was by then 90 years old and was to collect only two instalments before he died.

The major changes to the palace and its gardens implemented by William and Mary were accompanied by a great many improvements in the parks: new avenues were planted, basins dug, terraces thrown up, a new bowling green was laid out and the Stud was improved. Work began in 1689 with the planting of a pair of diagonal avenues across Home Park to form - with the Long Water - a *patte d'oie* (goose foot). This trio of radiating avenues at once transformed the park as the far-flung corners of the demesne were now drawn to the very heart of the stately mansion and its pleasure grounds. Thousands of trees were planted to form the stately alleys which proclaimed the new sovereigns' mastery over a landscape that still bore the scars of the Civil War. The new avenues which radiated from the royal apartments framed views beyond the park's boundaries to the spire of Kingston Church to the north-east and the open fields of Thames Ditton to the south-east. In around 1701, the Cross Avenue was planted to link the three spokes of the *patte d'oie* to form a triangle.

As the new avenues were being planted in Home Park, proposals were made to lay out a great avenue across Bushy Park, from the Teddington Gate in the north to Henry VIII's Great Hall in the south. George London had planted 1,050 lime trees to form two great avenues - the Great

Avenue, the ring around the future round basin, and the Lime Avenue which intersected it at right angles - before work was suspended at the end of 1694 by the death of the Queen. It was only resumed in 1699 when Henry Wise supervised the excavation of the basin and the planting of an additional 732 chestnuts and lime trees in the Great Avenue. Water was then drawn from the Longford River through a brick-lined channel to feed the basin. The whole northern course of the river was cleansed and made wider and deeper, and new drains were dug to obviate flooding.

Meanwhile, plans were afoot to raise a long, flat-topped dyke high above the Thames foreshore south-east of the palace to lead to a new bowling green and pavilion. The Great Terrace - now known as the Pavilion Terrace - was proposed to extend parallel to the river, from the south end of the Broad Walk to a new raised oval green. The terrace and the green would provide an attractive walk above the Thames and the pavilion would form a handsome terminus to the terrace. The extensive earthworks required to raise the 1,900-foot (580 metre) terrace and the large green would neatly absorb the rubbish generated by the palace demolitions and the spoil created by lowering the ground of the new Privy Garden. The scheme met with the King's approval and was completed within two years. In the event, the design was modified by the creation of four pavilions at the corners of the bowling green.

Elsewhere in the parks the stud was elevated to the status of "royal", paddocks were formed in Hare Warren and Middle Park and the early seventeenth-century ice-house by Kingston Gate was repaired. A number of water meadows which lay in the Thames floodplain, east of Home Park, were taken in and used by the Master of the Horse for grazing and hay crops. These were later fenced on the river side to form enclosures.

Queen Anne took a great interest in the Hampton Court estate and made significant contributions to the parks. Early in her reign she commissioned the making of 20 miles of new 'chaise ridings' through Home and Bushy Parks.



The Queen was fond of hunting *en chaise*. Her expanded girth and increasing lameness prevented her from riding on horseback. So she ordered these graded trails to be created in the parks enabling her to follow the hunt by driving herself in a one-horse *chaise*. A plan and

estimate of 1710 outlined the new scheme: eight miles of shady walls were made within the avenues in Home Park; seven miles of ridings traced the bounds of the Home Park; two miles were to be cast across “the most pleasant parts” of Bushy Park and the remaining three miles were set out within the avenues in the same park. The scheme is the first record of a formalised circuit around the parks and provides a fascinating insight into the way in which the sovereign galloped her way across the estate. These trails formed the basis of today’s tracks and paths.

Anne’s love of horses led to her expanding the stud operations which had begun under Charles II. She built new stables and a lodge for the stud manager, buildings that were later incorporated into the *Stud House*. It was also Anne who resolved the issue of the abandoned northern entrance to the palace and the resultant grand avenue that went nowhere. She did this by building the ceremonial Lion Gates to terminate the Chestnut Avenue. She conceived these on an appropriately large scale, but only the gateposts were completed in her lifetime and the gates that were eventually hung by George I were probably smaller than she intended.

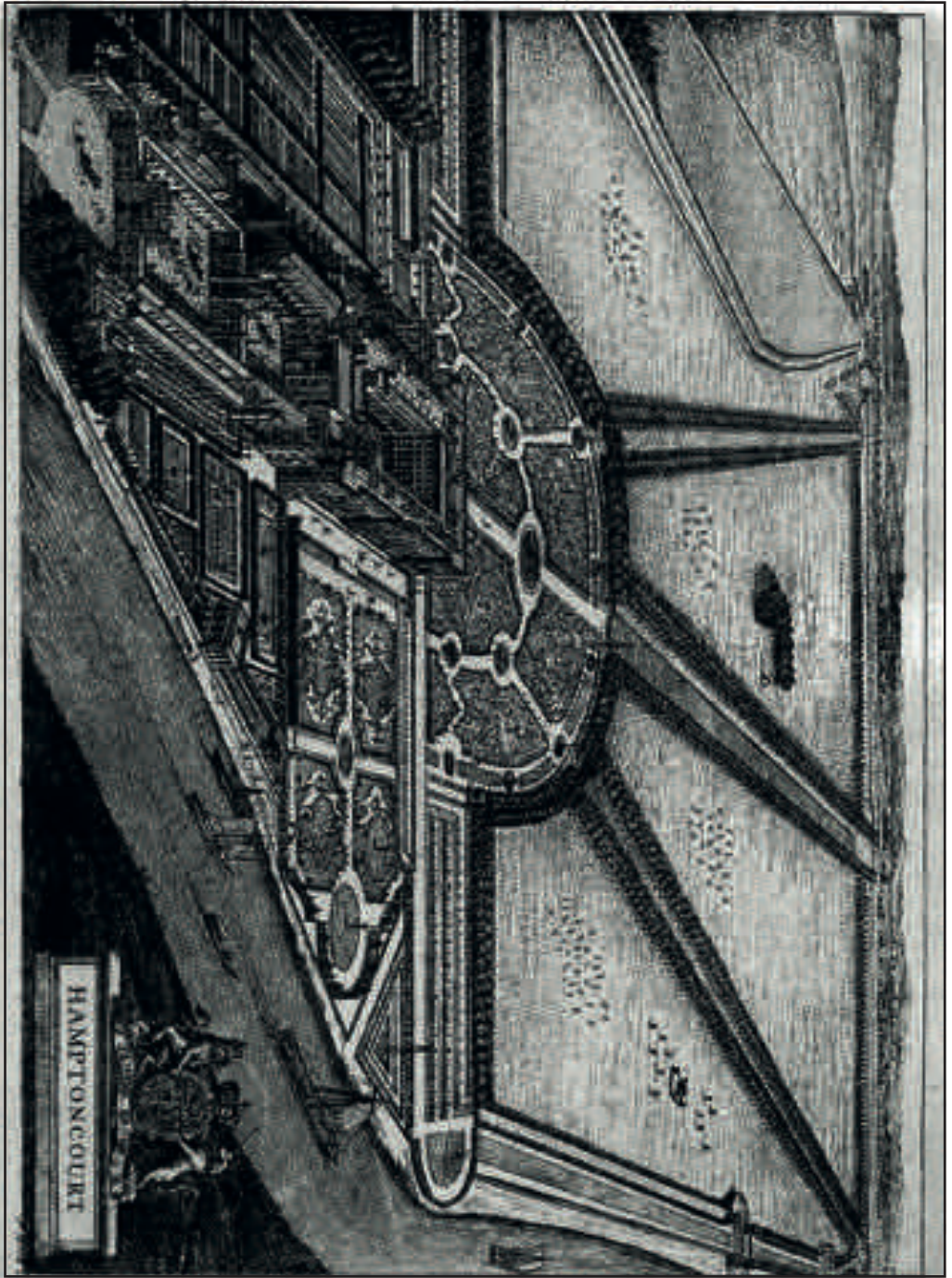
The Queen also put the finishing touches to the Great Avenue in Bushy Park, erecting the Diana Fountain at the centre of the Great Basin in 1714. The crowning figure and her retinue of nymphs, *putti* and dolphins were perched high on an impressive pedestal. The recent restoration has returned the gilded figure to the state intended by Queen Anne. Her

final act was the addition of the maze just inside the Lion Gates to add spice and amusement for her visitors.

A remarkable set of topographical images by Dutch draughtsman and painter Leonard Knyff captured the state of the palace together with its gardens and parks towards the end of the Stuart Dynasty's tenure.

opposite The Stuarts at Hampton Court

This aerial view looking east was created by Leonard Knyff in 1707, almost at the end of the Stuart dynasty. Wren's additions and the great parterre gardens on its east and south fronts are clearly visible as are the Long Water and grand avenues in Home park. The river terrace with its Bowling Green pavilions are on the right whilst on the upper left is the road between the walls leading to Hampton Wick. In the middle distance is the *Stud House* standing in its wooded plantation.



Hanoverian Parks

By the early part of the eighteenth century, the elegance and formalism of the gardens and parks as captured in Knyff's pictures were rapidly falling out of fashion. Once George II ascended the throne in 1727, he lost interest in Hampton Court. In the resulting vacuum, little was changed or even maintained. In many ways it is surprising that the parks retained their rigid structure through to the present day - two of the royal gardeners were Charles Bridgeman and Lancelot 'Capability' Brown, both of whom were leaders in the new fashion for the English landscape garden. Brown in particular is known to have swept away many a formal garden in the pursuit of the "natural" appearance he championed. However, when George III gave him the opportunity to sweep away William III's formal layout, Brown is said to have refused "out of respect to himself and his profession". Instead, he seems to have adopted a "do nothing" policy which meant that at least that the gardens took on a more naturalistic appearance by default. Arguably the only lasting mark left by Brown was his planting in 1769 of the Great Vine, which still produces an average of nearly 47 stone (300 kg) of grapes annually.

The recent discovery of two albums of drawings of Hampton Court by John Spyers, who was an assistant to 'Capability' Brown, provides a remarkable topographical record of how the parks and gardens appeared during the reign of George III. One of the views depicts *Stud House* and what was then the Stud Farm (now part of Home Park) before it was rebuilt in the late eighteenth century. It shows groups of horses grazing alongside cattle, deer and sheep in large open paddocks.

From the beginning of the nineteenth century Home Park and Bushy Park began to drift apart. Most of Bushy Park was open to the public and became a popular tourist attraction. Home Park, on the other hand, remained the private playground of the Royal Household and a handful of retainers until the mid 1890s when it too threw open its gates and

admitted the public. Nevertheless, each park attracted the special interest of one of George III's sons.

In 1797 the third son of George III - William Duke of Clarence - became Ranger of Bushy Park and moved into *Bushy House*. A slightly disreputable figure at that time, he was living with the comedy actress, Dora Jordan, and had a total of 10 children with her, seven while they lived at *Bushy House*.

The Duke of Clarence had ambitions as a gentleman farmer and by carrying these out in Bushy Park he made the biggest change to the land since its emparkment in Tudor times. The Duke was short of money, so shortly after moving there he harvested the cash crop of timber in the park, selling 758 trees and leaving little timber standing a year later. He also dug up half the carriageway on Chestnut Avenue and sold the gravel to raise funds.

William subdivided large areas of the park with hedges for enclosure of arable farmland, pasture land and land for tree growing. Along with the areas already enclosed from parkland for the royal paddocks (see below) this meant that over 50% of Bushy Park was no longer parkland.

William lost interest in farming at Bushy when he became King in 1830. The farm buildings he had created were demolished, and the materials sold at auction. However, the Stockyard with its barns, stables and venison house remained and today are used as the administrative centre for Bushy Park.

During the same period, William's elder brother, the future George IV, was busily engaged over the road in Home Park, in reviving the breeding of royal bloodstock for the turf. Under the direction of his architect John Nash, he lavished over £24,000 (£80m today) on the creation of 40 brick-walled paddocks each with its own horse shelter. They covered a total of 131 acres in Home and Bushy Parks. His projects included the

extension and refurbishment of *Stud House*, converting it from a working farmhouse into a pavilion set in its own pleasure grounds.

After George's death in 1830, William IV endeavoured to improve and keep up the stock, although he knew very little about horses. The story is told that when his trainer asked what horses were to go to Goodwood Races, the King said "Take the whole fleet; some of them will win, I suppose." Three of his horses were entered in the 1830 Goodwood Cup and finished first, second, and third in the race out of nine. On the death of William IV in 1837, the entire stud was sold for 15,692 guineas, with the proceeds going to support his illegitimate family. Initially, Queen Victoria had little interest in horse-breeding but encouraged by her son, the future Edward VII, the Home Park operation was very successfully restarted by her Crown Equerry, Sir George Ashley Maude. In the 1880s, Edward transferred the Royal Stud to his Sandringham Estate (which his mother had bought for him as a wedding present). He retained use of the royal paddocks in the two Hampton Court parks together with the riverside meadows in Home Park. On the death of Maude in 1894, the Home Park paddocks were discontinued, and the way was finally clear for Home Park to join Bushy Park in being opened to the public.

Opening to the Public

Although the parks were reserved mainly for the pleasure of the monarch, it was not a rigid preserve. There existed an ancient right of 'lop and top' allowing people to collect discarded wood in the parks. There were also a number of footpaths used by the villagers to pass between the Town and the Wick and onward to Kingston market. Any stoppage of these routes caused disruption to the lives of the villagers. The most famous case involved Timothy Bennett, the Hampton Wick cobbler, and the Earl of Halifax, who was Ranger of Bushy Park. A

memorial to the event stands at the park gate opposite the end of Vicarage Road, and an accompanying board relates the story:

“Timothy Bennet was a Hampton man who had a shoemaker’s shop in Hampton Wick. He noticed that the people no longer passed his shop (see page 177) on their way to Kingston Market from the west because they had to go the long way round by the road. The year was 1752. Lord Halifax, Ranger of Bushy Park had closed the path through the park. Timothy Bennet had a principle in life that he was ‘unwilling to leave the world worse than he found it’ and he resolved to do something about it.

The shoemaker said that he was willing to spend £700, a considerable sum in those days, on legal costs to establish a public right of way through the park. After consulting an attorney, he served notice of action on Lord Halifax, who was none too pleased with this impertinence and sent him packing. However, on mature reflection, the Earl began to see that there might be something in his claim. Fearing the ignominy of public defeat by a shoemaker, he withdrew his opposition and the path-way is enjoyed by the public to this day.

Timothy Bennet died two years later when he was 77 years old, mourned by everyone in his village. The nearby monument was erected to his memory in 1900.”

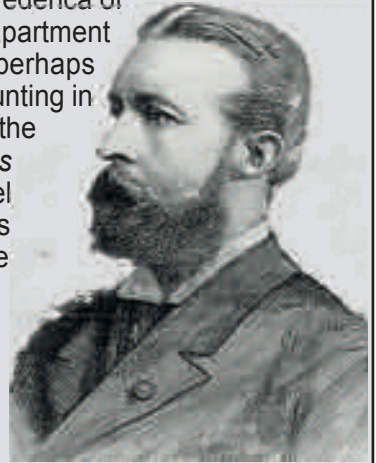
The closure of the path is sometimes said to have been caused by the building of the present wall from Hampton around the northern and eastern borders of the park as far as Hampton Wick in the years 1734 to 1737. It is not clear why it took nearly 20 years for Bennett to start to take any action. A more likely explanation is that the stoppage happened later and was caused by the Great Avenue becoming fenced off from the rest of the Park to protect its status as a royal road. Whatever the truth, in 1752 the public were officially sanctioned to cross the Great Avenue road and it ceased to be a private royal route. When the footpath was

re-opened, people started to linger and wander off the path as they walked through the park. It would seem that no attempts were made to stop access to the park, and it became fashionable to ride and picnic in the grasslands and woods. A trip to Bushy Park became a favourite outing for families from the East End of London. During the 1870s and 1880s Bushy Park was the site of great cycle meets marking the heyday of the penny farthing. The habit grew of visiting the Great Avenue in the late spring during weeks when the chestnuts were in full bloom. Eventually, this was regularised with the help of the local and national press and a yearly event called “Chestnut Sunday” was born. It is claimed that a



journalist on the *Richmond and Twickenham Times* would watch the chestnuts and inform the London newspapers when they were about to come into flower. Londoners would then turn up in their thousands the

Despite the increasing public access to Bushy Park that had been awarded during the nineteenth century, there was a confrontation in 1890 that threatened to challenge this progress. At this time Baron Alfons von Pawel Rammingen and his wife, Princess Frederica of Hanover, were living in a grace-and-favour apartment in Hampton Court Palace. The Baron, perhaps recalling the one-time royal prerogative of hunting in the park, took up shooting there himself. In the words of the *Kingston and Richmond Express* reporting the incident: "Baron von Pawel Rammingen has a notion that Bushy Park is a large game preserve kept up by a charitable and benevolent nation for his particular enjoyment and is under the delusion that he can order 'shtrangers' out of the park if it suits him."



The paper then carried a full report of events. This was followed in a later edition by the publication of a letter from "Disgusted" about the incident and a reprint of a satirical poem from the journal *Fun*:

*"I am der Baron Pawel (von Rammingen in all)
Who vendt to hundert in Pushey Bark der rabbits nice and schmall.
I took mein leedle schot-gun to pop away so fine
Und some frendts dey come along mit me for to cut a schine.*

*"Und droo der Bark of Pushey (vich is near Hampton Court)
Ve chased der vild, vild rabbits, and meant to haf goot schport,
Ven as ye schooted onvardt all sholly for a lark,
A man (vood you pelieve it?) - he came in Pushey Bark.*

*"He vos but a Briddish nadif - a man dot goes to vork;
Yet to gaze on me - a Cherman Prince - dot briddon dared to lurk.
He dare to votch me shoot mein gun; und ven mein servant say,
"You go away, you bad rute mans", he vood not go away.*

*"I haf as mooch right here", he say, "ash you, you Cherman cofe",
Dis bark is public broperty, und in it I can rofe".
Und before I had recuffered from der schock of dis rude peast,
A noder man - he valk apout - and vood not move der least.
"Vich me dink dat England haf some laws dots very loose.*

*In Chermany ye would not let a man such cheek broduce.
Just fancy now a gommoner to schow such saucy dricks
To a baron vot has in dot bark his lodgings all for nix."*

following Sunday to admire the spectacular display. By the end of the century, Great Avenue had become known as Chestnut Avenue.

Chestnut Sunday declined in popularity after the First World War but has recently been revived as a significant local event. This reflects the change in use of the park during the twentieth century. Its popularity as a destination for day trips from London declined and it settled into the role of a local park particularly valued by people living nearby for its tranquillity and rural atmosphere. The potential local amenity value of Bushy Park had long been recognised. The Vicar of Hampton Wick had applied to the Commissioners of Her Majesty's Woods and Forests for a portion of Bushy Park to be used as a cricket ground. On 5th May 1863, he received a favourable response and a week later a club was formed with the Reverend as its President. A pitch was rapidly laid out, and the first match was played on 9th June 1863. In the same year, Teddington Cricket Club - who had lost their original grounds when the railway was opened - were granted a site to the west of Bushy Lodge. Hampton Hill and Teddington Town Cricket Clubs were also granted grounds in Bushy Park in the 1890s.

Even before Home Park officially opened to the public, it was found to be impossible to exclude them when the Long Water and Ponds were frozen. It was reported that "they swarm over the fences in such numbers that it is found necessary to admit them". In 1893, Queen Victoria agreed to open two-thirds of the park to the public from Whit Monday onwards. Only a small area was reserved for the stud, and the herbage (right to hay) was retained. The following year, Queen Victoria decided to close the stud and transfer all operations to Sandringham. She further decided that 120 acres were to be retained for public use and recreation. Six acres of meadow were to be set aside for allotments for the labourers of Hampton Wick (in an area between the Ice House and the Barge Walk). A golf club was to be formed on the south side of the Long Water. Initially, a nine-hole course was built and by 1898, the club already had

about 400 members. Pressure was brought to bear to extend the course by another nine holes. This request was eventually agreed to in 1904 but without granting any extra land.

Model yacht racing enthusiasts had been using the Rick Pond at the far eastern part of the park since it first became publicly accessible in 1893. Two years after the golf club was founded, these enthusiasts were given permission for the establishment of a model yacht club and to build a shed near the pond. In 1911, their boat-house was extended and painted green. It remains in situ today.

This increasing use of Home Park by the public led to a series of new access gates being introduced into the park. These were at Raven's Ait, at Thames Ditton and, in 1904, from the Barge Walk to the Pavilion Terrace. The departure of the Royal Stud left the 40 paddocks built by George IV unoccupied.

Turning now to Bushy Park, at the end of the nineteenth century, the Royal Society were looking for a site for the proposed National Standards Laboratory. In 1900, this was established as the National Physical Laboratory at *Bushy House*. Amongst the important research undertaken here throughout the twentieth century were the development of the quartz clock (1923); the earliest experiments in radar (carried out by Robert Watson-Watt on the sports field in 1933); Barnes Wallis's tests for the development of the bouncing bomb in the ship tanks; determination of the speed of light (1950); and the first accurate atomic clock (1955).

The Parks in the Twentieth Century

Amenity Use

From the turn of the century, Home and Bushy Parks supplied an extensive space for public recreation and diversion. The once rural surroundings of the parks had been transformed into populous suburbs with particularly significant growth taking place at Hampton Hill to the west and Teddington to the north and east of Bushy Park. With this



growth came the demand for amenities. There was a dwindling stock of free and available land outside the parks. Football, rugby and hockey pitches were established in both parks. The open air swimming pool at Hampton opened in 1920. In 1927 Hampton Wick benefited from the support of the then newly-formed National Playing Fields Association (NPFA) who persuaded King George V to dedicate two paddocks (opposite the church) to the youth of the village. A playground, recreation ground, pavilion and tennis courts were installed, and the

complex that became known as the King's Field was opened by the Duke of York, later George VI (below). This project may well have been the inspiration for the more than 450 King George Playing Fields that were set up around the country by the NPFA as a memorial to the late King. "Our" King's Field is still a major recreational centre and home to a popular skateboard park with what I am reliably informed are jump ramps, spine, pump bumps, kicker-to-kicker gaps and a bowled out corner.



The 1908 Small Holdings and Allotments Act placed a duty on local authorities to provide sufficient allotments according to demand. During the First World War temporary allotments were set up on the western and northern edges of Bushy Park for Hampton and South Teddington residents. The intent had been to return the allotments to parkland, but there was so much local agitation to preserve them that they were allowed to remain. Hampton Wick's own allotment ground on the Barge Walk

was insufficient. In 1921, Hampton Wick UDC successfully applied to the King for the use of four of the now-vacant horse paddocks by Church Grove - the three internal dividing walls were demolished and used as the foundation for the lanes between the plots.

The triangular boating pool at the end of the Heron Pond was built around 1930 under a government scheme initiated after the end of the World War I, to provide work for the unemployed in the Royal Parks. Both before and after the Second World War there were small rowboats



and pedalos to hire and to be paraded solemnly around this tiny stretch of water until called in. They were found to be uneconomic in the 1970s and removed. Now the pool is only used by model boat enthusiasts to show off their constructions. The same scheme for the unemployed was used to create a “Paradise Garden” in the Waterhouse Wood and to install the playground near the Hampton Court gate.

The paddocks in Home Park became derelict and all but three were demolished between 1931 and 1935. The easterly one of these was

cultivated as allotments by the palace's grace-and-favour inhabitants until the mid-1990s. Another, which lies adjacent to the north side of the Great Fountain Garden, was given over to the palace's garden apprentices in 1974. This wedge-shaped garden is also known as the Arboretum or the Twentieth-Century Garden. The third paddock lies between these two and nowadays provides the entrance/exit route. Meanwhile in Bushy Park, those paddocks not made over by George V in the 1920s were retained and are now back in use with the Royal Stud. The Crown Equerry also has a lease arrangement on the meadows in Home Park by the Barge Walk for several of the Queen's horses. Amongst others, the carriage horses from the Buckingham Palace Mews are brought to the park during their summer leave.

After the Second World War, a satellite of the palace nursery was established in the former kitchen garden of *Stud House*. The garden for many years provided flowers and shrubs for many of the royal palaces.

The Parks in the World Wars

Parts of Bushy Park had occasionally been used for the exercise of troops that were stationed there in the nineteenth century. Queen Victoria reviewed her troops there in 1871. Both Bushy and Home Parks were pressed into service during the two world wars. During the First World War, grassland was put under the plough, and land was set aside for allotments and accommodation for troops. A Canadian regiment was stationed in Bushy Park, and temporary buildings were established in the gardens of Upper Lodge, which itself served as a hospital. After the Canadians had left, the King granted these premises to the London

County Council, which established it as an ‘open air’ school for boys from East London suffering from respiratory diseases.

The parks were once again pressed into service during the Second World War. More land was given over to food production. During the invasion scare following Dunkirk, zig-zag trenches were dug in both Parks (traces of which can still be seen near Teddington Gate in Bushy Park).



Camp Griffiss from the northeast. The railway line (a) and Sandy Lane (b) are in the foreground with the beginning of Chestnut Avenue (c) in the extreme right corner.

Temporary buildings were put up in Bushy Park near Teddington to replace bombed-out London offices. After America entered the war in 1942, these were taken over by the United States as the nucleus of the headquarters of their Eighth Army Air Force. The camp along with the ponds and the Diana Fountain were shrouded in camouflage netting. The RAF also built a camp in Bushy Park to the north of the Hampton Wick

Royal Cricket Club. At its peak, nearly 8,000 troops were stationed in Bushy Park.

In 1944, General Eisenhower took over Camp Griffiss as the site of Supreme Headquarters of the Allied Expeditionary Forces. It was here that the initial plans for the Normandy invasion were hatched.

Following the end of the War some of the huts under the trees of Chestnut Avenue were occupied by squatters, and there was agitation to keep them for temporary accommodation during the acute housing shortage. This pressure was resisted, and the last of the camp's buildings was pulled down in 1963 and the whole area returned to grassland as agreed as a pre-condition of use of the park. Very little trace remains - a ground plaque marks the site of Eisenhower's former office and there is a USAAF memorial installed by the RAF in memory of their US colleagues.

The Palace and the Parks The Last 25 Years

The palace and most of its contents together with the parks are owned by The Queen 'in right of Crown'. This arrangement means that Her Majesty holds the palaces in Trust for the next monarch and by law cannot sell, lease or otherwise dispose of any interest in the palaces. Since 1989, the entities that formed the Manor of Hampton Court were split up and have gone their separate ways. The Palace and its Home Park is now managed by Historic Royal Palaces (HRP), an organisation established to manage the United Kingdom's (largely) unoccupied royal palaces (including the Tower of London and Kensington Palace). Initially, HRP was as a Government agency but, in 1998, it became an independent charity with its own Board of Trustees, receiving no funding from Government or the Crown.

Meanwhile Bushy Park joined The Royal Parks (TRP). This is an executive agency of the Department for Culture, Media and Sport

(DCMS) responsible for managing London's Royal Parks. As well as Bushy Park, these comprise Greenwich Park, Hyde Park, Kensington Gardens, Richmond Park, St James's Park, Green Park and Regent's Park.

Both HRP and TRP have the task of managing the royal assets in their charge. This involves balancing responsibility to conserve and enhance these unique environments with creative policies to encourage access and to increase opportunities for enjoyment, education and entertainment. They can each justifiably claim much recent success in meeting both these responsibilities.

Conserving and Enhancing

Many major projects have been undertaken in the palace and its gardens in the last 25 years. Some of these were planned whilst others were precipitated by the disastrous fire which swept the south front of the palace on Easter Monday 31 March 1986. The rebuild took five years. It provided an opportunity both to create a comprehensive archeological record of this important seventeenth-century building and to reinstate the State Apartments in a more imaginative manner. The intent was to produce not a slavish reproduction of the past but a set of historic interiors that could stand in their own right. A new route for visitors has been devised, finally abandoning the route set out by Edward Jesse when the palace was first opened to the public in 1838. The palace has been divided into six sections. Three are based on the historic use of its parts (the King's apartments, the Queen's apartments and the 'Georgian Rooms'), and three on date principles (Henry VIII's Apartments, the Tudor Kitchens and the Wolsey Rooms and Renaissance Picture Gallery). These changes were complemented by a reconstruction of the Privy Garden to the exact design of William III.

As with the palace, planned changes in the Royal Parks were overtaken by circumstances. The gales on the night of 15/16 October 1987 destroyed

over 500 trees in Home Park - mainly in the Long Water avenue - and 1,329 were lost in Bushy Park. Major replanting programmes were immediately undertaken.

In Home Park the cross avenues were restored to their Charles II original design between 1992 and 1996. This project necessitated demolishing the golf clubhouse and rebuilding it on a different site. Some 30 metres of the Rick Pond that had resulted from a 1930s extension of the original pond were also filled in. Following the success of this programme, replanting of the Long Water Avenue was undertaken in the winter of 2003/4. Having lost most of its original trees to storms and disease, the avenue had become very patchy. It had been inter-planted in a piecemeal manner over the past 150 years. The old avenue was therefore felled and replaced with 544 lime trees of the same variety as the original seventeenth-century trees. Sir Donald Gosling, a long-term Hampton Wick resident, funded both the cost of the avenue replanting and the installation of the Jubilee Fountain at the eastern end of the Long Water.

The Heritage Lottery Fund part-funded two major restoration projects that were undertaken in Bushy Park as part of a £7m programme. In the mid-1990s, evidence had emerged of the existence of a Baroque-style garden of pools, cascades, basins and a canal that together had extended almost 1 km across the northern part of Bushy Park. It had originally been built around 1710 for Charles Montagu, 1st Earl of Halifax, who lived at Upper Lodge and was keeper of Bushy Park at the time. In the 1950s, the Admiralty built a vast tank alongside these Water Gardens to develop guided missiles and carry out submarine research. The site, including the ponds, played a significant role in the development of Cold War defence technology. It then fell into disuse and the cascade and pools all but disappeared beneath undergrowth and silt. Through the twentieth century their existence was largely forgotten. A campaign for restoration of the water gardens was launched by the Friends of Bushy and Home Parks. This was significantly helped by the discovery, in 1999, in a dusty

palace stateroom, of an eighteenth century detailed painting of the original gardens. The restored gardens were opened to the public in autumn 2009.

The second project involved the restoration of the Diana Fountain in the centre of the great basin on Chestnut Avenue. The fountain includes a gilt bronze of Diana on a black marble and stone fountain, surrounded by bronzes of four *putti*, four water nymphs and four shells. It was originally commissioned by Charles I in the 1630s for his wife, Queen Henrietta Maria, and was located in her garden in Somerset House. It was moved to Hampton Court by Oliver Cromwell in 1656, remodelled by William III in 1690 and then in 1713, under Queen Anne, it was moved to its present location. The top, scrolled, part of the current base was part of the 1690 remodelling. The lower rusticated part was erected for the new site in Bushy Park. The central figure was gilded, apparently for the first time, for its re-erection. By 2009, only four spouts were working, and the bronzes were heavily stained by lime scale and guano having not been cleaned for some years. Evidence of gilding was found on all of the figures, and it was decided to gild Diana and to colour the remaining sculpture with a rich, dark brown patina.

Encouraging Access

The Hampton Court Flower Show was established in 1990 and first run by Network Southeast before the RHS took over the running of the show in 1992. It is the world's largest annual flower show, with the showground at the west end of Home Park covering 34 acres on both sides of the Long Water. The show attracts over 125,000 visitors and the conceptual gardens at the show are considered to be some of the world's finest.

The Hampton Court Music Festival is an annual musical event held in June which was first run in 1993. The Festival is known for presenting artists across the music genres such as Sir Elton John and Eric Clapton, to Dame Kiri Te Kanawa and José Carreras. The concerts are held in the

open-air in the palace's Base Court and, despite most of the audience being at the mercy of the weather, are regularly sold out. The existence of these major events raises the international profile and tourist awareness of the palace and parks - a cause which has also been greatly served by the hosting in the palace forecourt of the start and finish of the 2012 Olympic cycling time trial.



above: The world's largest flower show takes place every July in Home Park. It attracts more than 125,000 visitors annually and is an important source of income for Historic Royal Palaces.

Section 3 - Hampton Court Road and Environs

Bridge Foot (below left), the Royal Parks (below right) and the Barge Walk (bottom)
Pictured around 1910



Between the Walls

IMPORTANT NOTE: the vast majority of the material in this section is based directly on the work of the late Gerald Heath. This dedicated local historian spent half a lifetime researching the history of Hampton Court and its surrounds. In particular, he studied all the properties that



had been built around Hampton Court. These included those houses built between the walls on Hampton Court Road that are within Hampton Wick and, therefore, lie within the scope of this current volume. I could never hope to match Gerald Heath's depth of knowledge - nor his eloquence in writing about it. It seemed pointless to try to précis Gerald's work, and any attempt to do so would anyway have amounted to plagiarism.

I explained my dilemma to Joan Heath, Gerald's widow. She generously gave me total access to both an original unpublished manuscript together with the supporting research notes that Gerald was working on at the time of his death. This was to be a history of "the village of Hampton Court" focusing on the happenings in the community immediately outside the palace. Joan Heath (with Kathy White) edited and published a version of this complete material in 2000 for The Hampton Court Association under the title "Hampton Court: the story of a village". In producing that work, the two had been forced to abbreviate Gerald's original text. What I have been able to do here is to take that part of Gerald Heath's material which relates to the properties within the Hampton Wick parish boundary and publish it in its full and original form, adding my own modest research findings.

Introduction

The villagers of Hamntone in early post-Conquest England were dominated by one absorbing purpose: to sustain a precarious existence - food, clothes, shelter - from the land around them and the animals grazing on it. For this purpose the land, won from the surrounding forest centuries earlier, was cultivated as one “open,” unfenced field. It was cut across by rough roads and cart tracks that traversed a great patchwork of small strips separated by deep furrows - sometimes referred to as the “mingle-mangle of the common fields”. Each tenant had a title to the crops from a number of such strips, but always to a scattered assortment, never to a compact block. The animals grazed on the pasture and stubble that was common to all.

One of the rough roads that crossed the Hampton Court manor field ran westwards from Kingston to Staines and beyond. When Henry VIII elected to put walls on either side of this road in 1537, he radically changed the landscape and view. He also rendered the land between the walls unproductive - or so-called “waste” - because they were now disconnected from the surrounding strip-system. As Lord of the Manor he and his successors had the authority to control the possession of all land (including the waste) and they exercised this through the mechanism of the manor court. The court met five or six times a year, with a jury of local tenants and freeholders, presided over by the Steward on behalf of the Lord of the Manor. Suitors would approach the court seeking, for example, permission to transfer title of the property. The proceedings and decisions were recorded in a large book - the manor court roll - and the suitors would be given a copy of the record as evidence of their right of tenure (so-called “copyhold tenants”). Records from before the Civil War have been lost, but the complete set of 34 roll books covering the period 1640 to the last court hearing on 13 May 1936 have survived. They are kept at the National Archives in Kew. From these, we can piece together the story of how the waste land between Henry VIII's boundary walls become the site of today's 66 properties that are located on Hampton Court Road. The following pages seek to tell the story and hopefully bring to life some of the people who created it. The first section covers the significant properties on the north side of the road, starting at Parkside in the west and working down to Lancaster House in the east. The descriptions then switch to the south side from *Wilderness House* in the west to *Ivy House* in the east.

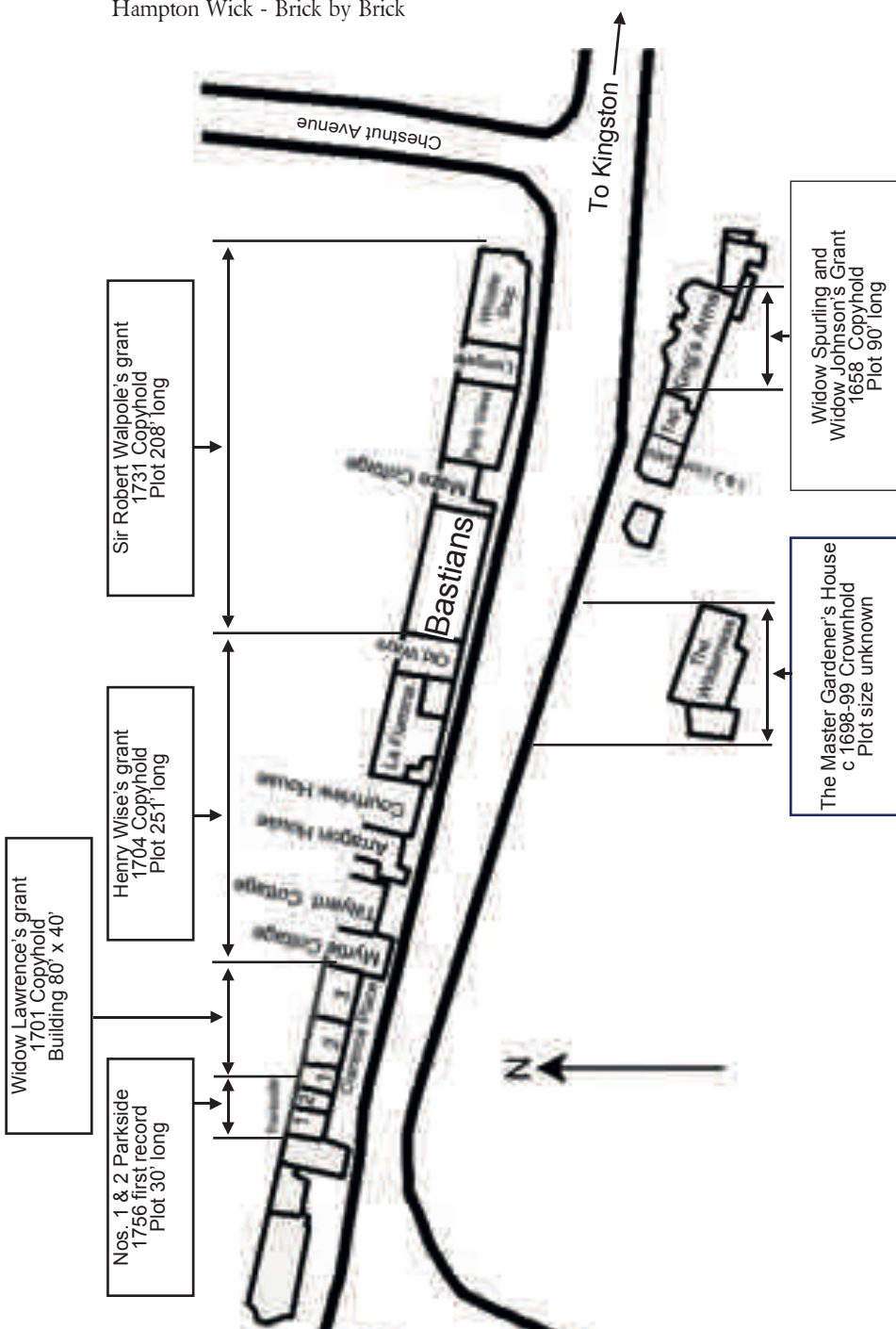
Between the Walls: North Side Parkside to Bushy Park

Parkside and *Clarence Place* Numbers 1 and 2 Parkside

The preparatory drawings (not included in this volume) made by Leonard Knyff for a painting of 1702 show what appears to be a small low structure with a high arch close against the park wall between Robert Stephenson's refreshment house and *Clarence Place*. By 1756, there were two small tenements on the site that were insured for £200 (now £460,000), and 10 years later these were the premises of a grocer and cheese-monger. At the end of the nineteenth century Number 1 was a confectioner's shop and Number 2 was a servants' registry office. In the early part of the twentieth century both houses, together with the adjacent property became a restaurant to serve the growing number of visitors to the locality. The boundary line of the two parishes of Hampton and Hampton Wick passed through a window of the restaurant into Bushy Park.

Clarence Place

On 15 April 1691 a complaint was laid before the Manor Court that Elizabeth Lawrence, the widow of William Lawrence, one of the King's blacksmiths, had built a cottage against the wall of the royal park without permission. In 1701, it was reported that the cottage had been pulled down by order of William III and rebuilt in another place. The new cottage has been shown to be on a plot 80 feet (24.3 metres) long by 14 feet (4.3 metres) wide where the houses of *Clarence Place* now stand. The painting by Leonard Knyff shows a long narrow house in this position.



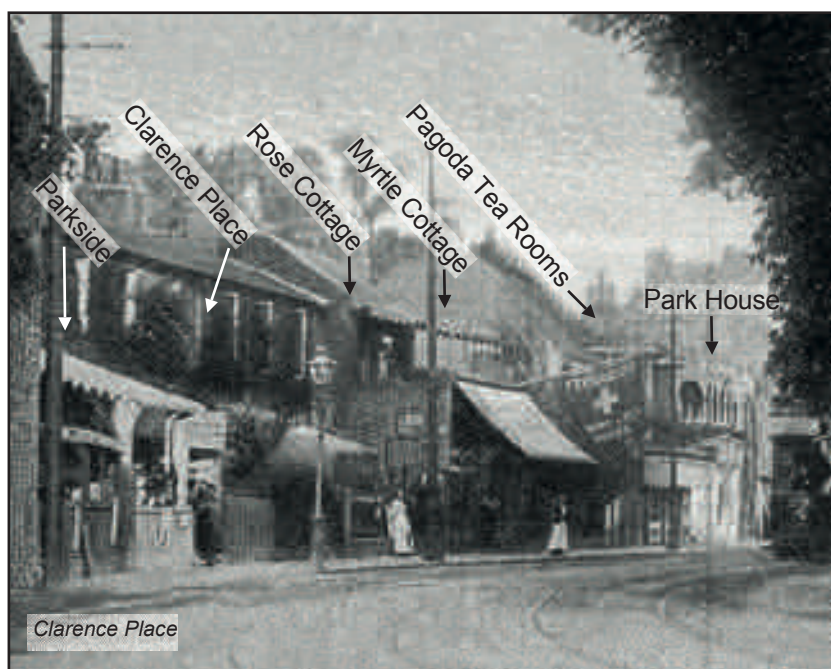
above: Between the Walls: North Side *Parkside* to Bushy Park

Luckily the probate inventory drawn up after Widow Lawrence's death has survived which shows that the oddly shaped house was well-furnished with pictures, a clock and looking-glasses and a coffee mill.

There were eight beds and a well-equipped kitchen which may have meant that she aimed to cater for some of the artisans coming to Hampton Court for the rebuilding of the Palace. The coffee mill may have been for her personal use. Elizabeth Lawrence appeared to be comfortably well-off. She continued to manage the smithy that had belonged to her late husband and she also received a pension from the Crown.

John Lawrence inherited the house from his mother and in 1734 sold it to Mary Hill, a widow who left it to her son Robert.

At some time during the eighteenth century it must have been altered or rebuilt for, when Robert Hill died in 1798, he was able to leave five cottages on the same site to his five daughters. By 1821 Joel Hetherington, an astute Hampton Court butcher, had acquired them. They were



described as ruinous, and Mr Hetherington pulled them down and built the three larger houses now called No. 1 *Clarence Place*, *Clarence Cottage* and *Norfolk Cottage*. They remained in the possession of Joel Hetherington's descendants until 1922 when the houses were sold separately to the sitting tenants.

The three houses became part of the commercial growth of the village and from the late nineteenth century were, at various times, tea-rooms, a grocer's, a restaurant and a boot-maker's.

The Grant to Henry Wise - from *Clarence Place* to *Bastians*

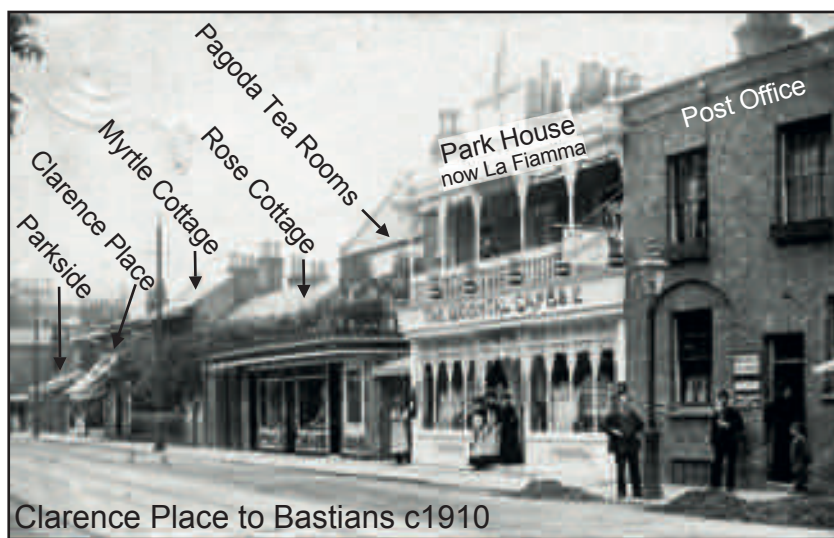
Lying between *Clarence Place* on the west and the former *Queen's Arms* (now a private house called *Bastians*) on the east is a line of buildings which in the past 270 years have served a multiplicity of purposes - private houses, a public house, restaurants and tea rooms, a dairy, Post Office, butcher's shop, offices, garage and petrol station. This collection of buildings derives from a grant of waste land, 251 feet (76 metres) long, made to Henry Wise, the King's Chief Gardener, in November 1704. At that time, there was just a derelict lean-to shed against the wall of the Park, and the eastern end of the plot was used for the piling of earth and dung awaiting use in the Royal Gardens. Henry Wise built a house with a coach house and stables near the middle of the plot and another coach house at the western end adjoining Widow Lawrence's cottage. As the house was called *The Queen's Head*, it was presumably an inn.

Henry Wise claimed that he built the house "for the convenience of H.M. gardens" but it may well have been built for the financial benefit of Henry Wise. On his death in 1738 he left the ample sum of £200,000. Although the Manor Court had followed the correct procedure in making the grant, Sir Christopher Wren challenged Henry Wise's right to build a house in that position. Wren did his best to prevent its completion, claiming that "he hath built his house upon a mistaken licence". The question was referred to the Surveyor General of Crown Lands, Samuel Travers, who

advised Queen Anne that there were no grounds for objection and that Henry Wise should not be obliged to pull the house down.

Henry Wise sold the copyhold lease of the *Queen's Head* to William Cross, who was admitted at a meeting of the Court Baron in 1709. William Cross had been the landlord of Robert Stevenson's refreshment house before moving to the *Queen's Head*. Then came a most unusual occurrence. The Chief Steward, acting on behalf of the Lady of the Manor, Queen Anne, annulled the transaction. It can but be presumed that this was a repercussion of the dispute a few years earlier. It may be significant that the annulment took place within two months of the appointment of a new Chief Steward, Charles Montague, Earl of Halifax.

William Cross died in 1712 and his will left the copyhold lease of the *Queen's Head* to his wife Mary Cross for life and then to his nephew, John Rogers. The execution of the will must have been complicated by the fact that the copyhold lease did not belong to him. It seems likely, however, that Mrs Mary Cross continued at the inn, now re-named the *King's Head*, with King George I on the throne, until she died in 1716. No information has come to light on the success, or otherwise, of the inn. Probably it had



its prosperous times when the Court came to the palace, but these visits were few and far between.

Henry Wise seems to have honoured his intention to sell the copyhold of the inn, coach houses and stables to William Cross. In 1723, he surrendered them to Cross's legatee, John Rogers, (who later became Mayor of Shrewsbury), while retaining the remainder of the land for himself. By 1796, if not before, it had ceased to be an inn. In 1814, John Murray, a carpenter, who had become the owner, was given permission to pull down the old building with the coach houses and stables in 1830. This was on condition that he built another house on the site, worth £500 (now £1.6m). The future of the new building put up by John Murray and of the remainder of Henry Wise's grant is dealt with below.

The land retained by Henry Wise when he sold the *King's Head* remained in his family for four generations, the last being Revd. Henry Wise who had disposed of all of his inheritance by 1839.

It is convenient to consider the land divided into eight plots, starting at the end adjoining *Clarence Place*.

The first plot, where the coach house and stable of the *Queen's Head* had stood, was sold by the Revd. Henry Wise to John Murray's widow, Sarah, in 1839. She disposed of it almost at once and a subsequent owner, Martha Hampton, built a new house there called *Myrtle Cottage*, between 1863 and 1879. For many years, this was Pompeo Ferrario's tea rooms. By the 1960s, it had become the offices of a firm of accountants. The shop front is still in place.

In 1839, the second plot was also sold by the Revd. Henry Wise to Mrs Sarah Murray, who built a house there called *Rose Cottage*. About 1880 this house was let to a very well known tenant, Ellen Terry. The *Surrey Comet* in its issue of 25 September 1880 wrote "Her performances are being spoken of as a great success". Her children, Gordon Craig and his

sister Edith, spent part of their childhood there and used to play in the palace gardens.

Like many other houses nearby, *Rose Cottage* had its period as a restaurant before the First World War and again between the wars. It was as such that it came to its end on 1 May 1941, when the Borough Surveyor of Twickenham had to report that *Rose Cottage* had sustained such severe damage by enemy action that it was not practicable to carry out any repairs. After the War a new house was built where *Rose Cottage* had been, and is called *Tiltyard Cottage*.

The third and fourth plots, comprising the stable yard and the inn adjoining, were bought by John Murray from the Revd. Henry Wise in 1814, as was mentioned above. The new house built by John Murray in c.1830 became John Ive's house and butcher's shop and eventually became the picturesque *Pagoda Tea Rooms*, which were badly damaged by fire in the 1970s. The replacement buildings are *Arragon House* and the office premises *Courtview House*.

The Revd. Henry Wise sold the fifth, sixth, seventh and eighth plots to Osborne Yeats in 1839. All that is known of Osborne Yeats is that he was a Middlesex magistrate. On the fifth and sixth plots he built two houses, one of which he described as a "cottage orné", in which he lived. One of the houses used to be known as *Park House* (now *La Fiamma* restaurant) and the other became Hampton Court Post Office in c.1873. It remained as such until c.1930 when the postmaster, William Batts, gave up the Post Office, but continued to live in the house, calling it *Old Ways*. The seventh and eighth plots were used for a time by Osborne Yeats for a coach house and stables. The seventh plot was used for a time as a dairy and eventually became a petrol station, later a motor car show room, and is now the repair workshop of J D Motors. The eighth plot was sold by Osborne Yeats to John Ive in 1844. On his death in 1870 it was acquired by Messrs Farnell and Watson (aka The Isleworth Brewery) to be used as an extension to the *Queens Arms* (now part of *Bastians*).

From Bastians to the entrance to Bushy Park

On 13 May 1731 Sir Robert Walpole, the Whig Prime Minister, later the first Earl of Orford, was granted a plot of land 208 feet by 25 feet (64 by 7.5 meters) running westwards from the entrance to Bushy Park *cum licentia edificare*. Not long afterwards a house with stables and a coach-house was built there, but no plan or representation of any kind has been found. All that can be said of it is that it was large enough to be divided later into five small houses. There is also nothing to show whether Walpole himself or any of his relatives ever lived there. On Walpole's death in 1747 the house passed to his son, who immediately disposed of it to the King's Gardener, George Lowe.

George Lowe died in 1758 and left the house in trust for his wife, Sarah. George Lowe's trustees were firstly his son-in-law, William Robinson, then



above: Queen's Arms c1895

his grandsons, Thomas and George Robinson, and from 1780, his daughter Sarah's husband, Samuel Lapidge. It remained in the hands of four more generations of Lapidges. Sarah Lowe went to live in the house on her husband's death, presumably because the official residence of the King's Gardener was required for her husband's successor, Lancelot Brown. A year or two after Sarah Lowe's death in 1799 the house was converted into five cottages, and this marked the beginning of a change to commercial use. The first occupants of the houses included Mr Charles Raabe, the tailor; Mr

Newbery, a corn and coal merchant; and Mr Hipperson. The latter used one of the houses as an annex to the *King's Arms*. Later occupants included a saddler, but for the most part they were engaged in the victualling trade.

The westernmost cottage was used as a baker's premises until 1863 when, under the tenancy of Henry Hewett, it burned down. It was rebuilt and opened in 1866 as a public house - the *Queen's Arms Inn*. Hewett promptly applied for the licence, but the magistrates refused as he was a baker by trade. By the next year, they had relented. By 1870, the Isleworth Brewery had purchased the *Queen's Arms* and agreed to pay a rent of one shilling on 25 December each year for the use of the cesspool and the Crown sewer under the Hampton Court Road.



above: Around 1910, Angelo Togni lived in *Maze Cottage* (behind, left) and ran the tobacconists and tea-rooms.

Towards the end of the nineteenth century the four remaining cottages - then named *Maze*, *Park*, *Lime* and *Chestnut* - underwent further substantial redevelopment. Today only *Maze Cottage* (next to *Bastian's*) remains identifiably nineteenth century, although rather hidden behind new developments. The other three premises were totally changed. *Chestnut*



above: By the 1930s, Togni's tea-rooms (see previous page) had been enlarged and become the Lion Gate Cafe. *Park Cottage Restaurant* was next door.

Cottage became a refreshment room, car showroom, four lock-up shops and is now a private house built in 2007 and called *Park View*. Next door, the saddler's shop became a tobacconist and then, from 1915, was used as part of the restaurant next door. In 1966, it split out again and eventually became known as *Lion Gate (Newsagents)* until the site was redeveloped in 2010 as a block of three flats now reusing its former name of *Lime Cottage*.

From 1800 when it was built, *Park Cottage* was used as an annexe to the King's Arms hotel opposite, an arrangement that lasted until the First World War. For the next 50 years, it operated as *Park Cottage Restaurant* before becoming a pub and night club known as *Whistle Stop* (and several other names since). It closed down several years ago and finally permission was given in February 2013 to convert the site into a house and four flats.

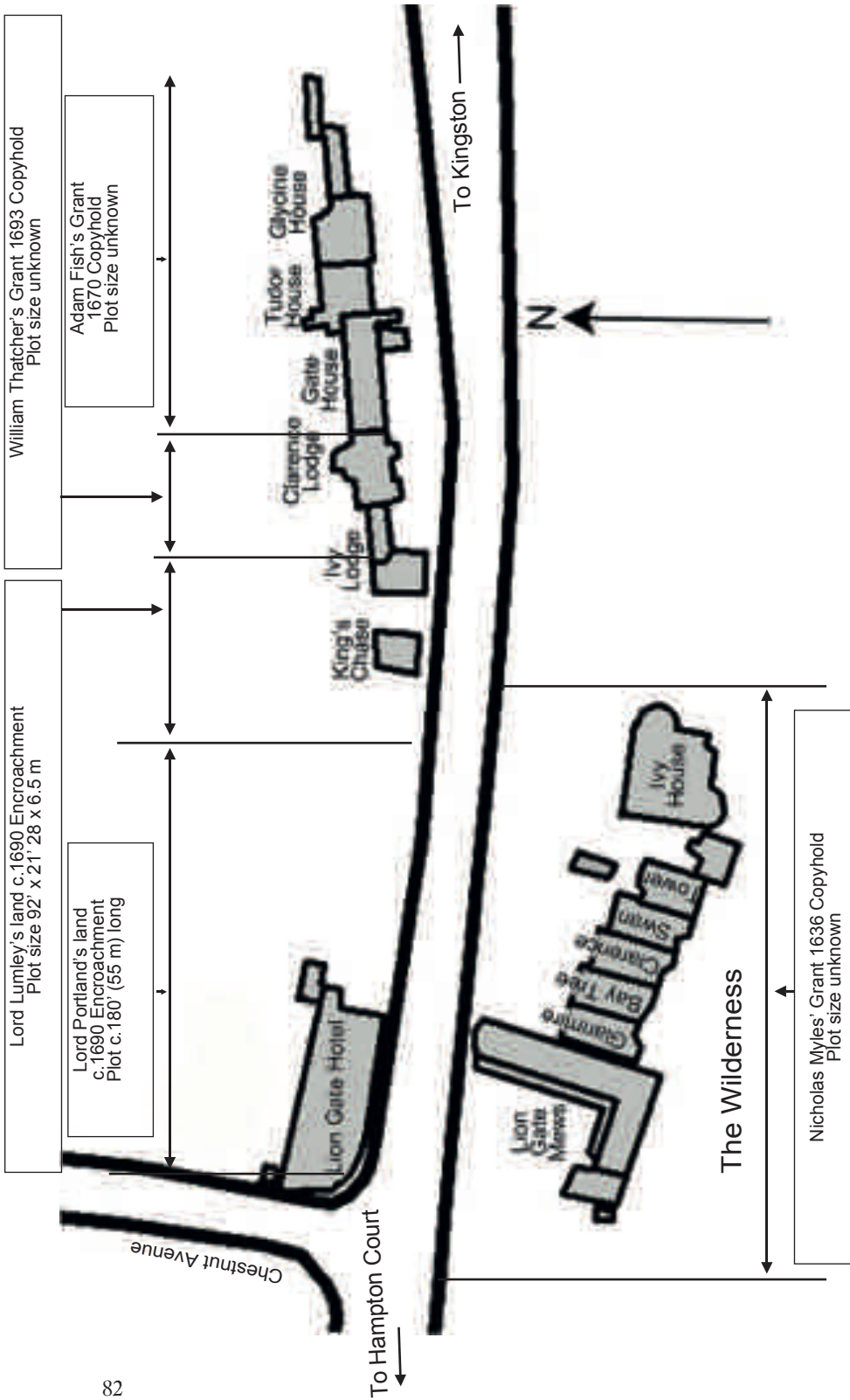
Between the Walls: North Side Bushy Park Entrance to Glycine House

The Lion Gate Hotel (aka The Greyhound Hotel)

In 1690, a committee of copyholders was set up by the Manor Court to identify “encroachments” (that is, unauthorised developments) that had taken place on the waste. Their list included a stable and coach house that had been erected by Lord Portland near the Hare Warren Gate entrance to Bushy Park. Next to this were two stables for 14 horses and a coach house erected by Lord Lumley. Both these noble lords were closely associated with King William III and Queen Mary. Richard Lumley had been one of Charles II’s favourite courtiers and was Master of the Horse to Queen Catherine. He was in the troop of horses that captured the Duke of Monmouth at the Battle of Sedgemoor in 1685, but before long became one of James II’s strongest opponents. In 1687, he made overtures to Prince William of Orange and signed the invitation to him to become King. His part in the Protestant Revolution was recognised in 1689 when he was created Viscount Lumley, and a year later he was made Earl of Scarborough.

The first Earl of Portland, William Bentinck, had been page to Prince William in his youth and negotiated his marriage to Princess Mary, his cousin. He came to England with the new King and Queen and was given several appointments in the royal household, including that of Superintendent of the King’s Gardens in 1689. Both Richard Lumley and William Bentinck, therefore, had occasion to visit the King and Queen frequently at Hampton Court. It seems most likely that they erected these coach houses and stables by virtue of their positions in the royal household rather than for personal reasons.

The Earl of Portland died in 1709, but there is no record in the manor books to show how his coach house and stable were disposed of, nor



above: Between the Walls: North Side Bushy Park Entrance to Glycine House

is there any mention of them in his will. However, the manor books do show that by 1721 a John Dureman had possession of them. He had built a house there, for when he died in that year he bequeathed the lease of the house to his kinsman, also John Dureman.

In the absence of any other explanation it seems most likely that the first John Dureman's ownership arose from his having been one of the King's Life Guards and so connected with the Earl of Portland's son, the 2nd Earl, who was Colonel of the 1st Troop of Life Guards. Transactions involving persons in a high position were often overlooked for a number of years. All that is known of this house is that it was of one storey and that there was a gap of four and a half inches between the rear of it and the park wall.

John Dureman the second spent much of his life abroad and on his death in 1751 no one came to the Court Baron to claim the lease. Eventually, a Henry Droste claimed to have bought it and was admitted by the Manor Court. Henry Droste died in 1756 and left it to his widow Ann, who outlived four husbands. Eventually, in 1852, the copyhold was bought by Richard Coombes. By 1858, he had had the house rebuilt and named it the *Greyhound Inn*. Before long, he promoted it to being a hotel. Richard Coombes was a coursing enthusiast and organised meetings of the Hampton Court Hare and Hounds in the Home Park, followed by refreshments at his hotel. He was also a member of the Hampton Wick Local Board for a number of years. In 1863 he acquired some of the out-buildings of the *Long House* on the opposite side of the road for use as stables and coach houses. Until recently, these still formed an Annex to the *Greyhound* (now *Liongate*) Hotel but are now separate.

In the 1860s, the *Greyhound Hotel* became the centre of Hampton Court's social activities. Balls patronised by all the rank and fashion of the neighbourhood were held there at Christmas and Easter. From time to time, a farewell ball would be held to celebrate the posting away of troops from the barracks on the Green. Concerts were held to raise funds for charities, and the *Greyhound* was one of the venues for Hampton

Wick's annual venison dinner started by the Duke of Clarence in 1822. On Mr Coombes' death in 1881 and his wife's shortly afterwards, the *Greyhound* fell upon bad times. It lost its place as the social centre of Hampton Court. It changed hands many times and at least two of the proprietors went bankrupt. One of the proprietors, Mr F.B. Mella, attempted to attract trade by running a four-horse service between the *Greyhound* and Piccadilly on Wednesdays and Saturdays, but this was of little avail. The tide turned again when it became a Trust House property in 1928.

Although Richard Lumley had erected his coach houses and stables in 1690, it was not until 1734 that the Manor Court recognised his son as a tenant of the manor. They formally granted him the piece of land 92 x 21 feet (28 x 6.5 metres), of which he and his father before him had had possession for so long. The copyhold passed from father to son until 1784 when George, the 5th Earl, sold it to Mrs Hipperson, the proprietor of the *King's Arms*. In the same year she was granted an extra 12 foot width towards the road and Richard Lumley's coach houses and stables were owned by her descendants and associated with the *King's Arms* for the next 120 years. In 1905, they were bought by Colonel Campbell of *Ivy House* on the opposite side of the road and demolished. The site was then used as a vegetable garden. In time, the land was acquired by the *Greyhound Hotel* for use as a car park.

Sometime after 1980, the *Greyhound* changed owners (to Whitbread Coaching Inns), and name, to *The Liongate*. Later it was bought by the Dhillon Hotel Group. The main building has been boarded up in recent years.

An ongoing planning application acknowledges "the building is in need of extensive refurbishment". The developer proposes to demolish the curved side to Hampton Court Gate (an original feature of Coombe's building) and replace it with a building "that is more sympathetic to the views of Lion Gate whilst also providing a vital new pedestrian gate and larger footpath leading into Bushy Park".

The Grant to William Thatcher - *Clarence Lodge* and *Bella Vista*

The land just to the east of Lord Lumley's coach house and stables was granted to William Thatcher on 23 October 1693 with permission to erect a dwelling house (*Clarence Lodge*) and smith's forge. The land jutted into the park and was bounded on the east by a length of the artificial river cut in 1638 to feed the gardens of the palace. This river has been known by many different names in the past, but now is usually called the Longford River from the name of the village where it originated. William Thatcher, blacksmith, was employed "in and about the iron works at Hampton Court" in an inferior capacity to William Bache. By 1729, the lease had passed to George Scholey.

None of the owners or occupiers of *Clarence Lodge* attained the status of a mention in the *Dictionary of National Biography* or in *Who's Who*. However there are other forms of distinction and George Scholey's will reveals him as an interesting eccentric, so much so that it bears quoting at length:

"As I find myself decaying and have gout in my head and stomach, by which I daily expect sudden death I thought I ought to make some sort of will, though I think it useless as there is no one to interfere with my three daughters, Mary, Sarah and Ann because it is but a small fortune for each, every individual thing will be sold, my cloaths, and Books that they cannot Read and all sorts of things whatsoever that will not be of real use to them.

I insist upon being buried in a Private Corner of the next Church Yard without any sign of Grave and to be carried by four Men each to have half a crown to have no Pallbearers nor any sort of foolery of that kind not so much as a pair of gloves or a hat band to be seen or given away and I strictly command that not one of my daughters attend me to the grave."

In fact, he was buried in the parish churchyard at Hampton.



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

*

Clarence Lodge

C18 house. Brick built. Under the same slate mansard roof as *The Gate House* adjoining and probably once a pair with it. Two storeys and attic. left-hand projecting square bay one window wide and principal part 2 canted bays of Victorian date between first-floor window and entrance door.



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

Gate House

C18. Two storeys with four dormers in slate mansard roof. Brown brick. Four windows wide. One window wide addition to right.



It is not possible to learn from surviving official documents when William Thatcher's house was rebuilt. The most that can be said is that it was probably before 1810, for in that year the then owner of the land, Meeson Scholey, was given permission to build another house on it. The permission may have been retrospective, because the Land Tax assessments show that there was already another house there by 1810, the house that was later named *Gate House* and is now called *Bella Vista*. Architecturally, this house very closely resembles *Clarence Lodge*. In all,

* all texts from the English Heritage Listings in this book are reproduced verbatim - including errors, abbreviations, typos and inconsistencies.

the property remained in the hands of George Hockenhall's descendants, first Scholey's and then Williamson's, for six generations. In 1868, the two houses were bought by a Caroline Tunno after the death of Mr G.T. Williamson and bequeathed by her to Frederick Urban Sartoris in 1882 and by him to his son Herbert in 1888. The latter enfranchised *Clarence Lodge* in 1892, once he had restored it after its being unoccupied for two years, and *Bella Vista* in 1895. When the question of enfranchisement was first raised, the Board of Works was aghast at the discovery that the park wall had been breached and that a previous owner had had the effrontery to intrude into the Royal Park. But when the manor books had been consulted and it was found that that was how it had been when the grant was first made, the members of the Board swallowed their wrath and conceded that it was too late, after 200 years, to do anything about it!

One of the occupants of *Clarence Lodge* endowed it with an unusual distinction. Mr and Mrs Goodrich came to the house after its restoration in 1892. Mr Goodrich died in 1902 and during the years up to the First World War his widow devoted herself to campaigning against the Women's Suffrage movement. Mrs Goodrich became President of the Hampton District branch of the National League for Opposing Woman Suffrage, which used to meet at *Clarence Lodge*.

Glycine House

The history of *Glycine House*, or a house on that site, can be traced back through the Manor Books to 1670 when Abraham Fish, apparently as a reward for his work in planting the great avenues of lime trees in Home Park for Charles II, was granted a piece of land against the wall of Bushy Park ‘to the end that he may build a house thereon’. When he sold it to Edward Storey about 10 years later, Andrew Snape, the King’s Serjeant-Farrier, was already the tenant.

After many changes of ownership and alterations to the building, it became the property of Richard Coombes in 1852, the same year that he also became proprietor of the *Greyhound Hotel*. During his ownership one of the tenants was Mr B. C. Warren, who used to preach at the Zoar Chapel in Kingston and who used also to conduct services in *Glycine House*.

The land to the east of the house on which Adrian Fish had built the coach houses and stables was sold and between 1825 and 1829 the Manor Books record that “two capital houses” had been built on the site (*Vine House* and *Bay Lodge*) and also four smaller houses, *North*, *Hope*, *York* and *Elgin Cottages*.

In 1868, a grace-and-favour resident in the Palace, Lady Bouchier, acquired *Hope Cottage* for use as a convalescent home for ‘female servants, needlewomen, etc.’ at a small weekly fee.



ENGLISH
HERITAGE

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25th June 1983

Tudor House

C18 house. Brick built. Three storeys, 3 windows wide. Parapet. Door to right. Including wrought-iron entrance gate.



ENGLISH
HERITAGE

Grade II Listed

2nd Sept. 1952

Glycine House

C18 house. Brick built, in 2 parts:
a. Main part. Three storeys. Three windows wide. Slate roof behind parapet. Central doorcase with pediment on consoles. Sash windows with square heads of gauged brick. b. To left. Lower, but still of 3 storeys. Three windows wide. Door to right with C19 hood. Segmental headed windows. Wrought-iron railings and gate with overthrow and lamp holder.



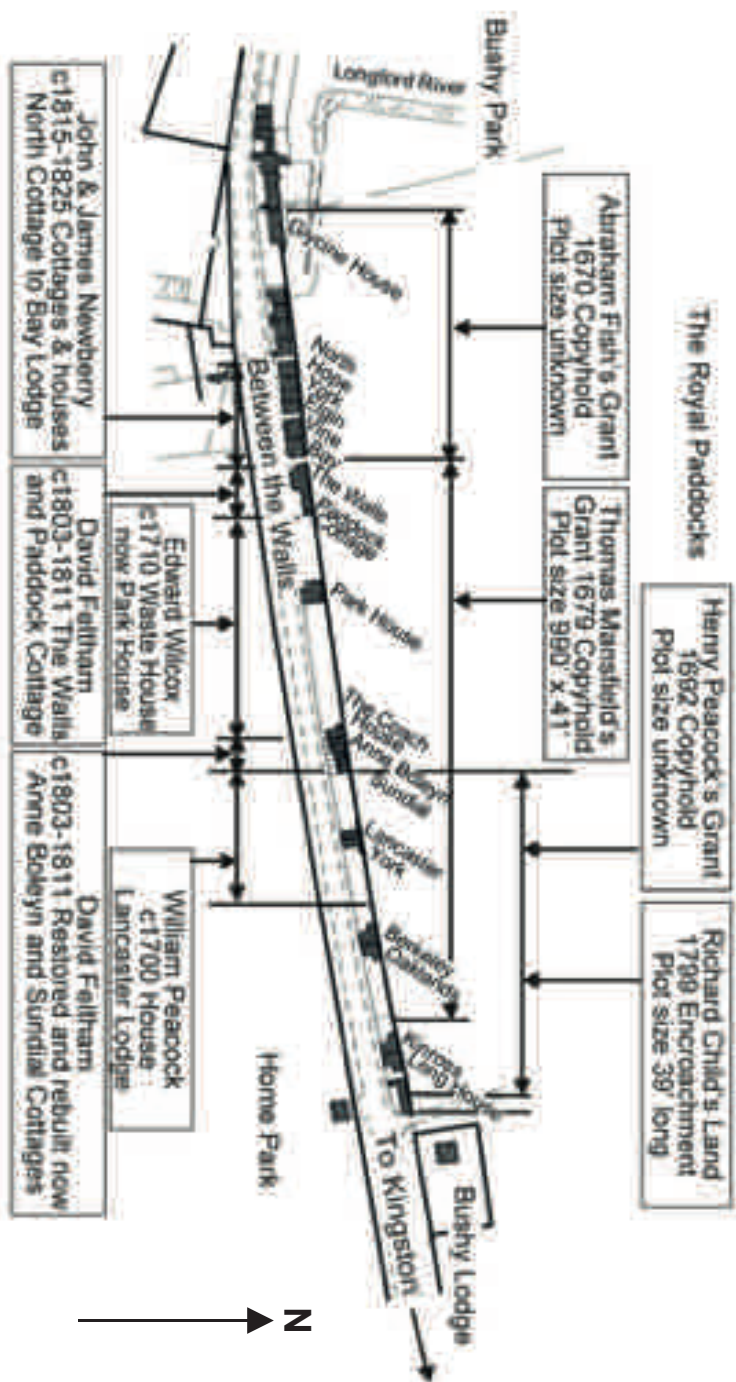
Between the Walls: North Side Glycine House to The Long House

The Grant to Thomas Mansfield

In 1679, Thomas Mansfield was granted an unusually large area of land 990 feet (301.8 metres) wide by 41 feet (12.5 metres) deep in 1683. Putting this area into context, it equates to 13 tennis courts laid end-to-end ... but without any run-off area! This land was against the park wall on the road towards Kingston. Given the shallowness of the plot, the houses subsequently built on it had their front entrances on the roadside and backs hard against the park wall. The “front” and “back” gardens are of necessity at either side of the house which accounts for the distance between each property.

No connection has been traced between Thomas Mansfield and Hampton Court Palace. However, it is virtually certain that he was the Major Thomas Mansfield who received £146 in compensation for the loss of his commission in the Duke of York’s Regiment which was disbanded in 1679. Only a year later he died. By 1703, the plot was in the hands of Edward Wilcox, who built a house there, the house now named *Park House*, with three coach houses and stables to match. No exact date can be assigned for the building of it, but it was doubtless finished by the time of Edward Wilcox’s death in 1721.

After several changes of ownership it was bought by David Feltham, the toll-keeper of Hampton Court Bridge in 1799. Between 1803 and 1811 David Feltham built the pair of houses known formerly as *Feltham Cottage* and *Home Cottage* and now as *The Walls* and *Paddock Cottage*. He also started to build the smaller houses on the eastern side of *Park House*, probably by restoration and alteration of the original coach houses that used to stand there. For many years, there were five of these and they were known collectively as *Feltham Cottages*. Now they have become two - *Sundial Cottage* and *Anne Boleyn Cottage*.



above: Between the Walls: North Side Glycine House to The Long House

The Walls & Paddock Cottage



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The Walls & Paddock Cottage

Circa 1800. Semi-detached pair of houses. Each 3-storeys high and one-bay wide with a 2-storey bay setback at side containing the entrances. Faced with brown brick. Slate roof. Ground and first-floor windows segmental-arched. First and second-floor windows have had sashes replaced with casements. Brown brick front garden wall within which is a length of cast-iron railings.



Probably the first resident in *The Walls* when it was built was Marianne Archer. Widowed in 1817, she remained there until her own death nearly 50 years later in 1866. She was followed by Edward Langdale whose family firm had, since 1746, been producing Langdale's Essence of Cinnamon. It is still available and said to be 'naturally warming when feeling cold or chilled'.

Langdale died in 1885 after which, Colonel Robert Maxwell and his wife moved into *The Walls* when Maxwell retired from the Army. The Maxwells were both from Ireland, and he had served in the Indian Mutiny, at Oude. He was very active in local institutions and became a member of the Hampton Wick Urban District Council and the Kingston Board of Guardians. After his death in 1902, his wife remained in the house until 1914. She was later a victim of the torpedoing by the Germans of the Irish Mail packet *Leinster* in October 1917.

Henry Peacock received a grant to the land at the easternmost plot of land 'Between the Walls' in 1692. He had been appointed Keeper of the Bowling Green and the Balcony Gardens in 1676. His appointment was renewed by James II on the special recommendation of the Duchess of

Park House



ENGLISH
HERITAGE

Grade II Listed
2nd Sept 1952

Mid C18 house of 3 storeys, 3 windows wide with centre section breaking forward. Brown brick with red dressings. Central door with open pedimental hood. On ground and first floors Venetian window in segmental recesses to left and right.



Vine House and Bay Lodge



ENGLISH
HERITAGE

Grade II Listed
25th June 1983

Circa 1800 pair of 2-storey houses with attics and basements. Brick with slate mansard roof and parapet. Each 3 windows wide with central, single storey brick entrance porch with round-headed doors.



Lancaster Lodge and York Lodge



ENGLISH
HERITAGE

Grade II Listed
2nd Sept 1952

Early C18. Brick, with tiled mansard roof. Probably originally one house, now a pair set back-to-back. Two storeys and 3 dormers. Four windows wide and one door each. The side to the road has a window on either side of a central panel on each floor. Central chimney stack.



Cleveland, even though she was so completely out of favour by then. Nevertheless, she did still hold many offices including those of Chief Steward of the Honor and Manor.

The grant to Henry Peacock precipitated a very rare occurrence in the history of the Manor - an objection by the other tenants. In their own words:

“Wee the Tenants of this Jury doe not give our consent to the admittance of Henry Peacock for a peece of land lying on the vast in the Honor and Manor aforesaid.”

There appears to be no means of knowing why Henry Peacock was singled out for this distinction. In any case the tenants could be overruled by the Chief Steward, which was what she did.

Of the many subsequent owners of *Lancaster Lodge*, one was Richard Child, a distiller, who owned the house from 1799 to 1802. He succeeded in adding 39 feet (11.8 metres) to the garden by an encroachment that was eventually recognised as legitimate by the Manor Court. Towards the end of the nineteenth century, four new houses were built on the garden and old stables and coach house of Richard Child's encroachment. They were named *Berkeley*, *Oaklands*, *Kinross* and *Lynwood Cottage*, which later became the *Long House*. In 1905, Richard Child's original house was divided into *Lancaster Lodge* and *York Lodge*.

Between the Walls: South Side

Wilderness House

See p72 for a map of this section

Although the date of the building of the house is not recorded, a substantial house is shown on Leonard Knyff's painting of 1702. There is also an earlier reference to the “Master Gardener's House & Court” in one of Sir Christopher Wren's plans dated two years earlier.



ENGLISH
HERITAGE

Grade II Listed

2nd Sept 1952

Wilderness House

Early C18 house. Red brick, pitched tiled roof with 3 dormers. Two storeys. Five windows wide. Flush framed square headed sash windows. Wooden eaves cornice. Brick band between storeys. Yellow brick extension to left. Back elevation of main body has half storey level staircase window. Interior not seen.



The absence of any account for the building of it suggests that it might have been done during the year April 1698 - March 1699, a period for which accounts no longer exist.

The title Master Gardener first appears in connection with Hampton Court on the appointment of George London and Henry Wise to take charge of William III's garden designs, Henry Wise being the junior partner. The accounts show that it was Henry Wise who played a leading part in this which was recognised by his being given special accommodation.

When Lancelot 'Capability' Brown was appointed to the post in 1763, it was probably intended to be a sinecure as Brown was too busy designing gardens for patrons all over the country. He seems to have made no contribution to the development of the gardens other than to disapprove of the use of steps in the gardens, holding that one should proceed from one level to another only by way of a natural slope.

Lancelot Brown was responsible for major alterations to the *Wilderness House*. He complained to the Board of Works that "the Offices are very bad, the Kitchen very offensive and the rooms very small and uncomfortable for one who at times am afflicted with an Asthma". A new dining room was built with a cellar underneath.

The last Chief Gardener to occupy the house retired in 1881 and it was then decided to offer it as a grace-and-favour residence.

In 1935, George V chose *Wilderness House* as a residence for the Grand Duchess Xenia Alexandrovna of Russia. The Grand Duchess was the elder sister of Nicholas II, the last Czar of Russia. She and the other surviving members of the Romanov family escaped from Russia in 1919, when George V sent *HMS Marlborough* to Yalta to rescue them. The Grand Duchess was rather exacting in her demands for improvements to the house. Eventually George V himself agreed to pay the cost which was in excess of that of the work considered adequate by the Board of Works. No doubt one item that the Board considered unnecessary was her request for the construction of a Greek Orthodox chapel in the house. After failing in health for some years, the Grand Duchess died at *Wilderness House* in 1960. Later residents of *Wilderness House* included Baron (Charles) Maclean, Chief Scout for over 20 years and later the Queen's Lord Chamberlain. Lady Maclean still lives there.



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

The King's Arms

Late C18. Whitewashed brick. Three storeys, 4 window front with one window addition to right. Two window centre with 2-storey segmental flanking bays with 1 x 3-light window on each floor. Central projecting early C19 porch with unfluted Doric columns.



The King's Arms

The grant of land on which the *King's Arms* now stands is of special interest as it was the only grant of land made by the Manor Court during the Commonwealth period. The grant was made to two widowed sisters, Mary Spurling and Mary Johnson, on 22 April 1658, about five months before the death of Oliver Cromwell.

The Minute Book of the Court in 1736 describes the tenement as being known by the name of the *Queen's Arms* although by that date, with a King on the throne, it had probably already been altered to the *King's Arms*. The fact that the house now had a name may indicate that the little house of the two sisters had been enlarged to serve as a hostelry. By 1772, it was acquired by a family of brewers and distillers in Hampton named Winch, descendants of the Nathaniel Winch who had a temporary refreshment house on The Green



above: **The King's Arms around 1910**

Henry F Foalé poses with his staff outside the establishment which he ran from 1908 to 1913. The two-storey extension on the right is the *King's Arms Tap*, a regular public house.

during the late seventeenth century rebuilding of the palace. Two years later there began a period of expansion.

The new landlady, Mrs Elizabeth Hipperson, very soon acquired the stables that had belonged to the Earl of Scarborough on the opposite side of the road on land which is now a car park for the Lion Gate Hotel. The *King's Arms* was a coaching inn, and a plentiful range of stabling was essential for business. At the end of the nineteenth century extra stabling was built for the *King's Arms* on the south side of the road on the land beside *Ivy House* and the stables belonging to the *Greyhound Hotel* which had been built earlier.

Hodgson's, the Kingston Brewery, acquired the building in 1854. In 1882 the Manor Court granted a rather unusual concession when Hodgson's were allowed to extend their cellars under the ground between the *King's Arms* and the Lion Gate, but were not allowed to use the ground above them other than for planting shrubs.

For many years, the two-storey annexe at the west end of the main building was run as a separate pub known as the *King's Arms Tap*. In the 1920s, it became an antique shop and later the Norfolk Tea Rooms. Within the last few years, it has been incorporated into the main hotel.

Ivy House

The very first grant of land on copyhold tenure in the village was made to Nicholas Myles in 1636. Once a thatcher, he was at that time Under Keeper of the House (Home) Park. He built himself a lodge as well as five stables, a coach house and a smith's forge which was worked by William Lawrence.

Richard Stacey, Master Bricklayer, bought the lease in 1696. By now the house built by Myles was known as the *Ship*. Richard Stacey laid many of the bricks in the William and Mary Palace.

In 1755, the old *Ship* was pulled down, and two new houses were built. The tenant of one of these new houses was the Countess of Effingham



ENGLISH
HERITAGE

Grade II Listed

2nd Sept 1952

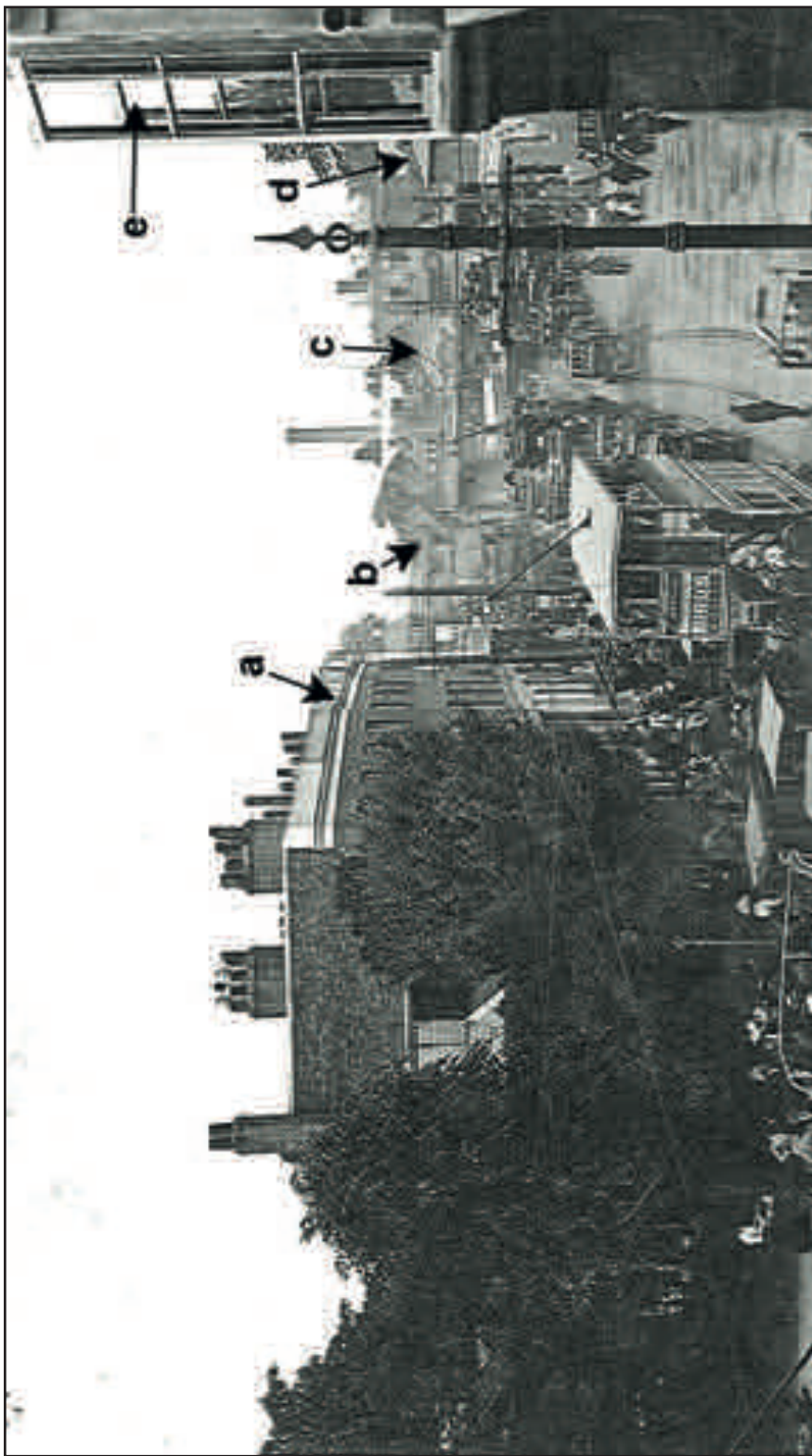
Ivy House

C18. Three storeys and basement. Five window house with 3 window full-height bay to left return. Central window with pilastered surround above door with open pediment hood and Tuscan columns. The back of the house has 2 storey 3 window semi-circular bay and round headed staircase windows. The house is set back behind brick wall with twin carriage entrances with stone piers with wrought-iron lamp holders. Interior not seen.



who, in 1774, was reported to have died of fright when her clothing caught fire as she was reading one evening. The house was badly damaged, and permission was later given by the Manor Court to demolish and rebuild providing the replacement property was at least of equivalent value. This new house was called *Ivy House*.

The second house built in 1755 was called the *Long House*, later *Old Wilderness House*. This was unoccupied for many years before, during and after the First World War. The house was in a bad state of repair by the 1920s and the owners, Hodgson's Brewery of Kingston, let it first to an engineering company and then to a garage proprietor. In 1937, the old house was sold to the sitting tenant, the proprietor of the garage, and two years later the house was demolished. Townhouses were built on the site in the 1990s with the property on the eastern side incorporating part of the old house.



Above East End of Hampton Court Road c 1912

A busy scene in which are visible: a - *The Terrace*, b - *Bridge Approach*, c - *Home Park Parade*, d - (extreme end of) *Home Park Terrace*. The photo was taken from e - the *Furniture Warehouse*

East End of Hampton Court Road

In the previous pages, we have seen how the space restrictions dictated by Henry VIII's walls limited the quantity of building that was possible on either side of Hampton Court Road. However, approaching its eastern end, the limitations on building space gradually ease. On the north side, the Bushy Park boundary suddenly turns away from the road to follow the edge of what is now Church Grove. There is then a stretch of almost 100 yards (80 metres) before Number 1 High Street (at *The White Hart*). On the south side, the Home Park wall also ends before it reaches the river, leaving a stretch of 160 yards (144 metres) before Number 2 High Street, which is on the north corner of Old Bridge Street.

Over the next few pages, we will describe the properties that were built on the land at this end of Hampton Court Road - sometimes collectively referred to as Bridge Foot. *The Terrace* was built around 1830 on the north side between Church Grove and *The White Hart*. On the south side, a row of dwellings on the narrow strip of waste against the Home Park wall corresponded to what became Numbers 1-47 Hampton Court Road. Further east and on the other side of the entrance gate into Home Park, is a stately row of period houses known collectively as Home Park Terrace. On the other of Kingston Bridge approaches is Home Park Parade, a row of lock-up shops built after the trams arrived and, until comparatively recently, the only premises between the bridge and Old Bridge Street.

The Terrace **(Now Kingston Bridge House and Bridgefoot House)**

On 11 February 1826, Edward Lapidge completed the purchase of seven acres of land on the south-west corner of the High Street. The story of the transaction and of how the land subsequently became today's Church Grove and St John's Road is related fully in Volume 2 of this series. Relevant to the present volume is the fact that 200 feet (60 metres) of this land bordered the north-eastern end of Hampton Court Road between Church Grove and The White Hart. Lapidge was an architect as well as a property developer and he designed and built *The Terrace* on this site. Completed around 1830, the development consisted of 10 properties each of three floors plus a semi-basement. The front door was reached up a short flight of four steps.

Inside were three reception rooms and five bedrooms. At the back was a garden with stables at the rear. Unusually, Lapidge equipped the development with its own private sewer that connected to the river just south of the new bridge.

Lapidge retained ownership of three of the properties. This included Number 10, on the corner with Church Grove, which had a separate side entrance and a larger garden and in which he lived periodically until his death in 1860.

Two of the properties were fitted with shop-fronts. John Reed ran Number 7 as a china and glass shop. His father ran the main outlet of this family business in Kingston marketplace. Number 3 was a linen draper's store, initially owned by William Rigden and from the mid-1850s by James Dunham. Dunham acquired Number 4 in 1865 and doubled the size of his store. From around 1870, it was owned by Thomas Wright and family who continued the business for almost 50 years. Meanwhile, the Hampton Court United Gas Company bought Numbers 1 and 2 around 1913 and converted the premises into a double-fronted showroom. In 1928, they also acquired the Wright family draper's premises next door. In 1935, they redeveloped the complete site comprising Numbers 1-4 and converted the stabling blocks behind the main premises into a large warehouse. On Nationalisation of the Gas Industry in 1949, this location became the local SEGAS (South Eastern Gas) Board Office and showroom. In 1970, the building was taken over by Allied Irish Bank. It acquired an extra storey in a mansard roof and was renamed Bank House. It is now the South West London Commercial Centre of HSBC Bank Plc.

The remaining Numbers 5 - 10 *The Terrace* were demolished around 1960 (together with Number 2 Church Grove) and were replaced with *Kingston Bridge House*. This building was initially a seven-storey office block used by a large insurance broker, but is now one (of five) student halls provided by Kingston University, accommodating nearly 200 students.

Numbers 1–43 Hampton Court Road.

With the shortage of available land for building, the villagers of Hampton Wick were nothing if not ingenious in finding space for their cottages. Jean Rocque's 1746 map shows what appears to be a substantial building opposite the southern end of today's Church Grove. However there are no further buildings shown on the southern side of 'Between the Walls' until the start of the palace gardens. By the time of the 1828 Enclosure map, a terrace of 16 small premises had been built near to, but separated by a gap from, the substantial premises mentioned above. The first detailed OS map (1863) shows that the western half of this terrace had disappeared and that the gap had been infilled. Here is the story of what would notionally have been Numbers 1–43 Hampton Court Road.

The substantial building seen on Rocque's map corresponds with the position of today's *Old King's Head* public house although it was not built as a tavern. The property belonged to Thomas English in 1810. When he died in 1845, it was bought by George Moore who is recorded as a beer retailer there in the same year; shortly after, a directory entry identifies the premises as the *King's*



above: **1–43 Hampton Court Road c 1908**

The view looking east towards Kingston Bridge. Number 43, the *Dew Drop Inn*, is on the right nearest the camera. Further down, Number 7–11, the Furniture Warehouse with its combination of flat and pitched roofs, then - as now- dominates this stretch.

Head. 10 years later this had become the *Old King's Head* but whether the epithet had just been added or had been omitted from the original entry is unclear.

According to the Poor Rate Books, in addition to a house, stable and shed by the park entrance, Thomas English's neighbouring portfolio included a yard and blacksmith's shop as well as a "pig-sty with garden" - which occupied that gap on the 1828 map. Over time, George Moore made full use of his acquisition. The original two-storey building which became the *Old King's Head* (below) sat at the back of its plot against the park boundary with a beer garden in front. On its west side, he converted the yard into a two-storey pub extension housing the lounge and public bars with a terrace at first-floor level. By 1900, the *Old King's Head* was owned by Hodgson's Kingston Brewery and in 1906 they built an entirely new three-storey public house occupying the complete site. The *Old King's Head* operated as a pub until 1997 when it closed its doors and became



above: ***Old King's Head* in 1905**

Standing at the gate into Home Park since around 1850, this is the original building with its forecourt. Edward Rice is the landlord. The following year Hodgson's Kingston Brewery demolished these premises and replaced them with a more substantial building.

a recording studio. Unusually, it reopened as a pub in 2004 and now proudly advertises itself as a “crèche for husbands while their wives shop in Kingston”.

The blacksmith's premises in the original Thomas English portfolio were redeveloped around 1850 into the property now known as *The Cottage* at Number 3 Hampton Court Road.

The most significant building on this stretch of Hampton Court Road is the former furniture warehouse built between 1854 and 1859 by Henry Wheeler on the former “pig-sty and garden”. The structure was built in red facing brick with pale stonework used around the upper windows, as a string course below the eaves and on the quoins on the seven bay road facade. One of the striking features of the design is that, whereas most of the structure has a flat roof, there is a steeply-pitched roof placed above the two easternmost bays. This roof runs across the building and presents prominent gables front and back, adorned with a pattern towards the top formed by three stone courses alternating with brick - a device it borrows from Wren's palace. There were three shop units, two single- and one double-fronted, with very attractive brackets and corbels. The Wheeler family operated the premises until 1958, at which time it became the property of E F Coward wholesale stationers. In 2007, planning permission was given to convert the building (together with *The Cottage* at Number 3) to provide three offices and eight residential units. Whilst the developers were allowed to add a third storey onto, and slightly extend, the flat-roofed section, the gable ends and shop fronts were to be retained and refurbished to preserve the original appearance. The conversion, including the curved extension at the north end, was completed in 2009 and named *Parkgate*.

Of the 16 small terraced premises that were built to the west of the pig-sty and garden, none still exist. Half had disappeared by 1850, but the remaining eight were occupied until 1960, when they were demolished. A postcard view from about 1910 (page 103) shows the obvious age and modesty of these dwellings. All eight fitted within the area of the car park for *Parkgate*.

William Wheeler lived in one of the three cottages nearest to today's *Parkgate*. His son Henry Wheeler was born there in 1820 and continued to live on this immediate stretch of Hampton Court Road until he retired in 1892. In his later

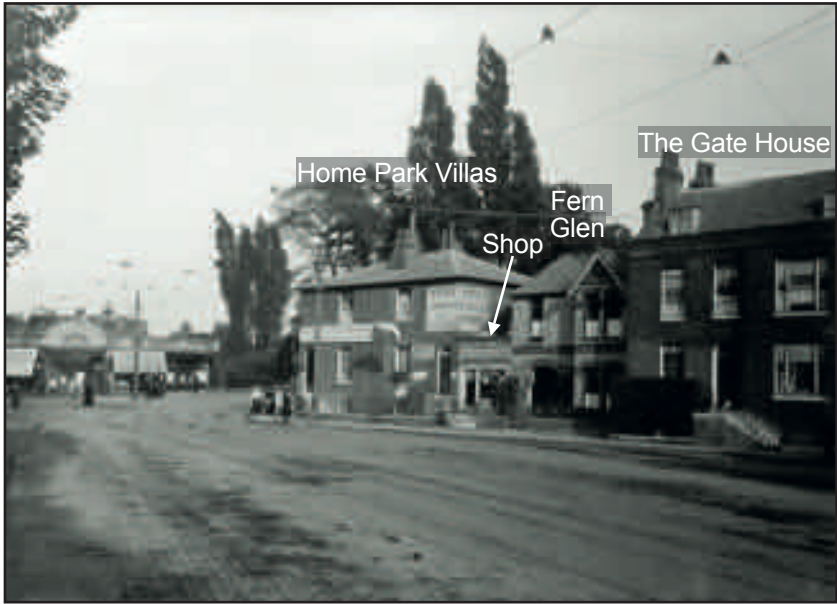
life, Henry must have been amused (and probably proud) to recall all that had transpired since he had had pigs as his neighbours.

The property on the western end of this development was for a period known as the *Dew Drop Inn*. Starting in 1870, it was the last of Hampton Wick's 12 public houses to open its doors and, after several problems with preserving its licence, was the first to close them - in 1915, by which time it was owned by Watney Combe Reid & Co.

Home Park Terrace (aka Prospect Place)

The 1749 Rocque map (page 8) clearly shows buildings existing on the east side of the entrance into Home Park, and these are almost certainly the current *Gate House* and *Home Park House*, since both are known to be eighteenth century. The 1828 map shows the footprint of both houses along with a shed abutting *Home Park House* and a building against the north east wall of *The Gate House*.





above: The north end of Home Park Terrace looking toward Kingston Bridge around 1910. The buildings beyond Fern Glen were demolished when the bridge was widened in 1913/14.

However, the mapping seems to be incomplete. The 1825 Land Tax Assessment Book records four other properties on Home Park Terrace: a pair of modest tenements and a pair of more substantial semi-detached houses on two floors with a semi-basement known as *Home Park Villas*. Between these two premises was a narrow shop. The first record of a trader in the shop was in 1839 when Hannah Kensett was listed as dealing in books, stationery and “Berlin wool” (used for a style of embroidery similar to today’s needlepoint). In 1845, the



above: In its final years, *Home Park Villas* Frederick) had been an artist of some was a Mecca for Edwardian cyclists.

tailor Robert Grossmith was the occupier. From 1864 until his death in 1904, Frederick Titus Read lived in 2 *Home Park Villas* and used the shop for his business as a miniaturist painter and fine art dealer. Titus’s father (also

standing also specialising in miniatures and had a total of 27 works exhibited at the Royal Academy. He too lived in 2 *Home Park Villas* with his son. Both are buried in St Mary's churchyard, Hampton.

The final years for *Home Park Villas* and the shop saw a complete change of use. In 1905, Thomas Craven, a 34-year-old compositor from Gosport, set out to supplement his weekday income by capitalising on one of the major Edwardian crazes. He decided to open up his house as a Mecca for weekend cyclists. Enthusiasts would travel to Hampton Wick by tram or train. On arrival at Home Park Terrace, Craven would offer them accommodation and entertain them in his tea gardens. His wife Ada supplied their confectionery and smoking requisites from her shop next door. After their weekend of riding through the parks and leafy lanes of Surrey and Middlesex, they returned to Central London suitably refreshed and ready for the coming week. Meanwhile, Craven stored their cycles for the equivalent of 80p a day. The formula seemed to work for the Cravens' enterprise ran until 1913 when it was forced to close, ironically to provide more land-space for the cyclists' natural nemesis - the motor car.

When the new Kingston Bridge opened in 1828, its 25 foot wide carriageway must have seemed generous to the point of profligacy. However, there was a steady increase in population - and therefore of traffic - in the area. With the



above: The south end of Home Park Terrace looking towards Home Park gate around 1910. The wooden building in the corner was later demolished and replaced by an extension to *Home Park House*.



above: Early stages of the bridge widening project 1913-1914.

installation of twin tram tracks in 1906 and the rapid growth in motorised transport, a scheme was devised to widen the bridge to 55 feet. The project, undertaken between 1912 and 1914, effectively involved building a second bridge alongside the original structure on the upstream side. The twinned bridge needed new, wider approach roads on both sides of the river. On the Hampton Wick side, *Home Park Villas* and its shop were demolished in late 1913. The bridge works were completed by July 1914 shortly before the outbreak of World War I, and there was, therefore, no opening ceremony. Ironically, most of the site of the demolished buildings was returned to the village in 1921 when a memorial and remembrance gardens to the victims of that same war were opened.

Little is known of the pair of tenements at 3 and 4 Home Park Terrace. They were demolished around 1879, and the site acquired by Joshua Taylor (who also owned *Home Park Villas* next door). On it, he built *Fern Glen* a perfect example of mid-Victorian architecture with its mixture of classical features (on the porch and ground floor windows) and machine-made elements (the terracotta tiles of the string course and bay window embellishments). The new house was finally completed in 1891, and the 52-year old upholsterer and his wife moved in after 30 years living in 1 *Home Park Villas*. During the bridge construction, the contractors Walter Scott & Middleton used *Fern Glen* as their site office.



ENGLISH
HERITAGE

Grade II Listed

6th January
1977

The Gate House

Late C18 house. Two storeys, attic (2 dormers) and basement. Brick built with slate roof behind parapet. Central round headed entrance door.



ENGLISH
HERITAGE

Grade II Listed

6th January 1977

Home Park House

C18 house. Two storeys, attic (3 dormers) and basement. Brick built with tiled roof and eaves. Five windows wide with central door with flat hood. Segmental windows to ground floor. Probably modern 2-storey block attached to right.



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

The Lodge to Home Park

Late C18 or early C19. Just inside the gates but joins onto *Home Park House*, 2 storeys. Two windows and central panel on first floor above door with hood. Tiled roof. Brick built. Group Value with The Gate House and Home Park House.



The Gate House

This lovely early-Georgian house was reputedly built in 1720. The current owners restored the original name and address in 1986 (having bought it as “2 *Gate Houses*, Hampton Court Road”). They also reopened the bricked-up basement, revealing several original features including a bun oven and a meat store.

Home Park House

The English Heritage inspector was correct in assessing the extension to the right as being modern, having been constructed sometime between 1930 and 1960 to replace a large shed of weather-boarded construction. The latter was probably used by Walter Imlay, a plumber and decorator, who lived here from 1891–1903.

Lodge to Hampton Court Park

On the 1749 map there is a small building shown a short distance into the park, corresponding to where a gate lodge might be found. However, this is not present on the 1828 map, and the 1831 Parish Boundary map shows a building in the current position against the gate, suggesting the current lodge was built around 1830.



above: **Bridge Approach around 1900**

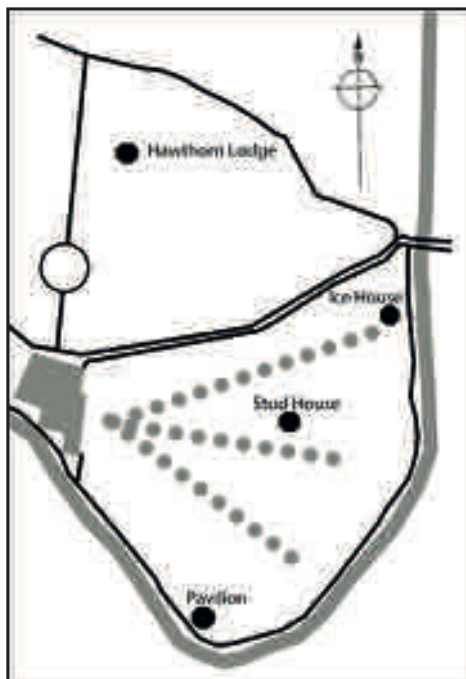
The Refreshment Rooms on the extreme left are on the southwest corner of Old Bridge Street. They and the weather-boarded shops next to them, being set further back from the pavement than the rest of Bridge Approach, survived the initial demolition.

Bridge Approach and Home Park Parade

A group of houses and shops ran south along the High Street from the corner of Old Bridge Street to the foot of the new Kingston Bridge. Those at the southerly end were demolished in 1904 to ease the curve followed by the tram-track running up onto the bridge. Shortly after, a new row of six lock-up shops were built in an arc around the now-smoothed curve. They were endowed with a name (Home Park Parade) and a balustrade with a peacock fan central pediment (marked as c in the photograph on page 100), both of which were designed to enhance what was a very basic development. The shops units and name still exist, but the balustrade disappeared one night in 1994 when the tenants discovered that the rods anchoring it to the back wall were completely rotted through.

The buildings nearest Old Bridge Street, comprising a coffee house and a confectioner's shop, were demolished in 1911. The remaining two buildings in this section are a mystery. They appear on the 1915 and 1935 OS map (and one is still shown on the 1956 edition). However, they are not listed in any street directory, suggesting they were used as both non-residential and non-trading premises. Whatever the truth, the section of the High Street between Home Park Parade and the corner of Old Bridge Street were used simply for large advertising hoardings until Wren House was built in 1996.

Buildings in the Royal Parks



left: There are four English Heritage Listed buildings lying both within the Royal Parks and the Hampton Wick parish boundary. They are described in the following pages

Hawthorn Lodge



ENGLISH
HERITAGE

Grade II Listed
25th June 1983

Hawthorn Lodge

Early C18 brick, now covered in cream washed cement. Tiled roof. Gable ends. South on garden front, 2 storeys and 3 dormers. Five windows on first floor. Ground floor has now 2, 3-light windows and central door all under glass roofed verandah. One-storey kitchen and garage extension. The main entrance is on the north where there is a one-storey and dormers pentice addition with slate roof.



Hawthorn Lodge

Up until 1709, each of the three parts of Bushy Park, together with Home Park, had its own park keeper who was provided with a lodge. *Hawthorn Lodge* was originally built for the keeper of Harewarren Park in the late seventeenth century. It was a very modest structure compared with its equivalents in the other parks. It became redundant as a keeper's lodge when the three keeperships in Bushy Park were amalgamated in 1709 and Upper Lodge - and later *Bushy House* - became the new keeper's sole accommodation.

Little is known of the former keeper's lodge for a century (when it appears to have been occupied by under-keepers). In the early 1800s it was extended and divided into two residences for staff of the Duke of Clarence (later William IV), who was then Ranger of the park and living just up the road in *Bushy House*. The scheme of division was unusual in being made across the length of the building. The front south-facing part (including its extensive garden) formed one property with the rear forming the second. The earliest recorded residents were, from 1815, Samuel Jemmett (the Duke's Head Page) in the front part (known as *Hawthorn Lodge*) and, from 1825, Edward Blake (one of the Duchess's pages) in *Hawthorn Cottage* at the rear.

As related elsewhere, the Duke of Clarence had set himself up as a gentleman farmer, enclosing several areas of the park for agricultural use. On his accession in 1830, the Ministry of Works immediately instituted a policy of reclaiming the farms for parkland use. Several farm buildings were demolished, and the Treasury proposed the same fate for the two parts of *Hawthorn Lodge* as soon as they became vacant. Samuel Jemmett died in 1855, and the Treasury duly sent a letter to the Lord Chamberlain asking Queen Victoria's concurrence with the proposed demolition. The response was swift: just three days later, the Queen's secretary wrote back to report that HM "does not recollect sanctioning demolition of the house ... and wishes, therefore, that it may be ascertained when such sanction

was obtained". No further reference to the matter appears, and the houses remained in grace-and-favour occupation until the 1930s.

Jemmett's and Blake's widows continued to live in their respective parts until they both died within a few months of one another in 1865. A succession of royal servants lived in the Jemmett portion whilst the Blake portion remained in the family for another 30 years. Edward Blake and wife Maria had four children, all born in *Hawthorn Cottage*. Their eldest son William Henry was born in 1829 and eventually followed his father into royal service but via an interesting route. He is listed in the 1861 Census as a footman in the service of George Brudenell-Bruce, 2nd Marquess of Ailesbury, at Tottenham House near Marlborough, Wiltshire. The connection between Blake and Tottenham House was almost certainly made when the Marquess was Master of the Horse in the period 1859 to 1874. He would have been a frequent visitor to the royal stud in Bushy Park. By 1871, Blake was "Footman to the Queen" and allowed to keep *Hawthorn Cottage* until his death in 1895.

Around this time repairs were carried out to deepen the well and improve the drainage - described as "in such a condition as to be prejudicial to the health of the occupier of the Lodge and of the adjoining Cottage". Evidently the facilities in both properties were very basic. Alfred Wakeford, who was the Queen's page, requested the provision of a bathroom in 1919 and again in 1923. On both occasions, the Ministry of Works and Privy Purse Office agreed that the works could not be justified given the age and condition of the structure. Wakeford arranged for the installation of a gas supply at his own expense. In 1931, his neighbour in the lodge died and, at the wish of the Queen, this portion was added to Wakeford's grant, and he finally got his bathroom.

When Alfred Wakeford died in 1936, the property was extensively refurbished along with the installation of electricity. The house was allocated to Paymaster Lieutenant A. Stone (Chief Accountant of Privy Purse Office), but now on official lease terms rather than as a grace-and-favour.

Stud House



ENGLISH
HERITAGE

Grade II Listed

2nd September 1952

Stud House

Early C18. Brown brick, red dressings
Pitched roof with graduated green slates.
West elevation 10-windows wide. Two
storeys. Four doors at intervals.
Casement windows bracketed eaves.
Eastern elevation now stuccoed with
garage entrances below. It is said that
some of the stalls remain inside to the
south and that the roof structure survives.

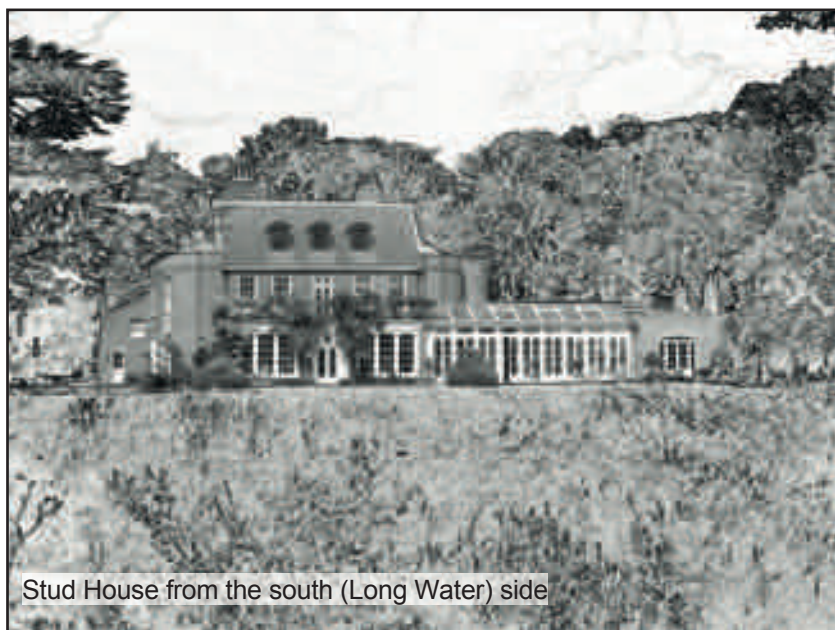


S*tud House* has had a much-varied existence. Contrary to the dates in the English Heritage listings, it was actually built late in his reign by Charles II (died 1685) as the residence and centre of operations for the Master of the Horse who was keeper of his royal stud. It continued in this role during the eighteenth century, but the house was significantly upgraded between 1810-1820 when the Prince Regent, an enthusiastic horse breeder, was a frequent visitor,. He had designs on using it as a royal residence but abandoned these on becoming King in 1827. *Stud House* reverted to its former role as the residence of the Master of the Horse until the royal stud moved away from Hampton Court in 1894. The house then became a grace-and-favour property before being leased from 1960 onwards as part of The Crown Estate. Recently, it has been extensively refurbished by the current lessee, the former Russian (now British) businessman and art collector Evgeny Lebedev.

Daniel Marot's 1689 design for the Great Fountain garden shows what appears to be *Stud House* in the background whilst plans by Henry Wise, the King's gardener, from the early 1700s clearly show the house and

nursery. During the rest of the century, the stud operations grew and expanded into more general farming with the establishment of a range of farm buildings and workers cottages. The stud was maintained by the first three Georges, but George IV was the real founder of the afterwards famous Hampton Court Stud.

In 1812 (whilst still Prince Regent), George established a stud for riding horses of good strain, intending that they should all be greys. He began breeding his own racehorses and spent considerable sums of money. He had 33 brood mares and many famous stallions. At the time, *Stud House* was occupied by the Prince Regent's secretary Benjamin Bloomfield, First Equerry, Clerk Marshall and Comptroller of the Stud. George was a very frequent visitor to Home Park. However, there was concern over "the privacy and safety of the Stud Establishment". In 1814, John Nash was requisitioned to "make an estimate to enclose *Stud House* and Garden in Hampton Court by a Plantation, and to fence the same, and remove the Sheds to the fence". The house itself was remodelled and enlarged, the



Stud House from the south (Long Water) side

most substantial alterations being made between 1817 and 1821, all ostensibly to make it “suitable for occupation by the Prince Regent during his visits to the stud”. In August 1816, George entertained the Duke of Wellington at the house and “presented his Grace with a beautiful blood colt of the first breed in the stud”. On 12 July 1818 a marquee was erected for a lavish dinner attended by the Regent, the Dukes and Duchesses of Kent and Cambridge, Prince Leopold (later Leopold I of Belgium), the Grand Duke Michael, and Ambassadors from the Netherlands, Spain, France and Russia. But in 1820, when he came to the throne, George turned his back on the stud, the horses were all sold, and he transferred his attention to converting Buckingham House into his new palace.

Following George IV's death *Stud House* reverted to the Master of the Horse, initially Lord Albemarle, who resided there until 1841. The Earl made himself very popular in the locality by organising cricket matches, and occasionally playing in a match himself. He also gave a Grand Ball in the January of each year, on the occasion of his niece's birthday. These were the events of the year at Hampton Wick and were eagerly anticipated by the villagers.

George Ayliffe records in his memoirs that

“on June 27, 1837, Mrs. Graham and her balloon descended near the Stud-house, Home Park. The boys of the village had just commenced their evening amusement under the chestnut tree at Goodall's gate [i.e. the Hampton Wick gate], and seeing the balloon descending asked Mrs. Goodall to let them in. She refused, saying, ‘You can get in at Miller's gate.’ [i.e. Stud Gate] Off they went, and were just in time to help in packing the balloon and talking to the lady. They returned through the park, and arriving at Goodall's gate asked Mrs. Goodall to let them out, but she refused, saying, ‘You can get out the same way you got in.’ This meant a mile walk, so the boys went to the back of the cottages, helped each other over the wall, and then rang Mrs. Goodall's bell. They told her they did not get out the same way they went in, and she was very cross with them”.

Albemarle's successors as Master of the Horse chose not to reside at *Stud House*, whereupon the occupancy was given to two successive Masters of the Buckhounds. At this time it was reported that five gardeners were employed for the upkeep of the kitchen garden and pleasure grounds, containing a total of nine acres.

In 1832, a lodge house had been built for the Head Stud Groom. This modest two-storey building was situated by the entrance to the Stud on the Kingston Road until its demolition around 1960.

The last person to occupy *Stud House* in the capacity of Master of the Horse was Colonel Sir George Ashley Maude. As Crown Equerry for 35 years, he has been credited with re-establishing the international reputation of the royal stud. On his death in 1894, the stud operations were transferred to Sandringham, and the house reverted to grace-and-

favour usage. The last grace-and-favour resident was Lady Mittie Rossmore, who lived there from 1911 until her death in 1953. The house was by now in a poor state, and the Queen turned it over to The Crown Estate. They noted it as "a pleasant Queen Anne or early Georgian structure" which had been "added onto time and time again" the general effect being "except on the garden front overlooking the Park" one of "complete hotch-potch", while the outbuildings, including a brew-house, had become dilapidated. Cluttons, The Crown Estate Property Managers listed the accommodation as "being on 3



Colonel Sir George Ashley Maude
The last person to occupy *Stud House* in the capacity of Master of the Horse.

floors and containing 6 main bedrooms, 7 servants bedrooms, 4 bathrooms, 3 separate W.C.s, 2 Drawing Rooms, a Dining Room, Study and Library, Butler's pantry, Housekeeper's room, Servants Hall, kitchen, scullery, larders and several stores, including a wine cellar. The Stable Block had stabling for 15 to 20 horses, a large coach-house, laundry, drying room and extensive coachman's quarters. Adjoining are the remains of a dairy and brewery and various outhouses. The Curtilage includes a large lawn and shrubberies and is enclosed by either a fence or ha-ha. (The large walled fruit and vegetable garden had, since 1945, been cultivated by the Ministry of Works and was excluded from the transaction). It was estimated that the cost of repairs to make the house habitable would be £15–20,000. The Commissioners of the Crown Estate were hopeful of finding someone prepared to take a long lease and bear the cost of putting the premises to right.

It took six years but, on 14 April 1960, a lease for the property was finally signed by Mrs Nora Reynolds-Veitch for a term to run for 28 years. She was undoubtedly the right candidate. Not only was she wealthy, she also had a long track record of living in ex-royal lodges, so she knew what she was taking on. Born Nora Dugmore, she was the daughter of a Savoy Opera baritone. Around 1912, she married Stockwell Reynolds Diaz-Albertini, the grandson of William Floyd Reynolds, a US railway magnate. Reynolds had built the Atlantic & Great Western Railroad, completed in 1864 and one of the earliest and largest east-west railroad projects in the United States. Although she and her husband adopted US Citizenship, both Stockwell and Nora preferred spending his fortune in the UK. By the 1930s they were living at Bishopsgate, a royal shooting-box in Windsor Great Park and their Tonbridge School-educated son was now a Minor Counties cricketer. A contemporary newspaper reported a party thrown by Nora in October 1936 at which she wore a string of pearls once belonging to Marie-Antoinette whilst her staff served 600 bottles of vintage champagne to her guests. Stockwell meanwhile was in a nearby pub playing shove ha'penny with the locals. By the time of his death in 1942, Nora was living in the White Lodge in Richmond Park with Colonel James Veitch. When Nora and James married, they both took the name

Reynolds-Veitch, which fact may indicate that she still had access to the US railway magnate's funds and therefore able to meet the costs of refurbishing *Stud House*.

From the 1990s Tony Giorgardis a Greek shipping magnate held the lease which he then sold in April 2007 to Alexander Lebedev, the father of the current owner Evgeny Lebedev, for £12,250,000. Evgeny is an energetic socialite, art collector and wealthy businessman. He is the owner of both the *Evening Standard*, which he bought in January 2009, and of *The Independent*, which he bought in March 2010.

However, unlike most of his fellow Russian tycoons who base themselves



in London, Evgeny Lebedev (left) has actually spent most of his life in Britain. He was eight when his father, Alexander, took a job at the Soviet embassy. Unbeknownst to most people - including his son - he wasn't a diplomat but a KGB spy. Following the collapse of Soviet Communism in 1992, the family returned to Moscow, where Alexander later bought the National Reserve Bank, nabbed 30 percent of Aeroflot and made other investments that earned him billions. He has since been dubbed "the spy who came in for the gold".

above: Evgeny Lebedev at *Stud House*.

Both father and son are closely involved in the Raisa Gorbachev Foundation set up in 2006 to raise funds to provide medical treatment to young Russian cancer patients. Charity Galas at *Stud House* regularly raise over £1.5m, part of which is shared with Marie Curie Cancer Care.

Pavilion



ENGLISH
HERITAGE

Grade II Listed

2nd September 1953

Pavilion

Extract: Bowling green pavilion, 1700-01 attributed to both Wren and Hawksmoor but not verified, for William III ... Additions of 1748 [on south-east elevation] for Princess Amelia ... south west elevation probably mid C19; and later C19 and early C20. Red brown brick, red brick, red brick and ashlar dressings, hipped slate roof with deep moulded timber cornice, leaded parapet. Two storeys, attics and basements, three bays. Originally three by two bays with tall external stack, now square on plan with full height canted bays and later additions.



An English Heritage listing typically runs to 30–50 words. The description above is an extract from just the first 100 words of a total entry that exceeds 800 and is a reflection both on how much is known and how much there is to say about the building. Today's *Pavilion* is the last survivor of a set of four pavilions. They were set around a bowling green and designed to provide a visual end-point for the raised terrace that



above: The original layout with four pavilions arranged around the bowling green are seen in this 1744 engraving by Anthony Highmore

William III created along Home Park's southern boundary with the river. The layout of the pavilions was simple - they were doubtless fitted out as withdrawing rooms, where tea and coffee could be served, card games played and conversation enjoyed. Anthony Highmore's charming 1744 illustration (above) imagines the original scene with the bowling green and its four pavilions in full swing though in reality, even from the outset, they were very little used.

At first sight, there is such a difference between Highmore's representation of the pavilions and today's single remaining reality that one doubts they are actually the same buildings. The clue is in the position of the chimney stack which, as Highmore shows, used to be external but now protrudes from towards the centre of the roof. When viewing the north-east facade of the *Pavilion* from Home Park, imagine it starting in line with today's position of the chimney. Then locate the alternating red brick and ashlar



above: The Duke of Gloucester made regular use of all four Pavilions until his death in 1805. He demanded the construction of a building to connect the two easternmost pavilions.

quoins in the angle to the right nearest to you. You are now focused on the end wall of the original building. Everything on each side and in front of that has been added to the original, changing its character from a pleasure pavilion to a fine, if inauthentic, residence.

In 1748, Princess Amelia, the second daughter of George II, asked to be allowed to move into the two easternmost pavilions and demanded the insertion of bay windows. There were only four rooms in each pavilion, apart from those in the basements. Of these eight rooms, six were furnished as bedrooms; there was a dining room and a second dining room which also served as a withdrawing room. The kitchen, other domestic offices, and the servants' rooms were in the basements. Amelia greatly enjoyed riding and hunting and, in addition to the two parks available to her at Hampton Court, was also able to use Richmond Park in her capacity as Park Ranger there. In 1760, King George II bought Gunnersbury Park for his favourite daughter and she left the pavilions soon after.

She was followed in 1764 by her nephew Prince William Henry, the newly created Duke of Gloucester and one of King George III's younger brothers.

The Duke made regular use of all four pavilions until his death in 1805. He demanded several changes be made including the construction of a building 13 feet high to connect the two easternmost pavilions. It was a lath and plaster structure and gave him two extra rooms and an entrance porch in the middle.

The next occupant of the pavilions was Edward, Duke of Kent, the fourth son of King George III. He had made an unsavoury name for himself as a martinet and achieved the reputation of being the most hated man in the British Army. He was sent home to England and given a few appointments where he could not cause trouble. One of these was Ranger and Keeper of Home Park. He soon announced that he claimed the possession of all the buildings in the Home Park including the pavilions and *Stud House*. He demanded a survey be made of them with estimates of the cost of all the essential repairs and alterations.

The survey on the pavilions included the fact that “the basement storey ... is very damp and much decayed in parts from being frequently overflowed, the water having been at particular times from 3 to 4 feet high above the floor” and went on to say “it is proposed to raise the floors of the basement storey above the level of the highest floods, which will cause the other floors of the pavilions also to be raised; (and) to connect the pavilions with a Brick building instead of the present Lath and Plaster building.” The total cost of the projects was enormous, and the programme proposed by the Duke of Kent was not followed, although, in 1811, the connecting building was rebuilt in brick.

The Duke lost then interest in the pavilions and passed them to his Equerry General James Moore. In any case, the Duke had become much involved in the race to ensure the succession to the throne of the United Kingdom after the sudden death of the only heir-apparent in 1817. He returned to England with his new royal bride for the birth of their daughter, the future Queen Victoria in 1819. He died the following year.

Meanwhile, the fate of the pavilions was reaching a climax. At the General Survey of Hampton Court Palace in 1816, it was reported again “the rooms in the basement storeys are damp as the water frequently rises in them. These rooms can never be made habitable for any length of time.” The Office of Works decided “only such repairs as are absolutely necessary were to be done at the four pavilions, and that the linking building was not to be repaired”.

It seems that the dilapidation of the two western pavilions was such that they were demolished sometime around 1820. The same fate apparently awaited the eastern pavilions and the linking building when General Moore’s widow died in 1852. When the Keeper of the Privy Purse became involved, he prompted Mr Gladstone as Chancellor of the Exchequer to inquire whether there had been negligence of the Office of Works in not carrying out timely repairs. In reply it had to be admitted that the repair of the pavilions had, in fact, been neglected because, for so many years, it had been intended to pull them down. Prompted, no doubt, by her purse keeper, the Queen asserted “She was justified in expecting that the number of Houses or Apartments in Her Gift shall not be diminished.” It seems that, in the face of this royal challenge, a compromise was reached. The central building and one of the pavilions was pulled down and the remaining pavilion significantly enlarged on the south-west (river) side resulting, as previously noted, in the new position of the chimney-stack within the roofline. It resumed its role as a grace-and-favour apartment.



above: The original building has been enlarged in several stages, most notably around 1850, by when all the other pavilions had been demolished.

In 1871 *Pavilion* (as it was by now known) was offered to a Mrs Fanny Wyatt who replied that “the present state of her health will not allow her to accept the *Pavilion* as it is too far

from the Palace, but she would like to have rooms in the palace". A year later, in November 1872, Mrs Wyatt evidently decided that the rooms in the palace were not likely to materialise, so she moved into the pavilion. In January 1877 Mrs Wyatt suffered a calamity, when the river overflowed and the basement of the *Pavilion* was flooded to a depth of three feet; and the Board of Works considered that it would not become habitable for at least three months. Even this did not result in Mrs Wyatt being given rooms in the palace, and she eventually returned to the *Pavilion*. Mrs Wyatt was upset again in 1884, when she called upon the Lord Chamberlain to put a stop to the bathing "which now takes place daily in front of the *Pavilion* windows. The scenes are most indecent - so much so that I do not like to describe them." The Police were called in and sent a report to the Lord Chamberlain to the effect that "there is no bad language and no wilful acts of indecency with intent to insult", so that there was nothing further that could be done.

Mrs Wyatt died in November 1894 and within a week Mr Ernest Law, whose *History of Hampton Court Palace* still remains one of the most authoritative works on the Palace, applied for the tenancy.

Ernest Law, born in 1854, spent his boyhood at the Palace, where his mother had been granted an apartment. He was called to the Bar but did not practise for long, because of ill health. For a time, he was Comptroller and Secretary of the Provident Institution Savings Bank. He was also a director of the London General Omnibus Company and of the Metropolitan District Railway. He carried out extensive research into the history of the Palace and this led to the publication of his *History of Hampton Court Palace* in three volumes between 1885 and 1891.

In April 1894 he wrote a long letter to the Lord Chamberlain proposing that he should be appointed Curator or Surveyor of the Palace and Pictures, coupling this with the observation that the holding of such an appointment would necessitate his having a residence in the Palace. As the Lord Chamberlain was slow to react, he then wrote to Queen Victoria's Private Secretary proposing that he should be appointed Curator of the Palace.

Again there, was no immediate reaction and nearly seven weeks passed before the Queen's Private Secretary wrote to the Lord Chamberlain, "the Queen does not think there is any necessity for appointing Mr Law Curator of Hampton Court Palace. The Queen is not keen on Mr Law." He had to wait until March 1901 before being appointed Surveyor of Pictures.

Soon after he took possession in 1896, he was given permission to extend the *Pavilion* by building a library and bedrooms over the kitchen. Ernest Law was not exactly a popular man. His esteem in the locality dropped still further when he enclosed part of the Barge Walk to extend his garden and much more so when he obtained permission, rather surprisingly, to enclose upwards of three acres of the Home Park for his own use. Following his death in 1930, the *Pavilion* had two further grace-and-favour residents until it was surrendered to the Crown Estate Commissioners in 1963 and its lease put up for auction.

In 2012, a brochure was produced in conjunction with the proposed sale of the *Pavilion* on a 120-year Crown Lease. It illustrates an approved scheme (below) for the construction of a second pavilion to the original design and a(n underground) building linking it to the existing pavilion. It seems that once again, the basement of the pavilions are to be full of water, but this time intentionally ... in the form of a swimming pool.



above: These Computer Generated Images were included in a recent sale brochure to show some of the developments for which LBRuT had granted Planning Permission and Listed Building Consent in March 2011.

The Ice House



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

The Ice House

C18, 12-sided brick structure with later tiled, pitched roof. Plum brick wall and red quoins 3 stages high with setbacks.

James I of England commissioned the construction of the first modern ice house in Greenwich Park in 1619 followed by this one at Hampton Court in 1625-6. It is known to have originally been a brick-lined round well, 30 feet (9.1 metres) deep and 16 feet (4.8 metres) wide and covered with a thatched timber

building. At some stage, the superstructure was rebuilt in brick, and the thatch replaced by today's tiled, pitched roof. The English Heritage listing refers to this version.

An icehouse is a subterranean structure, built and used for the storage of ice and in turn for the preservation of food. When ice is packed together, its relatively small surface area slows down the thawing process. The ice was packed between layers of straw, keeping it frozen for as long as two years. In severe winters, ice for the Home Park well would have come from the river itself. Otherwise, ice could be made from nearby Wick Pond. Early maps show two square-shaped overflows from the pond with sluices between themselves and the main pond. The water level in the overflows could be adjusted and maintained long enough to produce the ice required.



above: The Ice House (date of photograph unknown).

The Barge Walk or Duke of York's Terrace

The Barge Walk is the more usual name given to the three-mile-long crescent-shaped ribbon of land that extends from Kingston Bridge to Hampton Court Bridge and lies between Home Park proper and the River Thames. The westernmost end of the walk was formed during the time of Henry VIII's extensive building works to the palace, at which time the river became a busy commercial waterway. It was also the principal approach to the palace employed by the monarch until the improvement of local roads in the late-seventeenth century. Henry himself built the very substantial Watergate as the southern entrance to his palace, and contemporary drawings show the substantial foreshore that existed either side of the gatehouse..

The Barge Walk was extended eastward as the terrace and bowling green were built by William of Orange in the late seventeenth century whilst the complete bridge to bridge connection came in about 1701 when the towpath was extended eastwards from the *Pavilion* - its earlier terminus - to Kingston Bridge.

Treasury Accounts report that, in 1702, the entire length was bordered on its landward side by a bank, a pale and a single row of trees to enclose the meadows at the east end of the park. These meadows, amounting to approximately 100 acres (0.4 hectares), were initially used for haymaking to provide winter feed for the deer in Home Park. However, from Queen Anne's reign, they were used by the royal stud although, when it was thought necessary to build an adequate fence between the meadows and the tow-path because of "the great hazard of their being killed or drowned", the Queen expressed the opinion that the estimate of £686 was exorbitant and "... thinks it ought to cost half that sum". The meadows have a dual role in that they are also

part of the green corridor of wetland habitats that stretch along the Thames between Weybridge and the London Wetlands Centre at Barnes. Although the meadows form part of the floodplain, the area has not flooded in over half a century so the historic network of creeks and channels – some dating back to King Henry VIII's time have fallen into disrepair and silted up. It is anticipated that flooding is going to increase in the coming years making the need to restore a working floodplain very important to move water in and out efficiently. A scheme, funded by SITA Trust, is underway which will result in the paddocks being criss-crossed by a network of hedges, ditches and reed-beds.

On the other side of the paddocks where they border with the park itself is a drainage ditch which runs for over a mile and a half and was probably part of the original floodplain drainage network. Over the whole of its length, it is three to four yards (3 metres) wide. At its northern end, it drains into the river just downstream of the road



above: Looking over the Barge Walk to the broad pasture meadows that lie between it and the park. The buildings on the centre left include the *Shepherd's Cottage* and the *Venison House*, reflecting the dual use of the land as deer park and farm.

bridge approach, under which it flows in a culvert. The ditch passes behind the houses of Home Park Terrace at the foot of their gardens, where it is joined by an outflow (now in a culvert) from Wick Pond. It then continues onward towards to the golf club, mainly out of sight behind the fencing on the western boundary of the paddocks. It emerges onto the park side of the fence just beyond the sailing club. This section is almost always full of water because it is here that the outflow from Rick Pond (which is fed by a natural spring) connects with the ditch. The line of the ditch continues behind the golf clubhouse and around the most southerly field (the only one accessible to the public) where it terminates. The southern section, normally dry, was completely full when the water table in the park rose significantly during the winter of 2013/4.

On the river boundary of the barge walk lies the broad grassy tow-path. Originally it would have been devoid of trees since the area provided valuable grazing for the horses belonging to the bargemen. The land itself was (and still is) owned by the Crown but the navigation on the river at that time fell under the jurisdiction of the Corporation of the City of London since they had claimed ownership of the river up to Staines through a charter of 1197 granted by Richard the Lionheart. The Corporation built Teddington and Molesey Locks in 1810 and 1815 respectively to promote and improve the commercial use of the river on this stretch. However, competition from the railways drastically reduced the volume of river traffic and income from tolls halved between 1839 and 1849. Ironically, the arrival of the railway at Hampton Court in 1849, coinciding with the opening of the palace, resulted in the bargees and their horses being replaced by the general public for whom the Barge Walk became a popular promenade. This new-found popularity inspired the intrepid son of one of the residents of the Barge Walk to capitalise on the situation. William Marriott had invented an omnibus propelled by steam, with

which it was his intention to ply for passengers between the Kingston Bridge and Hampton Court via the Hampton Court Road. At this time, the road was the property of the Crown Authorities, and they would not allow him to use their road for his purpose. Undaunted, Marriott proposed using the Barge Walk itself as an alternative route but he found the venture too costly, and the undertaking fell through.

The Barge Walk was a few years later described in the *Telegraph* as a 'public promenade' and a very 'picturesque spot', boasting six benches along its length. The area continued to be developed for public recreation: further seats were added to the walk in the 1880s. In 1893, the Hampton Wick Local Board resolved to refurbish the Kingston end of the Barge Walk, which was described as 'a receptacle for waste' and a "rendezvous for all the ruffians in the neighbourhood". Those sceptical of the proposed reforms alleged that improving the ground would only make 'accommodation for a pack of prostitutes'. In the event, trees and shrubs were planted, benches were installed and fences were laid out to protect the grass and trees. Such changes led to an increased use of the towpath (below), and the combination of this factor



Kingston Bridge c 1910

and, by the end of the nineteenth century, the growth of the neighbouring suburbs put an end to horse and cattle grazing on the foreshore (below).

By this time, the single line of the tow-path on the river's edge had been joined by a more substantial track on the park side which became a public highway but closed to motorised traffic by 1907. The track gave access to the handful of properties on the Barge Walk built by the Corporation of the City of London towards the northern end. By the early C19 there were two large houses, privately let by the Corporation and a cottage housing a city waterman. One of the houses, long known as *Wilderness House*, still exists (though now split into three separate properties). The other was demolished in the late 1880s and replaced with a 21-room mansion called *Parkfield*, which was built by Henry Cock, a 45-year-old leather merchant. At £238, its rateable value in 1890 was by far the highest of any private residence in Hampton Wick. The cottage was also demolished in the late 1880s and replaced with a new pair known as *Barge Walk Cottages*. These were used as staff accommodation for workers at Hampton Court Palace.



Kingston Bridge c 1900



above: Winterbourne's Stores, 12-14 High Street around 1910
below: *Tudor House*, 26 Upper Teddington Road



Section 4 - High Street and environs

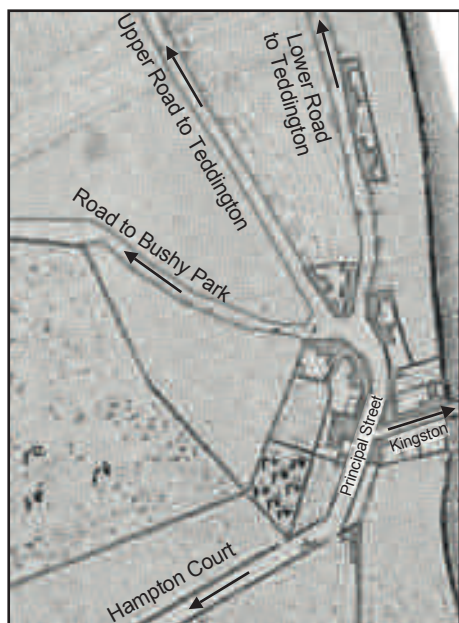
Upper Teddington Road, Warwick Road and Old Bridge Street

On the 7th November, 1864, a meeting of the newly-formed Hampton Wick Local Board took place. Its purpose was to decide on the names of the various roads then existing in Hampton Wick. The Board decreed that

- the street from the Bridge to the *Man of Kent* (now *The Foresters*) is to be called the **High Street**
- the street from the *Man of Kent* to the end of the parish is to be called the **Upper Teddington Road**

In 1903, the boundary between the High Street and Upper Teddington Road was officially moved to the far (north) side of the railway bridge. The General Post Office introduced a street numbering system in 1913, which meant that the High Street stretched on the west side from Number 1 (*The White Hart*) to Number 97b (now empty but most recently Hampton Wick Antique Market); and on the east side from Number 2 (formerly Ross Hand estate agents) to Number 100 (*Hope Cottage* next to the station).

In 1711, Charles Bridgeman conducted a field survey and drew up *A General Plan of Hampton-Court Pallace, Gardens & Parks* for the Royal Gardener, Henry Wise (see page 43). This important record shows the result of a remarkable period of development in the latter part of the Stuart Dynasty including the creation of the Long Water and majestic “goose foot” avenues in Home Park and the later grand avenues in Bushy Park. The map also shows the palace in the context of its surroundings with the fields, streets and buildings of Kingston, Hampton Wick and Hampton Town being drawn on the edge of the General Plan. Since these too were based on field surveying, Bridgeman provides us with one of the first detailed and accurate maps of Hampton Wick as it existed in 1711.



Above Close-up of Bridgeman's 1711 map (page 43) showing the scale of building that then existed in the centre of the village.

Original street names have been added.

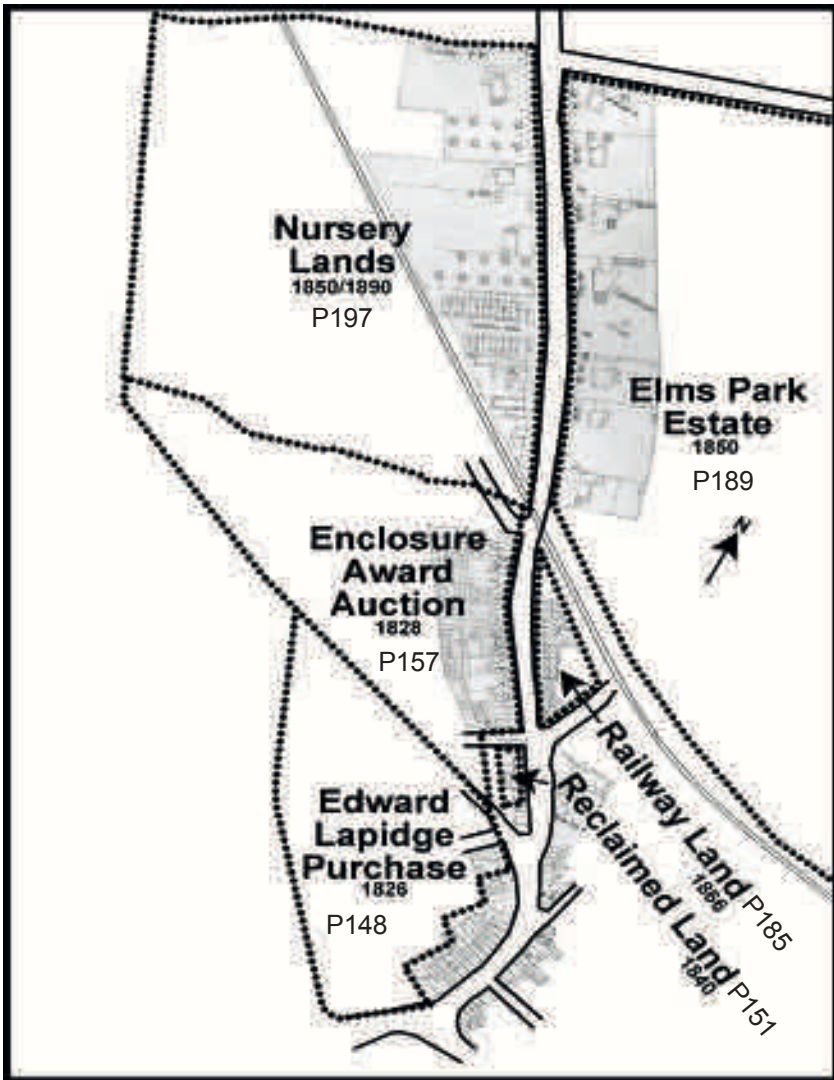
Magnifying the section covering the village (see left), his survey suggests that there were buildings on the High Street on both sides of the road between Old Bridge Street and its junctions with Lower Teddington Road and Park Road as well as the area immediately around *The Swan*. Old Bridge Street itself was completely built-up on both sides. In addition, there were buildings at the entrance to Home Park, opposite the end of today's Church Grove and on the east side of Lower Teddington Road. Otherwise, Hampton Wick outside the parks consisted of open fields: freehold arable land to the north and common pasture to the

west.

The situation was probably broadly similar 100 years later, but the area covered by buildings then spread rapidly as the population almost tripled in size from 770 souls in 1811 to 2,207 by 1871. Land for the expansion of the High Street and Upper Teddington Road came from a variety of sources. Reviewing these chronologically:

1826 - Edward Lapidge's purchase from Dorothy Phelps of Hampton Wick House and its estate mainly furnished land for The Terrace (see page 101) as well as Church Grove and St John's Road (see Volume 2). However, there is an area of the High Street - corresponding to today's numbers 31-43 - that was built on the most easterly extreme of Lapidge's land.

1828 - the land that had once formed Hampton Wick Green was auctioned in eight lots to offset some of the costs of setting up the 1811 Enclosure Award. This area is bounded on the west by Park Road, to the north by (today's) Vicarage Road and to the east by High Street (corresponding to today's Numbers 47-97). Many of



Above Origins of the land on which the High Street has been built and the pages on which each section is described.

the buildings on this stretch of the High Street have their origins in the 1830s. On the land behind the street-facing houses, several rows of cottages were built to provide the equivalent of social housing for the lower paid artisans of the village.

1840 - at the south end of the Green there used to be what Ayliffe described as “a large open pond and ditch into which all the undesirable refuse of the village was deposited. On three sides of the pond were cottages”. When the village was looking for a site for its proposed schools, the pond was drained, and the reclaimed land put to use.

1850 - two large areas of land existed on either side of today's Upper Teddington Road. Both had once belonged to Charles, Duke of Halifax and later passed to his nephew George Montague. Subsequently they were sold separately with the 12 acres to the west being used as nursery gardens whilst the 36 acres to the east contained arable and pasture land stretching down to the river. Each estate had its own major house known as *The Cedars* and *The Elms* respectively. Some land from each holding was sold for development starting in 1850 allowing for the building of seven large Gentleman's Residences on the east of Upper Teddington Road with their vegetable gardens located on the west of the road.

1866 - London and South West Railway auctioned off the surplus land following the construction of the track, station, embankment and bridges for the new railway. This included the area on which *Chestnut Place* (Numbers 68 - 78 High Street) and *Northwick Terrace* (Numbers 80 - 92 High Street) were built.

1890 - the remainder of the Nursery Lands were sold, mainly for the development of Cedars and Vicarage Roads (see Volume 2) but also providing a site for Warwick Road.

In recounting the history of the building of the High Street itself, it is convenient to describe it section by section with reference to the land transactions detailed above. Since there was no connection between the developments on opposite sides of the road, we will describe each side separately - west and then east - starting with the oldest buildings, which are at the south end, and moving north as far as the railway bridge.

George Ayliffe's memoirs of the 1830s



George Ayliffe was born in Hampton Wick in 1825. His father was a coppersmith and his mother a clever needlewoman who marked all the royal linen belonging to King William IV and Queen Adelaide - who were then living in *Bushy House* - with the monogram and royal arms. George went to school, first in Hampton Wick and later in Surbiton. At the age of 14, he was apprenticed to a hairdresser at the corner of the Apple Market in Kingston.

He soon opened his own hairdressing saloon near his father's brazier's forge on Hampton Wick High Street (near the *White Hart*).

Ayliffe always took great interest in what was going on around him and, from the age of seven (the year he started school), was in the habit of keeping records of events that occurred and changes that took place in Hampton Wick. During his long life, these notes became voluminous. When, in 1914, the *Surrey Comet* asked him to provide his earliest recollections, he was able to use his notes to produce a fascinating and amazingly detailed account of his early days growing up in Hampton Wick. These accounts - mostly describing the east side of High Street - provide such an interesting and unique record of contemporary life, they have been included in the text where appropriate.



20. On Thursday last a young man, son of Farmer Hine, of Kingston upon Thames, engaged for a wager of six guineas to walk 72 miles in 24 hours. A mile was marked out on the road between Hampton Wick and Hampton Court, which he was to walk to and fro. He set off at 11 in the morning, and walked till 11 at night, when he stopt at the White Hart in Hampton Wick, where he went to bed for three hours, and then continued his journey, and on Friday morning, at half past nine, he came in amidst the acclamations of thousands of people, who had assembled from all the adjacent places. A little before the conclusion of his journey he became so exceedingly blind, that he several times walked against a post, and when he came in one of his hands was so swelled, that he was unable to clench it. *The Ipswich Journal - Saturday 31 May 1777*

Above left: *The White Hart* has been the venue of many sporting wagers but none as bizarre as Pedestrianism. Above right: Half-penny tokens issued by The White Hart during the Commonwealth period in lieu of small change.

below: The White Hart in the early 1900s. Note the shaving saloon (arrowed), which was Number 3 High Street. Beyond are Numbers 5–11, shops which still exist.



High Street - the west side from The White Hart to the Railway Bridge

On the west side of the High Street, the earliest maps show buildings extending from Number 1 (*The White Hart*) to Number 45 (*The Foresters*).

1 High Street: *The White Hart*

Evidence that the *The White Hart* was already trading around the middle of seventeenth century comes in the unusual form of a square trading token found in 2011 and stamped on the obverse with *IOHN HARRIS AT YE WHITE (HART)* and on the reverse with *IN HAMPTON WEEKE. HIS HALF PENNY/ IAH*. Such tokens were struck between 1648 and 1672, and semi-officially tolerated, in a period when the amount of officially available small change was woefully inadequate. The pub was being run by John Harris and John Addams, Barber Surgeon. There was indeed a barber's saloon in the northeast corner of the C19 building, and there are complete records of the hairdressers who offered haircutting and shaving services in *The White Hart* from 1832 until 1917.

Benjamin Regester was the barber in residence from 1840 to 1858 before he then took over as licensee of *The White Hart*. His combination of trades would have made him very familiar with local affairs, so it is not surprising to find him acting as a Census enumerator and as a collector of poor rates. Although he was declared bankrupt in 1862 (and relinquished the licence), he was allowed to continue as a rate collector - until the day he absconded to Australia taking the collection (today worth £20,000) with him.

The Georgian building that is seen in the postcards from the early 1900s was replaced by the current mock Tudor building in 1930. The new structure was built immediately behind its predecessor, so the business was able to transfer from one building to the other with almost no interruption in trade. A further development took place around 2000 when the function rooms

at the back of the building were demolished, and a three-storey extension built to accommodate the new 37 bedroom hotel.

3 High Street

This was the hairdressing/shaving saloon mentioned above. It - and its street number - disappeared when *The White Hart* building was demolished in 1930.

5 - 11 High Street

These were the only four shops on the southwest end of the High Street that survived the demolition in 1903. All probably dated from the early eighteenth century. Number 7 was totally rebuilt in 1936



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

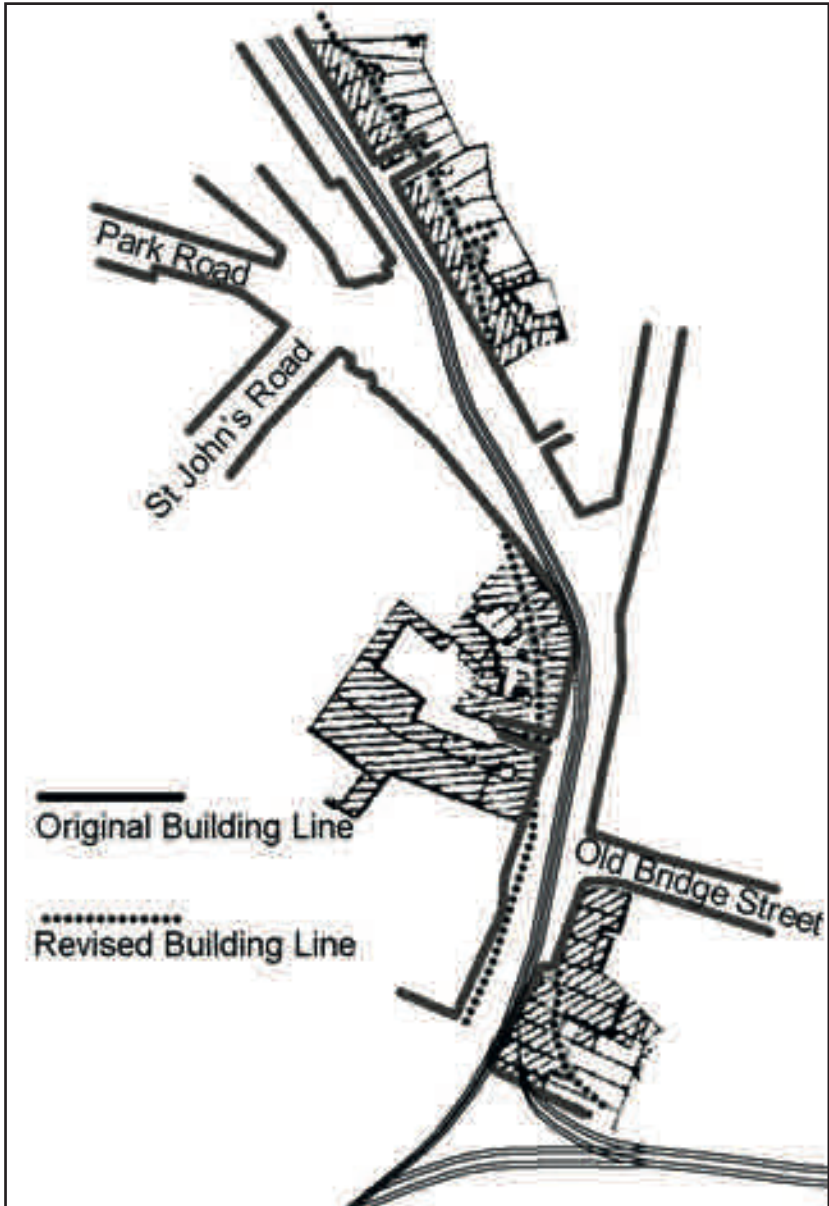
9 High Street

Early C18. Possibly timber framed. Two storeys and attic. Two windows. Steep, tiled roof with 2 dormers and eaves. Rendered first floor. Modern shop front. Early C18 stair with turned balusters from first floor.



13 - 25 High Street

This section of the High Street was very narrow and contained a tight bend in the middle, two factors which meant it could not be negotiated by trams.



above: **Realignment to accommodate the trams**

Two tight bends and a narrow section in the 1900 High Street meant the buildings shown here (taken from the 1895 OS) had to be demolished. The new building line is shown dotted.

The properties were purchased by London United Tramways and demolition of this section took place in two phases. The dates and details were carefully noted at the time by Albert Bullen, a gas plumber with a shop opposite at 2 High Street:



above: This bend in the High Street was too acute for the trams to negotiate.

below: Phase 2 of the demolition started on 13 December 1902.



Demolition [of the southern section] commenced 13th December 1902

Pears - farrier

Model Farm Dairy

Wright - sweet shop

Worsfold - greengrocer

Wilson - news vendor

Demolition [of the northern section] commenced 9th December 1902

Silver - tea and dining rooms

Grist - baker

Wilson - labourer

Uff - greengrocer

Snowden - upholster (wooden houses)

The "just in time" execution of the work is demonstrated by the fact that the complete loop from Twickenham through Teddington, Hampton Wick, Hampton Court, Hampton and back to Twickenham via Hampton Hill was inaugurated on 2 April 1903, just 110 days after the last demolition commenced.



above: A parade of seven identical shops was built to replace the lost stock of 10 retail premises. The first two were ready by 1904 but the remaining five units were not completed until 1910.

27/29 High Street

The gap where Number 27 High Street should have been was created in 1902 and remained unfilled for over a century. Several planning applications to develop the land were submitted over the years but it was not until 2003 that approval was given to a scheme to redevelop Number 25 and built a “replica” Number 27, the whole development amounting to two shop units and nine apartments. It was completed in 2013.



Edward Lapidge Purchase

As previously explained: the land north from here to the corner of St John's Road was part of Edward Lapidge's purchase of *Hampton Wick House* and its estate in 1826.

29 - 33 High Street



Hampton Wick's own mini-industrial estate, these premises (left) have been used since around 1840 by coach-builders, blacksmiths, electro-platers, aircraft parts manufacturers, motor engineers, scenery builders and most recently specialist printers. The earliest recorded trader at these premises was Henry Bonner, who in 1839 was listed as being a coach-builder.

35 High Street

Probably built around 1840. For a long time the home of the McCrerie father and son wood-turners, the premises have been used as a restaurant for the last 50 years.

Numbers 37 - 43 High Street: St John's Place

The original houses were built around 1850 by Alfred Wright, head of the dynasty of property developers (see Volume 2 page 68). The present building was erected in 1981 and used by DHL logistics for a number of years. When they vacated the agents were unable to re-let the building as offices and the Council approved a change of use to mixed office and retail. Currently it is occupied by Sigma Sport.



above: 29–43 High Street in 1970

The Engineering Works are in the distance. The area known as St John's Place (currently *Sigma Sport*) is nearest the camera.

45 High Street: *The Foresters*

The 1828 map shows a building in the fork of the road between the High Street and Park Road and the current building probably dates from that time. The first confirmation of these premises being used as a pub comes in the 1841 Census where James Atkins is described as a beer retailer. In the 1851 Census, the building is identified as *The Hope Beer Shop* and in the 1861 Poor Rate Book as *The Man of Kent*. By 1881, it was under new management, and had yet another new name - Harry Sheppard had renamed the pub *The Foresters*. Up until 1914, the single storey building to the north was the stable block but thereafter it became the billiard room and nowadays is the restaurant. The building was remodelled with Dutch gables and ceramic bricks in the 1930s possibly to keep up with the *Swan* and *The White Hart*, both of whom were being totally rebuilt.



The Foresters
above: around 1910
right: after the 1930
facelift.



The Reclaimed Land



ENGLISH
HERITAGE

Grade II Listed

22nd Feb 2014

The former Local Board Office

Summary of Building

Local Board offices, later the Urban District Council (UDC) office, 1884 by Richard T Elsam, Surveyor to the Board, in Jacobean revival manner. Dated 1863, commemorating the formation of Hampton Wick Local Board.



Reasons for Designation

- * Architectural interest: exuberant Jacobean Revival exterior in terracotta, and classically treated council chamber, an expression of confident civic pride;
- * Intactness and rarity: a remarkably complete council chamber, an increasingly rare survival at this level of local government;
- * Historic interest: resonant evidence of late C19 administration and civic pride at local level.

45a High Street: The former Local Board Office

In March 1863, a meeting of the Church Vestry agreed unanimously to adopt the recently passed Local Government Act and set up a Local Board to administer affairs such as the highways, planning, health and local bye-laws. The motion was proposed by Sir Thomas James Nelson, the Solicitor to the City of London who had recently arrived in the village. The first meeting took

place in June 1863. Shrewdly, Nelson did not take the chair himself but, having successfully ensured a compliant appointment to the post, was able to steer initial proceedings, even to the point of having his own design of the crest adopted by the Board. Meetings took place on the first Tuesday of each month, initially in the Church Vestry Room but later in the Public Reading Room in the Schools building on the High Street.



Sir Thomas James Nelson

By 1883, the Board (now chaired by Nelson) were engaged in an ambitious redevelopment scheme (£2m at today's values). This was in the centre of the village in the triangular area enclosed by Park Road, (today's) School Road and The High Street. Against stern opposition, the project involved purchasing and demolishing 16 properties, ridding the village of the worst of its unhealthy slums, providing space for expansion of both of the village schools and - most controversially - building a dedicated office for the Local Board. The first meeting there took place on 10 January 1885. It was the last to be chaired

by Nelson - he died less than a month later.

The building is brick with a terracotta facade and slate roofs. It was designed by Richard Elsam, Surveyor to the Board, and built by Mr Bonnell of Teddington for £650. The design has three bays, three storeys and basement, comprising a council chamber at raised ground floor level and former offices and caretaker's accommodation on the upper floors. The most noticeable external element is the tall gable flanked and crowned by moulded obelisk finials. The central bay frames a moulded bas-relief panel containing Nelson's original design of a stag beneath a crown and the building also shows the date 1863, recording the formation of the Local Board.

The building became the offices of the Hampton Wick Urban District Council on its formation on 1904, a fact recorded above the main entrance. In 1934 the urban districts of Hampton, Hampton Wick and Teddington were all absorbed into Twickenham Borough. Sometime thereafter, the former UDC offices on the High Street became Hampton Wick's branch library using the

largely unaltered former Board Meeting Room. In 1964, Twickenham converted the top two floors into a pair of maisonettes and installed Hampton Wick's first (and, so far, only) Public Conveniences in the basement, reached from behind the building.

In 1965, the building changed ownership again, now becoming part of the London Borough of Richmond upon Thames' estates. Once the current library opened in the 1970s the Council let the old Board Offices for accommodation and small business use and, with little or no maintenance, the building deteriorated. The Council awarded the premises a Building of Townscape Merit status, the lowest level of protection. In October 2013, a developer lodged a planning application to convert the building into five apartments. The proposal included adding a mezzanine floor within the Meeting Room. Rapid and determined local action resulted in English Heritage awarding a Grade II status in February 2014, and the application was withdrawn. The revised proposal which, at the time of writing, is under construction, uses the unaltered Meeting Room for living, dining and kitchen space for the master



above: The Board Room c1910. It was later used as the Hampton Wick branch library. The fittings, panelling and windows still survive and are to be incorporated into one of the four apartments currently being built.

apartment with its bedroom accommodation at basement level. A further three apartments are to be located on the first, second and (new) third-floor levels.

45b/c High Street: *Bermuda* and *Brentham* Houses

The present rather featureless office buildings replaced the village school buildings which dated from 1840. Yet another keynote Hampton Wick structure designed by local architect Edward Lapidge, the buildings opened in April 1844 and housed both the Girls School (which had been originally founded in 1837) and the newly-instituted Endowed Boys School. The building had a schoolroom on the south side capable of holding 100 boys, the school-masters house in the centre and the girls' (and later infants') schoolroom in the north wing. The site was reclaimed from the village pond which facilitated the provision of a basement level. The school was expanded over time, most notably in 1886, when an extension for the boys at the south end added a further three bays and linked with a party wall to the newly-built Local Board offices. To the north-west a very significant extension for girls and infants was added along a new road (known as School Road). The extension had a playground beneath the building. The Boys School was replaced by *Bermuda* House in the late 1970s whilst the Girls School was demolished in the early 1980s and replaced by *Brentham House* which retained the underground playground configuration which it employs for parking.



left: The village school in 1960

below: Lapidge's original 1840s sketch



47 High Street - *Caxton House*

Built in 1886 by Sir Thomas James Nelson using land released as part of the Local Board's major redevelopment scheme (see above). Since Nelson also built Numbers 6 and 8 Park Road at the same time, some opponents to the Board's scheme inevitably accused its chairman of building a new road simply to link his properties. The first tenants of Number 47 were Green & Co., a local printing firm which produced Hampton Wick's first-ever street directory in 1888.



above: *Caxton House* was Hampton Wick's laundromat from 1956 - 1984

Enclosure Award Land - 49 - 97 High Street

As soon as the Enclosure Award Auction was completed, there was an immediate flurry of building activity on all the sold lots along the west side of the High Street. The development was taking place both along the “front” boundary i.e. with the High Street, as well along the back and/or side boundaries between the plots. It would appear that many of the properties along the High Street were erected to meet an immediate or short-term need and, in a second-wave of development that coincided with the arrival of the railway in the mid-1860s, several of these earlier buildings were remodelled or replaced.

From south to north, the lots, owners and present-day house numbers were:

Lot	Purchaser	Location
1a	Richard Collins	49-61 High Street
1b	Charles Simmons	63-91 High Street
2		
3	Richard Smith	93-97 High Street

49 - 51 High Street: 1 & 2 *Poplar Villas*

This attractive pair of mid-Victorian semi-detached houses was built around 1865. The building has classic design elements of this period. The slightly Italianate paired round-arch sash windows are centred above the offset three-light ground floor and basement windows. Both front doors are on the same (south) side of the building, providing evidence that the room layouts are identical rather than the more normal mirror-image layouts.



53 & 55/57 High Street

Built around 1850 by William Medes probably as a detached, matching pair of houses and apparently replacing some more modest tenements owned by Medes on the same site. A large yard at the back of Number 53 had an access from School Lane and was probably used by the occupiers of the first 50 years, to support their business as a Fly Proprietors. (A fly was a small horse-drawn carriage similar to a Hansom Carriage. A Fly Proprietor employed fly drivers and usually owned the flies.) A shop front was later added but removed again around 1980.

Number 55 had a shop unit from the outset probably in the part that has since become Number 57. James Scotcher leased the premises in 1853 and



left: James Scotcher obtained permission to bring out the front of his premises to match the building line of the newly built *Rose & Crown* next door.

set up business as a grocer. It was the start of more than a century of Scotcher family presence at Number 55 during which they branched out into building and

decorating. In 1865, the *Rose & Crown* next door was completely rebuilt on a line that was forward of the then Numbers 53-57. Scotcher successfully applied to the Local Board to be allowed to bring out his own building to that same line which enabled him to expand the shop and house significantly. This accounts for the canted south-east corner of the building.

Number 57 was divided off from Number 55 by 1915 and run as a separate retail operation until it became a private house around 1990.

59/61 High Street: *Rose & Crown*

Until recently, there had been a public house of this name in Hampton Wick since at least the late eighteenth century. It used to be in Old Bridge Street, opposite the *White Horse*. Both were owned by Messrs Farnell of Isleworth. Around 1833, Farnell's built new premises on the High Street with a rateable value of £15. This had been increased to £23 by 1850 as a result of general re-rating of property in the village. In the 1865, the brewery demolished these premises along with the house next door and used the site to build the current three-storey four-bay main structure with side extension. The rateable value was £40 reflecting the near-doubling of the footprint. The new building would have dominated this end of the High Street, and its façade was clearly designed

to impress with its elaborate and extensive neo-classical features.

The ground floor is set forward from the main façade, bringing it right to the pavement edge. It features large pilasters supporting an entablature consisting of an architrave, frieze and cornice. Originally, this element of the



above: The elaborate façade of the former *Rose and Crown*, now a noodle bar.

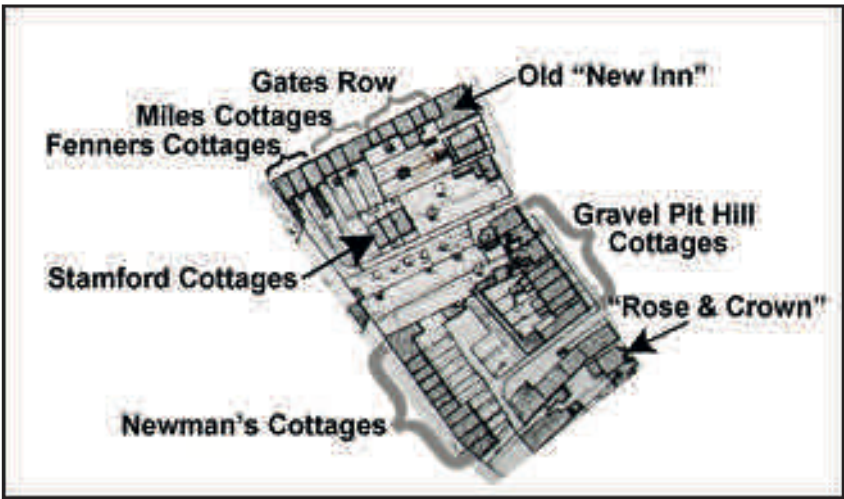
structure was only present across the front of the main building but in the mid-1900s it was extended south to create an additional room in front of the side extension.

The first storey façade continues the neo-classical theme and draws attention to the large function room that lay within. Each window (including that in the side extension) is framed by a pair of pilasters supporting an elaborate entablature consisting of a frieze with rectangular moulding set below a cornice supported by corbels. This type of window embellishment - called an aedicule - is similar to that used on some of the *Lansdowne Villas* in Lower Teddington Road which were being built at exactly the same time. Because of the similarity, it is tempting to think the same architect may have been involved in both projects.

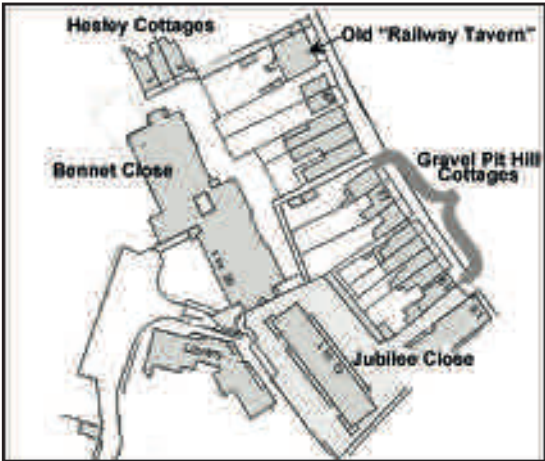
The second-storey windows on the main building, are proportionally and appropriately smaller with moulded surround and cills supported on brackets. The whole design is completed with a frieze and cornice matching the ground floor extension. This was originally surmounted by a parapet (since removed).

The function room on the first floor was a well-used venue for local events. A Masonic lodge and the Ancient Order of Buffaloes held its meetings here

in the 1880s, as did the Hampton Wick Philanthropic Institution and the Beehive Friendly Benefit Society. In the 1950s and 60s it was used as a night-club and later as a comedy venue and theatre. The premises ceased to be a pub in 2005 and became a restaurant.



above: The 1863 OS map shows some larger properties bordering on the High Street with several developments of modest cottages built behind them on this stretch of the High Street.
below: Today all the cottages have been replaced with 1930s and 1970s social housing developments.



63–91 High Street

The next section of the High Street was built upon what had constituted lots 1b and 2 of the Enclosure Award Auction (see page 156). Both lots were purchased by Charles Simmonds and the land was developed under a single scheme. A number of properties were built across the site (see maps opposite).

This area had been previously used as a quarry. The north-east side bordering the High Street is largely given over to a row of dwellings built in the 1830s. They were identified in the 1841 Census as *Gravel Pit Hill*.

A separate row of 12 cottages - eight with just two rooms and four with four rooms - occupied the south-west side of the plot. Built in 1838 by John Guy, they were later acquired by Hezekiah Newman and thereafter became known as *Newman's Cottages*. The standard of the accommodation was very basic from the outset and later degenerated to a level that was considered decidedly sub-standard. Hezekiah's last surviving daughter, Caroline Newman, was unable to afford the cost of renovation. In 1935 the cottages were acquired from



her by Hampton Wick Urban District Council and immediately demolished to make way for the new development called *Jubilee Close*, a 12-

above: *Newman's Cottages* shortly before their demolition in 1934.

unit block of flats completed in time for the Silver Jubilee of King George V.

Other rows of cottages existed on the north-west part of the plot, being known under their proprietor's names - *Fenners Cottages*, *Miles Cottages*, *Stamford Cottages* and *Gates Row*, with *Hesley Cottages* located nearby. All but the last-mentioned were demolished to make way for *Bennet Close* in the 1970s.

The following pages outline the history of the buildings in the sequence now known as 63–91 High Street

63 High Street: *Pont House*

Soon after the 1828 land sale was completed, a range of farm buildings complete with farmhouse was built on the left of the road known today as *Jubilee Close*. Successive dairy farmers lived there including Alex



Brice, John Skelton and, from 1866, Hezekiah Newman. When Hezekiah retired in the 1880s, his son George redeveloped the buildings and built a shop at Number 63 High Street (left). George died in 1888, and his widow ran the shop as a green-grocery until 1905. For some years thereafter it was a fish and chip shop run by William and Lois

Kidwell. Later it was a fruiterer and finally ended its retail days as an antique shop and travel agency. The building was demolished in 2005, and its replacement, known as *Pont House*, includes a shop, four one-bed flats and an osteopathy clinic.

65–79 High Street: *Gravel Pit Hill Cottages*

George Goldring built this row of cottages between 1831 and 1848 (below). He was an ironmonger with premises in Kingston Market Place and a portfolio of properties around the town. First of the *Gravel Pit Hill Cottages* to be built were the three seven-room houses (later numbered 6–8 *Gravel Pit Hill*). They are distinctive in having the top storey built within a mansard roof. The result is that they do



not dominate the smaller two-storey four-room cottages that followed. Three of these (3–5 *Gravel Pit Hill*) were built in 1840 and the final pair (12 *Gravel Pit Hill*) in 1848. The lie of the land allowed several of the buildings to include a lower ground floor level which opened directly onto the back garden.

Number 65 High Street was a live-in shop and traded as a general stores for a hundred years. It then became Hampton Wick's first ever mini-mart, running until 1986. Many still remember the two clearly-labelled doors within the shop-front, and it was popularly known as the "IN-OUT Store". The shop front was removed which accounts for the different brick colour.

Number 79 High Street, the end of the terrace, was built on a slightly larger scale than its neighbours. It has been lived in by five generations of the Goldring family.

81–85 High Street: 1–3 Malden Terrace

The 1863 OS map (see page 160) shows the plot next to *Gravel Pit Hill* was partly occupied by an L-shaped building which corresponds to a pair of tenements listed in the Poor Rate Book. However, these were demolished in the 1870s and the plot then remained empty for the next 30 years in spite of its strategic position directly opposite the railway station. In 1906, a terrace of three seven-room houses and shops were built in a typically Edwardian style with roughcast and magpie work in the gables and a large, central oriel window on the first floor.

87–89 High Street: *Oxford Cottages*

93–95 High Street: *Victoria Villas*

The Railway Inn (now *Railway House*) was flanked by two similar-looking pairs of cottages built in the 1830s. The hipped pyramid roof and modest High Street facade gives a false impression of size. The 1911 Census returns for these properties reveal they all had six rooms, since each has both a basement (with area at the front) and a large extension at the back. At one stage, both left-hand cottages also included a shop-front, still visible on Number 93. The village blacksmith lived in Number 89 for several



years whilst *Victoria Villas* was home to the Fry family from 1880 to 1934, various members of which family combined the trade of builder with the profession of registrar of births, marriages and deaths for over 60 years

91 High Street: *Railway House*

A beer house existed on this site since the 1830s. Like much of the neighbouring property on this stretch of the High Street, it was owned by John Reed. By 1851, it was known as *The New Inn*, and a few years later it was acquired by Charles Rowlls of the Kingston Brewery. Shortly after, Rowlls sold the Brewery and its 90 tied leasehold and freehold houses to William Hodgson. To coincide with the arrival of the railway in 1863, Hodgson completely rebuilt the property although curiously it did not take on the obvious name of *Railway Inn* until the early 1870s.

The new building had a five-bay format beneath a hipped roof. Whilst the design is not as elaborate or extravagant as the *Rose & Crown*, it is nevertheless suitably impressive. The ground floor facade is symmetrical and uses a variety of arch styles over the window and door apertures. Most noticeable is the wide full-height Tudor arch at the extreme right of the building which marks the entrance to a wide passage under the building at ground floor level. The passage was to allow public access to the several groups of cottages that had been built on the land behind the old beer house (see page 160). Nowadays there are just the three, known as *Hesley Cottages*, which were built around 1900. The inclusion of this covered passage enabled the new structure to make full use of the width



of its plot at the first-floor level. There is a matching Tudor arch at the left of the building, the latter containing a two-paned window with an upper light surmounted by a segmented arch. Across the centre of the ground floor facade, are five abutting gothic arched lintels - three

large alternating with two small. The large lintels have semicircular arch inner edges whereas the small lintels have a gothic design. To complete this amazing collection, the five first-floor windows have triangular arch lintels. It seems as though it is the perfect symmetry that holds it all together and, appropriately, the facade is seen at its best from Platform 2 of Hampton Wick Station.

As with all public houses which had them, the upstairs function room at the Railway Inn served an important role in the village as a venue for public meetings and celebrations. However the role was rather different when, on the night of August Bank Holiday in 1888, the room was commandeered to serve as a temporary hospital and morgue for the victims of the train collision which had just occurred on the bridge just outside.

The pub closed on 22 May 2009 and is now a private house with a separate basement flat.

97 High Street: *Vine Cottage*

The original structure was built in the 1830s but was certainly much smaller than today's version. The 1911 Census shows Vine Cottage as having just four rooms but the attraction of the property has always been the yard and workshop at the back. Over the years this has been used by a wheelwright, a builder, a kayak-maker and even, in the 1860s, an architectural sculptor named William Grinsell Nicholl. Sometime prior to 1935, further workshops were built on the north side of the house at the beginning of Vicarage Road, and these are now lock-up shops which are designated 97a and 97b High Street. The most recent expansion took place in the last 10 years when the property received a rear extension and an additional storey.

East of the High Street from Numbers 2–100

According to the earliest maps, the original buildings on the east side of the High Street started opposite *The White Hart* and stretched northwards as far as Number 60 High Street, today known as Navigator House. However, as discussed on page 112, the southernmost properties were known as Bridge Approach and Number 2 High Street is on the northwest corner of Old Bridge Street.

2 High Street



ENGLISH
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Grade II Listed

25th June 1983

2 High Street

Early C18. Brick built. Three storeys and basement. One window wide to High Street and 3 windows wide to Old Bridge Street. Hipped tiled roof with eaves. Brown brick. Small canted, timber bay at first floor to High Street. C19 shop fronts to High Street and part of Old Bridge Street frontage.



George Ayliffe's memoir from the 1830s

At the corner of Old Bridge-street lived a man bearing the extraordinary name of Mr. Orange Lemon, a keen, knowing, learned man who carried on the business of a gunmaker, watchmaker and repairer of jewellery, his wife being the newsmonger of the village.

Orange Lemon is the first identifiable trader at Number 2 High Street, being listed in the 1832 Pigot's Middlesex Directory. Orange had been born in Christchurch Hampshire in 1791. His son William Orange Lemon was born in Hampton Wick. He later took over the business but died in 1872 just a year after his father. Albert Bullen next occupied the premises and used it as a base for his highly successful gas plumbing business for the next 25 years. By then he had set up a brass foundry in St John's Road and moved into the house he had built alongside. Bullen served the Hampton Wick Community throughout his life, from being a founder member of the Hampton Wick Fire Brigade in 1885 to being chairman of the Hampton Wick Urban District Council for many years. He also famously invented a float mechanism that would sound an alert when the river had risen to the point where the electric pumps for the sewage system had to be switched on!

For the next 65 years, the shop was operated by the White family for their fruiterer's business before it became an estate agents in 1975.

4 High Street



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

4 High Street

Early C18. Three storeys. Four windows wide. Tiled roof with deep eaves. Painted brick facade with central pairs of windows blind. C19 shop front.



George Ayliffe's memoir from the 1830s

His neighbour was Mr. English, a baker of the ancient type, and a most quiet and respected resident.

By 1840, the premises were being used by Job Elphick and his son Ardern, master butchers, who also had a slaughter house in the yard round the back. Job Elphick was elected secretary of Hampton Wick Cricket Club when it was formed in 1863.

6 and 8 High Street



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

6 and 8 High Street

C17 to C18. One building but 2 properties. Two storeys and attic. Three windows and dormers wide. Tiled roof with eaves. Rendered. Two shop fronts, C19 to the left and modern to the right, either side of a modern central entrance door.



George Ayliffe's memoir from the 1830s

The next shop was that of Thomas Powell, bootmaker and parish constable, whose wife was a staymaker and a very chattering woman. Powell was a man well suited for the position of parish constable, because he was always spoiling for a fight, and was powerful enough to arrest most delinquents.

Although these structures are the oldest extant in central Hampton Wick, the true age of these buildings are only really apparent by noticing the tiled roof and dormers at the front and, more particularly, by viewing the original seventeenth century end gables visible from the rear. At the time of writing, a planning application has been lodged to convert this property - along with Number 10 next door - into a total of five houses and a flat. The illustrative

elevations (see page 273) suggest the developer plans to retain the existing historical features front and rear and restore the fabric.

For much of its working life, these premises supported the allied trades of baker and corn dealer, either both under the same proprietor or trading separately. From 1974, the combined premises were operated by Raynor Manuel (and later his son Reuben). It was a very successful bakery and later sandwich shop, but the living accommodation was used only for storage.

George Ayliffe's memoir from the 1830s

Next were the extensive premises of Mr. Richardson, coal and corn merchant, contractor for Government supplies. These premises were afterwards taken by John Stevens, but were burnt down in 1841. Mr. Stevens took an active part in parochial affairs, was for many years Guardian of the poor, and was a born agitator who caused a good deal of commotion in the parish.

10 High Street

This information from Ayliffe concerning the fire probably explains why the current (replacement) building, constructed in 1842, is lower than its immediate neighbours. The extensive yard behind would have been used for the storage of the corn and coal and may well have continued as a separate operation after the rebuild. The new shop and accommodation were used by Francis Kensett for his grocery business and then from 1857 until 1927 they became home to a poulterer's and dealer in game. After a short period of being the local branch of MacFisheries, the premises became a workshop and offices.

12 and 14 High Street

George Ayliffe's memoir from the 1830s

The shop (Number 12) was that of a ladies' bootmaker, kept by Mr. Robert Minton, who did an excellent business. In that house, Mr. Ayliffe's mother told him she was born in 1790.

Next door (Number 14) was the brewery of Mr. Miller, which was a model construction for family trade, the premises being subsequently converted into a grocery store by Mr. Edward James, a thorough business man and a staunch supporter of the Kingston Congregational Church.

It is difficult to picture the original c.1770 building of Number 12 as the additions of the ornate pediment and particularly the extensive windows inserted on both storeys have changed it greatly from its origins. This conversion was the work of Colin John Winterbourne who acquired both Numbers 12 and 14 in 1893 and ran them as a mini-department store with wines and spirits in Number 14, groceries on the ground floor of Number 12 and fancy goods on the first floor (see upper photograph on page 136). Later, the first floor was converted to become a function room. Soon after Winterbourne retired, the premises became for over 50 years the local branch of the *London Co-operative Society* (left).



During their tenure, the Winterbournes used the upper floors of Number 14 and the rooms at the back of Number 12 as their living accommodation. Later the accommodation became separated from the shop units and nowadays is arranged as two standalone living

units. Number 12, a two-bedroom split level apartment, has its own front door off the High Street whilst the similar accommodation in Number 14 is accessed from the back of the premises - and has an address of 19 Old Bridge Street!

16 High Street



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

16 High Street

Early C18. Two storeys and attic. Four windows wide and 2 dormers. Slate roof with dentilled eaves. Brick with ground floor rebuilt.



George Ayliffe's memoir from the 1830s

... and the next (shop was) the noted bakery establishment of Mr. William James, who did a large country business. Here at 8 o'clock every morning rolls hot from the oven were served out by Mrs. James, and there was such a great demand for them that unless people were there punctually they could not get supplied. Mr. James was an excellent business man, and carried a large basket on his rounds. He dressed in the ancient style, with knee breeches, low shoes and tall hat. When Mrs. James died, her husband disposed of the business to Mr. Beauchamp.

Thomas Beauchamp ran the business for 20 years before handing it on to his son William. In 1890, the business passed to Robert John Belchamber, who was William's nephew. Belchamber built up the bakery business and soon added the role of Hampton Wick Postmaster (below left). The dual business continued to the 1950s when the Post Office transferred to Number 56 High Street. The shop then became a DIY outlet associated with, and having a direct access to, the Gridley Miskin yard behind (below right). Around the year 2000, Number 16 became a probation office and the building was doubled in size when the plot (arrowed below) was built upon..



The Swan: 22 High Street

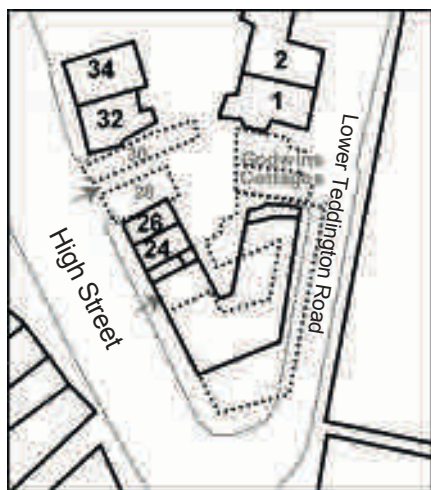
George Ayliffe's memoir from the 1830s

... this brings us to the Swan Inn, occupied by William Marshall and his wife, the latter a very kindly business woman who at Christmas time made large boilings of soup, which she distributed amongst the poor and their families. Her brother, Mr. John Minton, helped in the business, and they both died at the "Swan", after which Mr. Marshall retired and the business a few years after was transferred to Mr. Reynolds, formerly a servant in Queen Adelaide's household.

The Swan was the earliest known pub in Hampton Wick. For years, the building proudly bore the legend "Ye Swan Built Anno Domini 1535". The first documented reference to it was in the will of Clement Arnold, when the "house of the signe of the Swanne in which he now dwells" was bequeathed to his wife, Anne. Very little is known of the later history of the building as it was freehold rather than the more usual copyhold and the records of title transfers do not appear in the Hampton Court Rolls. Many meetings of the Hampton Wick vestry were held there in the late eighteenth and nineteenth centuries.



The Swan (along with the *Railway Inn*) was one of the 90 tied houses that changed hands when The Kingston Brewery and its estate was sold to William Hodgson in 1854. It was still owned by Hodgson's Kingston Brewery when, in 1930, they demolished the old premises and replaced them with the current mock-Tudor structure complete with exposed timber beams and panels of herringbone brickwork. The V-shaped footprint of the new building is almost identical to the old (shown as a dotted line in the diagram below) but is set further north. The southern façade of the old building used to line up with the foot of today's pub signpost and Hodgson's appended a sign on the new building reserving the privacy of the land down to their original boundary. The previous building had a stable-yard on its northern side, with a wide entry between *The Swan* and Number 24 High Street (the lower arrow in the diagram), whereas the



new building now abuts Number 24. The eastern side of the new building is set much further back from the road than the original to provide a significantly wider entry into Lower Teddington Road.

In 1938, *The Swan* acquired a car park, by demolishing some old properties to the north of the building which had bordered both the High Street and Lower Teddington Road (the upper arrow in the diagram). The gap thus created was surfaced, and the side

wall of Number 26 High Street was strengthened with buttresses. It seems likely that everything has since remained substantially unchanged. Old maps and photographs allow us to understand that there used to be two shops and three cottages here. Seeing the small area on the ground gives a sense of the density of development in this very old part of the village.

On the west stood two ancient shops - the “missing” Numbers 28 and 30 High Street (right). Number 30 is reputed to have been the premises occupied by Timothy Bennet (1676–1756), the renowned shoemaker/cordwainer who successfully campaigned for the restoration of free access through Bushy Park via today’s Cobbler’s Walk path.

Between the two shops ran a covered passage, which gave access to a yard shared by three old wooden-clad cottages. These tiny dwellings appeared to belong to Number 28 and had always assumed the name of the then-current occupier of the shop. However, in 1892 a saddler named Harry

Godwin acquired the lease and his name stuck - they were known as Godwin’s Cottages (right) and were accessed through Godwin’s passage (arrowed above) until all was finally demolished in 1938.



32–58 High Street: The New Terrace

The next section of the High Street - the longest stretch to be demolished for the tram installation - consisted of three mid/late-Victorian shops and offices and two blocks of late eighteenth century terraced houses, each consisting of six properties arranged over three and two storeys respectively. There was an entrance between the two blocks leading to an area behind the High Street known as St John's Square. In this area were a further two blocks of similar terraces with five properties in a three-storey block and three properties in a two-storey block. According to the 1901 Census, a total of 117 people lived in these properties. The head of household was typically described as labourer or gardener. Under their agreement with local councils, London United Tramways Ltd had contracted to provide alternative accommodation if 10 or more houses occupied by the working classes were purchased by the company. To meet this



above: The shops, offices and homes affected by the arrival of trams

undertaking in respect of this section of the Hampton Wick High Street, LUT built the 10 *Tramway Flats* (they are actually half-houses) in St John's Road. These were completed in 1904 within months of the demolition of the original housing. They were immediately occupied by nine of the 10 families displaced from the three-storey High Street terrace. Two years later, LUT committed to a further Scheme "for providing new dwellings for a certain number of persons of the Labouring Class in ... Hampton Wick". This time LUT were proposing a site at the junction of Kings Road and Lower Ham Road in Kingston. Here they erected eight half-houses of very similar design to the *Tramway Flats* in St John's Road, presumably for the former residents of the two-storey residence.

The buildings in St John's Square were demolished in 1907 to provide the space needed to build a new development of houses and shops on the High Street on a line well east of the original buildings. The



above: Even before demolition is completed, poles for the overhead wires are being erected and wood blocks for the road stacked ready to be laid.



above: The two tenement blocks in St John's Square were demolished in 1907

construction of New Terrace (below) - as it was known - was seemingly interrupted by World War One. Numbers 32-34 and 48-56 High Street were built between 1910 - 1912 but the central units at 36-40 and 44-46 High Street were not completed until 1930. Shortly after, two premises

were built on the area behind New Terrace. This was now considerably reduced compared with the original St John's Square. They comprised an engineering works and a cinema (now a sound studio) and were accessed through a passage between Numbers 40 and 44.



above: The New Parade, built between 1910 and 1930, eventually provided 14 shops and houses to replace the properties effaced by the trams.

60 High Street: Navigator House



ENGLISH
HERITAGE

Grade II Listed

25th June 1983

60 High Street

Probably C18. Two storeys and basement. Slate roof with eaves cornice. Weatherboarded, 2 canted bays. Central entrance door with gabled porch on thin iron supports.



George Ayliffe's memoir from the 1830s

The next house was the boarded residence of Tommy Kent, a retired tradesman.

Surely one of Hampton Wick's most distinctive-looking buildings, Number 60 High Street has had a long and varied rôle in the village. The building itself has served as a school, pub and boarding house and then, after 60 years as the home of the proprietor of its forecourt petrol filling station and garage, became a suite of offices known as Navigator House. Meanwhile, its spacious yards have housed a blacksmith's forge, the village fire station, petrol filling station, motor garage and since the mid-1980s, a series of six workshop units.

The building stands towards the western end of an area known as The Pickle or Tenter Plat. This was one of two parcels of land (the other was

on Sandy Lane) held by the Parish authorities as tenants since the seventeenth century to generate income for a charity established for the relief of the Poor. This became registered as the Hampton Wick Parish Lands Charity in 1888, and until recently, Number 60 High Street continued to be leased directly from the Parish under the scheme.

There seems to be no record of when the property was built, but it is clearly marked on an 1828 map complete with its prominent canted bay windows. That map also clearly marks the Tenter Plat, a narrow strip of just over a quarter of an acre (1,000 sq. metres), running due west to east from the High Street to Lower Teddington Road. ("Tenters" were wooden frameworks, set up on open ground, on which long lengths of woollen cloth were stretched to dry after washing - a stage in the weaving process; flat areas used to accommodate rows of these were called a "tenterfield" or, in this case, tenter plat.) The side of the building was aligned with the southern boundary of the Tenter Plat which results in it facing due west rather than the south-west of all other properties on this part of the High Street.



In the period immediately around 1860, the building was used by Theophilus Smith for his St John's Academy, a school for boys which he had originally founded in Lower Teddington Road. In 1865, Smith moved his school back to its former premises, and the building then became *The Grove Tap*, the eleventh - and penultimate - licensed premises in Hampton Wick. The licence passed through the hands of several landlords. By 1881, it had changed its name to *The Grove Inn* and was now offering boarding house accommodation. Six boarders (three of each gender) were registered in the 1881 census but by the 1901 census, no fewer than 22 male boarders were living in the nominally four-bedroomed property. The following year, the accommodation was condemned as being over-crowded and unhygienic. *The Grove Inn* closed down shortly before World War One. The premises remained empty for some years, before reopening as a garage and filling station, a rôle it fulfilled for the next almost 60 years. In 1981, the Hampton Wick United Charities successfully applied for planning permission to convert the building for general office use and to demolish the existing outbuildings and erect six new workshops in the yard behind. The Parish then sold the scheme to a developer but before it was completed, a fire gutted the main Grade II listed building. It was subsequently and faithfully reinstated.



Grove Motors c1970

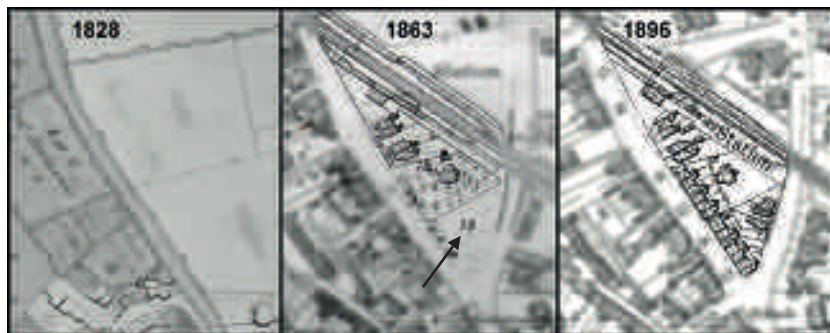
Railway Land

Harold Able: *A History of Hampton Wick* (c 1935, unpublished but available to view in the reference section of the Hampton Wick Library)

“A travelling theatre, known as ‘Frederick’s Theatre’ used to visit the village at about this time. It used to be pitched on the ground at the corner of Seymour Road now occupied by Mr. Harman’s shop, and would remain there, each year, for a period varying from six weeks to three months. Amongst the dramas performed in the theatre, which included excerpts from Shakespearean plays, was one in particular entitled “The Murder of Maria Martin in the Red Barn”. This appears to have been a particularly gruesome drama (I doubt if it would pass the present day censor) which is said to have given terrible nightmares to such of the villagers who saw it presented.”

68 –78 High Street: *Chestnut Place**

Harold Able is recounting events from around 1860. At the time, the ground he refers to was part of Seymour’s Close (arrowed in the 1863



* Numbers 62 - 66 do not exist



above: Map of land and property purchased by L&SWR.

map below). This was an area within *The Elms Park Estate*, which was gradually being sold off as building land. On 20th December 1861, this parcel of land (shown as Lot 25 ^{above}) along with its neighbouring Lot 6 were conveyed to the London & South Western Railway (L&SWR) company for £1,050 (today around £1.75m). In the event, Lot 25 was surplus to the L&SWR's requirement and was sold off again on 13 July 1866 to the developer, John Spinks, for an undisclosed price. The first houses to be built on this plot were on the east side in Seymour Road: Number 1 in 1871 and Numbers 3/5 in 1875. The area bordering on the



above: Map of land and property resold by L&SWR.

High Street remained unused until Ambrose Bolton, a tailor and small-time property developer, erected *Chestnut Place* - a terrace of six houses and shops - in 1878. Bolton's own house and shop adjoined the terrace at the north-west end.

80–92 High Street: *Northwick Terrace*

Lot 6 was the neighbouring parcel of land purchased by L&SWR in 1861. The 1866 auction prospectus does not include this Lot for it now has a house on it, lived in by one James Braginton Tickle. The freehold was still owned by the railway company (presumably to safeguard their access to the embankment below the station) and it was not until 1870 that the full title passed into the hands of a private landlord. The original property, called *Northwick House*, stood at the centre of its curtilage, with its back to the High Street. Surrounded by an extensive garden, the main access to the property was then, as now, through a gate in the eastern corner, bordering Seymour Road. In 1878, Hezekiah Newman acquired the back half of the garden and built a terrace of six houses plus a lock-up shop at



the north-west end (below). He named the development *Northwick Terrace* and lived himself in Number 1. He moved out in 1896 into his latest (and last) newly-built house in Vicarage Road. His daughter Caroline Newman remained at 1 *Northwick Terrace* until her death in 1951, aged 90.

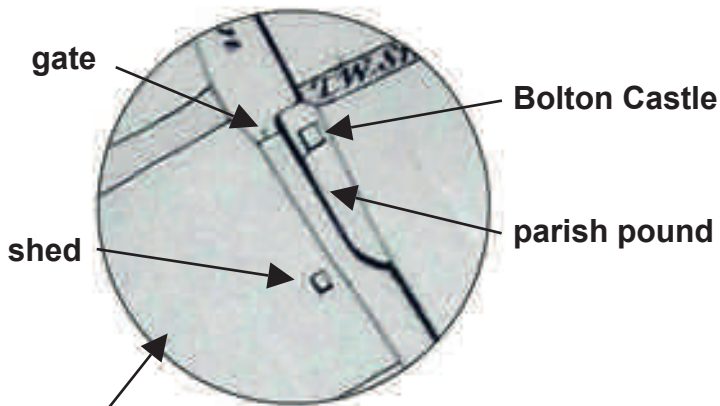
94/96 High Street: *Llan Villas*

Built around 1860 by Edward Alfred Wright (for more information see *The Wright Family* in Volume 2 page 68) as a single double-fronted villa of a classic-style mid-Victorian design. The central front door is set within an internal porch faced with pilasters and with a round arch above. The entrance is flanked by single-storey canted bays with four-pane sash windows. There are four similar windows at first-floor level set beneath a hipped-ridge roof. The house was almost immediately divided into two properties with Number 94 accessed through a door on the extreme right of the façade. Thus, when L&SWR bought the buildings and land (shown as Lots 42, 43 and 43a in the map at the top of page 185) for a combined total of £1,175 in December 1861, they were negotiating with two separate vendors.

Historically, Number 96 has benefited from having a wide access off the High Street which led into a large yard (complete with a well) at the side and back of the house. For many years, this was used as a builder's yard but, more recently the entrance was blocked with garages and, in the last year, the yard area has been largely covered by a newly-built extension.

98/100 High Street: *Lyric Cottage* and *Hope Cottage*

Like the neighbouring *Llan Villas*, this pair of cottages were built around 1860 and immediately sold to L&SWR for £800 in February 1862. However, whereas *Llan Villas* had been returned to private ownership by 1870, the railway retained these two cottages as staff accommodation.



Above Upper Teddington Road over the years

In 1828, the land west of the road was nursery ground and that on the east was part of The Elms Estate. By 1863, there were eight houses east of the road but one (arrowed) disappeared by the time of the 1895 map!

Upper Teddington Road

George Ayliffe's memoir from the 1830s

We ... start ... from the parish boundary ... in the Upper Teddington-road. The first house in the Upper Teddington-road was Bolton Castle, so called from the name of the occupier, James Bolton, better known by the cognomen of Dukey Bolton. Here stood the parish pound and a gate for preventing cattle from straying into the Teddington parish, and in the pound could often be seen a cow, a sheep or a donkey.

In 1845 the parish decided to remove the pound, to improve the road and open up the estate for building, and also wished to take possession of Bolton Castle, which had for many years been occupied by Dukey Bolton. He resented the action of the parochial authorities, retained possession of the castle and proceeded to barricade the front door and the windows. Mr. Ayliffe's father, as Headborough, with Powell the Constable, Pigrum the Beadle, the churchwardens, overseers, surveyor and other officers, proceeded to storm the castle. Bolton, armed with an ancient blunderbuss, threatened to shoot the first man who attempted to get in, but the Headborough quietly walked round to the back door and took possession. When Bolton saw Mr. Ayliffe he said, "I shall not shoot you for old acquaintance sake," and he gave up possession of the castle, which was shortly afterwards pulled down, and building commenced.

Bolton Castle, together with the parish pound and gate are all clearly visible on the 1828 map (see page). Ayliffe's amusing account of the incident records the actual start of developments on Upper Teddington Road in 1845. At the time, according to Ayliffe, on the west side of the road "*there was a wooden building or shed used for garden requisites*" (also visible on the map), "*and open market gardens with a row of tall elm trees and a ditch*". To the east were the open fields - known as the Upper Six Acre and the Nine Acre - on the western edge of *The Elms Park Estate*. Soon after, the estate lands began to be sold off for building and by 1850, a row of "gentleman's residences" had started to appear. The first three to be completed were *Warwick Lodge*, *Grosmont House* and *Tudor House*. They were followed by *Poplar Lodge* in 1859 and *Bathacre Lodge*, *Park Side* and *Worcester House* in 1865. Of significance to the later development of Upper Teddington Road was that the owners of *Tudor House* and *Grosmont House* bought land on the other side of the highway. In the former case, it comprised the land immediately opposite, but in the case of *Grosmont House* it was not only the land facing the house but also the triangular piece down to the railway bridge.

Of the seven original houses built on the east side of Upper Teddington Road, only two (*Tudor House* and *Warwick Lodge*) still exist. The others later surrendered their plots for redevelopment. In the following pages, the story of each individual original house - the building itself, its early residents and subsequent development history - is told in the sequence in which the houses were originally built.

Tudor House (26 Upper Teddington Road)

Like *Grosmont House* on the neighbouring plot to the south, this house was built in 1850 by a Mr Douglas. The two houses appear to have been speculative buildings, albeit substantial - *Tudor House* had 18 rooms in the main house and a five room gardener's cottage on a three-quarter acre (3,000 sq. metre) plot. The first long-term resident was Richard Lack, who moved in with his wife and family of six together with three



Richard Lack

servants in 1856. Lack was a Clerk at the Board of Trade and presumably commuted to Whitehall via the railway station at Surbiton. Richard Lack soon became active in local affairs. He was a founder member of the Hampton Wick Local Board on its formation in June 1863 (though he appears to have been a frequent absentee from their meetings), played in the Cricket Team, officiated at the Venison Dinners, was a churchwarden and hosted Penny Readings and other village entertainments at *Tudor House*. After

Lack died in 1875, his widow remained at *Tudor House* until 1898. The last private resident was Julius Rittershausen (from 1911 until 1922) a prominent member of J Henry Schroder merchant bank.

In subsequent years, the premises were used as offices, most notably by Kelly's Directories and until 2008 by Ellmer Construction. The building is now used by Hampton Wick Surgery.



Grosmont House (now Inishowen, Tabard House and Bushy Court)

Completed in the same year as its neighbour at *Tudor House*, the developer had to wait seven years before he found a first occupiers - three fundholder spinsters. Though smaller than its sister house at “only” 16 rooms, it had a higher rateable value as a result of its plot size, which included a separate garden on the south east. This would still have seemed a mere country cottage to its next resident, Sir Polydore de Keyser (1866–1878). Born in Belgium in 1832, Polydore’s family moved to London where his father founded the Royal Hotel on the Embankment on the site of what is now *Unilever House*. Polydore became a naturalised British subject in 1853, took over management of the hotel in 1856 and in 1874 - whilst living in Grosmont House - rebuilt it as the 400-bedroom *de Keyser Royal Hotel* (see below). De Keyser was a member of the Hampton Wick Local Board but his style sometimes proved too abrasive for local affairs. Nevertheless, he went on to triumph in City of London politics becoming Lord Mayor in 1887 having founded the Guildhall School of Music along the way.



Sir Polydore de Keyser



de Keyser Royal Hotel

The last sole resident of *Grosmont House* (now called *Lyndhurst*) was William Woodman Lander (1888 until 1911) who was Secretary of the Imperial Ottoman Bank, an Anglo-French joint venture which carried out the functions of a central bank for the Ottoman government. Following his death, the main house was divided into three separate properties and became known as *Lyndhurst Mansions*. At the same time, a small strip of garden north of the house was split off and a two-storey house built. In 1934, the garden south of the original property was redeveloped to become *Bushy Court*, a set of eight flats arranged in a pair of two-storey blocks (see below). The developer was Dr K J Bhavnani (who qualified at the London School of Tropical Medicine).

In the early 1960s, the original house was demolished and a four-storey flat-roofed block containing 18 flats constructed. In recent years, an additional storey containing two penthouse flats has been added.



© Richmond upon Thames Local Studies

above: Plans of Bushy Court as submitted for approval in 1934.



above and below: **The Council-run Restaurant**

During World War II, hot meals were provided at a set price. Known at the time as the *British Restaurant*, the operation continued after the war when it became known as the *Civic Restaurant*.



Warwick Lodge (2 Upper Teddington Road)

Built in 1850 by a Mr Andrews, this 10-room two-storey house has a completely symmetrical façade with canted double-height bays, surmounted by prominent gables, flanking the central front-door which was set within an internal porch. Of more historic interest than the house itself is the structure on its southern flank which, with its elaborate parapet, looks like a former cinema or theatre, but which is actually the building which housed Hampton Wick's wartime British Restaurant. These were communal kitchens created in 1940 during the Second World War to help people who had been bombed out of their homes, had run out of ration coupons or otherwise needed help. Originally called 'Community Feeding Centres', the name British Restaurants was chosen by Winston Churchill. Hot meals were sold for a set maximum price equivalent to £1 in today's values. The movement was formally discontinued in 1947 but the Civic Restaurants Act passed in the same year allowed local authorities to continue serving public meals if they so wished. Twickenham UDC took advantage of this for a time but there is no record of when this ended. The premises (later called Phoenix House) have since been used for storage and warehousing but, under a recent successful planning application, this interesting link with the past is due to be demolished.

Poplar Lodge and Worcester House (now Elton Close)

These were two mid-Victorian houses containing nine and thirteen rooms respectively built in 1861 and 1865 by James Weston Clayton who owned *The Elms Park Estate* on whose land they were built. The properties were demolished in 1968 to make room for *Elton Close*, a development of 68 one- and two-bedroom flats contained in five blocks. It is interesting to reflect that the 1911 Census returns for the two original houses record that 13 people were resident whereas 75 people were listed in the 2000 Register of Electors at *Elton Close*.

Park Side, Bathacre Lodge and “Phantom House”

The 1863 map clearly shows three houses existing between *Grosmont House* and *Warwick Lodge* whereas the 1895 edition shows only two plus a large gap (see page 188). Moreover, entries in the Poor Rate Books do not support the presence of a third house. Was it a figment of the cartographer’s imagination or did it disappear as soon as had been built and mapped? Whatever the truth, the gap remained until the mid-1930s when it was filled with Numbers 4–8 Upper Teddington Road.

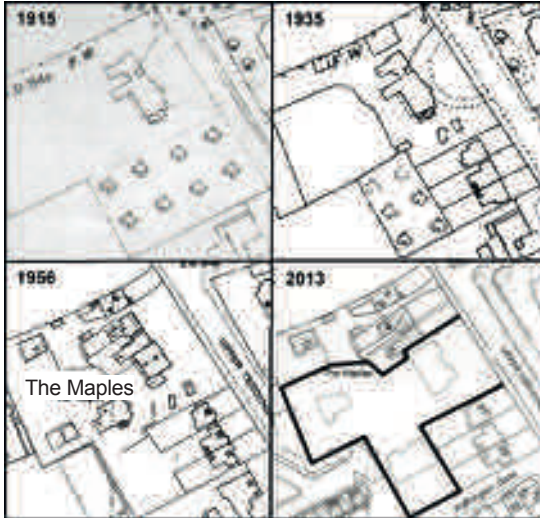
Park Side and *Bathacre Lodge* were built in 1866 by Edward Cox. The former property was a 14-room mansion whose first occupant, William Eykyn (1866 until 1886), was a City of London stockbroker. He and his wife Fanny lived there with their six children, five of whom were born at *Park Side*. The Eykins were followed by WD Johannes Meyer (1888 - 1929) who was born in Hamburg in 1843 and became a British citizen in 1878. Meyer was a merchant, trading in China and Japan.

The first resident of *Bathacre Lodge* was George Edwin Gill (1866 until 1892), a City of London pawnbroker and silversmith. Gill was followed by Edmund Cogswell (1892-1907) a Solicitor’s managing clerk. When the last resident Harry Mallinson (1915 - 1929) moved on, both houses were on the market at the same time. It is very probable that they were both acquired by Charles John Melvin, a local estate agent. Both houses were converted into flats and Melvin himself moved into *Park Side*. In February 1958, Twickenham Council approved an application (probably brokered by Melvin) by New Ideal Homesteads Ltd of Epsom to demolish the two houses and create a development around the new Beverley Road consisting of five blocks, each containing four two- and three-bed flats.

The Maples

The original house of this name was built in 1867 by Silas Galsworthy (for more on this developer, see Volume 2 page 60) for his own occupation. Galsworthy

suffered a heart attack and died very soon after moving in. The first long-term resident of the 15-room house was Henry Phillips (1871–1896) a retired member of the Indian Civil Service and a local JP. He was followed by Harry Matthews (1896–1926), a surgical instrument maker. Both occupiers also owned a separately listed piece of



land to the south of the plot which appears to have been developed as an orchard. During the 1930s, major changes took place both at *The Maples* and within its garden. The house was converted into six flats (numbered 1–2 and 5–8 *The Maples*) whilst two new blocks, each with two flats were built in the grounds: one unit on the same building line as the main house (9–10 *The Maples*) and the other in the centre of the



above: New developments on *The Maples*.

plot (3–4 *The Maples*). A bungalow (11 *The Maples*) was added in the 1950s.

In 2002 a successful planning application was made to split the site, demolish half the main house and several outbuildings (comprising all of the flats 1–5) and erect six houses (previous page) and a block of four flats. Completion is expected in 2015.

Glenmore and The Gables: Numbers 19 & 21 Upper Teddington Road

James Wood built these two substantial houses in 1885 (see 1895 section of the maps on page 188). *Glenmore*, built on land purchased from Richard Lack at *Tudor House*, had 10 rooms plus a five-room gardeners cottage. *The Gables*, built on land purchased from John Weston Clayton of *The Elms*, had 15 rooms.

Tragedy struck some early occupants of *Glenmore* soon after they moved in. Almachilde Primavesi and his wife Jessie Mary had newly arrived in the area from Swansea where Almachilde had been in partnership with his brother as General Merchants. Late on Maundy Thursday night in 1891, the couple arrived at the Catholic Church of the Sacred Heart of Jesus which was then located in Fairfax Road, South Teddington. The ground floor of the building served as a school and the upper floor, reached by a stone staircase, was used as a chapel. The Primavesis were taking their turn to watch at the Eastertide altar of repose. The only other person in the building was a priest who, while attending to the lights, accidentally set light to a lace curtain and a fire ensued. Jessie Primavesi rushed down the staircase into the road, shouting “fire” and her husband followed. However, when helpers and police arrived they found Almachilde lying dead on the stairs having apparently suffered a heart attack. Graphics accounts of the incident appeared in several papers, one of which used the parlance of the day to produce the bizarre headline: **Death in a Church from Excitement**. Jessie inherited the property which now included a land-holding previously owned by Polydore de Keyser

lying between the road and the railway line and stretching south to the railway bridge. Jessie remained at *Glenmore* and, in 1898, she married Richard Puxley. She eventually died there in 1927 having lived at *Glenmore* for nearly 50 years.

The house itself was built in the south-east corner of its extensive plot which ran down to the railway line. In 1937 Messrs Marsh & Sinclair proposed a scheme for 28 two-bed flats arranged in seven buildings and a service road set just within the garden space. Although approved by the Council, the scheme was never pursued. In the early 1960s, New Ideal Homesteads - who had just completed their Beverley Road scheme - submitted two schemes for providing 28 flats, both of which entailed demolishing *Glenmore* and utilising the total plot. The 1962 version would have used exactly the same design of building and street layout as Beverley Road whereas the 1964 scheme used a pair of larger accommodation blocks. In the event, it was only when *The Gables* and its plot was added to the mix in the late 1960s that a viable scheme was devised. Woffington Close, a development of 52 one- and two-bedroomed flats was opened in 1970 and named after a mid-eighteenth century Irish actress who came to live in Teddington towards the end of her life.

Infilling Between the Wars

Many of the owners of the original houses on the north-east side of Upper Teddington Road bought land across the road probably as kitchen gardens and orchards. The 1915 OS map (see page 188) shows two orchards on the south-west side of the road. The more southerly one, probably associated with Lyndhurst, provided the site for Numbers 13-17 which were built in 1927/8. The northerly orchard was probably associated with *The Maples*. Number 23/25 and Number 27, all designed by the same architect, were built upon it in 1934.

Warwick Road

This is Hampton Wick's only street consisting entirely of terraced housing - but this is no Coronation Street: Warwick Road is an exciting riot of red brick and elaborate terracotta flourishes. Jessie Primavesi sold the land, Albert Crundall did the building and the result was this development of 19 three-bedroom terrace houses mostly completed in 1900. For the most part, the design is typical of the late Victorian fashion: double height bays, round arch windows and porch entrances, elaborate terracotta pediments and scrolls above each pair of entrance doors echoed by the embellishment above the top central window of each bay. However one aspect of the design is dictated as much by necessity as by style: instead of the top of the double-height bay being finished with the usual hipped or gabled roof, the architect elected instead to extend the edge of the eaves forward to align with the front of the bay. This required the addition of cantilevers to support the weight of those parts of the roof which are not sitting on the front wall of the bay. This is achieved by prominent terracotta corbels projecting from the party walls and end walls of the terrace, supplemented by smaller carved wooden composite brackets supported on small terracotta corbels mounted by the top storey side windows. The final flourish is that the pebble-dash eaves follow the curve of the smaller bracket to meet the front wall. It is not clear what practical purpose if any





above: The flamboyant architecture of the Warwick Road houses partly results from the strangely complex design needed to support the roof.

is served by this complex design but Albert Crundall was clearly not a man who sought to avoid complexity: a few years after he built Warwick Road, he changed his name by a deed poll from Albert Edward Bechely Crundall to Albert Edward Bechely Bechely-Crundall ...

There was considerable controversy over the building of the houses in Warwick Road. According to the local Council, the houses were said to have been built with pumice-bricks, which they claimed being very soft were liable to crumble after a few years. Action, with legal advice, was taken by the Council to prevent further building, after a few had been erected, but, as there was no law to prevent Crundall from using this material, the Council lost their case. Nevertheless it is a fact that, according to the street directories for the early 1900s, several properties became

empty for three or four years after their initial occupation but whether this was to correct a material or design fault can not be established.

Warwick Road is a cul-de-sac cut off by the railway. At the corners with Upper Teddington Road are two light industrial sites. Originally the unit on the south corner was the home of the Warwick Hand Laundry, but

from 1911, like its companion opposite, it became a site of the Redio Co Ltd who manufactured impregnated polishing cloths which they exported widely. The company was founded in 1910, five years after Brasso was introduced. For the first 10 years, the company also had an operation in Fore Street in Edmonton but they consolidated into the two Warwick Road sites. They ceased operation in 1950 and the southern factory was later used to make Raspberry Topsy Lollies. A favourite pastime of the local youth at the time was to “acquire” dry ice from the factory and drop it down a grating in the gutter - the resulting “smoke” would make it appear the drain was on fire! The two sites have since been totally

redeveloped and, now known as *Protocol House* and *Como House*, are used by Calmet Laboratory Services, part of Lazgill Precision Engineering which is based in Vicarage Road.



Numbers 1–11 Upper Teddington Road west

By 1900, the triangular area at the extreme south-west end of Upper Teddington Road was one of the few parts of the original nursery-lands that had either not been developed or at least “been spoken for”. Indeed, Messrs Estcourt & Ormsby were nurserymen still using this area according to the 1902 Kelly’s Directory. According to the 1900 Poor Rate Book, the land still belonged to Jessie Puxley of Glenmore. She may therefore have been behind a planning application, approved in March 1900, which would have used the whole plot to build eight houses in the triangle and a further two on the opposite corners at the east end of Warwick Road. The scheme was never built and instead she sold the land off in a series of separate transactions during the first decade of the new century.

The first property built in 1902 was called *Walliswood*. It became Number 11 Upper Teddington Road and was sited to the left of the Baptist Chapel.

Brynymor and Craiglais: 1 and 3 Upper Teddington Road

This substantial pair of seven-room houses were built in 1904, possibly by Joseph Cassé who was a builder by trade and lived in *Brynymor* from 1905 - 1914. Until 1950, the houses survived as two single dwellings, but first Number 1 and later Number 3 were divided into flats. In 1980, the ground floor of Number 3 became the Hampton Wick Surgery with the ground floor of Number 1 following in 1984. By 2003 almost all the interior space had become used by the practice with some residual staff accommodation. With the move of the Hampton Wick Surgery to *Tudor House*, the buildings have been reinstated and refurbished as five-bedroom private houses. The cream and red polychrome brickwork looks as pristine as it would have when first built in 1904 - as do the newly reinstalled chimney stacks.

Pembroke Engineering Works: 7–11 Upper Teddington Road

Walter Desmond Fair was born in 1873 in Madras. His great grandfather had been a General in the Honourable East India Company's Service on their Madras Establishment; his grandfather and father also saw service there but Walter's parents moved to the UK soon after his birth and settled in Teddington. After he left school he became a bank clerk and later worked in an importation company but by 1910 he was trading as Walter D Fair & Co. Automobile Engineers. His showroom was just off Leicester Square and, having bought a plot on Upper Teddington Road, he used half of it to build the Pembroke Motor, Marine & General Engineering Works at Number 7, a simple single span steel building. The first engines produced by the company were American Waterman two stroke inboard and outboard engines built under licence. The outbreak of the First World

War severely curtailed the production of marine engines with production facilities given over to making Hyland Cocking levers for machine guns and a range of aircraft fittings for the Sopwith Aircraft Company in Kingston.



In 1919 the Admiralty asked Fair's to look into the possibility of producing their own units. The results were the K1 and K2 single- and twin-cylinder two stroke engines which were virtually clones of the 1916 American Waterman engines. However, one of the many innovative products produced by WaterMota in the initial years was a variable pitch propeller which could be set to allow speed, ahead, astern and neutral by altering the propeller's pitch. This was in production until the late 1990s.

In 1932, Walter Fair doubled the floor space in the factory, converting it into a double-span structure and incorporating *Walliswood*. The address now became 7-11 Upper Teddington Road .

The mid-1930s were a watershed for the company with changes to both the product line and to the management. Fair's dropped out of outboard production - although they continued with production of the inboard K series until 1955. They also bought in a Ford car engine which they converted to marine use, an approach which was to prove the mainstay of the next phase of company development. Walter Fair was preparing to hand over the reins to his son Colin and retire to his home at 13 Glamorgan Road. The company name was changed to Watermota Ltd and by 1941 the operation had moved to Newton Abbot where it still trades.

The *Pembroke Works* now became home to another start-up company. Before the war a Mr Lazarus and a Mr Gilmour had set up a furniture manufacturing business in Tottenham, known as Lazgill. However the business was commandeered for the production of wooden aircraft propellers. Thus introduced to the world of wartime production, the two partners then set up in business at the Pembroke Works as Lazgill Aircraft Ltd Aeronautical Engineers, manufacturing aircraft parts for the Hawker Factory in Kingston. At the end of the war, Lazgill's returned to their roots, making knobs and knockers to be used on furniture along with jigs and tools for the furniture manufacturing process itself. The operation now employed around 20 people. In the 1960s, the company changed its strategy from being a manufacturer in its own right to being a service company offering sub-contract precision engineering to other manufacturers. As a result Lazgill were now manufacturing parts for applications as diverse as beer keg connectors, universal ball-joints and underwater surveillance craft. However, factory premises designed for the manufacture of basic marine engines were no longer suitable in precision manufacturing. Lazgill successfully sought planning permission to totally redevelop the site but were then able to remove the business to a much larger site at 1 Vicarage Road. The Pembroke Works were therefore sold by Lazgill's in the mid-1990s to the current owners, Europa Hand Car Wash.

Baptist Church: Number 11a Upper Teddington Road

In 1879 the Kingston Baptists (also known as the Union Street Church) started a Sunday School with 13 scholars in a rented room above a shop - possibly Number 35 - in the High Street. The numbers gradually increased until the room became too small for the work, so in 1890 the Mission moved to the Assembly Rooms in Park Road. Here, in addition to the Sunday School, evening services were added. By 1905 there were about 160 children on the register, with an average attendance of over 100, and the evening services were also well attended.

The current site of the Baptist Church on Upper Teddington Road was purchased via a loan for £220. By 1905, the congregation had raised sufficient funds to repay the loan and build a church. A stone-laying ceremony was held on 2nd August 1905 and five inscribed stones were laid in the front wall. The building was completed in just a couple of months at a cost of £950 and the opening service was held on October 25th 1905. The architects were Edward Carter and Clarke Ashworth of Eden Street, Kingston.

A Sunday School Hall was built at the back of the church and opened on 13th February 1935. In October 1940 the Mission was closed because of financial hardship caused by the war. Between 1942 and 1945 the church buildings were requisitioned as an emergency Rest Centre for anyone made homeless by the war, and two brick-built air raid shelters were erected on two sides of the church hall.



The church reopened in 1947 and became independent of Union Street in 1955. The hall was used by a Montessori Nursery School in the 1970s

Old Bridge Street

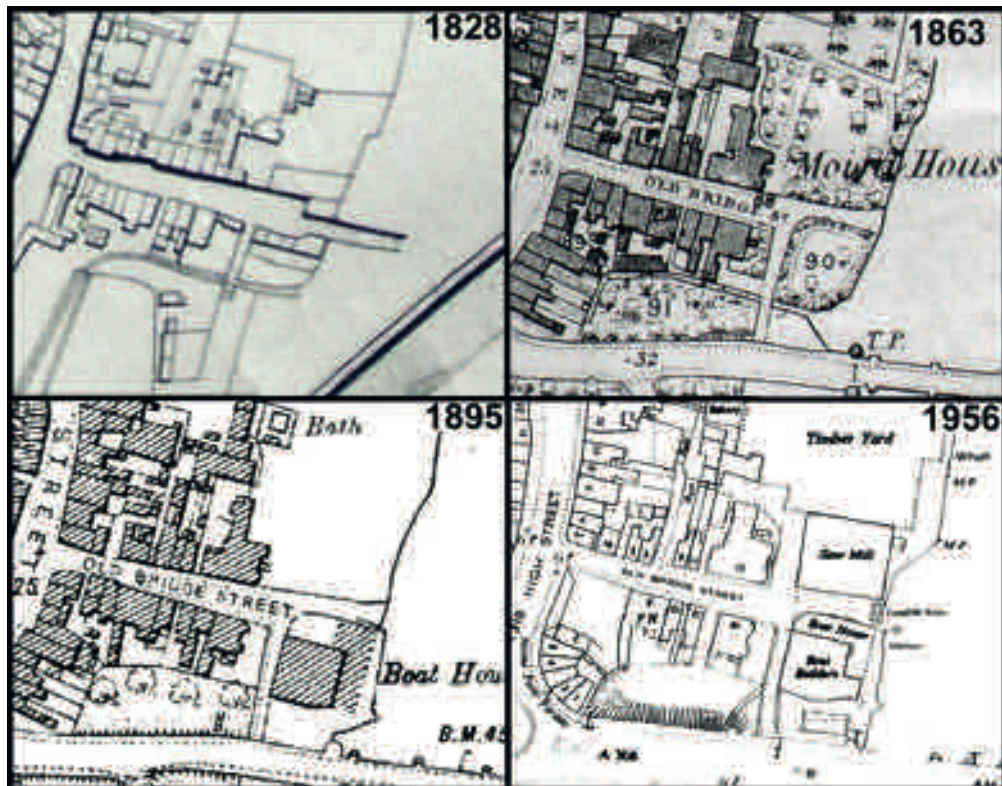
Once one of the busiest thoroughfares in Hampton Wick, Old Bridge Street is now something of a backwater. A double clue to this change lies in the street name itself. “Old Bridge Street” not only reveals a bridge that is no longer there; it also correctly identifies the street as indeed being “old”. So old in fact that almost all of the original building stock reached its “end of life” long ago and was demolished. So, apart from three early Victorian properties near the junction with the High Street, the buildings are less than 20 years old.

A bridge existed at the foot of this street since around 1190. Made of wood, it was so narrow that only one cart could cross at a time. A description of the bridge written in 1710 records: *“The great Wooden Bridge hath 20 interstices: two in the middle wide enough for barges ... it had 22 piers [piers] of Wood and had in the middle two fair Seates for Passengers to avoid Carts and to sit and enjoy the delightfull Prospect”*. In 1567, Robert Hamond, a Kingston brewer - who was also a benefactor of both Kingston and Hampton Grammar Schools - donated a sum of money to make it a free



above: Kingston Bridge around 1800.

Watercolour by Thomas Rowlandson, courtesy of Kingston Local Studies



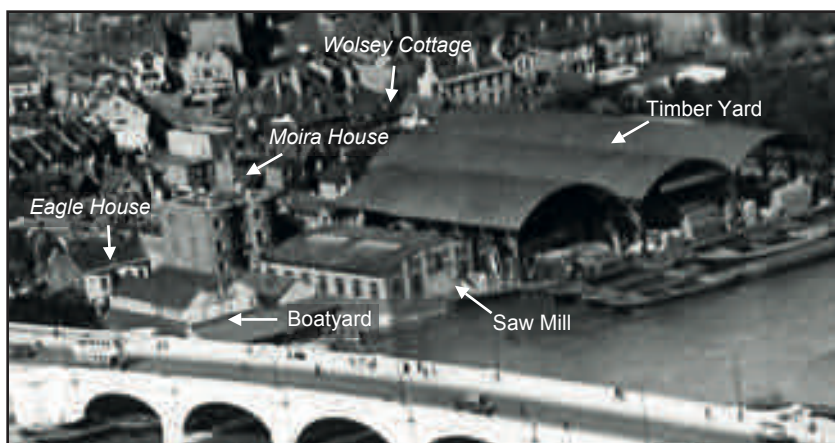
above: Old Bridge Street - Kingston upon Thames

In the absence of a picture of Old Bridge Street, Hampton Wick this 1900s image of the Kingston equivalent must suffice. Note the pub on the right and the Gridley sheds at the river end - he had yards on both sides of the river.

bridge “forever”. Nevertheless, the Kingston authorities were able to supplement this by making a virtue out of the narrowness of the bridge. They levied a fine on any carter who proceeded onto the bridge if already occupied by another cart. The proceeds made a handsome contribution to the maintenance of the structure.

The bridge must have been a potential bottleneck especially at the time of one of Kingston’s three annual fairs. The patience required of carters awaiting their turn to cross the bridge is often put forward as the reason why the village had so many pubs to distract them - two of these were in Old Bridge Street itself.

Bridgeman’s 1711 map (see page 138) shows buildings on both side of the street. The 1828 map on page 208 was drawn the same year the old wooden bridge was finally replaced by the new stone structure upstream, and shows details of the buildings. By 1863, many of these were owned by Philip May who himself lived in the largest property, *Moira House*. Built in the late eighteenth century, this three-storey house had double full-height round bay windows on its river-facing facade (see 1930s aerial photo below). Philip May also owned and had enlarged *Eagle House* on the other side of the street. The foreshore in front of each of these two properties was developed in the 1890s by the then residents of these two houses. In 1894 Henry Tooley of *Eagle House* set up a boat building yard. Two years earlier James Gridley had acquired *Moira House* and set up a



saw-mill in its garden. He housed some of his workers in the cottages alongside the house. In 1904, Gridley acquired Wolsey Cottage at Number 4 Lower Teddington Road. Its ornamental garden and orchard (which bordered on *Moir House* itself) provided him with the land he needed to establish an extensive timber yard alongside the sawmill.

When Gridley moved out of *Moir House*, it became used as one of the Kingston Guardians' Scattered Homes for Children (aka The Workhouse). The 1911 Census reveals that 37 boys between the ages of 7 and 15 were living there in the care of just three female residential staff. When the Home closed in 1915, the building became something of a white elephant, on occasions being used for furniture storage or temporary offices. During World War II the building began to be used as a care home for 12 elderly residents (mainly couples). This arrangement lasted until around 1960 when *Moir House* and much of the rest of the property on Old Bridge Street was either demolished or converted into offices.

The south side of the street - apart from the Boatyard - was completely flattened. The east end of this site was used as a public car park. The west end was used by Kingston Bridge Autos for their business dealing in used service vehicles such as ambulances and minibuses.

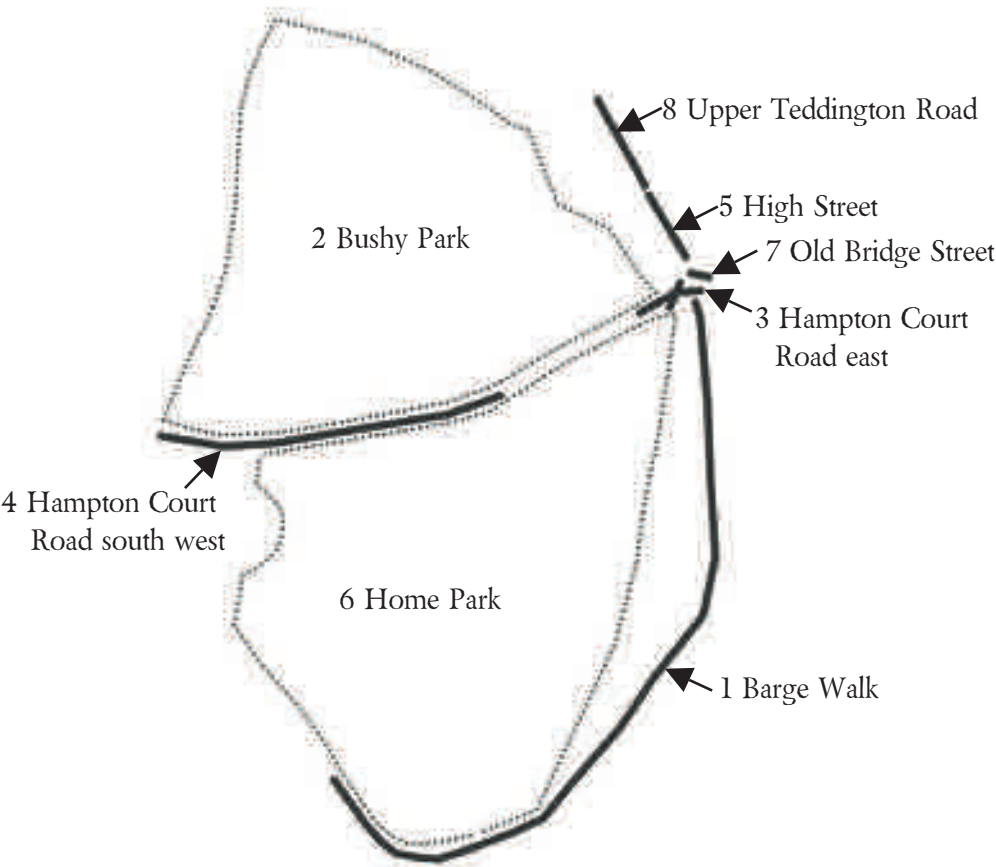
All this changed in 1996 when *Wren House* was built at the High Street end of the site and *Jerome House* at the east end. The latter development included provision of a 16-space public car park with its entrance located between the two properties.

On the north side of the street, Number 1 had become a solicitor's office and 3-5 has long been the South East Office of the Royal Air Forces Association. Number 9/11, two cottages in the corner of the Timber Yard remained intact but mainly unoccupied. The site of *Moir House* also became part of the Timber Yard itself.

The original Gridley Timber Yard continued trading until the late 1990s - (from 1924 as Gridley Miskin and from the 1980s as Harcros) - when it was moved to the Old Gas Work site on Sandy Lane. In 2001, permission was granted for a complete redevelopment of the original James Gridley Old Bridge Street site to provide 41 apartments arranged around an 18-berth marina. The project, which was completed in 2004, included a 16-unit affordable housing scheme fronting onto Old Bridge Street itself. There was provision of a riverside walk across the front of the marina development. For the first time, the public are able to walk by the Hampton Wick riverside from road bridge to railway bridge.



Above *The White Horse* on Old Bridge Street



Walk	Location	Distance (metres)	Number of POI's*	Start page
1	Barge Walk	4000	11	215
2	Bushy Park	n/a	6	223
3	Hampton Court Road East	300	13	229
4	Hampton Court Road South West	700	51	239
5	High Street	400	39	265
6	Home Park	n/a	8	289
7	Old Bridge Street	150	9	295
8	Upper Teddington Road	350	23	299




* Points of Interest

PART TWO: EXPLORING THE PRESENT

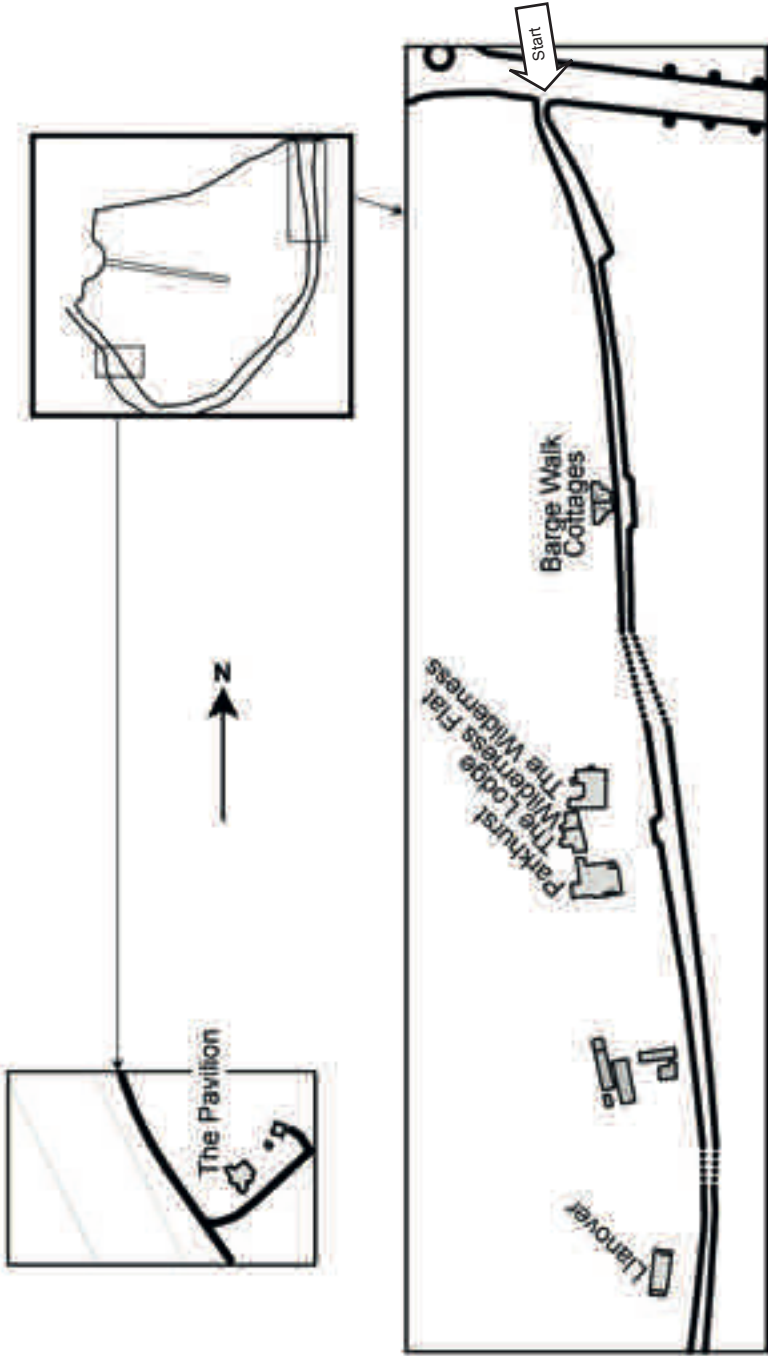
Walking Guides

There is so much interest and enjoyment to be had by walking the streets of Hampton Wick with eyes open, curiosity aroused and time to see and enjoy the surroundings. To encourage and inform that interest is the purpose of the remainder of this book.

It is probable that most people think of a street as being primarily a thoroughfare - a place of passage from one location to another. Their principal focus is on getting swiftly and safely to their destination and the immediate surroundings are of little consequence. However, a street is also a public space, bordered by frontages of (mainly) private properties - frequently on both sides of the street. If these properties are of sufficient interest to catch the walker's attention, then the street becomes like a corridor in a museum or gallery - a place where you are more inclined to saunter along, pausing to examine and enjoy one exhibit before moving on to the next. We are fortunate that our streets in Hampton Wick so amply repay time invested in such an approach.

The second half of this book is therefore specifically designed to help those wishing to go out and see what has been bequeathed to us by the former residents, architects, developers, financiers and legislators who helped to create today's Hampton Wick. The material in this section is arranged as a series of six walks (see opposite), each beginning with a brief overview of the street/area and its history together with a detailed street plan. The walk starts at house number 1 and describes in words and pictures exactly what is to be seen on each side of the road. For most of the walks, the left hand page refers to the (odd-numbered) building(s) on the walker's left and vice versa. Exceptions are marked with a manicule in the bottom margin . The walker's attention is drawn to English Heritage Listed Buildings  and to Buildings of Townscape Merit as designated by the London Borough of Richmond upon Thames . Where appropriate the walker is also referred to relevant material in the first part of the book thus: [123].

Walk 1 - Barge Walk
4K metres with 11 Points of Interest
(or 1km with 10 Points of Interest missing out The Pavilion)



WALK 1

• BARGE WALK •

Brick by Brick

The Barge Walk - otherwise known as The Duke of York's Terrace - runs along the Middlesex shore of the river between Kingston and Hampton Court road bridges. The route came into existence around 1700 and was initially used by river boatmen and their horses, for whom the wide grass verge was an important pasture. The land belongs to the Crown Estate. It is officially closed to general motor traffic but does provide access to the nine properties built along its length. A wharf beside Kingston Bridge was used to transport coal for Gas Works on Sandy Lane and is now a favoured mooring for houseboats.

KEY:



Point of Interest is on the left



Point of Interest is on the right



Building Listed by English Heritage



Building of Townscape Merit



left and below: **Kingston
Bridge Moorings,
Barge Walk**

The wharf was used by coal barges supplying the Hampton Court United Gas Works up to World War II. It is now a much-sought-after site for mooring houseboats.





above and below: **Barge Walk Cottages**

A single cottage, used by the Thames Conservancy and known as Wilderness Cottage used to be on this site. The present pair of cottages date from 1890 and provided staff accommodation for Hampton Court Palace.





above: **The Wilderness**

This is the name given to the meadowland lying between the Barge Walk and the park. The section shown above used to be allotments.

below: **Minima Yacht Club boat park**

Minima have been sailing on this stretch of the river since 1885. Their club house is opposite on the Kingston bank.





top to bottom:

*The Wilderness,
Wilderness Flat and
The Lodge*

All originally part of the same property built around 1800 by the Corporation of the City of London - who owned the river navigation. George Cox Bailey lived here for 49 years from 1853. The 1911 Census reveals it had 12 rooms. *The Lodge* was split off in 1944 and *Wilderness Flat* in 1967.





above: *Parkfield*

This 21-room mansion was built in 1889 and, rates-wise, was the most expensive building in Hampton Wick. Split into flats in 1968, it was later bought by Michael Apted, film director, producer, writer and actor who reinstated it as a single house.

below left to right:

This wonderful garden with its recently reconstructed glasshouse and buildings used to be part of *Parkfield*. Its current owners are keen gardeners ... but living in a local high rise development. *Llanover* completed in 2013, is the third house to be built on this site since 1935.





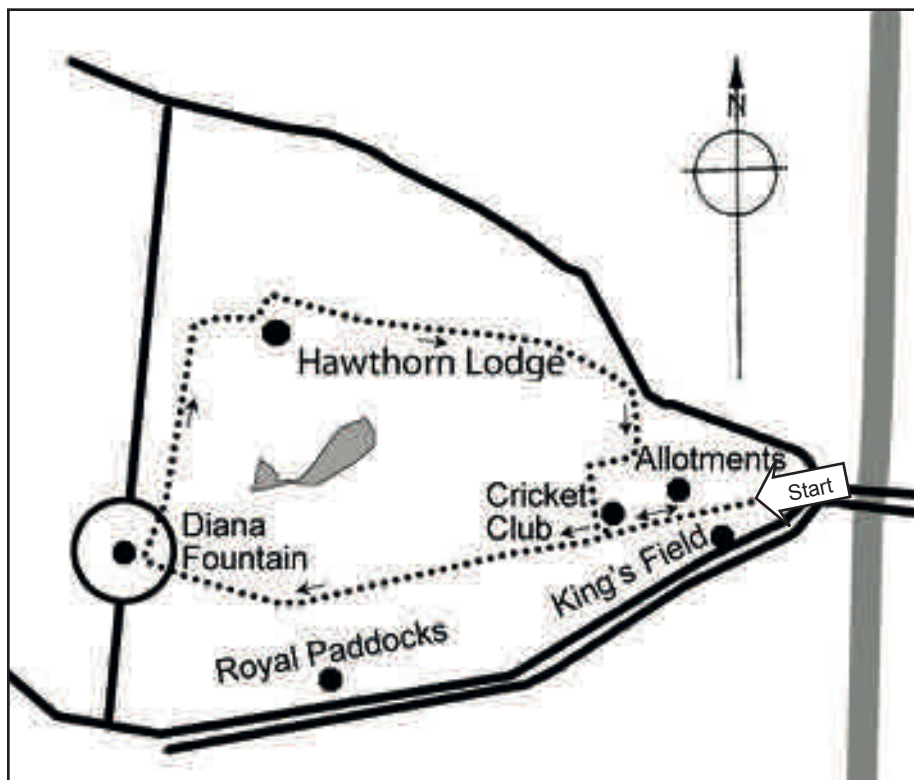
above: The Pavilion

This building is the sole survivor of four identical Pavilions built in 1701 around his bowling green by William III [122]. They were lived in by a succession of minor royalty until they became so dilapidated that even their servants refused to live in them. In 1855, the other three pavilions were demolished and this remaining example was heavily renovated and enlarged.

It became a grace-and-favour property for the next 110 years. One of the residents in this period was Ernest Philip Law. Although perhaps the foremost Hampton Court antiquarian, he nevertheless infuriated the neighbourhood by building the side extension to the house and annexing three acres of Home Park to extend his garden and privacy.

In 1964 HM Queen surrendered The Pavilion to The Crown Estate who now lease it out. Most recently, they negotiated at £10m 120-year lease - with planning permission to build on the site of the other three pavilions.

Walk 2 - Bushy Park 4km with 6 Points of Interest



The walk starts and finishes at the Church
Grove entrance to Bushy Park - opposite
St John the Baptist Church.

WALK 2

• BUSHY PARK •

Brick by Brick

Bushy Park covers over 1,100 acres (450 hectares) and is the second largest royal park in London. Having been a major part of the pre-Wolsey Hampton Court manor land, its emparkment (which started around 1510 [37]) not only meant it still retains many mediaeval agricultural features but also has ensured that the park has been exclusively protected and preserved as open space. Even the presence of 5,000 troops in the park during World War II has been successfully erased. The result is that, even though it provides a delightful place to walk and enjoy, there is very little of historical significance to explore.

KEY:



Point of Interest is on the left



Point of Interest is on the right



Building Listed by English Heritage



Building of Townscape Merit



above: **King's Field Skateboard Park** 📍

For many years a Mecca for local skateboarders and BMX bikers, this latest £160,000 revamp of the skateboard opened in May 2011. A group of the young enthusiasts worked with Richmond Council and Richmond Youth Partnership, to plan what type of ramps and jumps they wanted. The ambitious design includes a technical street course and a large jump box.

below: **The Royal Paddocks Allotments** 📍

Where once kings and queens grazed their racehorses, there are 202 plots available for rent at £24 per year. King George V granted the land in 1921 for "the labouring classes of Hampton Wick and South Teddington".



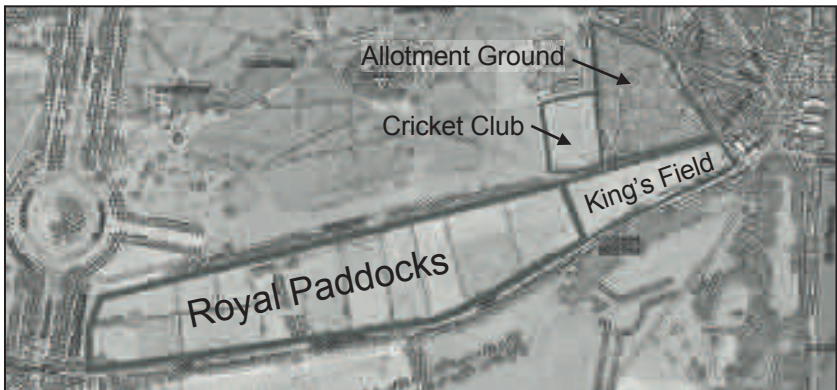


above: **Hampton Wick Royal Cricket Club** 📍

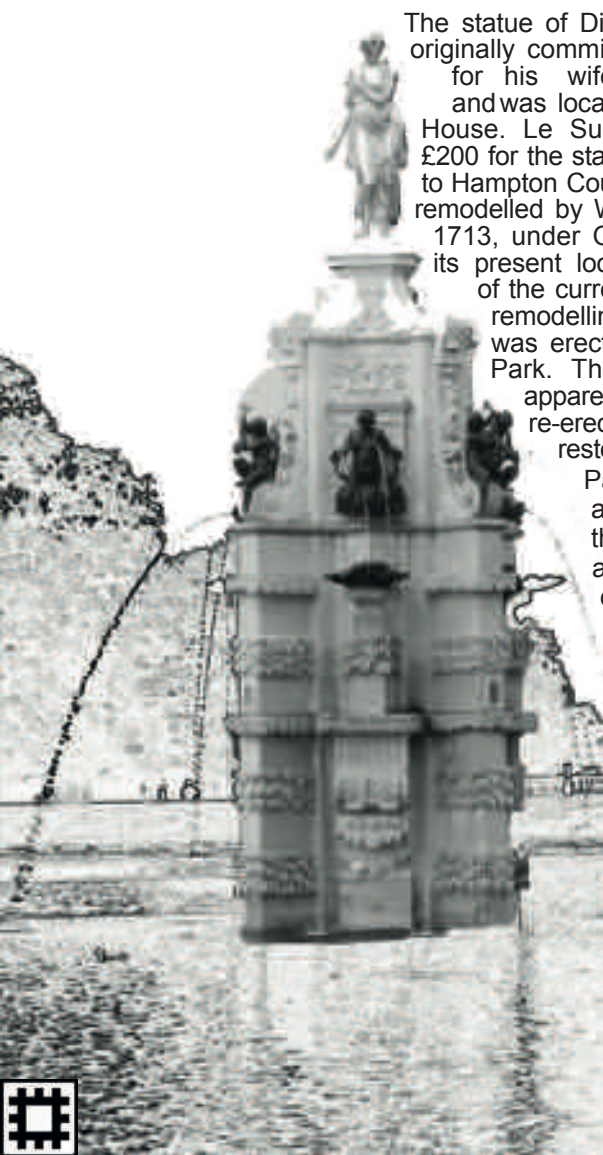
Formed in 1863 by the local Vicar, the club has recently celebrated 150 years of continuous playing on this same ground. The club has four Saturday teams, a Sunday XI and a successful colts section with more than 200 members. The new pavilion opened in 1988 after the previous one burned down.

below: **The Royal Paddocks** 📍

Hidden behind high walls is an area of Bushy Park stretching from the end of the King's Field to just beyond the playground. The Royal Paddocks at Hampton Court are still in use today and are the last remnant of the former Royal Parks still to be owned by The British Monarchy.



below: *The Diana Fountain (Grade I Listed)* 📷



The statue of Diana by Hubert Le Sueur was originally commissioned by Charles I in 1637 for his wife, Queen Henrietta Maria and was located in her garden in Somerset House. Le Sueur submitted an invoice for £200 for the statue (today £1m). It was moved to Hampton Court by Oliver Cromwell in 1656, remodelled by William III in 1690 and then in 1713, under Queen Anne, it was moved to its present location. The top, scrolled part of the current base was part of the 1690 remodelling. The lower rusticated part was erected for the new site in Bushy Park. The central figure was gilded, apparently for the first time, for its re-erection by Queen Anne. A major restoration project by Historic Royal Parks in 2009 saw the statue and setting fully refurbished, the main figure regilded and all 28 water-jets functioning once more.



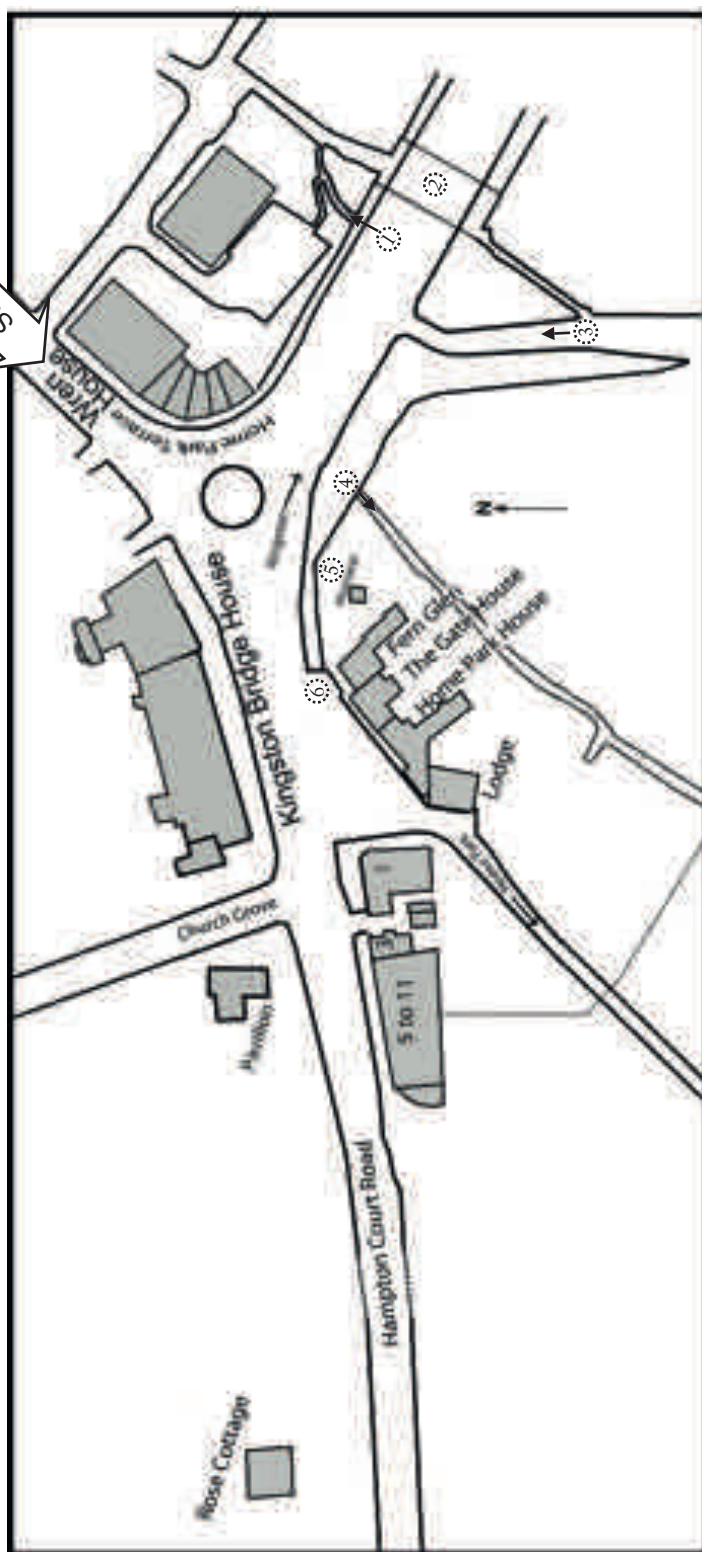
above: *Hawthorn Lodge* 🇬🇧

Hawthorn Lodge was originally built for the keeper of Harewarren Park in the late 17th century. It was located on the boundary between Harewarren and Middle Parks. It became redundant as a keeper's lodge in 1713. Soon after, it was later enlarged and divided to provide accommodation for servants of the Duke and Duchess of Clarence (later William IV and Queen Adelaide) who were living up the road at *Bushy House*.

It remained in grace-and-favour occupation until the 1930s when it was passed to The Crown Estate.

Walk 3 - Hampton Court Road East End 300 metres with 13 Points of Interest

Start



WALK 3

• HAMPTON COURT ROAD •

EAST END

Brick by Brick

At its eastern end, Hampton Court Road - now free of the constraints of the park walls - radiates in many directions: Church Grove, Bridge Foot, Bridge Approach, Barge Walk and Home Park Terrace. This walk starts on Bridge Foot and climbs onto the Bridge Approach. It descends by the steps at ❶ passes under the flood arch ❷ - revealing the three separate bridge structures - then remounts ❸ to bridge level via the end of Barge Walk. It crosses the stream carrying the overflow from Rick Pond 1.5 miles away and disappearing into a culvert ❹; then, passing the War Memorial ❺ erected in 1921 it finally arrives at the elegant splendour of Home Park Terrace.

KEY:



Point of Interest is on the left



Point of Interest is on the right



Building Listed by English Heritage



Building of Townscape Merit



above: *Wren House*
2a/b/c High Street

This development of 12 x 2-bed flats was completed in 1996 and named after Sir Christopher Wren, architect of the “new” Hampton Court Palace.

below: *Home Park Parade*
High Street

These five lock-up shops were built around 1910 to replace the properties demolished when trams first came across Kingston Bridge [145]





above: *Bank House*

High Street

Built in 1935 as a gas showroom, it was acquired Allied Irish Bank (now part of HSBC) in 1970.

below: *Kingston Bridge House*

Church Grove

Completed in 1960, this was Hampton Wick's first high-rise office block. It is now an accommodation hall for Kingston University.





Kingston Bridge

This page, top and middle: When Edward Lapidge's stone bridge was first opened in 1828, its width was entirely adequate for the traffic of the day.

This page above: Two lines of tram tracks were laid across the bridge in 1906. The arrival of trams, which also coincided with the start of steam and petrol-driven transport, turned the bridge into a dangerous traffic bottleneck.

Opposite page top and middle: A new bridge built upstream of the original completely solved the congestion issue.

Opposite page bottom: When the EU decreed that bridges on all major routes in Europe should be capable of accommodating 44-tonne lorries, the government were faced with completely closing Kingston Bridge whilst it was strengthened. In the event, yet another bridge was built on the upstream side to provide extra capacity whilst alterations were undertaken on the existing structures. The new five lane bridge was completed in 2001.





Home Park Terrace

This page above and below:

Fern Glen built in 1890 was not always at the end of the row. The shop house advertising teas in the postcard below were demolished when the bridge was widened in 1913.

Opposite page top to bottom:

The Gate House reputedly built in 1727, Home Park House is c1800 and Hampton Wick Gate Lodge c1830. Together these houses form an elegant approach to Home Park. The forecourt was remodelled by Historic Royal Palaces in 2010.







above and below: *Old King's Head aka The Kings Head*
1 Hampton Court Road

The original pub was built by George Moore around 1850. It is seen below in its last year before being replaced by the present more substantial building. For a brief period in the late 1990s the premises were used as a sound studio but returned to being a public house, possibly connected with the arrival of the university students in *Kingston Bridge House* opposite.



right:

3 Hampton Court Road

This 4-room house built in 1865 was typical - and the last survivor - of several that existed at this end of Hampton Court Road. It is now part of the *Parkgate* development next door.



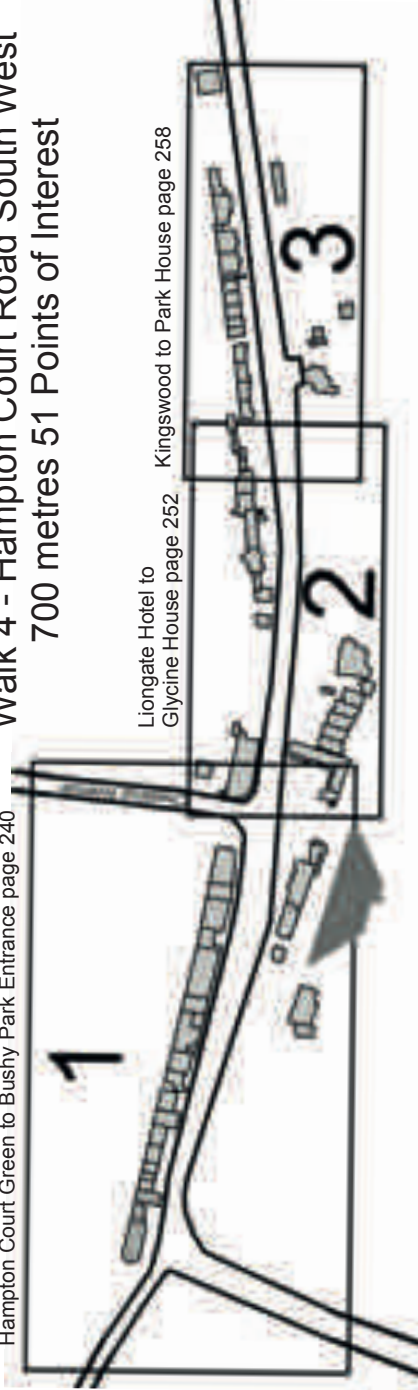
below: ***Parkgate*, 5 - 11 Hampton Court Road**

This striking building was erected around 1850 by Henry Wheeler, as a warehouse and showroom for furniture business. This remained in the Wheeler family until 1958. The building became a wholesale stationers for the next 40 years. In the recently completed redevelopment, the original building (being a Building of Townscape Merit) has been retained and refurbished. A second floor and a side extension have been added and the whole complex now comprises three office units, seven residential apartments and an end of terrace residential cottage (i.e. Number 3 above)

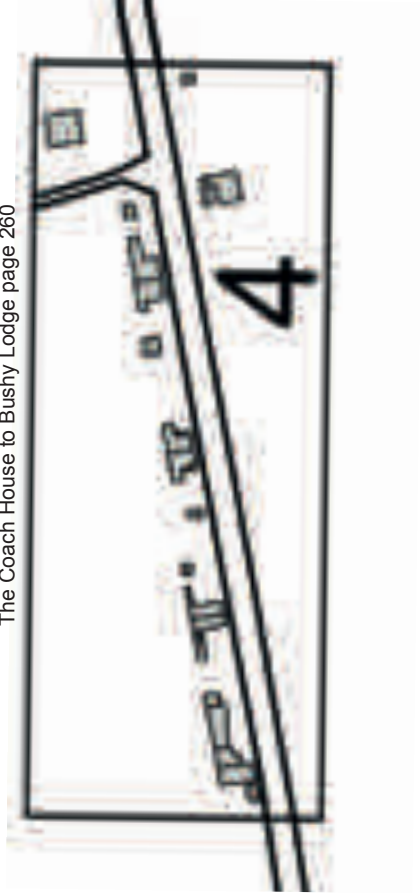


Walk 4 - Hampton Court Road South West 700 metres 51 Points of Interest

Hampton Court Green to Bushy Park Entrance page 240



The Coach House to Bushy Lodge page 260



WALK 4

· HAMPTON COURT ROAD ·

SOUTH-WEST END

Brick by Brick

The south west end of Hampton Court Road is probably less well-known to most residents of Hampton Wick. The walk starts at the corner of the Green and leads towards Hampton Wick and Kingston Bridge. The buildings are almost all on the Bushy Park side of the road. To begin with, the properties are tightly spaced and were originally the homes and shops of the traders serving the permanent residents of the Palace. Later many of the properties became restaurants servicing the general public who came to visit the newly-opened palace and grounds. Grander houses start appearing along the route but they - and the walk - stop altogether at the entrance to the Royal Paddocks. Nevertheless in this short distance, there are 14 Grade I and II listed sites and 13 Buildings of Townscape merit to enjoy.

KEY:



Point of Interest is on the left



Point of Interest is on the right

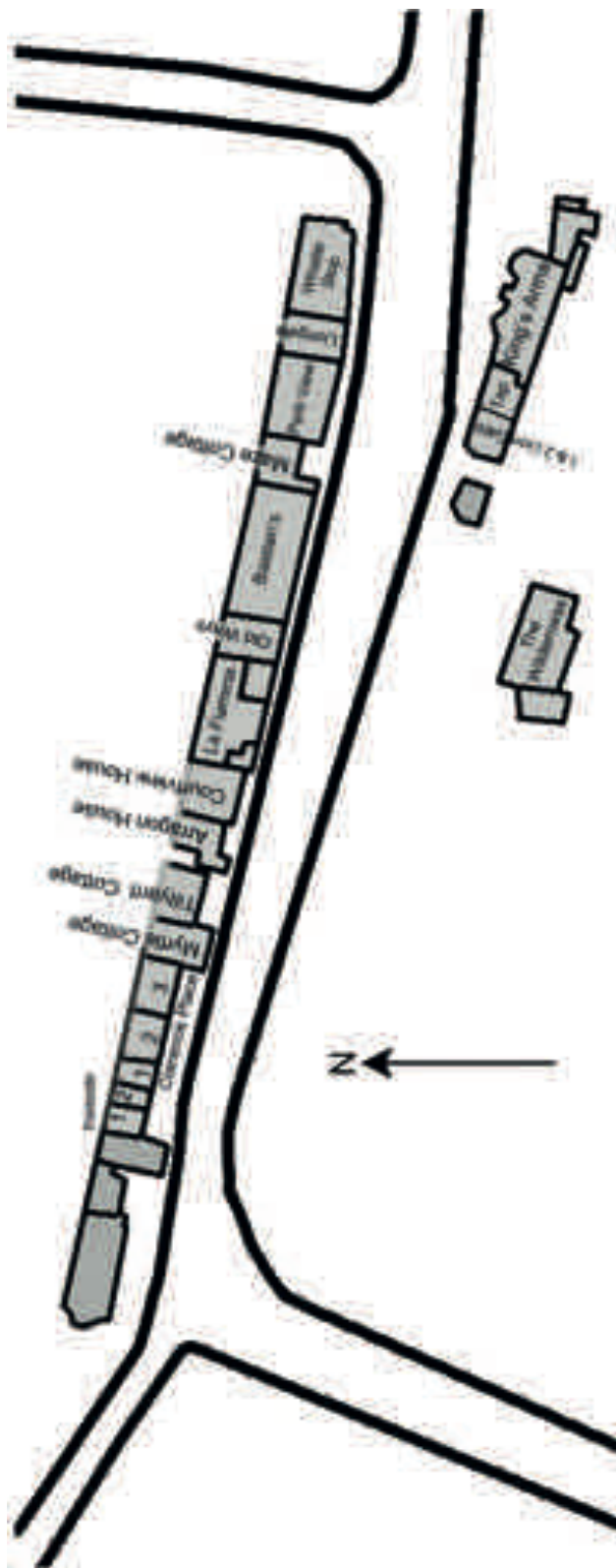


Building Listed by English Heritage



Building of Townscape Merit

Section 1 - Hampton Court Green to Bushy Park Entrance





above: **1 and 2 Parkside**

The original buildings on this site date from 1756. The current cottages, together with *Clarence Place* (below) served as a restaurant in the early 1900s [71]. The parish boundary passes through the leftmost window of Number 1

below left to right: **1, 2 and 3 Clarence Place**

aka 1 *Clarence Place Restaurant*, *Clarence Cottage* and *Norfolk Cottage* respectively

The present row of cottages were built around 1825 by Joel Hetherington, the local butcher and an astute property developer.





top: *Myrtle Cottage aka Bushy Park Cafe*

The cottage was built by Martha Hampton around 1870 and for many years was Pompeo Ferrario's tea rooms (hence the shop front). By the 1960s it had become the offices of a firm of accountants.

above: *Tiltyard Cottage*

Rose Cottage was built on this site in 1839. Actress Ellen Terry lived there around 1880. The building was damaged beyond repair by a bomb in May 1940 and the current property replaced it in 1969.





above left and right: *Arragon House and Courtview House*

A pub and stable yard once stood on this site in the early 1700s but was replaced by a house and shop around 1830. John Ive acquired them both and established a very successful butcher's business which ran through several generations. He also owned many of the properties at this end of Hampton Court Road. In 1911, the original shop - almost inevitably - changed from being a butcher's to become Ive's Cafe. This enterprise finally closed in 1971 and the premises were used as offices.

Five years later, a disastrous fire (*below*) completely destroyed the structure. Of the replacement buildings, *Courtview House* is a multi-unit office complex completed in 1977 and Arragon House is a four-bedroom town house built in 2000.





above: *La Fiamma* (ground floor and basement) and *Old Park House* (first floor)

This is the last restaurant remaining on a section of road which, in 1905 when the photograph below was taken, boasted seven. Whereas the original restaurant occupied the whole building, the first floor has now been converted into a maisonette.





above: *Oldways* formerly Hampton Court Post Office

Built around 1870, this attractive little property served as the local Post Office until the last post-master retired in 1931 and renamed it. The original property was a two-up two-down sitting only on the front part of the plot with the neighbouring *Old Park House* occupying the back.

below left to right: J P Garage and *Bastian Annexe*

The garage premises originate from around 1840 when they were used as a dairy, later becoming successively a petrol station and car showroom. The plot on the right was bought by John Ive in 1844. On his death, it was sold to the brewery as an annexe to their *Queen's Arms* next door (now *Bastian's*).





above: *Bastian's* formerly *Queen's Arms Hotel or Inn*



This imposing edifice was built in 1866 following a fire which had destroyed the original baker's premises.

Little has changed since the photograph (left) was taken in around 1900 although the pavement-level cellar delivery doors have recently been bricked up.

The *Queen's Arms* continued as a public house until the early 1970s. It reopened as *Bastian's* restaurant in 1973 and continued trading until 1995. It is now a private house.



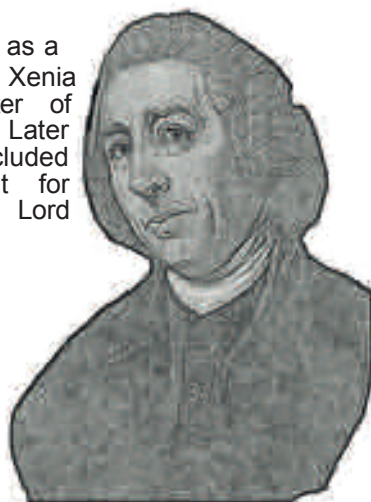


above: *Wilderness House*

This elegant house was built around 1700 for King William III's Master Gardener, Henry Wise. Wise had played a leading part in realising the King's garden designs including, notably, the grand avenues in Bushy Park [43]. When Lancelot ('Capability') Brown (below right) was appointed to the post in 1763, he complained to the Board of Works that 'the Offices are very bad, the Kitchen very offensive and the rooms very small and uncomfortable for one who at times am afflicted with an Asthma'. A new dining room was built with a cellar underneath.

The last Chief Gardener to occupy the house retired in 1881 and it was then decided to offer it as a '*grace-and-favour*' residence.

In 1935, George V chose *Wilderness House* as a residence for the Grand Duchess Xenia Alexandrovna of Russia, the elder sister of Nicholas II, the last Czar of Russia. Later residents of Wilderness House included Baron (Charles) Maclean, Chief Scout for over 20 years and later the Queen's Lord Chamberlain.





above: *Maze Cottage*

One of five cottages built along the park wall around 1800, *Maze Cottage* is the only one that remains identifiably original, albeit hidden behind new developments. This is nothing new for this site: the photograph below dating from around 1910 shows the cottage obscured by a confectioners shop and tea-rooms on the pavement edge. Both outlets were run by Angelo Togni, who lived in the cottage behind.





above: **1, 1a and 2 Lion Gate** formerly part of *The Kings Arms*
 Built around 1880 as an extension to the hotel and used by Emma Luce, the proprietress in her retirement. It became a separate property around 1926 and a shopfront was installed.

below: **King's Arms Hotel Annexe**

This was part of the original late eighteenth century building and for many years it ran as separate pub known as *The Kings Arms Tap*. It too was separated around 1926, initially becoming an antiques shop and later tea rooms. It is now reintegrated into the main hotel and the kitchen relocated behind the right hand shop front.





above: *Park View and Lime Cottage*

Park View was a new build completed in 2009 that replaced a row of lock-up shops themselves built in place of Togni's restaurant and shop (previous page). *Lime Cottage* is a conversion of the Liongate Newsagent's building and contains three flats.

below: *Replacement for WhistleStop building*

The previous building - which had been a restaurant and night club - has now been demolished with the exception of the back wall which abuts the Grade II listed park wall. The replacement building (below) will contain a house and four flats.



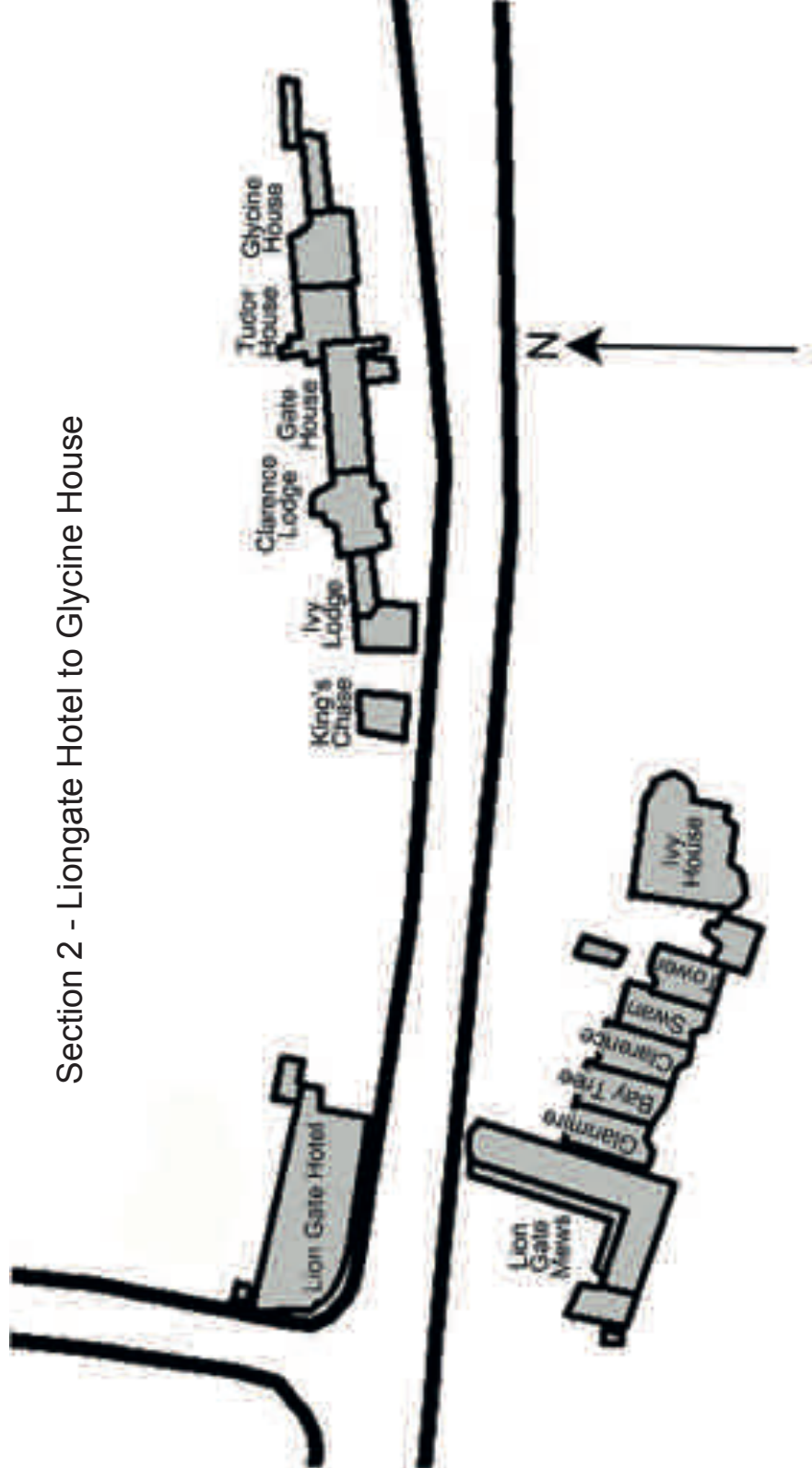


above: *Kings Arms Hotel*

The grant of this land was made in 1658 to two widowed sisters. The original establishment was known as the Queens Arms - presumably referring to Queen Anne - and supporting the 1709 date displayed above the main door. The present building dates from the late eighteenth century and is Grade II listed. It is largely unchanged from its appearance 100 years ago (below) when it was being run by Henry Foalé and his wife Harriet. The barmaid in the picture is probably Emily Florence Algar. According to the 1911 Census, the building had



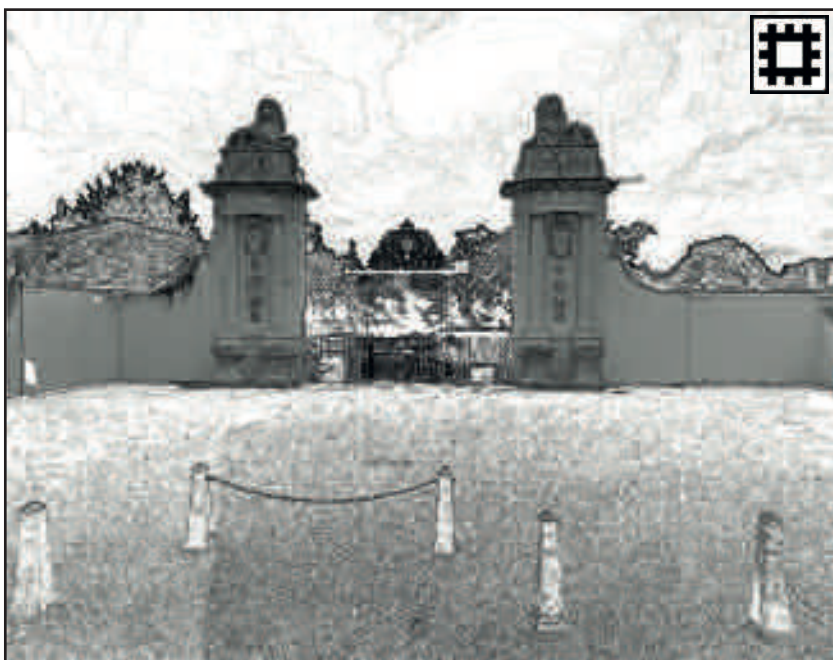
Section 2 - Liongate Hotel to Glycine House





above and below: The Grand Approach ... to nowhere

When William and Mary commissioned Sir Christopher Wren to demolish and rebuild Hampton Court Palace in the latest baroque style, the architect proposed that the entrance to the new palace should be from the north through Bushy Park. Work immediately began on laying out the mile-long approach drive - complete with its round basin - and planting the great avenue (above). In the event, the cost and time it would have taken to create a whole new palace meant the scheme was down-graded to rebuilding “just” the royal apartments on the east and south side. The magnificent Chestnut Avenue lost its intended destination but Queen Anne added the Lion Gates (below) to provide it with a *raison d’être*. She also moved the Diana Fountain to the centre of the basin.





above: *Liongate Hotel* formerly *Greyhound Hotel*

Built in 1852 as an Inn and later a Hotel by Richard Coombes, the *Greyhound* became the centre of Hampton Court's social activities. After Coombes' death, its fortunes declined. It staged a comeback for a while as a Trust House property. Sometime after 1980 it was sold to Whitbread who changed its name to *Liongate Hotel*.

It closed some years ago and, at the time of writing, is in a sorry state. Planning permission for a remodelled building (below) but this appears to have fallen through and the property is back on the market.





above left: *Liongate Mews*



above right: *Glanmire, Bay Tree, Clarence, Swan & Tower*

right: *Ivy House*



The land on which all these properties were built was the first copyhold ever to be granted by the Manor Court. The Mews have always been associated with the Hotel opposite rather than the neighbouring *The King's Arms*. The town houses were built in the late 1980s on the site of the *Palace Gate* Petrol Station and Garage. *Ivy House* was built in 1775 by Dorothy Phelps, later the Marchioness de la Pierre, and still remains in private ownership. In 1905 the then owner bought what is now the car park of the *Liongate Hotel* opposite and cultivated it as a vegetable garden.

right: *Flower Pot Gates*

Standing at the roadside end of the Broad Walk of the palace gardens, these gates were designed by Sir Christopher Wren and erected about 1699 for William III. They are of Portland Stone and are surmounted by leaden figures of amorini bearing up baskets of fruit and flowers. The sculptor was Jan Van Nost. The gates are listed Grade I by English Heritage.





left: *Kings Chase Cottage*

Converted from a set of livery stables and yard that were built around 1850 to serve the *Greyhound Inn*.



left: *Ivy Lodge*

Built around 1810. The premises were used as a motor repair garage from 1920 - 60.



left and bottom:

Clarence Lodge and Bella Vista aka The Gate House

Probably built as a pair around 1800. The premises were used together as a hotel in the mid nineteenth century. These are the only properties that breach the wall into Bushy Park - a fact which went unnoticed by the Manor Court for 200 years after the land was first granted in 1693.





above: *Tudor House*

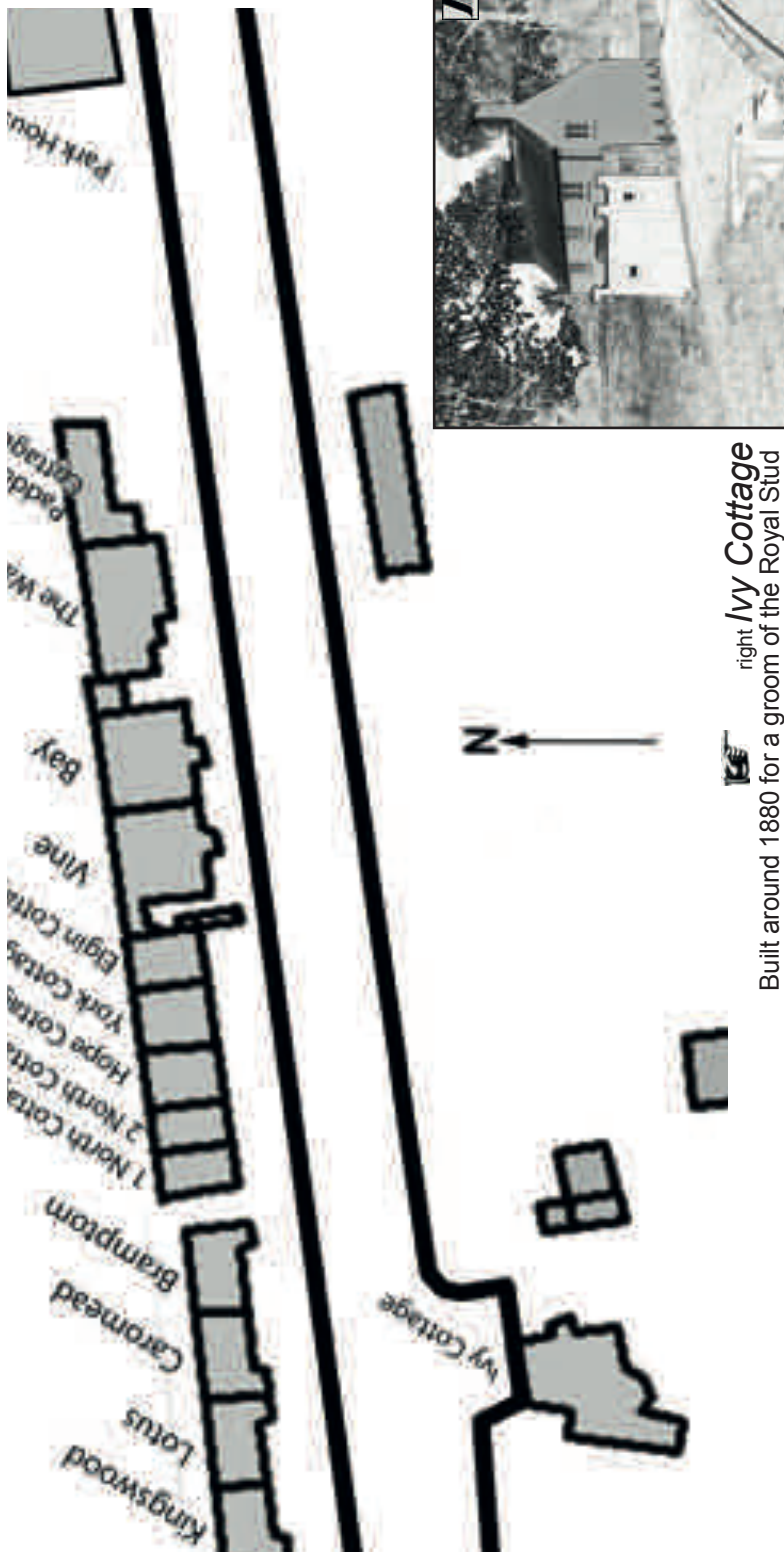
below: *Glycine House*

Originally part of the same house, these two properties were built on land granted by Charles II to Abraham Fish as a reward for his work in planting the great avenues of lime trees in Home Park. The rest of the land to the east of these two properties (i.e. on towards Kingston Bridge) was sold and developed in the late 1820s.

(Glycine is French for wisteria.)



Section 3 - Kingswood to Park House



right **Ivy Cottage**
Built around 1880 for a groom of the Royal Stud



above clockwise from top left: *Kingswood/Lotus/Caromead/Brampton, North/Hope/York/Elgin Cottages, Vine & Bay Houses*

The town houses were built in 1987 on the site of a petrol filling station which closed in the mid-1980s. The stables and coach house for *Glycine House* had originally stood here.

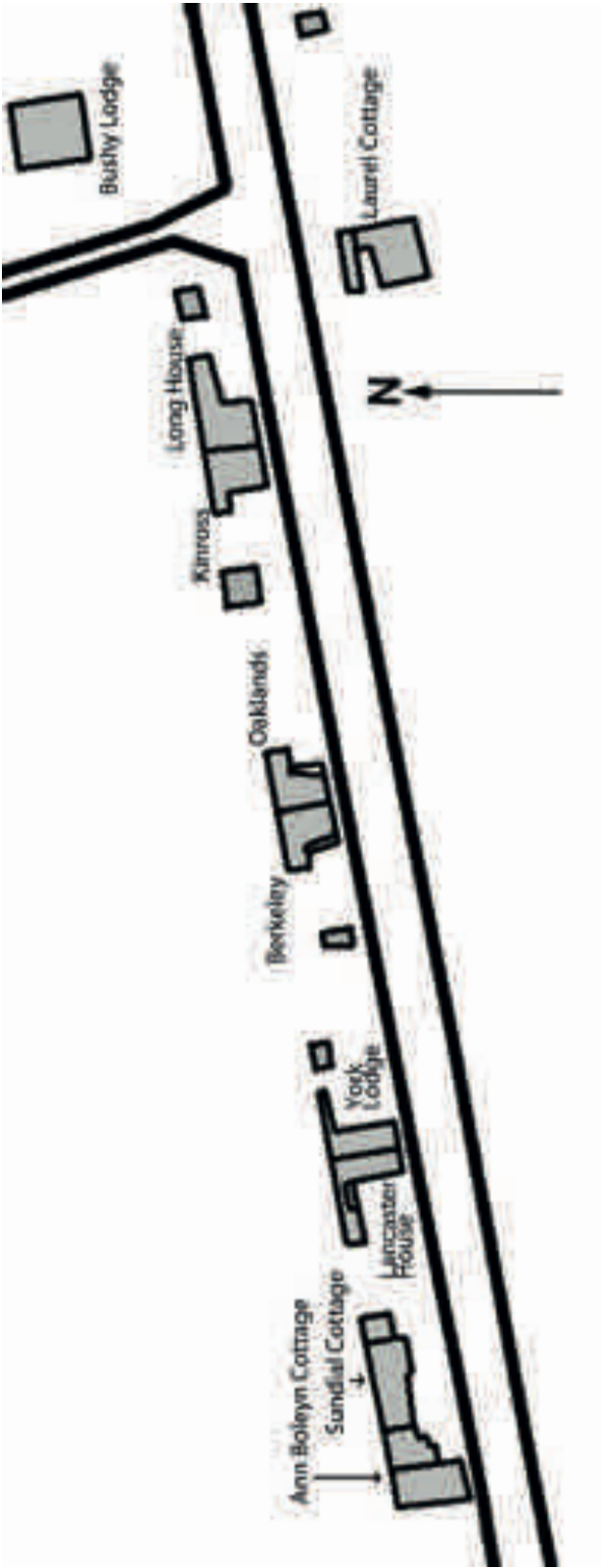
The row of cottages and the semi-detached houses were all built around 1830 on the rest of the Abraham Fish grant of land.

below: *The Walls and Paddock Cottage*

Built by David Feltham around 1800. At the time he was the toll-keeper of Hampton Court Bridge. The main house was originally built as two properties. but was later occupied as a single house. It was re-divided in the 1960s and the side extensions added.



Section 4- The Coach House to Bushy Lodge





above: *Park House*

Park House was the original building on this very large grant of land made to Thomas Mansfield in 1693. The total plot is 990 feet (302 metres) in length. The house was built sometime after 1703. Amongst its famous residents was Capt. W E Johns, author of the *Biggles* series of books.

below: *Ann Boleyn Cottage and Sundial Cottage*

Park House was built with three coach houses and stables. When David Feltham acquired the house around 1800, he converted these outbuildings into five modest cottages. These were subsequently remodelled into these two more substantial cottages.





above: *Lancaster House and York Lodge*

Originally built as a single house around 1700 by Henry Peacock, it was divided into the present two back-to-back properties in 1905.

below left and right: *Berkeley/Oaklands and Kinross/Lynwood Cottages*

Richard Child, who owned Lancaster House from 1799 to 1802 succeeded in adding 39 feet to the end of the garden by an encroachment that was eventually recognised as legitimate by the Manor Court. These two pairs of houses were built at this end of the garden in 1899.





above: *Bushy Lodge* 🏡

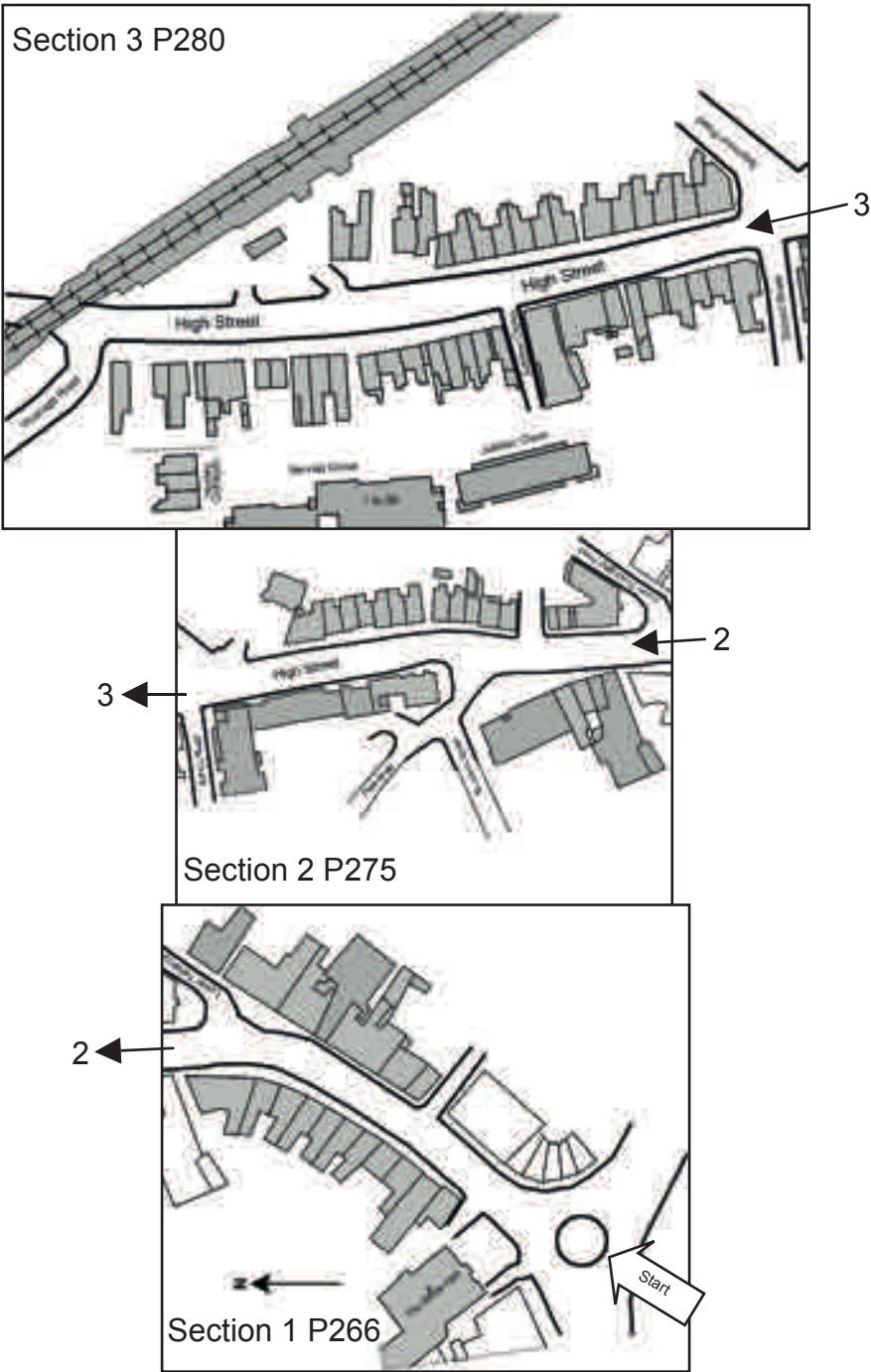
Built for the Principal Stud Groom at the Royal Stud in 1832. It stands just inside the entrance gate to the Royal Paddocks in Bushy Park.

below: *Laurel Cottage* 🏡

This cottage stands on the other side of the road within Home Park - almost opposite Bushy Lodge. It too was built for a Royal Stud groom around 1850.



Walk 5 - High Street
400 metres with 39 Points of Interest



WALK 5

• HIGH STREET •

Brick by Brick

Today's High Street runs north for 400 metres from Kingston Bridge to the railway bridge. Formerly it was simply called the "Principle Street" but only as far as today's *The Foresters* - and this section is therefore where the oldest buildings are found. Beyond them to the north lay open meadowland, the village green and pond as well as an area of market gardens. The continuation of the road northwards was "the upper road to Teddington".

However, from 1828 onwards, these green areas started to become built up as the population expanded. Coinciding with the arrival of the railway in 1863, the junction of what by now were called High Street and Upper Teddington Road was officially moved north to coincide with the railway bridge.

KEY:



Point of Interest is on the left



Point of Interest is on the right

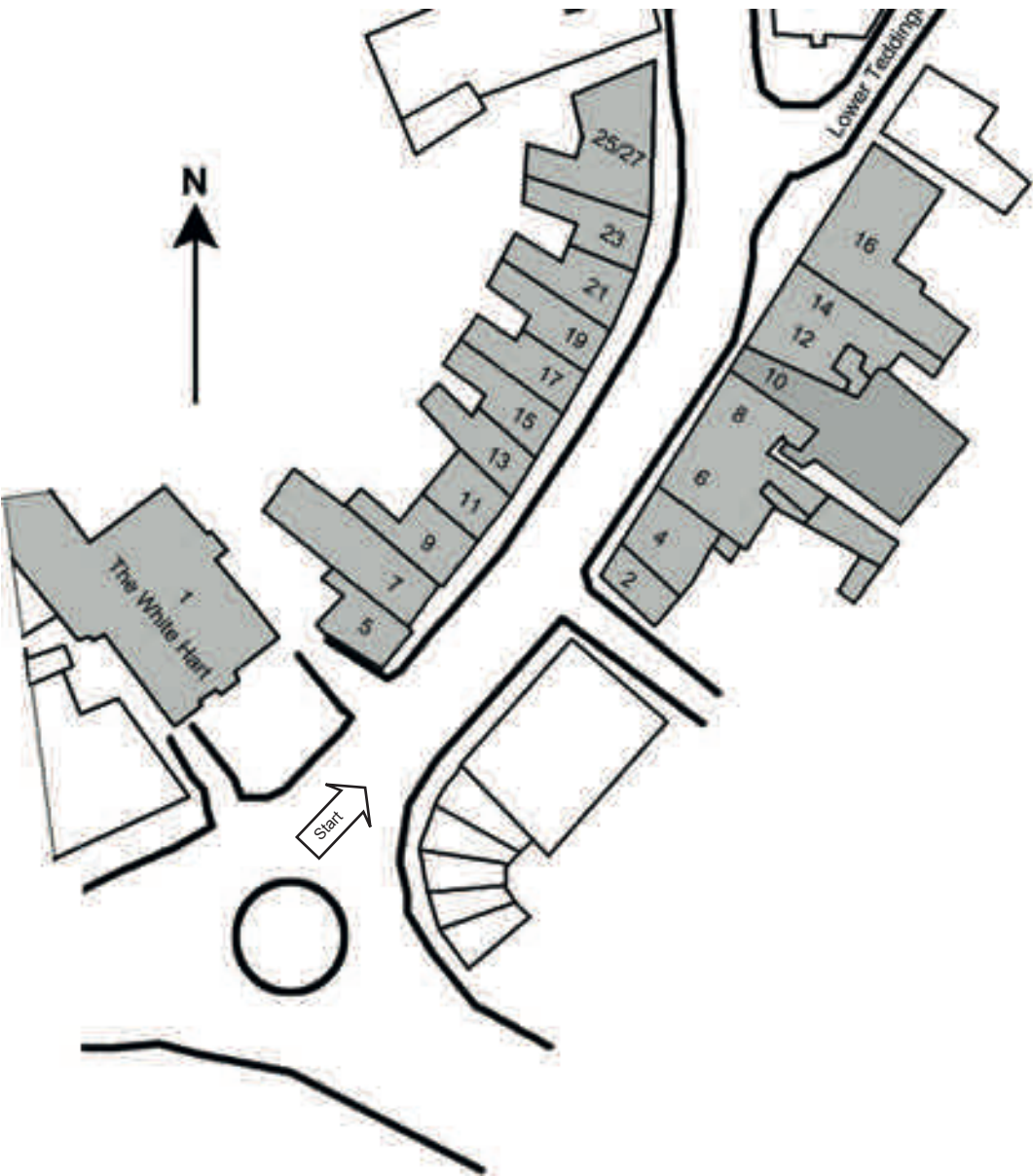


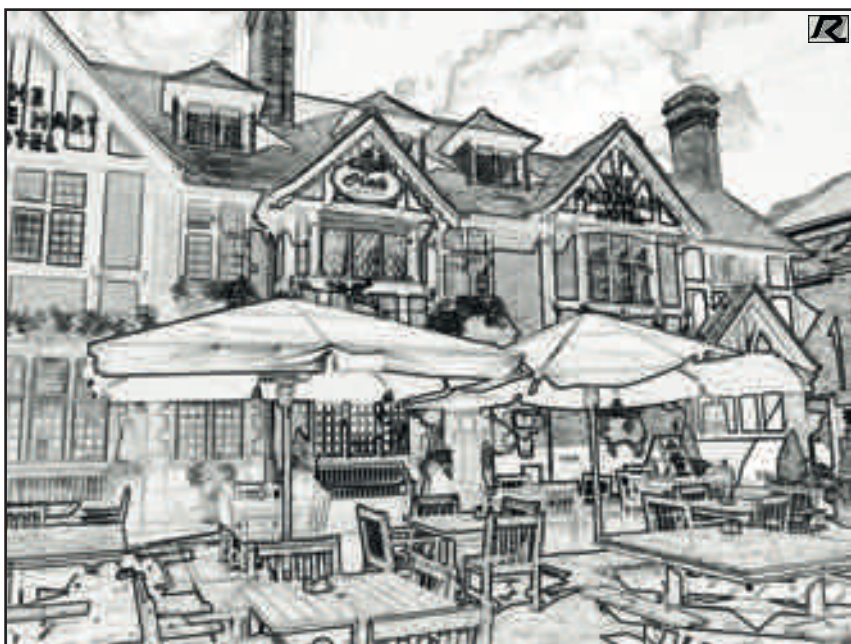
Building Listed by English Heritage



Building of Townscape Merit

Section 1 - *The White Hart* to Lower Teddington Road





above: *The White Hart* 1 High Street

One of the oldest established public houses in the village [143] although its current “olde worlde” Tudor Revival appearance dates only from 1930. The original building (below) sat on the pavement’s edge occupying the area that is the forecourt of today’s building. The bowling green and billiards hall that lay behind were replaced by the new building which was finished and ready to operate before the old building was demolished. In 2000, a 37-bedroom hotel block was added to the back of the present building.





above: *Chandlers House* 5 High Street

One of the original eighteenth century shops. Formerly the accommodation above a shop would have been occupied by the shop trader. For most of today's High Street shops, this is more usually let or sold separately.

below: 7 High Street

The difference in height between this shop and its neighbours is the only clue that this is in fact a new build dating from around 1945.





above: **9 High Street**

This Grade II listed building dates from early eighteenth century. From 1850 to 1913 it was a corn and coal merchants' outlet with delivery yards at the back of the shop and on St John's Road.

below: **11 High Street**

The fashion for Tudor Revival (as seen at *The White Hart* and *The Swan*) was at its height in the 1930s so the facade of this shop may have been rebuilt in 1934 when Harry Daysh, a





above: 13 - 25 High Street

The arrival of the trams in Hampton Wick in 1903 required demolition of many sections of the High Street [145] including a large number of the original shops on this stretch. This terrace of seven 6-room shops/houses was built between 1904 and 1910 to replace them. The appearance of the shops has changed little in the century since the photograph below was taken. However, the merchandise on offer from them has: in 1914 the trades were newsagent, chemist, saddler, grocer, milliner, toy shop and tea rooms compared to today's restaurants/food outlets (x3), mini-cab office, bridal outfitter, guitar retailer and coffee shop.





above: 2 High Street

The first of four Grade II listed premises on this stretch of the High Street, Number 2 was built sometime before 1830. Its first recorded trader was Orange Lemon, a gun and watch maker. More recently it was an estate agent. Note the elegant oriel window in the first floor façade.

below: 4 High Street

This building is of a similar age to Number 2. For more than a century, the shop was used by butchers. Their slaughter house was located in the yard behind and accessed via Old Bridge Street. Note the four blind windows. Whether these were a design feature or a way of avoiding window tax is not known.





above: 6–8 High Street

English Heritage assessed this pair of Grade II Listed properties as C17 to eighteenth century making them the oldest buildings on this part of the High Street. Whilst the age is not so apparent from the front, the rear gables opposite page, top (reached from Old Bridge Street) give a truer impression of their antiquity.

below: 10 High Street

Built after 1841 when the previous structure was burnt down, the premises were used by a poulterer and later a dairy. Most recently they have been the office and workshop of a shop fitters.





below: A planning application has recently been lodged with a proposal to convert all three premises to provide two houses within Number 6–8 and a flat over a shop/office within Number 10. The proposal is also to demolish the outbuildings at the rear of both buildings to create three new split-level houses with a landscaped courtyard between the new build and the listed buildings. The accompanying drawings suggest the outward appearance would be substantially unchanged from today.



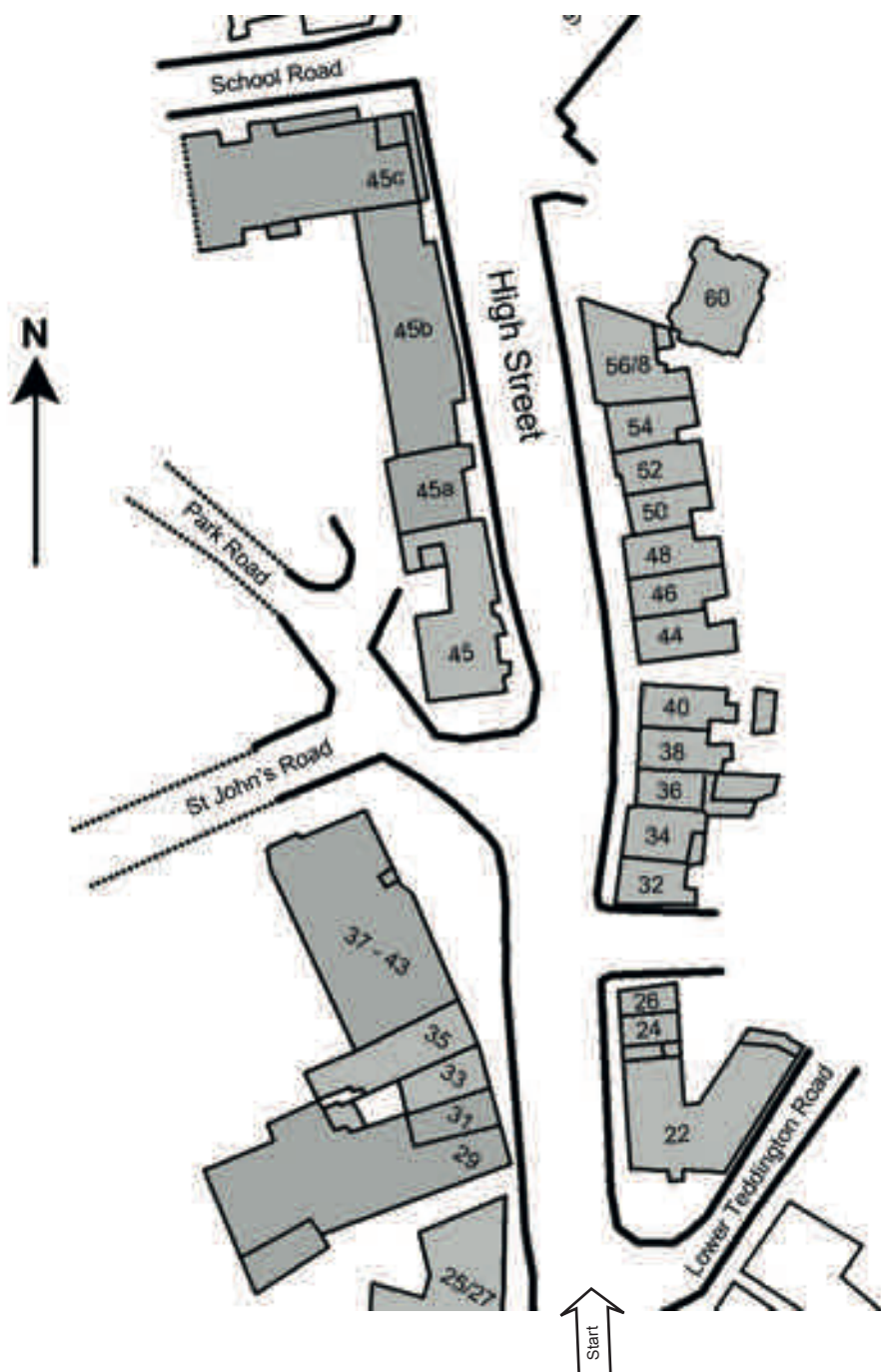


above: **12 and 14 High Street**
 Although built as totally separate premises (in late C18 in the case of Number 14), these units operated together as linked shops from 1893 until as recently as 1980 (inset top right)

below: **16 High Street**
 Dating from early eighteenth century, this building housed the Hampton Wick Post Office until 1954 (inset bottom right). It was converted into offices in 2000 with the shop front being removed and a matching extension built at the side. The 300 year age difference between the two halves is barely evident - and the blandness of the result has left the High Street visually poorer.



Section 2 - *The Swan* to School Road





above: 25 and 27 High Street

The most recent development on the High Street. The project involved completely revamping Number 25 and creating a replica alongside. Whereas the original Number 25 comprised a shop with 6 rooms of accommodation above, the new premises contains two shops and nine apartments above, behind and below.



left: 29 - 33 and 35 High Street

Number 29 was built in early C20 while Numbers 31 - 35 date from around 1840. 29 - 33 have been used as a light industrial factory; coach-building in C19 and electrical engineering in the early C20. The matching shop fronts unify the buildings at street level. Number 35 was originally a milliners but has been a restaurant for the last 50 years.



left: 37 - 43 High Street

This part of the High Street was traditionally called St John's Place but is now known as Christmas Square. It is the site of the annual celebrations that include community carol-singing and distribution of presents to the children of the village. The development of houses and shops to the rear dates from 2010.





above: ***The Swan, 22 High Street***

The present Tudor Revival building dates from 1930 and replaced a much older structure [174]. The front wall of the previous inn building was in line with the foot of the post carrying today's inn sign. A plaque to the left of the today's entrance door records the brewery's ownership of this open piece of land.

below: **24- 26 High Street**

These 4-room semi's date from 1880. Number 26 was a boot repairer's workshop. The gap beyond (now the pub car park) contained two shops and three cottages [177], difficult to imagine in such a constrained space.





left: *The Foresters*
45 High Street

Dating from early C19, these premises have always been a public house. But when its rivals at *The Swan* and *The White Hart* replaced their older buildings around 1930, *The Foresters* could not afford to follow suit and was "updated" with the addition of Dutch gables and blue ceramic bricks.



left: *The Former Council Offices*
45a High Street

English Heritage cited this building as having "an exuberant Jacobean Revival exterior ... an expression of confident civic pride" when they recently granted it Grade II Listed status. The Hampton Wick Local Board opened their first purpose-built offices in January 1885 [151] and certainly wanted them to make a clear - even defiant - statement to their equivocal electors.

below: *Bermuda and Bentham Houses*

45b and c High Street

The present rather featureless office buildings replaced the village school buildings



which dated from 1840 [154]. Seemingly redundant as offices, uncertainty now exists about the future role of these buildings.





above: *The New Terrace*
32 - 58 High Street

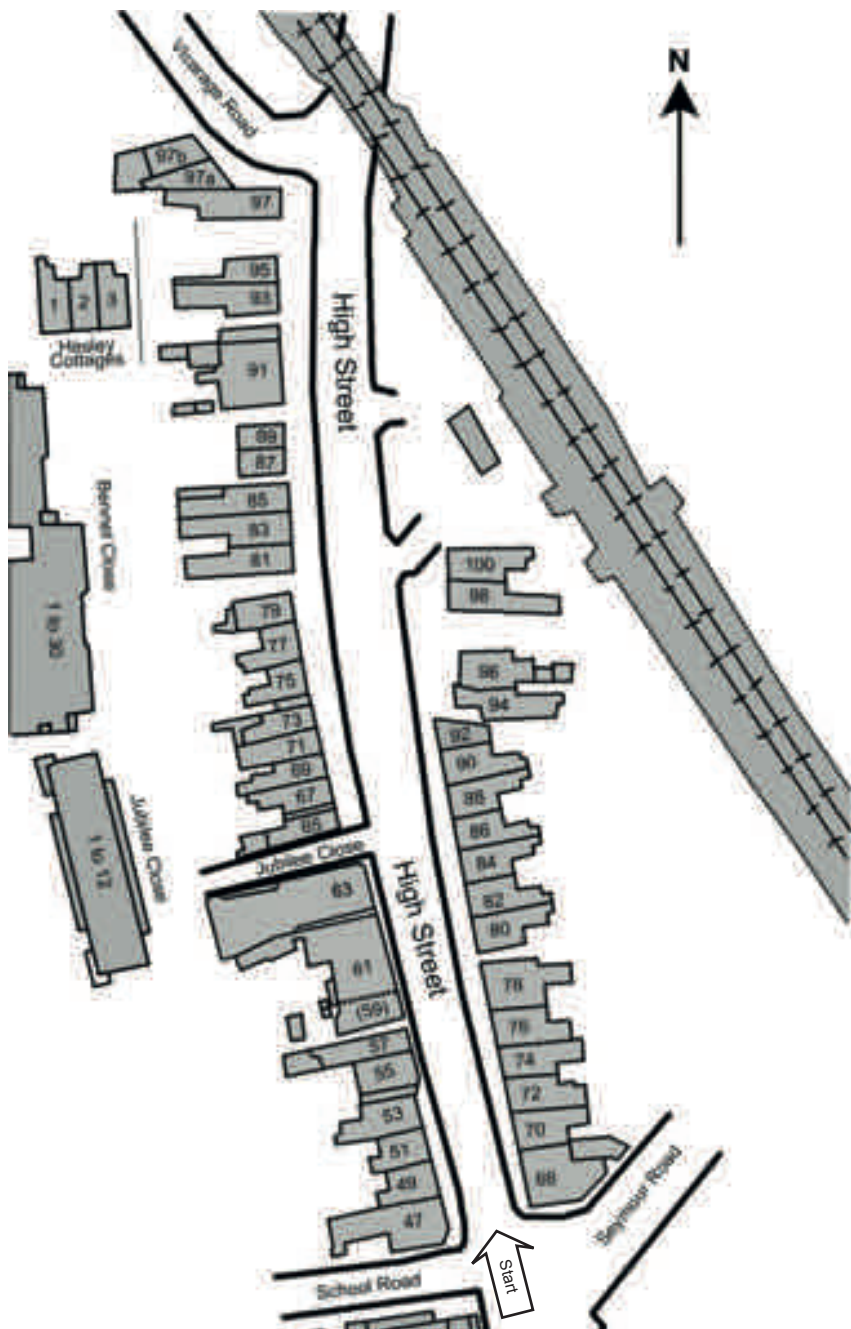
This was another section of the High Street impacted by the arrival of the trams [149]. There is a gap between Numbers 40 and 44 which leads into a tiny industrial estate squeezed between the High Street and Lower Teddington Road.

below: *Navigator House*
60 High Street

Dating from eighteenth century, this is probably one of the oldest buildings on the High Street. It was built along the edge of a strip of Parish Land running between the High Street and Lower Teddington Road. It was this land - rather than the line of the High Street itself - which dictated the orientation of the structure and left it at a squint to its surrounding buildings.



Section 3 - School Road to the Railway Bridge





left: ***Caxton House***
47 High Street

Built in 1888 on the corner of the then brand new School Road. The impressive-looking building comprises a shop with a basement and a self-contained flat above; there are a further four flats in the rear extension.



left: ***1 and 2 Poplar Villas***
49 and 51 High Street

Built around 1865, this is a well-preserved and elegant pair of terrace houses. Their classical style with the ornamentation of ground floor window and doorway and the round arch windows on the first floor are typically mid-Victorian. They are unusual in being replicas (rather than mirror images) of each other



left:
53 (Belgrave Cottage)
and 55/57 High Street

Number 53 was built around 1865. Number 55/57 was originally built 15 years earlier but the front facade was rebuilt further to take advantage of the new building line established by the Rose and Crown in 1865. This explains the slanted corner where Numbers 53 and 55 meet.



above: *Sanho* formerly
Rose & Crown
61 High Street

Built in 1864 and designed to impress, the façade of this building is well worth a closer look [158]. This was once a thriving pub with a small theatre on the first floor. The pub closed in 2005.



left: *Jubilee House*
63 High Street

Completed in 2010, this development includes a shop, office and four flats/studios.





above: *Chestnut Place* below: *Northwick Terrace*
 68 - 78 High Street 80 - 92 High Street

These two terraces were built in 1877/8 on land originally acquired to build the railway [184] and later sold back as surplus.

opposite page bottom: *Gravel Pit Hill Cottages*
 65 - 79 High Street

This row was built between 1831 and 1848 by Charles Goldring, a Kingston ironmonger [162]. The taller buildings were built first. There was previously a gravel pit behind the properties, so many of them have a lower ground floor exiting onto the back garden.





left: **Malden Terrace**
81-85 High Street

These three shops were built in 1906 in a prime position opposite the station. Number 85 has always been a news-agent and tobacconist, becoming in addition a convenience store in 1976.



left: **Railway House**
91 High Street

A beerhouse stood on this site from the 1830s [165]. The present building dates from 1863 and exactly coincides with the arrival of the railway. The façade features an interesting and varied range of arch shapes.

below left:
Oxford Cottages
87 - 89 High Street

below right:
Victoria Villas
93 - 95 High Street

These two pairs of cottages were built in 1837 on either side of the beerhouse. All the cottages have basements - as was usual at their time of construction.





above: *Llan Villas* 94 - 96 High Street

Built around 1860 by Edward Alfred Wright possibly as a single house. However by 1861, when it was bought by the railway, the building was already divided with access to one half being through the door at the side. It was later sold back as surplus to the railway company's requirements.

below: *Lyric and Hope Cottages* 98 and 100 High Street

Also built around 1860 and similarly bought by the railway, these properties were retained for the station master and other railway staff. With so many disparate changes made to the two halves, it is almost impossible to visualise the original pair of cottages.





above right: **1 - 3 Hesley Cottages**

Built around 1900, these cottages are the last survivors of a number of modest properties that were built in the backlands between the High Street and Park Road. *Hesley Cottages* are accessed through an arch in *Railway House* (above left).



Left: ***Vine Cottage***
97 High Street

Although built around the same time as *Oxford Cottages* and *Victoria Villas* this property has been so changed and enlarged in recent times that its original appearance is hard to visualise.

below: **97a & 97b High Street**

Built around 1940 as an extension to Number 97, these lock-up shops have clearly had their day and now are awaiting demolition and doubtless the ingenuity of the next developer of the site.



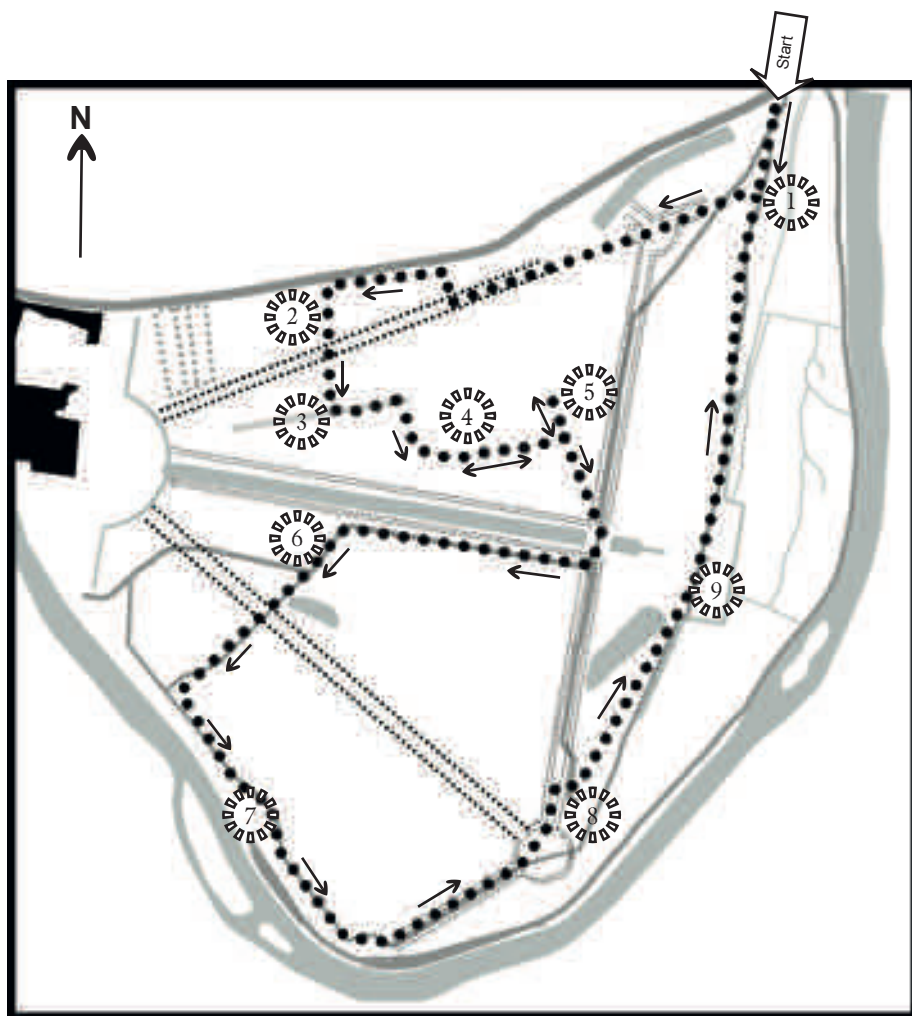


above: Hampton Wick Railway Station

The current structure is the third - and most minimal - to have occupied this site. The original building from 1863 (below) was designed with standard, immediately recognisable London & South West Railway architectural flare (still to be seen at Teddington Station and elsewhere). Brickwork in the old wall behind today's structure shows traces of the original station: the staircase leading from the original booking hall up to platform 2 is clearly visible as is the bricked-up arch (at the foot of today's equivalent staircase) which once gave access from within the booking hall to the subway leading to platform 1 and Station Road.



Walk 6 - Home Park 7km with 9 Points of Interest



WALK 6

HOME PARK

Brick by Brick

Home Park covers an area of 750 acres (300 hectares) and has remained little changed since it was first opened to the public in 1893. It has a rich and varied eco-system and provides a habitat for wildlife, including 300 fallow deer (descended from Henry VIII's original herd) and 30-40 Ring-necked Parakeets.

The most prominent features in the park are the Long Water and the network of lime avenues. Both were laid out by Charles II in the 1660s and the original design has now been fully reinstated with young trees as replacements.

The Golden Jubilee Fountain created at the end of the Long Water consists of five jets the largest of which is 30 metres in height.

KEY:



Point of Interest is on the left



Point of Interest is on the right



Building Listed by English Heritage



Building of Townscape Merit



above: **The Ice House**

Built by James I in 1625-6 **[131]**. It contained a round brick-lined well 30 feet (9.1m) deep and 16 feet (4.8m) wide. It was filled with close-packed layers of ice (from Hampton Wick pond or the river) and straw. The well was originally covered by a thatched timber building. At some stage the superstructure was rebuilt in brick with tiles. Building the ice house on a mound kept the bottom of the well above the water table and aided drainage. The tree canopy sheltered the ice house from the summer sun.



above: **The Ice House**

Built by James I in 1625-6 **[131]**. It contained a round brick-lined well 30 feet (9.1m) deep and 16 feet

below: **Bed of the Longford River**

Charles I built the 25km (15 mile) Longford River in 1638 to bring water to his ornamental fountains **[40]**. In 1661, his son Charles II diverted the river to feed his Long Water canal. This ditch marks the route of the Longford River to the Thames during the intervening years. The lower stretches have been filled in.





above: **Stud House**

Stud House was originally built late in the reign of Charles II (died 1683) for his Master of the Horse. It was the centre of operations for the Royal Stud which operated across both parks. Greatly enlarged by John Nash for the future George IV [117] around 1815, its role changed in 1894 when the stud operations transferred to Sandringham and the house became a grace-and-favour residence.

Since 1960, *Stud House* has been offered on long leases by The Crown Estate. The current tenant is Evgeny Lebedev the Russian-born British chairman and owner of both the *Evening Standard* and the *Independent*, who has just completed a major refurbishment. Thanks to Lebedev, *Stud House* is currently in its best condition since the time of John Nash.

It is difficult to get a clear view of the property from most angles, but the walking route passes the southern boundary to offer the best prospect both of the house and garden and of the only red deer in Home Park (hint: it's made of bronze)



right:

Gardener's Cottage

Built around 1860, the cottage faces into the nursery gardens. It is currently occupied by the Home Park deer keeper.



above: *1 - 3 Farm Cottages*

Built around 1850 as staff accommodation for estate workers. Number 1 comprises the northern half of the structure.

below: *The Pavilion*

Completed around 1702 for William III, this was one of four “bowling green pavilions” [124] constructed at the end of the 650 yard (580m) Great Terrace that runs along the southern river boundary of the park. The route suggested for this current walk turns and runs south alongside the Terrace from the Jubilee Gate to the point where the Terrace is abruptly terminated by a set of railings. These were erected in the late 1890s by Ernest Law, the then grace-and-favour tenant of the Pavilion, as he presumptuously incorporated two acres of the park into his garden.





above: **Golf Clubhouse**

Completed in 2003. It replaced the “old” (1970) building which had to be demolished to allow replanting of the double avenues of lime trees (right). Building remnants are buried under the practice area.

A nine-hole course south of Ditton Avenue opened in November 1895. A further nine holes were added between the existing course and the Long Water in 1904.

Sunday golf was permitted from 1952.

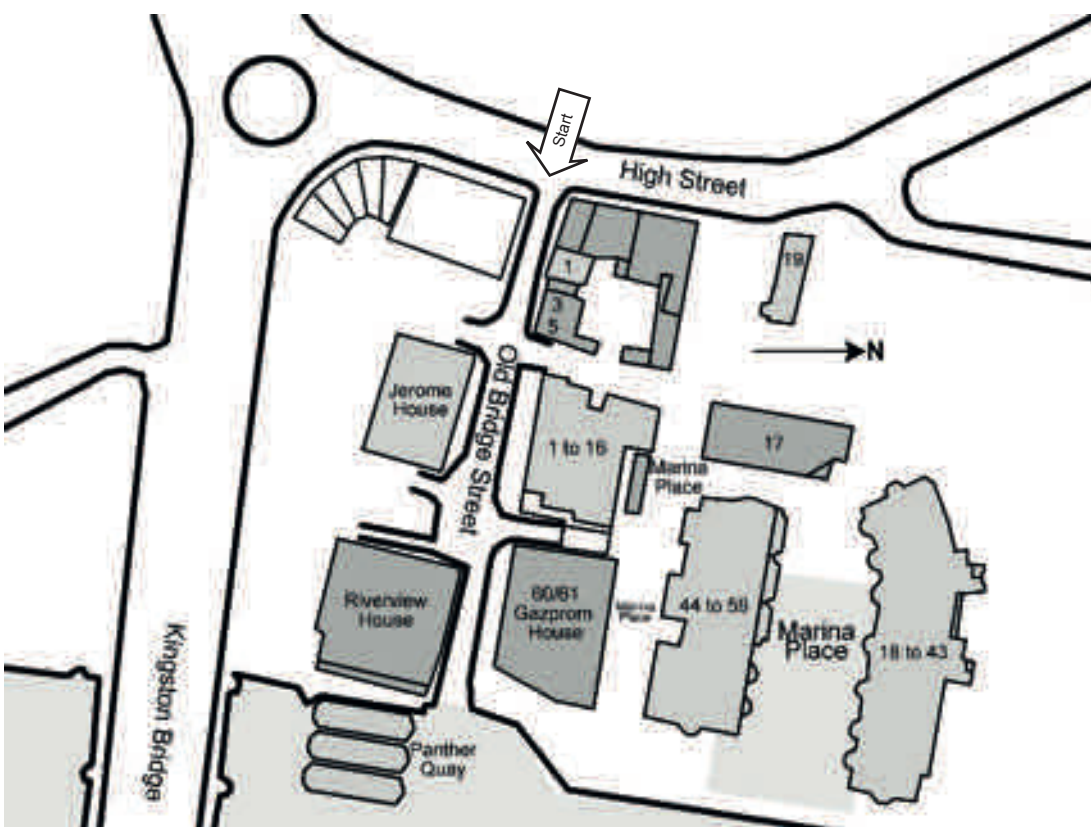


below: **Sailing Clubhouse**

The clubhouse dates from 1931. The Rick Pond has been the venue for model yacht racing since the park opened to the public in 1893. By the late 1920s there were three clubs using the lake. The water is from the Longford River via the Long Water. The southerly end was recently filled in to allow avenues of trees to be planted returning the park to the layout designed by Charles II.



Walk 7 - Old Bridge Street
150 metres with 9 Points of Interest



WALK 7

• OLD BRIDGE STREET •

Brick by Brick

At one time, Old Bridge Street would have been the busiest thoroughfare in Hampton Wick. Buildings bordering the street were clustered within the first 100 metres since, before Teddington Lock was built in 1810, the lower third of the road was liable to flooding. It is easy to imagine a jostling queue of drivers and their carts on a busy Kingston market-day, waiting to cross the rickety one-at-a-time wooden bridge. Maybe some would pass the time in the *Black Dog* or *Rose and Crown* which faced each other across the street.

All this suddenly changed in 1828 when the new stone bridge opened, the old bridge was promptly demolished and the street gradually became, as it is now, a quiet cul-de-sac.

KEY:



Point of Interest is on the left



Point of Interest is on the right



Building Listed by English Heritage



Building of Townscape Merit



above:

1 and 3/5 Old Bridge Street

The only original C19 buildings remaining. Follow the arrow shown above to reach the oddly numbered ...



left: 19 Old Bridge Street

Reputedly built in 1770, this property consists of the top two floors above the shop at 14 High Street.



left: 1 - 16 Marina Place

was developed by Merlion Housing Association as the Affordable Housing element of the Marina Place project (see next page). The properties in the three storey building, consisting of four two-bed and 12 one-bed flats, became available from October 2004.



right: *Jerome House*
6 Old Bridge Street

Jerome House was developed by Crest Homes. Planning permission for the 12 2-bed flats was given in March 1996 with a stipulation that the Developer must create the 16-space public pay-and-display car park behind Jerome House.



right: *Riverview House*
6 Old Bridge Street

A 12,000 sq. Ft (1200 sq.m) office block built on the site of a former boat-yard and engineering works. It houses a number of high-tech businesses associated with the digital TV and internet banking industries.



right: *Panther Quay*
22 Old Bridge Street

One of the more unusual recent property developments in Hampton Wick is this fleet of three 2-bedroom 2-reception 2-bathroom barges which arrived in summer 2012 on the moorings outside Riverview House. According to the brochure, they were "designed to provide the best of the land on the water ... the yacht-houses are modelled on modern streamline motor yachts".





Marina Place

Marina Place was a development undertaken by Fleetglade Ltd. on the site of a former Timber Yard [209]. The plot is flat and square and covers 1.7 acres (0.7 hectares). Planning permission was granted in August 2001 to construct a total 58 residential units (including 16 affordable homes, see previous page) plus offices, a 19-berth marina, 21-cover restaurant with riverside seating, a separate wine bar and a Riverside Walk open to the public.

above: 1 These two main blocks contain Numbers 18 - 43 and 44 - 59, consisting of mainly two-bedroom flats. They became available from October 2004.

below left 2 **Gazprom House 60 Marina Place**

Originally intended to be a ground floor restaurant with two floors of office space above, pragmatism prevailed when no restaurateur (nor wine bar operator) could be found and the whole building became the UK HQ of Gazprom Marketing & Trading, the Russian Government-owned gas (and other commodity) trader. At the peak, Gazprom had 300 employees in and around Hampton Wick but the operation outgrew the facilities and they moved out in 2011 and Gazprom House has been empty since.

below right 3 **Marina House 17 Marina Place**

This 6,500 sq ft (600 m²) office block is the Head Office of the Hastoe Group, a rural housing association with 5000 properties mainly in the West Country and East Anglia.



WALK 8

• UPPER TEDDINGTON ROAD •

Brick by Brick

The “upper road to Teddington” runs for 350m north from the railway bridge to the boundary of Hampton Wick at Normansfield Avenue. In the first half of the nineteenth century there were meadows and pastures on its eastern border and market gardens to the west. In the period 1850 to 1865 seven large “gentlemen’s residences” were built on the east side as Hampton Wick developed northwards - the only direction available. All but two of the residences have been replaced by multi-unit developments. Today, the mix of residential, commercial and light industrial buildings on Upper Teddington Road make it the most diversified thoroughfare in Hampton Wick.

KEY:



Point of Interest is on the left



Point of Interest is on the right



Building Listed by English Heritage



Building of Townscape Merit



above: *Wickham House 2* Upper Teddington Road

Built in 1850 as *Warwick Lodge*, this ten-room house has been used as office accommodation since 1930. The structure at its side is the soon-to-be-demolished British Restaurant building from World War II [195] which will be replaced by a two-storey office building.

below left to right: 4/6 and 8 Upper Teddington Road

All three houses were built in 1933. Number 8 (originally named *Merrywood*) has been a dental surgery from the outset.

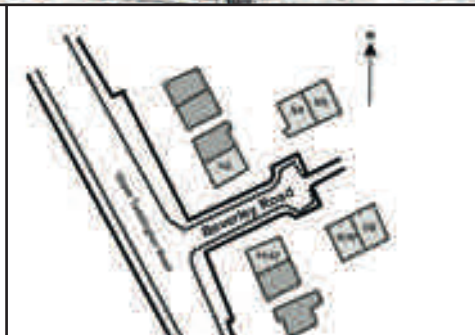






top left to right: 10 and 12 - 16
Upper Teddington Road

Beverley Road was created in 1960 by demolishing two of the original residences. The new development (right) comprised 20 maisonettes in 10 buildings, six round the new road and the remaining four with Upper Teddington Road addresses. The developer was New Ideal Homes.



opposite page top to bottom:

Brynmore/Craiglais 1/3 Upper Teddington Road

This substantial pair of seven-room houses were built in 1904 by Joseph Cassé. The premises became the Hampton Wick Surgery from 1980 to 2009 since when the buildings have been extensively refurbished.

Branksome 5 Upper Teddington Road

Built in 1908.

Pembroke Works 7 - 11 Upper Teddington Road

Originally built in 1910, these premises have been occupied by just three companies - and all were start-ups [204]. The original proprietor, Walter Fair, first built the left-hand of the two bays in which he established a marine engineering works. In 1918 he bought the house next door *Walliswood* (Number 11). In 1932 he added the second bay and *Walliswood* become his office and stores. The layout remains essentially unchanged since then.

Baptist Church 11a Upper Teddington Road

Originally built as a mission church of the Union Street Church in Kingston, the foundation stones were laid 2nd August 1905 and the first service held 65 days later on October 25th. The Sunday School Hall behind the church was added in 1935 and, during the World War II when the church was closed, it was requisitioned as an emergency Rest Centre for anyone made homeless by the war. Today it is a much-used meeting space.



above left and right: *Protocol House 11b* Upper Teddington Road and *Como House*, Warwick Road

These two properties are now occupied by Calmet Laboratory Services. First built around 1910, both premises were used by Redio Co.Ltd., a company who, for 40 years, manufactured impregnated polishing cloths here, in competition with *Brasso*.

below: **Warwick Road**

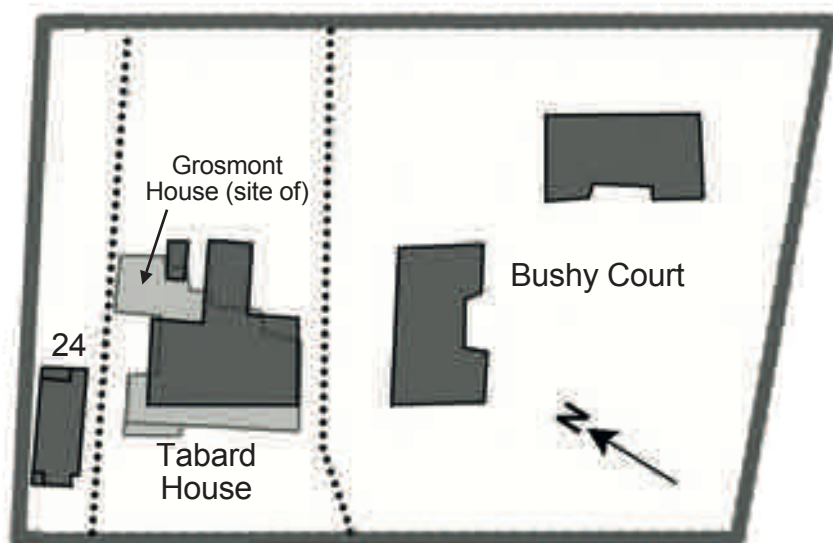
Hampton Wick's only street of terraced housing - but this is no Coronation Street: Warwick Road is an exciting riot of red brick and elaborate terracotta flourishes and well worth taking the time to explore. The development of 19 three-bedroom terraced houses was largely completed in 1900 [199]. The design is typical of the late Victorian fashion: double height bays, round arch windows and porch entrances, elaborate terracotta pediments and scrolls above each pair of entrance doors. The roof design is unusual in that the pitch is extended over the bays, requiring an elaborate network of cantilevered brackets to support the weight.





above: *Bushy Court* Upper Teddington Road

Built in 1934, this development of eight 2-bed maisonettes arranged in two 2-storey blocks, were built in the main garden to the south of Grosmont House (below).





left top to bottom:

Clem Villa

Adair

Studley

13, 15, 17

Upper
Teddington
Road

All 3 houses were built
in 1927/8 on land that
had previously been an
orchard.





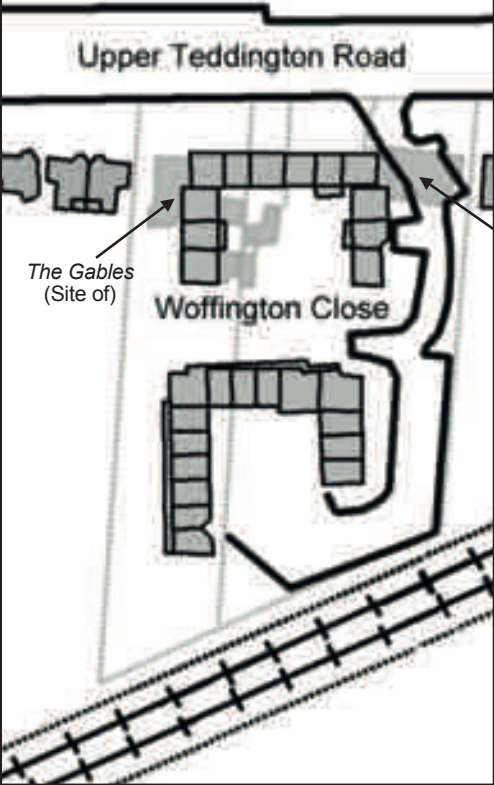
above: ***Tabard House*** 22 Upper Teddington Road

Built in the early 1960s as a replacement for *Grosmount House* (see map on page 305). Initially it was a flat-roof block containing 18 1- and 2-bed flats. In 2010, a further storey containing two penthouse flats was added.

below: ***Inishowen***, 24 Upper Teddington Road

Built in 1934, this house was squeezed into the northern part of the *Grosmount House* garden (see map on page 305).







above: ***Tudor House*** 26 Upper Teddington Road 📍

Built in 1850 on a three-quarter acre (3,000 m²) plot, *Tudor House* had 18 rooms. In the 1930s, the premises became the administrative HQ for Kelly's Directories. During World War II, three air raid shelters were built in the garden and still exist. After the war they were used to store directories. *Tudor House* is now home to the Hampton Wick Surgery. Located in the area behind the main building is *Sheridan House* accommodating a Specialist Assessment & Intervention Service

opposite page **Woffington Close** 📍

This development of 52 one- and two-bedroom social housing units opened in the late 1960s. The complex is run by RHP (formerly Richmond Housing Partnership) who also manage nearby *Crieff Court*. *Woffington Close* was built on the site of two large houses - *Glenmore* and *The Gables* at 19 - 21 Upper Teddington Road - which had been built in 1885 (see map at bottom). *Glenmore* had a large garden running down to the railway line and many planning applications were submitted to redevelop the garden but it was not granted until the land of the next door property had been added.

Woffington Close was named after Peg Woffington a mid-eighteenth century Irish actress who came to live in Teddington towards the end of her life.

opposite page inset **23 - 27 Upper Teddington Road**

These two buildings - one a pair of semi-detached houses, the other a detached house - were built in 1934 on part of the orchard of *The Maples* (see next page). One feature typical of this era of house-building is the inclusion of a built-in garage.



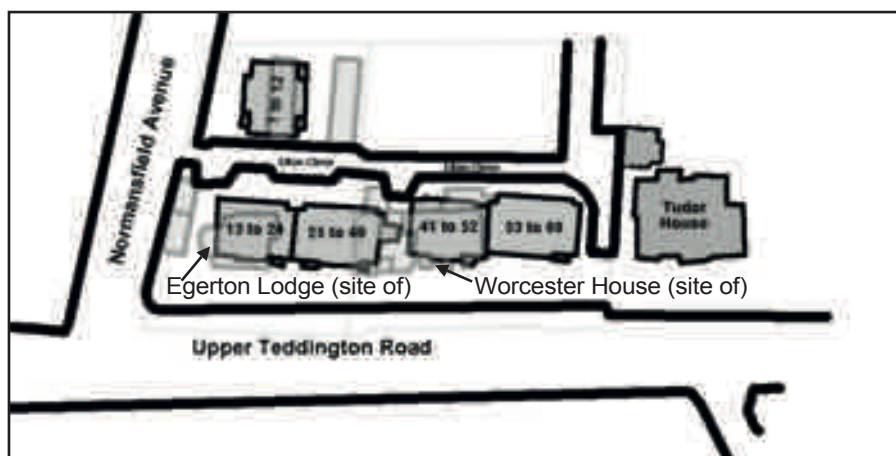
above: *The Maples*
Upper Teddington
Road

The original house of this name was built in 1867. It had 15 rooms in 1911. In the 1930s, the house was converted into six flats and two extra buildings erected in the grounds. One of these was a pair of maisonettes (left). In 2002 a successful planning application was made to split the site, demolish half the main house and several outbuildings and erect six houses and a block of four flats (left). Completion is expected in 2015.



above: **Elton Close**

This development of 68 one- and two-bedroom flats was completed in the late 1960s. Two properties - Egerton Lodge and Worcester House, built in 1860) were demolished to provide the vacant site (see map below). The 1911 Census returns for the two original houses record that 13 people were resident whereas 75 people were listed in the 2000 Register of Electors at Elton Close.



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Home Page



Hampton Wick: Brick by Brick pages

Welcome Page



Property List



Property Map



Property Page



Appendix: THE BRICK BY BRICK WEBSITE

www.hamptonwickhistory.org.uk

Before starting to write this book, the author spent many happy hours and days researching in National and County Archives, in Local Study Rooms and on the Internet looking for material - data, maps, images, documents and articles - in fact, anything that would cast light on the development of Hampton Wick. Like any researcher, the task has then been to digest this large volume of material and extract the key facts and images to create this book's content in a (hopefully) interesting and entertaining format.

Normally, a researcher would then “park” the source material with possibly a bibliography and maybe a set of footnotes to point to the particular material used. However, it soon became clear that in this project *the source material itself* was potentially of as much value as the conclusions that had been drawn from it. Just as summary Census data tells us about overall population, so also can a particular set of individual Census entries provide snapshots of the occupants of a certain property over time.

The huge popularity of sites like *Ancestry.com* lies in the value that specific items within their vast collections can have for individuals conducting their own particular line of research. From these lines of thought stemmed two additional activities for the current project. First, to create and make available a collection of all the source material relating to the development of Hampton Wick. Second, to construct a mini-website (literally a homepage) for each residential property mentioned in this book containing (or pointing to) some of the key source material relating to that specific property. The output from both activities are included in the current website.

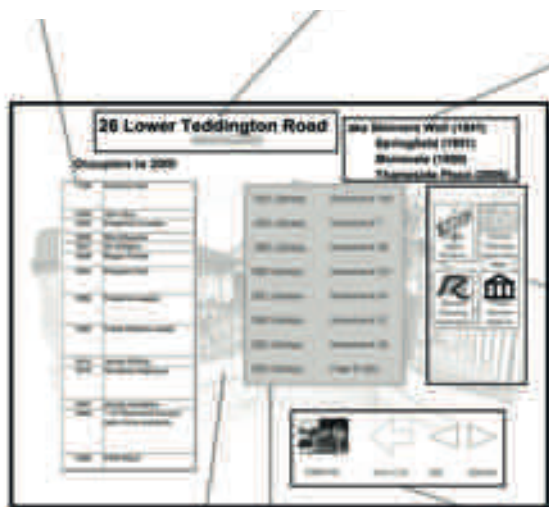
The website is an integral part of the overall *Brick by Brick* project. It has the potential to increase the value and enjoyment of this book for those

Typical Property Page

Individual occupiers of this property (i.e. excluding flat dwellers) from the earliest available records. In accordance with accepted privacy standards, the list does not include householders from the last ten years.

The postal address of the property and whether it is designated as a National Heritage **Listed Building** or a London Borough of Richmond upon Thames Council **Building of Townscape Merit**.

aka: (Also Known As)
Alternative names by which this property has been known. Dates of change are approximate and are usually based on the date that changes are noted in Census Return or a Street Directory.



Icons in this area show there is other information available on this property. Typical items include slideshows from Estate Agents' publicity material relating to a recent sale or letting and extracts from planning applications - both historic (1890 - 1960) or recent (last ten years). Double-click on an icon to view the available material.

The background image is reproduced from the Brick by Brick section of the book. A full colour version can be viewed by clicking on the "Image only" in the Navigation Area of the screen (bottom right).

Census Returns - click to see the individual entries for this property. Use the schedule numbers to help locate on the Enumerator's sheet. 1911 Census Returns were completed by the occupier.

Navigation Area: Click these buttons to view a full-screen image of the property, to return to the Property List page or to navigate to the next (i.e. higher numbered) or previous (i.e. lower numbered) property on this same side of the street.

readers who can take a moment to understand the structure and learn how to navigate their way around. The next few pages attempt to provide a brief guide to achieving this.

The diagram opposite shows how, from the *Home Page* of the main site, the user may click (1) to the *Hampton Wick: Brick by Brick* area of the site or (2) through to the *Resource Bank*. The first option, when selected, opens a *Welcome Page*. This presents the user with the contents of all three books as alphabetic lists of the streets covered in each (exactly as shown in the table on page 12). Clicking on an underlined street name (the underline signifies the existence of further information) leads to the **Property List**. From here the user may either (a) scroll down and directly select a property or (b) click on the miniature map for the option to browse and select off the **Property Map**. Either method leads to the **Property Page**.

Resource Bank

Clicking in the top right corner of the Home Page leads the user to this section of the website which contains images of local records which are held in various public archives including the City of London Guildhall Library, The National Archives (Kew), London Metropolitan Archives (Clerkenwell), Richmond Local Studies Room and Kingston Local Studies Room. The records were photographed (with permission) and these images may be used for personal study only.

The website carries the following two warnings:

- a) These webpages link to large PDF files (typically 20 - 40 mB) so a high-speed broadband connection is strongly recommended when browsing these resources.
- b) Some of the images are of poor quality (although still legible).

Census Returns 1841 - 1911

A full UK Census has been conducted every ten years since 1801 (excepting for 1941). The first four Censuses (1801–1831) were mainly headcounts and contained little personal information. In 1841, each householder was required to complete a Census schedule giving the address of the household, the names, ages, sex, occupations and places of birth of each individual residing in his or her accommodation. From 1851, householders were asked to give more precise details of the places of birth of each resident, to state their relationship to him or her, marital status and the nature of any disabilities from which they may have suffered. Census enumerators then collected the Census schedules and these were transcribed into Census enumerators' books. Although the original Census schedules were destroyed many years ago, the enumerators' books were kept. Census information is subject to a 100-year confidentiality period so the latest information available relates to the Census taken on 2 April 1911.

below: 1911 Census - Householder's return

The most recently available Census returns, and the first for which the original forms completed by the householder have been retained. Note how much more comprehensive is the information recorded - the inclusion of the number of rooms is particularly useful. This entry for "Rossendale" (Number 2 Seymour Road) includes playwright RC Sheriff, then a 14-year-old schoolboy at Kingston Grammar School.

HOUSEHOLD INFORMATION		PERSONS IN HOUSEHOLD		EDUCATION & OCCUPATION		REMARKS & ADDITIONAL INFORMATION	
Address of Householder	Relationship to Head of Household	Name	Age	Sex	Marital Status	Occupation	Remarks
1. Mr. Robert C. Sheriff	Head	Robert C. Sheriff	35	M	Married	Playwright	
2. Mrs. C. Sheriff	Wife	C. Sheriff	32	F	Married		
3. Miss C. Sheriff	Daughter	C. Sheriff	14	F	Single	Schoolboy	
4. Miss C. Sheriff	Daughter	C. Sheriff	11	F	Single		
5. Miss C. Sheriff	Daughter	C. Sheriff	8	F	Single		

Number of Rooms in House: 10
 Number of Rooms in Use: 10
 Number of Rooms in Disrepair: 0
 Number of Rooms in Use for Business: 0
 Number of Rooms in Use for Storage: 0
 Number of Rooms in Use for Other: 0

Signature of Head of Household: Robert C. Sheriff
 Date: 2 April 1911

Electoral Registers

Electoral registers are lists of voters able to vote in parliamentary and local government elections. They are arranged by constituency and divided into polling districts. Electoral registration was introduced by the Reform Act of 1832 and, since then, registers have been compiled annually with the exception of the years 1916, 1917 and 1940 to 1944. The original Act directed parish overseers to prepare the electoral registers which were compiled from returns. Rules for who was allowed to vote were defined in the various Representation of the People Acts significant amongst which were the Acts of 1918 (all men over 21 and women over 30 allowed to vote), 1928 (women over 21) and 1969 (voting age reduced to 18).

The website collection of Electoral Registers for Hampton Wick includes the Overseers' Returns from 1847 - 1882 (complete with their handwritten corrections and deletions) together with the actual registers from 1883 - 1899 and from 1945 - 2000. The image quality of some of the registers from 1940 on is marginal.

below: **1945 Hampton Wick Electoral Register**

The modern register is a simple listing of eligible voters with their postal addresses.

SANDY LANE		KT1 488
1688	Wagner, Deborah A. Bushy Park House, 1	
1689	Wagner, Keith Bushy Park House, 1	
1690	Drewett, Johanna D.	5
1691	Woodley, Graham T.	7
1692	Woodley, Mary J.	7
1693	Morgan, Alan R.	9
1694	Morgan, Yvonne	9
1695	Williams, Evelyn	2
1696	Williams, Peta S.	2

Trade and Street Directories

Directories are an invaluable primary source for historians. They provide first hand data about local communities, their infrastructure and the individuals inhabiting those communities. Published more frequently than the Census, directories can also help fill in any missing gaps. Early directory compilers often relied on people sending in their names together with a small payment if they wanted to be included in the directory. By growing links with the Post Office, the compilers were able to use information originally gathered for mail-delivery purposes. Best known was Frederick Festus Kelly whose eponymous directories first appeared in 1845. They continued in production until the early 1970s, at which time the Kelly's HQ was in Tudor House, Hampton Wick.

This current website collection includes twenty Trade Directories covering the period 1826 - 1886. A one-off locally-produced directory was published by E Green of 47 High Street in 1888 (thanks to Paul Barnfield who has painstakingly transcribed it). There also is a complete set of Kelly's Directories covering the period 1892 - 1940, after which Hampton Wick was dropped from Kelly's coverage.

below: **Kelly's 1938 Directory of Hampton Wick**
One of the last directories covering Hampton Wick.



25	William Prutty	2	10	
30	Wm. Lutter - Merchant	11	8	0
5	3 ^d Lane on Green 2 pence	1	10	10
6	Levinson - Merchant	11	12	1

above: **Hampton Wick Poor Rates Book 1808**

This image from the earliest Poor Rates Book available shows the minimalism in the accounting system. Almost all payments were identified just by name, with only an occasional note of the property to which it referred.

below: **Hampton Wick Poor Rates Book 1868**

By this date, the records included the name of the occupier as well as owner together with brief description of the property. The entries were in street order although no street numbering was yet in existence.

Name of Occupier	Name of Owner	Description of Property	Amount of Rate
John Smith	John Smith	House 10	10
John Smith	John Smith	House 11	11
John Smith	John Smith	House 12	12
John Smith	John Smith	House 13	13
John Smith	John Smith	House 14	14
John Smith	John Smith	House 15	15
John Smith	John Smith	House 16	16
John Smith	John Smith	House 17	17
John Smith	John Smith	House 18	18
John Smith	John Smith	House 19	19
John Smith	John Smith	House 20	20

Poor Rates Books

The Poor Law - originating from the reign of Elizabeth I - created a system for the relief of the Poor, administered at parish level and paid for by levying local rates on property owners and middle-class occupiers. Each Parish elected two Overseers of the Poor annually who were responsible for setting the Poor Rates, collecting the dues and distributing the proceeds to the Poor. They were answerable to two Justices of the Peace for the County for the correct administration of the system. The combination of skills and attributes needed to be an effective Overseer meant that in practice the same limited group of individuals performed the task in rotation.

The rates as collected were recorded into Poor Rates Books, the earliest available for Hampton Wick being a standard format accounts book dating from 1808 and listing names, rateable values and amount collected. A comprehensive reform and centralisation of the Poor Law System in 1834 created standardised books which recorded both occupier and owner and included a description of the property. When the Hampton Wick Local Board promulgated street names in 1864, this was added to the information recorded in the Poor Rates Books, greatly increasing their value to the researcher. Roughly one-third of the original set of Hampton Wick Poor Rates books survive from the period 1808 to 1915 and are included on the website.

below: **Hampton Wick Poor Rates Book 1915**

The last book that has survived, all entries now include street addresses.

No.	Name of Occupier	Name of Owner	Rateable Value	Amount Collected	Other Columns
1	Mr. J. Smith	Mr. J. Smith	10/0	10/0	
2	Mr. J. Brown	Mr. J. Brown	15/0	15/0	
3	Mr. J. Green	Mr. J. Green	20/0	20/0	
4	Mr. J. White	Mr. J. White	25/0	25/0	
5	Mr. J. Black	Mr. J. Black	30/0	30/0	
6	Mr. J. Grey	Mr. J. Grey	35/0	35/0	
7	Mr. J. Gold	Mr. J. Gold	40/0	40/0	
8	Mr. J. Silver	Mr. J. Silver	45/0	45/0	
9	Mr. J. Copper	Mr. J. Copper	50/0	50/0	
10	Mr. J. Iron	Mr. J. Iron	55/0	55/0	

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