

# A History of Beckenham

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This history will be regularly updated: latest update June 2021 with additions and corrections. Missing illustrations are being added. Adapted from the History of Beckenham Place Park timeline it will become more relevant to the whole of Beckenham as it is edited.

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Work in progress

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## Introduction

We have entitled this “A History of Beckenham” because Beckenham has been written about by almost countless historians but this account may reveal hitherto undiscovered aspects and change or challenge parts of some previous accounts. Also, it cannot claim to represent a complete history as the amount of detail available from archives and other accounts is formidable. Building on our work related to Beckenham Place we found the impact of events concerning the other parts of Beckenham and nearby parts of Bromley and Lewisham were of particular interest. Some writers who we mention took the work of previous writers and added contemporary information. That process sometimes perpetuated errors or omitted available detail from archive records. We have reviewed information from earlier times and found it appropriate to amend some information and add a bit more substance to some accounts.

For the earliest events we still rely to varying extents on the work John and Thomas Philipot, Villare Cantianum 1659. Edward Hasted's History and Topography of Kent 1778 and 1797. And Daniel Lysons Environs of London 1792/96 which certainly provided information, clues and leads. While reciting the work of these writers we are also correcting some of that material and adding information. Some writers have found misconceptions in all of these and we try to clarify any differences with substantiating evidence from

various archives. Most writers have taken the main estates and written about them separately but as the evolution of one estate was often affected by overlaps with another I have attempted to merge the accounts into a timeline which enables relating transfers of property from one owner to another and relationships with other events. This also reveals in some cases more links between various people and places.

I only discovered in January 2021 that it was Thomas Philipot's father, John, who wrote the survey of Kent and that Thomas had it published. They both lived in Eltham and there are charitable almshouses named after Thomas.

Philipot wrote about the Manor of Beckenham, the Manor of Foxgrove, Langley Park, and finally Kelsey or Kelseys. Hasted repeated the format adding Kent House. Lysons followed this format as well. Later writers such as Robert Borrowman (1910) and Rob Copeland (1967) added more recent information which Inman, Tonkin, Manning and others continued. Len Hevey expanded and corrected the early history up to the 14th Century, citing Robert Borrowman as a post 14th C. writer but we question some of Borrowman's material obviously drawn on Hasted etc. Pat Manning published books on the Cator family as well as other publications, Copeland Inman Tonkin and others generally worked from Hasted and Lysons with added local records and reminiscences.

The timeline from the Beckenham Place Park history formed the foundation of this account but more emphasis will be put on other areas until a more comprehensive picture emerges. Some caution has to be exercised as Beckenham had several spelling variations and which may apply to other places or people with that or similar name. Another Beckingham is in Yorkshire sometimes spelt Beckyngham. Other names are prone to spelling variations and aliases such as Brun/Brune/Bruyn and Rochelle/Rokele/Rokeley.

Research into the various people mentioned does reveal some interesting stories of intrigue which would be too lengthy to fully repeat here. A note on internet searching, we find that 'googling' doesn't always return a result and you have to go to various archive catalogues. Although several archives have been searched this is not exhaustive as each person or place name would have to be searched in every archive.

## **The Historians and Sources**

The previous writers include:

John Philipot author, published by Thomas Philipot 1659 History of Kent "Villare Cantianum". This is in some ways a genealogy of the gentry and directory of family seats.

Edward Hasted 1778 1<sup>st</sup> edition Topography and History of Kent and 2<sup>nd</sup> edition 1797/99, Similar to Philipot on whom Hasted draws some information, it continues with genealogies and directory information.

Daniel Lysons 1796 Environs of London, The Beckenham section is somewhat shortened and this edition prompted the second edition of Hasted.

W.H.Ireland 1828 A New and Complete History of Kent, Continues the approach of Philipot and Hasted with additions. Ireland was described as Englands Topographer, I'm not so sure.

Robert Borrowman 1910 Beckenham Past and Present. Borrowman was church warden and a local historian but drew on Hasted etc for some early history. His contemporary information is interesting as well as some other discoveries he included.

Rob Copeland 1967 Manors of Beckenham and other publications,

Nancy Tonkin and Eric Inman Beckenham circa 1990,

Len Hevey 1994 "The Early History of Beckenham" (from the Iron Age to 14th C.), A History of Shortlands and History of Elmers End.

Eric Inman 1995 a series of articles on the History of Beckenham Place Park written for the Friends of Beckenham Place Park, and "Beckenham" co-written with Nancy Tonkin

Pat Manning 2000 Catons of Beckenham and Woodbastwick and other publications on Rivers, Churchyard Memorials, etc.,

Ian Muir, Beckenham History [www.beckenhamhistory.co.uk](http://www.beckenhamhistory.co.uk)

Bromley Borough Local History Society, Bromleag magazine and various resources.

With apologies to those we have omitted.

Some if not all of these writers drew, as we do, on the works of their predecessors and contemporaries. Hasted refers to Philipott, Lysons to Hasted, etc. Sometimes fiction is written as fact such as we believe some assumptions referred to later in this account. But I also indulge in a few speculative scenarios based on available evidence. However, some discoveries and corrections by one writer did not get picked up in other contemporary or later publications.

Some material in Bromley Historic Collections and county archives was at some time derived from other archives such as the British Library. Our rediscovery of some of this material has contributed toward our reassessments of the various aspects of Beckenham's History. Although some of the above writers knew of this material they may not have been so focussed on specific areas or timeslots in order to analyse the content. The archive catalogues searched include: The British Library, The National Archive, National Library of Scotland (maps), Bromley Historic Collections, Surrey Archive, West Sussex Archive. Some archives do not have an online catalogue i.e. Lewisham, Lincolnshire, etc. where we know some records are stored. British History Online, History of Parliament online and various other internet sources have made some research much more convenient. Digitized books on Google etc have also aided research.

In May 2020 we acquired a copy of Len Hevey's Early History of Beckenham which confirms some of our findings from independent research and also contains additional material which we will incorporate into the timeline but Len's books are good reference works.

The Internet has also revealed sources as books become available in e-book form and various archives become electronically indexed. Google books and other versions include: Philipott's, Hasted's, Lyson's, and Ireland's histories, Collinson's letters, Memorial of Humphrey Marshall and John Bartram, Life of Dr. Johnson, Hester Thrale, Lady D'Arblay, Memoirs of George IV and Memoirs of William IV, etc. Beckenham History and Bromley Borough Local History Society websites contain material. Some of this we would question but for the most part it contributes valuable information and personal recollections.

We aim to represent as accurately as possible the evolution of the town of Beckenham and its environs. Dated estate plans in the British Library, Kent Archive and Bromley Historic Collections have enabled the analysis of landholdings by landlords at specific dates. This has allowed for discovering detail which is not in the earlier written records. I doubt we will be able to relate everything in a fully comprehensible manner as the chain of events and occupation is not complete. Just as today it would be difficult to relate all transfers of property it is even more difficult from old archives. The small windows we have on the past add some colour to events.

I certainly started by accepting the previous accounts of others, but where prior information is proved to be wrong or doubtful we draw attention to it here. I say 'we' as I am reliant on leads and information from a fellow researcher Keith Baldwin. I should add that we are not attempting to entirely replace former accounts which all have a lot of information to offer. This account may even be viewed as a supplement to others.

### **Some Landmarks in Beckenham's History**

1086 - Recorded in the Domesday Book

1100 - William de Insula granted Beckenham land to Christ Church, London,

1250 - Beckenham Manor Park, (The lands around the manor, not Beckenham Place Park which occupies the land of Foxgrove Manor) was medieval and already established by the 1250s when mentioned in the land grant (in the British Library) by Sir Richard de la Rochelle to the Hospital of St Katherine next the Tower of London. In this grant the land included Beckenham Park, heriots and reliefs in the village of Beckenham, and the course of Hawk's brooks 'running from my park of Beckenham towards the land of the friars and sister of St Katherine with Hawk's brooks running from it.' Rokeles are landlords.

1274 - Kent Hundred Roll, inquiry into Beckenham, first record of Foxgrove by name

1300 - Beckenham Manor passes from Rokele to Sir Maurice Bruyn by marriage to Maud/Matilda Rokele

1334 - Lay Subsidy Roll of taxation records payments

1461 - Beckenham Manor divided between sisters Alice and Elizabeth Bruyn

1484 – Beckenham Manor is seized by the King (Richard III) and restored to the heirs of Alice and Elizabeth Bruyn having been seized by William Brandon.

1500 – (circa) John Style purchases Langley, inherited by Humphrey Style in 1505

1623 Map of Beckenham Manor for Henry Snellyer and John Dalston (only survives as a 1768 copy)

1639 and 1651 The St. John family purchase the two halves of Beckenham Manor

1659 – John and Thomas Philipott's Villare Cantianum, History of Kent published

1688 Kelsey is bought by Peter Burrell I

1712 Francis Leigh of Foxgrove dies, it passes by sale to Tolson

1720 Map of Foxgrove Manor (only survives as a later copy 1766)

1723 and 1735 Maps of the Burrell's Kelsey estate

1732 Hugh Raymond buys Langley and Simpsons Place

1735 a Map of Langley (referred to in archive and copied later 19th C)

1735/50 Jones Raymond's Map of the Southern part of Langley Place

1745 John Rocque produces a map of London and surrounding area which shows a 'messuage' on Stumpshill, described as Stoms Hill on his map.

1759/60 John Cator acquires the site of Beckenham Place Park mansion and some other fields in the Manor of Foxgrove and builds a fine stately house by 1762.

1766 redrawn map of Foxgrove Manor

1768 redrawn map of Beckenham Manor

1769 Andrews, Drury and Herbert's map shows a house at Beckenham Place with a similar footprint to the current mansion on the site of the Rocque 'messuage'.

1773 John Cator buys the Manor of Beckenham from Viscount Bolingbroke but the purchase is fraught with problems until 1780, very little of Manor of Beckenham land becomes or remains part of Beckenham Place Park.

1777 John Cator exchanges fields called Pill Crofts and Hop Ground adjoining his Stumps Hill house property from Amy Burrell, widow of Peter Burrell II

1785 John Cator closes roads crossing his estate and diverts the Beckenham to Southend road enclosing (enparking) his 'park'. The lake may have been constructed at this time.

1793 John Cator exchanges land with Peter Burrell IV, Lord Gwydir to consolidate his estate this may have had some impact on the size of the 'Park'

1799 An Ordnance Survey map drawing shows Bromley and Beckenham

1806 John Cator dies and his nephew John Barwell Cator inherits the Cator estates

1809 A map and estate book of the Burrell estates of Kelsey and Langley.

1820 Sir Peter Burrell IV, Lord Gwydir dies and the Beckenham estates of the Burrells of Langley, Kelsey and parts of Beckenham and Foxgrove Manors are sold.

1825 John Barwell Cator and trustees in the Cator family acquire a Private Act of Parliament which allows changes to the estates

1840 to 1927 A series of tenants occupy Beckenham Place

1927 – The London County Council decides to buy Beckenham Place Park from the Cator Estate.

1929 – Beckenham Place Park Opened as a Public Park

1972 – Ownership of Beckenham Place Park passed to London Borough of Lewisham from the GLC

## **A Fuller History of Beckenham**

There is certainly an imbalance in history accounts as they focus on more high profile personalities because their records are more easily found. Here we focus first on the places and then the people who passed through. The deeper we delve into detail then the more complex it becomes so some generalisations will be inevitable. Previous writers have tended to write about the main estates: Manor of Beckenham, Manor of Foxgrove, Langley estate and Kelsey estate. Then some histories consist of personal reminiscences. Not much is known of events the further back we go but some individuals had connections with national events. If these are relevant I will include them. We have delved into various archives via online catalogues but only scratched the surface in many respects. But this has added some substance to the account. Various errors, potential errors or misunderstandings have been found in most accounts and if any are noticed in this please bring it to our attention. Reviewing the transcriptions of old documents reveals that although a property appeared to 'belong' to a particular landlord it was often 'held of' someone else and was under a form of lease or enfeoffment. And then of course we can only get so far down the chain of occupation depending on surviving records.

## **Context**

This account may focus largely on the early history of Beckenham up to 1900 which is more of a mystery. The later and recent history has probably been adequately covered in various publications, not least those of Rob Copeland, Patricia Manning, Eric Inman et al. Maybe Beckenham has always been a bit of a backwater as it isn't on a major road to anywhere and this might have retarded its urbanization for longer than nearby places on major roads and perhaps made it an attraction

for country retreats up until the 19<sup>th</sup> Century.

The A21 and A22 bypass it and radial routes such as the South Circular and A232 pass north and south of it. A Roman road which is said to have passed through the area has not survived as a noticeable local road. However some notable personages resided in and around Beckenham from Lords Mayor of London, Aldermen, Large Landowners and Knights or Peers of the Realm.

In the earliest times when all land was owned by the King estates were awarded for enfeoffment more often than not to knights who did service to the King. They in turn could enfeoff others by some form of lease and so on until one comes to the tenants who actually worked the land or carried out some form of craft. As time went by some people acquired a form of freehold (fee simple) property being yeoman. There were a few large landowners with tenant farmers and workers, also, some smallholdings and private houses, some of which were described as mansions or great houses. Below that was a level of Husbandmen or husbandman; the old word for a farmer below the rank of yeoman. A husbandman usually held his land by copyhold or leasehold tenure and may be regarded as the 'average farmer in his locality'. The words 'yeoman' and 'husbandman' were gradually replaced in the later 18th and 19th centuries by 'farmer'. Either as gentlemen farmers owning their own land or tenant farmers. The county of Kent had a custom of gavelkind which meant that inherited property was divided among the sons and hence the properties became divided into small er holdings. When the Styles acquired Langley they succeeded in 'disgavelling' the property so that it followed primo geniture.

In many cases the larger landowners were mainly absentee landlords leasing estates in smaller lots whereas some accounts have recorded them as occupiers. Several instances show the value of estates expressed in rental income. There are also instances of the smaller landowners leasing additional land from the larger estates.

We have relied here to a very great extent upon the transcriptions made of early documents by untold scholars often from Latin and in ancient handwriting. Sometimes errors were made in transcriptions but we can bring some attentions to likely errors. Several documents mention sums of money in pounds sterling or in marks. The value of a mark has been generally assumed to be 13shillings and 8pence since 1066. Some scholars have appeared to translate 1mark to 1pound. Some documents cite donations of 6shillings and 8pence (half a mark) or 3shillings and 4pence (a quarter of a mark) to churches for memorial functions like lighting of candles to saints or to the poor of the parish. So some form of tariff is likely to have existed.

With a small population recorded as 1,000 in 1801 which rose to 26,000 in 1901 development was slow. The only way to estimate earlier populations would be by through "Bills of Mortality" which were only calculated for London assessed from church baptisms and burials. A similar process for Beckenham would be difficult as the church registers are not fully transcribed and are in a poor condition. The transcription we have for burials is of unknown origin but from an earlier work in the late 1800's and someone has put it into a spreadsheet which though not perfect is a solid foundation. But church registers only began in 1539 and anything before that date is only recorded in other documents.

The burial register can give some indications dependent upon certain assumptions. For instance if the average lifespan is said to be 40 years then taking the total of 40 yearsworth of burials should give an indication of average population. From 1539 to 1578 inclusive total burials were 550. St.George's was the only cemetery in the parish until the late 18<sup>th</sup> C. Average lifespan is said to have risen to about 50 years so if we take burials from 1701-1750 inclusive being 1249 that could make a reasonable comparison, do tell me if you disagree.

Another thing the burial records tell us is perhaps an indication of diseases. We find that some families suffered a number of deaths in a particular year. The Violets for instance had six deaths from March to May 1575 all being the children of Henry Violet but we don't know their ages or whether Henry is the one buried in 1561. So much more could be revealed if births and marriages were available. We are thankful however for the work of others in producing the burial data in a useable electronic form.

The burial records also permit some investigation into family trees and wills alongside genealogy websites. The thus far absence of any christening or marriage records for Beckenham to a large extent is hampering

research but some of the wills researched are revealing more about the yeomen and husbandmen at least where wills are present. This still leaves large gaps where no will existed or survived.

The large landowners were either long term family inheritors or people who had purchased estates as a means of 'banking' their wealth. Many if not most have been found to be absentee landlords and their Beckenham property part of much wider ranging estates. The estates did change hands fairly regularly and the landowners' names are also associated with estates elsewhere so Beckenham was not by any means a sole family seat for many. The long term landowners included the Leighs of Addington who inherited Foxgrove Manor, the St. Johns/Lords Bolingbrokes of Beckenham Manor whose main base was in Battersea, the Brograves of Kelsey and the Styles of Langley. The Burrells arrived in the late 17th Century buying Kelsey and the Raymonds in 1732 who bought Langley. Wealth accumulated from business was often invested in land purchase which in turn generated rents and other income. The Cators made their presence felt from the mid 18th C and other names of note were Burrell, Raymond, Lethieullier, Batt, Brett, King, Motley, Austin, Hoare, Eden. Some family lines died out or merged with other families via female heirs and widows. In the medieval period widows could not hold property and they were 'married off' to suitors often chosen by the monarch. This may have been the case with Alice le Brun who was matched with Robert de Marny. Heirs who had not reached their majority would be placed under guardianship as with Ingram or Ingelram Brun.

Often the absence of an heir led to sale of estates as with the Styles of Langley whose female heiress married into the Elwills who then sold to Hugh Raymond, or heirs favoured other places and sold their Beckenham property as with Frederick St. John/Lord Bolingbroke in 1773 and the Burrells in 1820 after the death of Peter Burrell/Baron Gwydir, and the Cators gradually from about 1808. More than one landlord needed to sell estates to pay off debts as with the heirs of Francis Leigh of Hawley who owned Foxgrove at his death. The histories written by Thomas Philipot (1659) and Edward Hasted (1778 and 1797) relate the chain of exchange of ownership but these also miss some fine detail. Other significant landowners were the Tolsons, Motleys, Austins, Pughs, Willis, Humphrey and Lethieulliers. Maps and land deeds discovered show the patchwork of fields and estates with ownership almost jumbled in some cases. Large estates were divided into farms with for example Langley being divided into 4 or 5 farms with all but one being leased to tenants. In 1737 Thayers Farm and Elmers End Old and New Farms were owned by Thomas Motley who also owned a fine house and grounds in Beckenham village. Around this time the Lethieulliers owned Kent House Farm and the site of Clockhouse. A few generations later and the land was either left or sold to others.

We find common links with the South Sea Company or East India Company, sometimes both. These were sources of income and wielded significant power. Often the landowners were members of parliament not necessarily for Beckenham but for other areas ie the Burrells for Haslemere and Boston and Cator for Wallingford and Stockbridge. Being a member of parliament and a member of the South Sea or East India Company enabled them to influence decisions in favour of their interests. Some smaller land or property owners had businesses such as Dying and Tanning in London or Southwark, just as the Cators would start with a timber business. It is surprising how many landowners were in the legal profession and held administrative posts from Sherrif to Justice of the Peace. In the medieval period several knights were close to the monarch, from whom they derived their property and power.

Each century had its periods of turmoil both domestically and internationally which often impacted local affairs from the Wars of the Roses, The Disolution of the Monastaries, The English Civil War, the Great Plague, the Restoration of the Monarchy, wars between Britain and France, such as the War of the Spanish Succession, The 7 Years War, The war of American Independence and the later Napoleonic Wars. The social conditions bordered on the barbaric both domestically and internationally. Felons could be transported to the Americas up to the time of the American Revolution and to Australia thereafter or hung for quite minor offences. The working class, poor and slaves were all treated harshly. Felons could be transported into slavery and apprentices were indentured for 7 or more years into a situation of ownership by their masters. The two World Wars affected the population with the loss of life among soldiers in the First World War, and both soldiers and civilians in the Second World War. In WW1 several buildings were used by the military and in WWII bomb damage was significant in the Borough and at least 2 POW camps were established which themselves narrowly missed being hit by bombs.

Religion has not left any visible signs of turmoil although the parish church would have been Catholic prior to Henry VIII's split from Rome. After Henry VIII split from Rome the Protestant/Catholic divisions gave rise to recusant families who were subject to some fines and property confiscations and this affected at least one family in our researches, the Vaux's or Vaus of Northamptonshire, also known as Lords Harrowden of Essex. They were landlords of Foxgrove for some time. Whether it was due to their noble status, we find that their prosecution was confined to fines although of substantial value. Though some claims have been made that dissenters such as the Cators as Quakers suffered persecution, that persecution often was only in the form of fines for not attending the recognized Church of England or for not paying tythes or taxes and it seems that the nonconformists could in most cases afford the fines levied upon them.

The Law played its part in various land processes as the Court of Chancery commonly has records of disputes and settlements regarding Beckenham properties. Some comparisons brought up by this account show that Bolingbroke entered into a subterfuge with Cator amounting to thousands of pounds with no penalty whereas someone stealing a couple of window frames was transported for 7 years and others sentenced to death for theft of low value goods. Earlier in 1720 several notable persons committed large frauds and embezzlements under the South Sea Bubble affair and in most cases quite minor financial penalties were applied.

Beckenham was one of many places easily in reach of London but away from the pollution and dirt of the City and hence a place to have a country house. Admiral Sir Piercy Brett moved into Clockhouse in the mid 18th Century and John Cator's brother Joseph moved in after Brett's death in 1882. The village had large houses such as The Mead, The Ridge, Beckenham Lodge, The Manor House and a substantial Rectory. The mid to late 19th century saw the building of large villas with coach houses and stables.

Frederick St. John (Lord Bolingbroke) had married Diana Spencer but his debts and subsequent broken marriage led him to dispose of estates in Battersea and Beckenham.

Investing money in a landed estate which brought in rents from tenant farmers and house rents was akin to 'buy to let' as it is carried on today. Even the middle class and aristocracy often rented property as opposed to buying it. Many documents relate to leases of property although in isolation they may be seen as transfers one release of property is later reversed by a return of the property to the original holder. For example the Bruyns Beckenham Manor fell under the influence of Robert de Marny as he married the widowed Alice Bruyn, then it was transferred to the local rector or clergyman, Martham, only to be returned to the Bruyns under Ingram Bruyn. The reasons for these transfers are mostly unknown but basically financial.

For some background I would recommend 'London Life in the Eighteenth Century' by M.Dorothy George, which is probably out of print, as being well researched and probably used since as source material by other authors.

## **The Monarchs of England**

As early documents usually cited the regnal year of the monarch in their dating system it helps to have some understanding of the order of Monarchs.

Never my strong suit at school so references to websites such as <https://www.britannica.com/topic/Kings-and-Queens-of-Britain-1856932> or Wikipedia are useful. Also understanding that 'year 1' of the particular monarch is when they came to the throne as no dates cite 'year 0' which I didn't grasp for some time. So year 1 Richard III is 1483. This is sometimes confused by the month in which the monarch came to the throne but can only put us out by a matter of months.

## **Pre-history to the Medieval Period**

Evidence in the landscape shows that geologically the area was under a shallow sea 54 million years ago in the Eocene period as in some areas the Blackheath Beds or Harwich Formation of shingle emerge through the London Clay. In one area of Beckenham Place Park there is an exposed conglomerate (concretion) of the Blackheath Beds which is shingle cemented together with lime and sand. In other areas the London Clay is on the surface covered with a thin layer of topsoil being leaf mould, loam or silt deposits. Some valleys have



accumulations of silts forming meads and meadows. The geology would affect the later use of the land and economy. Clay soil has always been difficult to work for crops so often left for grazing or woodland. Valley silts and loams were probably favoured for arable farming. Locally there have been brick fields utilising clay and sand, gravel pits and lime kilns all using the natural resources laid down geologically. The nature of the ground would affect the economy as some land was poor for agriculture such as Penge Common. Clay areas and woodland were a major source of fuel and building material. There are a few references to lime kilns which would need both chalk and woodland fuel for the improvement of soil. At least one lease agreement requires the lessee to manure and lime the land regularly. One landowner is recorded as providing timber for naval dockyards circa 1680. The Chalk is mostly several metres below the surface but the existence of lime kiln fields indicates that some chalk was available, maybe coming from the Chislehurst Caves or similar places where chalk is nearer the surface.

During the Mesolithic, Bronze and Iron ages there was probably occupation although not much by way of remains has been found. There are hill forts and earthworks within walking distance at Keston, Halsted and Westerham, also some mention of flint tools found near West Wickham. An overview of this period can be drawn from Len Hevey's "Early History of Beckenham". He draws attention to Kingswood Glen, an area of woodland that was bequeathed to Beckenham Council in 1962 by its owners, two sisters, who stipulated it should be preserved and protected. Research undertaken over the years has established that the land had remained unchanged for up to 800 years and may once have been the site of an Anglo-Saxon hill fort, the ponds believed to be fire pits. Tree and plant species suggest it is ancient woodland and the park is designated as an important site for nature conservation.

During the Roman occupation of Britain a road passed through the Beckenham area en route from Lewes in Sussex to Londinium. Different projections for the route of the road exist and as Beckenham has been redeveloped several times I would have thought more evidence would have surfaced, literally. The visible evidence is found by scorch marks in Sparrows Den, West Wickham and on Langley Park Golf Course as well as a sports ground adjacent to Langley Park School. An archaeological dig in Bellingham also revealed evidence of the surface. It seems to have been mainly of gravel construction probably as that was the most readily available material. It is perhaps logical or a coincidence that several ancient settlements are close to its route.

Roman remains exist not far away at Keston, Titsey and Orpington. In the area where the roman road is projected to have crossed Beckenham Place park before the park was established there was a quarry or gravel pit and a lane called Limekiln Lane maybe indicating that there were lime rich deposits or chalk here. Whether these were part of the Blackheath Bed conglomerate or underlying Chalk near the surface we cannot say. I'm told the chalk would be about 100 feet/30metres below the surface. As much of Beckenham has been redeveloped more than once it is curious that no historic remains have been found. The Roman road structure was said to have been mainly gravel and as the area is largely of gravel composition then over time the road may have fallen into disrepair, the course became obscured and diversions created around areas which may have become impassable. Also we have to consider the local waterways, although not considerable, would have required crossing with bridges or fords and this may have caused the road to deviate from the accepted Roman practice of building straight roads wherever practical. One source suggests the road crossed what is now Langley Park Golf course and may have gone through Kelsey Park. Some local roads though not straight do approximately follow these lines. Various landlords had roads diverted around their estates and the various stages of settlement and farming could have erased or buried many features. The course of the road is plain to see through Edenbridge and several other places but does not seem to have survived in any form through Beckenham.



The course of the Roman Road near Langley Park School across a sports field, also visible at Sparrow's Den and New Addington.

Unfortunately, very little survives locally of any Anglo-Saxon, Medieval, Tudor etc. One of the oldest structures is the lych gate of the church and that's a bit like Trigger's broom, 3 new heads and 2 new handles! It is said that parts of the Old Manor house survive in the facade and interior of the building there opposite the church which is now a restaurant. Even the church was rebuilt in the Victorian period after fire damaged the previous medieval incarnation but some old memorials remain. The Alms houses next to the church and the George Inn are dated to the 17th century. The Anglo-Saxon administration survives in the old maps as the Park is in the Hundred of Bromley and Beckenham which is in the bailiwick or Lathe of Sutton at Hone. We do have recourse to documentary evidence about Beckenham and surrounding areas in various archives certainly from the Domesday entry and documents related to land transfers and taxation. These will be inserted into the timeline where available or discovered. Thanks to Keith Baldwin for diligent research here. The Black Death introduced the bubonic plague here in the 14th Century and fairly regular outbreaks occurred which impacted the population. Other diseases such as smallpox, diphtheria, measles etc were also serious and these kept the population in check regardless of wealth.

The works of Thomas Philipot and Edward Hasted revealed an ever changing web of ownership, intermarriage, selling and transfer of properties all over Kent. In some cases estates were handed out by the Crown only to be seized again when some misdemeanour took place e.g. The Boleyn's having Hever confiscated by Henry VIII after Anne Boleyn's alleged adultery. And later, The St. Johns had a chequered history, with one being excluded from Parliament on the Restoration of Charles II, Another being convicted of murder but a pardon purchased from the Crown, Henry St. John, Viscount Bolingbroke may or may not have been a landlord of Beckenham Manor, but he was attainted for treason for supporting the Jacobites, exiled in France for some time and subsequently had his properties and titles restored to him which some might say was lucky for him. He however died without issue. Frederick St. John who sold the Manor of Beckenham lands to John Cator had a failed marriage with Diana Spencer and seems to have dissipated the St. John estates almost single handedly. The manors and estates around Beckenham had complex histories which are explained in the following timeline.

The Reverend William Rose had a Georgian rectory built to an Adam Brother's design but that gave way to a town hall and now a branch of Marks and Spencer and its car park which cover the site. He also had designed if not built sumptuous stables as he appears to have been a keen horseman at a time when horses were the equivalent of fast cars.

Perhaps the George public house in the high street is the oldest most complete structure locally and that passed through the hands of the Cator Estate and is listed in the 1825 Act properties along with the Crooked Billet in Penge.

Those are some of the unknowns which await the discovery of firm evidence.

### **The Estates**

The early writers recorded Beckenham by referring to its major landowners and estates divided into Beckenham Manor, Foxgrove Manor, Kelsey and Langley. Philipot did not record Kent House although it had been documented in records from well before the 17<sup>th</sup> Century. It was briefly recorded by Hasted and Lysons but only from the late 17<sup>th</sup> Century when the Lethieulliers occupied it. But those accounts overlooked substantial other properties around the district owned by yeomen and leased to husbandmen (tenant farmers). If one takes the names of the landlords and searches for instance Philipot or Hasted's accounts we find that most large landlords held diverse properties often in several counties. Also, Philipot and Hasted as well as contemporaries and later writers were almost producing directories of landlords, their estates, lineages and locations. Along with the maps of Rocque and Andrews, Drury, Herbert these formed a who's who and A to Z of Kent.

We have found that Philipot and Hasted also made some errors or wrong conclusions which we identify here. The numbers of land owning Yeomen and leaseholding Husbandmen or farmers is significant and where we find records of messuages, smallholdings and farms we will attempt to add them.

I'll quote Philipot's and Hasted's passages but then I'll divide them into their relevant timeslots on the timeline. Hopefully this will put things into context and demonstrate which events were contemporary with one another. It will also correct or dispute some of their statements based on rediscovered evidence and the substantiated accounts by others. We have perhaps found more discrepancies than we anticipated.

We have to give credence to the early writers as they, in many cases, consulted landlords for access to deeds and family histories. But some errors could have occurred even now we find some families have slightly distorted records of their own histories.

It bears repeating that the landholdings were interwoven by complex ownership of sometimes individual fields quite distant from the landlords' base. So it is difficult and even impossible in some instances to clarify all property ownership especially when the land holding extends over parish or county boundaries which is often the case. The yeomen held properties were intermingled with the larger estates and sometimes consumed by them in purchases as well as the smaller properties themselves being divided and leased.

Several instances of apparent change of landlord have been discovered to be transfers within the same extended family which even if not by inheritance but by sale has influenced the transaction.

Along the way we see several or even countless Court of Chancery cases dealing with property issues which arose through inheritance, sales and the contesting of wills. We have added whatever documents we can find acknowledging the work of diverse people who have transcribed documents, produced indexes and directories over the years and the subsequent transferring of data onto the internet. Some documents confuse matters as they imply land was transferred permanently but is subsequently returned to or reclaimed by the original owner rendering the document as a lease rather than a freehold transfer. As all property was held by grant from the crown then in some cases reclamation by the crown deprived the landlord of ownership.

Apart from a few insights we can't fully trace the occupancy of land as many landlords had tenants to manage farms. An undated map of Langley circa 1740-50 records some tenants and surrounding landowners and an estate book of 1809 of the Burrell estates shows leased occupancy. Material exists for the Cator estate circa 1860 through maps and records. Probably the full picture would hold so much minutiae as to be uninteresting but we will try to show a more comprehensive picture than hitherto published. As we research families from burial records and documents we discover the wills of people that describe land and tenants which are frustratingly difficult to accurately place but nevertheless insightful.

Dickens probably got his Jarndice versus Jarndice idea from some of these events in the same way that Jane Austen used her experiences of her extended family for her novels.

Several references have been dated by translating the Regnal Year ie '18 Edward II' is 1324. Edward II reigned from 1307-1327, 1307 is year 1.

### **The Manor of Beckenham**

This Manor has a complicated history because of its transfers of ownership and division into two moieties or parts under the two Bruyn daughters and a subsequent rejoining by purchases of the St.Johns circa 1635-1650. Philipot even indicates that one moiety was divided further between Henry Parke and Ralph Warren but that is assumed by Lysons to be related to loans or mortgages. There is also the probability of the property being leased. A comparison of Philipot, Hasted and Lysons reveals several differences and some modern day sources also bring some of their details into question ie Isolde (Rokele) is now thought to be of unknown family and Maude de la Rokele is the heiress who brought the Beckenham Manor into the Bruyn/Brun family. The Manor lands were also spread and divided geographically from near Beckenham Parish Church St. George's up to Rockhills which is now Crystal Palace Parade with other isolated fields and messuages. As Kelsey is thought to emerge as land acquired from the Bruyns it is certainly possible that Kelsey was once part of Beckenham Manor as it lies between the two parts or moieties and other dismembered parts of Beckenham Manor. The Manor does not appear to be a primary residence of any of its landlords, probably being leased or let for much of its existence. The Bruyn's apparently favoured Essex, The St.Johns based in Battersea, maybe members of the extended families resided at Beckenham? Certainly most of the landlords had other residences. We are also dependant upon the translations from Latin of early documents. Research is revealing that the descent of the manor via the Bruyns was complex and involved with several other manors in Essex, Hampshire and elsewhere. Although Beckenham Manor may not have featured very highly in state affairs it was connected with several events through its owners. Various disputes about ownership drew in several families. de Marny more or less seized ownership from the Bruyns after marrying the widow on one Maurice Bruyn and later William Brandon did the same after marrying Elizabeth, one of the daughters of Henry Bruyn. Some of these protagonists were close to the crown and held high positions. Sometimes falling foul of the crown and being attainted for treason as with William Brandon under Richard III and Walter St.John under William and Mary.

Philipott says: (dates inserted might be a year difference)

“Bekenham near Bromley helps to give Name to the Hundred wherein it is placed, and of old time was held by Gentlemen, called in Latine Records de Rupella, in French de la Rochel, and in English Rokeley, and were in their original Etymologie extracted from Rochel in France, Richard de Rokeley died seised of this Mannor, in the fifth year of Edward the first,(1276) and was succeeded in the Possession by Philip de la Rokeley, and he held it likewise at his Death, which hapened in the 23 year of Edw. the first,(1295) and left it to his Sole Daughter and Heir Isolda de la Rokeley matched to William Bruin, by whom She had Issue Sir Maurice Bruin, Chamberlaine to K. Edw. the third, honoured with the Summons to Parliament as Baron amongst the Peers of this Realm, who by a Right derived to him from his Mother, was possest of this at his Death, in the twenty ninth of Edward the third,(1356) and transmitted a wide and spreading Revenue to his Posterity here, at Southokenden in Essex, and at Roumere in Hantshire, which last was given in Appendage to a younger Son, from whom the Bruins of Athelhampton in the County of Dorset, are lineally descended. But when after a fair continuance this Family had flourished at this Place, the Distaffe prevailed against the Speare, and Sir Henry Bruins two Daughters and Coheirs about the Beginning of Edward the fourth (1461), divided his Inheritance, each of them having a first and second Husband: Alice the eldest was first married to Robert Harleston of Essex Esquire, and after to Sir Thomas Heveningham; and Elizabeth second Daughter was wedded first to *Thomas Tirrell of Heron in Essex* Esquire, and after his Decease to *Sir William Brandon* Knight, who was Standard-bearer to *Henry* the seventh at *Bosworth* Field,(1485) where he was slain in asserting his Cause and Quarrel against *Richard* the third, and he had Issue by her *Sir Charles Brandon* Duke of *Suffolk (1484)*, the Flower and perfection of English Chivalrie in his Time, who sometimes kept his Residence at this place, (not as Proprietarie, but onely as Lessee, for the Sole Inheritance upon the Division of *Bruin's* Estate accrued to *Tirrell*;) and here entertained *Henry* the eighth, with all the Cunning Pompe of Magnificence, as he went to bestow a Visit at *Hever*, on his discarded, and repudiated wife *Ann of Cleve (1540-45)*. But to go on, this Mannor as I said before, being annexed to the patrimony of *Thomas Tirrell, Humphrey Tirrell* his Grandchild to whom it descended, passed away one Moietie of it in the thirty fifth year of *Henry* the eighth (1543) to *Ralph Warren*, and the other to *Henry Parke*; *Warren* alienated his Proportion not long after to *Bradbury*, from which Family about the latter End of Q. *Eliz.(1603)* it came over by Sale to Serjeant *Gent*, who gave it in Dower with his Daughter to *Sir George Dalston* of *Cumberland,(married 11 Feb. 1605, Catherine (bur. 22 July 1614), da. of John Tamworth of Halsted,*

*Leics.*) (History of Parliament online) who in our Memory conveyed it to Sir *Patrick Curwin* of the same County, and he some few years since sold his Interest in it to Sir *Oliver St. John* of *Batricksey* in *Surrey*, (abt 1635) who upon his Decease (1639) gave it to his Son then Mr. *Walter*, but now upon the Death of his Nephew (1657), Sir *Walter St. John* Baronet, the other Moitie by *Joan* sole Heir of the abovesaid *Henry Parke*, came to be the Inheritance of Mr. *Robert Leigh* descended out of *Cheshire*, whose Successor about the latter End of King *James* (1625) alienated it to Sir *Henry Snelgrave*, from whom it descended to his Grandchild Mr. *Henry Snelgrave*, who not long since passed it away (1648 to the *Evelyn* brothers then in 1651) to Mr. *Walter*, now Sir *Walter St. John* Baronet, who lately hath exchanged the whole Mannor, for other Land with his Brother Mr. *Henry St. John*."

What can we add?

Hasted's account is different in several respects extending and perhaps correcting Philipot? It can be found at <https://www.british-history.ac.uk/survey-kent/vol1/pp527-550>

The situation surrounding the division of the manor requires some explanation not least in which parts were the manor divided. One record describes the widow of Bruyn holding one third of the manor which may then have been divided between the two daughters but as widows often held all or part of a property in dower then such property would pass to the heirs on the widows death. Philipot describes the two Bruyn daughters as having two husbands each while Hasted describes, more accurately, three each although he has some in the wrong order. Other writers put the husbands in different orders. Philipot describes Dalston marrying a daughter of Sergeant Gent whereas Hasted and History of Parliament state he married a daughter or sister of Thomas Tyrrel/Tirrel. The mention of one moietie being purchased by Robert Leigh has been impossible to prove or disprove. Complicated by the existence of other Leigh families or different strands of the same family this Robert Leigh is not connecte to the Leighs of Addington or the branch of that family which acquired Foxgrove, the Leighs of Hawley. In 1639 Henry Snellgrave died in Beckenham and is buried in St. George's. His will mentions several properties

In 1648 and 1651 There are records in Surrey Archive for transfers of money and property between Henry Snellgrave (Grandson of Sir Henry) and Richard, George and John Evelyn the latter being the famous diarist. The Evelyns subsequently sold this part in 1750 to two St. John brothers Walter and Henry. Sir Oliver St. John's part was left to his son, John who died young and it became the property of his uncle Walter St. John who also aquired the baronet title. It descended to Frederick St. John who exchanged the manor house and Court Downs for Woolseys Farm with Peter Burrell in 1757 and sold the rest to John Cator in 1773, but that is a simplification of events which will be explained in the timeline. The map of 1623 copied in 1768 is the best illustration we have of the complexity of the Beckenham Manor properties.

There is certainly more to discover or explain.

And Lysons writes "

*The manor of Beckenham was held of King Edward the Confessor, by Anschil. When the survey of Domesday was taken, Ansgot, of Rochester, held it under Odo, Bishop of Baieux. Richard de la Rokele died seised of it in 1276. His son Philip left a daughter and sole heir, Isolda, married to Sir William Bruyn; from whom this manor descended to Sir Henry Bruyn, who died in 1461, leaving two daughters, coheirs (fn. 5). Alice the eldest had, by her first husband John Berners, Esq. a son, who died without issue; upon which, a moiety of this manor was inherited by John Harlepton, son of her second husband. Clement Harleston sold it, in 1530, to Robert Legh, Esq. (fn. 7), whose descendant of the same name, in 1610, aliened it to Henry Snelgar, or Snelgrave, Esq. (fn. 8) (afterwards knighted). About the year 1650, it was sold, by his grandson Henry Snelgrave, Esq. to Walter St. John, Esq. (fn. 9), in whose family the manor became again united.—Elizabeth, second daughter of Sir Henry Bruyn, married, to her first husband (fn. 10), Thomas Tyrrell, Esq. whose descendants inherited the other moiety of this manor; one of them, whose name also was Thomas, left a daughter and sole heir, married to Sir John Dalston, by whom she had two daughters. Catherine, one of these coheirs, married Sir Henry Curwen (fn. 11). About the year 1650, Sir Patrick Curwen, his son, sold a moiety of the manor of Beckenham to Oliver St. John, Esq. (fn. 12); from whom it came to Sir Walter St. John, Bart. already possessed of the other moiety. The manor, thus united, continued in the St. John family till the year 1773, when Frederick, the late Viscount Bolingbroke, sold it to John Cator, Esq. (fn. 13), the present proprietor, who resides in an elegant mansion, which he built soon after his purchase of the estate, and called Beckenham-place. It stands on an eminence, and commands a beautiful, though not a very extensive prospect."*

But the jury remains 'out' on these early assessments as the 'de la Rokeles', Rokell or Rokeleys are thought to

have descended via Maud de la Rokeley/Rokele married to Sir Maurice le Brun/le Brune/Bruyn. Isolde was married to Maurice's father William le Brun and no one knows her family name but she is described as of the 'House of Queen Eleanor' as a Maid of Honour (source: Sir John Maclean 1876). Another name attributed to Philip de la Rokele is Philip de Rupellis. As well as the manor of Beckenham, Matilda carried the manor of Okendon in Essex to the Brun family. The biography of Maurice le Brune would indicate very little direct contact with Beckenham except as landlord so leases and tenants would be of more interest. Manors with alternative names such as Wokyndon Rokell or South Wokyndon are mentioned and Hasted connects Rokele with several Kent manors.

Later we find that Maurice le Bruyn married to Alice le Lacer assigned his property to Robert de Marney, de Marney later married Alice when she was widowed and de Marney had a reputation for riding rough shod over anyone connected with him. See History of Parliament for his entry which describes his ruthless nature. But Beckenham Manor and other land return to Ingram Bruyn and his heirs circa 1400.

We take issue with several details of both Philipot and Hasted such as the omission of the manor passing through the hands of the Evelyngs although briefly and detail about Cator's acquisition is wrong in several respects.

Lysons in his Environs of London in a very brief summary states:

The manor of Beckenham was held of King Edward the Confessor, by Anschil. When the survey of Domesday was taken (fn. 1), Ansgot, of Rochester, held it under Odo, Bishop of Baieux. Richard de la Rokele died seised of it in 1276 (fn. 2). His son Philip left a daughter and sole heir, Isolda (fn. 3), married to Sir William Bruyn; from whom this manor descended (fn. 4) to Sir Henry Bruyn, who died in 1461, leaving two daughters, coheirs (fn. 5). Alice the eldest had, by her first husband John Berners, Esq. a son, who died without issue; upon which, a moiety of this manor was inherited by John Harleston, son of her second husband (fn. 6). Clement Harleston sold it, in 1530, to Robert Legh, Esq. (fn. 7), whose descendant of the same name, in 1610, alienated it to Henry Snelgar, or Snelgrave, Esq. (fn. 8) (afterwards knighted). About the year 1650, it was sold, by his grandson Henry Snelgrave, Esq. to Walter St. John, Esq. (fn. 9), in whose family the manor became again united.—Elizabeth, second daughter of Sir Henry Bruyn, married, to her first husband (fn. 10), Thomas Tyrrell, Esq. whose descendants inherited the other moiety of this manor; one of them, whose name also was Thomas, left a daughter and sole heir, married to Sir John Dalston, by whom she had two daughters. Catherine, one of these coheirs, married Sir Henry Curwen (fn. 11). About the year 1650, Sir Patrick Curwen, his son, sold a moiety of the manor of Beckenham to Oliver St. John, Esq. (fn. 12); from whom it came to Sir Walter St. John, Bart. already possessed of the other moiety. The manor, thus united, continued in the St. John family till the year 1773, when Frederick, the late Viscount Bolingbroke, sold it to John Cator, Esq., the present proprietor, who resides in an elegant mansion, which he built soon after his purchase of the estate, and called Beckenham-place. It stands on an eminence, and commands a beautiful, though not a very extensive prospect.

And from this we can find Robert Leigh the elder dying in 1567 and buried at St. George's Beckenham and trace his descendants through Nicholas Leigh to the next Robert Leigh. Some dates by Lyson are estimates and some information incorrect from other sources and we have found more accurate and supplementary information which is placed in the timeline.

## **The Manor of Foxgrove**

On re-investigation of evidence available today from archives, catalogues and calendars we have discovered additional information and some errors in early accounts. We shouldn't judge them too harshly as Philipot and Hasted were covering the whole of Kent and relying on some land owners for records and deeds. However, later accounts which repeated their chain of events are also erroneous.

We commence with Philipott's account with original spellings (f for s etc.). I have inserted dates in the account based on Philipott's timeline references to monarchs.

Philipott's account: *Foxgrove* is the last place of Account in this Parish, it had in elder times Proprietaries of this Sirname; for I find *John de Foxgrove* paid respective Aid for it in the twentieth year of *Edward* the third (1346), at making the Black Prince Knight. After this Family succeeded *Bartholomew* Lord *Burwash*, and he held it at his Decease, which was in the twenty ninth year of

*Edward* the third (1355). and from him it descended to his Son *Bartholomew* Lord *Burwash*, who in the forty third year of the abovesaid Prince (1370), passed it away to Sir *Walter de Paveley*, and in his Family it remained untill the latter End of *Richard* the second, (1399) and then it was conveyed to *Vaux* of the County of *North-Hampton*, and there made its abode untill the latter End of *Henry* the sixth (1461), and then it was alienated to *John Grene* Esquire, and he died possess of it in fourth year of *Edward* the fourth (1464); and in this Family did the Title reside, untill the Beginning of *Henry* the eighth (1509), and then it was demised to *Beversea*, and *Humphrey Beversea*, I find held it in the eighteenth year of *Henry* the eighth (1526), and his Descendant passed it away to *Luke Hollingworth*, and he about the Beginning of K. *Edward* the sixth (1547), sold his Interest in it to Alderman Sir *Jo. Oliff* of *London*, and he dying (1577) without Issue Male, *Joan* (his daughter) matched (1563) to *John Leigh* of *Addington* Esquire, was his sole Heir (1577), and in Right of this Alliance, did it come down to Sir *Francis Leigh* (d.1644) late of *East-Wickham*; whose Widow Dowager the Lady *Christian Leigh*, is now in Possession of it.(1659 she died in 1660).....end of quote.

Philipot starts with a reference to John de Foxgrove about 1346. The Lay Subsidy Roll of land taxation for 1334 shows a John Foxsegrove under the Lathe of Eyllsford (Aylesford) but not the Hundred of Beckenham. Whether even at that time Foxgrove was under absentee landlords has not as yet been established but is most likely given that the landlords had wide ranging estates which included Foxgrove. However, we find an earlier reference to Foxgrove in the Kent Roll for 1274 and a jury witness also named John of Foxgrove who may have been the father of the 1347 'John de Foxgrove' given the time between the two? Like all the manors and estates of Beckenham Foxgrove was widely spread and divided, centred upon Foxgrove Manor farmhouse but reaching beyond Kelsey and Langley to West Wickham, almost to Southend, Lewisham with parts at Plaistow, Bromley. It may have began as one property and acquired additions over time but we cannot be certain.

Before any mention of the name "Foxgrove Manor" the property is identified as being held by Robert Aguillon and Henry de Clyf. At this point Len Hevey's Early History of Beckenham" is worth reading as he made research similar to ours. After the first recording of the name of Foxgrove it is said to be held of Robert Aguillon. Then Bartholomew Burghersh 'held it of Thomas Bardolf' implying that Bardolf was the higher possessor and leased the property to Burghersh? It does however remain in the Burghersh estates and descends to Walter de Paveley, probably in connection with family intermarriage and heredity as the two families are linked by the marriage of Maud Burghersh to Walter de Paveley probably around 1320. At this point Philipot has the order of descent through the families in the wrong order. There is a question as to how Foxgrove passed from the Paveleys to Sir Thomas Green or Grene. Around 1375/79 a Walter Paveley left property in his will to 'his companion' Elizabeth who is not fully identified and she may dispose of property through her heirs and assigns. But in 1399 a Thomas Hakkethorp quitclaims Foxgrove to Margaret Despencer who is daughter to the last Bartholomew Burghersh and married to Nicholas Vaus. This appears to be the mechanism by which Foxgrove enters the Vaus/Vaux family. There are some unrecorded 'relationships' in the earlier accounts as we find several intermarriages and connections with families based some distance from Kent. In Foxgrove's case the Vaus/Vauxs, Pavelys, Grenes are of Northamptonshire. For that and other reasons it is difficult or impossible to identify actual occupants of premises. Some clues in documents allow us relate names to burial records from St. George's after the beginning of records circa 1540.

Subsequent to this, as Hasted recounts after repeating Philipot up until the Lady Christian Leigh, Francis Leigh 1651-1711 directed that Foxgrove and other land at Plaistow be sold by his Will. Hence, John Tolson bought the land, and it descended by complicated means to his nephew, Lancelot Tolson Tilly. But we find Hasted's account to be either inaccurate or too brief. The will of Francis Leigh and subsequent events arrive at a different conclusion.

What further detail can we add? Foxgrove existed before John de Foxgrave and whether it derived its name from a person or John derived his name from the manor is debatable. Earlier than the name appearing in the 13<sup>th</sup> Century (1274) certain coincidences have led us to believe that "Claihurst or Claiherst" was the original site of Foxgrove. Claiherst appears as a family name in the 14<sup>th</sup> Century Lay Subsidy Rolls. The references

that survive mentioning John de Foxegrave start in 1274 before Philipot's reference as a witness in the Kent Rolls which describe Foxgrove thus "Then they say that a certain land called Foxgrove [Beckenham parish.] in the village of Beckenham is of the lord king's fee and now John Malemains holds that of Sir Robert Agillon (Aguillon) by the service of a fourth part of one knight's fee, but from what time or how it was alienated they do not know". And a John de Foxesgrove also mentioned in the Lay Subsidy Roll in 1346 connected with Aylesford in the Hundred of Ruxley. The Book of Aid mentions John de Foxgrove and John or Joan de Rokesle being taxed in Beckenham and associated with Foxgrove whether by assumption or actual connection. John de Rokesle (Ruxley) was lord of the manor of Lullingstone. The time gap probably indicates two successive Johns of Foxgrave/Foxgrove. We have Henry de Clyf associated with the manor some time earlier. He is also mentioned in the Lay Subsidy Roll.

Although Foxgrove has been described as a 'Manor' it is believed to have been separated from the Manor of Beckenham and I have not found any evidence of a charter establishing a 'Manor'. Also the land of the manor covers some parts of Beckenham, Bromley and Lewisham parishes In several instances Foxgrove is described as 'held of' other parties implying leases so apparent changes of ownership are often followed by the property returning to a prior landlord. The Burghersh/Burwash family held wide ranging properties. Similar to Beckenham Manor the owners may not have been locally resident. Where documents are discovered they are recorded in the timeline. John Grene appears as a local lawyer/sheriff/escheator. We can trace the family tree of Sir John Oliff through his daughter Joan and down through the Leigh family. Although John Oliff's will states he purchased Foxgrove from Reynold Hollingworth and not Luke Hollingworth. Francis Leigh's will of 1711 did not specifically say to sell the estate but the executors he named did not deal with the probate and his wife Frances Leigh was awarded probate. Francis directed that his bequests and debts be settled and any remaining property be passed to his son also named Frances. A Court of Chancery case of 1716 directed that Foxgrove be sold to pay his creditors and this raises a question as to whether Foxgrove passed to John Tolson in 1712/13 or later to his brother Lancelot Tolson of Plaistow(Bromley). John Tolson died in 1713 perhaps before Foxgrove was sold. Lancelot Tolson left Foxgrove to his nephew, Lancelot Tolson Tilly who dying young, left it to his parents who in turn left it in parts to Lancelot Tolson Tilly's widow Elizabeth who in her turn left her part to Joseph Grove her uncle. Another part was left to Deborah Brydges (married to Reverend Edward Timewell) and either a third part to John and Edward Brydges or they would inherit if Deborah Brydges died without issue. The timeline will explain more fully. For those interested in genealogy it's a complex story and this branch of the Leigh family is connected but different to the branch at Addington. The wills and bequests of the Tillys certainly confuse me and I am discussing the processes with another researcher. It remains the case that some land acquisitions of John Cator cannot be dated other than by his assets listed in the 1825 Private Act of Parliament. Cators creation of Beckenham Place Park probably included some small areas outside of Foxgrove Manor being nearer Southend Village. As Foxgrove under the Cators became leased from the early to mid 19th C. then it was divided between tenants of Beckenham Place and the farmers of Foxgrove Farm while certain parts were long leased to builders and property speculators. Today what is left of the Manor of Foxgrove is covered by Beckenham Place Park perhaps accounting for about 150 acres and the remainder in built development and Foxgrove Cricket and Tennis club.

### **Langley Place or Park and Farm**

Langley lies astride the parish boundaries between Beckenham, Hayes and West Wickham. West Wickham in early times was just called Wickham (Wykham) but to differentiate more definitely from East Wickham near Bexley the 'West' seems to have been added perhaps because one local family, the Leighs, were of East Wickham and Addington as well. Langley later became paired with Sympson's Place in Bromley under the Styles. In the earliest days of Langley several members of the Langley or Langele family are recorded. Some records show that the Style family may have resided at Red Lodge and the dates of the other houses within Langley aren't known but look more Elizabethan or Georgian from available prints or photographs. Also the buildings went through alterations and rebuilds. As most estates were subdivided between leases to tenants the same was true of Langley, certainly from records in the 18<sup>th</sup> Century and the earlier records describing mostly absentee landlords.





Philipot said of Langley: *Langley* in this Parish is a second Seat of eminent Account, which was in elder Times the Possession of *John de Malmain*, who obtained a Charter of Free-Warren to his Lands in *Bekenham*, in the twelfth year of *Edward* the second,(1319) which was renewed to *Henry de Cliffe*, to whom they accrued by Purchase from *Malmain*, in the third year of *Edward* the third;(1330) but stayed not long in the Tenure of this Family, for before the going out of *Edward* the third,(1377) I find the Propriety invested by Sale in *Langley*, to which Family the Foundation of that House owes in part its Original, on which they ingrafted their own Name, which hath flourished under that Title ever since, though the Family be withered away and gone, the last of which Name at this place was *Ralph Langley*, who with *Roger Twisden*, *Stephen Monins*, *Edward Monins*, *John Edingham* or *Engham*, *Richard Edingham*, *John Berton* of *Cotman/ton* in *Shouldon*, *John Berham*, *John Betenham* of *Shurland* in *Pluckley*, and others, Gentlemen of prime Rank in this County, were summoned to appear before *Robert Poynings* and *John Perry*, in the twelfth year of *Henry* the sixth,(1434) to disclaim the Title of the House of *York*, and this *Ralph* died in the year 1451, and ordered *Langley* and other demesns at *Bekenham* to be sold for the discharging his Debts, the purport and Effects of which Will were accordingly performed, and his Estate at *Bekenham* and *Langley*, passed away by Sale to *John Violett*, whose Successors enjoyed it until the Beginning of *Hen.* the eighth,(1509) and then it was conveyed to *John Stiles* Esq; (d.1505?) who much enlarged the House with a supply of Buildings, and from him is it by Descent devolved to be the instant Possession of his Successor Sir *Humphrey Stiles* Knight and Baronet.(d1552)

Hasted said a bit more about Langley but it can be confused with Langley near Maidstone but we find that the Domesday entry which Hasted quotes with the mention of a fishery relates to Seal near Sevenoaks and the fishery must be on the river Darenth or consisting of fish ponds.

Hasted's entry: LANGLEY-PARK is a seat of eminent account in this parish, which was formerly accounted a manor, and in the reign of the Conqueror was part of the vast estate of Odo, bishop of Baieux, and earl of Kent; and is thus, if I mistake not, described in the general survey of Domesday, taken in that reign: (regretably Hasted did mistake it)

Goisfridus de Ros holds of the bishop (of Baieux) Lasela. It was taxed at 7 shillings. The arable land is . . . . .  
 . In demesne there are 3 carucates, and 31 villeins, with 14 borderers having 16 carucates. There are 10 servants, and one fishery producing fourscore and 10 eels; wood for the pannage of 55 hogs. The whole manor was worth, in the time of King Edward the Confessor, 30 pounds, when he received it 16 pounds, and now 24 pounds, what Goisfridus held; what Richard of Tonbridge held in his lowy was rated at 6 pounds; what the king held of this manor, 22 shillings. Brixi Cilt held it of King Edward.

This place afterwards came into the possession of the family of Malmains, who were settled at Waldershare in this county, in the time of the Conqueror. John de Malmains obtained a charter of free warren for his lands in Begenham, in the 12th year of King Edward II which was renewed to Henry Malmains, of Cliffe, in the 3d year of king Edward III.

It appears by the Book of Aid, in the 20th year of King Edward III that Nicholas Malmains held half a knight's fee of the king in Begenham. He died, in the 23d year of that reign, possessed of much land in this county; before the end of which, the property of this manor was transferred by sale to Langley, a name most probably taken from this place, though the family itself has been long since extinct. These Langleys of Beckingham were, most probably, a distinct family from those of Knowlton in this county, who were originally descended from a family of that name in the county of Warwick.

The last of this name here was Ralph Langley, who died in the 30th year of King Henry VI. and by his will directed Langley, with the rest of his demesnes in Beckenham, to be sold for discharging his debts; in pursuance of which it was passed away by sale to John Violett, who bore for his arms, Gules, three coronets, or, whose descendants enjoyed it until the beginning of the reign of king Henry VIII when it was conveyed to John Stile, alderman of London.

He was the son of William Style of Ipswich, was afterwards knighted, and of the Drapers company, and dying in 1500, was buried in Allhallows Barking church, London. He married Elizabeth, daughter and coheir of Sir Guy Wolston of London, by whom he had Sir Humphrey Style, of Langley, who was one of the esquires of the body to king Henry VIII and sheriff of this county in the 35th year of the same reign. He died in 1557, and was buried in Beckenham church. He procured a grant from Sir Thomas Wriothesley, garter principal king at arms, reciting, that not being willing to bear arms in prejudice to the other branches of his family, he had petitioned for a coat, with a proper difference, which the said king at arms, in 1529, granted, under his hand and seal, viz. Sable, a fess engrailed between three fleurs de lis, within a bordure or, the fess fretted of the field. He procured, with others, an act of parliament in the 2d and 3d years of king Edward VI for the disgavelling of his lands in this county.

By his first wife, Bridget, daughter of Sir Thomas Baldrey, he had three sons; Edmund, born at Langley, in 1538; Oliver, who was sheriff of London, and ancestor of the Styles, of Watringbury, barts. and Nicholas, who was knighted.

From Edmund Style of Langley, esq. before-mentioned, eldest son of Sir Humphrey, descended Sir Humphry Style of Langley, eldest son of William, who was gentleman of the privy-chamber to king James, and cupbearer to king Charles I. and was created a baronet, by privy-seal, on the 20th of May, 1627. (fn. 26) But though this branch was the elder to those of Watringbury, yet these last were the senior baronets, being created April 21, 1627, anno 3 Charles I. He died in 1650, and was buried in the vault at Beckenham church, and leaving no issue, his title became extinct, and he was succeeded in this estate at Langley by his half-brother, William, the eldest son of William Style by his second wife, Mary, daughter of Sir Robert Clarke, one of the barons of the exchequer.

This William Style of Langley, esq. was bred a barrister at law, and was of the society of the Inner Temple. He married Elizabeth, sole daughter and heir of William Duleing, by whom he had two sons, and two daughters, and dying in 1679, was buried in this church.

Of the sons, the second, but only surviving son Humphry, succeeded his father at Langley, in whose time there were several coats of arms, as well of this family as of those they had intermarried with, painted in the windows of this house, but dying without issue male, his only daughter and heir, Elizabeth, carried it in marriage to Sir John Elwill, bart. who died in 1727, without issue by her. This family of Elwill was of Exeter in Devonshire, who bore for their arms, Ermine on a chevron engrailed, between three eagles displayed gules, three annulets or, and were advanced to the dignity of a baronet, in the person of Sir John Elwill, in the 8th year of queen Anne's reign. He was twice married, but left issue only, by his second wife, the daughter and heir of — Leigh of Egham, in Surry, by whom he had two sons, Sir John above-mentioned, and Edmund, who succeeded his brother in title and in this estate of Langley, and in 1732 transferred his property in it, together with the house, called Langley-house, the park, and also the north and south isles of the parish church of Beckenham, to Hugh Raymond of Great Saling, in Essex, esq. who settled them on his only son, Jones Raymond, esq. in tail general; remainder to his eldest daughter, Amy, who married Peter Burrell, esq. and her

issue male. On his death his son, Jones Raymond, esq succeeded to this estate, and kept his shrievalty for this county at Langley in 1738, in which year he died, and was succeeded by his son, of the same name, who died unmarried in 1768, on which it descended, by the intail before-mentioned, to his sister, Amy, before mentioned, whose husband, Peter Burrell, esq. in her right, became possessed of it. He died in 1756, having had by her, who survived him, four sons and two daughters. Mrs. Burrell, his widow, afterwards resided here, and died in 1794, on which this seat descended, together with her other estates in this parish, to her grandson, sir Peter Burrell, bart. since created lord Gwydir, of whom a full account has already been given, and he is the present possessor of this seat, with the park and grounds belonging to it. (end of Hasted)

What can we add or even dispute? Firstly, that all of Philipot's and Hasted's events are difficult to trace. The Kent Roll of 1274 records a Ralph Langel and the Lay Subsidy Roll of 1334 records several Langele and Langley's dating the presence of the family name well before Philipot and Hasted's dates of 1319 onwards. After the Langley or Langele family John Violet cannot be traced or confirmed but the will of Henry Violet of 1505 mentions land in Beckenham which might be anywhere. John Stile, the first to inhabit Langley is said to have died circa 1529 but we find two wills for 'John Stile or Style' one died in 1505 and we see Langley and Beckenham in the text. He would appear to have acquired Langley before he wrote his will and also some of Kent House by way of repayment of a debt in 1501. A will for Sir John Stile dying in 1529 at East Greenwich(Deptford) does not mention property in Beckenham, he mentions a son Richard and a late wife Katernyn and a Dame Elizabeth. Langley has been connected to Sir John Stile who was ambassador to Spain and Ireland for Henry VIII

I remind you that we are not trying to disprove Philipot and Hasted but to restore accuracy to the record. Those early writers faced more challenges in finding records than we do. We may end up just presenting the available evidence and some possible scenarios. In any case land ownership is proving more complex than the early histories convey. Although the Langleys and Langeles paid tax it was apparently on moveable wealth and not land so they may have been enfeoffed to Malmaines and de Clyf. Any documentary evidence will be referred to in the timeline.

As parts of Langley were leased what became Langley Farm was more autonomous and HENRY HOLLAND 1745-1806 may have built Langley Farm. He is another contender for architect of the Beckenham Place Mansion but probably too young in 1760. He married Bridget Brown, eldest daughter of 'Capability' Brown (real name Lancelot). Henry's eldest son, Lancelot Holland, married Mary Peters and they lived at Langley farm with their 15 children from 1828.

The coloured picture shows Benham Park in Berkshire constructed under the direction of Henry Holland in collaboration with his father-in-law 'Capability' Brown in 1775.

The black and white pictures show examples of the interior from The Life and Architecture of Henry Holland by Dorothy Stroud.

### **Red Lodge**

Is part of the Langley Park estate and due to the discovery of panelling which has ended up in the Philadelphia Museum of Art may be dated to 1529 and the Style family. The actual origin is debatable but it may be a lodge built by John Style and added to by his son Humphrey Style. The name is memorialized in the name of Red Lodge Road and is in West Wickham Parish as the Langley estate extended into Beckenham, West Wickham, Bromley and Hayes. This piece of provenance for the panelling describes the Lodge.

"Red Lodge was the name given to a small house which occupied a site in the fields near Hickham Green on the borders of the Langley Estate - the Frithwood of medieval times - which belonged to the manor of West Hickham. Translated into 20th century parlance, that means a site to the north of St. Mary's church in The Avenue and in the garden of St. Mary's vicarage. When Lord Gwydir, owner of the Langley Estate, died in 1820 his estates were broken up and sold at auction. The sale catalogue of the Langley Estate contained "Lot 1, Pt Item 322, Gamekeeper's House, Yard and Garden la Or 35p (acres,roods,perchers) ", in fact, Red Lodge.

It was purchased, together with Langley House, by Emmanuel Goodhart. The Goodhart family occupied Langley House until 1903 when the then owner, Charles Goodhart, died and left the property to seven heirs, none of whom was inclined to live there. The reason is given that because London or urban development was

rapidly encroaching on the neighbourhood. In 1910 Langley House became the clubhouse for the new Langley Park Golf Club. Red Lodge continued life as a farmhouse where Victor Stock was the tenant farmer in 1921.

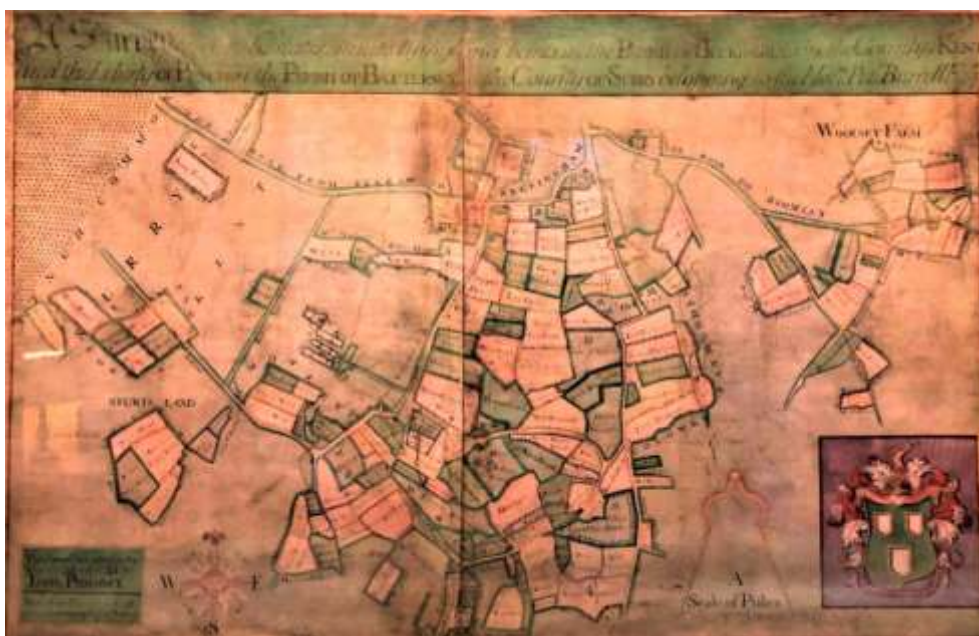
Gordon Maxwell wrote *The Fringe of London* (1925) in which he mourned the passing of the Langley Estate. "Another of the big country estates that lie on the Kentish fringe of London is in its death throes, its throat being cut by the housing shortage. This is Langley Park, Beckenham, and although but 12 miles from the heart of London, anyone wandering there today will still be in the heart of the country. Fine old trees, pleasant meadows, ponds half-hidden amongst the greenery, and woodland groves, are all that meet the eye of the rambler, over what is certainly one of the finest estates in the Home Counties." Gordon Maxwell also wrote about the Bath House which Emily Hall of Ravenswood had visited in 1877. "The Bath House, about a quarter of a mile from the site of the mansion, is also worth inspection. Here is a stone—built bath, after the Roman fashion, fed with spring water. Close by are the remains of the old Ice House where ice from the ponds was stored underground in winter for use in summer." Gordon Maxwell continued - "A small farm - Red Lodge Farm - near the Venison House, [referred to earlier in the text as a "memory of the days ... when Langley Park was one of the finest deer-parks round London"] is a delightfully picturesque little place, whose farm-yards extend to the woodlands that cloak one end of the estate. By the courtesy of the bailiff I was able to inspect the farm-house. Some of the upper rooms contain some very fine 16th century oak panelling, which proves this house to be the oldest existing building on the estate. It is a charming little place, which I sincerely hope will be left with enough land to preserve its quaint beauty. Sadly that wish was not fulfilled for Red Lodge was sold soon after. The ancient oak panelling was offered to a granddaughter of Charles Goodhart, Mrs. Frederick McCormack- Goodhart, of Langley Park, Maryland, U.S.A., but she was obliged to decline the offer not having the appropriate space in which to erect the panelling. It was sold in 1923 to E.H.Budd of Reading who, in turn, sold it to Acton Surgey Ltd. The Pennsylvania Museum of Art (now the Philadelphia Museum of Art), was able, with finance provided by an American, William L.McLean, to acquire the panelling which is now on display in the museum. The Revd. Sir Henry Denny, rector of St. John the Baptist church, West Wickham, inspected the oak panels before they were removed. He wrote to the Beckenham Journal on 15 September 1928: "They cover the walls of an upper room and are evidently in their original condition ... The date 1529 appears repeatedly as do also the following badges, the Tudor Rose, the Prince of Wales feathers, the fleur-de-lis of France and the pomegranates of Aragon - but I could discover no armorial bearings. Round Medallions bear heads, some of which may be portraits of Royal personages." The Pennsylvania Museum Bulletin of November 1936 elaborated : "The panels which form the Wainscot have each a wreathed branded medallion. In the vertical panels this forms the central feature of an arabesque design, with vases, leafy stems, pairs of dolphins, scrolls or cornucopias and occasional birds ... A further romantic interest is given to the room by the suggestion advanced by the Revd. Sir Henry Denny of West Wickham that it may have served as a trysting place for Henry VIII and Anne Boleyn — the presence on the panelling of the royal badges with absence of private armorial bearings, has been taken to suggest that the house was a royal hunting lodge where the king used to stay on his visits to Wickham Court." Efforts were made to save Red Lodge and the Revd. Sir Henry Denny argued that it should be scheduled for preservation and used as a local museum. But all to no avail. Red Lodge was demolished sometime between 1947 and 1954."



Red Lodge prior to demolition,

### **Kelsey or Kelseys and Kelsey Park**

Some questions exist about the origins of Kelsey as the connection with the “de Kelseys” as mentioned by Philipot and Hasted is discounted and later writers have said that the Kelshulles leased or purchased some land from the Bruyns of Beckenham Manor which became Kelsey. Wills were written by John Kelshyll in 1432 and William Kelshulle in 1439 of Beckenham. One is annotated “alias Converse or Conuerse”. And William Brograve left a will in 1503. Frustratingly no transcripts of the wills are available and any copies found will be referred to in the timeline. The references which appear in other accounts about the purchase of some fields and the building of a chapel cannot be confirmed and no one has provided sources for these references. In 1487 William Brograve acquired land in Beckenham, Bromley, Chislehurst, Hayes and Lewisham which he most likely added to any land he had acquired from Kelshulle. Both the Kelshulle and Brograve families seem to have emerged from Hertfordshire and places which are just a few miles apart. Both families were Aldermen of the City of London which could have led to property deals. Statements about manor houses is also difficult to confirm as the earliest maps indicate houses and I’m tempted to put descriptions down to fancy rather than fact. Most people will relate Kelsey to the current Kelsey Public Park which is really a small section of the grounds to the original estate. The extent of the Kelsey estate at one time stretched from Shortlands to Penge. In 1553 it passed from John Brograve to Henry Brograve in a Final Accord (Foot of Fine) and was described as; Manor of Kelsys with 6 messuages, 400a land, 100a mead, 200a past, 300a wood in Beckenham & Hayes. £600. It can be visualized in the Burrell estate maps of 1723 and 1735. It was to some extent intermingled and overlapping with neighbouring estates of Beckenham Manor, Foxgrove Manor, Langley and Elmers End Farms. References to Burrell extending a small estate have little foundation as he appears to have purchased the aforementioned 1000 acres and made small additional purchases. In 1768 Kelsey joined Langley under the widowed Amy Burrell and her son Peter Burrell III.



Burrell 1735 map. Penge Common to Shortlands

After reciting the accounts of Philipot and Hasted we can discuss a few points:

Philipot wrote of Kelsey: Kelseys lies likewise in this Parish, and may justly exact our Notice; by Deeds written in a Character that hath an Aspect upon the Reign of Henry the third, John de Kelsey, William de Kelsey, and others of that Sirname are represented to have an Interest in this Seat, and from hence it is probable the Kelseys of Surrey did derive their first Extraction, however by the Injuries of Time they have been in succeeding Generations cast under the umbrage of an obscurer Fortune: But I return, After this Family had deserted the Possession of this place, which was before the latter End of Richard the the second (1399), I find the Brograves stepped in, and by purchase became Lords of the Fee, a Family which in very old Deeds writ themselves Burgrave, and sometimes Boroughgrave, though now a more easie Pronunciation hath melted it into Brograve, which represents the Etymologie of the Name, to have been in its Original perfectly Saxon. In the year 1479, there was a License granted (as appears by the Records of Rochester) to William Brograve by the then Bishop of that Diocess, to erect an Oratory or Chapple at his Mannor-house of Kelseys, the Vestigia or Reliques of which are yet obvious to an inquisitive Eye, and from this William did the Title and possession in an even Current come down to Mr. Thomas Brograve, who being not many years since deceased, his Widow Mrs. Martha Brograve now in respect of Jointure, enjoys the present Possession of it.(1659).

But having about 130 years more information Hasted quoting Philipot to a great extent and adding genealogies says;

KELSEYS is a seat of note in this parish, which as early as the reign of king Henry III. had owners of that name, as appears by deeds written in a character seemingly of that time, wherein John de Kelsey, William de Kelsey, and others of that surname, are described as having an interest in this seat. After this family had deserted the possession of this place, which was in the reign of king Richard II (1377-99) the Brograves (sometimes written Boroughgrave) were by purchase become owners, and resided at it.

An ancestor of this family was Sir Roger Brograve, who lived in the reign of Edward I. and was of Warwickshire, who bore for his arms, Argent three lions passant guardant gules; from whom descended William Borgrave of Beckenham, to whom, in 1479, licence was granted by the bishop of Rochester (as appears by the records of that church) to erect an oratory, or chapel, at his manor house of Kelseys, the ruins of which are not now even to be traced out.

At length, a descendant of this name and family, John Brograve, some small time before the year 1688, conveyed this estate by sale to Peter Burrell, esq. who was the ninth son of Walter Burrell, esq. of Holmstead-house, in Cuckfield, in Sussex, whose ancestors are said to have been originally seated in Northumberland as early as the reign of king Edward I. but Randulphus Burrell, son and heir of Randulphus, having married Sermonda, daughter and coheir of Sir Walter Woodland of Devonshire, anno 19 king Edward II became in her right possessed of a great estate in that county. His direct descendant, John Burrell, was a man of eminence in the reign of king Henry V. and left several sons, of whom Walter, the eldest, succeeded him in his estates; and Gerardus, the youngest, settled at Cuckfield, in Sussex, anno 1446, being vicar of that church, and archdeacon and residentiary of Chichester. He died in 1508, leaving his estate to his nephew, Ralph, who settled at Cuckfield. Thomas, his son, by Dorothy Weston, his wife, had Ninian Burrell, esq. of Cuckfield, who married Jane, daughter of Henry Smith of Surry, afterwards remarried to Peter Courthope, esq. of Danny, in Sussex, and died in 1614, leaving several sons and daughters.

Of the sons, Walter, the eldest, married Frances, daughter of John Hooper of Stockbury, esq. in this county, by whom he had nine sons and three daughters. Of the former, Peter Burrell, esq. the ninth son, purchased the manor of Kelseys, some few years before the Revolution, as mentioned above. He afterwards settled here, and married Isabella, the second daughter of John Merrick, esq. of Essex, by whom he had six sons and four daughters. He died in 1718, and was buried in this church, leaving only two of his sons, Peter and Merrick, and three daughters, surviving; of whom, Frances married Richard Wyatt, esq. of Egham, in Surry; Isabella married Thomas Dalyson, esq. of Hampton, in this county; and Anne married Richard, brother to Sir Hugh Ackland, bart. of Devonshire.

Merrick Burrell, the youngest son, was of West Grinsted-park, in Sussex, and was created a baronet in the 6th year of George III to him and his heirs male, and in default of such, to his nephew, Peter Burrell, esq. of Beckenham, since deceased, and his heirs male. On Sir Merrick Burrell's death, s. p. the title of baronet descended to his great nephew, Sir Peter Burrell, the present baronet, since created Lord Gwydir, as will be farther mentioned below.

Peter Burrell, esq. the eldest son, succeeded his father in this estate, and resided at Beckenham. He served the office of high-sheriff of this county in 1722, and died in 1756. He married Amy, eldest daughter of Jones Raymond of Langley, esq. (should read Hugh Raymond of Langley) in this parish, by whom he had four sons and two daughters. Of the former, Peter Burrell, esq. the eldest son, succeeded him in this estate, and was of Beckenham; Raymond, the second son, died young; and William; the third, was bred to the civil law, commenced Doctor of Laws, and was chancellor to the bishops of Worcester and Rochester. He married Sophia, daughter of Charles Raymond of Valentine-house, in Essex, who was created a baronet in 1774, with remainder, in default of issue male, to William Burrell above mentioned, and his heirs male by Sophia his wife, which title, on his death, descended to Sir William Burrell, bart. above mentioned, who died in 1796, leaving his widow surviving, and by her two sons and one daughter. Of the two daughters, Amelia married Tobias Frere, esq. and Isabella died young. Peter Burrell, esq. married Elizabeth, daughter and coheir of John Lewis, esq. of Hackney, by whom he had one son, Peter, and four daughters, of whom Elizabeth-Emelia married Richard Henry Alexander Bennett, esq. of Cambridgeshire; Susanna married lord Algernon Percy, second son of the late duke of Northumberland, now lord Lovaine; Frances Juliana married Hugh earl Percy, now duke of Northumberland; and Elizabeth, the fourth daughter, married Douglas duke of Hamilton. He died possessed of Kelseys, in 1775 (ownership held or shared in dower by Amy Burrell nee Raymond), being succeeded in it by his only son and heir, Peter Burrell, esq. of Beckenham, who was afterwards knighted; and at length, on the death of Sir Merrick Burrell, bart. succeeded to that title by the limitation of the patent. He married in 1779, the lady Elizabeth Priscilla Bertie, eldest sister of Robert late duke of Ancaster. on whose death, s. p. she succeeded to the title of Baroness Willoughby of Eresby, and in her own right and person to the office of Lord Great Chamberlain of England, the office being executed by her husband Sir Peter Burrell, knt. and bart. who was, in May 1796, created Lord Gwydir of Gwydir, in Carnarvonshire. By her he has a son, Peter Robert, born in 1782, and other children, and is the present possessor of this estate. He bears for his arms, Vert three plain shields argent, each having a bordure ingrailed or. (end of Hasted's)

So what more can we say of Kelsey? The connection with the 'de Kelseys' is now refuted. Some previous writers have stated that Kelsey was part of Beckenham Manor that was sold to one Kelshulle but we have not rediscovered the firm evidence for this if there is any. The search continues for copies or transcripts of any documents and as with Langley and Foxgrove, the separation from Beckenham Manor if there was any is vague. Suggestions that Kelshulle purchased some meadows from the Bruyns might relate to a small transfer of land considering that the Kelsey estate was extensive. The name Kelshulle is quite common in records for the City of London ie one John Kelshulle is a Master Tapicer in the mid 14<sup>th</sup> Century ie a maker of tapistries or similar cloth. Others are fishmongers and the one that has been associated with Beckenham has been described as a fishmonger. So far we cannot say whether leaps of faith are responsible for the story. Two wills were written by William Kelshulle (alias Convers) in 1432 and John Kelshyll the elder of Beckenham in 1439 but transcriptions and/or translation from Latin is so far unavailable. One will states that Kelshulle is also known as Convers and this following earlier dated reference as well as others can be seen on British History Online; circa 1377

“Note: that Thomas Convers was chamberlain (*camerarius*) to lord Bartholomew Borwasch and was therefore called Thomas Chaumbyr and his son William was apprentice to William Kelshull and therefore called William Kelshull and he lived in the parish of St. Michael Crokydlane in 12Hy.IV.”

The reference is potentially interesting as Borwasch or Burghersh/Burwash held Foxgrove Manor for a time around 1355. So can we consider that parts of Kelsey were at one time part of Foxgrove? Given the intermixing of the various estates it is not impossible.

We have to apply some benefit of the doubt to the creation and passage of Kelsey until evidence is confirmed. The transition from Kelshulle to Brograve is rather clouded and there are some interesting references to the actions of the Brograve family and their dealings with other local personages. There are some transcripts of wills for members of the Brograves, Henry in 1574 and John in 1629. The Brograves leased much of the estate to tenants as did the other landlords. Often the tenant farmers of husbandmen were the true residents of Beckenham. The relatively few members of the Brograves who were buried in St. George's reflects that the

majority of the family resided elsewhere. The Brograves took out some loans in one or two generations and the later generations failed to repay debts which had some connection in their decision to sell to the Burrells. Documents related to the legal procedure to recover the loans gives some insight to the affairs of the Brograves. We have evidence which later results in the sale to Peter Burrell in 1688/1690. The intermarriage of Burrells and Raymonds explains the merger of Kelsey with Langley. The error regarding Amy Raymond's father, being daughter of Hugh Raymond and not Jones Raymond who was her brother is perhaps connected with Hasted's error regarding Langley and Foxgrove whereby he believes there were two Jones Raymonds when in fact there was only one. Although Hasted's background information is interesting it does not cover the complex land acquisitions and exchanges whereby Kelsey, Langley and parts of Foxgrove and Beckenham Manor came into Burrell ownership from Hugh Raymond of Langley and the Tolsons of Foxgrove including the involvement of John Cator who was moving into the area from circa 1757. The timeline attempts to clarify these transactions. From the time that Kelsey was separated from the Manor of Beckenham by the Brograves, it then passed to Burrell from whom it descended to the fourth Peter Burrell/Baron Gwydir on whose death in 1820 it was sold to Edward Grose Smith then to the Hoare family of banking renown. Having become rejoined with parts of Beckenham Manor, Langley and Foxgrove under the Burrells the sale of the 'Gwydir' estates divided the ownership of Langley, Langley Farm and Kelsey. The 1838 Tithe map and returns allows a snapshot of the division but leaves some questions. Not least that the 18th Century saw several bequests, sales and exchanges described in the timeline.

## **Kent House**

Philipot does not mention Kent House but Hasted writes this brief account:

"KENT-HOUSE is situated on the very edge of this county, towards Surry, and seems to be so called either from it's having been once the outer bounds of this county, or from having been formerly the first house on the entrance into this parish within this county, from that of Surry. It was for some generations in the possession of the family of Lethieullier; the first of whom was Sir John Le Thieullier a Hamburgh merchant, who had raised himself by his industry in trade, and settled in this parish. He devised it at his death to his son, William Lethieullier, of this parish, esq. who by his will gave it, with his mansion and other estates in Beckenham, to his second son, Manning Lethieullier, esq. whose son, John Greene Lethieullier, esq. alienated it, in 1776, to Thomas Lucas, of Lee, in this county, esq. who died possessed of it in 1784, leaving his widow surviving, who re-marrying John Julius Angerstein, of Charlton, esq. he is, in her right, at this time possessed of it."

To address Hasted's account firstly, Sir John Lethieullier certainly acquired Kent House in 1709 from John Reynolds. Lethieullier also had substantial other property in Lewisham, Bromley and Wickham. Subsequent family wills describe property in Essex, Suffolk and elsewhere whether acquired by John Lethieullier or accumulated through family intermarriage is too complicated to investigate here. Manning Lethieullier describes Kent House occupied by a Mr Bolt and a subsequent advertisement by John Green Lethieullier to sell the estate describes rental income. If the Lethieulliers did reside at Kent House it wasn't full time and they had several other properties such as the Manor House at Lee. They are also credited with building Clock House circa 1710-1723 which was apparently a residence for some of the Lethieullier family. Subsequent to John Julius Angerstein acquiring it by marrying Thomas Lucas's widow Elizabeth Kent House was acquired by John Barwell Cator from the Barings in 1829.

Earlier records can be found relating to Kentous (sic) Kenthouse and Kent House at the National Archive and elsewhere and these have lead to more research. Len Hevey believes it was originally part of Beckenham Manor like Foxgrove and Langley and over time these parts became separated from the Manor.

We can put together a chain of owners or occupants possibly from 1324 and it is mentioned by name in 1346 that Master Henry de Clyf, clerk, deceased, lately granted by his deed to Henry de Seccheford, now deceased, and Alice his wife to hold a messuage, 140 acres of land called Kenthouse in Beghenham, co. Kent, of him, rendering 40s. yearly to him, so that if Henry and Alice should die without an heir of their bodies, the



message and land should remain to Hugh son of John de Balne, and Master Henry granted by his deed to Hugh the said 40s. yearly, Hugh has released to Alice, who now holds the message and land, the said 40s. rent and all his right and claim in the message and land. Witnesses: Sir Maurice le Brune, Sir William le Brune, knights, John de Huntynghfeld, Peter Godesone, Andrew de Seccheford, Hugh le Hatter of Croidon, John le Mazon of Beghenham. Dated at Beghenham on Wednesday after St. Mark, 1346.  
 Memorandum that Hugh came into chancery at Westminster on 27 April and acknowledged the preceding deed. (BHO)

A record from 1503 indicates a family called Fabyan held Kenthouse with land in Beckenham, Lewisham and Battersey probably from as early as 1469. Certainly the Style family are associated with Kent House in 1501 and 1624 seemingly acquiring it from an unpaid debt. Before that, in 1346 Henry de Clyf and in 1384 John Leeg is mentioned as the manor of Kent House. From 1691 a bundle of records in Lewisham Archive describe a chain of exchanges and the Lethieulliers acquired Kenthouse in 1709 and are thought to have built Clock House circa 1716/30. Kent House passed through the Baring banking family and John Barwell Cator acquired it in 1828. Kent House would have begun to dissolve into urban development along with other Cator Estate property and by the 1880's there are references to houses and roads on the site of Kent House Farm. Some writers have said Kent House was the first house outside the boundaries of London but its proximity to the Kent/Surrey border is the more likely reason for its name as described by Hasted. It has been compared to Kent Hatch and New Cross which were other places on the county border prior to county boundary changes. The County Boundary used to be on the junction of Kent House Road and Beckenham Road (Penge).

Other evidence for probable boundary changes is the extension of the Beckenham parish boundary in the region of Penge which diverts from a line following a watercourse called the Boundary Stream which flows into the Pool river in Cator Park. The stream is now mostly under culverts. Robert Borrowman describes an anecdote whereby the parish boundary was diverted when a body was discovered at Rockhills and only Beckenham parish would claim and bury the body. Penge was in Battersea parish and four boroughs meet at the top of Crystal Palace Parade. In earlier times London did not extend south of the Thames until the metropolis grew into Greater London by encompassing villages which became its suburbs. Kent House will be found referred to in the timeline.

## Other Properties:

### Thayer's Farm

This property belongs to Thomas Motley in 1736 along with Elmers End Old and New Farms so we may assume that Thayers originally belonged to Elmer or Aylmer. The history of the Aylmers and the change of ownership from Aylmer to Motley is a mystery. Along with several properties not described by Philipot or Hasted it give the impression that their accounts were focussed on high ranking families particularly as Hasted includes information about coats of arms

Alternatively spelt Thayre's on a 1736 map of Thomas Motley's properties, the name implies someone called Thayer once owned the farm. He had eluded being definitively traced so far but these records in St. George's burials hold clues when matched with other records:

9 Feb 1642	THAIRES	Giles(the elder)
24 May 1644	THEIRE	Marie d of Giles
8 Jun 1648	THAYER	Katharine d of Giles
6 Sep 1653	THAYER	Giles
6 Aug 1654	THARE	Judy d of Giles

14 Oct 1687	THARES	Mary d of Giles
15 Apr 1688	THARES	Giles s of Giles
11 Dec 1696	THARES	Samuel s of Giles
18 Dec 1696	THARES	Valentine s of Giles
12 Jun 1715	THEYES	Gyles
1 Oct 1734	THEYR	Martha
20 May 1737	THEYR	John
10 Sep 1740	THEYR	Margaret
9 Jun 1786	THARES	John s of Giles

Giles d.1653 left a will which is being searched for. He was predeceased by two daughters. Presumably Gyles was his son and John maybe a grandson. By 1736 the farm belonged to Thomas Motley and occupied by Motley and William Lewin. So maybe John sold it to Motley near the time of his death. That may have enabled him to provide for Margaret who could have been his wife or daughter. The story needs confirmation and of course there's a possibility that the Thayers were tenant farmers but the will of Giles of 1653 may contain significant information if it could be found. Thomas Motley is the earliest confirmed owner we have traced and his map shows the tenant farmers of his land who do not include any Thayres in 1736. Thomas Motley's property descended via his daughter married to Francis Austin and their son Francis Motley Austin. Thayers Farm was later purchased into the Cator estates. On the Rocque map of 1746 it is shown as Notteley Farm implying another occupant under Motley or maybe another error on Rocques map.

### **Elmers End Farms**

Similar to Thayers Farm, Thomas Motley's map of 1736 illustrates these and how they were related to neighbouring landlords: the St.Johns, Burrells, St. John Humphrey. The name Elmer was in earlier times often spelt Aylmer, Eylmer Ailmer. It is a family that appears in references as early as 1308 regarding the taking of timber to repair the church and early tax rolls in 1328 and 1345 as well as some archive documents but it was not recorded in the Kent Roll of 1274 unless the name Wymer is a transcription error. The origins seemingly go back to a moated house which was in what is now South Norwood Country Park. Only the ghost of the moat is visible from aerial photographs. Some remains were found by archaeologists dating it to the medieval period. Len Hevey's publication on the history of Elmers End is viewable on the Bromley Borough Local History Society website resources. The family name disappears from the district before burial records begin in the 16<sup>th</sup> Century. The Motley map's illustration of a site called la Motes may indicate an old family name or just that the site was two concentric motes. Part of the land is now in Croydon, Surrey and the county boundaries did move over time but land ownership was not particularly influenced by county boundaries. We haven't been able to find how Motley acquired the land but like other landlords he also had property elsewhere. What we can add to Hevey's account is the descent of Elmers End Farms to Francis Austin, Motley's son in law, and Francis Motley Austin, Motley's grandson, which then passes to Ambrose Austin who is apparently no relation to the two Francis Austins.

**Eden Park, Farm or Place** was built on part of the Burrells Kelsey lands and shown as Bune Gate on the 1769 Andrews Drury and Herebert map. The name Bune Gate is derived from some fields named Borngates on the Burrell Kelsey map of 1735. Records of the Brograve family show that Borngates was leased to a tenant Rowland King pre 1688 when Peter Burrell bought the Kelsey estate. The Andrews map shows a house called Bune Gate occupied by one of the Burrell family. It was much later leased to the Eden family and renamed Eden Park. Although said by some to be part of Langley it was in fact part of Kelsey which was

owned by the Burrells along with Langley when the land was leased to the Eden family. The Edens only leased the property for about 40 years and it was sold along with the rest of Burrell property in 1820/22

**Monks Orchard** formed part of the Addington estates of the Leigh family until that was sold to Barlow Trecothick. His heir, a nephew sold Monks Orchard to the Burrells. Like so many other parts of these estates it was leased and in the 1809 Burrell estate book it was called Park Farm and the tenant was John Turner. It included Monks Orchard Wood and covered 243 acres.



Beckenhamhistory.co.uk states: The Monks Orchard Estate contained two adjacent farms, Park farm and Eden farm, which met at the county boundary between Surrey and Kent. (note; Eden farm was separate in the 1809 Burrell estate plan)

The probable origin of the name Monks Orchard is from a land-owning Addington family called Munke in 1552. There was Monks Orchard Wood of 44 acres running across the county boundary. In the 1820 sale map of the Langley estate there were three fields belonging to Eden farm each called Monks Orchard. When Lewis Loyd in 1854/5 needed a name for his new mansion he chose Monks Orchard and the name has been retained for today's estate.

Park farm was shown on the 1762 Rocque's map of Surrey as West Shirley farm when it was the home farm of Shirley House. In 1807 the Burrell's acquired it from John Smith and in 1820, it was described as a most desirable estate for a sportsman in the Lord Gwydir sale of the Langley estates. Paul James Le Cointe bought it in 1822 and his widow Sophia sold out in 1829 to Henry Alexander. In 1836 Park farm went to Samuel Jones Loyd. It is uncertain whether James le Cointe or Samuel Jones Loyd built the mansion Wickham Park but the name first appears on maps and documents in 1836. (see [www.beckenhamhistory.co.uk](http://www.beckenhamhistory.co.uk) for more)

A map estimated to be circa 1790 shows Monks Orchard belonging to Barlow Trecothick as part of his Addington estate purchased from the Leighs. Addington St. Mary church registers are witnessed by a Peter Monke, possibly church warden? Thomas and Mosis(sic) Munke also appear in those registers lending credence to it being derived from a local name. However, as Monks Orchard seems to have been part of the

Addington estates of the Leighs and then Trecothick and then Burrell the Munkes may have been tenants at some earlier time.

**Clockhouse** is thought to have been built around 1720 for the Lethieulliers when they occupied Kent House Farm and it survived into the late 19<sup>th</sup> Century being demolished in 1896 but the stable block remained until 1926. It had a few fields around it and on the 1736 Thomas Motley map covering Thayers Farm the neighbouring land is annotated as “William Lethieulliers gardens”. It came into the hands of Joseph Cator in 1782 after Admiral Sir Piercy Brett, a former owner or occupant had died in 1781. Brett may have moved in circa 1750/60. Then it was absorbed into the Cator estates on Joseph Cator's death in 1818 being leased until its demolition. There is some possibility a pre-existing building was on the site indicated by the 1623 Beckenham Manor map, possibly an earlier farmstead but this is one of the many outstanding unknown details. The Lethieulliers lease much of their property in Beckenham, Penge, Lewisham and elsewhere in Kent and they refer to dwelling houses in Lewisham and Beckenham. One such house may have been on the site of Village Place or even Clock House but references to fields called The Ridge and Bun Hill are vague and not seen on any available maps, only intimated at in some documents.

**Stone Farm, Wickham Road.** Stone Farm has led to some confusion because it was part of Foxgrove Manor and after changes of ownership it was moved, renamed and then renamed again. The first definitive evidence is the 1720 Foxgrove Manor map which shows it as belonging to the Tolsons, they having presumably bought it from the Leighs who previously owned Foxgrove Manor. The Farm was adjacent to the lake in Kelsey Park and its fields extended toward Clay Hill and Langley. John Cator acquired it from an heir of the Tolson Tillys circa 1760 and exchanged small parts of it with the Burrells and Raymonds for other land. Cator exchanged the rest with the Burrells in 1793 and the Burrells apparently absorbed it into Kelsey Park. The land was rearranged and a new farm house built at the junction of Wickham Road and Hayes Lane called Home Farm. This was later renamed Stone Farm so although the farmhouse and buildings were moved and rebuilt the fields constituting the farm to the east of Wickham Road remained the same. The Tithe map of 1838 shows the then owner and occupant after the 1820 Burrell estate sale. One map showing the farm buildings near the site of what is now the Chinese Garage associates the buildings with Nabhalter Farm on the edge of the Langley Farm and Place estates after the sale of the Burrell estate in 1820.

### **Woolseys Farm, Later Shortlands House and Bishop Challoner School**

This was on and around Clay Hill, the site of what is now Bishop Challoner's School in Bromley Road. The first pictorial descriptions of it are on the 1723 and 1735 Burrell estate maps held in the British Library and at that time it was under the land holdings of the Burrells of Kelseys. On a separate map of 1735 it appears to be leased to someone believed to be Buxton although the map is faded and the writing difficult to read. An earlier burial record 1666 for Thomas Bedford is shown as of Wolsees who may have been a tenant under the Brograves who presumably had the farm as part of their estates. Clay Hill was a crossroads on Bromley Road with what are now Scotts Lane and Court Downs Bridge Road. From 1735 the site changed landlords a few times becoming part of Raymond estates after the Raymond and Burrell families intermarried. Then in 1759 Peter Burrell exchanged it with Frederick St. John (Bolingbroke) for the Beckenham Manor house and grounds. Then John Cator acquired as part of the purchase of Beckenham Manor land from Bolingbroke. Subsequently John Barwell Cator sold it in the early 19<sup>th</sup> Century. From a farm it became upgraded to a large house with associated farm. Was a hotel for a time before becoming the school.

### **The Village**

The early village would have been dominated by the Parish Church and Manor House opposite. We might imagine a house with its estate establishing a family chapel and the evolution of a settlement. An estate with farms obviously requires labour so some accommodation for people and livestock would be involved. Some

documentary evidence could even imply that the Rector of the Church did occupy the manor house for some time but needs conclusive evidence. The mix of estates and the number of farms would require a good number of people and the early population of Beckenham has been stated as about 1000. Church records would be the most comprehensive record via births, deaths and marriages. Various property documents reveal names of small property owners, leaseholders and tenants. As well as the estate landlords some names cropping up are Willis, Pugh, Grote, Batt etc. The available maps from 1623 onwards illustrate some buildings but maybe only more dominant houses were shown. The maps had more to do with recording property ownership than accurate representation of landmark details. Some land ownership documents refer to 'Closes' which could be groups of workers cottages or hovels. It seems the term 'hovel' was a bonafide description of a lowly residence. Although the village was small there was a correspondingly small 'workhouse' at Clay Hill and the almshouses next to the church for the impoverished. The Parish system provided some poor relief but if anyone falling on hard times was from a different parish then measures were in place to remove them to their home parish which had responsibility for them. The village had several large houses called Grete(Great) Houses or mansions as well as the old manor house. The Mead was owned by Thomas Motley near Thornton's Corner. Another large house was on the site of the Greyhound Public House or now closed public conveniences. The early house associated with Kelsey was nearer the village. Village Place was also on the High Street nearly opposite the Village Way junction and was perhaps called the Warren when it passed through the ownership of the Lethieulliers. Beckenham Lodge once owned by the Banyer family was near the War memorial/Barclays Bank site with its own grounds. Some landowners owned significant portions of the village and of the two public houses, The George was owned by the Beckenham Manor landlords and the Three Tuns was owned by the Kelsey landlords and leased to victuallers. The estate maps of the Burrells dated 1809 and the Cators dated 1868 show a lot of detail of the village and surroundings before large scale development took place. The writings of Borrowman, Copeland, Inman, Tonkin and Manning are the best sources of information about the 19th century village. As one works backwards the details become harder to define.

### Beckenham Rectory

In the late 18th Century William Rose the Rector had a Rectory built to the designs of the Adam Brothers. His 'living' from the parishes of Beckenham and Carshalton plus family wealth must have been considerable as he also had designs for a substantial stable. Our thanks go to David Love for this article about the Rectory. Robert Adam came up with a very elaborate paladian design but two later versions of the plans played down the design to something much plainer. It appears that the design for a stables was not acted upon. The Rectory had considerable gardens and glebe land (see <https://maps.nls.uk/view/102343453>). Whether Rose's fortunes affected the project or other circumstances we cannot say. The clergy that followed Rose did not choose to live in the Rectory and it was eventually demolished to make way for a new Town Hall for Beckenham which in turn was demolished to make way for the current Marks & Spencer and car park.



Robert and James Adam office drawings © Sir John Soane's Museum, London - And as built circa 1880

## **Penge.**

More associated with Battersea in ancient times the area became increasingly connected with Beckenham and absorbed into the parish. Some connections came about through the St. John family who had acquired Battersea (Battricksey) Manor before they purchased Beckenham Manor and part of Beckenham Manor is near Rockhills.

From "A History of the County of Surrey": Volume 4. Originally published by Victoria County History, London, 1912.

The 'hamlet' of Penge was part of the ancient ecclesiastical parish of Battersea. The curious anomalies of its local government led to its formation as a separate urban district and its transfer to the county of Kent in 1900. (fn. 49) Penge was a wooded district, over which the tenants of Battersea Manor had common of pasture. (fn. 50) The boundaries of the hamlet on the north in February 1604–5 were the common of Rockhills (evidently Rockhills in Upper Sydenham, immediately north of the Crystal Palace) and the 'Shire Ditch' leading past the house called 'Abbetts' to the north corner of 'Lord Riden's Wood.' The Shire Ditch also bounded the hamlet on the east and was crossed by 'Willmoores Bridge,' half in Kent and half in Surrey. On the south it was bounded by the waste or common of Croydon, the green way from Croydon to Lewisham. On the west was a wood 'of Mr. Colton's' in Camberwell parish, which stretched from Vicker's Oak to the Low Cross near Rockhills. (fn. 51) There seem to have been several tenants of the manor at Penge in 1596, (fn. 52) but in 1725 the vicar of Battersea returned to Bishop Willis that there were only thirteen houses and sixty inhabitants in Penge, who went to Beckenham Church, and for whose care he paid a trifling consideration to the incumbent of Beckenham. (fn. 53) The whole common was inclosed under an Act of 1827. (fn. 54) There were then 320 acres already inclosed and several houses standing there. In 1853 Mr. Schuster sold his park on the summit of Penge Hill to the Crystal Palace Company for the re-erection of the gigantic building made by Sir Joseph Paxton for the Great Exhibition in Hyde Park in 1851. (fn. 55) The Palace was opened by Queen Victoria in 1854. (fn. 56) In 1877, owing to financial difficulties and to the 'Greenwich fair characteristics,' which had replaced the former educational objects of the Palace, the company was reconstituted. (fn. 57) The Palace, as originally planned, was the exhibition building of glass and iron which had served for the Exhibition of 1851 in Hyde Park, re-erected on this site, with the addition of high water towers to supply the fountains in the grounds. Inside courts were erected to illustrate the arts and architecture of different periods, from the Egyptian monarchy to the Italian Renaissance, and there was a great collection of plaster casts of famous statues. (fn. 58) A School of Art and Music was established, and later a School of Forestry and Engineering, which has continued to flourish. The Palace became the chief seat of the highest class of music near London, and the Handel Festivals, under the direction of Sir Michael Costa and Sir August Manns, obtained the greatest reputation, as did the Saturday Concerts so closely associated with the names of Sir August Manns and Sir George Grove. But the public taste did not rise to this level, and the theatre and music-hall exhibitions gradually eclipsed the educational features. The grounds, of great extent, including a cricket field, football ground and a lake, continue to furnish unrivalled scope for exhibitions, excursions, games and firework or aeronautical displays. The land surrounding the Palace was sold shortly before 1875 for building purposes, and the whole site is now for sale.

Between 1821 and 1841 the population of Penge increased very slightly. In 1841 it was 270. In 1851, owing to the establishment of the Surrey School of Industry, the Queen Dowager's Almshouses and the Watermen's Almshouses, it had increased to 1,169. In 1901 it was 22,465. One great cause of this increase was the advent of the London, Brighton and South Coast, and London, Chatham and Dover railways, which constituted Penge a suburb of both London and Croydon. The former has stations at the Crystal Palace, Anerley and Penge; Penge station, on the latter, is within the boundary of Beckenham. A town hall was built in the Anerley Road in 1879. Anerley, Penge and Upper Norwood are the three wards of the Penge Urban District. The ecclesiastical districts of St. John the Evangelist, St. Paul, Holy Trinity and Christ Church were formed in 1851, 1869, 1873 and 1886 respectively.

## **Beckenham Place Park**

In Hasted's History of Kent he briefly describes Beckenham Place as the seat John Cator and that it was built in 1773 on the purchase of Beckenham Manor from Frederick St. John. We have found this to be incorrect in several respects. Cator had acquired land which was part of Foxgrove Manor from the late 1750's and his exchanges of various plots with Jones Raymond and Amy Burrell brought him into possession of the site of the current Beckenham Place mansion on Stumpshill by 1759/60. Cator's father in law Peter Collinson writes of visiting his daughter and Cator in June 1763 at their newly built house at Stumpshill and he admires the grounds and planting around the house. At that time Cator did not own all of the subsequent parkland and the remaining park contains little if any of the Beckenham Manor land acquired from Frederick St. John. Complex purchases and exchanges are described in the timeline along with several questions and facts regarding the Cators and the other landlord families.

Details of the features within Beckenham Place mansion can be found in Cultivated Leisure by David Love. The separate timeline on this site concentrates on Beckenham Place and was the foundation for this timeline.

## **Shortlands, Clay Hill, Scott's Lane**

Shortlands is a relatively recent development which covers the area of the earlier Clay Hill which itself was an

evolution from Cleyhurst. The properties of Lodge Farm and Woolseys Farm have been swallowed up by it and it has taken its name from Shortlands Green which goes back beyond the 17th Century. Shortlands House, now Bishop Challoner's School, is on the site of Woolseys Farm. Scott's Lane takes its name from James Scott, a surgeon of Bromley who took up residence there. These articles by Linda and Keith Baldwin trace its history and some interesting personalities who lived there. Follow Shortlands and Scott for the articles in pdf format.

## Timeline

(note; The Early History of Beckenham by Len Hevey is a recommended read alongside this for pre-history until the 14th Century)

**1042-1066 King EDWARD THE CONFESSOR** (The reigns of monarchs will be inserted to add perspective along with some events)

Following the death of Harthacanute, Edward the Confessor restored the rule of the House of Wessex to the English throne. A deeply pious and religious man, he presided over the rebuilding of Westminster Abbey, leaving much of the running of the country to Earl Godwin and his son Harold. Edward died childless, eight days after the building work on Westminster Abbey had finished. With no natural successor, England was faced with a power struggle for control of the throne.

We do not have any evidence of Beckenham from this time apart from the Domesday Book entry but as Domesday refers back to the time of Edward the Confessor his period of reign may be relevant.

**1066 - HAROLD II**, you should have learnt this at school...The Battle of Stamford Bridge, Battle of Hastings and all that. According to Domesday, Anschil or Eskil was the Lord in 1066 and before, paying tax to King Edward. Spellings differed according to old English, Latin or French versions.

## 1066 - 1086 King William I (the Conqueror)

1066-1086 was a period of turmoil which has been well researched by others but culminated in the Great Survey or Domesday in which William wanted to determine what taxes had been owed during the reign of King Edward the Confessor thereby allowing William to reassert the rights of the Crown and assess where power lay after a wholesale redistribution of land following the Conquest.

The Domesday survey was carried out by commissioners holding sworn inquests in local courts, where they asked fixed questions of local men. For each property, each question was asked three times, to cover changes over time. The commissioners asked how land had been held:

- as it had been on the last day of the reign of Edward the Confessor (5 January 1066) – this is abbreviated in Domesday as TRE
- as it had been when it was granted by King William
- as it was in 1086 (when the survey was taken)

The questions included: (replies inserted from data)

- What is the manor called? Beckenham
- Who held it in the time of King Edward? Anschil / Eskil of Beckenham
- Who holds it now? Ansgot of Rochester
- How many hides (a land measurement)?
- How much has been added or taken away from the manor?
- How much has or had each freeman and each sokeman?
- How many plough teams?
- How many freemen, sokemen, villans, cottars and slaves? 22 villagers, 8 smallholders and 4 slaves
- How much wood, meadow and pasture?
- How many mills and fisheries? 1 mill no fisheries
- How much was the whole worth in 1066, and how much now (1086)? £9, £9, £13

In the beginning of the Domesday survey, Anschillus de Bacheham (Anschil/Eskil of Beckenham) is said to have had the liberties of sac and soc (jurisdiction) within his lands, in the Lathe of Sutton at the time of Edward the Confessor but by 1086 Ansgot of Rochester is subtenant under Odo Bishop of Bayeux. Ansgot holds various other manors in Kent and an Ansgot is described as Chamberlain to William Rufus who succeeded William the Conqueror.

Is it beyond any possibility that Anskil could have been restyled as Ansgot? Some debate has surmised that Anglo-Saxon names were translated into Norman/French versions.

Beckenham is recorded as having 34 households, 22 villagers, 8 smallholders and 4 slaves. Domesday excluded land held by the crown or church.

In 1066 Anschil (Eskil) was landholder to the lord King Edward but Odo is still recorded as tenant in chief in 1086 with Ansgot of Rochester subtenant despite Odo's apparent fall from grace. It is interesting to note Danish names appearing (Bigga & Eskil) in an area not noted for Viking invasion but this implies a mixed population.

Bishop Odo was a maternal half-brother of William the Conqueror who was a trusted royal minister, even acting regent in William's absences, but in 1067 he was found to be defrauding both the crown and diocese of Canterbury and a number of properties were sequestered. In 1082 he was imprisoned for planning a military expedition to Italy and all of his lands were taken back by the King. He remained in prison for 5 years only released by King William on his deathbed but never regained any power. He is reputed to have later taken part in a rebellion to replace William Rufus (William II) but was allowed to leave Kent for Normandy and his land in England was forfeit to the crown. Hevey states that Beckenham remained in the king's hands until the reign of King John.

1086 - Domesday Book entry for Beckenham, Hasted had transcribed: In Brunlei hundred Ansgotus de Rochester holds of the bishop (of Baieux/Odo) Bacheham. It was taxed at 2 sulings. The arable land is eight carucates. In demesne there are 2 carucates, and 22 villeins, with 8 borderers, having 8 carucates and a half. There are 12 acres of meadow, and 4 servants, and 1 mill, and wood for the pannage of 60 hogs. In the time of King Edward the Confessor, and afterwards, it was worth 9 pounds, now 3 pounds. Anschil held it of king Edward.

8 Carucates or Ploughlands are estimated to be 120 acres each, ie 960 acres. A plough team is said to be 8 oxen.

The much later Foxgrove map of 1766 copied from 1720 records that "20 great beasts of Foxgrove" were grazed on land alongside the Ravensbourne. The Manor of Beckenham map of 1623 shows land of 936 acres but excludes Foxgrove, Langley and Kelsey etc but does include woodlands on the manor. So Domesday's coverage requires clarification. An ideal position for a mill would have been on the Beck in Kelseys where the river descends through the two lakes though other positions on the Beck may have been utilized for mill ponds. A windmill once stood on Bromley Hill but nothing definite can be identified for Domesday's description. But a mill at Glassmill Lane nearer or in Bromley has always been there and another mill nearby called Monks Mill can be found on some old maps.

A more modern translation of Domesday describes Land of Bishop Odo of Bayeux

Households: 22 villagers. 8 smallholders. 4 slaves.

Ploughland: 8 ploughlands. 2 lord's plough teams. 8.5 men's plough teams.

Other resources: Meadow 12 acres. Woodland 60 swine render. 1 mill.

Annual value to lord: 13 pounds in 1086; 9 pounds when acquired by the 1086 owner; 9 pounds in 1066.

Owners:

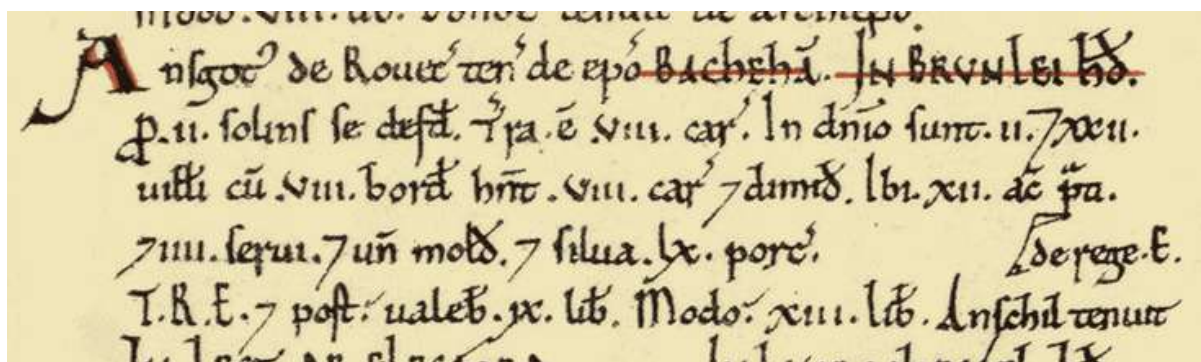
Tenant-in-chief in 1086: Bishop Odo of Bayeux.

Lord in 1086: Ansgot of Rochester.

Overlord in 1066: King Edward.

Lord in 1066: Eskil.





1086 - Langley/West Wickham: The Beckenham, West Wickham and Hayes parish boundaries meet within Langley Park estate. If we take it that Langley was not identified in the Domesday survey, being confused with Hasted's 'Lasela' which turns out to be Seal near Sevenoaks, then some of Langley may have been part of West Wickham in Domesday with the following entry. Maps indicate the parish boundaries having Langley Place estates partially in Wickham, the 1750's Raymond map of Langley and the OS 1860/70's Kent sheet XV illustrate boundaries.

[West] Wickham was a settlement in Domesday Book, in the hundred of Helmekestre (later renamed Ruxley) and the county of Kent.

Households: 24 villagers. 13 slaves. Land and resources Ploughland: 2 lord's plough teams. 4 men's plough teams. Other resources: Woodland 10 swine render. 1 mill, value 1 shilling and 7 pence. 1 church. Valuation Annual value to lord: 13 pounds in 1086; 6 pounds when acquired by the 1086 owner; 8 pounds in 1066.

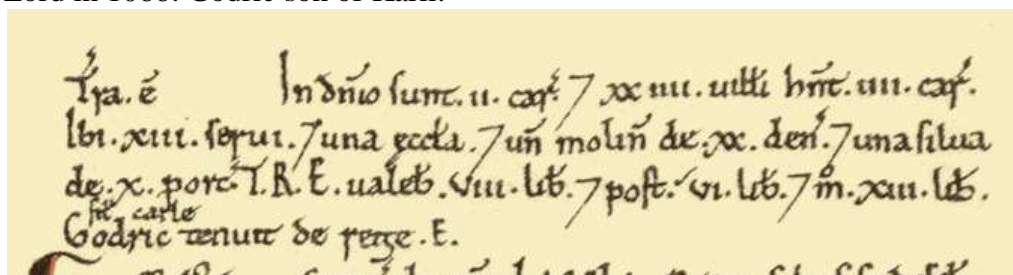
#### Owners

Tenant-in-chief in 1086: Bishop Odo of Bayeux.

Lord in 1086: Adam son of Hubert.

Overlord in 1066: King Edward.

Lord in 1066: Godric son of Karli.



Whatever the outcome of Domesday, locally only Beckenham, Bromley and West Wickham were recorded. Lewisham to the north is of interest as a bordering neighbour. But several factors may limit the detail provided by Domesday. The Sulings or areas able to be ploughed were not fixed in size and the area of ploughable land was influenced by soil types. There was presumably more woodland as a resource for building material and fuel. The population of Britain has been estimated at 1.25 to 2 million or less than 1/30th of today's. A website related to Domesday quotes:

*The total population of England in 1086 cannot be calculated accurately from Domesday for several reasons: only the heads of households are listed; major cities like London and Winchester were omitted completely; there are no records of nuns, monks, or people in castles. The population of England at the time of Domesday has been tentatively estimated at between 1¼ and 2 million. However, these figures are much lower than the 4 million people there are estimated to have been in Roman times.*

*Lincolnshire, East Anglia and East Kent were the most densely populated areas with more than 10 people per square mile, while northern England, Dartmoor and the Welsh Marches had less than three people per square mile. This is because many villages had been razed by the conquest armies.*

see; <https://www.nationalarchives.gov.uk/domesday/world-of-domesday/landscape.htm>

Len Hevey compares the estimates of Domesday with the Tithe map of 1838 and finds that the total area is within 150 acres by comparison of 3300 acres (Domesday) and 3439 acres (1838 Tithe). This would also indicate that all the land was under 'Beckenham Manor' before Foxgrove, Langley, Kelsey and other properties were carved off.

1086 - Peverel of London; Two manors in Kent which in 1086 belonged to Ansgot de Rovecestre did not pass to his descendants. Instead they became merged with the package of lands, mostly in Essex, which in 1086 belonged to Rannulf Pevrel. It is not known how this happened. One guess might be that Ansgot married his daughter to Rannulf's son, giving her these two manors as her marriage portion; but there are other imaginable explanations. At all events, the entire holding lapsed to the king on the death of Rannulf's son Willelm. It came to be known as the honour of Peverel of London. The manors in question are Beckenham and Stoke (i.e. the portion of Stoke which did not belong to the church of Rochester). Half of Beckenham (the northern half) seems to have been held in domain until being granted out by Henric II: the first recorded owner is Willelm fiz Erneis (occ. 1168). The other half of Beckenham (the half which came to be called Langley Park), together with Stoke, became the property of a family whose name, in its earliest appearance, is Malesmæins (R1, fo. 186r); I take that to mean males means, 'pain in the wounds'. (But thirteenth-century scribes spell the name in various ways, not seeming to know or care about its etymology.) That surname attached itself to the manor in Stoke.

<http://www.durobrivis.net/survey/db-ke/09-baronies.pdf>  
substantiating evidence is perhaps needed.

### **1087-1100 King William II (Rufus)**

1086-1096 Ansgot of Rochester, who held the Manor of Beckenham and several other manors in Kent and other counties is thought to have died during this time. (source: Proceedings of the Battle Conference 1991)

Two manors in Kent which in 1086 belonged to Ansgot de Rovecestre (Rochester) did not pass to his descendants. Instead they became merged with the package of lands, mostly in Essex, which in 1086 belonged to Rannulf Pevrel. It is not known how this happened. One guess might be that Ansgot married his daughter to Rannulf's son, giving her these two manors as her marriage portion; but there are other imaginable explanations. At all events, the entire holding lapsed to the king on the death of Rannulf's son Willelm. It came to be known as the honour of Peverel of London.

The manors in question are Beckenham and Stoke (i.e. the portion of Stoke which did not belong to the church of Rochester). Half of Beckenham (the northern half) seems to have been held in domain until being granted out by Henry II: the first recorded owner is Willelm fiz Erneis (occ. 1168). The other half of Beckenham (the half which came to be called Langley Park), together with Stoke, became the property of a family whose name, in its earliest appearance, is Malesmæins (R1, fo. 186r); I take that to mean mal es means, 'pain in the wounds'. (But thirteenth-century scribes spell the name in various ways, not seeming to know or care about its etymology.) That surname attached itself to the manor in Stoke. In the 1130 Pipe Roll WILLIAM de Tresgoz (Tregoz) sheriff of Wiltshire renders an account of the farm of the land of William Peverel of London including "in repairing the houses and parks and spinneys and fishponds 115s and in enlarging the park of Beckenham 18s". In the 1139 pipe roll William de Tregoz is still farming the lands of William Peverell of London.

*William de Peverell was a staunch supporter of King Stephen, he was imprisoned with him in 1141, and about 1152 Henry II dispossessed him of all of his lands most likely because of his support for Stephen against Henry.*

[1] Battle Abbey Roll

[http://www.1066.co.nz/Mosaic%20DVD/library/Battle%20Roll/battle\\_abbey\\_roll3/battle\\_abbey\\_roll3.html](http://www.1066.co.nz/Mosaic%20DVD/library/Battle%20Roll/battle_abbey_roll3/battle_abbey_roll3.html)

nb; errors have been found in the Battle Abbey Roll so some care should be taken.

**1100 - King Henry I until 1135.** Henry Beauclerc was the fourth and youngest son of William I. Well educated, he founded a zoo at Woodstock in Oxfordshire to study animals. He was called the 'Lion of Justice' as he gave England good laws, even if the punishments were ferocious. His two sons were drowned in the White Ship so his daughter Matilda was made his successor. She was married to Geoffrey Plantagenet. When Henry died of food poisoning, the Council considered a woman unfit to rule and so offered the throne to Stephen, a grandson of William I. (source: [www.historic-uk.com](http://www.historic-uk.com))

1100 – An ancient deed states: William de Insula to all men of Kent, French and English and in particular (nominatim) to the men of Beccaham, greeting. Know that I have granted to Christ Church, London, and the canons there, the land of Beccaham, which was Reginald Gahit's, which he held by service of a half knight, and which Picot Empasterat gave to the same church, William, Reginald's heir, agreeing; to hold of me and my heirs as freely as Picot held the same, and this by service of a half knight. Witnesses: Cecily, his wife, Rodbert, his son, Geoffrey, the chaplain, William of Lincoln. Kent. Endorsed:—[-] Becheham[-] Becham. (source: National Archive, BHO Ancient Deeds)

<https://www.british-history.ac.uk/ancient-deeds/vol15/pp214-228>

William de Insula is said to be the same as William de Lisle

And this 12th Century Ancient deed; Grant; Grant in frank almain by William de Insula, with the consent of William his heir, Cicely the grantor's wife, and the rest of his children, to the canons of Christ Church, London, of the land which Robert de Witecroft held of him in Becham. Witnesses:- Prior Bernard of Dunestaple, Geoffrey, chaplain of the said William, Robert de Cornhelle, and others (named): [Norf.]. Twelfth century. Ref. E 40/5493 (TNA and BHO)

Curiously BHO have linked it to Norfolk where there is a town called Becham. That is thought to be an error.

Such grants of lands to religious orders would effectively pass the income from rents to the order and chains of letting and sub-letting would emerge down to the occupant and cultivator of any land. Picot can be found as a reference connected with Norfolk or Cambridge but Gahit has not returned any results from searches.

1100 - Grant by David, son of John, son of Alexander de Orpington [Orpington], to Holy Trinity Priory, London, of his rights in lands at Beckenham and "Clayherst". Kent (source NA)

1129 - In the late 1120's Hamo (Haimo II) sheriff died without heirs. His land (which also included Camberwell) was divided between Robert Earl of Gloucester and Robert de Crevicoeur (Calvados) Lord of Chatham. This could be the part of Beckenham which was in the king's hands in 1130 (To the earl of Gloucester 41 s. In the king's demesne of Beckenham 2 s. 4 d.), but the rest was probably already owned by the family which gave its name – Mal es meains, 'Pain in the wounds' – to the manor in Stoke.

*Walter son of Odo paid a fine in 1129/30 to secure his inheritance in Lincolnshire from the Countess of Chester as a beneficiary of Ivo Taillebois. Walter is also recorded as witness to a charter by William de Lisle granting Beckenham to Quarr Abbey circa 1130 (held at Belvoir Castle).*

<https://books.google.co.uk/books?id=bviFDwAAQBAJ&pg=PA66&lpg=PA66&dq=%22earl+of+gloucester%22+odo+bayeux&source=bl&ots=JETGaHJQSf&>

[sig=ACfU3U1SIP-G\\_LvqPZ8R5nxt\\_fW1Q0yo2Q&hl=en&sa=X&ved=2ahUKEwiE-8313sTmAhWhmFwKHTPkBJ8Q6AEwD3oECA4QAQ#v=onepage&q=beckenham&f=false](https://books.google.co.uk/books?id=bviFDwAAQBAJ&pg=PA66&lpg=PA66&dq=%22earl+of+gloucester%22+odo+bayeux&source=bl&ots=JETGaHJQSf&sig=ACfU3U1SIP-G_LvqPZ8R5nxt_fW1Q0yo2Q&hl=en&sa=X&ved=2ahUKEwiE-8313sTmAhWhmFwKHTPkBJ8Q6AEwD3oECA4QAQ#v=onepage&q=beckenham&f=false) page 67

<http://www.durobrivis.net/articles/landowners.pdf> (E 372/1, p. 68)

(Honour of) Peverel of London, 3 sulungs for Beckenham. Two of the manors which in 1086 belonged to Ansgot de Rovecestre followed a separate trajectory: Beckenham and Malmaynes in Stoke. They fell to the

king with the rest of the lands of Willelm Pevrel of London, who had presumably acquired them by marriage. Honour of Peverel of London, alias honour of Hatfield Peverel, Essex (Sanders 1963, 120).

1134/5 – Foxgrove? This document must be from the change of King Henry I to Stephen when Henry's daughter Matilda was regent or empress for a short time having been named as heir by Henry but deposed in favour of Stephen. From a Latin document requiring more translation attributed to 1141. The Empress Matilda confirms the gift of land in Beckenham (Kent) from Picot empastorator. The mention of Claiherste has led us to associate it with what becomes Foxgrove Manor. Further supported by the mention of grazing land for oxen which is mentioned on the much later Foxgrove map of 1720/1766

Latin text: M(athildis) imperatrix H(enrici) regis filia et Anglorum domina baronibus justiciario vicecomiti et ministris et omnibus fidelibus suis Francis et Anglis de Kent salutem. Sciatis me concessisse ecclesie Christi Lund(onie) et canonicis deo ibidem servientibus in elemosinam in perpetuum, pro animabus patris et matris mee et pro salute anime mee, terrain quam Picotus empastorator eis dedit in villa de Bekaham, et vii solidatas terre quas Picot(us) emit de hominibus ejusdem ville. et viii solidatas terre Aestmundi. et terram de Claiherste cum omnibus rebus, locis, consuetudinibus et libertatibus ad easdem terras pertinentibus liberas et quietas ab omnibus rebus excepto servitio dei. Preterea concedo eis pasturam decem bou(m) inter meos boves in plano et in bosco. et x porcous sine pathnagio, et super hoc prohibeo super forisfactum meum ne aliquis sit ausus hominibus vel rebus ad predictam ecclesiam pertinentibus aliquam injuriam vel contumeliam inferre, quia nolo quod ecclesia jus suum vel libertatem in aliquo tempore meo perdat. Testim(onio) Rodb(er)to com(ite) de Glo[ucestria] . . . cancel[ario].

Translations from online which although inaccurate give some idea of the gist. Archaic English Latin is said to be idiosyncratic;

Mathilda Empress Henry the king's daughter and the English lady barons sheriff and ministers and all the faithful of their French and English of Kent health. You may know me concessisse of the church of Christ in Lund(onie) and the canonical god there servers as alms in perpetuity, for the souls of the father and mother mee and for the health of the anime mee, terrain than Picotus empastorator them gave in the village of Bekaham, and seven shillings worth of land which Picotus purchased from men of the same town. and eight shillings worth of land Aestmundi. and the ground of Claiherste with all the things, places, customs and freedoms of those countries appurtenances free and quietas from all things except service to god. Moreover, I grant them food ten herds between my oxen in the plane and in the bosco. and ten pigs without pathnagio(pannage), and over this hindu over forisfactum my not someone is a daring men or things to the saying of the church from any injury or abuse to inflict, because I don't want that church to her right or freedom in any time of my loses. Testim(onio) Rodb(er)to com(go) of Gloucester. . . cancel[ar]some scholars, based on

Mathilda Empress, Henry's daughter, and the English barons Just/justiciar lady ordered the officials and all the faithful, French and English of Kent health/safety. Know that I have granted to the church of Christ (Christchurch), London and the canons of the god in the same place those who are serving in alms for ever, for the souls of my father and of my mother and for the salvation of the my soul, that the land of Picotus empastorator (or) yield to them in the town of twenty years, and the seven shillings' worth of land, which picot (us) bought from among men of the same town. hundred and eight shillings' worth of land Aestmundi., and the earth out of Claiherste, with all the things, places, customs, and liberties to those lands, a matter that, free and quiet away from all these things, excepto the service of God. in addition, I grant them their pasture, ten? ou { iii) between the piano and my cows in the woods. and ten pigs without pathnagio (pannage); Testiment(signed) Robert of Gloucester, chamberlain.

...and from a descriptive catalogue of ancient deeds; A. 6688. Grant by M [atilda] the empress, daughter of King Henry, and lady of the English, to the canons of Christchurch, London, in frank almoin, for the souls of her father and mother, and for the welfare of her own soul, of the land which Picot Empastorator gave them in Bekaham, and land to the value of 7s. yearly which Picot bought from the men of that town, and ÆEstmund's land, to the value of 8s. yearly, and the land of Claiherste, together with pasture for ten oxen among the grantor's oxen, and ten hogs without pannage. Witness:—Robert, earl of Glo [ucester], the chancellor. [A.D. 1141.]

Aestmund has defied identification, Claiherste may include Foxgrove Manor at this time and the reference to ten oxen may refer to the land on the Foxgrove Manor map which states 'great beasts of Foxgrove' in 1720. A grant from the crown does endorse the fact that the land was under the direct ownership of the crown.

### **1135-1154 King Stephen (The Anarchy as the crown was disputed between Stephen and Henry's daughter Mathilda)**

Undated but during Stephen's reign: London Holy Trinity Priory:

Stephen King of England of all men, French and English of Becham (Beckenham) health. Know that I have granted, for the life of King Henry and other ancestors, the Holy Trinity London and canons in the country serving Claherst by paying five shillings per year. The land that was Estmund for eight shillings and six pence per year. so do not make any, that insult to injury or let it be. According to Hubert, the chamberlain. At Westminster.

From a latin document which read;

Confirmation of the land at Clayhurst and Estmund's land

S(tephanus) rex Anglitorum) omnibus hominibus suis Francis et Anglis de Becham salutem. Sciatis me concessisse. pro anima regis Henrici et aliorum antecessorum meorum, ecclesie Sancte Trinitatis London(ie) et canonicis in ea deo servientibus terram suam de Claherst per v solidos reddendo (sic) inde per annum. Et terram que fuit Estmund per viii solidos et vi denarios reddendos per annum. Quare volo et precipio quod ipsi teneant eam bene et in pace, et libere et honorifice eam teneant (sic) in bosco et plano et pratis et pasturis et omnibus aliis rebus. ita ne ulla eis injuria vel contumelia fiat. Teste Huberto camerario. Apud Westmonasterium.

Source: Regesta Regum Anglo Normannorum 1066-1154

*In the 12<sup>th</sup> Century there are two grants made to Holy Trinity (Christchurch) Priory in London of lands in Beckenham (including Cleyherst) by Walter son of (Count?) Gilbert & David son of John son of Alexander of Orpington.*

Another document from Stephen's reign: Stephen, king of England R. . . Malmains and man of Becham health. Know I have granted the canon of Holy Trinity London the ground of Claiherst at XII pence per year. I want to advise that, in peace and honor office he holds, they may have no wrong done to them on that. Testement/signed Hubert Chamberlain. In Westminster

### **1154-1189 King Henry II (son of Mathilda the daughter of Henry I and grandson of Henry I)**

1176 or 1160 - Westminster Abbey Charters; (But maybe 1160; year VI Henry the younger) 298. Grant by Abbot Walter to William son of Ernis, of land at Penge (Surr.), for thirty years. Chapter, Westminster 29 Sept. 1176.

Sciant omnes ad quos littere iste pervenerint quod ego Walterus, Dei gratia abbas Westmonasterii, et conventus eiusdem loci, communi assensu concessimus Willelmo filio Ernisii terram illam que est extra nemus nostrum de Pange, sicut aqueductus designat usque ad propriam terram prefati Willelmi, et a nemore archiepiscopi Cantuariensis usque ad parcum de Becham; tenendam de nobis pro xx solidis per annum, scilicet: x solidis ad Pascha et x ad Festum Sancti Michaelis, usque ad xxx annos. Post illum vero terminum, remanebit terra illa ecclesie nostre in eo statu in quo fuit die qua eam predictus Willelmus suscepit, nisi heres ipsius Willelmi obtinere possit apud abbatem et conventum ut deinceps teneat sicut antecessor tenuit. Si vero infra prefatum terminum decesserit sepedictus Willelmus, heres ipsius tenebit usque ad memoratum terminum. Hanc autem conventionem fideliter tenendam juravit idem Willelmus in capitulo nostro, tactis sacrosanctis evangeliiis. Facta est autem hec conventio inter nos anno vi coronationis Regis Henrici iunioris, et martirii Beati Thome, ad Festum Sancti Michaelis. His testibus: Magistro Nicholao et Jordano, clericis abbatis; Gilleberto de Wandelesuurtha; Ricardo de Berching'; Radulfo camerario abbatis; Henrico de Winton;

Henrico de Limeseia; Eudone filio Ernisii; Hugone Carbunel; Roberto de Martinivilla; Radulfo de Bruhill'; Ricardo Aguillon; Roberto clerico de Becham et Osberto fratre eius; Willelmo presbitero de Beccham et multis aliis.

MS: WAM LII.

10.5 × 9.3 cm. Seal missing. Endorsed: Penge (15C).

Note: No copy because the transaction would have been out of date before any cartulary was made.

(Source BHO)<https://www.british-history.ac.uk/london-record-soc/vol25/pp144-159>

Well, my Latin is non existent but I can make out Robert clerk of Beckenham, Richard Aguillon and William priest of Beckenham. Also this online translation gives the gist.

Know all to whom from one letter to another this have reached that I Walter, by the grace of God (Abbot of Westminster) abbas's archaeology, and the meeting of the same place, the common consent concessimus William fitz Ernisii country that is outside the forest (Pange), we sing, o, as the aqueduct designates (stream boundary) up to a proper ground aforementioned of William, and a tree of the archbishop of Canterbury down to the park about Becham (Beckenham); to hold of us for twenty shillings per year, namely: 10 at the staple at Easter and 10 at the Feast of St. Michael up to thirty years. After that the limit will remain the land of those of our church in a position where it was the day on which it aforesaid William received, unless the heir of of William to obtain a can with has and log in to the forward hold as the ancestor held. If, however, below aforementioned term has died (expired) sepedictus William, the heir of the hold up to had a limit. This agreement faithfully hold sworn the same William on the article and our, touching sacred gospels (sworn on the Bible). You made this meeting between us in the year vi (six) coronation of King Henry the younger, and martirii (martyr) of the Blessed Thomas, the Feast of Saint Michael. With these witnesses: Master Nicholao and Jordano, clergy, abbot; Gilleberto of Wandeleswrtha; Ricardo de Berching'; Ralph camerlengo abbot; Henry of Winton; Henry of Limeseia; Eudo the son Ernisii; Hugh Carbunel; Robert de Martinivilla; Ralph of Bruhill'; Ricardo Aguillon; Robert the clerk of Becham and Osberto brother of his; William priest of Beccham and many others.

## **1189- King Richard (the Lionheart) until 1199**

### **1199 - King John until 1216**

1204 - Land in Penge; 330. From the Calendar of Fines, Surrey; Final concord between Abbot Ralph, plaintiff, and William de Ginnes and his wife Matilda, defendants, concerning a carucate of land in Battersea (Surr.), and the wood and land of Penge (Surr.). Curia Regis, Westminster. Easter term 1204.

Latin text; Hec est finalis concordia facta in curia domini regis apud Westmonasterium a die Pasche in j mensem, anno regni Regis Johannis quinto, coram Gaufrido filio Petri, Ricardo de Her[iet'], Simone de Pat[es]hull, Eustachio de Faucunb[er]g, Johanne de Gestling, Osberto filio Hervei, Godefrido de Insula, Waltero de Creping', justiciariis, et aliis baronibus domini regis tunc ibi presentibus, inter Radulfum abbatem Westmonasterii, petentem, et Willelmum de Ginnes, et Matildem uxorem suam, tenentem, de una carucata terre cum pertinentiis in Batricheseya sicut aqueductus designat usque ad propriam terram predicti Willelmi, et a nemore archiepiscopi Cantuariensis usque ad parcum de Beke[n]ham. Unde placitum fuit inter eos in prefata curia, scilicet: quod predicti Willelmus et Matildis recognoverunt totam predictam terram cum pertinentiis esse ius ipsius abbatis et ecclesie Sancti Petri de Westmonasterio. Et pro hac recognitione et fine et concordia predictus abbas concessit predicto Willelmo et Matildi et heredibus ipsius Matildis totam predictam terram cum pertinentiis, tenendam de ipso abbate et successoribus suis inperpetuum per liberum servicium viginti solidorum per annum pro omni servicio, reddendo ad duos terminos anni, scilicet: ad Pascha decem solidos, et ad Festum Sancti Michaelis decem solidos. Et pro hac concessione predicti Willelmus et Matildis remiserunt et quietum clamaverunt predicto abbati et successoribus suis totum ius et clamium quod habuerunt in bosco et in terra de Pange de se et heredibus ipsius Matildis inperpetuum, ita quod predictus

abbas et successores sui possint facere voluntatem suam de predicto bosco et terra sine contradictione predictorum Willelmi et Matildis et heredum ipsius Matildis: ita tamen quod predictus abbas concessit predicto Willelmo et Matildi et heredibus ipsius Matildis communam herbagii in bosco suo de Pange de omnibus propriis averiis de Bekenham, exceptis capris et alienis averiis, quamdiu boscum clausum non fuerit. Et preterea idem abbas concessit predictis Willelmo et Matildi et heredibus ipsius Matildis triginta porcos in predicto bosco quietos de pannagio et omnes alii porci et omnia averia de Bekenham removeantur de predicto bosco de Pange quamdiu pessio durat, scilicet: inter Festum Sancti Michaelis et Festum Sancti Martini. Et si forte contigerit quod predictus abbas vel successores sui predictum obscurum de Pange clauserunt predicti Willelmus et Matildis et heredes ipsius Matildis habebunt in predicto bosco pasturam ad quadraginta animalia et ad centum oves et predictos triginta porcos quietos de pannagio. Et si forte contigerit quod idem abbas vel successores sui de predicto bosco essartare voluerint licet bene facere eis hoc sine contradictione predictorum Willelmi et Matildis vel heredum ipsius Matildis sed tamen remanebit de predicto bosco et herbagio non sartato quod idem Willelmus et Matildis et heredes ipsius Matildis habeant sustentacionem ad predictos triginta porcos et ad quadraginta animalia et ad centum oves. Et idem abbas cepit homagium ipsius Willelmi de predicta terra in eadem curia.

*Translation: (not accurate but you get the gist and bear in mind that Matilda and Maud can be the same name or person. Some words have defied translation)* This is the final agreement in the king's court at Westminster on Easter one month fifth year of King John, before Geoffrey Fitz Peter, Richard Her [descryed ], Simon of Pat [are] Hull, Eustace of Faucunb [e ] G, John Gesding, Osbert son Hervey Godfrey Island, Walter Creping, judges, and other barons of the king but was present, between Ralph abbot of Westminster candidate, and William of Ginnes and Maud his wife, holding; carucate of land with their belongings in Battersea aqueductus as he points to the native countries of William, the archbishop from the grove to the park de Beke [n] ham. Hence it was a plea between them in the aforesaid court, that is: William and Maude acknowledged that all the said land with their belongings and be right at the Abbot of St. Peter of Westminster. And for this acknowledgment and the end, and the concord of the aforesaid abbot was granted to the said William and Matilda, and the heirs of Matilda: the whole of the aforesaid land with its appurtenances, to be held from the abbot and his successors for ever, by his free service of twenty shillings by the year instead of all the service, which may be rendered, at the two ends of the of the year, namely Easter ten shillings, and the Feast of Saint Michael in ten pieces. so that the aforesaid abbot and his successors, that they may do the will of his own in the woodland, and the earth, without contradiction by the aforesaid William and Maud, and heirs of the same Maud, on condition, however, that the aforesaid abbot was granted to the said William and Matilda, and the heirs of Matilda: the common of herbage in his wood of Pange (Penge) of all the de Beckenham be driven with their own, with the exception of the goats, and other men's cattle, as long as the wood is shut up, did not happen (not enclosed?). And, furthermore, the same abbot granted to the aforesaid William and Matilda, and their heirs of him, Maud, and thirty pigs in the wood with all was quiet among the pannage of the, and all the other swine fed, and all the beasts of the de Beckenham be removed from the wood with de Pange, as long as pessio lasts, that is, between the feasts of Saint Michael, and the Feast of St Martin. And if you happen to do so, that the abbot or his successors, in the woodland essartare they wish, even though to do good, to them, this is without a contradiction of the aforesaid William, and Maud, the or the heirs of the same Maud, but, however, will remain in the woodland and also the herbage does not sartato what is the same, William, and Maud, and the heirs of Matilda: they have a maintenance at said thirty to forty pigs and animals and a hundred sheep. The Abbot received homage from William the land in the same court.

*It seems that this is disputed though:* Otuel (Othewel) de l'Isle notifies the king's justices, who are probably on eyre in Kent, that the prior and canons of Holy Trinity Aldgate, London hold half a knight's fee in Beckenham from him and that it is against his will and unjustly that Alexander de Orpington (Orperton), the latter's son John and Osbert Huitdeniers (Uitdeniers or Eightpence) entered that land; Otuel excuses himself and sends his son Otuel to bear witness.

From a Calendar of Ancient Deeds: To the justices of the lord king, Otuel de l'Isle, (Othewel de Insula) greeting. Know that the prior and canons of Holy Trinity, London, hold some land in Beckenham from me in fee and heredity by the service of half a knight, as they held from my father and from my brother William and as our charters testify. And therefore I want you to know that neither Alexander de Orpington nor his son John or Osbert Huitdeniers have entered that land through me, but against me and without my consent and unjustly and against all reason, and therefore I send my son Otuel to bear witness of this and I myself would have

come to this day if I had not been retained by old age and serious illness. If, however, it should be necessary in some place and at some time, I shall come and stand with the prior and the canons and do what I have to as the lord of the land which they hold from me, as mentioned before. Farewell.

Osbert Huitdeniers is thought to have been both sheriff of London and justiciar at different times. He was a relative of Thomas a Becket and employed him as a clerk on leaving school about 1140. He was responsible for negotiations with Empress Matilda as representative for the Angevins. He held land by Robert Earl of Gloucester (one of many illegitimate sons of Henry I) who may have been responsible for dealing with lands confiscated from Odo

<https://www.british-history.ac.uk/london-record-soc/vol25/pp175-185>

<https://books.google.co.uk/books?id=nuYYo5XSlrMC&pg=PA109&lpg=PA109&dq=huitdeniers&source=bl&ots=Imxwb6qHvf&>

[sig=ACfU3U3XAlQAMjlymun9qPo0NEDhaK4kQw&hl=en&sa=X&ved=2ahUKEwiSn9-xlMTmAhVPTsAKHbHVCTMQ6AEwAXoECAgQAQ#v=onepage&q=huitdeniers&f=false](https://books.google.co.uk/books?id=nuYYo5XSlrMC&pg=PA109&lpg=PA109&dq=huitdeniers&source=bl&ots=Imxwb6qHvf&sig=ACfU3U3XAlQAMjlymun9qPo0NEDhaK4kQw&hl=en&sa=X&ved=2ahUKEwiSn9-xlMTmAhVPTsAKHbHVCTMQ6AEwAXoECAgQAQ#v=onepage&q=huitdeniers&f=false) ENGLISH LAWSUITS FROM WILLIAM I TO RICHARD I. VOLUME II: HENRY II AND RICHARD I (NOS 347-665) (NO 580)

<https://www.british-history.ac.uk/ancient-deeds/vol3/pp238-251> National Archives E 40/5937

<https://books.google.co.uk/books?id=bkGpFhiPtIEC&pg=PA212&lpg=PA212&dq=osbert+huitdeniers&source=bl&ots=OqofJIndOv&>

[sig=ACfU3U37skWqTarv6rlGLf6ALWJKa7AtRg&hl=en&sa=X&ved=2ahUKEwjQjLPY2sTmAhVChlwKHT-IATkQ6AEwC3oECA0QAQ#v=onepage&q=osbert%20huitdeniers&f=false](https://books.google.co.uk/books?id=bkGpFhiPtIEC&pg=PA212&lpg=PA212&dq=osbert+huitdeniers&source=bl&ots=OqofJIndOv&sig=ACfU3U37skWqTarv6rlGLf6ALWJKa7AtRg&hl=en&sa=X&ved=2ahUKEwjQjLPY2sTmAhVChlwKHT-IATkQ6AEwC3oECA0QAQ#v=onepage&q=osbert%20huitdeniers&f=false)

## 1215 - Magna Carta

### 1216 - King Henry III until 1272

1227 - Inspeximus and confirmation by Henry III of 998 (below) mentioning specifically that Holy Trinity is free from subjection to the church of Waltham and confirming especially the gift of Algate with the soke and £25 blanch from the city of Exeter payable at the exchequer by the sheriff of Devon, their land at Leyton and the custody of the hospital next the Tower [f. 180v] and their lands in Bracking granted by King Stephen and Queen Matilda and other lands of the honour of Boulogne (*Bolon(ie)*), namely the land of Berkedene of the gift of Richard de Anesteye and the land of Corneye and the church of Lefstanechirch of the gift of Hugh Triket and the chapel of Alsiswyk of the gift of Richard son of William; confirmation of their lands and rents in Bekeham and Clayherst of the gift of Picotus Empascorat with the liberties there granted by the Empress Matilda, daughter of Henry I; confirmation of the following gifts; of Roger son of Brian and Matilda his wife, 2 carrucates of land in Hoddenho and Trockyng; of Robert de Gatton, his land in Hamstede as Gilbert de Bradele held it of him at fee-farm; of Hubert the queen's chamberlain 4 librates in the manor of Brackyng; of Richard Wallensis 81½ acres of land and 4 acres of meadow in Brackyng with the services of Augustine the son of Wlwardus, Edith the widow and Richard Cruyland; of Ralph Hareng 25½ acres of land in the field of Heston and the meadow belonging to this tenement and the service which Robert the Smith (*faber*) of Heston was accustomed to pay annually; of William Blemund all his wood with the heath (*bruera*) as are enclosed by trenches (*fossatis*) in the parish of St. Pancras in Kentissetune next the plot (*partum*) of the bishop of London on the south and of William Uggel and his heirs and their services; of Ralph Triket a croft called Hogue or Hocus and a small piece (*morcellum*) of land next his barn (*horreum*) in Brambeleg and Nortmado 'et Spareweham et wildam et Wigewikam' and land formerly of Eadmund and Hugh son of Baldwyn, Hugh's house (*managium*) with an adjacent field; of Richard son of Osbert a certain place in which a mill was situated in Brambeleg which mill was one of four mills next to that of the nuns of Stratford on the east; of Robert Burell 10s. rent in Brambeleg; of William de Pyrho 16s. rent from a mill called the Monks' Mill in Brambeleg; of Ralph de Heyrun and William Thrisse and William de Berkyng 42 acres of land and 1 acre of meadow and an annual rent of 15s. 6d. and ½ lb. of pepper in Edelmeton; of William, earl of Essex and earl Geoffrey his father his land of Selegeford and 1½ hides in Brambeleg; of Richard de Lucy 20s. rent in Newton and all the land which Godfrey Beifuin his servant (*serviens*) held a day and a night (*una die et una notte*) in the manor of Leesnes; of Henry de Furnell and Theobald de Brackyng the mill of Brackyng; of Henry de Corneya land and meadow and a rent of 37d. which he had in Corneya and Widihale; of [f. 181] Peter de



Bendeng 10s. of quit rent from land in Bilesherse; of Hubery de Anestie and Denise his wife 9s. of quit rent from the mill of Kaldecote; of Nicholas de Catesber[y] and Katherine his wife 11 acres in Catesbiry; of Thomas de Bordesdon 9 acres of land in Bordesden; of Hugh de Marines 17 acres 1 rood of land and the service of Stephen le Wayte and his heirs in Westmel(ne); of Richard son of Robert 1¼ virgates of land with pasture in Westmelne and the service of Geoffrey his brother from half the land of the donor's father; of Henry de Scalar(us) and Joan his daughter 9½ acres of land in Widihal; by the permission and confirmation of Earl William de Mandavill forty cartloads of brushwood from the wood of Enefeld; of Walter de Mandevill the church of Brumfeld with its lands and all tithes; and of the same Walter the church of Nuteleg and its lands and all tithes; witnesses, E[ustace] bishop of London, J[ocelin] bishop of Bath and Glastonbury, R[ichard] bishop of Salisbury, Hubert de Burgh justiciar, Ranulf earl of Chester and Lincoln, William de Eynesford, Richard de Argent(an) the king's steward, Stephen [f. 181 v] de Beg(ne), Henry de Capella and others, given under the hand of R[alph] bishop of Chichester, chancellor, at Westminster 8 Feb. 1227.

*Margin:* Carta iiii<sup>a</sup>.

*C.Ch.R.*, i, 3; *Monasticon*, vi, 153–4.

998. [1121–2] Notification by Henry I that the canons of Holy Trinity shall be free from subjection to other churches; that the canons may close the road between their church and the wall of the City; the king grants them £25 p.a. blanch from the farm of Exeter in free alms, also Alegate with the soke; grant of the English Cnithenegild with all lands and liberties both within the City and without; the canons and their men to hold with all liberties and free customs with sac and soc and toll and team and infaganethief, quit of all gelds, scots, wites, assizes, sheriffs' aids, suits of shires and hundreds [f. 179v] and leets and hustings and of pleas and plaints; hidages and tallages, military service and riding service (de exercitibus et equitacionibus), journeys (de oneribus expedicionum), keeping watch, work on castles, parks, bridges, stews, walls, enclosures, toll on carts, obligation to provide carrying service (summagio) and shipping service, the building of royal residences and of all secular service and exactions, all toll in any market or fair and of all tolls on journeys by road, bridge or sea throughout the kingdom; and the canons' men shall plead only in the canons' court and they shall not be impleaded for any tenement except before the king or his chief justice (capituli justiciario meo); the canons and their men are in the king's special protection; witnesses, Ranulf the chancellor, G. de Clinton, Ralph Basset, at Northampton.

1227 - Birth of Henry Malmains; eventually landlord of Langley; A family tree extract;

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Henry FitzAilwin m Margaret
  dd. 1212
|   Alan FitzHenry m Orabilis de Mayhamme
|   |   Henry Malmains (changed from FitzHenry)
|   |   bd. 1227
|   |   dd. 1262
|   Peter FitzHenry
|   |   Joan FitzHenry m William Aguillon
|   |   |   Robert Aguillon
|   |   Margaret FitzHenry (aka Cheyney)m Ralph de Clere
|   Thomas FitzHenry
|   Richard FitzHenry
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1244 – Foxgrove or House; Having made some connection between Aguillon and Bardolf to Foxgrove this grant of land may relate but Len Hevey attributes to Kent House;  
 "I Robert Aguillon son of William Aguillon have given granted and devised by this my present deed confirm to the friars and sisters of the Hospital of St. Katherine by the Tower of London all that land with everything appertaining thereto which I had the power to grant from the said William Aguillon my father and his wife Joan in the village of Bekaham [Beckenham]. I give everything to the same which I had or had the power to have in men and men's services in rents and in lands and in houses in wood and in plain in fields and pastures in roads and boundaries, in hedges and ..... .. in pools and fishponds etc. and everything thereto without diminution. The friars and sisters of the said hospital rendering to me and my heirs or assigns annually for all service exactions etc. belonging to me or my heirs one half of the appropriate livery over the said land at

Michaelmas without any impediment except Lords Capital services, that is to say eleven shillings sterling quarterly. I, Robert and my heirs will warrant the said land with all thereto pertaining to the said friars and sisters of the said hospital against all men and women forever and will acquit against the heirs of the said William Aguillon of all services and exactions etc. for the said services i.e., half the appropriate livery as above written. And it is to be noted that if the said Robert or his heirs cannot warrant the said land to the friars and sisters of the said hospital, then he shall be obliged to make an exchange of other of his lands in England to the value of the said land. For this grant concession and demise and warranty acquittance and confirmation of the present deed the said friars and sisters have given the said Robert 16 marks of silver."

1250 - Beckenham Manor Park, (The lands around the manor, not Beckenham Place Park which occupies the land of Foxgrove Manor) was medieval and already established by the 1250s when mentioned in the land grant (in the British Library) by Sir Richard de la Rochelle to the Hospital of St Katherine next the Tower of London. In this grant the land included Beckenham Park, heriots and reliefs in the village of Beckenham, and the course of Hawk's brooks 'running from my park of Beckenham towards the land of the friars and sister of St Katherine with Hawk's brooks running from it.'

The Landscape Legacy of Deer Parks in Kent & Bromley – Susan Pitman

Susan's book identifies several places which formed deer parks including Langley nearby. The later 1623 map showing fields or areas called Spring Park, Alder Park, Park Close and Rounds Park imply fenced areas (emparked) and some parts were more wooded such as Stumpshill wood. The Hawks brooks is the ancient or original name for the Beck River but some questions arise as to whether 'running from' means downstream in the direction of Lewisham. The northern boundary of the park formed the Parish boundary until this day.

1254 - Henry III granted free warren in his lands in Kent, Wiltshire & Essex and weekly markets & annual fairs at Wokenden (South Ockendon) and Market Lavington to Richard de la Rokele at the behest of Sir John Fitz Geoffrey Justiciar of Ireland and uncle of Richard.

After the battle of Evesham the Earl of Gloucester took the Manor of Beghenham value £40 but restored it to him in 1265.

From Magna Carta Ancestry by Douglas Richardson 2<sup>nd</sup> Ed. 2011: In 1254 at his instance (Sir John Fitz Geoffrey), the king gave a charter to his nephew, Richard de la Rokele, for free warren in Richards demesne lands in the counties of Kent, Wiltshire and Essex and Market Lavington Wiltshire.

Fitz Geoffrey was justiciar for Ireland, a position which the Rokeles acquired later.

1257 – A reference to Amfrey de Beckenham rector of the church of Hodleg

1260 - Richard de la Rokele, his position as justiciary of Ireland would determine he is an absentee landlord. Oct. 28. Tower of London.

Protection with clause, for two years, for Richard de Rupella justiciary of Ireland.

1262 - Richard de la Rokele; South Wokenden, Essex; Grant of Free Warren? Though this relates to Rokele's estates in Essex it has been taken to imply Rokele had free warren on all his lands probably due to his status from his office in Ireland. And a lease to St.Denis for life as Rokele was justiciary in Ireland and absent from his lands in England. The internet translation has to work around the intricacies of old Latin as written by English/French scribes. Therefore we have to perform another translation to decypher the gist of the meaning ie freedom to hunt in the forest which without the kings permission was forbidden.

Cum Ricardus de la Rokel' nuper dimiserit et concesserit Ricardo de Sancto Dionisio manerium de Wokindon', quod est infra metas foreste regis Essex', habendum et tenendum tota vita ipsius Ricardi de Sancto Dionisio cum omnibus libertatibus ad manerium illud pertinentibus, ac nos per nostras literas patentes dudum concesserimus prefato Ricardo de la Rokel' quod per totam forestam nostram predictam fugare possit leporem, vulpem, tessonem et catum et eos libere capere et asportare quo voluerit sine impedimento nostri vel

ballivorum nostrorum foreste predicte ut dicitur, volentes prefato Ricardo de Sancto Dionisio gratiam facere specialem vobis mandamus quod quamdiu idem Ricardus de Sancto Dionisio teneat manerium predictum ipsum libertatem predictam per totam forestam predictam Essex' secundum quod in predictis literis nostris patentibus continetur habere et ea uti permittatis sine impedimento vestri vel ballivorum nostrorum foreste predicte sicut predictum est, ac si idem Ricardus de la Rokel' manerium illud in manu sua teneret. Teste rege apud Westmonasterium iij. die Maii.(BHO)

*Translation from the internet;* When Richard de la Rokel 'had lately been put away (gone to Ireland?) and he has granted to Richard de St Denis along the manor of Wokindon', which is done within the bounds of the forest of the king of Essex, we have to have and to hold for all the life of him, Richard of Saint-Denis along with all the liberties pertaining to the manor belonging to it, even as we do by means of our letters patent been granted to Richard de la Rokel 'that all our forest aforementioned drive can charm the fox tesson the market and of freely capture and carry away the wish without hindrance by us or any of our said forest is said to want to Richard of St Denis thanks to a special command that so long as the same Richard de St Denis hold the manor itself freedom above all through the forest of Essex to that obtained in our letters patent is included, and that permit without interference from you or any of our said forest as previously indicated and , if the said Richard de la Rokel 'manor in his own time. Witness the King at Westminster four. May.

1265 – The Battle of Evesham: The battle of 1265 was about the power of the king and the way he exercised it. This issue had troubled England throughout the 13th century. It had been taken for granted that government was the business of the king, helped by various officials. It was also accepted that he should rule justly and with the support of his barons. However, there was no clear idea what should be done if he mis-used his authority.

1266 – Beckenham Manor; Len Hevey quotes from a Calendar of Inquisitions Miscellaneous which we revisited and found William le Hanet should read William le Hauek as per the 1334 Lay Subsidy Roll and perhaps relating to the Hawks Brook which is an ancient name for the Beck River. As I have speculated elsewhere, Stumblehulle looks similar to Stomeshulle (Stump Hill?) and the description of him as “reeve” to Richard de la Rokele. A reeve is variously described as an estate manager or overseer of peasants. Langele is also recorded in the Lay Subsidy Roll.

“No one in the Hundred was a rebel. Ralph de Brumlee (piscator) fisher, holds in the parish of Brumlee 12 and a half acres worth 3s a year. Richard de Wikcumbe (Wickham) of London had in the Hundred 18 acres worth 3s. The Earl of Gloucester took the Manor of Beckenham after the Battle of Evesham and kept it until the Saturday after Michaelmas and then restored it to Richard de la Rokele whose it was before. It is worth 40 pounds per year. The Michaelmas rent £4.5s.5p halfpenny was taken by Ralph Stumblehulle the said Richard’s reeve. Collectors on the king’s behalf were William le Hauek and Ralph de Langele.”

1267 - Beckenham Manor; Confirmation of a lease for life by Richard de Rupella (Rokele) to Henry le Waleys, citizen of London, of the manor of Bekeham, except the advowson of the church of that manor. Sept. 25. Shrewsbury. (BHO; Patent Rolls Henry III)

Waleys, also referred to as WALEIS, WALLEIS, or GALEYS died in 1302.

Taken by some to be a purchase but Beckenham Manor later passes from Rokele/Rupella to the Brun/Bruyns

Henry le Waleys held Beckenham Manor 1267. This appears to be on a lease as Henry le Waleys acquired Beckenham Manor from Richard de Rupella(de la Rokele). In fact Richard, who died about 1276, was succeeded by his son Philip whose daughter Maud/Matilda took the manor with South Ockenden, Essex in marriage to Sir Maurice Bruyn. According to Hasted and Philipot they state that Isolda a daughter of the Rokeles being a maid of honour of Queen Eleanor was married to William Bruyn/Brune but this has been disproven. See 1295 Inquisition Post Mortem Richard de la Rokele.

Therefore the manor must have been leased to Henry le Waleys. Waleys rose to be Sherrif of London in 1270 and Lord Mayor of London in 1273, 1281 and 1298 and granted some income from Beckenham to a religious order of nuns. le Waleys name is derived from the fact he is believed to have migrated from Wales.

[1] [https://books.google.co.uk/books?id=hmfZIJ4hi-0C&pg=PA334&lpg=PA334&dq=waleys+beckenham&source=bl&ots=p5WIZZSa2q&sig=ACfU3U3nUtMVJ\\_9r8K6S0Ht1zQqWlfQhZg&hl=en&sa=X&ved=2ahUKEwjapuupuNrmAhVPQhUIHfC1At4Q6AEwAnoECAcQAQ#v=onepage&q=waleys%20beckenham&f=false](https://books.google.co.uk/books?id=hmfZIJ4hi-0C&pg=PA334&lpg=PA334&dq=waleys+beckenham&source=bl&ots=p5WIZZSa2q&sig=ACfU3U3nUtMVJ_9r8K6S0Ht1zQqWlfQhZg&hl=en&sa=X&ved=2ahUKEwjapuupuNrmAhVPQhUIHfC1At4Q6AEwAnoECAcQAQ#v=onepage&q=waleys%20beckenham&f=false)

[2] <https://onlinelibrary.wiley.com/doi/full/10.1111/j.1540-6563.2008.00217.x>

[3] <https://www.british-history.ac.uk/inquis-post-mortem/vol2/pp133-141>  
[https://en.wikipedia.org/wiki/Henry\\_le\\_Walleis](https://en.wikipedia.org/wiki/Henry_le_Walleis)

[https://en.wikisource.org/wiki/Dictionary\\_of\\_National\\_Biography,\\_1885-1900/Waleys,\\_Henry\\_le](https://en.wikisource.org/wiki/Dictionary_of_National_Biography,_1885-1900/Waleys,_Henry_le)

### **1272 - King Edward I until 1307**

1272 - Grantor: Peter de Stokes, Rector of the church of Beckenham. Grantee: Henry le Waleys, citizen of London. PLACE OR SUBJECT: Grant of land, etc., in the parish of St. Mary Woolnoth. COUNTY: London. (TNA)

This only evidences the name of the Rector of Beckenham and that he held land in the Parish of St. Mary Woolnoth in the city of London, possibly by permission of a higher 'Beckenham landlord'? There are other references to land in Beckenham being connected to other land in the city via grants and leases.

1274/5? - Kent Hundred Rolls: Beckenham and Foxgrove; translation of a Latin document in the National Archive taken from <http://www.kentarchaeology.ac/khrp/hrproject.pdf>

Edward I returned from crusade in 1274 to a kingdom where the crown had been weakened by civil war during the baronial reform period of 1258-65, and where there was extensive local government corruption. According to the heading of the Kent Hundred Rolls, inquiry was to be made into the king's rights which had been usurped by lay and ecclesiastical lords, and into the excessive demands of sheriffs, escheators and coroners, and also of bailiffs and other officials, whether royal or seigniorial. Many of the encroachments on royal rights, often dating from c.1258-65, were the result of the expansion of royal government and justice in the thirteenth century. As new royal procedures developed, lay and ecclesiastical lords did their best to take them over for their own use, in order to strengthen their hold over their tenants. Henry III had ordered an inquiry into franchises in 1255, and Edward I throughout his reign was intent on building up the rights and powers of the Crown. He and his lawyers considered that all judicial rights belonged to the Crown, and any private liberty or franchise had to be backed up by royal warrant. He was, moreover, a reformer of law and justice, and realised that discontent among his subjects might lead to protest and rebellion. On the other hand, justice and good government would increase his prestige and his revenues.

*The transcribed entry from the Roll is as follows* "Bromley Hundred - The jury say that Beckenham manor was at one time in the lord king's hand and now Sir Richard de Rupella holds it of the lord king in chief by the service of one knight and they do not know by what warrant. They also say that half the hundred of Bromley is in the lord king's hand and it is worth 6s. each year and the other moiety of the same hundred are in the bishop of Rochester's hand but they do not know what it is worth each year. Then they say that a certain land called Foxgrove [Beckenham par.] in the vill of Beckenham is of the lord king's fee and now John Malemains holds that of Sir Robert Agillon (Aguillon) by the service of a fourth part of one knight's fee, but from what time or how it was alienated they do not know. Then they say that half the hundred of Bromley was withdrawn by the bishop of Rochester who holds the half hundred for 10 years and it is worth 10s. each year, with loss of 20s. each year to the king. Then they say that the archbishop of Canterbury has the assize of bread and ale and other liberties, as has often been said before but they do not know by what warrant. Then they say that the Archbishop of Canterbury, the bishop of Rochester and Sir Richard de Rupella have chace and warrens in their demesnes from ancient times but they do not know by what warrant.

Then they say that Adam de Walais, then the bailiff, took 18d. from Ralph de Langel for removing the same man from one assize. money from them for remitting the same summons. Then they say that Hamo de la Forstall gave a certain sum of money more than the ancient farm of this lathe, to Sir Henry Malemains, the sheriff, and because of this he greatly oppressed the people and country unjustly and Alexander de Cateford and Richard de Halifield, who were bailiffs after the said Hamo, acted in the same way and they say that the said Richard took 10s. from Henry de Ponte falsely accusing him of robbery, for a similar reason he took 10s. from Walkelin de Ponte, 2s. from Adam Fidel and 3s. from Richard de la Denne. Then they say that Master Richard de Clifford, the escheator, took possession of Beckenham manor for the lord king by declaring that Richard de Rupella was dead (5 Edward I) and afterwards he took 1 tun of wine, price 1 mark, from Henry le Walais (Waleys) who held the same manor at farm, before he was able to hold and have the term of his farm. Then they say that the same Master Richard, the escheator, caused the greatest destruction in the archbishopric of Canterbury at the time of its vacancy, but they do not know how much. Then [he took] 6d. from Walkelin de Ponte for a similar reason, 4d. from Henry de Ponte for a similar reason and for a similar reason the same Adam took money, corn and timber beyond measure from many men of Bromley hundred. Then the same Adam falsely summoned the men of this hundred at Guildford and afterwards took much.

Jurors for the Hundred of Bromley: Hundred of Bromley John of Foxgrove, John Wymer, Gilbert of Raunesden, Ralph de Perre, Lambert Russel, Ivo de Reyerse.”

(Kent Arch. Soc.)

Of the names mentioned here we have record of Rupella/Rokele in several references. de Langel is mentioned in a later Lay Subsidy Roll, Malmaines is in other references as is Walais/Waleys. Of the jurors John of Foxgrove may have been written 'de Foxgrove' or 'de Foxegrave' in the Latin text but not necessarily the family from whom the manor derived its name, rather the other way round? This is among the insights we can get from contemporary documents and accounts. Escheators are officers who take care of the Crown's interests. The escheator was responsible for reclaiming property for the crown where a legal heir did not exist. Richard de Rupella (Rokele) did not die until 1276 and had a legal heir in his son Philip. Absences may have been due to wars and crusades or foreign duties as the Rokeles held posts as Judiciar in Ireland for the king. And there was an heir in Philip de la Rokele. The actions of Richard de Clifford seemingly gave rise to characterisations such as the Sherrif of Nottingham in Robin Hood. Len Hevey has linked Robert Aguillon to Hugh Bardolf through family intermarriage (see 1324) Robert's daughter Isabella marrying Bardolf.

However, the jurors declare that Beckenham Manor belongs to Sir Richard de Rupella(Rokele) but is farmed by Henry le Walais and that John Malmaines holds Foxgrove of Sir Robert Aguillon. At about this time Henry le Walais/Waleys is Mayor of London, it is reasonable that he would lease the manor from the Rokeles who as we say are mostly absentee landlords.

1276 – Beckenham Manor; *Richard de Rokeley* (de la Rokele) died seised of this Mannor of Beckenham, in the fifth year of *Edward* the first (1276)The original Etymologie of Rokeley extracted

from *Rochel* in *France*. (*Philipot*).

Although similar to Ruxley there is apparently no connection as Ruxley is derived from the family of Rokesle but there are instances of confusion between the two names. Philipot derived his source from the following Calendar of Post Mortem Inquisitions

Post Mortem Inquisition; Richard de la Rokele. *Writ* to Ralph de Sandwyco the king's steward, 8 April, 5 Edw. I. Kent. *Inq.* 14 April, 5 Edw. I.(1276)

Becghenham. The manor, held of the king in for 1 knight's fee.

He died on the morrow of St. Nicholas in the said year. Philip his firstborn son, aged 30 and more, is his heir.

*Writ* to Richard de Holebroc, the king's steward, 8 April, 5 Edw. 1.

Essex. *Inq.* (*undated*.)

Crustwick. The manor, held of the king in chief by service of 12*d.* yearly.

Wokindon Rokele. The manor, held of the earl of Hereford for 1 knight's fee.

Heir as above. (Philip)  
(BHO)

The Rokeles were mostly absentee landlords and were either in Ireland or Essex or perhaps on crusade with King Edward, see the 1274 Kent Roll account.

1285/86 – Robert Aguillon (d’Aguillon) Post Mortem Inquisition. His heir is Hugh Bardolf. See 1274 where the Kent Roll describes Foxgrove as being held of Robert Aguillon by John Malemains. Foxgrove is not mentioned in this inquisition unless included in some other property. But as a transcription describes ‘frangments’ which could include errors and omissions we have to submit to the later evidence where Bartholomew Burghersh has Foxgrove ‘held of ‘ Thomas Bardolf, the son and heir of Hugh Bardolf and Isabel/Isabella.

Robert Aguyllun, alias de Aguyllon, Agyloun, Aguillon.	Writ, 17 Feb. 14 Edw. I. Endorsed:—Sussex, Surr', Sutht', Lond', Cancia, Herteford, Buk', Norff', Suff'.
London.	Inq. Thursday after the Annunciation, 14 Edw. I. London. A messuage and 14l. 18s. 2½d. rent, held of the king in chief by socage, rendering 16d. yearly; and the advowson of the church of St. Swythin in Candelwykestrete pertains to the said capital messuage. Lady Isabel his daughter, whom Hugh Bardolf married, aged 28 at the feast of the Annunciation, in the said year, is his next heir.
Middlesex.	Inq. Friday after St. Gregory the Pope, 14 Edw. I. Edelmeton. 9a. meadow in demesne and 20s. rent of assize held of William de Say, rendering 10s. yearly. He died on 15 Feb. 14 Edw. I. Heir as above, the wife of Sir Hugh Bardolf, aged 28 at the Purification last past.
Buckingham.	Extent, Sunday before St. Gregory the Pope, 14 Edw. I. Crofton. The manor (extent given) held of Sir William de Say, service unknown, and 13d. yearly are due to the king for hidage. Date of death as above. Heir as above, aged 24 and more.
Southampton.	Inq. Wednesday after St. Gregory the Pope, 14 Edw. I. Gretham. A messuage with garden, 68a. arable, 2a. meadow, 3a. wood, 7l. 13s. 10d. rent of assize of free tenants, cottars rendering 5s., and 40a. wood which cannot be cut without the king's licence by the view of the forester, held of the king in chief by service of 18d. yearly to the queen for release of suit at the hundred (court) of Awlton. Emelesworth. 100s. rent of assize pertaining to the manor of Persinges. He died on Friday after St. Valentine, in the said year. Heir as above, of full age.
Kent.	Extent, Wednesday before St. Gregory, 14 Edw. I. Ho All Hallows. 60a. arable, sheep pasture of the saltmarsh worth 53s. 4d. yearly, another pasture worth 6s. 8d., and 6s. 8d. rent of assize, held of the abbot of Redynge, rendering 25s. 3¾d. yearly and doing suit at the abbot's court in the said town. Heir as above, aged 28 at the feast of the Annunciation, 14 Edw. I.
Norfolk.	Inq. Friday before the Annunciation, 14 Edw. I. Scrouteby alias Scrotebi. The manor (extent given) held of the bishop of Norwich in chief by service of 1/6 knight's fee, rendering 18¼d. to the said bishop for the guard of the castle. He held nothing of the king in Norfolk and Suffolk.

	He died on Friday after St. Valentine in the said year. Heir as above, aged 24 and more.
Hertford.	Extent, Thursday after St. Matthias (Mathi) the Apostle, 14 Edw. I. Watton. The manor (extent given) held of the king in chief by serjeanty, viz.—finding a footman in the king's army for forty days at his own cost; and there are paid to the king yearly by the hand of the sheriff of Hertford 6s. 2½d., to Robert de Gravele 1d., and to Richard the cook 1d. Stapilford by Watton. 7½a. meadow, with the advowson of the church of Stapilford, 11s. 6d. rent of assize, 2lb. pepper, 1lb. cummin, a pair of white gloves, 6d. common fine, and a water-mill, held of the heirs of John le Moygne by service of a clove gillyflower. Heir as above, aged 26 at the Annunciation in the said year.
Sussex.	Extent, Tuesday before Ash Wednesday, 14 Edw. I. Percynge. The manor with its member Homwode (full extent given) held of the earl of Warenne in chief by service of 1 knight's fee, doing suit of court to the said earl at Leawys, 20½d. for fencing (claudend') his park at Dychenynge, and 2 bushels of wheat, and to Roger Wasp 12d. yearly; a tenement there which was of Sir William Beawmund, held of Sir William le Say by service of ½ knight's fee, and rendering to the said earl for William le Say two bushels of beans for fencing the said park; a tenement held of Sir William Grandyn by service of ½ and 1/6 knight's fee; and a tenement held of John de la Mare, the prior of Leawes, and Nigel de Brok, doing to the said John 5s. yearly, to the said Nigel 2d., and to the prior 2s. and ¾d. for sheriff's aid. He died on Friday the morrow of St. Valentine. Heir as above, aged 28 at the Annunciation in the said year.
[Surrey.]	[Inq.] (undated fragment). ... of the king for the time [being]; ... called 'le mes de Gyroun,' ... and Waldyngham he paid ... yearly to Reginald de Ymmesworthe ... 1lb. cummin to the prior of Leuesham ... capital message, ... Also he had there 100a. arable ... Also at Waldryngham 55a. arable ...
[Surrey.]	[Inq.] Saturday before St. Gregory ... (fragment) ... in chief by serjeanty of making a certain food at the coronation ... called 'le mes de maupygernoun,' and when it shall lack the mixture ... yearly for the king's service at Christmas, 6d. Also for Adynton ... yearly at Wycham. Also he paid ... 5s. 1d., and at Gunsch(?) ... the court of Fareleye 5s., and he paid ... of St. Mary, Suthwerke 6d., ... There are there 200a. arable ... and 69a. arable ... 70a. wood ... heath ... pertaining to the said manor of Adynton ... rents of Adynton, Kestane, and Waldyngham (extents given) ... works, a windmill &c. Date of death and heir, as above. Writ to Ralph de Sandwyco, warden (custodi) of the city of London, to enquire whether the lands &c. which the said Robert held were of the liberty of the city so that he could bequeath them as chattels, 9 March, 14 Edw. I. (defective.)
London.	Inq. Thursday after St. Edward the King and Martyr, 14 Edw. I. (defective.) All the lands, tenements and rents which the said Robert held in the city are of the liberty of the city, so that he could bequeath them to whomsoever he would, and they ought to descend to his heirs unless bequeathed in his testament. Schedule of manors and rents assigned to Margaret de Ripariis, late the wife of Robert Aguillon, in dower, viz.—
Southampton.	Gretham. The manor, extended at 9l. 2s. 9d. Emeleswrth. 100s. rent in the manor.
Kent.	Ho All Hallows. All the said Robert's lands &c. extended at 100s. 16¼d.

Surrey.	Adington. The manor, with Waldingham which is member thereof, extended at 17l. 18s. 11½d.
Buckingham.	Crofton. The manor, extended at 6l. 4s. 2d. These exceed the dower falling to her by 4s. 2d., which are granted to her in augmentation of dower of special grace. [See No. 853.]
	C. Edw. I. File 44. (10.)

1288 - Descriptive Catalogue of Ancient Deeds; Grant by William Peverel, mercer, of London, to Simon de Wychingham, mercer, of the same, of all the tenement in Bekenham, which he had of the demise of Richard de la Esthalle, paying certain rents to the prior and convent of the Holy Trinity, London, and to others (named). Witnesses:- Sir Ralph de Sandwyco, warden of London, William de Hereford, and Thomas de Stanes, sheriffs of the same, and others (named): [Kent?]. [16 Edward I.] Reference E 40/4891 (TNA/BHO?)

1294 - Beckenham Manor; Post Mortem Inquisition; 258.PHILIP DE LA ROKELE. Writ, 5 Oct. 23 Edw. I.(1295) nq. 18 Oct. 23 Edw. I.

ESSEX. Wokyndon. A messuage &c., 400a. arable, 24a. meadow, 30a. pasture. 10a. heath, a windmill, 33s. 10d. rent of free tenants, 8l. 6s. 2d. rent of customers, and works, with geese, cocks and hens, held of Humphrey de Bonn earl of Hertford (sic) by service of 3 1/2 knights' fees.

Maud his daughter, aged 10, is his next heir.

KENT.inq. Friday after St Luke, 23 Edw. I. Beghenham. The manor (extent given) held of the king in chief by service of a knight's fee.

Herst. 40a. arable held of the abbot of Westminster by service of 20s. yearly.

Heir as above, aged 9 1/2 years.C. Edw. I. File 71. (8.)

Regretably the extent of Beckenham Manor though given in the document is not recorded in this transcription.

Philipot stated that Richard de Rokeley(Rokele) was succeeded in the Possession of Beckenham Manor by *Philip de la Rokeley*, and he held it likewise at his Death, which happened in the 23rd year of *Edw.* the first,(1294) and left it to his Sole Daughter and Heir *Isolda de la Rokeley* matched to *William Bruin*, by whom She had Issue Sir *Maurice Bruin*, Chamberlaine to K. *Edw.*the third, honoured with the Summons to Parliament as Baron amongst the Peers of this Realm, also sheriff of Essex second year of Henry VI (Philipot)

But evidence in the post mortem inquisition shows that Philipot is wrong about Isolda and it was Maud de la Rokeley, daughter of Philip, later married to Maurice Bruyn/Brune who carried Beckenham Manor and Wokyndon(Ockendon, Essex) to the Bruyn family. The confusion may lie in the fact that Maud was a minor and the father of her future husband, William Brun was married to Isolda but it doesn't fully answer the difference. Evidence shows that Maud, aged 9.1/2 here was married at about age 12 and may already have been a widow when marrying Maurice Bruyn. Betrothals and marriages were often performed on adolescents to ensure inheritance of property.

Philip is survived by his widow Joan who holds the land in dower during her daughter's minority or until married. Joan remarries to Richard Chiggewelle and the daughter Maud becomes his stepdaughter and ward until her marriage to Maurice le Bruyn.

The National Archive has reference to a Post Mortem Inquisition: Philip de la Rokeley, 23 Edward I (1294) Beghenham Kent the manor (extent given) held of the king in chief by service of a knight's fee. Herst (Clayherst?) 40a of arable held of the Abbot of Westminster by service of 20s yearly. Heir Maud his daughter aged 9 and a half. The transcription below from BHO is informative.

*National Archives – Kent Hundred Rolls 1274/5*

[https://www.forgottenbooks.com/en/download/Calendar\\_of\\_Inquisitions\\_Post\\_Mortem\\_and\\_Other\\_Analogous\\_Documents\\_v3\\_1000689559.pdf](https://www.forgottenbooks.com/en/download/Calendar_of_Inquisitions_Post_Mortem_and_Other_Analogous_Documents_v3_1000689559.pdf)



1295 – The Manor of Wokyndon is closely tied to the Manor of Beckenham through the Rokeles

Nov. 8.

Udimore. To the same. Order to deliver to Joan, late the wife of Philip de la Rokele, tenant in chief, 17l. 2s. 5d. yearly of land and rent in the manor of Wokyndon, co. Essex, which the king has assigned to her in dower.

1299 – Evidence of a complaint; Bardolf seems to be the target of several attacks against his property and whether William Brun (d.1301?) is the one who is the father of Maurice who holds Beckenham Manor at this time is of some interest?

May 1. Stamford.

Association of Lambert de Trikingham, in the room of William Haward, who is attendant on the king's business elsewhere, with Ralph de Shirle, in a commission of oyer and terminer, directed to the latter, touching a complaint by Hugh Bardolf that John Hanecok of Lamele, William Hanecok, Robert Oldwyn, Simon Ragaud, John Vigerus and Simon his brother, John le Tayllur, William Brun, Simon Bate, John son of Prisca, Hugh son of Matilda, John Bolting, Nicholas son of Ralph, Henry son of Walter de Lamele, Ralph Ragaud and Richard de Blakeburne broke the gates of his manor of Stok Bardolf, carried away his goods, and assaulted his men. (BHO)

1300 – Beckenham Manor, Kent;

Inquisition: MAUD THE WIFE OF MAURICE LE BRUN, DAUGHTER AND HEIR OF PHILIP DE LA ROKELE.

Writ to the escheator to take the proof of age of the said Maud, 14 Oct. 28 Edw. I.

Proof of age of the said Maud, [made in the presence of Richard de] Chigewell to whom the king has committed the wardship of the lands &c., 16 June, 29 Edw. I (defective). Adam de Cheveninge, knight, aged 60, John de Scadbury, aged 40, Thomas de Ma....., William de Renhale, aged 50, Adam ate Forest, aged 50, Ralph Eylmer, Robert Ydany, aged 50, William Franseis, aged 40, Simon ate Grove, aged . . , John Jory, aged 40, Peter Billok, aged 50, and Richard Humfray, aged 60, say that the said Maud was four[teen] on the day of St. Denis last, but they have no evidence but by the relation of the country, for she was born in Ireland.

This Inquisition tells us the status of Maud as ward of Chigewell(Chyggewell) and implies her age at marriage to Maurice. Medieval marriages could take place from the age of puberty generally accepted to be 12 for girls and 14 for boys. Maurice's father Sir William died circa 1300 and Maurice's birth date is only estimated so he may have been of similar age but he is described as aged 30 in 1307 so aged 23 in 1300? As this is the time of Sir William's death the marriage may have solidified inheritance and increase in estates by joining the Bruyns Hampshire estate with the Rokele Kent and Essex estates. Also see 1307 for William's wife Isolda/Iseult's Inquisition Post Mortem for the estate at Rouenore, Hampshire

1301 - We have a slight conundrum here in that the Manor of Beckenham was held by the Rokeles but the Battle Abbey Roll by the Duchess of Cleveland differs. But as that was written in 1889 we might assume it perpetuates some inaccuracies which originated in Philipot and repeated in Hasted. The description of two daughters, Maud and Isolda is superceded by modern day interpretations describing Maud as the only daughter marrying Maurice Brun and Isolda as the wife of William Brun but of no known family name, described as of the house of the queen.

The Inquisition Post Mortem of 1294 seems to clarify the situation if accurately transcribed. I can only discount much of the information in the Battle Abbey Roll as being drawn from inaccurate sources.

The Battle Abbey Roll publication states:

**"Rokell :** from Rochelle in the Cotentin. "In 1130 Humfrid de Rochella had lands in Dorset; in 1165 we find William de Rochelle in Essex (Rot. Pip. Lib. Niger). The former witnessed the charter of William de Mandeville, Earl of Essex, founding Walden Abbey" (Mon. i. 460).—The Norman People. South-Okendon, or Wokyndon, in Essex, took its name of Rokele from its ancient owners. The above-mentioned William held it in the reign of Henry II. of Hugh de Eu, under Geoffrey de Mandeville: "in some deeds he is styled William de Eu. Probably he married a daughter of Hugh, and so came into this manor. The capital Seat was a stately

one, not far from the Church, on the right hand side of the road leading to Warley and Burntwood."—Morants Essex. He was succeeded by Sir Richard de la Rokele, at whose death in 1222, the manor was confirmed to his son, to be held by knight's service of Humphrey de Bohun, Earl of Hereford. There were only two more heirs; the last, Philip, died in 1295, leaving two daughters and coheirs, Maud and Isolda. Maud was married to Lord Grey; and "Isolda brought Wokyndon Rokele in marriage to Sir William de Brune, of the Bed-Chamber to King Ed. I., who was so much in favour with that Prince, that he gave him the Manor of Beckingham in Kent: And his wife, Isolda, who was Lady of the Bed-Chamber to Queen Alianor, obtained also from her several lordships."—Ibid, The arms of Rokele were Lozengy, Gules; whereas the De la Rochelles of Normandy (according to Drouet-Darcq's Armorial de la France) in 1360 bore two bends Argent with seven escallops.

The name is found in several other counties. Grangevilles Rockells, in Norfolk, was granted in the thirteenth century by Sir Richard de Rokele (perhaps the same who was seated in Essex) to Reginald de Kareville, as the marriage portion of his daughter Alice.—Blomfield. Richard de la Rokele, joint Lord of Flitcham-cum-Appleton, Oulton, and Walton, was knight of the shire in 1311 and 1314; and Godfrey de la Rokele held at Colney, Tibbenham, and Aslacton, in the same county in 1316. Besides these, I find mentioned in Palgrave's Parliamentary Writs, Humphrey de la Rochelle, of Frilsham and Marsham, Berkshire; Robert de la Rokele of Astwood in Buckinghamshire, Martin de la Rokele, one of the Justices appointed in that county in 1309; and John de la Rokele, of Holland in Yorkshire, one of the "Fideles" of Ireland, who received a writ of military summons in 1322. Another Essex manor, Coggeshall Rokells, bore their name."

William Bruyn died in 1300/01 and the 1295 entry says Philip de la Rokele's daughter Maud was 9 at that time. The source material for the Battle Abbey Roll cannot be investigated but the post mortem inquisition record (see 1295) throws some doubt upon it ie. "Maud his daughter aged 9.1/2".

1302 - Manor of Beckenham: GRANTOR: Executors of Henry le Waleys, citizen of London. GRANTEE: Nuns Minoresses (Juliana, abbess). PLACE OR SUBJECT: Grant, indented, of a tenement called `Bekenham' in the city of London. COUNTY: London. (National Archive). There is reference to Henry le Waleys acquiring Beckenham Manor with associated property in the City. Given that several Beckenham incumbents were Mayors or Aldermen of London this is very likely. Various transfers of property over the years may have added or separated parts of the Manor. As we believe the manor to have been leased and sub-leased on a regular basis then this grant looks like le Waleys donating rents to the Priory/Prioress.

Maud de la Rokele who was heiress to Beckenham Manor would be about 16 years of age. The possibility exists that the Rokeles or Bruyns leased to Henry le Waleys who then sub-leased. Bearing in mind that the Rokeles and Bruyns treated Essex estates as a primary base along with the properties in Hampshire with Beckenham being mainly an income generator from rents.

1303 - Langley?: John de Malmains said to have possessed Langley is sued for debt by inquisition. From a Latin document, source: National Archive. Whether a connection exists is speculative.

Debtor: John Malmains {Malemeyns}, knight, of Kent [held parts of fees in Eastry Hundred, Kent], and William de Brenton {?Brampton] of Kent.

Creditor: Geoffrey de Conduit, citizen of London.

Amount: £30.

Before whom: John le Blund, Mayor of London; Henry de Leicester, Clerk.

First term: 22/07/1303

Last term: 22/07/1303

Writ to: Sheriff of Kent

Sent by: John le Blund, Mayor of London; Henry de Leicester, Clerk.

1304 – Hugh Bardolf's death; his wife Isabella surrenders some property to the crown but Foxgrove passes down to her son and heir, Thomas.

**1307 - King Edward II until 1327**

1307 - ISEULT (Isolda) LA BRUNE alias LA BROUNE. Writ, 6 Sept. 1 Edw. II. SOUTHAMPTON. Inq. 27 Sept. (1 Edw. II.) (lefective). Rouenore. [ The manor] (extent given) held of the king in chief by serjeanty of finding a man al municionem for forty days in time of war, which serjeanty is rated at 408. to be rendered at the king's exchequer. Migham . The manor (extent given ), held of the king in chief as of the honour of Camel, now in the hands of Queen Margaret, by service of \* knight's fee. 32 INQUISITIONS. Perle. The manor ( extent given ), held of John de Sancto Johnne by service of j knight's fee . Maurice le Brun, her son , aged 30, is her next heir . C. Ed . II. File 6. ( 1. )

Source; Calendar of Inquisitions Post Mortem Edward II

1308 - Penge/Kenthouse but connected to Joan Rokele, wife of Philip de la Rokele by her second marriage to Richard Chyggewell?:

Close Rolls; March 20. Westminster. John Tolomer came before the king, on Friday next after the feast of St. Benedict the Abbot last past, and sought to replevy to Robert de Chyggewelle his land in Batricheseye, taken into the king's hands for the said Robert's default before the justices of the Bench against Walter Fraunceys. This was signified to the said justices.

March 23. Westminister. The same John came before the king, on Friday next before the feast of the Annunciation, and sought to replevy to himself the land of the said Robert in Batrichesseye and Beghnonham, which land was taken, etc. (BHO)

Robert Chyggewelle was the son of Richard Chiggewelle (Chikewelle?) who had married the widowed Joan d la Rokele, Joan dies in 1324 holding the land for life. As Joan's daughter Maud/Matilda had married Maurice le Brun then the land reverted to Maurice. See 1324 post mortem Joan Chyggewelle.

1308 - Repair of church at Beckenham. Trespass, cutting down of trees. William Bush parson of Beckenham v. John de Ponton, Richard de Langele sr, Ralph de Steineshull, (Stommeshulle?) William son of Richard de Langele sr, Walter le Lunge, Adam Wythel, William Fraunceys, John Anketyn, William de Berkhamstede, Robert de Langele, Henry Altherman, Richard Aylmere, Ralph Aylmere, Thomas Aylmere & Gilbert de Crokedenne. John de Ponton, Richard de Langele sr, and Ralph de Steineshull justify as wardens of the work of the church of Beckenham; because the interior of the church needed repair, they with the others as parishioners of the church and by the consent, license, and will of the parson cut the trees and took them to the church to repair the church. No verdict. [30]

[http://aalt.law.uh.edu/E2/KB27no194/bKB27no194dorses/IMG\\_0430.htm](http://aalt.law.uh.edu/E2/KB27no194/bKB27no194dorses/IMG_0430.htm)

The transcript of the name Ralph Steineshull from the image at the above hyperlink could be wrong or a variation and it may be Ralph Stomeshull which we believe is the same as Stommeshulle which appears in the Lay Subsidy Roll of 1334 and we have speculated that it connects with the latter day placename of Stumpshill also recorded as Stoms Hill by Rocque on his map.

1313 - Post Mortem Inquisition; WILLIAM DE BLIBURGH. Writ, 12 March, 6 Edw. II.

Inq. made at Bromlegh on Sunday, 18 March, 6 Edw. II. Bromlygh.

A messuage, 2a. garden, 1 1/2a. wood, 3a. 3r. meadow, 26a. arable, and 3a. alder-wood, held of the bishop of Rochester by service of rendering 5s. yearly and suit of court.

Hese. (Hayes) 4 1/2a. pasture held of the prior of Christ Church, Canterbury, by service of rendering 1 1/2d. yearly.

Beghenham. (Beckenham) 2a. wood and 20a. arable, held of Maurice le Brun by service of rendering 5s. 4d. yearly.

Agnes de Blyburgh, (niece) aged 35, the wife of Richard de Donlee, and daughter of Amy (Amie) sister of the said William, is his next heir; the jury know not of any co-heirs.

This indicates a sub-tenant of Maurice le Brun for a relatively small piece in Beckenham but one could guess that the land might be connected on the Beckenham, Bromley, Hayes borders approx. 62 acres in all. However we find on later maps that land holding were not always contiguous, having outlying fields and plots. The names Bliburgh and Donlee could be researched further. Bliburgh/Blyburgh held Simpsons Place in Bromley and reputedly had a licence to crenellate or fortify his house. It's not known but one could assume the Beckenham and Hayes property to have been bordering his Simpsons Place property.

(BHO/E.L.Horsburgh)

1317 - Patent Rolls: March 10. York. Licence, after inquisition ad quod damnum taken by Master Richard de Clare, king's clerk, escheator beyond Trent for John Abel to enclose a way leading from Gadeford (Cadeford/Catford) to Beghenham (Bekenham) under his dwelling place of Cypenham (Sibenham/Sydenham) in Leuesham (Lewisham) for the enlargement of his said dwelling place, provided he make another sufficient way in his own soil containing 70 perches of land in length and 24 feet in width. This could be in the vicinity of Kent House?

1319 - "Langley in this Parish is a second Seat of eminent Account, which was in elder Times the Possession of John de Malmains, who obtained a Charter of Free-Warren to his Lands in Bekenham, in the twelfth year of Edward the second." (source: Philipot).

Free warren is a type of franchise or privilege conveyed by a sovereign in medieval England to an English subject, promising to hold them harmless for killing game of certain species within a stipulated area, usually a wood or small forest.

Hasted tells us: This place (Langley) afterwards came into the possession of the family of Malmains, who were settled at Waldershare in this county, in the time of the Conqueror. John de Malmains obtained a charter of free warren for his lands in Begenham, in the 12th year of king Edward II (1319) which was renewed to Henry Malmains, of Cliffe, in the 3d year of king Edward III (1330). It appears by the Book of Aid, in the 20th year of king Edward III (1347) that Nicholas Malmains held half a knight's fee of the king in Begenham. He died, in the 23d year of that reign, possessed of much land in this county; (fn. 23) before the end of which, the property of this manor was transferred by sale to Langley, a name most probably taken from this place, though the family itself has been long since extinct. These Langleys of Beckingham were, most probably, a distinct family from those of Knowlton in this county, who were originally descended from a family of that name in the county of Warwick. (Hasted)

1319 – Foxgrove or Kent House? A record from Edward II's time; July 2nd York; Enrolment of deed of John de Poton of Beghenham acknowledging receipt from Master Henry de Clyff of 20l. for Michaelmas term, 12 Edward II., in full payment of 200 marks due to him from Henry for certain lands in Beghenham that Henry had of his feoffment. Witnesses; Sir William de Ayremynne; Master John de Blebury; Michael de Wych; Walter de Scorby; Thomas le Vendour of York. Dated at York, 4 July, in the above year. Memorandum, that John came into chancery at York, on the said day, and acknowledged the above deed. (BHO)

1321 - Foxgrove and/or Kent House; Westminster August 20th; Enrolment of release by Peter son of John de Poton of Beghenham to Master Henry de Clif, clerk, of his right in the lands that belonged to the said John in Beghenham, which Peter had of John's gift. Witnesses: Sir Robert de Bardelby, Geoffrey de Welleford, Adam de Brom, Thomas de Evesham, clerks; William Scot; Adam de Nova Haia; Robert de Scardeburgh; Robert de Pontefract. Dated at Westminster, Thursday after the Assumption, 15 Edward II. *Memorandum*, that Peter came into chancery, on the said day, and acknowledged the above deed. (BHO)

1322 – Inquisition Post Mortem; Foxgrove? Hugh Bardolf probably held Foxgrove by inheritance and marriage to Isabel (nee Aguillon) and this inquisition evidences Isabel (Isabella)'s death and heir to other manors. The nearest to Foxgrove mentioned here is Surrey (Addington). As some parts of Foxgrove are later shown to be near outlying parts of Addington manor some connection cannot be discounted especially since the transcript says 'extent given'. The heir, Thomas Bardolf leases Foxgrove and other property to Bartholomew Burghersh as Burghersh's post mortem inquisition states Foxgrove held of Thomas Bardolf.

ISABEL, LATE THE WIFE OF HUGH BARDOLF. Writ, 28 May, 16 Edward II.

HERTFORD. Inq. 16 June, 16 Edward II. Watton. The manor (extent given), held for life, by the gift of Master James de Moun by fine levied in the king's court with remainder to Thomas Bardolf and his heirs, of the king in chief by service of a petty serjeanty, viz.—finding the king in his Welsh war a footman with bow and arrows for forty days.

Stapelford. 5a. meadow, and 13s. 4d. rent, with the advowson of the church, held for life of Humphrey de Boun, late earl of Hereford, service unspecified.

Thomas Bardolf, aged 30 and more, is her next heir.

SUSSEX. Inq. Tuesday after SS. Peter and Paul, 16 Edward II. Plumpton. The manor, with 40a. land, 10a. meadow, and a water-mill at Fletchyng, held for life of Thomas son and heir of Hugh Bardolf, by the gift of William Bardolf his grandfather, by service of 1d. yearly, with reversion to the said Thomas.

Berekompe. The manor held in dower of the inheritance of the said Thomas.

Berewyck and Wyngeton. 12l. rent held for life, of the heirs of Hugh de Castr' by service of a clove gillyflower yearly, by the gift of James de Mohun, with reversion to the said Thomas.

Thomas her son, aged 30 and more, is her next heir in blood.

SURREY. Inq. 31 August, 17 Edward II.(1343) Adynton. The manor (extent given), held for life only of the king by service of making a dish called 'maupigernoun' at the king's coronation, with remainder to the said Thomas and his heirs by fine levied in the king's court between the said Isabel and Master James le Moun.

Heir as above.

SOUTHAMPTON. Inq. Thursday after St. James, 17 Edward II. Grutham. The manor (extent given), held for life, of the inheritance of the said Thomas, of the earl of Surrey, service unknown.

Heir as above, aged 50.

NORFOLK. Inq. 23 July, 17 Edward II. Scrouteby. The manor, held for life, of Laurence de Huntyngheld, service unknown, by the gift of Master James le Mooun by fine levied in the king's court, with remainder to the said Thomas and his heirs.

Heir as above, aged 40 and more.

1324 – Beckenham (de Brun), Foxgrove (Bardolf)? Kenthouse (Lewisham)?;

Post Mortem Inquisition; JOAN, LATE THE WIFE OF RICHARD DE CHIGGEWELL alias DE CHYKEWELLE. (Joan was also widow of Philip de la Rokele and mother of Maud/Matilda Bruyn)

Writ, 15 October, 18 Edward II. Inq. Sunday after All Saints, 18 Edward II. Beghenham. A messuage and 140a. land, which the said Richard acquired to himself, the said Joan, and the heirs of the said Richard, held for life by the said Joan of Maurice de Brun by service of 11s. yearly, and rendering 11lb. pepper to Thomas Bardolf yearly; and 120a. land held for life, by acquisition (de adquisito) with the abovesaid Richard, of the said Maurice by diverse services.

Leuesham. 40a. land similarly held for life of the prior of Leuesham by service of 12s. yearly.

Robert his son, aged 40 and more, is next heir of the said Richard. (BHO)

Other evidence shows Kenthouse on the Lewisham/Sydenham borders underpinning my view that this relates to Kenthouse. This is among the many assumptions we are tempted to conclude. This 140a matches Kenthouse in 1346

Richard de Chigwell was an owner of ships, quays, mills and had a large staff of agents and an alderman.

They handled hanseatic timber, cloth, wool, wine and massive quantities of grain. He held property in 6 London parishes as well as in Kent & Essex and was the third highest taxpayer in 1292. He died in 1306.

Joan, his wife, was daughter of Simon de Gardino and appears to have died in 1324 and her will survives. He was appointed wardship (as godfather) to Maud daughter of Philip de la Rochelle (Rokele/Rupella) and she is supposed to have married Maurice le Bruyn by 1300.

On evidence it would seem that Maud (aka Matilda) married Maurice at the age of about 14, there is evidence of an inquest about this. An Isolda (Isuelt) appears to have been married to Maurice's father Sir William Bruyn and therefore to be mother of Maurice.

<https://books.google.co.uk/books?id=hmfZIJ4hi-0C&pg=PA166&lpg=PA166&dq=%22richard+de+chigwell%22+kent&source=bl&ots=p5XkU2S92r&sig=ACfU3U1FEKCAVwl>

[xOoEOGMKGM\\_Gj7LsEA&hl=en&sa=X&ved=2ahUKEwjvn4qYo9PoAhWLasAKHXy5A8sQ6AEwAnoECAsQLg#v=onepage&q=%22richard%20de%20chigwell%22%20kent&f=false](https://www.british-history.ac.uk/vch/essex/vol7/pp117-126)

<https://www.british-history.ac.uk/vch/essex/vol7/pp117-126>

<https://books.google.co.uk/books?id=inFEAQAAMAAJ&pg=PA97&dq=maurice+le+bruin+marriage+age+inquiry&hl=en&sa=X&ved=0ahUKEwj67KbXut7oAhUJCsAKHU2nBTAQ6AEIKTAA#v=onepage&q=maurice%20le%20bruin%20marriage%20age%20inquiry&f=false>

<https://books.google.co.uk/books?id=w4MgAQAAMAAJ&pg=PA214&dq=isolda+bruyn&hl=en&sa=X&ved=0ahUKEwixuo2ertP0AhUKAcAKHW3QDLIQ6AEIazAI#v=onepage&q=isolda%20bruyn&f=false>

1325 – Showing that Henry de Clyf held an office of state as did several landlords of Beckenham estates; Memorandum, that, on 4 July, the king at Westminster, in the presence of Master Robert de Baldok, archdeacon of Middlesex, his chancellor, and of others of his council, committed to Master Henry de Clyf, his clerk, the custody of the rolls of his chancery, to have in the same manner as others have had the same custody hitherto; and Henry, on the following day, in the great hall of Westminster, at the marble stone, took oath to execute the office well and faithfully, in the presence of Sir Robert de Bardelby, William de Clyf, William de Herlaston, Adam de Brom, and other clerks of the chancery; and Sir Richard de Ayremynn, then keeper of the aforesaid rolls, there delivered to Henry the keys of the chests wherein the said rolls are kept. [Parl. Writs.]

### 1327 - King Edward III (until 1377)

1328 - Part of Beckenham Manor; Post Mortem Inquisition: WILLIAM LE LATYMER, LE LATIMER, *or* LATIMER. *Writ*, 2 March, 1 Edward III. *Inq.* 11 March, 1 Edward III. Asshe. The manor (extent given), held of the heir of John de Mouubrai by service of a quarter of a knight's fee and rendering at the said heir's manor of Ryerhs (Ryarsh) for the ward of the castle of Rochester 24s. yearly. Bromlegh. 2 messuages, lands, and a water-mill (extent given), including a tenement called Blakebrok, held of the bishop of Rochester by service of 8s. yearly, and doing suit at his court of Bromlegh every three weeks; and 3a. of marsh pasture held of the prior of Christchurch, Canterbury, by service of 4d. yearly. Beghenham. 57a. arable and 3a. marsh pasture, held of Maurice de Brun by service of 10s. 3d. yearly, and doing suit at his court of Beghenham every three weeks. William his son, aged 26 years, is his next heir.

This shows a tenancy under Maurice de Brun (le Bruyn) for part of Beckenham Manor. Marsh pasture implies a waterside position. Doing suit at court is unclear whether it meant taking part in proceedings or a periodic payment, perhaps both? However this three weekly procedure could imply le Brun holds something akin to a magistrate's court and is in residence at least regularly at Beckenham. Similarly, Latimer had the obligation for the same service to the Bishop of Rochester at Bromley.

The source from Proceedings of the Battle Conference 1991 speculates that Robert Latimer was connected with Ansgot of Rochester circa Domesday 1086 and may have been English rather than Norman and possibly acting as an interpreter. I'm speculating that William may be descended or related but the description 'le Latimer' could imply its applied to anyone able to interpret/write in Latin.

1328/29 – A Lay Subsidy Roll taxation found and recorded by Len Hevey holds names similar to the later 1334 Lay Subsidy but with some differences, not least in some spelling variations.

1329 - Foxgrove etc. July 12th Chichester; Grant of special grace to Henry d Clyf and his heirs. Free Warren in all their demesne lands in Begenham co. Kent, and Grove co. Nottingham.

<https://babel.hathitrust.org/cgi/pt?id=inu.30000086172677&view=1up&seq=143>

1330 Langley purchased by *Henry de Cliffe*, "to whom they accrued by Purchase from *Malmains*, in the third year of *Edward* the third;(1330) but stayed not long in the Tenure of this Family. (see 1319) (Philipot and

Hasted). But is this questionable as a will for de Cliffe of 1331 leaves Foxgrove to a nephew with no mention of Langley or any other Beckenham property unless of course Foxgrove included Langley at this time.

Henry de Cliffe is mentioned in

<https://books.google.co.uk/books?id=wtoPAAAAYAAJ&pg=PA246&dq=henry+de+Cliffe&hl=en&sa=X&ved=0ahUKEwiCmYeJn43mAhWKT8AKHRfOCwIQ6AEIKjAA>

Henry de Clyf is listed in the Lay Subsidy Roll for Beckenham in 1334 as a landowner as are the Langley family. Philipot, repeated by Hasted say that the Langley family purchased the Langley estate in 1377 so we are still looking for the documentary evidence for the lands owned by de Clyf and before him by Malmaines

1331 - Foxgrove; The will of Henry de Cliffe (Clyf). Among several legacies of money and belongings he says; to Henry the son of John de Clyff, to whom I assign my manor of Foxgrove, and other lands and tenements in the Bekenham,

This will describes Henry wishing to be buried in the diocese of York perhaps indicating that Foxgrove was not his domicile. His position is King's clerk (or one of them). As de Cliffe (Clyf) has been linked to Langley by some writers it remains unclear whether other lands and tenements in Bekenham include Langley or parts of it.

1333 - Foxgrove; Foot of Fine (267) York: From Michaelmas in three weeks 7 Edward III. Q: Master Henry de Clyf, clerk. D: John de Saint Paul and John de Tyddeswell. The manor of Foxgrove, one messuage, three carucates of land, 14 acres of meadow, 38 acres of wood, 29s. ½d. rent in Beghenham [Beckenham]. To hold to Master Henry for life. Remainder to (1) Henry son of John de Clif and the heirs male of his body. (2) Hugh son of John de Balne and the heirs male of his body. (3) the heirs of Master Henry.

see <http://www.medievalgenealogy.org.uk/fines/FinesArticle.pdf> for explanation of Feet of Fines (Final Accord, in three parts, the 'foot' being held by the Treasury. a conveyance of property)

1333 - Court of Chancery; Debtor John de Vienne of Beckenham, of Kent. Creditor John Jakelot, butcher of London. Amount £40. Before whom: John de Pulteney, Mayor of London, Henry de St Osyth. (National Archive).

Vienne derived from a placename in France. £40 would have been a large sum of money. We can only remain curious about the reasons for such a debt.

1333 - Bromley; Enrolment of release by Conan son of Henry, knight, to Richard Lacer, citizen of London, and Juliana his wife, of his right in the manors of Biomlegh (Bromlegh) and Blakebrok and in all their appurtenances, which Conan had by the gift of William le Latimer, knight, in co. Kent, in exchange for the manor of Liverton, to hold of the chief lords of the fee by the accustomed services. Witnesses: Maurice de Brune, Bartholomew Fanacourt, William Carbonel, knights, Thomas de Bakewell, Thomas Herwald, Robert de Ely, William Moraunt, Henry Darcy of London. Dated at Bromlegh, eo. Kent, on Sunday, after the octaves of the Purification, 7 Edward III. Memorandum, that the said Conan came into chancery at York on 5 March and acknowledged the preceding deed. (BHO, Bromlegh mistyped or mistranscribed)

This connects to Lacer/Bruyn and Marny some years later and Maurice Brune the same as Bruyn. Maurice Brune was the father of William Brune/Bruyn who married Richard Lacer's daughter Alice.

1334 Beckenham (all of); Lay Subsidy Roll Taxation record: This source of information may give some clues to the derivations of local names. In the list of names we find John and Ralph Stomeshulle from which could be derived Stumpshill, Cleyhurst is

a basis for Clay Hill, Langel and Langele as the source of Langley and Eylmer for Elmers End, Humfray for Humphrey. Then it gets less obvious: ie Hauk for Hawk as in Hawksbrook? The Roll has 48 names for Beckenham paying a total of £7.30 in tax.

Some of the names in the Lay Subsidy Roll are mentioned in Philipot's and Hasted's histories, such as Bruyn and Langley. We are at the mercy of other researchers who may find and publish other records bearing in mind that information may be in old English or even Latin.

(source: <https://www.kentarchaeology.org.uk/Research/Pub/KRV/18/3/140.htm> )

Hundred of Beghenham (Beckenham)			
Sir Maurice le Bruyn	£1.0.0	Alic' Pykenot'	£0.2.0
Thos. le Longe	£0. 1. 8 ¾	Hen. de Langel	£0.3.0
Christine Rogier	£0.2.0	Jn. de Schaldeford	£0.1.0
Rd. Fythel	£0.2. 8 ¾	Rd. Noreys	£0.1.0
Robt. Franceys	£0. 3. 4	Hen. le Alderman	£0.5. 6 ½
Jn. Sweyn	£0. 1. 8 ½	Wm. atte Welle	£0.0.10
Nich. Jory and Matilda Jory	£0.3.0	Robt. Goldston	£0.1. 0 ½
Hen. de Clyf'	£0.13.4	Rd. le Hauk'	£0.2. 0 ¾
Wm. atte Dene	£0.2.0 ½	Jn. de Stomeshulle	£0.0.10
Hen. de Cleyhurst	£0. 5. 6 ½	Robt. Pykenot'	£0.2.0
Sabina de Cleyhurst	£0.4.0	Ralph Eylmer'	£0.5.0
Mabel de Langele	£0.2.6	Jn. Algar	£0.0.8
Robt. de Langele	£0.2.10	Wm le Back'	£0.4. 6 ½
Thos. de Langel	£0.1.0	Jn. Gossyb	£0.1.0
Robt. Humfray	£0.2.2	Hen. de Seccheford	£0.8.0
Ralph Fraunceys	£0.2. 8 ½	Jn. Sweyn, jun.	£0.1.4
Wm. Wygier	£0. 3. 0 ¾	Geoff. le Whelere	£0.1. 4 ½
Sim. atte Wyle	£0.1.8	Hugh Pistor (baker)	£0.1. 2 ½
Avicia atte Wyle	£0.1.6	Wm. le Smyth	£0.1.0
Wm. Eylmer	£0.5. 6 ½	Wm. de Cleyhurst	£0.0.10
Wm. Ylle	£0.1.4	Thos. Etecroft'	£0.0.9 ½
Pet. de Fontes	£0.2.6	Ralph de Stomeshulle	£0.4.0
Jn. Sefoughulle	£0. 1. 4 ¾	Walt. de Langel	£0.3.6
Wm. le Abot'	£0.3.6	Jn. Masoun	£0.2. 6 ½
		Total	£7 6 2 ¼
		48 names	

Philipot had stated about Langley, the name and place: before the going out of *Edward* the third,(1377) I find the Propriety invested by Sale in *Langley*, to which Family the Foundation of that House owes in part its Original, on which they ingrafted their own Name.

However, in the Kent Roll of 1274 it is recorded that; "they say that Adam de Walais, then the bailiff, took 18d. from Ralph de Langel for removing the same man from one assize. money from them for remitting the same summons." (see 1274) and this would imply that the Langel/Langleys were already resident in the area.

What other information can we glean from the Lay Subsidy Roll? The levy was apparently on moveable wealth and not land or buildings so Le Bruyn as the Lord of the Manor was presumably the wealthiest.



Langele(Langley)/Langel together account for 12shillings, almost the same as de Clyf and these are associated with Langley and Foxgrove. Kelsey at this time is thought to be part of the Manor. William le Back is thought to be of Backs Lane which became convoluted to Becks Lane between Penge and Elmers End. The Cleyhursts account for 10shillings and 4pence for what could be land around Foxgrove. We might assume these extended families could be managing a collection of small farms. Langley in the 18<sup>th</sup> century was divided into 4 or more farms and Beckenham Manor in the 1760's is described as being leased to the surrounding landowners.

1346 - Beckenham/Foxgrove ?; Book of Aid to the Black Prince (Archaeologica Cantana) mentions Joan/John Rokesle and John de Foxegrave; ASSESSMENTS IN KENT; Hundred de.BromKegh.e et Weghenhatn (Beghenham.)

de heredibus Johanne de Rokesle et Johannis de Foxegrave pro dimidio feodo quod predicti Johanna et Johannes tenuerunt in Beghenham Summa xlj s.viij. d. pro j f. et xvi parte j. f.

<https://www.kentarchaeology.org.uk/Research/Pub/ArchCant/010%20-%201876/010-13.pdf>

translation; on behalf of the heirs of John (Joan) de Rokesle and a half of the fee of John de Foxegrave Beghenham that the aforesaid Joan and John have taken hold of in the sum of xij s.viij. d. for j f. and sixteen point j f

Hasted attributes this to John Rokele and Foxegrave as an early foundation of Foxgrove but Joan Rokele had died in 1324 after remarrying Richard Chyggewell and no other Rokeles are recognised but the document mentioning RokeSle most likely links this with the Rokesles of Ruxley origin. As Foxgrove had earlier references as a place then John de Foxegrave could derive his name from the place rather than the place deriving its name from him. A John de Rokesle (d.1361) was Lord of the Manor of Lullingstone and John de Foxesgrave was in the Lay Subsidy Roll for Aylesford. See also 1274 Kent Hundred Rolls where John de Foxgrove is a juror and various injustices were carried out in King Edward's absence.

1346 - Kent House: April 26. Westminster.

Enrolment of deed testifying that whereas Master Henry de Clyf, clerk, deceased, lately granted by his deed to Henry de Seccheford, now deceased, and Alice his wife to hold a messuage, 140 acres of land called Kenthouse in Beghenham, co. Kent, of him, rendering 40s. yearly to him, so that if Henry and Alice should die without an heir of their bodies, the messuage and land should remain to Hugh son of John de Balne, and Master Henry granted by his deed to Hugh the said 40s. yearly, Hugh has released to Alice, who now holds the messuage and land, the said 40s. rent and all his right and claim in the messuage and land. Witnesses: Sir Maurice le Brune, Sir William le Brune, knights, John de Huntynghfeld, Peter Godesone, Andrew de Seccheford, Hugh le Hatter of Croidon, John le Mazon of Beghenham. Dated at Beghenham on Wednesday after St. Mark, 1346.

Memorandum that Hugh came into chancery at Westminster on 27 April and acknowledged the preceding deed. (BHO)

1346 - Richard le Lacer is Mayor of the City of London. resides or has property in Bromley, is father of Alice Lacer who married Sir William Bruyn.

### **1347 - The Black Death**

Linked by Len Hevey to the decline of Beckenham Manor and the possible ruin of the manor house at this time. The Black Death, subsequently identified as bubonic plague did not disappear completely and there were periodic outbreaks. Although the 'Great Plague of 1665' was most notorious we have the accounts of John Evelyn the diarist describing 'pestilences'. Coupled with other diseases such as smallpox, measles, typhoid, typhus, whooping cough, diphtheria etc etc. then the death toll was high keeping the population growth in check. Evelyn also describes years of crop failures due to variation in climate such as either extremely cold, wet or dry summers and arctic winters freezing crops in the ground and resulting in 'Frost Fairs' on the frozen Thames. More suitable in this timeline in the 17th Century but certainly these variable conditions occurred throughout history. Some protagonists in this history timeline are believed to have succumbed to plague but can only be assumed by the time of their deaths coinciding with known outbreaks. To return to Evelyn he describes the deaths of several of his children due to fevers which might be scarlet fever or associated with the other diseases.

1347 – Foxgroves earliest date attributed by Philipot who states: *Foxgrove* is the last place of Account in this Parish, it had in elder times Proprietaries of this Sirname; for I find *John de Foxgrove* paid respective Aid for it in the twentieth year of *Edward* the third (1347), at making the Black Prince Knight. But the Kent Roll of 1274 records an earlier reference.

1355 - Manor of Beckenham: Philipot describes Beckenham under Sir Maurice Brun/Bruin but in our account we dispute by what means the Bruns acquire the Manor from intermarriage with the Rokeles, “Sir Maurice Brun, Chamberlaine to K. Edw. the third, honoured with the Summons to Parliament as Baron amongst the Peers of this Realm, who by a Right derived to him from his Mother, was possess of Beckenham Manor at his Death, in the twenty ninth of Edward the third, (1355) and transmitted a wide and spreading Revenue to his Posterity here, at Southokenden in Essex, and at Roumere in Hantshire, which last was given in Appendage to a younger Son, from whom the Bruins of Athelhampton in the County of Dorset, are lineally descended. But when after a fair continuance this Family had flourished at this Place, the Distaffe prevailed against the Spere,” (female heirs only) (source: Philipot) (see Henry Bruyn and his daughters, Alice and Elizabeth)

Recent (2020) evidence may challenge this as the 'right derived' to Beckenham Manor may be from his wife, Maude de la Rokeley according to family tree information. His mother Isolda may be of unknown family name and is said to be of the house of Queen Eleanor from another source (Victoria History/BHO/Rowner Hants) who was the mother of Maurice and not apparently from the Rokeley family. This 1355 Post Mortem Inquisition raises a question as it says Beghenham, the manor held of the king, perhaps because the 'held of the king' passed from Philip de la Rokele via his daughter Maude. But does not use the same phrase for Wokyndon Rokele.

Inquest Post Mortem of MAURICE LE BRUYN *or* LE BRUNE *Writ*, 24 March, 29 Edward III. *Inq.* taken at Derteforde, 27 March, 29 Edward III.

Beghenham. The manor held of the king in chief by service of a knight's fee; 100*a.* heath held of the abbot of Westminster by service of 20*s.*

He held no more lands in the county.

He died on 17 March last. William his son, aged 40 years and more, is his heir.

*Writ*, 24 March, 29 Edward III. *Inq.* taken at Wokyndon Rokele, 1 April, 29 Edward III. Wokyndon Rokele.

The manor (extent given), with the advowson of the church, held for life by the law of England after the death of Maud, sometime his wife, of the inheritance of William, their son and heir, of the earl of Hereford by knight's service.

He held no other lands &c. in the county.

Date of death and heir as above.

*Writ*, 24 March, 29 Edward III. *Inq.* taken at Suthfarham, Wednesday in Easter week, 29 Edward III.

Fordyngrigg. The manor (extent given) held of the king in chief of the honour of Camel by service of a third part of a knight's fee.

Rowenore. The manor (extent given) held of the king in chief by service of the serjeanty of rendering 40*s.* yearly in the castle of Winchester.

Tycchefeld. A liberty called 'Crofton' within the hundred, held of the earl of Rychemond, service not known. He died on Tuesday after St. Gregory, 29 Edward III. William le Bruyn, knight, aged 30 years and more, is his heir.

(Source BHO)

1355 - Foxgrove: Bartholomew de Burgherssh the Elder, Lord Burwash dies in possession of Foxgrove and several other properties. He died on 3 August last. Philipot recorded that Lord Burwash held Foxgrove but the record below shows he held it of Thomas Bardolf. This taken from the Inquisition Post Mortem maybe contradicts who holds Foxgrove in 1355 as Burghersh is renting or leasing various parts, held of Thomas Bardolf, William Bruyn, Richard le Hauek and the Abbot of Gaunt? It is an example of the leases and sub-leases that were common. As Bartholomew the Younger, his son, is heir the terms of the 'lease' may be 'at will' or for heirs and assigns as we find described in later wills. Perhaps the documentary evidence for Burghersh acquiring full ownership of Foxgrove is missing as later evidence for the Bardolf family show they had no property in Kent or Surrey i.e. William Bardolf inquisition post mortem 1385.

Inquisition. taken at Mallyng, Monday the feast of St. Matthew, 29 Edward III.(1355) Foxgrove. The manor held of Thomas Bardolf by service of 6s. 8d. yearly, the abbot of Gaunt by service of 5s. yearly, William Bruyn, knight, by service of 56s. 6d. yearly, and of the heir of Richard le Hauk by service of 16d. yearly. He died on 3 August last. Bartholomew de Burgherssh, knight, his son, aged 26 years, is his heir. Writ, 13 August, 29 Edward III.

Full content: Inquisition Post Mortem BARTHOLOMEW DE BURGHERSSH THE ELDER. Writ, 6 August, 29 Edward III. Inq. taken at Mallyng, Monday the feast of St. Matthew, 29 Edward III.

Shoford. The manor held of the archbishop of Canterbury by service of a fourth part of a knight's fee, of the prior of Ledys by service of 5s. yearly, of Robert Vynter by service of 2s. 10d., and of Thomas Colpeper by service of 8d. yearly.

Chidingston. The manor held of the same archbishop by service of 6s. 1 1/2d. yearly, of the abbot of Gaunt by service of 23 3/4d., of Reynold de Cobeham, knight, by service of 18s. 2 1/2d. yearly, of John de Beauchamp, knight, by service of 3d. yearly, Ralph de Frenyngham, knight, by service of 14s. yearly, Oliver Brokas by service of 5d. yearly, John Cook by service of 11d. yearly, Robert Chaloner by service of 2s. 3d. yearly, and the heirs of Robert de Hanedenn by service of 10 1/2d. yearly.

Heandenn. The manor held of Ralph, earl of Stafford, by service of 56s. 11d. and six hens yearly, Ralph de Frenyngham, knight, by service of 36s. 1 1/2d. yearly, Otho de Grandissono, knight, by service of 7s. 9 3/4d. yearly, John de Cobham, knight, and Oliver Brokas by service of 3s. yearly, Alan de Chelescombe by service of 14d. yearly, and Robert Bothel by service of 8d. yearly.

Foxgrove. The manor held of Thomas Bardolf by service of 6s. 8d. yearly, the abbot of Gaunt by service of 5s. yearly, William Bruyn, knight, by service of 56s. 6d. yearly, and of the heir of Richard le Hauk by service of 16d. yearly.

Plumpstede. The manor held jointly with Elizabeth his wife, to them and the heirs of the said Bartholomew, of the abbot of St. Augustine's, Canterbury, by service of 52s. yearly, Giles de Beauchamp, knight, and Nicholas Burnel, knight, by service of 12s. 1d. yearly, John son of Humphrey de Cobham, by service of 4s. 4 1/2d. yearly, and of the church of Plumpstede by service of 2s. 7 1/2d. yearly.

He died on 3 August last. Bartholomew de Burgherssh, knight, his son, aged 26 years, is his heir. Writ, 13 August, 29 Edward III.

### **1356 was the year of the Battle of Crecy.**

1358 - Beckenham Manor Document Transcription; (the first part gives us the name of the parson of Beckenham and indicates that several advowsons and livings from parishes or manors could be held by one churchman)

Fine levied in the octaves of St. John the Baptist, 31 Eds.III. (1358) between William de Bruyn, Knt, and Alice his wife complainants (by Edmund Barnabe, the attorney of the said Alice), and Robert Sanlo (de Sancto Laudo), parson of beghenham, deforciant, touching the manor of Wokyndon Rokell the advowsons of the church and chapel of the same town, and of the hospital of St. John de Broke.

Deed poll of Joan late wife of Thomas de Overton, and daughter of the late lord William Bruyn, knt, dated 20 Mar. 45 Eds. III.,(1372) releasing to Robert de Marny, knt., and his wife Alice, her (Joan's) mother, and her (Joan's) brothers Ingram and Richard, all claim on the manors of Southwokyndon (Essex), Bekenham (Kent), Rounore, Migham (Hants), and Randolveston (Dorset).

Fine levied in the octaves of the Purification, 50 Edw.III., (1377) between Robert de Marny, knt., and his wife Alice, Complainants, and Warren de Eyrdale and Joan his wife, deforciant, touching a messuage and lands in Stifford, and two parts of the advowson of the church of the same town.

Deed poll of Ingram Bruyn, son and heir of William Bruyn, knt., dated Tuesday next after the feast of St. John the Baptist, 1377, granting to Robert de Marny, knt., and Alice his wife (the grantor's mother), the said manors of Southwokyndon (Essex), Bekenham (Kent), and advowson of the church of the same town, the manors of Rounor, Fordyngbrigge (Hants), and Randolveston (Dorset). [Norman].

Deed poll of Ingram Brun, dated 1 July 1377?, discharging Robert de Marny from the covenants of a certain indenture made 15 Nov., 48 Edw.III (1375) (between dame Katherine de la Pole, late wife of William de la

Pole, knt., and his son Edmond de la Pole, knt., of the one part and the said Robert de Marny, knt.. of the other part.

Fine levied in the octaves of the Holy Trinity, 12 Ric. II., (1389) between the said Robert de Bourton parson of Southwokynndon, John Coly, parson of Stifford, and John Martham, parson of Bekenham, complainants, and Robert de Marny, knt., and Alice his wife, deforcians, touching the manors of Forthingbrigg and Rouenore, and lands in Forthingbrigg and Brouneandevere, and the advowson of the church of Rouenore, (Hants), the manor of Randolveston? (Dorset), and Bekenham (Kent). And the advowson of the church of the same manor.

Tripartite indenture, dated 2 Mar., 16 Ric. II., (1393) whereby (after reciting the previous deeds, etc., as well as the death of the said John Colyn) John Martham, parson of Bekenham, limits the manor and advowson of the church of Bekenham (Kent), and the manor of Forthingbrigg (Hants), and a toft and plough-land called Godeshull, in the town of Forthingbrigg (Hants), and the manor of Randolveston? (Dorset), to Robert de Marny, for life, with remainder to Ingram Brun in tail maile, in default to the said William de Marny, and the other remainders noticed in the preceeding deed.

Power of attorney, dated 2 March, 16 Ric.II., (1393) from the said John Martham parson of Bekenham to William Aylmar and John Payne, to deliver seizing of the lands mentioned in the preceeding deed to Robert de Marny, kt.

1360 - Beckenham Manor; Regarding Sir Robert de Marney, second husband of Alice le Lacer, widow of William Bruyn. This extract says Maurice Bruyn but I think that is an error based on other sources.

During a respite from military service, the rapacious Sir Robert set his sights on the extensive Bruyn estates. In 1360 he had obtained from Sir Maurice (William?) Bruyn and his wife, Alice, an annual rent of £40 from their manor of South Ockendon, Essex, having already acquired all their interests there and at Beckenham in Kent for a period of 15 years. Bruyn died two years later, and in 1363 Marney joined the widow in purchasing, for £200, the wardship and marriage of her son Ingram Bruyn, heir not only to the estates in Essex and Kent but also to Ranston (Dorset) and Rowner (Hampshire). He then married Alice and persuaded Ingram when he came of age in 1375 to confer on them the whole of his inheritance for term of their lives. Meanwhile, Marney had negotiated Ingram's marriage to the elder daughter of [Sir Edmund de la Pole\\*](#), brother of the future earl of Suffolk. Marney's alliance with Alice Bruyn had also brought him very substantial properties in London and Kent which she inherited after the death of her father, Richard Lacer, a wealthy mercer and former mayor of the City. Even before her marriage to Marney, Alice had entrusted her property to his feoffees, who in 1365 assisted him to negotiate with her sister Katherine, widow of John atte Pole of Shoreditch, a partition of the Lacer estate in his favour. The Marneys sold some of these holdings in 1374 and settled a few others on Ingram Bruyn in the following year. (Source: History of Parliament, recommended read of the full article)

This is an example of the errors or mismatches in information that we have to sort through. Although the description of de Marneys activities is enlightening names do get transposed.

1360 - Writing of William Brun knight, granting to Richard atte Seler and John Maryns citizens of London and to their assigns a yearly rent of 20*l.* to be taken of his whole manor of Bekenham co. Kent and of all other his lands there at Easter and Michaelmas by even portions, with power of distraint if the same be in arrear; and William has paid 6*d.* down in name of seisin. Dated London, 28 November 34 Edward III.

Writing of William Brun knight, granting similarly to Richard atte Seler and John Maryns and to their assigns a yearly rent of 40*l.* to be taken of his whole manor of Southwokynndon co. Essex and of all other his lands there. Dated (*as above*).*Memorandum* of acknowledgment of the foregoing writings, 30 November.

Indenture, made at London 1 December 34 Edward III, between Sir William de Brun knight and Dame Alice his wife of the one part and Richard atte Seler and John Maryns citizens of London of the other part, witnessing that Sir William and Dame Alice have granted and to farm let to Richard and John and to their assigns the manor of Southwokynndon and all other their lands in Southwokynndon co. Essex for fifteen years,

rendering 60 marks a year in the church of Southwokynndon within the quinzaine of Michaelmas and the quinzaine of Easter by even portions, and at the end of that term Richard and John shall leave the houses within the close of the said manor in good repair against wind and rain; and William grants that Richard and John and their assigns may cut, lop and carry timber, wood and brushwood as much as they please in all his woods in Bekenham co. Kent when they please during all that term for all expenses to be made in regard to houses, mills, palings, bridges, hays, dikes and enclosures whatsoever in the manor and lands aforesaid and for fuel therein, and shall have ingress and egress in the said woods for that purpose, and that all costs incurred by them thereupon from Michaelmas next for one whole year shall be allowed them in their payments; William and Alice will warrant them the premises during the term aforesaid; they will not sell, alien nor charge the same or any parcel thereof to any person during that term, and if Richard and John suffer distraint by reason of any annuity or charge or for any service in arrear Sir William will within six weeks return the same and make full restitution for their damages and costs; he will not oust, impeach, damage or disturb them of their bargain; and whereas by his writing he has granted them a yearly rent of 40*l.* in the said manor and an annuity of 20*l.* in his manor of Bekenham, Richard and John grant that, if Sir William perform the covenants in this indentured contained, those annuities shall be void. *French.Memorandum of acknowledgment by the parties, 1 December. (BHO)*

1361 - History of Essex/South Ockendon which features in the histories of the Bruyn and Tyrell families; Cal. Inq. p.m. iii, p. 163; cf. Cal. Close, 1360–4, 142: the lessee of S. Ockendon may take timber at Beckenham for the repair of S. Ockendon dwellings.

1362 - Beckenham Manor; Death of Sir William le Bruyn. His wife Alice shortly afterwards marries Robert de Marny who assumes control of the estates during the minority of William's heir Ingram aged about 8.

WILLIAM BRUYN, knight. *Writ*, 8 March, 36 Edward III. *Inq.* taken at Wokynndon Rokele, 26 March, 36 Edward III.

Essex; Wokynndon Rokele. The manor (extent given), with the advowson of the church, held by the said William jointly with Alice, his wife, by a fine levied in the king's court, of the earl of Hereford by knight's service. The extent includes a leet on Tuesday in Whitsun week.

He held no other lands &c. in the county.

He died on 24 February last. Ingram (*Ingeramus*), son of the said William and Alice, aged 8 years and more, is their heir. *Writ*, 8 March, 36 Edward III.

KENT. *Inq. (indented)* taken at Beghenham, 19 March, 36 Edward III. Beghenham. The manor (extent given), with the advowson of the church, held of the king in chief by service of one knight's fee. Also 100*a.* heath, held of the abbot of Westminster, as of his manor of Batricheseye, by service of rendering 20*s.* yearly.

He held no other lands &c. in the county.

Date of death as above. Heir as above, aged 8 years last Christmas. *Writ*, 8 March, 36 Edward III.

DORSET. *Inq. (indented)* taken at Blaneford, Monday the morrow of Palm Sunday, 36 Edward III.

Randolfston. The manor (extent given), held jointly by the deceased and Alice his wife, who survives, to them and the heirs of their bodies, by gift of Maurice Bruyn, father of the deceased, whether with the king's licence or not the jurors know not. The manor is held of the king in chief by knight's service.

He held no other lands &c. in the county.

Date of death and heir as above.

*Writ*, 8 March, 36 Edward III.

SOUTHAMPTON. *Inq.* made at Fordyngbrigg, 6 April, 36 Edward III. Fordyngbrigg and Migham. The manor (extent given), held of the king in chief, as of the honor of Camel, by service of a third part of a knight's fee.

Roghenore. The manor (extent given), held of the king in chief by service of grand serjeanty and by paying 40*s.* yearly at Winchester castle.

Crofton. A liberty so called, in the hundred of Tichefeld, held of the earl of Rychemond by knight's service,

but by what portion of a fee the jurors know not.

(fn. 2) Candover. A messuage and a carucate of land containing 100a. arable, held of the abbot of Hyde by knight's service, but by what portion of a fee the jurors know not.

Date of death and heir as above. C. Edw. III. File 168. (27.)

1365 - Beckenham (Manor) but more likely miscellaneous properties from the estate of Richard le Lacer who was father of Alice (now Marny) and Katherine (now atte Pole); Quitclaim 24/06/1365 Quitclaim from Robert de Marny, Alice his wife, and Robert de Bourton, recently sacristan of the church of Canterbury, of Leyre Marny, and John atte Bregge, to Katherine, widow of John atte Pole of Shoreditch, James Walshe, clerk, and Gilbert Neal, clerk relating to lands and tenements formerly of Richard Lacer (the older and younger) in Bromley, Beckenham, Hayes, Chislehurst and Lewisham, Kent  
[2 broken seals] (source; BromleyHC)

1365 - October; Burghersh and Pavely are connected through family intermarriage and 'members and parcels' connected with the manor of Burghersh might include Beckenham/Foxgrove land. There are several other references to Aldoun giving with warranty other manors to Walter de Pavely. At this time Foxgrove is closely associated with the Burghersh 'Manor of Burghersh'. As earlier evidence describes Burghersh 'holding Foxgrove of' Thomas Bardolf maybe there is some possibility that de Aldoun was associated with Foxgrove from Thomas Bardolf but this is mild conjecture at best.

Charter of Thomas de Aldoun knight, giving with warranty to Sir Bartholomew Burgherssh knight, his heirs and assigns, his manor of Burgherssh with all lands, rents, services etc. thereto belonging. Witnesses: William Hichyngham, John Waleys, John Seint Cler knights, Richard Hurst, John de Asshebournham, Roger de Asshebournham. Dated Henden co. Kent, 3 November 39 Edward III. Writing of Thomas de Aldoun knight, being a quitclaim with warranty to Sir Bartholomew Burgherssh knight, his heirs and assigns, of the manor of Burgherssh with all lands etc. thereto belonging. Witnesses (*as the last*). Dated Henden co. Kent, 5 November 39 Edward III.

*Memorandum* of acknowledgment of the foregoing charter and writing, 6 November.

(BHO)

Indenture of accord between Sir Bartholomew de Burghersh and Sir Walter de Pavely of the one part and Sir Thomas Daldoun (de Aldoun) of the other part touching certain debates and pleas between them moved, that the said Sir Thomas, by fine levied by himself and his wife and otherwise as counsel shall appoint, shall assure to Sir Bartholomew the manor of Burghersh and all members and parcels thereto pertaining discharged of all charges save the lordship of the fee; that the said Sir Walter has released a yearly rent of 40*l.* which Sir Thomas granted to him and to his heirs for release of certain manors claimed by Sir Walter as his heritage in tail; that he shall also release to Sir Thomas the reversion of the lands of his heritage on his father's side, and not on his mother's side, which ought to come to him in case Sir Thomas should die without issue male of his body, for which release Sir Thomas shall enfeoff Sir Walter and his heirs for ever of the manor of Stoutyng, the appurtenances, members and parcels thereof, with 10*l.* issuing of parcel of the manor of Boughton and the tenants thereof (who shall be specified by name), of that part (if any) which is not entailed; that so soon as Sir Walter shall be by Sir Thomas enfeoffed of 50*l.* of land and rent in Kent in a manor of so much clear value by extent, without impeachment of entail or other action or charge, so that Sir Walter shall new build or repair the houses thereof and Sir Thomas shall pay his costs in so doing, Sir Walter shall again enfeoff Sir Thomas of the manor of Stoutyng and the rent aforesaid as fully as he had the same by feoffment of Sir Thomas; and that for performance of this bargain Sir Walter shall give Sir Thomas 100 marks, which sum is fully paid. *French.*  
*Memorandum* of acknowledgment by the parties, 6 November. (BHO)

1369 - Foxgrove Enfeoffment. The Kings College Archive at Cambridge University has document from 1369 which is an enfeoffment for land including Foxgrove: Enfeoffment by Bartholomew of Burwash to Walter Parely(Paveley), knight, William Steel, Wlliam de Wyndrove, clerks, Thomas Hungerford and John de Gildesburgh, of manors of Braundon (Warwickshire), Haydor (Lincolnshire), Grantchester and Barton (Cambridgeshire), Plumsted, Foxgrove, Hendon, Chedingstone (Kent), Burghersh, Bysssh (Sussex), Kersatton

(Surrey), Crakemersh (Staffordshire), Boxworth advowson (Leicestershire), hospital in St Peters Parva by Pouleswaif (London) and reversions of manors of Sibelithingham (Essex), Mildenhale (Wiltshire) and Bekeswell (Essex). The seal of Bartholomew of Burwash is attached. Enfeoffment is the granting of land in exchange for a pledge of service. Maybe to provide men at arms but it is recorded that Paveley served in the retinues of both Burghersh the elder and the younger. Burghersh had joined the Black Prince in the expedition, in 1355. He was one of the most eminent of the commanders of the invading army. But Burghersh died in 1369 so this enfeoffment took place almost on his death bed. He had a daughter Elizabeth married to Edward le Despencer

174 (f.62, no.vii). Henden. 1 Feb. 1369. Charter of Bartholomew de Burgherssh granting with warranty to Walter Paveley, knight, William Steele and William Wyndesore, clerks, Thomas Hungerford and John de Gildesburgh, the manors of Brandon, Warwickshire, Haydor, Lincolnshire, Grantchester and Barton, Cambridgeshire, Plumstead, Fox Grove, Henden and Chiddingstone, Kent, Burwash, Sussex, Carshalton, Surrey, and Crakemarsh, Staffordshire, the advowson of Market Bosworth, Leicestershire, and his house in the parish of St. Peter, Paul's Wharf, in London, with the reversion of the manors of Sible Hedingham, Essex, which Walter Paveley holds for life, of Mildenhall, Wiltshire, which Thomas Hungerford holds for life, and Bexfields, Essex, which John de Gildesburgh holds for life. Witnesses: Stephen Valoignes, Lawrence Brenlee, Thomas Moriaunt and Thomas Coum (?), knights, John Colpeper, William Apulderfeld, James Pecham.

The two entries above illustrate how Foxgrove was bound up in the extended estates of its owners.

1370 – *Foxgrove (from Philipot)* “is the last place of Account in this Parish, .....*Bartholomew Lord Burwash*, and he held it at his Decease, which was in the twenty ninth year of *Edward* the third (1356). and from him it descended to his Son *Bartholomew Lord Burwash*, who in the forty third year of the abovesaid Prince (1370), passed it away to Sir *Walter de Paveley*, and in his Family it remained untill the latter End of *Richard* the second, (1399) and then it was conveyed to *Vaux* of the County of *North-Hampton*, and there made its abode untill the latter End of *Henry* the sixth (1461)”

But the previous entry explains that Burghersh passes enfeoffment and warranty to Paveley which is not a clean transfer of property but more of a lease. Also, see 1384 where Burghersh's widow Margaret Gissors remarried to William Burcester is in possession of Foxgrove. Paveley is a kinsman to Burghersh through marriage to his cousin Maud Burghersh.

1371 - Writing of Joan who was wife of Thomas de Overton and daughter of Sir William Bruyn knight, being a quitclaim with warranty to Sir Robert de Marny knight, Dame Alice his wife mother of the said Joan, Ingelram and Richard brothers of the said Joan, and the heirs and assigns of the said Ingelram and Richard, of the manors of Southwokynndon co. Essex, Bekynham co. Kent, Rounore and Migham co. Suthampton and Randolveston co. Dorset, now held by the said Sir Robert and Alice. Witnesses: William Essex, John Sely, John Maryns, John Gravele, John Essex, Robert de Bourton parson of Southwokynndon, John de Shropham chaplain, William Mepeshale, Philip atte Bregge. Dated London, 20 March 45 Edward III. (BHO)

Robert de Marny had married the widow Alice of William Bruyn Lord of Beckenham Manor, the manor returns to Ingram/Ingelram Bruyn, presumably on Robert or Alice's death. Alice's maiden name had been le Lacer.

1372 - Beckenham and Bromley; Lease for 9 years 20/09/1372 Lease from Robert de Marny, Alice his wife, Robert de Bourton, parson of South Wekyndon, and Philip atte Bregge, to Roger Prest and John Thornkyn of 2 crofts of which the west is on the London Road, Bromley by the field of the Bishop of Rochester, and a croft called the Rachel, a croft called Chellefeld, the Mellebroke, 2 crofts called Jonestone, Cilmynesbroke and a croft, and land called Mersshland, Bromley (formerly of Richard Lacer, citizen of London) Lands of Richard Lacer in Beckenham, south of Westbregg Street, land, tenement and customs of .... [missing] Walcy, Bakersland, and meadow in Bladyngdonemed (Bromley Collections)

Alice who was widow of William Bruyn was daughter of Sir Richard le Lacer d.1361. If Richard had no sons then his lands descend to any daughters and their husbands. Or the land was part of a marriage

settlement. But Richard had a son by the same name and another daughter Katherine. The property of Richard Lacer was divided between the two sisters

1358 - Beckenham Manor Document Transcription; (the first part gives us the name of the parson of Beckenham and indicates that several advowsons and livings from parishes or manors could be held by one churchman)

Fine levied in the octaves of St. John the Baptist, 31 Eds.III. (1358) between William de Bruyn, Knt, and Alice his wife complainants (by Edmund Barnabe, the attorney of the said Alice), and Robert Sanlo (de Sancto Laudo), parson of beghenham, deforciant, touching the manor of Wokyndon Rokell the advowsons of the church and chapel of the same town, and of the hospital of St. John de Broke.

Deed poll of Joan late wife of Thomas de Overton, and daughter of the late lord William Bruyn, knt, dated 20 Mar. 45 Eds. III.,(1372) releasing to Robert de Marny, knt., and his wife Alice, her (Joan's) mother, and her (Joan's) brothers Ingram and Richard, all claim on the manors of Southwokynon (Essex), Bekenham (Kent), Rounore, Migham (Hants), and Randolveston (Dorset).

Fine levied in the octaves of the Purification, 50 Edw.III., (1377) between Robert de Marny, knt., and his wife Alice, Complainants, and Warren de Eyrdale and Joan his wife, deforciant, touching a messuage and lands in Stifford, and two parts of the advowson of the church of the same town.

Deed poll of Ingram Bruyn, son and heir of William Bruyn, knt., dated Tuesday next after the feast of St. John the Baptist, 1377, granting to Robert de Marny, knt., and Alice his wife (the grantor's mother), the said manors of Southwokynon (Essex), Bekenham (Kent), and advowson of the church of the same town, the manors of Rounor, Fordyngbrigg (Hants), and Randolveston (Dorset). [Norman].

Deed poll of Ingram Brun, dated 1 July 1377?, discharging Robert de Marny from the covenants of a certain indenture made 15 Nov., 48 Edw.III (1375) (between dame Katherine de la Pole, late wife of William de la Pole, knt., and his son Edmond de la Pole, knt., of the one part and the said Robert de Marny, knt.. of the other part.

Fine levied in the octaves of the Holy Trinity, 12 Ric. II., (1389) between the said Robert de Bourton parson of Southwokynon, John Coly, parson of Stifford, and John Martham, parson of Bekenham, complainants, and Robert de Marny, knt., and Alice his wife, deforciant, touching the manors of Forthingbrigg and Rouenore, and lands in Forthingbrigg and Brouneandever, and the advowson of the church of Rouenore, (Hants), the manor of Randolveston? (Dorset), and Bekenham (Kent). And the advowson of the church of the same manor.

Tripartite indenture, dated 2 Mar., 16 Ric. II., (1393) whereby (after reciting the previous deeds, etc., as well as the death of the said John Colyn) John Martham, parson of Bekenham, limits the manor and advowson of the church of Bekenham (Kent), and the manor of Forthingbrigg (Hants), and a toft and plough-land called Godeshull, in the town of Forthingbrigg (Hants), and the manor of Randolveston? (Dorset), to Robert de Marny, for life, with remainder to Ingram Brun in tail maile, in default to the said William de Marny, and the other remainders noticed in the preceeding deed.

Power of attorney, dated 2 March, 16 Ric.II., (1393) from the said John Martham parson of Bekenham to William Aylmar and John Payne, to deliver seizing of the lands mentioned in the preceeding deed to Robert de Marny, kt.

1376 - 01/03/1376 Quitclaim from Ingelram Bruyn to Robert de Marny, Knight, and Alice his wife (mother of Bruyn) relating to the Manor of Beckenham, Kent and advowson of church there; manor, called Migham, of Fordingbridge, Hants; all lands and tenements formerly of William Bruyn, knight (Bruyn's father), in Brown Candover (Bromley Collections)

Quitclaim is a transfer of property and this transfers Beckenham Manor from Bruyn to de Marny. As I have said, de Marny was an avaricious individual who is described as being quite ruthless in his actions.



And this Memorandum evidences the same. 51 Edward III. Memorandum of acknowledgment, 30 June this year. Ingram Brun, son and heir of William Brun knight, to Robert Marny knight and Alice his wife, mother of the said Ingram, and to his said mother's heirs and assigns. Charter with warranty of the manor of Southwokynndon co. Essex, the manor and advowson of Bekynham co. Kent, the manors of Rounor and Fordyngrigge co. Suthampton and Randolveston co. Dorset. Witnesses: Ralph Seyntleger, Thomas Tyrell knights, John de Gyldesburgh, Thomas de Belhous, John Stodaye. Dated Tuesday after St. John Baptist 1377. (source BHO)

1377 - Langley purchased by the Langley family so acquiring its name. "for before the going out of Edward the third,(1377) I find the Propriety invested by Sale in Langley, to which Family the Foundation of that House owes in part its Original, on which they ingrafted their own Name, which hath flourished under that Title ever since, though the Family be withered away and gone, the last of which Name at this place was Ralph Langley, who with Roger Twisden, Stephen Monins, Edward Monins, John Edingham or Engham, Richard Edingham, John Berton of Cotmanton in Shouldon, John Berham, John Betenham of Shurland in Pluckley, and others, Gentlemen of prime Rank in this County, were summoned to appear before Robert Poynings and John Perry, in the twelfth year of Henry the sixth,(1434) to disclaim the Title of the House of York, and this Ralph died in the year 1451,(source; Philipot)

1377 - Beckenham Manor Document starts in 1358; Transcription; (the first part gives us the name of the parson of Beckenham and indicates that several advowsons and livings from parishes or manors could be held by one churchman)

Fine levied in the octaves of St. John the Baptist, 31 Eds.III. (1358) between William de Bruyn, Knt, and Alice his wife complainants (by Edmund Barnabe, the attorney of the said Alice), and Robert Sanlo (de Sancto Laudo), parson of beghenham, deforciant, touching the manor of Wokynndon Rokell the advowsons of the church and chapel of the same town, and of the hospital of St. John de Broke.

Deed poll of Joan late wife of Thomas de Overton, and daughter of the late lord William Bruyn, knt, dated 20 Mar. 45 Eds. III.,(1372) releasing to Robert de Marny, knt., and his wife Alice, her (Joan's) mother, and her (Joan's) brothers Ingram and Richard, all claim on the manors of Southwokynndon (Essex), Bekenham (Kent), Rounore, Migham (Hants), and Randolveston (Dorset).

Fine levied in the octaves of the Purification, 50 Edw.III., (1377) between Robert de Marny, knt., and his wife Alice, Complainants, and Warren de Eyrdale and Joan his wife, deforciant, touching a messuage and lands in Stifford, and two parts of the advowson of the church of the same town.

Deed poll of Ingram Bruyn, son and heir of William Bruyn, knt., dated Tuesday next after the feast of St. John the Baptist, 1377, granting to Robert de Marny, knt., and Alice his wife (the grantor's mother), the said manors of Southwokynndon (Essex), Bekenham (Kent), and advowson of the church of the same town, the manors of Rounor, Fordyngrigge (Hants), and Randolveston (Dorset). [Norman].

Deed poll of Ingram Brun, dated 1 July 1377?, discharging Robert de Marny from the covenants of a certain indenture made 15 Nov., 48 Edw.III (1375) (between dame Katherine de la Pole, late wife of William de la Pole, knt., and his son Edmond de la Pole, knt., of the one part and the said Robert de Marny, knt.. of the other part.

Fine levied in the octaves of the Holy Trinity, 12 Ric. II., (1389) between the said Robert de Bourton parson of Southwokynndon, John Coly, parson of Stifford, and John Martham, parson of Bekenham, complainants, and Robert de Marny, knt., and Alice his wife, deforciant, touching the manors of Forthingbrigg and Rouenore, and lands in Forthingbrigg and Brouneandevere, and the advowson of the church of Rouenore, (Hants), the manor of Randolveston? (Dorset), and Bekenham (Kent). And the advowson of the church of the same manor.

Tripartite indenture, dated 2 Mar., 16 Ric. II., (1393) whereby (after reciting the previous deeds, etc., as well as the death of the said John Colyn) John Martham, parson of Bekenham, limits the manor and advowson of the church of Bekenham (Kent), and the manor of Forthingbrigg (Hants), and a toft and plough-land called Godeshull, in the town of Forthingbrigg (Hants), and the manor of Randolveston? (Dorset), to Robert de

Marny, for life, with remainder to Ingram Brun in tail maile, in default to the said William de Marny, and the other remainders noticed in the preceeding deed.

Power of attorney, dated 2 March, 16 Ric.II., (1393) from the said John Martham parson of Bekenham to William Aylmar and John Payne, to deliver seizing of the lands mentioned in the preceeding deed to Robert de Marny, kt.

### **1377 - King Richard II until deposed in 1399**

1380 - Sundridge and Beckenham etc; Close Rolls; *Memorandum* of acknowledgment, 8 February this year. William Spenser otherwise called Forneux citizen and fishmonger of London to Andrew Pykeman citizen and fishmonger and Joan his wife, who was wife of Robert Forneux citizen and fishmonger of London, their heirs and assigns. Quitclaim of the manor of Sundresshe and all other lands in Brumlegh, Beghenham, Chiselherst, Modyingham and elsewhere in Kent, with woods, rents etc., wards, marriages etc., which the grantor, John Litle late citizen and fishmonger of London, and Peter de Meldoun had by feoffment of the said Robert. Dated 1 February 4 Richard II.

1380 - Foxgrove; after disposal of Foxgrove by Pavely? Thomas de Aldon was second husband of Maud Burghersh after William Pavaley died hence so Walter Pavaley heir and his sons Walter & Thomas who died young so reverted to Maud and then to her child by Thomas.

A Writ regarding Walter Pavely, knight, was issued on 5 August 4 Richard II [1380] after which an Inquisition was taken in Kent at Eylesforde, on the Monday after the Assumption, later that month which found that Walter died on 16 December 1379, his heir was unknown, and he was not seised on the day of his death of any lands etc. in Kent to the jurors' knowledge, because long before his death he granted the manors of Bocton Allulf by Wy, Syffleton and Brampton, with all other his lands etc. in the county to William Wyndesore, clerk, John de Gyldysburg, William Topclyve and others by charter and they have seisin. A second Inquisition was taken at Wy, on Friday the feast of St. Bartholomew, 4 Richard II which found he was seised of the under-mentioned manor and advowson on the day of his death, to him and the heirs of his body, by virtue of a gift and feoffment made by Robert Brok, clerk, and John Gasselyn to his grandfather Walter Pavely, knight, and Maud, the latter's wife, daughter of Stephen de Burghesshe, and the heirs of their bodies, with remainder to the Maud and her heirs. Maud, after the death of Walter, her husband, married Thomas de Aldon, knight, and they, by a fine levied in the king's court, gave the manor and advowson of Bokton Allulph, held of the king in chief, as of the honor of Boulogne and other lands etc. in Kent to William atte Welle, then parson of the church of Pette, and Philip Breton, and their heirs, and the said William and Philip, by the same fine, granted the premises to Thomas and Maud and the heirs of their bodies, with remainder to Maud and her heirs. Thomas and Maud had issue Thomas de Aldon, knight, living in 1380, and the manor and advowson remain to him by the above gift. Thomas de Aldon, knight, Maud's son and heir, is next heir to the manor and advowson because Walter died without heir of himself.

1380's & 1390's a series of cases of debt against him indicates he may have sold Burwash, Plumstead & Foxgrove.

### **1381 - Peasants' Revolt, also called Wat Tyler's Rebellion, (1381), A result of the Poll Tax of 1377**

1382 – 140 acres is similar to Kent House? (276) Octave of St John Baptist 6 Richard II Q: William de Weston and wife Joan D: William de Saundeby and wife Elizabeth 2 tofts, 140 acres land, 20 acres wood and 25s rent in Bekenham. Quitclaim from William de Saundeby and Elizabeth and the heirs of Elizabeth to William de Weston and Joan and the heirs of William. William de Weston and Joan gave 100 marks. (Kent Arch.)

Much later on the Burrell map from Knepp Castle we can see Weston's Land on Croydon Road and Beckenham Road. Whether by coincidence or not.

1384 – Elmers End / Kelsey? Grovelands is a field on the later 1735 Kelsey map; (461) Octave of Trinity 8 Richard II Q: Henry Vannere citizen and vintner of London, William Clouyle and John Cornwaleys D: William de Weston and wife Joan Manors of Grouelond and Lewelond in Bekenham. Quitclaim from William de Weston and Joan and the heirs of William to Henry, William Clouyle and John and the heirs of Henry. Warrant against the heirs of William. Henry, William Cloyle and John gave £100. (Kent Arch.)

1384 - Foxgrove; Plea Roll; Thomas Haithorp (Hakkethorp?), George de Bursalle and Thomas le Walsh sued William Burcester (d.1407) and his wife Margaret (d.1/7/1393) for the Manor of Foxgrove. Margaret had been widow of Sir Bartholomew de Burghersh (4<sup>th</sup> Lord Burghersh). The implication is that Margaret as widow of Bartholomew de Burghersh carried Foxgrove to the possession of William Burcester. But Haithorp, Bursalle and le Walsh were husbands of the daughters of Henry de Clyf (Cliffe) the nephew who inherited Foxgrove in 1332 on the death of his uncle also named Henry de Cliffe.

<https://books.google.co.uk/books?id=8JcbV309c5UC&lpg=RA2-PA507&dq=%22elizabeth%20de%20say%22%20thomas&pg=PA369#v=onepage&q=foxgrove&f=false>

The family tree in the Plea Rolls shows how Henry de Cliffe d.1332 had a brother John who's son Henry had one son, Hugh, and three daughters. The son Hugh apparently died without issue and the three daughters' surviving husbands sued for shared ownership of Foxgrove. This is complicated as the manor appears to have been held by de Cliffe and Bartholomew Burghersh at the same time Margaret. This requires more clarification. Suffice it to say that these possessors appear to be absentee landlords having little to do apart from derive rents from the property. William Burcester was at one time Sherrif of Kent and said to live at Lesnes (see extract below) so had some local interest.

#### Magna Carta A nostry

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**GISORS**, widow of Henry Picard, Citizen and vintner of London (living 1363), and daughter and co-heiress of Thomas Gisors, of London. In 1366 he received a license to have mass celebrated in his manor of Henden (in Sundridge), Kent. In 1366–7 he conveyed to Joan, widow of John de Coupland, tenements in Coleman Street, Middlesex which formerly belonged to Ralph de Upton. In 1369 he sold the manors of Bourton-on-Dunsmore and Brandon (in Wolston), Warwickshire to John de Delves, Knt. **SIR BARTHOLOMEW DE BURGHERSH**, 4<sup>th</sup> Lord Burghersh, died testate 5 April 1369, and was buried in the lady chapel of Walsingham Abbey, Norfolk. His widow, Margaret, married (3<sup>rd</sup>) before 16 July 1382 **WILLIAM BURCESTER** (died 1407), of Lesnes (in Erith), Kent, Knight of the Shire for Kent, Sheriff of Kent. In 1382 William and his wife, Margaret, complained that Katherine Engaine, Edward Dalvingridge, Knt., and others disseised them of 80 marks rent in the parish of St. Martin in the Vintry, London. In 1385 Thomas Haithorp, George de Bursalle, and Thomas le Walsh sued William and his wife, Margaret, for the manor of **Foxgrove**, Kent. Margaret died 1 July 1393.

*Gentleman's Mag.* 33 (1763): 192–193. *Blore Hist. & Antiqs. of Rutland* 1(2) (1811): 204 (Burghersh ped.). *Hoare Hist. of Modern Wiltshire Hundred of Hylesbury* (1824): 88 (Burghersh ped.). *Nicolas Testaments Vetus* 1 (1826): 76–77 (will of Bartholomew Burghersh, Knt.). *Burke Did. of the Peerages... Extinct, Dormant & In Abeyance* (1831): 100–101. *Beltz Mem. of the Order of the Garter* (1841): cxlix, 45–47. *Suckling Hist. & Antiqs. of Suffolk* 1 (1846): 242. *Sussex Arch. Colls.* 21 (1869): 126 (chart). *Chandos Herald Life & Feats of Arms of Edward the Black Prince* (1883): 303, 336–338. *Burke Dormant, Abeyant, Forfeited & Extinct Peerages* (1883): 92–93. *Genealogist* n.s. 13 (1896): 251. *Papal Regs. Petitions* 1 (1896): 207, 253. *Papal Regs. Letters* 3 (1897): 528. *Wrottesley Peds. from the Plea Rolls* (1906): 164. *D.N.B.* 3 (1908): 334–335 (biog. of Bartholomew Burghersh). *Copinger Manors of Suffolk* 2 (1908): 123–125, 365–366; 3 (1909): 32–33; 4 (1909): 230. *Hervey Wingham Parish Regs.* (Suffolk Green Books 15) (1910): 365–373. *C.P.* 2 (1912): 426–427 (sub Burghersh); 4 (1916): 274–278 (sub Despenser). *VCH Surrey* 4 (1912): 183. *VCH Worcester* 3 (1913): 261–262. *C.Ch.R.* 5 (1916): 118. *Fowler Reg. Simonis de Sudbiria* 1 (Canterbury & York Soc. 34) (1927): 226, 260. *Harvey et al. Vis. of the North* 4 (Surtees Soc. 146) (1932): 162 (arms of Sr Bartholomew Burghersh: gules a double-tailed lion rampant gules). *Watkin Inventory of Church Goods temp. Edward III* (Norfolk Rec. Soc. 19(2)) (1948): 203 (biog. of Sr Bartholomew de Burghersh). *VCH Warwick* 6 (1951): 39, 276. *Langham Reg. Simonis Langham Cantuariensis Archiepiscopi* (Canterbury & York Soc. 53) (1956): 139. *Page Baronage of England* (1957) 108: 1 (chart). *Chew London Possessory Assizes* (1965): 46–72 (no. 164). *VCH Cambridge* 5 (1973): 201. *A Noble Deeds — Ser. B 2* (List & Index Soc. 101) (1974): B.6467; 3 (List & Index Soc. 113) (1975): B.9757–9761, B.9764, B.9814, B.9927. *VCH Wiltshire* 12 (1983): 128–129. *Kirby A bs. of Feet of Fines Rd. Wiltshire* (Wiltshire Rec. Soc. 41) (1986): 10, 25–26. *Keene & Harding Hist. Gaz. of London before the Great Fire* (1987): 448–455. *Cal. IPM* 17 (1988): 132. *Booth Account of Master John de Burnham the Younger* (Lanc. & Cheshire Rec. Soc. 125) (1991): 123–124 (biog. of Bartholomew de Burghersh). *Roskell House of Commons 1386–1421* 2 (1992): 410–412 (biog. of Sr William Burcester). *Kirby Hungerford Cartulary* (Wiltshire Rec. Soc. 49) (1994): 160–162.

Child of Bartholomew de Burghersh, K.G., by Cecily de Weyland:

- i. **ELIZABETH BURGHERSH**, married **EDWARD LE DESPENSER**, K.G., 4<sup>th</sup> Lord Despenser [see **DESPEINER** 8]

<https://fmg.ac/resources/scanned-sources/category/78-tgb-13>

I assume the plaintiffs won as in 1399 Hakkethorp (Haithorp) quitclaims Foxgrove to Elizabeth, wife of Edward le Despenser

1385 – Foxgrove; re WALSH, Sir Thomas (bef.1346-1397/8), of Wanlip, Leics. Thomas le Walsh is named in the previous 1385 entry above as a joint plaintiff against Burcester.

Peds. Plea Rolls, ed. Wrottesley, 164. Little is known about his mother's family, save that her great-uncle was Master Henry Cliff (d.c.1334) the former keeper of the privy seal and of the rolls of Chancery. In 1385 Walsh and certain kinsmen on his mother's side brought a suit against Sir William Burcester\* and his wife Margaret (Lord Burghersh's widow) for possession of the Burghersh manor of 'Foxgrove' in Kent, but they proved unsuccessful. Source; History of Parliament;

1385 – Birth date from Proof of age Maurice Bruyn document 1406? And see 1407 Ingram Bruyn's Inquisition Post Mortem. Horndon on the Hill by South Ockendon. 24 Sept. Maurice son and heir of Ingram Bruyn was born at South Ockendon and baptised in the church there on 14 September 1385, and was therefore aged 21 on 14 Sept. last [*sic*]. The jurors say that they remember this for the reasons given:

John Quynton, aged 45 years and more: Maurice was placed to nurse to the wife of John Jann, carpenter, at Aveley by South Ockendon, and John built him a house at Aveley in that year.

Thomas Turvyll, 54: on the second day after the baptism Maurice was put to nurse at Aveley, and he was sent to the same place by Alice wife of Robert Marny, knight, aunt of Maurice, to see how Maurice was kept and nursed, and he received a gold ring for his trouble.

William Ardale, 49, knows the date by a charter of feoffment of John Smyth by which he bought a croft in Stifford by South Ockendon from John Smyth in that year and had seisin.

John Arundell, 50, was sent on that day by Alice Marny, the aunt, to Robert Marny, then lord of South Ockendon, in London to tell him of the birth, and he was given 20s. for his trouble.

Robert Bolyngton, 50: on that day Alice Wykes(?) granted him 10 a. in Rainham by charter and he had seisin.

John Duddelee, 50, was a servant of Robert Braibrook, then bishop of London, who sent a white palfrey as a gift by him, and Alice Marny gave him 6s.8d. for his trouble.

Edward Caumbre, 60, saw Robert Burton, parson of South Ockendon, the godfather, give Maurice a silver goblet with a gilt cover on the day of the baptism.

Richard Byrle, 49, was at South Ockendon and saw John Broun, goldsmith of London, give Maurice a silver gilt ...

John Salman, senior, 60, carried a torch from the manor to the church for the baptism and held it by the font.

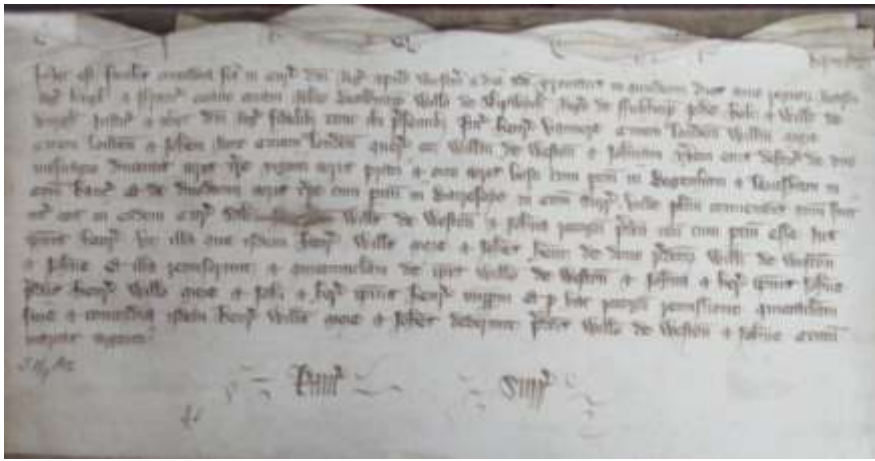
William Love, 49, was retained as carpenter on that day by Ingram Bruyn to build a new chamber in the manor of South Ockendon and received 10s. from him.

John Payn, 50, when Maurice was at the church saw Henry Somer driving a cart with a pipe of red wine past the churchyard to the manor and rejoicing and delighting in the birth of Maurice... in such excitement Henry Somer neglected the cart ... so that the wine was totally lost.

John Sculle, 48, ... was then chief butler of Robert Marny, then lord of South Ockendon, and Robert Est, his clerk of accounts, gave him 10s. for his good services to the godfathers and godmother.

This was instrumental in determining the inheritance of Beckenham Manor in the Brun/Bruyn family after the involvement with the de Marny estates through Alice Brun's second marriage. Without a proven heir the estates may have reverted to the de Marny heir. The underlying information about staff at South Ockendon adds some substance.

1385 - Penge/Kenthouse/Elmers End? The borders of Beckenham, Lewisham and Battersea meet in the general area of Penge and Kent House. The acreage mentioned is very similar to other descriptions of Kent House Farm but I may be jumping to conclusions. Earlier entries for 1381 mention Weston in connections with Groveland which can be traced to a fieldname near Elmers End.



“Begenham” can be read at the end of the 5<sup>th</sup> line.

CP 25/1/289/54, number 131.

Link: [Image of document at AALT](#)

County: Kent. Surrey.

Place: Westminster.

Date: Two weeks from Holy Trinity, 8 Richard [II] [11 June 1385].

Parties: Henry Vannere, citizen of London', William More, citizen of London', and John Rote, citizen of London', querents, and William de Weston' and Joan, his wife, deforciant.

Property: 1 messuage, 200 acres of land, 20 acres of meadow and 8 acres of wood in Begenham and Leuesham in the county of Kent and 12 acres of land in Batreseye in the county of Surrey.

Action: Plea of covenant.

Agreement: William de Weston' and Joan have acknowledged the tenements to be the right of Henry, as those which Henry, William More and John have of their gift, and have remised and quitclaimed them from themselves and the heirs of Joan to Henry, William More and John and the heirs of Henry for ever.

For this: Henry, William More and John have given them 100 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: Henry Vanner, William Moore, John Root, William de Weston, Joan de Weston

Places: London, Beckenham, Lewisham, Battersea

1386 – Undefined property; Foot of Fine; (517) Michaelmas in one month 10 Richard II Q: William Cressewyk of London, John Chaueryng diere and Thomas Lyncolne citizen and fishmonger of London D: Andrew Pykeman citizen and fishmonger of London and wife Joan 2 messuages, 400 acres land, 12 acres meadow, 70 acres pasture, 120 acres wood, 30 acres heath and 8s rent in Bromlegh, Chiselhurst, Bekenham and Eltham. To hold (as to the messuage, 282 acres land, 8 acres meadow, 47 acres pasture, 108 acres wood the rent and heath) to William, John and Thomas and the heirs of John. To remain (as to 60 acres land, 4 acres meadow, 20 acres pasture and 12 acres wood in Bromlegh held by John Dryuer for the life of Joan, 10 acres land in Bromlegh held by Emma Abel for the life of Joan, 8 acres land and 3 acres pasture in Bromlegh held by Thomas Renewell [?Reuewell] junior for the life of Joan, 5 acres land in Bromlegh held by Alexander Preest carter for the life of Joan, 8 acres land in Bromlegh held by William Southwell for the life of Joan, 7 acres land in Bromlegh held by Richard Abilet for the life of Joan, 15 acres land in Bromlegh held by Andrew Yonge for the life of Joan and 5 acres land in Bromlegh held by Simon Huchoun for the life of Joan of the inheritance of Joan with reversion to the heirs of Joan) to William, John and Thomas and the heirs of John after the death of Joan. Warrant against the heirs of Joan. William, John and Thomas gave 200 marks. (Kent Arch)

1387 - Beckenham Manor; 06/05/1387 Letter of attorney granted by Robert de Marny, knight, and Alice his wife, to John Coo and John Payne to deliver seisin of Robert de Bourton, parson of South Wekyndon (Ockendon), John Colyn, parson of Stifford, and John Martham, parson of Beckenham relating to the manor of Beckenham, Kent, and advowson of the church; the manor of Rovenore, Hants., and advowson of the church; the manor of Fordingbridge, Hants., with one toft and one carucate of land; the manor of Randolvestone, Dorset; one toft and one carucate of land in Brown Candover, Hants  
[One seal] (Bromley HC)

Seisin is a transfer of land, in this case temporary as the property reverts to Ingram Bruyn at a later date.

1387 – Pickhurst? Frythe or Frith Wood is mentioned as near Pickhurst Green in other entries. Unidentified land in Beckenham and Bromley but Marny mentioned who was linked to Beckenham Manor and his part in this may be as ‘Lord of the Manor’ acting in an administrative role. William Cressewyk of London, John Claveryng 'dyere' and Thomas Lincolne citizen and fishmonger of London to Andrew Pikeman citizen and fishmonger of London and Joan his wife and to their assigns during their lives and the life of the longest liver, with remainder to John Sibille citizen of London and his assigns during his life, remainder to Andrew his son and to the heirs of his body, remainder to Margaret daughter of John Sibille and to the heirs of her body, remainder to the right heirs of John Sibille. Indenture of demise of all the messuages, lands, rents and services with reversions, suits of court etc. in Bromlegh, Chiselhurst, Bekenham and Eltham co. Kent which the grantors had by feoffment of the said Andrew and Joan, as by a fine levied in the king's court at Westminster in 10 Richard II may appear, also of the land and wood called the Frythe in the parish of Chiselhurst which they had by feoffment of John Fyge citizen and fishmonger of London; and covenant that the said Andrew and Joan and the survivor and their assigns shall not be impeached for waste, nor John Sibille and his assigns, and that the executors of the said survivor shall have an easement in the premises for one year after the death of such survivor for removing and disposing of their corn, stock and moveable chattels thereupon. Witnesses: Sir Robert Marny knight, Geoffrey Newenton, Richard Tobynden, John Fyge, John Elys. Dated Bromlegh, 1 March 10 Richard II.

*Memorandum* of acknowledgment by the said William and John Claverynge, 19 March.

1388 - National Archive; Kent House or Manor of Kenthous: Date given for return to Chancery: 25/11/1388. M.2: Extent made at West Craye, Fri. 16/10/1388 before William Guildford, Sheriff of Kent. John Leeg had on the day of the recognisance in Beckenham [Bromley and Beckenham Hundred] the manor of Kenthous worth 20s. a year after expenses and 2 services. William Brantingham had nothing in Kent.

1389 - Court of Common Pleas. Plea of Covenant; Robert de Bourton, Robert de Marny and his wife Alice are new names related to Beckenham Manor and Church but see 1387. (source:

[http://www.medievalgenealogy.org.uk/fines/abstracts/CP\\_25\\_1\\_289\\_55.shtml#187](http://www.medievalgenealogy.org.uk/fines/abstracts/CP_25_1_289_55.shtml#187)

The following indicates that Robert de Bourton acquires the right of Beckenham Manor and advowson from Robert de Marny and his wife.

CP 25/1/289/55, number 187. [Image of document at AALT](#)

County: Hampshire. Dorset. Kent. Place: Westminster.

Date: One week from Holy Trinity, 12 Richard [II] [20 June 1389]. And afterwards one week from St Michael, 13 Richard [II] [6 October 1389].

Parties: Robert de Bourton', the parson of the church of Southwekyn[Ockendon], [John] Colyn, the parson of the church of Stifford', and John Martham, the parson of the church of Bekenham, querents, and Robert de Marny, knight, and Alice, his wife, [deforciant].

Property: The manors of Forthyngbrigg' and Rouenore and 2 tofts and 2 carucates of land in Forthyngbrigg' and Brouncand[ouere and] the advowson of the church of Rouenore in the county of Southampton and the manor of Randolveston' in the county of Dorset and the manor of Bekenham and the advowson of the church of the same manor in the county of Kent.

Agreement; [Robert de Marny] and Alice have acknowledged the manors, tenements and advowsons to be the right of Robert de Bourton', as those which the same Robert, John and John have of their gift, to hold to Robert de Bourton', John and John and the heirs of Robert, of the chief lords for ever.

Warranty: Warranty by Robert de Marny and Alice for themselves and the heirs of Alice.

For this: Robert de Bourton', John and John have given them 500 marks of silver.

1389 - Around the time of John Martham 'parson' of Beckenham. The connection of John de Elme with Lambeth and Braested implies a different person, but cannot be discounted as an alternative name for Martham but the description of Parson and Rector may be interchangeable or different at this time when Catholicism was the only church. To have "cure" indicates the position of Curate?

1389.10 Kal. Dec. St. Peter's, Rome.

(f. 79d.) To John de Elme, rector of Lamheth, in the diocese of Winchester. Extension of successive dispensations on account of illegitimacy—(i) to be ordained and hold two compatible benefices, one of them having cure, but not being in a cathedral, after which he obtained Bekenham, in the diocese of Rochester; (ii) to exchange that church and such other benefice without cure for two other similar or dissimilar mutually compatible benefices, one of them with cure, after which he resigned Bekenham for Bradestede, in the diocese of Canterbury; (iii) to exchange Bradestede for a similar or dissimilar benefices with cure, to be held along with such benefice without cure, after which he exchanged Bradestede for Lamheth— so that he may hold three or more other mutually compatible benefices, even if one have cure, or be a canonry and prebend in a cathedral church, and may exchange them as often as he please for similar or dissimilar mutually compatible benefices. His illegitimacy need not be mentioned in future graces. (BHO)

1389 Foot of Fine; Beckenham Manor see previous entries for 1389; (DC 187) Octave of Trinity 12 Richard II; Octave of Michaelmas 13 Richard II - Southamptonshire, Dorsetshire and Kent Q: Robert de Bourton parson of Southwckyndon church [Essex], John Colyn parson of Strafford church [Essex] and John Martham parson of Bekenham church [Kent] D: Robert de Marny chevalier and wife Alice Manors of Forthyngbury and Rouenore, 2 tofts and 2 carrucates land in Forthyngbury and Breamorandon and the advowson of Rouenore church co. Southamptonshire; the manor of Randolueston co. Dorsetshire; and the manors of Bekenham and the advowson of the church of the same manor co. Kent. To hold to Robert de Bourton, John and John and the heirs of Robert. Warrant against the heirs of Alice. Robert de Bourton, John and John gave 500 marks. (Kent Arch.)

1389 – Foot of Fine; This unidentified estate and the Middleton name appear in other entries; (685) Morrow of the Ascension 13 Richard II Q: Thomas de Bland D: Hugh de Midelton and wife Elizabeth 7 messuages, 280 acres land, 8 acres meadow, 40 acres wood and 28s rent in Estgrenewych, Leuesham, Kettebroke, Eltham, Chesilherst, Charleton, Beckenham and le Lee. To hold to Thomas and his heirs. Warrant against the heirs of Hugh. Thomas gave 200 marks. (Kent Arch)  
See 1399 and 1414.

1392 – Foot of Fine; (839) Morrow the Ascension 16 Richard II; Octave of Trinity same year 103 Q: Walter Pounce pouchmaker and John Stomelhole D: John Pye of Estgrenewyche and wife Isabel ½ of a messuage, 6 acres land and of 7 acres wood in Bekenham. Quitclaim from John Rye and Isabel and the heirs of Isabel to Walter and John Stomelhole and the heirs of Walter. Warrant against the heirs of Isabel. Walter and John Stomelhole gave £20. (Kent Arch.)

John Stomelhole is possibly Stommeshulle?

1393 - March 15th; John Martham, Parson of Beckenham may have been a knight and had significant influence in Beckenham and beyond at this time with the Bruyns and de Marnys.

John Martham parson of Bekenham to Robert de Marny knight and his assigns during his life, with remainder to Ingram Brun knight and the heirs male of his body, remainder to William de Marny son and heir of Robert and to the heirs male of his body, remainder to Maurice Brun knight, his heirs and assigns. Indenture tripartite

of gift with warranty of the manor and advowson of Bekenham co. Kent, the manor of Forthingbrigge co. Southampton, a toft and one carucate of land in Forthingbrigge called 'Godeshulle,' and the manor of Randolveston co. Dorset, which by charter enrolled in chancery the said Ingram gave to the said Robert and Alice his wife, mother of the said Ingram, and to the heirs and assigns of the said Alice, and by fine levied in the king's court the said Robert and Alice gave to Robert de Bourton parson of South Wokyndoun, John Colyn parson of Styfford co. Essex and John Martham and to the heirs of Robert de Bourton, Robert de Bourton having made a quitclaim thereof to John Colyn and John Martham, their heirs and assigns, and John Colyn being dead; and covenant that Robert de Marny and his assigns may during his life without impeachment make waste in all houses, woods etc. to the premises pertaining. Dated 2 March 16 Richard II.

*Memorandum* of acknowledgment by the parties in chancery at Westminster, 2 March.

John Martham (*as above*) to William Aylmar and John Payn. Letter of attorney, appointing them to give Robert de Marny knight seisin of the manor and advowson of Bekenham, the manor of Forthingbrigge, a toft and land there called Godeshulle, and the manor of Randolveston. Dated (*as the last*).

*Memorandum* of acknowledgment by John Martham (*as above*).

(source: BHO)

Also; John Martham parson of Bekenham co. Kent and lord of Randolveston co. Dorset to Amice sometime wife of William Hore. Charter with warranty of a yearly rent to be taken during her life of all his lands etc. in Randolveston; and in name of seisin he has paid her 6d. in part payment of the first term. Witnesses: Robert de Marny, Ingram Brun knights, William de Marny, Thomas de Merston, Walter Colman. Dated 6 November 16 Richard II.

*Memorandum* of acknowledgment (*as before*), 2 March.

Indenture made between John Martham parson of Bekenham and lord of the manor of Bekenham and Robert Cuttulle of Bilchagre called Volere, witnessing a grant with warranty for life to the said Robert, for good service now and hereafter done to Sir Robert de Marny and Dame Alice his wife, as a yeoman of his estate ought to render to his master, of all easements of the houses in the lodge called the 'Parkgate' of Bekenham, pasture for two kine and four pigs going freely throughout the park, a bushel of good wheat every week, and 30s. a year to be taken of the said manor for raiment and for his salary, of all which seisin has been given him. Witnesses: Ingram Brun knight, William de Marny, John Body, Thomas de Merston, Walter Colman. Dated 4 February 16 Richard II. *French. Memorandum* of acknowledgment by the parties (*as above*), 2 March.

1393 – Beckenham Manor; Tripartite indenture, (See 1358); dated 2 Mar., 16 Ric. II., (1393) whereby (after reciting the previous deeds, etc., as well as the death of the said John Colyn) John Martham, parson of Bekenham, limits the manor and advowson of the church of Bekenham (Kent), and the manor of Forthingbrigge (Hants), and a toft and plough-land called Godeshull, in the town of Forthingbrigge (Hants), and the manor of Randolveston? (Dorset), to Robert de Marny, for life, with remainder to Ingram Brun in tail maile, in default to the said William de Marny, and the other remainders noticed in the preceeding deed. Power of attorney, dated 2 March, 16 Ric. II., (1393) from the said John Martham parson of Bekenham to William Aylmar and John Payne, to deliver seizing of the lands mentioned in the preceeding deed to Robert de Marny, kt.

1393 – John Foxegrove; Calendar of Patent Rolls, Richard II; Pardon related to an escape from gaol. We cannot discount the possibility that this John Foxegrove is related to earlier entries such as a descendant of the 1274 mentioned Foxgrove/Foxesgrave.

Nov. 16. Pardon, at the supplication of the archbishop of Canterbury, to the said  
Westminster. archbishop of the forfeiture incurred by him for the escape from his gaol  
of Maydeston, co. Kent, of Richard Mene *alias* Ameen, clerk, convicted of  
felony; John Fraunceys, servant of Matthew Kelly; Henry Northfolk,  
servant of William Lechour; William Taverner, William Bal, John Scot  
and John Foxegrove, felons who by great force and subtlety broke the said  
gaol. By p.s. [9119.]



Nov. 16. Pardon, at the supplication of the archbishop of Canterbury, to him of  
Westminster. the forfeiture incurred by him for the escape from his prison of Maydeston,  
co. Kent, of the following prisoners, viz. Richard Mene *alias* Ameen, a  
convicted clerk, John Fraunceys, servant of Matthew Kelly, Henry  
Northfork, servant of William Lechour, William Taverner, William Bal,  
John Scot and John Foxegrove, in his custody for felony.  
By p.s. [9119.]

### 1399 - King Henry IV until 1413

1399 - Foxgrove: Close Rolls of Henry IV; Thomas Hakkethorp of Yorkshire to Elizabeth who was wife of Edward le Despenser. Quitclaim of the manor of Foxgrove, and of all lands, rents, services, commons etc. in Bekenham and elsewhere in Kent, Surrey and Sussex. Dated 25 May 1 Henry IV. (BHO).

This may be surrender of a lease as Elizabeth was daughter of Bartholomew Burgherst (1329-1369). See 1384 where Hakkethorp/Haithorp and others sue for possession of Foxgrove as they are husbands of daughters related to Henry de Cliffe. The family tree in the Plea Rolls shows how Henry de Cliffe d.1332 had a brother John who's son Henry had one son, Hugh, and three daughters. The son Hugh apparently died without issue and the three daughters' surviving husbands sued for shared ownership of Foxgrove. This is complicated as the manor appears to have been held by de Cliffe and Bartholomew Burghersh at the same time Margaret. This requires more clarification. Suffice it to say that these possessors appear to be absentee landlords having little to do apart from derive rents from the property.

A quitclaim relinquishes interest in a property. Kent Surrey and Sussex may include properties described elsewhere under Bartholomew de Burghersh which Burghersh 'held of' Bardolf. See 1384 as I believe Hakkethorp is a spelling variation of Haithorp and this is bound up with the inheritance of Foxgrove through the descendants of Bardolf.

*1399 - Foxgrove* (by Philipot) is the last place of Account in this Parish, .....succeeded *Bartholomew Lord Burwash*, and he held it at his Decease, which was in the twenty ninth year of *Edward* the third (1356). and from him it descended to his Son *Bartholomew Lord Burwash*, who in the forty third year of the abovesaid Prince (1370), passed it away to Sir *Walter de Paveley*, and in his Family it remained untill the latter End of *Richard* the second, (1399) and then it was conveyed to *Vaux* of the County of *North-Hampton*,

What we discover is that many of these transfers are to do with family intermarriage and inheritance, often complicated by lack of male heirs and sometimes divisions of property between daughters.

1399 – These diverse properties are unidentified so far but as late as the mid 18<sup>th</sup> Century we have land in Southend Lewisham described as the Earl of Rockingham's so a separate thread of research could follow Ralph Nevill? The extent of the Beckenham and Lewisham land is also unknown. Ear of Westmorland and the mention of John Norbury tempts us to connect with the area of Norbury. East Greenwich is another name for Deptford. Hugh Middelton only has a lease for life. See 1389 and 1414

#### CP 25/1/111/254, number 7.

Link: [Image of document at AALT](#)

County: Kent.

Place: Westminster.

Date: Two weeks from St Martin, 1 Henry [IV] [25 November 1399]. And afterwards one week from St Hilary in the same year [20 January 1400].

Parties: **John N[orbu?]ry**, esquire, and **Pernel**, his wife, querents, and **Ralph de Neuyll'**, knight, earl of **Westmorland**, deforciant.

Property: 7 messuages, 280 acres of land, 8 acres of meadow, 40 acres of wood and 28 shillings of rent in *Estgrenewich'*, *Leuesham*, *Kettebroke*, *Eltham*, *Chesilhurst'*, *Charleton'*, *Bokenham* and *le Lee*, which **Hugh de Middelton'** holds for life.

Action: Plea of covenant.

*Agreement:* The earl has acknowledged the tenements to be the right of John, and has granted for himself and his heirs that the tenements - which Hugh held for life of the inheritance of the earl in the aforesaid vill on the day the agreement was made, and which after the decease of Hugh ought to revert to the earl and his heirs - after the decease of Hugh shall remain to John and Pernel and the heirs of John, to hold of the chief lords for ever.

*Warranty:* Warranty.

*For this:* John and Pernel have given him 200 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

*Persons:* John Norbury, Pernel Norbury, Ralph de Neville, earl of Westmorland, Hugh de Middleton

*Places:* East Greenwich, Lewisham, Kidbrooke, Eltham, Chislehurst, Charlton, Beckenham, Lee

1400 – Beckenham Manor; Post Mortem Inquisition at Deptford. 10 Sept 1407. Ingram Bruyn, Knight. at the time of his death 12<sup>th</sup> August 1400, as well as several other properties in other counties He held the manor of Beckenham with the advowson to himself and the heirs male of his body, and failing them to William Marny, knight, and his heirs male. It is held of the king in chief by knight service, annual value 10 marks.

Date of death 12th August, and heir was his son Maurice Bruin aged over 14. See 1407 Inquisition Post Mortem.

(This section implies that John Martham, parson of Beckenham has some rights over Rowner manor and advowson in Hampshire) Rowner, the manor and the advowson, jointly with Elizabeth his (Ingram Bruyn's) wife, who still lives, by the grant of John Martham, parson of Beckenham in Kent, by his indenture dated 24 Feb. 1393, with remainder, in default of heirs male of Ingram to William Marny, son and heir of Robert de Marny, knight, and his heirs male. They are held of the king by a rent of 40s., annual value of the manor £10 and of the advowson when it occurs 10 marks.

Date of death and heir as above.

1403 - Memorandum of Acknowledgement; Beckenham but property unidentified: Stephen Brunne citizen and grocer of London, son and heir of Richard Brunne and of Cicely his wife daughter and heir of Reynold son and heir of John Julian, to Nicholas Carreu the elder esquire of Surrey, his heirs and assigns. Quitclaim with warranty of all lands, rents and services in Croydoun, Sanderstede, Micham, Begenham, Wodemersthorn, Bedyngton, Cressalton, Brystow, Hourne, Lyngfelde, Cullisdoun, Farley, Adyngton and elsewhere in Surrey sometime of the said John Julian. Dated 6 December 5 Henry IV. (BHO)

This Richard Brunne may be a younger son of Sir William Bruyn and his brother would have been Sir Ingram Bruyn so Stephen would be the grandson of Sir William Bruyn. As the main Manor land remained intact these properties remain unidentified or it might be that as Sir Ingram Bruyn was the primary landowner he had leased it to Stephen who assigned the lease to Carreu (Carew). Carreu is a line of research. Nicholas Carew, Lord Privvy Seal (d.1390) for Henry IV can be found on Wikipedia and his heir also named Nicholas is probably the one in question here. The Carreus held sway over large areas of Kent/Surrey so would have had several tenants and sub-tenants. The mention of Farley and Adyngton (Farleigh and Addington) will arise later when John Cator buys land which passed through the Leigh family and Trecothicks. The Carreus also held Battersea which would come into the ownership of the St.Johns as would Beckenham Manor in the mid 17th century.

See the entry under 1422 when Carreu assigns his property including Bekyngham to others.

1405 – Beckenham Manor; Death of Elizabeth Bruyn widow of Ingram Bruyn, see Ingram's death 1400 and 1407 Inquisitions Post Mortem for both Ingram and Elizabeth.

1407 – Inquisition Post Mortem of (date of death 12<sup>th</sup> August 1400; INGRAM BRUYN, KNIGHT Writ, *plura*, 14 Sept. 1407. Inquisition. Brentwood. 22 Sept. He held the manor of South Ockendon with the advowson in fee tail to himself and his heirs male, with successive remainders in default of such heirs to William Marny, knight, and his heirs male, and Maurice Bruyn, knight, and his heirs male. It is held of the countess of Hereford by knight service, annual value £40. The countess is holding it until the full age of the heir in virtue of royal letters patent [*CFR 1399–1405*, p.74].

He also held 2 a. in Stifford with the advowson, which were not mentioned in the former inquisition

[CIPM XVIII, no.93]. Of whom and by what service they are held, and the annual value are unknown. William Marny, knight, has occupied them and taken the profits, title unknown. He died on 12 Aug. 1400. Maurice Bruyn, esquire, his son and next heir, was aged 21 years and more on 14 Sept. last. C 137/59, no.52  
see 1400 for the inquisition relating to Beckenham Manor descending to Maurice Bruyn at the age of 14.

Writ 20 Sept. 1407. Post Mortem Inquisition. Deptford. 21 Sept. ELIZABETH WIDOW OF INGRAM BRUYN, KNIGHT

She held in dower of the king in chief by knight service after the death of Ingram her husband (d.1400) a third part of the manor of Beckenham of the inheritance of Maurice Bruyn, his son and heir, annual value 40s. She died on 14 Dec. 1405. Maurice was aged 21 years on 14 Sept. last. William Marny, knight, has held and taken the profits since her death, title unknown. (BHO)

William de Marny was a step-brother-in-law of Elizabeth Bruyn. Her maiden name was de la Pole. She also held for life the manor of Rowner with the advowson by the grant of John Marsham, parson of Beckenham, to Ingram Bruyn, Elizabeth herself and his heirs male, with remainder to Maurice Bruyn. It is held of the king by a rent of 40s., annual value £10, and the advowson when it occurs 10 marks. This last sentence provides the name of the parson of Beckenham at this time.

It would appear that Maurice Bruyn was a minor until 1407 and William de Marny, his father's half brother, was acting as guardian from 1400 to this date. It would appear that the de Marny's would have retained the Manors if they had the chance. Ingram Bruyn seems to have been kept out of his birthright by his stepfather Robert de Marny. Some evidence shows that Robert de Marny was an acquisitive person with quite ruthless methods. The practice of widows being married off quickly to other suitors was apparently often used to obtain property.

BHO and <https://books.google.co.uk/books?id=G0OpPhdsTrgC&lpg=RA2-PA59&ots=fSM-3h-s1C&dq=Robert%20de%20marny&pg=RA2-PA59#v=onepage&q=Robert%20de%20marny&f=false>

### **1413 - King Henry V until 1422**

1414 - See 1389 and 1399; this appears to be either some exchange of property or reclamation. Fee Simple is a form of freehold title.

Memorandum of acknowledgment of the foregoing charters and writings at Grenewyche 28 March this year before Simon Gaunstede clerk, by virtue of writs of dedimus potestatem which are upon the chancery file for this year. John Norbury esquire to Salomon Fresthorp, John Eton, Thomas Denton, Nicholas Banastre and Richard Tyrell, their heirs and assigns.

Charter with warranty of all his lands, rents and services in 'Estgrenewiche,' Leuesham, Sippenham and elsewhere in Kent, except the alien priory of Grenewiche and Leuesham and all manors, lands, rents, services, rectories, liberties etc. to that priory belonging, and the keeping of the same. Witnesses: John Mayhewe, Richard Rowe, John Lane, John Fox, John Dey, Robert Adkok, Thomas Fayrewyn. Dated Grenewiche, 25 March 2 Henry V.

John Halton esquire of Kent, John atte See son and heir of John atte See of Leuesham, John Shelle of Nocolte, John Wolverton of Southwerk, John Fyge and Thomas Wedemere of Bromele co. Kent to John Norbury esquire, his heirs and assigns. Grant of all the lands, rents and services in Leuesham and Sippenham and in the parish of Leuesham which John Halton had jointly with John atte See the father (now deceased) by feoffment of Ralph Stodey, and gave by his charter to John Norbury and Parnell his wife (now deceased) and to the heirs and assigns of John Norbury, by virtue whereof John Norbury is now seised of the same in fee simple; confirmation of his estate therein, and quitclaim of the same, with warranty by John atte See the son. Witnesses: Richard Rowe, Robert Alfrede, Robert Gaunt, Thomas Rede, Edmund Gilbert. Dated 1 December 1 Henry V. Memorandum of acknowledgment by John Fyge and Thomas Wedemere, 14 July this year. (BHO)

Memorandum of acknowledgment, 12 July. John Fyge and Thomas Wedemere of Bromele co. Kent to John Norbury esquire, his heirs and assigns. Quitclaim of all the lands, rents and services in Sippenham, Leuesham

and elsewhere in the parish of Leuesham co. Kent which were of John atte See the father deceased. Witnesses: Richard Rowe, Robert Alfrede, Robert Graunt, Thomas Rede, Edmund Gilbert. Dated 1 December 1 Henry V.

### 1415 – Battle of Agincourt

1422 - *Memorandum* of acknowledgment in chancery at Westminster, 13 February. Nicholas Carreu of Bedyngton co. Surrey esquire to Roger Heroun, John Brymmesgrove clerks, John Martyn, John Cornwaleys, Thomas Hayton, John Gaynesforde and Thomas Herynge, their heirs and assigns. Charter with warranty of the manors of Maythamme and Malmaynes co. Kent with the advowson of the chantry of Malmaynes, and all other his lands, rents, services, heriots, reliefs, suits of court, ways, paths, rights etc. in the towns or parishes of Rolvynden, Smalehythe, Newynden, Losynham, 'Stoke in le Hoo,' Alhalwyn, Ryersshe, Byrelynge, Mallynge, Offham and Bekynham. Witnesses: Edward Guldeforde, Thomas Anger, John Bytlysden, John Sprake, John Peny, John Halle, Thomas Norice. Dated Stoke, Sunday before Allhallows 9 Henry V. (BHO)

If this is held of Malmaynes it may be Langley or near it? Possibly Nicholas Carreu/Carew was father or grandfather of Ann Carew who married Nicholas Leigh of Addington. The Monks Orchard part what becomes Burrell land in the 18<sup>th</sup> Century belonged to the Addington estates.

### 1422 - King Henry VI until 1461 deposed in Wars of the Roses

1432 and 1439 - Kelsey; The records in other publications for anyone connected with Kelsey called Kelshulle are not referenced but these wills are the likely source of any information probably in Latin and not generally available in any transcript we are seeking further information from P.Luffenam's publication.

Kelshull, William (alias Convers) Beckenham? 1439 |P Luffenam 26 | m;  
St.Nicholas Cold Abbey, London (St.Saviours, Bermondsey)

Kelshyll, John (thelder), Beckenham (Bekyinhm) 1432 |P Luffenam 17 | m; St. Margarets, Bryggestret, London

1437 - Court of Common Pleas records. It is tempting to believe this may relate to what became Woolsey's Farm at Clay Hill. (subject to proof). Wolcy is acquiring land from Langwyth and it is tempting to associate Langwyth with Langley/Langele as a family name.

### CP 25/1/115/311, number 439.

*Link:* [Image of document at AALT](#)

*County:* Kent.

*Place:* Westminster.

*Date:* One week from Holy Trinity, 15 Henry VI [2 June 1437].

*Parties:* **William Wolcy**, querent, and **John Langwyth'** and **Ellen**, his wife, deforciant.

*Property:* 1 messuage, 40 acres of land, 4 acres of meadow, 20 acres of wood and 11 pence of rent in **Bekynham**.

*Action:* Plea of covenant.

*Agreement:* John and Ellen have acknowledged the tenements to be the right of William, as those which he has of their gift, and have remised and quitclaimed them from themselves and the heirs of Ellen to him and his heirs for ever.

*Warranty:* Warranty.

*For this:* William has given them 40 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

*Persons:* William Wolsey, John Langwith, Ellen Langwith

*Places:* Beckenham

1437 - Property at Westerham but recorded here in case John and Lucy Longe turn up elsewhere?

CP 25/1/115/312, number 461.

Link: [Image of document at AALT](#)

County: Kent.

Place: Westminster.

Date: One week from the Purification of the Blessed Mary, 15 Henry VI [9 February 1437]. And afterwards two weeks from Easter, 16 Henry VI [27 April 1438].

Parties: William Twyford', querent, and John Longe of Bekenham and Lucy, his wife, deforciant.

Property: 1 messuage, 18 acres of land, 3 acres of wood and a moiety of 1 acre of meadow in Westram.

Action: Plea of covenant.

Agreement: John and Lucy have acknowledged the tenements to be the right of William, as those which he has of their gift, and have remised and quitclaimed them from themselves and the heirs of Lucy to him and his heirs for ever.

For this: William has given them 20 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: William Twyford, John Long, Lucy Long

Places: Beckenham, Westerham

1439 – see 1437 John Langwith and Wolcy. We associated Wolcy with Woolseys Farm but this Langwyth property has different acreages. Also Langwyth is now the querant whereas he was deforciant in the earlier Fine showing that he disposed of the earlier property and acquired this larger one?

Foot of Fine; Court of Common Pleas, property to be identified but Waleys is connected with Foxgrove.

Foxgrove was on the Beckenham, Bromley, Lewisham border with outlying parts as far as Hayes and West Wickham.

**CP 25/1/115/313, number 479.**

Link: [Image of document at AALT](#)

County: Kent.

Place: Westminster.

Date: Two weeks from St Hilary, 17 Henry VI [27 January 1439].

Parties: **John Langwyth', Thomas Peny and Otes (Oto) Trethek'**, querents, and **William Waleys of London'**, skinner, and **Katherine**, his wife, deforciant.

Property: 1 messuage, 1 toft, 40 acres of land, 1 acre of meadow, 100 acres of wood and 20 shillings of rent in **Bekenham, Hese, Bromley, Leuesham and Wykham**.

Action: Plea of covenant.

Agreement: William and Katherine have acknowledged the tenements to be the right of John, as those which John, Thomas and Otes have of their gift, and have remised and quitclaimed them from themselves and the heirs of Katherine to John, Thomas and Otes and the heirs of John for ever.

Warranty: Warranty.

For this: John, Thomas and Otes have given them 100 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: John Langwith, Thomas Penny, Otes Trethick, William Wales, Katherine Wales (Waleys sometimes interpreted as Wallis)

Places: London, Beckenham, Hayes, Bromley, Lewisham, East Wickham (or West Wickham)

1439 - Memorandums of acknowledgment. (Quitclaim and Charter of Demise) Lands acquired by Nicholas Carreu first mentioned in 1403 and 1422. As the lands encompassed Beckenham, Bromley, Lewisham,

Chiselhurst and Hayes see 1487 where William Brograve of Kelsey acquires land from Stanlowe and his wife mentioned here. Carreu had land from Malmaynes estates. This may later constitute part or all of the Kelsey estate under Brograve but we have no way of accurately identifying the property.

Thomas Panter, Stephen Proctour clerk, George Boys, John Rose and Robert Blundell to John Stanlow, Margaret his wife, John Brokley citizen and alderman of London, Thomas de Haydoke, John de Wode citizen and mercer of London, Thomas Quyne and John Deleawe, and to the heirs and assigns of the said John Stanlow and Margaret. Charter of demise of all the lands, rents and services, woods etc. in Bromlegh, Bekenham, Leuesham, Cheselhurst and Hese which the grantors had by demise and feoffment of Mercy who was wife of Nicholas Carreu, Thomas Lewkenore knight, William Selman, Henry Severe clerk, Thomas Heryng and John Bourneforde, and of a parcel of land at Sparowe in the parish of Orpyngton containing 16 acres called 'Sharpeslonde' with the wood growing thereupon. Witnesses: Reynold Cobham, Thomas Keriell knights, Richard Wodevile esquire, William Garnet, Robert Mirfyn, Nicholas Sibyle, John Fereby, Roger Appulton, Thomas Couper. Dated Bromlegh, 4 May 17 Henry VI. (BHO)

Thomas Leukenore knight to John Stanlowe, Margaret his wife, John Brokley citizen and alderman of London, Thomas de Haydoke, John de Wode citizen and mercer of London, Thomas Quyne and John Deleawe and to the heirs and assigns of John Stanlowe and Margaret. Quitclaim of all the lands, rents and services, woods etc. in Bromlegh, Bekenham, Leuesham, Cheselhurst and Hese which Mercy who was wife of Nicholas Carreu, William Selman, Henry Severe clerk, Thomas Heryng, John Bourneford and Thomas Leukenore, with John Hale and John Perueys both now deceased, had by demise and feoffment of John Fray, Henry Frowyk, Robert Otteley, Miles Skulle, John Abbot, Thomas Catworth, Everard Flete, John Grace, John atte Legh and Richard Billyngburgh, and of a parcel of land at Sparowe in the parish of Orpyngton called 'Sharpeslond' containing 16 acres with the wood growing thereupon. Witnesses: Reynold Cobham, Thomas Keriell knights, Richard Wodevile esquire, William Garnet, Robert Mirfyn, Nicholas Sybyle, John Fereby, Roger Appulton, Thomas Couper. Dated 3 June 17 Henry VI.

Mercy late the wife of Nicholas Carreu widow, Thomas Lewkenore knight, Henry Severe clerk, William Selman, Thomas Heryng and John Bornefforde to Thomas Pantere, Stephen Proctour clerk, George Boys, John Rose and Robert Bloundell of Bromlegh co. Kent, their heirs and assigns. Quitclaim of all the lands, rents, services, woods etc. in Bromley, Bekynham, Leuesham, Chisilhurst, Hese and Orpyngton co. Kent, which they had by charter of feoffment of the said Mercy and the others. Dated 15 October 17 Henry VI.

source; BHO

This last one assigning the land to Thomas Pantere etc.

1442 – Manor of Sydenham (Sippenham) *Monday next after the Feast of S. Faith, Virgin [6 Oct.].*

**Welles** (fn. 1) (John), grocer, and Alderman of the City of London.— To be buried in the chapel of SS. John the Baptist and John the Evangelist which he built in the church of S. Antonin. Bequest for observance of his obit and those of Margery his late wife and others for the space of thirty years next after his decease, specific sums of the bequest being paid by the Wardens of the Mistery and Commonalty of Grocers of the City of London to the Mayor, Sheriffs, and Swordbearer of the City, and to each of the three Wardens of the Grocers attending his obit. Among other bequests are the following:—For the new making and erection of a certain standard in Westchepe, (fn. 2) the boundary of his ward, fifty marks; twenty pounds sterling for the repair of aqueduct and conduit, and a similar sum for the repair of London Bridge. His feoffees of lands and tenements in Tourestrete are directed to make a good estate in the same to the Wardens of the Mistery and Commonalty of the Grocers of the City of London, for the relief of the poor of the mistery, living in a newly erected tenement near their hall in the parish of S. Mildred in the Poultry, so that the said wardens duly observe his obit. Certain lands and tenements in the parishes of S. Mary Magdalen near the Old Fish Market, S. Peter near Pouleswharf, S. Michael de Pateraosterchirche in the Riote, and S. Swithun in Candelwykstrete to be sold for pious and charitable uses, and his feoffees in trust of the same to make a good title to the purchaser. His manor of Sippenham in the parish of Leuesham, co. Kent, to be likewise sold, saving an annuity of forty shillings to William Osborn. His leasehold mansion and shop in the parish of S. Antonin to be sold to some honest man of his mistery and the proceeds devoted to pious and charitable uses. Dated London, 7 June, A.D. 1442. Roll 171 (2). (BHO)

1449 – Beckenham, small message transfer.

CP 25/1/116/322, number 713.

Link: Image of document at AALT

County: Kent.

Place: Westminster.

Date: The day after the Purification of the Blessed Mary, 27 Henry VI [3 February 1449].

Parties: Philip Alisaunder, querent, and Peter Napper and Joan, his wife, deforcians.

Property: 1 message, 2 acres of land and 1 acre of meadow in Bekenham.

Action: Plea of covenant.

Agreement: Peter and Joan have acknowledged the tenements to be the right of Philip, as those which he has of their gift, and have remised and quitclaimed them from themselves and the heirs of Joan to him and his heirs for ever.

Warranty: Warranty.

For this: Philip has given them 20 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: Philip Alexander, Peter Napper, Joan Napper

Places: Beckenham

### 1450 – Jack (John) Cade's Rebellion

A roll containing pardons for the followers of Jack Cade includes men from the Parish of Beckenham. This Latin transcription with shorthand and some errors has been translated into English

"Phus Aleysaunder, Rohtus Davie, Rohtus Rose, Thomas Fytyll, Witts Caweston, Ricus Pyknote, Johes Dawe, Johes Umfrey, Rohtus Langlev, Ricus Langley, Thomas Dawe, Johes Halston, Johes Kyng, Johes Beton, Witts Plege, Johes Ayleraer, Johes Whode, Radus Mason, et Johes John, seruantelangge, de parochia de Bekynham, " Robtus Payn, de Bekenliam, husbondman ;' et Andreas Wodecock, de Bromley, husbondman, constabularij hund' de Bromley et Bekenam. " Johes Yorke, alias Johes Kelyng, de parochia de Bekenam, senior, husb. ; Johes de Yorke, alias Johes Kelyng, de parochia de Bekenam, husbondman; Johes Middey, de parochia de Bekenam, husb.; et Witts Middey, de parochia de Bekenam, husb., et in hund de Bromeley et Bekenam, ac omnes, etc.

Translation; Philip Alexaunder, Robert Davie, Robert Rose, Thomas Fytyll(Fythel), William Caweston, Richard Pyknote, John Dawe, John Umfrey(Humfrey), Robert Langley, Richard Langley, Thomas Dawe, John Halston, John Kyng, John Beton, William Plege, John Aylmer, John Whode(Wood?), Ralph Mason, and John Johnservantlangge of the parish of Bekynham, Robert Payn of Bekenham, husbondman and Andrew Wodecock of Bromley husbondman and constable of the Hundred of Bromley and Bekenham. John York alias John Kelyng of the Parish of Bekenam husbondman, John Midday of the parish of Bekenam husbondman and William Midday of the parish of Bekenam husbondman and in the Hundred of Bromley and Bekenham a comnes etc. (and all others in the Hundred....)

Richard Langley or Langle was probably the son of Ralph Langle of Beckenham who bequeathed by his will of 1453 proved at Rochester 3s and 4d to the new bells of Beckenham church. John King snr and John King (jnr) probably father and son as well.

Several of the family names appear in the first burial records from 1539 ie. King, Pledge, Cawston, Dawe, Davye. The only Langley recorded in burials is Ursula Langley and one Margery Midday. Eylmer or Aylmer have either moved from the parish or are buried in another parish. Fytyll looks like Fythel from the Lay Subsidy. The name can be spelt Fithel as in fitheler which is a player of stringed instruments eg fiddler. That's not assuming that was his profession as some Fythels are recorded as leathersellers. In the Lay Subsidy Richard Fythel has some wealth but is low in the rankings at about 1percent of the total collected. (source; Hevey)

Husbandman or husbandman is the old word for a farmer below the rank of yeoman. A husbandman usually held his land by copyhold or leasehold tenure and may be regarded as the 'average farmer in his locality'. The words 'yeoman' and 'husbandman' were gradually replaced in the later 18th and 19th centuries by 'farmer'. Some names can be traced in the Kent Roll of 1274 and the Lay Subsidy Roll of 1334. They would of course be ancestors of these in 1450

(sources Robert Borrowman and Patent Rolls of Henry VI)

1451 – Langley; Hasted stated and quoted Philipot; "*Ralph Langley of Langley died in the year 1451, and ordered Langley and other demeasns at Bekenham to be sold for the discharging his Debts, the purport and Effects of which Will were accordingly performed, and his Estate at Bekenham and Langley, passed away by Sale to John Violett, whose Successors enjoyed it until the Beginning of Henry. the eighth,(1509) and then it was conveyed to John Stiles Esq; who much enlarged the House with a supply of Buildings, and from him is it by Descent devolved to be the instant Possession of his Successor Sir Humphrey Stiles Knight and Baronet.(d1552)*"

Philipot had stated about Langley: "the name and place: before the going out of *Edward the third,(1377)* I find the Propriety invested by Sale in *Langley*, to which Family the Foundation of that House owes in part its Original, on which they ingrafted their own Name, which hath flourished under that Title ever since, though the Family be withered away and gone, the last of which Name at this place was *Ralph Langley*, who with *Roger Twisden, Stephen Monins, Edward Monins, John Edingham or Engham, Richard Edingham, John Berton of Cotmanton in Shouldon, John Berham, John Betenham of Shurland in Pluckley*, and others, Gentlemen of prime Rank in this County, were summoned to appear before *Robert Poynings and John Perry*, in the twelfth year of *Henry the sixth,(1434)* to disclaim the Title of the House of *York*, and this *Ralph* died in the year 1451, and ordered *Langley* and other demeasns at *Bekenham* to be sold for the discharging his Debts, the purport and Effects of which Will were accordingly performed, and his Estate at *Bekenham and Langley*, passed away by Sale to *John Violett*,"

The family name of Langley appears in the 1274 Kent Roll (Langel) and 1334 Lay Subsidy Roll which is before the 1377 date which Philipot states and whether the family had not acquired the "Langley" estate until 1377 remains a question. But the Lay Subsidy Rolls indicate substantial wealth held by a few members of the family.

1453 - Elmers End area possibly as the Humphrey family held land there for several generations. But this Fine (Final accord) transfers property to Neder.

#### **CP 25/1/293/72, number 376.**

*Link:* [Image of document at AALT](#)

*County:* Surrey. Kent.

*Place:* Westminster.

*Date:* Two weeks from Easter, 31 Henry VI [15 April 1453].

*Parties:* **Richard Neder**, querent, and **William Humfrey** and **Joan**, his wife, deforciant.

*Property:* A moiety of 4 acres of land in **Croydon'** in the county of Surrey and a moiety of 2 messuages, of 32 acres of land, of 6 acres of meadow and of 8 acres of wood in **Bekenham** in the county of Kent.

*Action:* Plea of covenant.

*Agreement:* William and Joan have acknowledged the moieties to be the right of Richard, as those which he has of their gift, and have remised and quitclaimed them from themselves and the heirs of Joan to him and his heirs for ever.

*For this:* Richard has given them 20 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

*Persons:* Richard Needer, William Humphrey, Joan Humphrey

*Places:* Croydon, Beckenham



1453 - The same property as the previous item, raises the question how is changed from Neder to Payn?

CP 25/1/293/72, number 377.

Link: Image of document at AALT

County: Kent. Surrey.

Place: Westminster.

Date: One month from Easter, 31 Henry VI [29 April 1453].

Parties: Robert Payn' of Bekenham and Isolt, his wife, and John Chapman, querents, and Philip Rough'hede and Agnes, his wife, deforciant.

Property: A moiety of 2 messuages, of 32 acres of land, of 6 acres of meadow and of 8 acres of wood in Bekenham in the county of Kent and a moiety of 4 acres of land in Croydon' in the county of Surrey.

Action: Plea of covenant.

Agreement: Philip and Agnes have acknowledged the moieties to be the right of John, as those which John, Robert and Isolt have of their gift, and have remised and quitclaimed them from themselves and the heirs of Agnes to Robert and Isolt and John and the heirs of John for ever.

For this: Robert and Isolt and John have given them 10 pounds sterling.

1453 - Beckenham / Surrey borders with Battersea tempts us to think this in the Penge area

CP 25/1/293/72, number 381.

Link: Image of document at AALT

County: Surrey. Kent.

Place: Westminster.

Date: One week from St Michael, 32 Henry VI [6 October 1453].

Parties: Simon Terry, querent, and Nicholas Mason' and Ellen, his wife, deforciant.

Property: 10 acres of land in Bokenham in the county of Surrey and 1 messuage and 10 acres of land in Batersey in the county of Kent.

Action: Plea of covenant.

Agreement: Nicholas and Ellen have acknowledged the tenements to be the right of Simon, as those which he has of their gift, and have remised and quitclaimed them from themselves and the heirs of Ellen to him and his heirs for ever.

Warranty: Warranty.

For this: Simon has given them 20 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: Simon Terry, Nicholas Mason, Ellen Mason

Places: Beckenham (in Kent), Battersea (in Surrey)

### **1455 / 1487 The Wars of the Roses, main period although some conflict outside of this period**

1456 - Katherine heir of Richard Shotte conveyed lands in Beckenham, Wickham & Hayes to John Hever[1]. Later in 1472[2] 1485[3]1495[4] Memorandum of acknowledgment, 4 February. See 1466 Pickhurst

1456 – John Style of London; is witness to this donation or will. Only noted because the 'John Style' of Langley is still in some debate and this may be early evidence of John.

Robert Shirborne citizen and 'draper' of London, to Thomas bishop of London, his executors and assigns. Gift of all his goods and chattels in London and elsewhere within the realm, and all debts to him due; and he has put the bishop in possession thereof by delivery of his cup called a 'nwt' ornamented with silver gilt to William Kesburgh to the bishop's use, in presence of Robert Lumpner, William Taverner 'gentilman,' William Kesburgh and William Parys citizens of London, John Style etc. Dated 23 October, 35 Henry VI.(BHO)

1457/8 - Probate of will of William Plegge, of Beckenham with bequest of 20 shillings to his daughter, Elinor when she becomes of marriageable age. Will: 16 November 1457, codicil: 20 November 1457, probate: 18 March 1458. In the event of her death before this time the money to remain with his sons John and William. Bequests of land to his sons and his brother John Plegge (field names; Tomsowtravis, Sunteriscrofte, Nether Somerfeld, Thoambrooke, Suthereden, Jennycokkescrofte) The will is in the vernacular the codicil in Latin, by which he appoints his wife Agnes and brother John, executors (BHC) (adjoining Crouch Oak)

And this will of Robert Payne of Beckenham but his property seems to be all in other parishes;  
10 Marcii 1456 Robertus Payne de Bekinham Com Kane (County of Kent). Roffen div. Sep in cum. eccl Sancti Georgii de B. Sum alt. 3/4 Lego ad opus necessarium eccl. pdict 6/8. Lego ad emendacionem Sancti Georgii xxd. Lego lum. Sancti Crucis xxd. Lum. Sce Marie 12d. Lum sce Katerine ?vd. Lum ?Sce Nichi and Sce Marie Magdalene 12d. Ad emendacionem vie contra le Borows 20d ?Audt Sacerd in die sep. mee 4d. Lego vicario de Batrissay 3/4. Resed. in custodian and gubern Johannis Symmys als Chapman semoris and Isotam uxorem meum excec. to disp for my sold. Testz Dno Will. Masseham rectore ?ibm Roberto Hamond Thoma Wy Thoma Causton.

This is the last Wil of Robert Payne of Bekinham the xth day of March made that the church of Bromlegh shall have 6/8. Item the church of the Loe 6/8. Item to the church of Depford 6/8 To the church of Grenewiche 3/4. To the church of Charleton 3/4, of Cheselhurst 3/4, of Levesham 3/4, of Batsey 3/4.

Also the feoffees shall selle the lands and make delivey unto myne executours to fulfil my will. This is my will also tht myne sufeoffers shall selle lond and woode to pay all myne bequests that be myne enfeoffours Robert Hamond Robert Humfrey and John Pleggy be sufeoffed in Bromelegh pish. Item myne other Enfeoffours being Robert Hamond John Chappeman the Elder and John Musard of the Lee. First and foremost Robert John and John shall fulfil the covenints that is between Robert Payne and Stephen Levendale of Motingham of the Londes that is in the pish of Lee Vndir this condicion and if it like hym not the said Payne to give him a nother a Chapman or his assigners. In wittenes of this writing being Thomas Cawston John Keling Thos Marchall als Lee and John Dawe taylor and many other. And myne Executours to do for me as I wold do for them.

Prob. 12 May 1457. by exors named.

#### **1461 - King Edward IV until 1483** (see March, Battle of Towton)

1461 Beckenham Manor described by Philipot and Hasted: Death of Sir *Henry Bruin* of South Ockenden and Beckenham Manor, his two Daughters and Coheirs about the Beginning of *Edward* the fourth, (1461) divided his Inheritance, each of them having a first and second Husband: (Philipot). Hasted lists three husbands each as do some modern chroniclers. So Philipot misses one husband each and Hasted has the wrong order for Alice. See below and 1486. Also, the story about Sir Charles Brandon has defied confirmation.

*Alice* the eldest was first married to *Robert Harleston* of *Essex* Esquire, and after to Sir *Thomas Heveningham*; and Hasted adds William Berners but this should be John Berners who was in fact the first husband.

*Elizabeth* second Daughter was wedded first to *Thomas Tirrell* of *Heron* in *Essex* Esquire, and after his Decease to Sir *William Brandon* Knight, who was Standard-bearer to *Henry* the seventh at *Bosworth* Field, (1485) where he was slain in asserting his Cause and Quarrel against *Richard* the third, and he had Issue by her Sir *Charles Brandon* Duke of *Suffolk*, the Flower and perfection of English Chivalrie in his Time, who sometimes kept his Residence at this place, (not as Proprietarie, but onely as Lessee, for the Sole Inheritance upon the Division of *Bruin's* Estate accrued to *Tirrell*); Hasted lists William Mallory, Brandon then Tirrell (of Herne) but later chroniclers have Tirrell, Brandon and Mallory. Tirrell has also been spelt Tyrrel and the History of *Essex* by Thomas Wright is a source of their lineage.

1461 - Beckenham Manor, death of Henry Bruyn: Transcription of a writ of diem clausit extremum dated 15 Feb., 1 Edw. IV. : from a 1486 Inspecimus seemingly at the widowhood of Elizabeth Brandon nee Bruyn. Inspecimus and exemplification, at the instance of Elizabeth Brandon, widow, of the following documents:—

(1.) A writ of diem clausit extremum dated 15 Feb., 1 Edw. IV (1461). (Inq. 1 Edw. IV. No. 27), directed to John Grene, escheator of Kent, upon the death of Henry Bruyn, Knt. (2.) An inquisition taken thereupon at Bromley, co. Kent, on Saturday, 20 Feb, 1 Edw. IV., before John Grene, the escheator, by the oaths of Richard Nether, Thomas Dawe, John Mydday, William Myddey, John Plegge, John Yorke, Henry Lapworth, Thomas Bedyll, Henry Violet, Robert Blundell, Simon Kechill, and Robert Thorp, setting forth that Henry Bruyn, knt., was seized of the manor of Beckenham, alias Beghenham (fully described), with the advowson of the church thereof, held of the Crown in capite, by the service of one knights fee; and that he died 30 Nov. last; and that Elizabeth, wife of Thomas Tyrell, esq., aged 17 years, and Alice, wife of John Berners, aged 19 years, are his daughters and heirs. (3.) A writ of diem clausit extremum dated 18 March, 13 Edw. IV. (1474) (Inq. 13 Edw. IV. No. 59), directed to John Brode, escheator of Kent, upon the death of Alice, wife of John Hevenyngham, knt. (4.) An inquisition taken thereupon at Bromlegh, co. Kent, 11 Nov, 13 Edw. IV., before John Brode, the elder, the escheator, by the oaths of John Kyere, Thomas Kyng, Simon Keehill, Henry Violet, Alexander Curteys, Stephen Kete, John Plegge, Robert Humfrey, Philip Alexander, Robert Pope, John Dare Tailleur, William Bradfote, and Richard Kyng, setting forth that Alice Hevenyngham was seized of the moiety of the manor of Beghenham, and the moiety of the advowson of the church thereof, held of the Crown in capite, by the service of one fourth part of a knights fee, and married successively John Berners, esq. (by whom she had issue John Berners), Robert Harleston esq. (by whom she had likewise issue), and John Hevenyngham, knt. (by whom she had issue George Hevenyngham), and that she died 15 Feb., 12 Edw. IV.; (1473) and that the said John Hevenyngham now holds the premises; and that the before-mentioned John Berners is her son and next heir, and is of the age of 10 years. Pat. p. 3. m. 5 (23).

The sections above related to Alice and Elizabeth, their marriages, deaths and heirs should be in later timeline milestones but here they help to understand the descent of Beckenham Manor from the Bruyns to the Tyrells via Elizabeth and to Heveningham via Alice. Although Heveningham gives way to Harleston's heir a little later. The Wars of the Roses and various alliances have some effect on the passage of property.

#### **1461 - 29th March; Battle of Towton, Wars of the Roses; A victory for the Yorkists. Edward IV displaced Henry VI**

1461 – Elizabeth Bruyn married to Thomas Tyrrell (d.1471). Some time before 4 November 1474/1475 Brandon married Elizabeth Bruyn, daughter and co-heiress of Sir Henry Bruyn of South Ockendon, Essex, and his wife Elizabeth Darcy. Himself the son of Sir Maurice Bruyn. She was the widow of Thomas Tyrrell of Heron, Essex, whom she had married before 17 February 1461/1462, and who died after 3 July 1471, c. 13 October 1473, of the City of London, of Beckenham, Kent and of South Ockendon, Essex. She was a granddaughter of Sir Maurice Bruyn (d. 1466), and daughter and co-heiress of Sir Henry Bruyn (d. 1461) by Elizabeth Darcy (died c. 1471), daughter of Sir Robert Darcy of Maldon, Essex. On her father's side Elizabeth Bruyn was descended from Sir William le Brune, Knight Chamberlain to King Edward I. After William Brandon's death at the Battle of Bosworth on 22 August 1485, she married William Mallory or Mallery, Esq., whom she survived. She died 7 or 26 March 1493/1494.

<i>A Brief Abstract of all, and all Roads and Paths.</i>		<i>Acres</i>	<i>Roods</i>	<i>Paces</i>
<i>Imprints all the parcels called the Park, with Gardens, Brooch, Long Mead and Shillens Mead containing</i>		390	3	14
<i>All other parcels adjoining near unto the Manor House and is Enclosed with Blue as the Park aforesaid containing</i>		71	1	0
		<b>467</b>	<b>0</b>	<b>14</b>
<i>All divers small parcels lying West from the Manor House containing</i>		52	3	18
<i>All parcels called the Hurst and Wents containing</i>		129	2	64
<i>All Lords Meads and the parcels there adjoining containing</i>		20	3	10
<i>All Berryhecks containing</i>		27	0	27
<i>All parcel of Common called Pichhills containing</i>		20	2	0
<i>Hushford Land and the other parcels East from the Manor House containing</i>		49	1	23
<i>Divers parcels of Lands and Woods, South from the Manor containing</i>		100	3	10
		<b>all</b>	<b>469</b>	<b>0</b>
		<i>Subt</i>	<b>467</b>	<b>0</b>
<i>All parcels belonging unto the ward, stoven called the Abbey Enclosed with Yellow containing</i>		72	2	0

This legend from the 1623 Beckenham Manor Map, copied in 1768, shows the almost identical acreages of the two halves of Beckenham Manor (467 against 469 acres) and the part which is later leased separately, see 1623

1461/65 – Foxgrove, according to Philipot, is in the possession of the John Grene/Greene and his family: Foxgrove is the last place of Account in this Parish, it had in elder times Proprietaries of this Sirname; for I find *John de Foxgrove* paid respective Aid for it in the twentieth year of *Edward* the third (1347), at making the Black Prince Knight. After this Family succeeded *Bartholomew Lord Burwash*, and he held it at his Decease, which was in the twenty ninth year of *Edward* the third (1356). and from him it descended to his Son *Bartholomew Lord Burwash*, who in the forty third year of the abovesaid Prince (1370), passed it away to Sir *Walter de Paveley*, and in his Family it remained untill the latter End of *Richard* the second, (1399) and then it was conveyed to *Vaux* of the County of *North-Hampton*, and there made its abode untill the latter End of *Henry* the sixth (1461), and then it was alienated to *John Grene* Esquire, and he died possesst of it in fourth year of *Edward* the fourth (1465); and in this Family did the Title reside, untill the Beginning of *Henry* the eighth (1509), and then it was demised to *Beversea*,

Beversea has defied any identification but we believe we have found an alternative account as Philipot and afterwards, Hasted, have Vaux and Greene in the wrong order of possession.

1465 - Foot of Fine; Lewisham but perhaps in connection with the item in 1466 'John Massam and Margery'. A temptation to research a connection with Aley School. The Massams are disposing of their land.

#### CP 25/1/117/332, number 52.

Link: [Image of document at AALT](#)

County: Kent.

Place: Westminster.

Date: Two weeks from St John the Baptist, 5 Edward IV [8 July 1465]. And afterwards one week from St Michael in the same year [6 October 1465].

*Parties:* **John Aleyn'**, citizen and goldsmith of the city of **London'**, querent, and **John Massam** and **Margery**, his wife, deforcians.

*Property:* 7 acres of meadow in **Leuesham**.

*Action:* Plea of covenant.

*Agreement:* John Massam and Margery have acknowledged the meadow to be the right of John Aleyn', as that which he has of their gift, and have remised and quitclaimed it from themselves and the heirs of Margery to him and his heirs for ever.

*Warranty:* Warranty.

*For this:* John Aleyn' has given them 20 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

*Persons:* John Allen, John Massam, Margery Massam

*Places:* London, Lewisham

1466 - Foot of Fine; Court of Common Pleas, property to be identified. But we assume Beckenham / Penge borders.

CP 25/1/294/74, number 33.

*Link:* Image of document at AALT

*County:* Kent. Surrey.

*Place:* Westminster.

*Date:* The day after the Purification of the Blessed Mary, 5 Edward IV [3 February 1466].

*Parties:* Thomas Wareham and William Nele, clerk, querents, and John Massam and Margery, his wife, deforcians.

*Property:* 1 messuage and 12 acres of land in Bekenham in the county of Kent and 2 messuages, 24 acres of land, 4 acres of meadow and 3 acres of wood in Peynge in the parish of Batersey in the county of Surrey.

*Action:* Plea of covenant.

*Agreement:* John and Margery have acknowledged the tenements to be the right of Thomas, as those which Thomas and William have of their gift, and have remised and quitclaimed them from themselves and the heirs of Margery to Thomas and William and the heirs of Thomas for ever.

*Warranty:* Warranty.

*For this:* Thomas and William have given them 60 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

*Persons:* Thomas Wareham, William Neal, John Massam, Margery Massam

*Places:* Beckenham, Penge (in Battersea)

1466 – Beckenham, West Wickham, Lewisham; The Manor of West Wickham eventually becomes the property of the Lennard family and the Lennards involvement in Beckenham is perpetuated in Lennard Road.

John Trevillian esquire, to Richard Scrope esquire. Sale for 300 marks beforehand paid, of his manors of Westwykham, Bastan and Southcourt co. Kent and of all lands, rents and services in Westwykham, Heese, Farnbergh, Bromley, Bekenham, Codham and Leuesham which the vendor purchased of John Squery now deceased, and request to all who are therein enfeoffed or seised to the vendor's use that they shall, when required, make a lawful estate thereof in fee simple to the said Richard or his nominees, their heirs or assigns. Dated 14 May, 8 Edward IV.

John Trevillyan esquire to Stephen Scrope, Richard Scrope esquires, Ambrose Cresacre and Roger Copley, their heirs and assigns. Quitclaim of the manors of Westwykham, Bastan and Southcourt co. Kent, and of all

lands, rents and services in Westwykham, Heese, Farnbergh, Bromley, Bekenham, Codam and Leuesham: and warranty thereof against George abbot of Westminster and his successors. Dated 15 May, 8 Edward IV. The same, to the same (as above). Charter of his manors of Westwykham, Bastan and Southcourt and of all lands, rents and services therein and in Heese, Farnbergh, Bromley, Bekenham, Codam and Leuesham co. Kent with warranty (as above) and appointment of Thomas Tregarthyn, William Tyas and Stephen Dokyll as his attorneys etc. to give them seisin thereof. Dated 14 May, 8 Edward IV. Memorandum of acknowledgment of the foregoing charter and writings at Taunton, 27 May, before the prior of Taunton by virtue of a writ of dedimus potestatem which is upon the chancery file for this year.

1466 - Pickhurst Green mentioned in this inquisition; Katherine Shotte, daughter and heir of Richard Shotte, to John Hever, John Kechell and Richard Alyn, their heirs and assigns. Quitclaim with warranty of a messuage with curtilage and garden in the parish of Hese (Hayes) co. Kent between land of Simon Kechell on the north and west, land of the heirs of Thomas Frensshe on the south and a common pasture called 'Pykherst grene' on the east, of four fields called 'Menefeld, Mapull croft, Frithfeld and Litill Frithfeld,' and a grove of wood called 'Menefeldes grove' lying together there between land of Richard Shotte of Hese and the heirs of John Lambe on the north, of Simon Kechell on the south, William Frensshe and John Chapman of Bekenham on the east, and a wood called 'Wykham Frith' on the west, and of a croft called 'Solefelde' there between land of John Broun on the north, 'Solelane' on the south and east, and land of John Hever on the west. Dated 4 February, 5 Edward IV. (source: BHO)

One of many connections with surrounding areas such as Hayes and West Wickham. Lysons mentions the supposed manors of Pickhurst or Heaver(Hever) in Hayes. Although technically outside of Beckenham this borders Langley to the north and Wickham Green on the west.



1860's OS map to illustrate Pickhurst Green "on the east"

1466 - Will of John Langewith citezein or tailor of London. 4 Dec 1466 and 6 yere of the Reigne of King Edward the iiiijth (IV). To be buried in the pish chirch of Saint Marye Abbechirch of London that is to say under the psbitery of the pe high aulter before the ymage of Saint John Baptist there To h. aulter 6/8. Unto the said chirch a small bell called a cryer according unto pe Ring of the iiiij belles nowe there being.

I will and utterly charge all such psones as of trust been eufeoffed with me in all my londys etc in the pissh of Bekenham in Kent at such tyme as they shall resonably be required by Eleyne my wife shall make a sufficient astate in the lawe accordey as can be thought by lerned counsaill therin to be doon to the same Eleyne to her and hir heires for ever more to thentent that she shall dispose thereof as shall seme best aff her discrecn for both our soules

Also with such goodes as I have to find an honest preest to sing and pray for my soule in the said

chirch of Abbechirch at awter of Saint John there x yer. the saide preest dayly to say his masse if he be thereto disposed ther betwixt vij or viij at the cloke afore none and to be at al ?d.... ?gunce and salue daily to be saide in the said chirch like as judge other preestes of the same chirch nowe ?.../. Residue to Eleyne my wife and I ordeeyne her miyn executrice principall and Thomas Fermory citezein and ?Scrynend of London coexectutor. ?T.../ at London.

Prob. Lamethith 25 July 1467 and con. to Elene relict. Res. ptat.

See 1437 Langwyth property Foot of Fine and possible connection with Woolseys Farm?

1469 - Court of Common Pleas, to be identified, John Atte Lygh possibly of the Leighs of Addington adjacent to West Wickham

CP 25/1/117/334, number 110.

Link: Image of document at AALT  
County: Kent.  
Place: Westminster.  
Date: One week from St John the Baptist, 9 Edward IV [1 July 1469].  
Parties: Ambrose Cresacre, Roger Copley and John Atte Lygh', querents, and James Cromere, esquire, and Katherine, his wife, deforcians.  
Property: 140 acres of wood in Westwykham and Bekynham.  
Action: Plea of covenant.  
Agreement: James and Katherine have acknowledged the wood to be the right of Ambrose, as that which Ambrose, Roger and John have of their gift, and have remised and quitclaimed it from themselves and the heirs of Katherine to Ambrose, Roger and John and the heirs of Ambrose for ever.  
Warranty: Warranty against George, abbot of Westminster, and his successors.  
For this: Ambrose, Roger and John have given them 100 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: Ambrose Cresacre, Roger Copley, John Atte Leigh, James Cromer, Katherine Cromer  
Places: West Wickham, Beckenham

1469 – Pickhurst Green, Beckenham/West Wickham - Fryth wood. (as above) James Crouner esquire, son and heir of William Crouner, to Stephen Scroop, Ambrose Cresacre, Roger Copley and John Atlygh, their heirs and assigns. Demise of a wood and close called 'le Fryth' lying in West Wykham and Bekenham co. Kent in perpetuity at the accustomed services, with warranty against George abbot of St. Peter's Westminster and his successors: and appointment of John Hever and Richard Aleyn as his attorneys etc. to that intent. Witnesses: Stephen Fabian, John Kechyll, Richard Shot. Dated 3 March, 8 Edward IV. The same, to the same. Quitclaim of all rights in the wood and close called 'le Fryth' in West Wykham and Bekenham etc. (*as above*). Dated 12 March, 9 Edward IV.

(Calendar of Close Rolls, BHO) see 1466 Pickhurst Green.

Le Fryth or Frith Wood so far not identified. Atlygh or At Lygh 'might' be the Leigh family of Addington. The name Fabian occurs elsewhere as owner/occupant of Kent House, see 1501. This entry associates Fabian/Fabyan with Beckenham at an early date.

1469 - The Forsters were of Southend, Lewisham until the 20th Century, it is tempting to believe this may be related to Southend. (Court of Common Pleas)

CP 25/1/117/334, number 109.

Link: Image of document at AALT  
County: Kent.  
Place: Westminster.  
Date: One week from Holy Trinity, 9 Edward IV [4 June 1469].  
Parties: John Forster and Philip Agmondesham, querents, and Richard Forster and Isabel, his wife, deforciantes.  
Property: 4 messuages, 3 carucates of land, 30 acres of meadow, 300 acres of wood and 40 shillings of rent and a rent of 2 ounces of pepper, 2 hens and 3 chickens in Leuesham.  
Action: Plea of covenant.  
Agreement: Richard and Isabel have acknowledged the tenements and rents to be the right of John, as those which John and Philip have of their gift, and have remised and quitclaimed them from themselves and the heirs of Isabel to John and Philip and the heirs of John for ever.  
Warranty: Warranty against Walter, abbot of the monastery of St Augustine, Bristol, and his successors.  
For this: John and Philip have given them 200 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: John Forster, Philip Amersham, Richard Forster, Isabel Forster  
Places: Lewisham

1469 – Beckenham Manor; Lease and counterpart from Thomas Tyrell, of Beckenham, Kent, and Elizabeth, his wife, one of the daughters and heirs of Henry Bruyn, knight to Robert Harleston, of Suffolk of half the manor of Beckenham, Kent [One seal on each] (Bromley Collections)

Following the division of Beckenham Manor between Alice and Elizabeth Bruyn and the subsequent descent of one half via the Tyrell family and the other via Heveningham and Harleston this lease indicates that Harleston may have acquired both halves of the Manor through his marriage to Alice and lease of Elizabeth's half from her husband Tyrell only to die shortly thereafter.

1471 – Death of Robert Harleston, husband of Alice Bruyn, the descent of her half of Beckenham Manor will go via his son Clement Harleston.

1472 - Harleian Manuscripts catalogue item, British Museum. Licence for Sir John Hynnyngham to enter the Manor of Bekyngham. Also recorded by Hasted but with a possible misprint of "1742". Following the practice that widows were often remarried to other suitors Alice appears to have quickly been remarried to Hynnyngham/Heveningham who by this licence acquires her half of Beckenham Manor but Alice's first marriage to Berners has no surviving heir although her second marriage to Harleston will determine the moiety of the manor descends to Clement Harleston, see the 1474 inquisition which describes the children of Alice by her respective husbands and the short timescale of these events seems to indicate she may have died in childbirth from her marriage to Heveningham or shortly thereafter. As Alice dies in 1473 and a son is born it is possible she dies in childbirth or soon after

<https://books.google.co.uk/books?id=PaRJAAAcAAJ&lpg=PA283&dq=hynnyngham%20bekyngham&pg=PA283#v=onepage&q=hynnyngham%20bekyngham&f=false>

1473 - Death of Alice Bruyn on 15<sup>th</sup> February (married to 3rd husband John Heveningham.) see 1474 inquisition.



The items for 1469 and 1472 related to the descent of Beckenham Manor through the marriages of the Brun sister Alice and Elizabeth. Alice married Berners, Harleston, Heveningham(Hyningham) and Elizabeth married Tyrell, Brandon, Mallory. Alice's 2nd husband Harleston seemingly leased the half belonging to Elizabeth and Tyrell. Harleston died in 1471 and Alice married Hyningham/Heveningham. Alice died in 1473. A complex chain of events due to the dates of deaths and absence of some direct heirs or their early deaths without issue.

1473 - see 1466, this is related to John Hever. C. 5019. Grant by John Hever of Hese, Simon Shotte of Bromelegh, the elder, and William Cowper of Downe to Isabel Smyzthe late the wife of John Smyzthe of Downe of all those lands and tenements with all their appurtenances (sic) except a croft of land called 'Belysland' with six other parcels of land lying dispersed in a place called 'le Hilde,' and also another parcel of wood called 'Poke Grove'; to hold to her for life, with remainder to them, their heirs and assigns, for sale, the money therefrom to be disposed according to the intent of the last will of the said John Smyzthe. Downe, 14 June, 12 Edward IV. Fragments of seals.

1474 (see also 1461) - Beckenham Manor, relevant to the division between Alice and Elizabeth Bruyn and their heirs. A writ of diem clausit extremum dated 18 March, 13 Edw. IV.(1474) (Inq. 13 Edw. IV. No. 59), directed to John Brode, escheator of Kent, upon the death of Alice, wife of John Hevenyngham, knt. (4.) An inquisition taken thereupon at Bromlegh, co. Kent, 11 Nov, 13 Edw. IV., before John Brode, the elder, the escheator, by the oaths of John Kyere, Thomas Kyng, Simon Keehill, Henry Violet, Alexander Curteys, Stephen Kete, John Plegge, Robert Humfrey, Philip Alexander, Robert Pope, John Dare Taillour, William Bradfote, and Richard Kyng, setting forth that Alice Hevenyngham was seized of the moiety of the manor of Beghenham, and the moiety of the advowson of the church thereof, held of the Crown in capite, by the service of one fourth part of a knights fee, and married successively John Berners, esq. (by whom she had issue John Berners), Robert Harleston esq. (by whom she had likewise issue), and John Hevenyngham, knt. (by whom she had issue George Hevenyngham), and that she died 15 Feb., 12 Edw. IV.;(1473) and that the said John Hevenyngham now holds the premises; and that the before-mentioned John Berners is her son and next heir, and is of the age of 10 years. Pat. p. 3. m. 5 (23).

1475 – Kelseys; The Brograves are no strangers to legal process being both plaintiffs and defendants in several cases. There are properties called Great Groveland Mead and Little Groveland Mead on the east side of Elmers End Green shown on the 1736 Burrell/Kelsey estate map. The implication is that Home is leasing or has use of the land from Brograve. Feoffee “was a trustee who holds a fief (or "fee"), that is to say an estate in land, for the use of a beneficial owner.”

C 1/53/184	
Description:	Short title: Brograve v Horne. Plaintiffs: William Brograve, citizen and draper of London. Defendants: Thomas Horne, feoffee to complainant's use. Subject: Land called 'Grovelond' in Beckenham. Kent
Date:	1475-1480, or 1483-1485
Held by:	<a href="#">The National Archives, Kew</a>
Legal status:	Public Record(s)
Closure status:	Open Document, Open Description

1478 - Post Mortem Inquisition: Walter Fitz dies possessed of parts of Foxgrove Manor and Beckenham Manor , but seemingly under some 'lease at will' arrangement for rent from Terell/Tyrrell and Grene? *Writ* 29 November, *inquisition* 2 February, 21 Henry VII. (source: BHO)

Roger Fitz was seised in fee of the under-mentioned lands &c. in Leuesham and Bekenham, and by his charter indented dated at Leuesham, 20 March, 19 Henry VII, gave them to Peter Bevyll, Roger Holand, William Honychurch, Thomas Ifley, George Harvy, Robert Morley and William Morley, who survive, and the said Walter Fitz, since deceased, and their heirs, to the use of Isabel, his wife, now wife of William Atclyff, for life, and after her death to the use of himself and his heirs. Afterwards, to wit, on 28 March, 19 Henry VII, the said Roger by his last will willed that after the death of Isabel the said Peter Bevyll and the others should stand enfeoffed of the said lands &c. to the use of the said Walter, his brother, and the heirs male of his body, and in default of such heirs male to the use of himself, the said Roger and his heirs.

Walter died 3 June last, seised of the other under-mentioned lands &c. in fee tail, to wit, to himself and the heirs of his body. John Fitz, aged 9 years and more, is his son and sole next heir.

Manor of Rydley, and 100*a.* land, 20*a.* wood and 40*s.* rent in Rydley and Asshe, worth 5*l.*, held of the abbot of the monastery of St. Mary of Graces beside the Tower of London, in right of his church, by service of half a knight's fee and 33*s.* 4*d.* rent yearly.

A messuage and 100*a.* land in Perystrete in the parish of Northflete, worth 100*s.*, and a messuage, 11*a.* land and 2*a.* moor in Bowrestrete in the same parish, worth 14*s.*, held in 'gavelkend' of the archbishop of Canterbury by fealty and 33*s.* 4*d.* rent.

A messuage, 40*a.* land, 6*a.* meadow and 6*a.* wood in Estgrenewiche, worth 40*s.*, held of the prior of the house of Jesus of Shene, co. Surrey, by fealty and other services or rents unknown.

12 messuages, 200*a.* pasture, 300*a.* meadow and 400*a.* wood in Leuesham and Bekenham, worth 40 marks, held as to the messuages &c. in Leuesham of the said prior of Shene and Thomas, marquess of Dorset, by fealty and 8*s.* rent, and as to the messuages &c. in Bekenham of William Terell, as of his manor of Bekenham, and Thomas Grene, knight, as of his manor of Foxgroves in Bekenham, by 7*s.* rent.

1479circa – but see 1475 Court of Chancery case reference; William Brograve of Kelseys in possession of lands around Kelsey in Beckenham.

1481 - Court of Common Pleas, land and people to be identified but on the Bromley/Beckenham border CP 25/1/117/340, number 266.

Link: Image of document at AALT

County: Kent.

Place: Westminster.

Date: One month from Easter, 21 Edward IV [20 May 1481].

Parties: Robert Shotte, querent, and Thomas Whyte and Agnes, his wife, deforciant.

Property: 1 messuage, 28 acres of land, 2 acres of meadow and 8 acres of wood in Bromlegh' and Bekenham.

Action: Plea of covenant.

Agreement: Thomas and Agnes have acknowledged the tenements to be the right of Robert, as those which he has of their gift, and have remised and quitclaimed them from themselves and the heirs of Agnes to him and his heirs for ever.

Warranty: Warranty.

For this: Robert has given them 20 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: Robert Shott, Thomas White, Agnes White  
 Places: Bromley, Beckenham

### 1483 - King Richard III until 1485

Richard had seized the throne and is suspected of murdering the Princes in the Tower. The feeling that he was not entitled to the crown led to conflict between him and the supporters of Henry Tudor. This turmoil affected local affairs as the owners of estates either fell foul or gained favour with Richard and subsequently Henry VII after the Battle of Bosworth where Richard was killed after he had killed William Brandon, Henry Tudor's standard bearer, who was second husband of Elizabeth Bruyn, heiress to one half of Beckenham Manor. William Brandon had been attainted for treason by Richard as a rebel and his lands were forfeit. As he had siezed them by being Elizabeth Bruyn's second husband they were returned to Tyrell. Brandon had also siezed Elizebeth's sister Alice's moieties of property probably on the basis that Elizabeth was the surviving sister. Alice's moieties were returned to her husband John Heveningham.

1483 – Beckenham Manor Patent Rolls attributed to 1 Richard II (1483) drawing on earlier deeds and probably instrumental in the settling of Bruyn estates upon rightful heirs.

<i>Membranes 8 (19) and 7 (20).</i>	
23 Feb.	<p>Inspeximus and exemplification at the requisition of <i>Thomas Brun</i> of the following deeds, &amp;c. :—</p> <p>Fine levied in the octaves of St. John the Baptist, 31 Edw. III., between William de Bruyn, knt., and Alice his wife, complainants (by Edmund Barnabe, the attorney of the said Alice), and Robert Sanlo [de sancto Laudo], parson of <i>Beghenham</i>, deforciant, touching the manor of Wokynon Rokell, the advowsons of the church and chapel of the same town, and of the hospital of St. John de Broke.</p> <p>Deed poll of Joan late wife of Thomas de Overton, and daughter of the late lord William Bruyn, knt., dated 20 Mar., 45 Edw. III., releasing to Robert de Marny, knt., and his wife Alice, her (Joan's) mother, and her (Joan's) brothers Ingram and Richard, all claim on the manors of Southwokynon (Essex), Bekenham (Kent), Rounore, Migham (Hants), and Randolveston (Dorset).</p> <p>Fine levied in the octaves of the Purification, 50 Edw. III., between Robert de Marny, knt., and his wife Alice, complainants, and Warren de Eyrdale and Joan his wife, deforciant, touching a messuage and lands in Stifford, and two parts of the advowson of the church of the same town.</p> <p>Deed poll of Ingram Bruyn, son and heir of William Bruyn, knt., dated Tuesday next after the feast of St. John the Baptist, 1377, granting to Robert de Marny, knt., and Alice his wife (the grantor's mother), the said manors of Southwokynon (Essex), Bekenham (Kent), the advowson of the church of the same town, the manors of Rounor, Fordyngbrigg (Hants), and Randolveston? (Dorset).</p> <p>[Norman]. Deed poll of Ingram Brun, dated 1 July, 1377, discharging Robert de Marny from the covenants of a certain indenture made 15 Nov., 48 Edw. III., between dame Katherine de la Pole, late wife of William de la Pole, knt., and his son Edmond de la Pole, knt., of the one part, and the said Robert de Marny, knt., of the other part.</p> <p>Fine levied in the octaves of the Holy Trinity, 9 Ric. II., between Robert de Bourton, parson of Southwokynon, and John Colyn, parson of Stifford, complainants, and Robert de Marny, knt., and Alice his wife, deforciant, touching the manor of Southwokynon.</p> <p>Fine levied in the octaves of the Holy Trinity, 12 Ric. II., between the said Robert de Bourton, parson of Southwokynon, John Colyn, parson of Stifford, and John Marham, parson of Bekenham, complainants, and Robert de Marny, knt., and Alice his wife, deforciant, touching the manors of Forthingbrigg and Rounore, and lands in Forthingbrigg and Brouneandevere, and the advowson of the church of Rounore, (Hants), the manor of Randolveston? (Dorset), and Bekenham (Kent), and the advowson of the church of the same manor.</p> <p>Indenture made 29 Oct., 15 Ric. II., whereby the said John Colyn, parson of Stifford, grants to Robert de Marny, knt., the manor, and advowson of the church of the town, of Southwokynon and of the chapel in the said manor, and of the hospital of St. John the Baptist of Sydenburghbrok, in the parish of Welde, to hold to the said Robert de Marny for life, with remainder to Ingram Brun, knt., in tail male, in default to William son and heir of Robert de Marny, knt., in tail male, with remainders to Maurice Brun and his right heirs for ever.</p>
16	H 2

APPENDIX II. TO THE SIXTH REPORT OF THE	
I Ric. III., p. 3, 1483-4—continued.	
Date	Description
23 Feb.	<p><i>Inspeximus</i> dated 23 Feb., 16 Ric. II., whereby (after reciting the above fine, deeds, &amp;c., and also the death of the said John Colyn) John Marham, parson of Bekenham (Kent), binds the manor and advowson of the town of Brouneandevere, to Ingram Bruyn and Elizabeth his wife, and to the issue male of the said Ingram, in default to William de Marny and the other remainder named in the preceding deed.</p> <p>Power of attorney, dated 24 Feb., 16 Ric. II., from John Marham, parson of the church of Bekenham (Kent), to Thomas Eilwode and Walter Lyton, to deliver certain of the manor and advowson of the church of the town of Brouneandevere (Hants), to Ingram Bruyn and Elizabeth his wife, in possession of the preceding indenture.</p> <p>Triplets indenture, dated 2 Mar., 16 Ric. II., whereby (after reciting the previous deeds, &amp;c., as well as the death of the said John Colyn) John Marham, parson of Bekenham, binds the manor and advowson of the church of Bekenham (Kent), and the manor of Forthingbrigg (Hants), and a mill and ploughland called Godeshok in the manor of Forthingbrigg, and the manor of Randolveston? (Dorset), to Robert de Marny, kn. in fee, with remainder to Ingram Bruyn in tail male, in default to the said William de Marny, and the other remainder named in the preceding deed.</p> <p>Power of attorney, dated 3 March, 16 Ric. II., from the said John Marham, parson of Bekenham, to William Aylmer and John Parson, to deliver certain of the lands mentioned in the preceding deed to Robert de Marny, kn.</p>

[https://www.google.co.uk/books/edition/Report\\_1840\\_1908/qDxKAQAAMAAJ?q=henyngham&gbpv=1#f=false](https://www.google.co.uk/books/edition/Report_1840_1908/qDxKAQAAMAAJ?q=henyngham&gbpv=1#f=false)

1483 - Beckenham Manor; Patent Rolls Richard III May 27th;

Restitution to John Henyngham (Heveningham), knt, of his estate as tenant for life in the moiety of the undermentioned manor (though relevant to Southwokynon the same applies to Beckenham having been also a moiety belonging to Alice (Bruyn) and Henyngham (Heveningham). Note the 'unjustly expelled' comment. To this day people take sides with either Edward IV, Richard III or Henry Tudor (VII). So the story may be

biased one way or the other. William Brandon was standard bearer to Henry Tudor and killed by Richard III at the Battle of Bosworth. Heveningham's heir George did not inherit as the moiety reverted to the heir of Alice's first husband Berners but his heir apparently died and the heir of Harleston, her second husband, inherited.

Upon Alice's death the 2nd husband of her sister Elizabeth, William Brandon, seized the half belonging to Alice's widower, Heveningham/Henyngham. The report says that all property was repossessed by the crown and some restitution was made returning property to Heveningham. Complex in that the estates ranged from Essex, Kent, Hampshire etc. Also, Brandon had been attainted for treason by Richard III as Brandon was a supporter of Henry Tudor who would become Henry VII after the Battle of Bosworth shortly afterwards. Subsequent hearings under Henry VII it would seem took back half of the Manor of Beckenham from Heveningham to Elizabeth's son and heir by Tyrell, her first husband.

This link contains details regarding the dealings between the husbands of Alice and Elizabeth Bruyn over their inherited estates. <https://books.google.co.uk/books?id=qDxKAQAAMAAJ&lpg=RA8-PA128&dq=%22thomas%20tyrell%22%20bruyn&pg=RA8-PA132#v=snippet&q=henyngham&f=false>

27 May . Restitution to *John Henyngham*, knt., of his estate, as tenant for life in the moiety of the undermentioned manor, advowsons, and lands. Also, further grant to him of the other moiety thereof, to hold during the life of the under-mentioned William Brandon, to the use of Edmund Shaa, knt., Thomas Tyrell, esquire of the royal body, Richard Fitzlowes, and Humfrey Tyrell, esqrs., by fealty. The grant sets out with a recital of the Act 1 Ric. III., attainting (inter alios) the said William Brandon; also of the inquisition taken thereupon at Brendewode (Essex), 30 Sept., 2 Ric. III. [*not found*], before Thomas Lynam, the escheator, whereby it was found that Philippa, late duchess of York and lady of the Isle of Wight, being siezed of the manor and advowson of Southwokynnton (Essex), with lands in the town of Stifford, and the advowson of the church there, conveyed them to Maurice Bruyn, knt., and Elizabeth his wife, in tail general; on their death the manor, advowsons, and lands, descended to their grand-daughters, Alice and Elizabeth Bruyn. Alice married the said *John Henyngham*, and died, leaving issue George. Elizabeth married the said William Brandon; and they, on the death of the said Alice, unjustly expelled the said *John Henyngham* from his purparty of the property. Subsequently by virtue of the above Act and inquisition, the said property became forfeited to the crown. The rest of the membrane is blank.

May 27. Whereas by an act in Parliament at Westminster, 28 January,

624 CALENDAR OF PATENT ROLL Membrane 22 — cant.

Westminster. 1 Richard III, it was ordained that William Brandon, esquire, should forfeit all the possessions which he held on 18 October then last past, and by an inquisition taken at Brendewode, co. Essex, on 8 September, 2 Richard III, before Thomas Lynam, then escheator, by virtue of his office, it was found that Philippa, late duchess of York and lady of the Isle of Wight, was seised of the manor of South Wokynnton, co. Essex, with the advowson of the church of South wokynnton, and two acres of land in Stifford, CO. Essex, with the advowson of the church of that town pertaining thereto in her demesne as of fee and granted the same to Maurice Bruyn, knight, and Elizabeth his wife and the heirs of their bodies with remainder to the right heirs of Maurice, and the said Maurice and Elizabeth were accordingly seised of the premises in their demesne as of fee tail and on their death the premises descended to Alice and Elizabeth Bruyn as their kinswomen and heirs, viz. daughters and heirs of Henry Bruyn their son and heir, and these accordingly entered into the premises and were seised of the same in their demesne as of fee tail and Alice married John Henyngham, knight, and Elizabeth married the said William Brandon, and the said John and Alice had issue George and afterwards Alice died, and after her death the said John as tenant by the law of England and the said William and Elizabeth were seised of the premises until the said William expelled and unjustly disseised the said John and on 28 October, 1 Richard III, was seised of one part of the premises in his demesne as of fee and of the other part in the right of the said Elizabeth his wife, and accordingly the premises were taken into the king's hands and are still in his hands; the king hereby restores to the said John Henyngham his moiety of the premises and grants the other moiety to him and his assigns for the life of the said William Brandon to the use of Edmund Shaa, knight, Thomas Tyrell, esquire of the body, Richard Fitslowes and Humphrey Tyrell, esquire, by fealty,

and grants to him the issues of the manor and two acres from Easter last during the life of the said William. By p.s.

1483 - Harleian Manuscripts catalogue item 1472, British Museum. Licence for Sir John Hynyngham to enter the Manor of Bekyngham

<https://books.google.co.uk/books?id=PaRJAAAcAAJ&lpg=PA283&dq=hynyngham%20bekyngham&pg=PA283#v=onepage&q=hynyngham%20bekyngham&f=false>

1484 – Foxgrove is mentioned in Records of the Exchequer at the National Archive, Kew. Parties: Richard Middleton, Esq., Lady Maud Grene his wife, and Thomas Grene (b.1461), Esq & Margaret Kyng, widow, farmer of the manor of Foxgrove in Beckenham; Place or Subject: The manor of Foxgrove in Beckenham (Bekenham), [Receipt]. County: Kent

The Grene(Green/Greene) have some importance in the early history of Foxgrove as one member of the family appears in legal documents as escheator or sheriff. Tracing their family tree is somewhat easier as they are related to the family of Vaux/Vaus and also to Parr (ie distantly to Catherine Parr). Some success can be got by searching the internet and Wikipedia. Sir Thomas Grene is apparently connected with properties in Northampton. One Thomas Green was attainted for treason and though found innocent he died in the Tower of London. Lady Maud Grene mentioned here is the widow of Sir Thomas Grene who died in 1462. The name of King/Kinge and Kynge are recorded in Beckenham burials from the earliest records circa 1539 to the 18<sup>th</sup> Century. One Henry King is recorded as transporting timber for dockyards. Their term of occupancy of Foxgrove Farm cannot be determined with any accuracy.

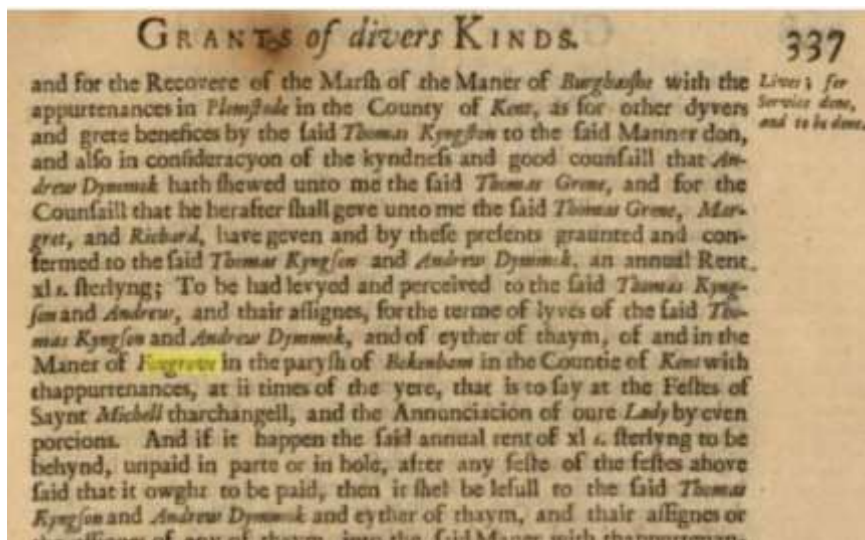
<https://books.google.co.uk/books?id=jBBJAAAcAAJ&lpg=PA337&dq=dymmok%20kyngson&pg=PA337#v=onepage&q=grene&f=false>

The above link for Ancient Charters and Instruments describes Thomas Grene, son of Sir Thomas Grene arranging rents from Foxgrove Manor to Thomas Kyngson and Andrew Dymmok for their services in recovering other property in the Manor of Berghershe and appurtenances in Plumstead.

1484 - Foxgrove: Parties: Richard Middleton, Esq., Lady Maud Grene his wife, and Thomas Grene, Esq (her son) & Margaret Kyng, widow, farmer of the manor of Foxgrove in Beckenham; Place or Subject: The manor of Foxgrove in Beckenham (Bekenham), [Receipt]. County: Kent 2 Ric III Ref. E 326/6791 (TNA)

And: Grantor: Thomas, son and heir of Thomas Grene, knight, Margaret Kyng, and Richard her son; Grantee: Thomas, Kyngson and Andrew Dymmok; Place or Subject: Grant of a rent charged on the manor of Foxgrove in the parish of Beckenham; County: Kent 2 Ric III Ref. E 327/595 (TNA)

From E 326 - Exchequer: Augmentation Office: Ancient Deeds, Series B (TNA) The description of the grant of rents can be found in the above link.



**1485 - Battle of Bosworth**, William Brandon is killed by Richard III. Brandon is standard bearer to Henry Tudor and second husband of Elizabeth Bruyn, heiress of half of Beckenham Manor although her half was now in possession of the heirs of her first husband Thomas Tirrell (see 1483). The battle's outcome was the death of Richard III and the end of the Wars of the Roses. Henry Tudor became Henry VII.

#### 1485 - King Henry VII until 1509

1485 – Beckenham Manor; describes the treason by William Brandon against Richard III, the seizure of Beckenham Manor by Brandon upon the death of Alice Bruyn and the seizure by the crown upon Brandon's inquisition, then the restitution of the property to Heveningham 'for life'.

“Restitution to John Henyngham of moiety of the manor and advowson of Bekenham (Kent); also further grant to him of the other moiety thereof to hold during the life of William Brandon, to the use of Edmund Shaa, knt. Thomas Tirell, esquire of the royal body, Richard Fitzlowes, and Humfrey Tirell, esqurs., by fealty. The grant notices the attainder of the said William Brandon for high treason, also the inquisition taken thereupon at Depford Stronde (Kent), 10 May, 2 Richard III, before John Kendale the escheator, whereby it was found that Philippa late duchess of York and lady of the Isle of Wight, being seized of the said manor and advowson of Bekenham, conveyed them to Maurice Bruyn, knt. And Elizabeth his wife, in tail general; on their death, the manor and advowson descended to teir grand-daughters Alice and Elizabeth Bruyn: Alice married the said John Henyngham, and died, leaving issue George; Elizabeth married the said William Brandon; and on the death of the said Alice, they expelled the said John Henyngham from his purparty (as tenant for life) of the property. By virtue of the said attainder and inquisition, the said property escheated to the crown.”

7 July .	<p>Guyan, rector of Myncinnampton, the farmer there, on whose death the said manor and mill are to remain to the said <i>George</i> : also the manor of, and lands in, Mershbaldington (Oxon); and messuages and lands in Asshecemet, alias Cames or Cames Asshe (Somerset) : all which premises were formerly of John Cheyny, esq., and before that of John Beynton, knt.</p> <p>Restitution to <i>John Henyngham</i> of moiety of the manor and advowson of Bekenham (Kent) : also further grant to him of the other moiety thereof, to hold during the life of William Brandon, to the use of Edmund Shaa, knt., Thomas Tirell, esquire of the royal body, Richard Fitzlowes, and Humfrey Tirell, esqrs., by fealty.</p> <p>The grant notices the attainder of the said William Brandon for high treason, also</p>	17
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DEPUTY KEEPER OF THE PUBLIC RECORDS.

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3 Ric. III., 1485—continued.

Appendix II.

Date.	—	No. of Entry.
	<p>the inquisition taken thereupon at Depford Stronde (Kent), 10 May, 2 Ric. III., before John Kendale the escheator. whereby it was found that Philippa, late duchess of York and lady of the Isle of Wight, being seized of the said manor and advowson of Bekenham, conveyed them to Maurice Bruyn, knt., and Elizabeth his wife, in tail general; on their death, the manor and advowson descended to their grand-daughters, Alice and Elizabeth Bruyn : Alice married the said <i>John Henyngham</i>, and died, leaving issue George; Elizabeth married the said <i>William Brandon</i>; and on the death of the said Alice, they expelled the said <i>John Henyngham</i> from his purparty (as tenant for life) of the property. By virtue of the said attainder and inquisition, the said property escheated to the crown.</p>	<p>1. The First Part of the Calendar of the Contents of the Patent Rolls, deposited in the Chapel of the Rolls.</p>

[https://www.google.co.uk/books/edition/Report\\_1840\\_1908/qDxKAQAAMAAJ?hl=en&gbpv=1&dq=inspeximus+Alice+Bruyn&pg=RA8-PA145&printsec=frontcover](https://www.google.co.uk/books/edition/Report_1840_1908/qDxKAQAAMAAJ?hl=en&gbpv=1&dq=inspeximus+Alice+Bruyn&pg=RA8-PA145&printsec=frontcover)

1486 – Beckenham Manor; 19th June, This charter lists documents and events surrounding the descent of the Manor of Beckenham down the Bruyn line, through the two sisters, Alice and Elizabeth Bruyn and their respective husbands and heirs.

Transcription :

Inspeximus and exemplification, at the instance of Elizabeth Brandon, widow, of the following documents:— (1.) A writ of diem clausit extremum dated 15 Feb., 1 Edw. IV. (Inq. 1 Edw. IV. No. 27), directed to John Grene, escheator of Kent, upon the death of Henry Bruyn, Knt. (2.) An inquisition taken thereupon at Bromley, co. Kent, on Saturday, 20 Feb, 1 Edw. IV., before John Grene, the escheator, by the oaths of Richard Nether, Thomas Dawe, John Mydday, William Myddey, John Plegge, John Yorke, Henry Lapworth, Thomas Bedyll, Henry Violet, Robert Blundell, Simon Kechill, and Robert Thorp, setting forth that Henry Bruyn, knt., was seized of the manor of Beckenham, alias Beghenham (fully described), with the advowson of the church thereof, held of the Crown in capite, by the service of one knights fee; and that he died 30 Nov. last; and that Elizabeth, wife of Thomas Tyrell, esq., aged 17 years, and Alice, wife of John Berners, aged 19 years, are his daughters and heirs. (3.) A writ of diem clausit extremum dated 18 March, 13 Edw. IV. (1474) (Inq. 13 Edw. IV. No. 59), directed to John Brode, escheator of Kent, upon the death of Alice, wife of John Hevenyngham, knt. (4.) An inquisition taken thereupon at Bromlegh, co. Kent, 11 Nov, 13 Edw. IV., before John Brode, the elder, the escheator, by the oaths of John Kyere, Thomas Kyng, Simon Keehill, Henry Violet, Alexander Curteys, Stephen Kete, John Plegge, Robert Humfrey, Philip Alexander, Robert Pope, John Dare Taillour, William Bradfote, and Richard Kyng, setting forth that Alice Hevenyngham was seized of the moiety of the manor of Beghenham, and the moiety of the advowson of the church thereof, held of the Crown in capite, by the service of one fourth part of a knights fee, and married successively John Berners, esq. (by whom she had

issue John Berners), Robert Harleston esq. (by whom she had likewise issue), and John Hevenynghanl,knt. (by whom she had issue George Hevenyngham),and that she died 15 Feb., 12 Edw. IV.:(1473) and that the said John Hevenyngham now holds the premises; and that the before-mentioned John Berners is her son and next heir, and is of the age of 10 years. Pat. p. 3. m. 5 (23).

This explains quite fully the situation regarding Alice (Bruyn) and her son and heir John Berners. Elizabeth Bruyn who had married Brandon is seemingly endorsing her right to the other moiety of Beckenham Manor.

1487 – Kelsey? Lewis, son of John Stanlowe esquire and Margaret his wife, to John Shukbergh and William Brograve, drapers of London, their heirs and assigns. Release and quitclaim of all those lands and tenements, rents, reversions and services, woods, meadows, lesues and pastures in the parishes of Bromlegh, Bekenham, Leuesham, Chesilhurst, Orpyngton and Hese co. Kent formerly of John and Margaret Stanlowe, which the said John Shukbergh and William held jointly with Robert Sympson draper, Thomas Ursewyk, recorder of London, William Alyngton, John Hungerford and William Pory deceased, by gift of John Bromlegh, abbot of Bermondese, John Catesby serjeant at law, William Alisaundre, William Est, George Dawne chaplain and Thomas Guyne, with warranty against the abbot of Memorandum of acknowledgment, 5 December. Westminster and his successors. Dated 1 December, 5 Henry VII. (BHO, Calendar of Close Rolls)

Maybe this is not the core of Kelsey as that is thought to have been acquired from Kelshulle but showing that William Brograve perhaps added to the estate. Whether Sympson is of Sympson's Place needs confirming but Sympson's Place was connected with the Stile, Raymond and then Burrell families. See 1439 where Stanlowe is mentioned which connects back to land which passed through the possession of Nicholas Carreu of Bedington.

1487 – Will of Richard Dawe. The Dawe name is in the list of pardons from Cade's rebellion and the connection to Batt and Kinge is interesting. Lands and tenements establish Dawe as another yeoman of the area and a close neighbour of Batt.

SW/1\_255

RICHARD DAWE of Penge.

20 Jan., 1487[-8]. To be buried in the churchyard of St. George, Becnam. To the high altar of Batyrsey where [I was] parishioner [vbi Parochianus] for tithes forgot 6d. To the high altar of Becnam 6d. To the church of Becnam a torch. Residue to Joan my wife, Executrix, for the welfare of my soul. John Moger and John Allen, Overseers. {Latin.}

Witn. John Batte, Edward Kyng, John Kyng and many others.

`Hec est ultima voluntas' of me Richard Dawe of Penge, Joan Daw my wife to have all my lands and tenements, in the parish of Becnam and in the parish of Heys, Kent, for 20 years. After which they are to remain to the heirs of our bodies. If said Joan dies without heirs of our bodies then they are to remain to Richard Daw son and heir of Richard Daw of Wotcroft.

Proved 18 March, 1487[-8]. [DW/PA/7/1 f.78].

1492 - Foot of Fine; Lewisham and Sydenham. recorded in case it connects with perhaps Kent House or Penge

CP 25/1/117A/345, number 131.

Link: [Image of document at AALT](#)

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County: Kent.

Place: Westminster.

Date: Two weeks from St John the Baptist, 7 Henry VII [8 July 1492]. And afterwards one week from St Michael, 8 Henry VII [6 October 1492].

Parties: William Sutton', clerk, Richard Wytton', clerk, Thomas Kysyng', citizen and mercer of London', and Richard Walker, citizen and grocer of London', querents, and John Norbury, knight, and Joan, his wife, deforciant.



Property: 1 messuage, 120 acres of land, 16 acres of meadow, 100 acres of pasture and 68 acres of wood in Leuesham and Sippenham in the parish of Leuesham.

Action: Plea of covenant.

Agreement: John and Joan have acknowledged the tenements to be the right of Richard Walker, as those which the same Richard, William, Richard Wytton' and Thomas have of their gift, and have remised and quitclaimed them from themselves and the heirs of John\* to William, Richard, Thomas and Richard and the heirs of Richard Walker for ever.

Warranty: Warranty by John and Joan for themselves and the heirs of Joan.

For this: William, Richard, Thomas and Richard have given them 200 pounds sterling.

Note: [\* This name has been altered.]

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: William Sutton, Richard Witton, Thomas Kising, Richard Walker, John Norbury, Joan Norbury

Places: London, Lewisham, Sydenham (in Lewisham)

1493 - Court of Common Pleas, names and land to be identified. 84 acres is a considerable size. We have several mysteries particularly with the Elmers End area of the district.

CP 25/1/117A/346, number 152.

Link: Image of document at AALT

County: Kent.

Place: Westminster.

Date: Two weeks from St Martin, 9 Henry VII [25 November 1493].

Parties: Roger Shelley, Thomas Polsted', William Arnold', John Reydon', Thomas Shirley, John Petteley and Thomas Shot, querents, and William Thornton' and Margaret, his wife, deforciant.

Property: 1 messuage, 75 acres of land, 8 acres of meadow and 1 acre of wood in Bekenham'.

Action: Plea of covenant.

Agreement: William Thornton' and Margaret have acknowledged the tenements to be the right of Roger, as those which Roger, Thomas, William Arnold', John, Thomas, John and Thomas have of their gift, and have remised and quitclaimed them from themselves and the heirs of Margaret to Roger, Thomas, William Arnold', John, Thomas, John and Thomas and the heirs of Roger for ever.

Warranty: Warranty against John, abbot of St Peter, Westminster, and his successors.

For this: Roger, Thomas, William Arnold', John, Thomas, John and Thomas have given them 40 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: Roger Shelley, Thomas Polstead, William Arnold, John Reydon, Thomas Shirley, John Petley, Thomas Shott, William Thornton, Margaret Thornton

Places: Beckenham

1493 - ELIZABETH BRANDON, Post Mortem Inquisition, widow. *Writ* 7 March, *inq.* 20 June, 9 Hen. VII. Elizabeth Bruyn, late the wife of Maurice Bruyn, knt., was seised of the under-mentioned manors and lands in fee tail and had issue by the said Maurice, whom she survived, a son and heir, Henry Bruyn, knt., who died in his mother's lifetime, leaving issue two daughters and heirs, the elder Alice, and the younger the said Elizabeth, named in the writ. The said Alice married one Robert Harleston, esq., and had issue a son John Harleston, who is now living. And afterwards the said Robert Harleston died. And the said Elizabeth, sister of Alice, married one Thomas Tyryell, esq., and had issue a son Hugh Tyryell, who is now living. And afterwards the said Elizabeth Bruyn, widow, died, and the said manors, &c., descended to the said Alice, and to the said Thomas, and Elizabeth his wife, in her right. And afterwards the said Alice married one John Hevenyngham, knt., and had issue a son George Hevenyngham, and died; and the said John Hevenyngham,

knt., who survived her, is seised of her moiety of the premises, as tenant by the curtesy. And the said Thomas Tyryell died, and the said Elizabeth survived him, and took to husband one William Brandon, knt., whom she survived. She married thirdly one William Mallery, esq., whom also she survived. She died 26 March last. The said Hugh Tyryell, aged 23 and more, is her son and heir.

Immediately after his mother's decease the said Hugh enfeoffed one Henry Colom, clk., of the moiety of the premises which then descended to him; and the said Henry Colom, at the request of the said Hugh, enfeoffed the said Hugh. and Margaret daughter of Gilbert Hussy, esq., William Hussy, knt., ..... Peter Hussy, clk., William Wylloughby, esq., son of Christopher Wylloughby, knt., Thomas Montgomery, Thomas Tyryell, and others, of the said moiety, to the use of the said Hugh and Margaret, and the heirs of their bodies, with remainder in default to the said Hugh and his heirs for ever.

ELIZABETH BRANDON, widow. *Writ* 22 March, *inq.* the last day but one of May, 9 Hen. VII. She died 7 March, 9 Hen. VII, seised of a moiety of the under-mentioned manor in fee, and of a moiety of the under-mentioned advowson, as of fee and right.

Hugh Tyrell, aged 23 and more, is her son and heir.

A moiety of the manor and advowson of Bekyngham, worth 15*l.*, held of the King in chief, by service of 1/4 of a knight's fee.

1493 – Kelsey; The lives of the Brograves of Kelsey defy much investigation and several references cannot be tied down to the Beckenham Brograves. William Brograve was also an alderman of the City of London as were so many Beckenham residents.

Reference: C 1/187/16

Description:

Short title: Brograve v Dormer.

Plaintiffs: William Brograve, of London, draper.

Defendants: William Dormer, of West Wykam, woolman.

Subject: Transaction in wool. Buckinghamshire

Note: Mutilated and partly illegible.

Date: 1493-1500

1494 - Immediately after his mother's decease (Elizabeth nee Bruyn) the said Hugh (Tyrell) enfeoffed one Henry Colom, clk., of the moiety of the premises (inc A moiety of the manor and advowson of Bekyngham, worth 15*l.*, held of the King in chief, by service of 1/4 of a knight's fee.

C. Series II. Vol. 9. (14.) E. Series II. File 462. (2.)) which then descended to him; and the said Henry Colom, at the request of the said Hugh, enfeoffed the said Hugh. and Margaret daughter of Gilbert Hussy, esq., William Hussy, knt., .... Peter Hussy, clk., William Wylloughby, esq., son of Christopher Wylloughby, knt., Thomas Montgomery, Thomas Tyryell, and others, of the said moiety, to the use of the said Hugh and Margaret, and the heirs of their bodies, with remainder in default to the said Hugh and his heirs for ever.

1494 - Foxgrove: 1494 Apr 15 Debtor: Thomas Green, of Northants., knight, Margaret King, of Foxgrove in the parish of Beckerham in Kent, widow, and Richard Clerk, of the parish of Plumstead in Kent, husbandman. Creditor: Richard Golofre, citizen and mercer [merchant] of London. Amount: £31. Before whom: John Brown, knight, Mayor of the Staple of Westminster. When taken: 08/09/1492 First term: 24/06/1493 Last term: 24/06/1493 Writ to: Sheriff of [Kent] Sent by: John Brown, knight, Mayor of the Staple of Westminster. Endorsement: London' Middx. Kanc' Coram d'no R' ..... sua in [crossed out: Oct' S'ti... p'x' futur] crastino Ascensionis d'ni p'x' futur'.

Foxgrove becomes more of a mystery for its earliest times as substantiating evidence for Philipot and Hasted's accounts is rare or cannot be found. But we have concluded that Philipot got some facts and events confused. *Philipot had related: Lord Burwash*, who in the forty third year of the abovesaid Prince (1370), passed it away to Sir *Walter de Paveley*, and in his Family it remained untill the latter End of *Richard* the second, (1399) and then it was conveyed to *Vaux* of the County of *North-Hampton*, and there made its abode untill the latter End of *Henry* the sixth (1461), and then it was alienated to *John Grene* Esquire, and he died possesst of it in fourth year of *Edward* the fourth (1465); and in this Family did the Title reside, untill the Beginning of *Henry* the eighth (1509), and then it was demised to *Beversea*, and *Humphrey Beversea*, .....

1498 – Kent House? Foot of Fine; Fyncham was connected with Kent House as his wife Elizabeth is Stephen Fabyan's daughter, see 1501 and this may relate to a lease of all or part of Kent House.

CP 25/1/117A/347, number 240.

Link: Image of document at AALT

County: Kent.

Place: Westminster.

Date: Two weeks from St John the Baptist, 13 Henry VII [8 July 1498].

Parties: William Botery and William Bromwell', querents, and Henry Fyncham and Elizabeth, his wife, deforciant.

Property: 1 messuage, 1 dove-cot, 150 acres of land, 11 acres of meadow, 71 acres of pasture and 70 acres of wood in Bekenham. (300 acres)

Action: Plea of covenant.

Agreement: Henry and Elizabeth have acknowledged the tenements to be the right of William Botery, and have remised and quitclaimed them from themselves and the heirs of Elizabeth to William and William and the heirs of William Botery for ever.

Warranty: Warranty.

For this: William and William have given them 100 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: William Buttery, William Bramwell, Henry Fincham, Elizabeth Fincham

Places: Beckenham

1499 - Beckenham Manor (relevant to) Post Mortem Inquisition at the death of Sir John Heveningham, husband of Alice Bruyn. Although this does not mention the moiety of Beckenham Manor belonging to Alice and carried via her heirs down to Clement Harleston, Hevingham is mentioned in other documents in association with Beckenham Manor. The various inquisitions for Alice, Elizabeth and any of their six husbands help trace the heredity of the manor although Beckenham is a minor part of their overall properties.

JOHN HEVENYNGHAM, knight.

*Writ* 23 April, 14 Henry VII; *inquisition* the last day of October, 15 Henry VII.

Philippa, late duchess of York, and lady of the Isle of Wight, was seised of the under-mentioned manor of Southwekyngdon and two acres of land in Stifford in fee and advowsons of Southwekyngdon and Stifford in her demesne as of fee and right, and, being so seised, by charter gave them to Maurice Bruyn, knight, and Elizabeth, then his wife, and the heirs of their bodies issuing, with remainder in default to Maurice's right heirs. The said Maurice and Elizabeth were seised thereof accordingly in fee tail, and, being so seised, had issue Henry Bruyn, knight, who had issue Alice and Elizabeth and died; and afterwards the said Maurice died, and the said Elizabeth survived him and was seised thereof, viz. of the manor in fee tail and of the advowsons as of fee and right, by the form of the gift; and afterwards the said Alice took to husband John Berners, esquire, and the said Elizabeth took to husband Thomas Tyrell, esquire, which John Berners died and the said Alice survived him and afterwards took to husband Robert Harleston, esquire, and the same Robert and Alice had issue John, and the same Robert died and the said Alice survived him; and the said Elizabeth, late the wife

of Maurice, afterwards died, seised as aforesaid, after whose death the said manor and advowsons descended to the said Alice, and Elizabeth wife of the said Thomas Tirell, cousins and heirs of the said Maurice and Elizabeth of their bodies begotten, viz. daughters of Henry, son and heir of the said Maurice and Elizabeth, whereby the said Alice in her own right and the said Thomas Tirell and Elizabeth, in right of the said Elizabeth, entered on the said manor, &c. and were seised thereof, &c.; and the said Alice being so seised took to husband John Hevenyngham, knight, named in the writ, whereby the said John and Alice and the said Thomas and Elizabeth, in right of the said Alice and Elizabeth, were seised together and without division (*insimul et pro indiviso*) thereof, &c., and the said John and Alice had issue George, and afterwards the said Alice died, and both the said John, and the said Thomas and Elizabeth, survived her, and the said John after her death held a moiety of the premises as tenant by the curtesy and was seised thereof in his demesne as of free tenement, and died so seised.

Clement Harleston, son of the said John Harleston son of the said Robert Harleston and Alice his wife is next heir of the said Alice late the wife of the said John Hevenyngham of her body begotten; and the said Clement Harleston the son and one William Tyrell son of the said Thomas Tyrell and Elizabeth his wife, are cousins and next heirs of the said Maurice and Elizabeth, late his wife, of their bodies begotten in form aforesaid, and the said Clement is 5 years old and more, and the said William 30 years old and more. The said John Hevenyngham died 10 May last, and the aforesaid (*sic*) Thomas (*written over erasure*) Hevenyngham the son is next heir of the said John Hevenyngham, and is 30 years old and more.

The said John Hevenyngham was seised of the other under-mentioned manors, &c., in fee, and, being so seised, thereof enfeoffed James Hobart, the king's attorney, John Yaxlee, serjeant-at-law, John Jermy, esquire, and William Coke, the younger, who survive, together with other, since deceased, for the performance of his last will, whereby he directed that his executors should take the issues and profits thereof for half a year from his decease, and that thereafter Thomas Hevenyngham, esquire, his son and heir should have the said manors, &c., to hold to him and the heirs male of his body. He died 10 May, 14 Henry VII. The said Thomas Hevenyngham, esquire, aged 50 and more, is his son and heir. *Cf.* Nos. 306, 307, 425, 527.

Essex; Manor and advowson of Southwekyngdon, worth 40*l.*, held of the king, as of the honor of Hereford, by service of one knight's fee.

Two acres of land in Stifford, and the advowson of two parts of the church of Stifford to the said 2*a.* belonging, worth 6*s.* 8*d.*, held of the lord Grey, service unknown.

Manor of Totham, worth 10*l.*, held of the king, as of the honor of Hagnet, by service of 1/20 of a knight's fee.

Manor of Goldanger, held of the king, as of the honor aforesaid, by service of 1/20 of a knight's fee.

Manor of Bergehalle, or Bregehall, held of the king, as of the honor of Rayley, by service of 1/20 of a knight's fee.

Manor of Flethall, and a mill in Styfford, held of the king as of the same honor, by service of 1/20 of a knight's fee.

*C. Series II. Vol. 14. (140.) E. Series II. File 293. (16.) (BHO)*

1500circa – Nicholas Brograve (of Kelseys) is involved in Chancery cases concerning property. To be researched further (TNA)

This and the following two entries for Nicholas, Edward and William Brograve imply some improper actions by the whole family?

1500 - Court of Common Pleas;

Court of Common Pleas, CP 40/954, rot. 186d

**Term:** Michaelmas 1500

**County:** London

**Writ type:** Debt (other); Debt (sale of goods)

**Damages claimed:** £10

**Case type:** Real action / rents / damage to real estate; Sale of goods

**Pleading:** Robert Bekyngham. claims that Edward Brograve owes him 4*m.* Robert B. claims that at London on 10/09/1496 he demised to Edward B. the rectory of Beckenham, Kent, with all its fruits, oblations, tenths, and other dues of the same rectory, to be had and occupied by the same EB from the feast of the annunciation

of St Mary then next following (25/03/1497) until the same feast then next following (25/03/1498), namely, for one whole year, at an annual rent of £18, payable to RB at the feasts of the nativity of St John the Baptist (24/06/1497), Michaelmas (29/09/1497), Christmas (25/12/1497), and Easter (15/04/1498) in equal portions. RB says that by force of this demise EB had and occupied the aforesaid rectory from the same 10/09/1496, for one entire year then next following. RB says that of the £4 10s payment of the aforesaid £18 annual rent which was due at Christmas 1497, EB did not pay 40s, which same 40s is in arrears and a parcel of the aforesaid 4m debt. RB also says that at London on the same aforesaid 10/09/1496 EB bought from him 2 cartloads of hay for 13s 4d, which hay has not been paid for. Together the 40s arrears of rents and 13s 4d from the sale of hay add up to the said 4m debt. Damages are claimed at £10.

**Pleading:** EB defends and seeks licence to imparl as far as Hilary term 1501.

**Postea text:** postea 1 - further licence to imparl, forwarding the case as far as Easter term 1501.

Court of Common Pleas, CP 40/954, rot. 234d

Term: Michaelmas 1500

County: Kent

Writ type: Trespass (force and arms)

Damages claimed: £10

Case type: Housebreaking; Taking of goods

Pleading: William Brograve is in mercy for many defaults. William Botery and William Bromwell claim that on 10/03/1499 William Brograve used force and arms to break their close at Beckenham, Kent, where he felled and carried off their trees and underwood to the value of 100s. The trees and underwood taken were, namely, 60 oak trees, 20 ash trees, and twenty cartloads of underwood. Damages are claimed at £10.

Pleading: William Brograve defends and seeks licence to imparl as far as Hilary term 1501. (BHO)

1500 - Kenthouse: (This case relates some ownership and occupation of Kent House)

Court of Common Pleas, CP 40/951, rot. 115 Term: Hilary 1500 County: Kent Writ type: Trespass (force and arms) Damages claimed: £20

Damages awarded: 3s 4d

Costs: 20s

Case type: Housebreaking; Real action / rents / damage to real estate; Taking of goods; Trespass (chattels)

Pleading: Henry Fyncham. and John Henley. claim that on 24/03/1497 John Fabyan. used force and arms to break their close at Beckenham, Kent, to seize and carry off their goods and chattels to the value of 20m, and allowed his livestock to trample and consume their grass to the value of 100s. Henry Fyncham and John Henley say that the goods and chattels taken were, namely: 2 benches; 6 stools; 2 millstones; 2 andirons; 2 feather beds; and 4 mattresses. The livestock which trampled and consumed the grass was, namely, horses, oxen, cows, and sheep. HF and JH say that this livestock was in their close on diverse days over a period of four months next following the aforesaid 24/03/1497. Damages are claimed at £20. Pleading: John Fabyan says that he is innocent and puts himself upon the country, and the plaintiffs, HF and JH put themselves likewise. Order to the sheriff of Kent to make a jury come at the octave of the Purification 1500.

Postea text: postea 1 - the jury between the parties is placed in respite as far as Easter term in five weeks 1500.

Postea text: postea 2 - to this day comes defendant JF and plaintiffs HF and JH. A jury comes and says on oath that JF is innocent of seizing and carrying off the aforesaid chattels. The jury also says that a certain Stephen Fabyan. was seised in his demesne and as of fee of one messuage called 'Kenthouse' and 300 acres of land with appurtenances at Beckenham, in which the supposed trespass took place. So seised in his lifetime prior to the time of the supposed trespass, the same SF and the aforesaid JF being together in a certain house of the aforesaid messuage together said that that same Stephen Fabyan wished (vellet) the profits of the same tenement and lands during his lifetime, and that after the death of SF, JF and his heirs should have the same messuage and lands with appurtenances in perpetuity. Later SF and JF withdrew from that same house into a certain field which was part of the aforesaid 300 acres of land and then SF said again that he wished to have the value of the profits from the messuage and lands with appurtenances during his life, and for JH to have the messuage and lands after his death. Upon this SF then gave drink, to whichever of William T., Robert W., William B., and others who had been present until this point, and requested them to testify to his words. And

the jury say on oath that if it is the will of the law that nothing be transferred by the words of SF nor anything be enfeoffed, then the jury say that SF later died so seised in his demesne and as of fee, after whose death the same messuage and lands descended to a certain Elizabeth (F.) now the wife of plaintiff HF, as one of the daughters and heirs of the late SF, and to plaintiff JH as grandson of the late SF, namely as the son of Katherine (F.) another of SF's daughters. At the time of SF's death, JH in his own right and HF by right of his wife Elizabeth Fabyan entered the aforesaid messuage and lands, and continued in possession of them for around the space of one month then next following. Thereafter, at the time of the aforesaid supposed trespass, defendant JF made entry into the same property and continued in possession of it for the 27 weeks then next following. Thereafter, plaintiffs JH and HF re-entered the property. And the jury say that defendant JF, for the 27 weeks he was in possession, allowed his cattle to trample and consume grass upon the messuage and lands just as JH and HF alleged. The jury assesses JH and HF's damages at 3s 4d and their costs at 20s. Therefore, the decision is that JH and HF are to recover from JF costs and damages of 23s 4d. JF is to be arrested. JH and HF are in mercy for false claim against JF concerning the seizing and carrying off of the aforesaid goods and chattels, concerning which JF is quit. Postea text: postea 3 - 10/07/1501 HF and JH come before the court and acknowledge satisfaction of the aforesaid damages. Therefore, JF is quit. Case notes: The jury recounts a verbal transmission of property which the justices decide is invalid.

1500 - Unidentified properties Foot of Fine. A Joan Cawston daughter of Henry is buried in 1576 and a few other Cawstons are in burial records from 1562. William may have died before burials were registered.

CP 25/1/117A/348, number 305.

Link: [Image of document at AALT](#)

County: Kent.

Place: Westminster.

Date: The day after St Martin, 16 Henry VII [12 November 1500].

Parties: William Causton' (or William Canston)', querent,(Plaintiff) and Andrew Lyt[yl]grome and Margaret, his wife, deforcians.(One who keeps out of possession the rightful owner of an estate.

Property: A third part of 4 messuages, of 80 acres of land, of 2 acres of meadow, of 4 acres of wood and of 1 acre of marsh in Westwykham, Bekenham, Bromeley and Lewesham.

Action: Plea of covenant.

Agreement: Andrew and Margaret have acknowledged the third part of the tenements to be the right of William, as that which he has of their gift, and have remised and quitclaimed it from themselves and the heirs of Margaret to him and his heirs for ever.

Warranty: Warranty by Andrew and Margaret for themselves and the heirs of Andrew.

For this: William has given them 20 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: William Cawston (or William Canston), Andrew Littlegroom, Margaret Littlegroom

Places: West Wickham, Beckenham, Bromley, Lewisham

1501 – An entry in the Treasury of Receipts dated 22nd of May in the 10th year of Henry VIII, is of interest: "Costys and charges hade and made by the Kinge is Comaundment upon the makinge of a newe barke namyde the Kateryn Plesuance for the transportynge of his grace to Calice. Xxij(22nd) daye of Maye Ao x Hen. VIII. Payde also to Herry Kynge of becnam for the carriage of a xi (eleven) lode of tymber from chelsam (Probably Chelsham in Surrey) – at ijs (eleven shillings) eny lode xxijs (twentytwo shillings). Itm to him pd for ix (9) lode cariage out of bromley pishe at xvj (16) di lode xijs (twelve shillings)."

The ship referred to was the one which conveyed Henry VIII to Calais in June 1520, when that monarch met Francis I of France at the Field of the Cloth of Gold, at Ardres, near Calais. (source: R.Borrowman)

Henry Kyng is recorded in the 1517 Lay Subsidy Roll taxation and shown elsewhere in 1519 as transporting timber for shipbuilding. He is apparently a carter and the taxation is presumably for his property of carts and horses or oxen.

1501 (see 1504) - Kent House; National Archive ref C 131/87/2 Related to half of Kent House. Henry Fincham being in debt to John Style (of Langley?) His property is transferred to Style.

Debtor: Henry Fincham, formerly a citizen and mercer, of London.

Creditor: John Style, citizen and mercer, of London.

Amount: £100.

Before whom: Henry Colet, Mayor of the Staple of Westminster.

When taken: 22/03/1501

First term: 24/06/1501

Last term: 24/06/1501

Writ to: Sheriff of Kent

Sent by: Chancery

Endorsement: William Crowmere, Sheriff, replies that the execution of the writ appears in the schedule hereto annexed.

Inquisition and return: Date to be returned: 01/7/1504. The Sheriff had replied to a previous writ that on the day of the recognisance Henry (Fincham) was seised of: half a messuage in Beckenham, called Kenthous, and half of 60 acres of land, 100 acres of pasture, and 20 acres of meadow in Beckenham [in Bromley-&-Beckenham Hundred] and Lewisham [in Blackheath Hundred], worth £3 6s. 8d. He also had certain chattels, namely: 2 oscula pacis, called Paxs, two curtains with iron rings, an old breviary, 2 small bells, called sacring bells {sakering bellys}, 2 old altar-cloths, a stone for an altar, a corporal case, a vestment, an alb, with other vestments necessary for a priest, a noted missal, 8 images, a round cassock dyed violet in grain, trimmed with grey fur, a long cassock of the same colour, 4 cruets, a woollen cloth, called a blanket, 4 blankets of fustian, a coverlet with a lion on it, another coverlet of a green colour, 2 painted cloths, one of St Katherine, and the other of St Barbara, a bench-cover, 4 chairs, called Spruce Chairs, a canopy, called a Spire, a pair of cups, an old carpet, 4 brass pots, 6 brass pans, a table, called a dressing-board, 7 shelves, 3 plain boards, 2 pot-hooks, an iron bar, other knives, utensils, a grindstone, a water-trough, 2 half-hundred-weights, 2 weights of iron, called hundredweights, 2 malt vats, a pound of paper, a French book, a short tunic, called a waistcoat, a chafing-dish, 3 tubs, a crabb-apple {crabbe} press, a mortar ..., a cupboard, a pottle pot, 63 lb. of broken brass, 80½ lb. of lead weights, 2 candle-cases, 4 lattices for putting next to the fire, a stool, a form, weed-hooks, certain grain growing in the ground and in the barn, and other goods: worth altogether £24 10s. 10d. Henry was not found in the bailiwick. Attached to this is a letter from the Sheriff, dated 30/06/1504, which says that he has delivered to John Style half of the messuage and lands in the writ and the goods and chattels. [a duplicate of No. 4 and No. 18] (BHO)

1501 - Unkown message of 47 acres; a Margery Midday is buried at St.Georges in 1545

CP 25/1/117A/349, number 345.

Link: [Image of document at AALT](#)

Link: [Image of dorse of document at AALT](#)

County: Kent.

Place: Westminster.

Date: One week from St Martin, 17 Henry VII [18 November 1501]. And afterwards one week from St Hilary in the same year [20 January 1502].

Parties: Thomas Marowe and John More, querents, and Edmund Midday and Lettice, his wife, deforciant.

Property: 1 messuage, 24 acres of land, 8 acres of meadow, 10 acres of pasture and 5 acres of wood in Bekenham. (47acres total)

Action: Plea of covenant.

Agreement: Edmund and Lettice have acknowledged the tenements to be the right of John, as those which

John and Thomas have of their gift, and have remised and quitclaimed them from themselves and the heirs of Lettice to Thomas and John and the heirs of John for ever.

Warranty: Warranty.

For this: Thomas and John have given them 40 pounds sterling.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: Thomas Marrow, John Moore, Edmund Middey, Lettice Middey

Places: Beckenham

1502 – Kent House; Short title: Brograve v Fyncham. Plaintiffs: Edward Brograve, lessee of Beckenham... ref; C 1/257/50 Short title: Brograve v Fyncham. Plaintiffs: Edward Brograve, lessee of Beckenham church. Defendants: Henry Fyncham, son-in-law of Stephen Fabyan. Subject: Action of trespass for taking the torches and tapers used at the said Stephen's funeral in the church. Kent

1503 - Kent House; Memorandum of Acknowledgement (November). A transfer of the property by inheritance of Katherine and Elizabeth Fabyan daughters of Stephen Fabyan.

John Fabyan of Bekenham, gentleman, son and heir of John Fabyan, clothier of London, to John Henley of Cranebroke co. Kent, 'clothman,' son of Robert Henley of London, draper, and Katharine his wife, a daughter and heir of Stephen Fabyan late of Bekenham, gentleman, and Henry Fyncham late of London, mercer, and Elizabeth his wife, Stephen's other daughter, their heirs and assigns. The like of Kenthouse manor in Bekenham and all the lands etc. late of Stephen in Bekenham and Leuesham co. Kent and Bateresey co. Surrey. Dated 1 Sept., 19 Henry VII. (BHO).

Some curiosity exists here as Henry Fyncham was in debt to John Style in 1501 through Court of Chancery and Style may have acquired half of Kent House by way of payment of the debt. Also John Fabyan looks like his father was brother to Stephen Fabyan who was a City of London Alderman who acquired Kent House perhaps as far back as 1469. Stephen had two daughters who inherit Kent House. How John Fabyan comes to be 'of Bekenham' is not absolutely clear. The Fabyans and Finchams appear to be occupying different parts or moieties of Kent House Farm.

1503 – Kelsey; William Brograve the elder leaves a will but no transcript is available. Summarised thus in the Extracted Probate records of the Prerogative Court of Canterbury; 1503 Brograve, William, the elder, St. Barth: the little, St. Marg. Lothbury, London; Bekenham, Kent.

We have his date of birth as 1458 in Braffin, Hertfordshire and several connections with Hertford/Hertfordshire are made in Brograve wills.

1504 - Court of Common Pleas, to be identified but possibly Sympson's Place, Bromley. Thomas Brandon might be linked to William Brandon who married Elizabeth Bruyn of Beckenham Manor? About 350 acres in all, widely dispersed possibly including the mill at Glassmill Lane. But no house or mansion is mentioned but we look for further evidence.

CP 25/1/117A/350, number 407.

Link: Image of document at AALT

Link: Image of dorse of document at AALT

County: Kent.

Place: Westminster.

Date: Three weeks from Easter, 19 Henry VII [28 April 1504].

Parties: Richard Guldeford', knight, Thomas Brandon', knight, Edmund Dudley, esquire, and John Gardyner, querents, and Robert Sympson', gentleman, and Cecily, his wife, deforciant.

Property: 7 messuages, 7 gardens, 1 mill, 1 dove-cot, 160 acres and half an acre of land, 43 acres of



meadow, 63 acres of pasture, 68 acres of wood and 20 acres of heath in Bromlegh', Bekenham, Leuesham, Chesilhurst, Orpyngton' and Hese.

Action: Plea of covenant.

Agreement: Robert and Cecily have acknowledged the tenements to be the right of Richard, as those which Richard, Thomas, Edmund and John have of their gift, and have remised and quitclaimed them from themselves and the heirs of Cecily to Richard, Thomas, Edmund and John and the heirs of Richard for ever.

Warranty: Warranty.

For this: Richard, Thomas, Edmund and John have given them 200 pounds sterling.

1504 and 1528 – Ref; C 131/87/18 Debtor: Henry Fincham, formerly a citizen and mercer, of London.

Creditor: John Style, citizen and mercer, of London.

Amount: £100.

Before whom: Henry Colet, Mayor of the Staple of Westminster.

When taken: 22/05/1501

First term: 24/06/1501

Last term: 24/06/1501

Writ to: Sheriff of Kent.

Sent by: Chancery

Endorsement: William Crowmere, Sheriff, replies that Henry Fincham was not found in his bailiwick. He has valued his property as appears in the inquisition. Inquisition and return: Date to be returned: 21/04/1504.

Attached is: (a) An inquisition made at Beckenham [Bromley-&-Beckenham Hundred] in Kent on 13/02/1504 before William Crowmere, Sheriff [a duplicate of that attached to 87/2]. Also, (b) An inquisition made at Southwark on 21/03/1528 before Ralph Shirley, Sheriff. Henry Fincham has no goods or chattels. At the time of the recognisance he was seised of divers lands and tenements, namely: half of six acres of land lying in a certain field, called Cattesfeld, half of two acres of land lying in a certain field, called Wylmott Hawe, and half of three acres lying in a certain croft, and a toft, called le Strode, in Penge in the Parish of Battersea in Surrey [Brixton Hundred], worth altogether 3s. 8d. after expenses. [a duplicate of No. 2 and No. 4] The National Archives, Kew

1504 - Kelsey? Will of 6 Sept 1504. 19 Henry VII. William Brograve the elder late Citezn and draper of London. To be buried in honest manner without pompe or pryde of the world within the parish church of Bekenham in Kent where as the body of Elizabeth late my wiff lyeth buried. To high awter of the same church where as I am parishshioner for my thithes etc. 20s.

Vnto my daughters Alice argaret xx mrc. Vnto Elizth Brugrave my dou. in law xx mr. To my son Edmond Brugrave 20 mrc.

To eaych of the prison houses of Ludgate Newgate Kyss ?tenche and Marchalsey 20s.

To Elizth Ball my servunt xls a fetherbed 2 peyer of shetts a peyer of blanketts and yerely vj loads of wood to be delivered to hir daughter during hir naturall liff ij boad at fest of Mghelmas and between the fest of Mghelmas and or lady day in lent 4 load.

To Anne Brograve dou. of Wm. Brograve late my sone 40s

To Richard Omer, Rice (sic) Eyre John Batell my servunts and Richard Elyn servant to my sone Robert every of them 20s.

Vnto Alice late my servunt 6/8 John Ball my servunt 6/8. To John Ball 20s.

Residue to Robert my son my extr. Last will of my lands and tenements in Kent and Citie of London I will Robert Brograve my sone have all in parish of Beckenham in Kent. If he deceesse without heires males then to remayne unto Wm. Brograve son of John Brograve thelder my son and of Janne Fogg late daughter of Sr. John Fogg Knyght. If Wm. Brograve deceesse without heires males which God defend all lands and tenements

to the seid John Brograve schall remayne sone and heyre of seid John Brograve my sone to ?h and to ?h to seid John Brograve the yonger theires males. And if he deceste without heires males and if he deceste to Richard Brograve my sone. If he deceste then to Nicholas Brograve my sone and heires males. If he deceste to George Brograve my sone. If he deceste to Henry Brograve my son and if he deceste then to the right heires of Robert Brograve my sone.

I will Elizth Ball my servunt have my tenement which oon chanterell late dwelled in for hir life.

I will seid Robert my son have as well all thoo my lands tenements etc. in the townes parissches and felds of Lewsham and Depford in Kent as all thoo my lands and tenements in parissches of Seynt Bartlum the litill and Seynt Margaret in Lothbury within the Citie of London he to pay to George and Henry Brograve my son a yerely ?nynt rent of £5 to every of them. Feoffees to make unto the seid George and Henry duryng theyer lyves a deed of annitie with clawse of distresse.

Witnesse John Worshopp notary Sr. Hugh Thomasson Sr. Nicholas Saunders and other ?

[Pd. 12 Oct 1503 see Regr F at Canterbury]

And in the National Archive we find;

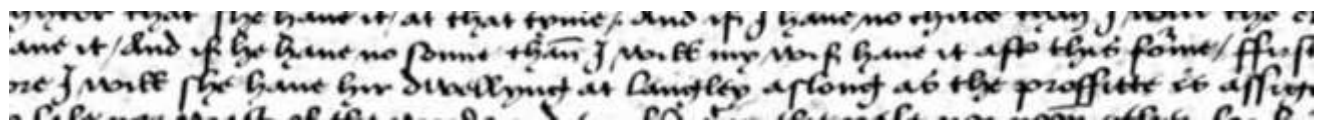
C 1/300/24 Short title: Cowlerd v Brograve.

Plaintiffs: John Cowlerd and Robert Clerkson.

Defendants: Robert Brograve.

Subject: Detention of deeds relating to lands in Beckenham. Kent1504-1515

1505 – Langley: Both Philipot and Hasted had recorded that a John Violet had held Langley and sold it to John Style about the beginning of Henry VIII which would be 1509 but the will of John Style dated July 1505 and probate granted in October mentions lands in Bekynham (sic) and a dwelling at Langley for his wife. The will of Style and this slightly earlier will of Henry Violet raise questions about exactly where and what property is involved. John Violet has not been traced by us or by Len Hevey who made several investigations. The will of John Style proved in 1505 mentions Langley and Beckyngham.



John Style leaves his estate to sons or daughters surviving and coming of age. To his wife he says “I will she have her dwelling at Langley aslong as the profit is....”

The will mentions an eldest son John who according to evidence in the will of Elizabeth Style who had remarried a James Yarford, may have died and Humphrey Style is named by her as the beneficiary of all her lands. See appendix [The Style family of Langley](#)

This will for Henry Violet mentioning land in Surrey, Lewisham, Bromley and Beckenham might be applied to anywhere locally. It does add to the complexity of landownership. The involvement of Henry Kyng is interesting as he appears in other entries, see 1501. As HenryViolet here directs that his woods in Beckenham be sold and the money divided between his sons. Maybe the Styles buy the land to add to Langley? But as late as the mid 18<sup>th</sup> C. woods like Barnfield Wood near Langley belong to the Tolsons. Without a plan of the lands in question it is impossible to be sure. St.George’s burial records show members of the Violet family until 1631 including John buried 1547. A Robert Violet is buried in 1549 but no record of a Stephen who may have died before 1539, the start of records or may have moved away from the Parish. Another Henry is buried in 1561 who may be the son mentioned in the will.

The Will: 1 Aprill 1505. 20 Henry VII. Henry Violet To be buried in churchyarde of Beknam beside my wif. To high awter 20d. To said church of Becknam a Cowe Buloke of ij yeres (2 years) of all for the maynteynyng of a tap (?taper) before thymage of our lady in the said church. To the parish church of Bromeley 6/8.

Vnto Agnes my wif all my goodes etc. in the Countie of Surry and all my lands and tenements in Bromeley and Lewisham in Kent duryng her lif. If she kepe not lafull ? then Stephen my sone shall re enter.

I will my said son Stephen shall have alle my lands and tenements in Bromeley and Lewisham after the deceste of Agnes my wif

I will Robertt my son have all my lands and tenements in Bekenam when 21.

If they dye without heirs then to the next heir of me Henry Violet.  
I will all the woods that growen in the parish of Bekenam be sold and the money egally devided between Robert and Stephen my sonnes.  
To Isabell and Kateryn my daughters either £3.6.8. To Margery my daughter 26/8.  
I bequeth vnto fare childe [sic] a bulloke of a yere olde.  
Residue vnto myn exors to dispose it for the welth of my soule.  
Exors William Violet and Henry Kyng. Wittnes Sr. Hugh pisshe preest of Bekenam, Thos. Kempysall and Wm. Crokesone.  
Probate Lamehith 26 June 1505 by Wm. Violet and Henry Kyng exors.

1505 - Beckenham and Foxgrove; Post Mortem Inquisition Writ 29 November, inquisition 2 February, 21 Henry VII. WALTER FITZ.

Roger Fitz was seised in fee of the under-mentioned lands &c. in Leuesham and Bekenham, and by his charter indented dated at Leuesham, 20 March, 19 Henry VII, gave them to Peter Bevyll, Roger Holand, William Honychurch, Thomas Ifley, George Harvy, Robert Morley and William Morley, who survive, and the said Walter Fitz, since deceased, and their heirs, to the use of Isabel, his wife, now wife of William Atclyff, for life, and after her death to the use of himself and his heirs. Afterwards, to wit, on 28 March, 19 Henry VII, the said Roger by his last will willed that after the death of Isabel the said Peter Bevyll and the others should stand enfeoffed of the said lands &c. to the use of the said Walter, his brother, and the heirs male of his body, and in default of such heirs male to the use of himself, the said Roger and his heirs.

Walter died 3 June last, seised of the other under-mentioned lands &c. in fee tail, to wit, to himself and the heirs of his body. John Fitz, aged 9 years and more, is his son and sole next heir.

12 messuages, 200a. pasture, 300a. meadow and 400a. wood in Leuesham and Bekenham, worth 40 marks, held as to the messuages &c. in Leuesham of the said prior of Shene and Thomas, marquess of Dorset, by fealty and 8s. rent, and as to the messuages &c. in Bekenham of William Terell, as of his manor of Bekenham, and Thomas Grene, knight, as of his manor of Foxgroves in Bekenham, by 7s. rent.

By the above we may deduce that Fitz had leased for a substantial period Manor of Beckenham land belonging to Terell (Tyrell) and Foxgrove Manor land belonging to Grene as well as the land of the Prior of Shene and Marquess of Dorset (Penge and Sydenham perhaps).

1507 – Wickham Road (near) Warranty; A messuage of 32 acres. A Thomas, son of Thomas Kempysall is buried at St. George's in 1587 and the Kempysall name is in burial records from 1542 to 1787. A Robert Holden is buried in 1545. We cannot say whether these records evidence the transfer of complete properties or are dividing property. The Kempysalls are recorded from 1505 when Thomas witnesses the will of Henry Violet until the mid 18<sup>th</sup> Century. The 1720 Foxgrove Manor map copied in 1766 shows Henry Kempysall Yeoman on land bounded by Oakwood Avenue, Wickham Road and Chancery Lane and fields named Upper, Hither and Further Leasons. Whether this 32 acres could be contained in that area needs to be confirmed.

CP 25/1/117A/351, number 489.

Link: Image of document at AALT

County: Kent.

Place: Westminster.

Date: The day after the Purification of the Blessed Mary, 22 Henry VII [3 February 1507].

Parties: Thomas Kemsale, querent, and Robert Holden' and Joan, his wife, deforciantes.

Property: 1 messuage, 16 acres of land, 5 acres of pasture, 5 acres of wood and 6 acres of heath in Bekenham.

Action: Plea of covenant.

Agreement: Robert and Joan have acknowledged the tenements to be the right of Thomas, as those which he has of their gift, and have remised and quitclaimed them from themselves and the heirs of Joan to him and his heirs for ever.

Warranty: Warranty.

For this: Thomas has given them 20 marks of silver.

Standardised forms of names. (These are tentative suggestions, intended only as a finding aid.)

Persons: Thomas Kempshall, Robert Holden, Joan Holden

Places: Beckenham

### 1509 King Henry VIII until 1547

1509 – Langley; Philipot and Hasted wrote that about the beginning of *Henry*. the eighth,(1509) it was conveyed to *John Stiles* Esq; who much enlarged the House with a supply of Buildings, and from him is it by Descent devolved to be the instant Possession of his Successor Sir *Humphrey Stiles* Knight and Baronet.(d1552) (source: Philipot) But we find John Style died in 1505 and his will probate dated October 1505 is before Henry VIII's accession in 1509. The 1505 will mentions lands in Bekynham (sic) and Langley. See 1505

1510 – Foxgrove according to Philipot; About the year 1510, Foxgrove came into the family of Beversea. Humphrey Beversea (Philipot)

"*Foxgrove; John Grene* Esquire, and he died possest of it in fourth year of *Edward* the fourth (1465); and in this Family did the Title reside, untill the Beginning of *Henry* the eighth (1509), and then it was demised to *Beversea*, and *Humphrey Beversea*,"

But the Foot of Fine below evidences the lands that constituted those under Burghersh and Bardolf have passed to Vaus. The word Enfeoffment implies Foxgrove is still held under some higher possessor or Danet, Lane etc are enfeoffed to Vaus. The inclusion of Burwash and Plumstead land obscures the amount of land in Foxgrove alone. One might imagine that Danet, Lane and Boywell take on tenancy of each of the properties and we do have Lanes buried in St.Georges in the 16<sup>th</sup> Century but it is conjecture. Vaus is thought to be another absentee landlord.

1511 - Foot of Fine: Foxgrove: Sir Nic Vaus & wife Anne (Grene) & Sir Thos Parre & wife Matilda to Gerard Danet, esq, Wm Lane, Geo Boywell. Manors of Burwash & Foxgrove w/300a land, 100a mead, 300a past, 500a wood & 300a waste in Burwash, Plumstead & 'Foxgrove', plus land in 7 other counties. Enfeoffment. (51/358 no. 17)

Gerard Danet etc. are new names to associate with Foxgrove. (source Kent Archaeology)

Nicholas Vaux 1460-1523 (Lord Vaux of Harrowden) married Anne Grene b 1490 daughter of Sir Thomas Grene 1461-1506 and his wife Jane Fogge, Thomas Grene held land in Kent when he died. The names of Vaus and Parre,

[https://en.wikisource.org/wiki/Dictionary\\_of\\_National\\_Biography,\\_1885-1900/Vaux,\\_Nicholas](https://en.wikisource.org/wiki/Dictionary_of_National_Biography,_1885-1900/Vaux,_Nicholas)

In 1492 Vaux was among the knights appointed to ride and meet the French ambassadors. Ten years later Vaux became 'lieutenant' of Guisnes, three miles inland from Calais (cf. Letters and Papers of Henry VIII, i. 4635). While here an attempt seems to have been made by the Yorkist party to tamper with his fidelity (cf. Gairdner, Letters and Papers of Richard III and Henry VII, i. 231). Henry VII, unlike his successor, was singularly free from uneasy suspicions of the loyalty of his professed friends. Vaux continued when in England to figure at court ceremonies, where his taste for magnificence of dress made him conspicuous (cf. Stow, Annals, p. 484; Grafton, p. 598, cp. p. 600; Letters and Papers of Henry VIII, ii. 4661).

Vaux augmented his ample patrimony by a second marriage with an heiress of extraordinary wealth. His first wife, Elizabeth Fitzhugh, was the widow of Sir William Parr, and the daughter and coheir of Henry, lord Fitzhugh (d. 1472). She died at some time during the reign of Henry VII, leaving three daughters by Vaux. About 1507 Vaux married Anne, daughter and coheir of Sir Thomas Green, who had died in 1506. This lady

and her sister, who married Sir Thomas Parr, inherited lands in Northamptonshire, Lincolnshire, Leicestershire, Buckinghamshire, Yorkshire, Kent, and Nottinghamshire. During her minority an attempt was made by Bishop Foxe, Lord Daubeney, Sir Charles Somerset, and others of Henry VI's court to obtain possession of this vast property for the crown (Baker, Hist. of Northamptonshire, ii. 60; cp. Letters and Papers of Henry VIII, i. 602). This Vaux succeeded in defeating, but both he and Sir Thomas Parr were compelled on 10 July 1507 to enter into indentures for the payment of nine thousand marks (6,000l.) to the king, probably either as a fine for having married, or for license to marry wards of the crown. Of this sum 2,400 marks were paid, and the residue remitted by deed of 26 Oct. 1509, after the accession of Henry VIII (Letters and Papers of Henry VIII, i. 600, cp. 3049).

1513 - Kent House: Foot of Fine: Thos Wells & wife Margy to Jn Cowlard, mercer of London, Thos Baldry, Robt Clerkson & Wm Bromwell. Moiety of manor of Kenthouse w/300a land, 20a mead, 100a past & 30a wood in Beckenham & Lewisham; plus land in Battersea, Surrey. 100 mks. (51/360 no. 25) (Kent Arch.)

Moiety denotes a part of Kent House and other records show it was divided at times.

1514 (this section can be checked compared to Hasted although Hasted has been found to be incorrect) Philipot stated; "Beckenham Mannor being annexed to the patrimony of *Thomas Tirrell, Humphrey Tirrell* his Grandchild to whom it descended, passed away one Moietie of it in the thirty fifth year of *Henry* the eighth (1514) to *Ralph Warren*, and the other to *Henry Parke*;"

But the moiety belonging to Tyrell later descended through intermarriage from Tyrells to Dalston and Curwen so descriptions showing *Warren* alienated his Proportion not long after to Bradbury may confirm how Lysons regards the involvement of Warren and Parke as related to mortgages, loans or, more likely, leases? We know that the Tyrells were established in Essex and that their part of Beckenham Manor descended to Dalston and Curwen later in the 17th C. through marriages. Also see 1505 and the lease of William Terell's(Tyrell's) Manor of Beckenham in the occupancy of the Fitz's or their tenants .

1514 Philipot stated "the other Moitie or half of Beckenham Manor by *Joan* sole Heir of the abovesaid *Henry Parke*, came to be the Inheritance of Mr. *Robert Leigh* descended out of *Cheshire*, whose Successor about the latter End of King James (1620-25) alienated it to Snelgrave."

But I believe this to be a misunderstanding on Philipot's part although some evidence is scarce and Lysons remarks about probable loans or mortgages. Suffice it to say that from the time of Henry Bruyn's daughters, Alice and Elizabeth and their multiple marriages. One half of Beckenham Manor descended via the Tyrells to Dalston and Curwen thence to Oliver St. John. The other half descended via Harleston to Leigh and then to Snelgrave who's grandson sold to Walter and Henry St. John via John Evelyn.

1514 - Foot of Fine; Kenthouse; Thos Wells & wife Margy to Jn Cowlard, mercer of London, Thos Baldry, Robt Clerkson & Wm Bromwell. Moiety of manor of Kenthouse w/300a land, 20a mead, 100a past & 30a wood in Beckenham & Lewisham; plus land in Battersea, Surrey. 100 mks. (51/360 no. 25) (Kent Arch.)

A Moiety describes part of the property. Kenthouse had been divided into two parts in other evidence.

1517 - Lay Subsidy Roll; In the assessment for a lay subsidy in the twentysixth year of Henry VIII (1517), Beckenham appears at £4 8s. And the subsidy is made up as follows: Robert Brograve for his lands xv s (15shillings), Humphrey Style for his lands xxxiiis (33shillings), Edward Alegh for his goods xv s (15 shillings), Henry Vyolett for his goods xv s (15 shillings), Henry King vs (5 shillings), Isabell Dunce for her goods xv s (15 shillings).

Humphrey Style: Langley, Robert Brograve: Kelsey, Edward Alegh possibly Foxgrove (but not for lands?)  
(source: R.Borrowman)

The name of Vyolett is curious given Philipot's account of Langley which he states passed from Ralph Langley to John Violett and then to the Styles. Henry Vyolett in this Lay Subsidy is assessed for goods and not land. Foxgrove was supposedly in the hands of Baversea, but it's another name not mentioned. Did Borrowman overlook any valuation for Beckenham Manor under the Tyrells and Harlestons? or perhaps not recognise their names as being associated with the manor. One writer, John Sheail 1968, observes that a lot of documentation from the Lay Subsidies of the 1500's has been lost. In any case the records in the National Archive have been indexed but not comprehensively transcribed and a database is available indicating where taxation records can be found on various handwritten rolls. Even then the obstacle of deciphering the writing is encountered.

1518 - Kenthouse; Court of Chancery; Short title: Fyncham v Yarford. Litigation  
Plaintiffs: Henry Fyncham of London, gentleman, son-in-law of Stephen Fabyan of London, draper.  
Defendants: James Yarford of London, knight.  
Subject: Half a messuage and land called `Kenthou' in Beckenham and Lewisham, late of the said Stephen. Kent. (TNA)

2 documents

Stephen Fabyan had died pre 1501 and maybe Yarford was in occupancy of this part of Kenthouse and Fyncham was heir of Fabyan by marriage to Elizabeth Fabyan, daughter of Stephen the landlord from as early as 1469? see 1500 and 1503

1519 – Unidentified property; Close Rolls Henry VIII: Grants, Ric. Long, King's servant. Lands in Greenwich, the "Queen's lands" in East Greenwich, West Greenwich, Dexforde (*sic*), Levesham, Kedbroke, Charleton, Wolwyche, Beknam, and Chesselhest, Kent, forfeited by Hen. Norres, and Old Court manor in Greenwich. Undated.

1519 - Letters and Papers Foreign and Domestic Henry VIII; Shipbuilding timbers Henry Kinge of Becknam(Beckenham). Including materials from other properties. See the 1517 Lay Subsidy for mention of King being assessed for the value of his goods. In this reference he is paid for carrying loads which implies he is a carter and the mention of one piece requiring two carts would require a large team of horses or oxen. There are more than a hundred Kings or Kinges in Beckenham burials from 1541 onwards. See also 1501

“Payments by Thos. Perse.—April 1519, for timber from my lord Marquis, from lord Borgeyny's common called Hadfyld, and Wooddam Park, at 12d. a load. His own labor for 30 days, 20s. Carriage of 8 loads of knees from Danbery Common, belonging to the prior of St. Mary Spytell, to Clement Green, 10s.; from Clement Green to Deptford by water, 13s. 4d. Carpenters' wages, 6d. a day. Loading Cox's great hoye at Clement Green, 5s. 2d. To the parker's wife, for keeping open the gate of Hadfield, 6d. Loading Jas. Clark's hoye, 7s. 8d. Peter Cotiar, carriage of 14 loads timber for trenails, from Bendflyt to Deptford, 14s. 2 hoyes from Battle Bridge to Deptford, 46s. To John Cox, fellmonger, 20 April 1519, 36 loads dry timber, at 5s. 8d. 8 loads trenail wood, at 2s. Freight of 10 loads green timber from Clement Green, Essex, to Deptford Strond, 12d. a load. Lord Borgayny, 20 loads of timber from Andfyld Common, at 20d. Carriage of timber from Tadisfeld (Tatsfield) and Chelsam, to Deptford Strond, by land, 13 miles. at 2d. a mile. To John and Wm. Hobard, for carrying 2 carts of strackeshids and timber to the sawpits, 2 days, 4s. To Herry Kynge, of Becknam, carrying timber from Chelsam, 2s. a load; from Bromley parish, 16d. a load. One piece of the keel from Wekam, requiring 2 carts, 2s. 8d. The other part and the stem piece, 4s. 2 great crooked pieces, being 2 loads, 4s.; 2 loads from Westwood, 2s. 4d.; and half a load bought from him, 12d.”

(source BHO)

1525 - A Will mentioning Beckenham free land and tenements; Woode/Woodd or Wood are recorded in several burials at St.George's from the 16th Century. A Dionise Wood is buried in 1547 and they may be extended family. A Henry Wood is buried in 1553. The will is confusing as 'John' is described as the oldest,

third and fourth son? An Agnes, daughter of John is also listed. But this is a rare glimpse of intimate family detail.

31 July 1525. John Woode of Saunderstede in Surrey yoman. To be buried in parish church of Alhalowen of Saunderstede. To high awter of parish church of Croydon for tithes etc. 3/4. To the bretherhede of Jesus mase in said church of Croydon 3/4. To parish church of Saunderstede for making my grave and toward the Repacion of the said church 40s. Preest to syng in church of Saunderstede two trentalls for my soule my father and mother and all xtens.

To every godchildren an eweshepe.

Unto Denys my wife and John my thirde sonne all my household stuffe at Saunderstede. To said Denys 100 wethers and 100 ewes nowe goyng in the parish of Saunderstede.

I will John my eldest sonne 80 wethers and 20 ewes nowe being at Wodmansturne.

To John my fourth sonne 100 wethers going at Wodmansturne and two tenements of Custimary holde in Saunderstede accordyng to a surrender by me to the use of him made. To John my yonger sonne 60 wethers at Waddon when he is 20

To Edward my sonne 100 wethers at Waddon orells ixli when 20.

To Henry my sonne my lease for terme of yeres of the maner of Waddon in parishe of Croydon.

To Agnes my doughter 20 ewshepe at Saunderstede and ij heyfers of 2 yeres of age at Norbury all to be delivered at my monethes day.

To said sonne Henry and John my thirde sonne all my catalls nowe going at Norbury bitwen them except 20 oxen which I will Henry shalhave to be solde for the pfourmaunce of my testament and last will.

To said John my thirde sonne my leesse of and in the manor of Saundersted except a convent Chamber for my wife whiche I will my wife enjoye for her lyfe and ease of fyre in the hall and kechyn of the said manour. I will John my younger sonne shalhave my messuages, lands and tenements in Cullledon in Surrey which I holde to ferme by Covent Seall of the Abbot and Covent of Chertesey for terme of ? payng over and above the Rent to said Abbot, 40s to the said Denys my wife duryng hir lyfe.

Residue to Henry my sonne which Henry, John Lambard of Wodmansturne and John Ownshed of Farley I make extours and Nicholas Lye gentilman overseer.

To John Scott Esquer and John Skynner gent for to be good to my said wife and childern in their causes 20s.

Witnesses Edward Presland, Richd Bray, John Wodstok thelder, Thos Owsted and John Wodstok the yonger.

Last will of all my free londes and tenements in the parishe of Beknam in Kent all which I woll Edward Wode my sonne shalhave to him and his heires.

Probate (St Pauls) v Sept 1525 by exors named.

1527 - Foxgrove : John Grene Esquire, and he died possest of it in fourth year of Edward the fourth (1465); and in this Family did the Title reside, untill the Beginning of Henry the eighth (1509), and then it was demised to Beversea, and Humphrey Beversea, I find held it in the eighteenth year of Henry the eighth (1527), and his Descendant passed it away to Luke Hollingworth,(Philipot)

This assessment by Philipot has to be reviewed. Although Beversea may have "held it" it must have been "held of" a member of the Vaus/Vaux family as Foxgrove is part of property mentioned in 1535 as part of a marriage settlement by Sir Thomas Vaux.

1527 - Unknown property; Letters and papers, foreign and domestic, Henry VIII. Sir Wm. Compton, undertreasurer of the Exchequer. Grant of three tenements near the dock at Byllyngysgate, Greenwich, Kent, and lands in Estgrenewich, Westgrenewich, Depford, Leuesham, Kedbroke, Charleton, Wolwich, Beknam and Chesseleste, and the neighborhood. Del. Westm.,—18 Hen. VIII.—S.B. Pat. 18 Hen. VIII. p. 1, m. 29. (BHO and see 1529)

1529 - May; Unknown property, see 1527. Coincidentally, Humphrey Style of Langley was appointed Squire of the Body to Henry VIII

Henry Norres, squire for the Body. Grant of three tenements in "le Westend," Grenewiche, Kent, near the dock at Billyngysgate in Grenewiche, land in Grenewiche Marshe, called Bendysh, in Eltham, Charlton,

Wolwich, and elsewhere, and lands called the Queen's lands, in East and West Grenewiche, Deptford, Lovesham, Kedbroke, Charlton, Wolwiche, Beknam and Cheflest (Chiselhurst ?) Kent. The premises were held by Sir Wm. Compton till his death, 29 June last. Del. Westm., 1 May 21 Hen. VIII.—S.B. Pat. p. 2, m. 26. (BHO)

1529 - C 1/692/32 Short title: Wood v Style.

Plaintiffs: William Wood and Johane, his wife, and Rose Bordell, widow, daughters of John Brongar.

Defendants: Humphrey, son and heir of John Style, citizen and mercer of London.

Subject: Detention of deeds relating to a messuage, orchard, gardens and land in Addington, which complainants claim upon the death of their father and of Henry, his son and heir.

Surrey. 2 documents 1529-1532 TNA

This property dispute has been used to evidence that John Style (Stile) lived til 1529 but the short description only mentions Humphrey as son and heir.

1529 – Langley, Red Lodge; This panelling is said to have come from the Red Lodge which was near Wickham Green on the edge of Langley Park. It is thought to have been installed at the instigation of John Style (d.1505) an Alderman of London, the first of the Style family to occupy Langley. The inference is perhaps that Red Lodge was the first residence and the Langley House or Place postdated it. Documents at the Philadelphia Museum of Art have linked it to a John Style who was ambassador to Spain for Henry VII and Henry VIII but we think we can discount that even though ‘Ambassador Style’ may have been related to John Style of Langley. See 1505

The Philadelphia Museum of Art description is “The paneling in this room comes from an upstairs corner room in Red Lodge, a small structure that in the sixteenth century was part of the Langley Park estate, along with a number of other buildings and a large deer park. Bearing the date 1529, the paneling was probably ordered by Sir John Style, a London alderman, whose son, Humphrey Style, became the sheriff of Kent. This paneling is one of the earliest dated examples with "Romaine" heads, so-called because they were inspired by profiles in the ancient Roman style that were found in sixteenth-century European prints. The paneling also features early-sixteenth-century-style heads that may have been intended as portraits. The rose, feathers, and pomegranate are the emblems of, respectively, the royal house of Tudor, the Prince of Wales, and Catherine of Aragon, first wife of Henry VIII. Such heraldic references were common in paneling. Other popular decorative motifs that appear in the paneling include vases, leaves, and dolphins. The stone fireplace is of the period but not original to the room, while the window is modern but recalls a common Tudor type. In large houses such windows often incorporated colored glass badges like the sixteenth-century coats of arms installed here.”

However, John Style died in 1505 so probably Humphrey Style commissioned it when he was awarded his coat of arms in 1529, the date carved on the panelling. Humphrey’s position as Esquire of the Body to Henry VIII puts him close to the king and he would have a need for a suitably high status building. His father in law was Thomas Baldry (Baldry) who was one time Lord Mayor of London alongside Humphrey’s father who was a London Alderman bringing Humphrey and Bridget Baldry into contact and perhaps an arranged match. Baldry was also the executor of John Style’s will of 1505.

The connection with Henry VIII could also connect with the story concerning Charles Brandon, Duke of Suffolk and Anne of Cleves, see 1545.





<https://www.philamuseum.org/collections/permanent/43776.html>

1530 - Beckenham Manor (one moiety) Letters and Papers foreign and domestic, Henry VIII 1531/32; Clement Harleston, of Coksale, Essex. Licence to alienate his moiety or purparty of the manor of Bekenham, Kent, and his messuages, &c. in Bekenham, to Robert Legh, Roger Starkey, Mathew Haddes, John Preston, William Lamberd, Robert Meredith, and Richard Malery, citizens and mercers, London; to the use of the said Robert, his heirs and assigns for ever. Westm., 29 March. Pat. 22 Hen. VIII. p. 1, m 14. (BHO)

Just prior to this it seems Harleston was pursuing a Nicholas Leveson about deeds for Beckenham Manor and other properties and Humphrey and William Tyrell as owners of the other moiety of the Manor were called as witnesses. All part of the complexity of the split manor and several husbands of Alice and Elizabeth Bruyn

Lysons had said "Manor of Beckenham: Clement Harleston sold it, in 1530, to Robert Legh, Esq., whose descendant of the same name, in 1610, aliened it to Henry Snelgar, or Snelgrave, Esq. Lysons account differs in some respects to Hasted probably due to some vaguaries regardng the Bruyns, Tyrells and Dalstons. Even now we have reason to correct some aspects, namely the indication that Maude de la Rokele brought the manor over to the Bruyns rather than Isolda whose family name is unknown.

1531 – Beckenham Manor; A foot of fine referenced by Kent Archaeology; Clem(ent) Harleston, esq & wife Margt to Robt Legh, Rog Starky, Matt Haddes, Jn Preston, Wm Lamberde, Robt Meredyth & Ric Malary. Moiety of manor of Beckenham w/500a land, 200a mead, 500a past & 500a wood in Beckenham. £300. This raises some questions about the extent of the manor as a subsequent foot of fine regarding the other moiety of Beckenham Manor under the Tyrells is described as the same acreages. "Hum Tyrrell, esq & wife Joan to Guy Crafford of London, esq. Moiety of manor of Beckenham w/500a land, 200a mead, 500a past, 500a wood & 500a waste in Beckenham. Enfeoffment." although it adds 'waste' which is probably Penge Common. However, the two moieties were equal in size but the 1623 map drawn for Dalston and Snelgrave describes a total of 936 acres.

1531 - Beckenham, Penge etc.; This will describes property and probably links with some lands called Redons and similar. (source; Kent Archaeology). Rydon describes himself as a yeoman which is a landowning commoner. Whether his name gives rise to Redens Wood is an assumption. If correct his Beckenham farm could be between Thayers Farm and Kent House Farm. He refers to a lease or covenant from 'my Lord Abbott' and some fields are called Lords Acre or Lords in this vicinity.

Henry Rydon - Will 10 Dec 1531,  
10 Dec 1531. Henry Rydon of Battersey in Surre yoman. To be buried within the parisshe church of Battersey as nighe unto Joanne late my wyfe as may be. To the Roodelight 3/4, Our Lady lyht in the high

chauncell there 3/4. To our ladye lighte in Sainte Nicolas Chauncell there 3/4. To the mayntence of Sainte Katherines light Vs. To eche of the ploughe light and Sainte Xtofer lighte 20d, to Saint George light 12d. At buryng 15 preests and 4 new torches and to be geven ij to Battersey (Battersea) on to Waunesworth (Wandsworth), to the parochie churche of Clapham an other. Months mind with 15 preests at dirige and masse for me and Joane late my wyfe and breade ale and chese at the saide churche thereto be dalte to every personne that will take yt. Obytt within the churche of Battersey for my soule etc. A coope of velvet broderid to the valew of £6.13.4. to the churche of Battersey and the saide cope to have in the mydds of the backe a scripture broderid in these words following:

Pray for the sowle of Henry Rydon and Joane his wyfe oon whoo soules God have mercye.

To Margerye my wyfe in goods etc £100.

To Robert my sonne my leas or Covent seale with the yeres conteyned in the same I hold and have of my Lorde Abbott priour and covent of Westmynster of the manor or lordshippe of Battersey for terme yeres and if he die or he come to 21 yeres then to Henry my sonne at 21. I will my cosyn Robert Kyng of Beckenham in Kent, yoman shall occupie my said ferme yf he be disposed to the use of the said Robert my sonne putting in sufficient surtes to be bounden to Nicolas Harris and Elizabeth his wyfe my doughter.

My wyfe Margerye to have an honest Chamber for her and a mayden within the said ferme by the space of oon hole yere after my decease. I will the £100 to Margerye my wyfe shall stand and be to her in and for full satisfacon of all suche goods or stuff whiche were sold by me to Thomas Kyrry of London ?salfe parcell of the muentarye of the goods of Thos Otley whils he levid of London, Grocer her late husband.

To Elizabeth Harrys my doughter a gold ryng, a littl gilt pott, etc. To Nicolas Harrys my gowne coloroid browne tawny.

To Robert my sonnne bothe my best livereys gownes. To my uncle Henry King my gowne colorid medley furred with blacke lambe. Among the servunts of the now Abbott of the monasterye of Westmynster 6/8. To and among the servunts of the monke Bayly there 3/4 and of the priour 3/4. To Henry Rydon thelder 6/8, a maare with her foole, ij steryes and a yong heyfer. To Richd King my servunt 6/8, my baye maare with her fole, a cow, bullock, etc. To John Nichell my servunt 6/8, a gray ambling maare, etc. To John Harmon my servunt 6/8, a trotting bay nagg etc. To Thos King my gowne colorid medley. To John Lysteney my sheppard 6/8.

Residew to Robert and Henry my sonnes when 21. If both die then to Nicolas Harrys and Elizabeth his wyfe, my doughter.

I make Nicolas Harris and Robert Kyng extours. Wit. Sir Wm Bayly curate of the said churche of Battersey, Richd Holte, Thurstone Asheley, Rauf Hunter and John Hulson.

This is: of all my lands etc. in Battersey in Surrey and in Westerham, Bromeley, Beckenham and Lewisham in Kent. I will Margerye my wife have one annyte of £5 yerely owte of all my londs etc. that is 50s owte of my lands in Battersey and Wannesworth and other 50s owte of my lands in Westerham, Bromeley, Beckenham and Lewisham for her lyfe.

I will that Robert Ryden my sonne when 21 all my lands as well free as customary in Battersey and Wannesworth in Surrey. I will also that Henry Rydon my sonne when 21 shalhave all my lands, tenements, etc. in Westerham, Bromeley, Beckenham and Lewisham for ever.

I will my cosyn Robert King of Bekenham, yoman shalhave the Rule and governance and letting etc of all the saide lands willed to the said Robert duryng all the noneage of the same Robert.

I will that Nicolas Harrys my sonne in law shall have the Rule etc. of the lands etc. appoynted to Henry my sonne during his noneage [in each case to pay the 50s to Margerye my wife and 20s for the use etc. of the son].

Probate 4 Jan 1531.



Henry VIII, and by fine (1) Nicholas, Lord Harowdon, and Lady Anne, his wife, Sir Thomas Parr and Dame Maud, his wife, and (2) Gerrard Danett esq., William Lane and George Boybyll gent and to heirs of Gerrard Harowdon and wife to enjoy for life manors etc. in cos. Northants, Bucks., Kent, and Hertf., except keeping of forest of Whyttelwood; Parr and wife, manors etc. in cos. Leics., Notts., Lincs. and Yorks. The Harowdon part came to Thomas Vaux, Lord Harowdon, the Parr part to William Parr. Ratification of partition. seal. Signature : William Parr. (TNA ref E 328/63)

1535 - Foxgrove; An Act concerning the assurance of certain lands to the Lady Elizabeth Vaux in recompence of her jointure. Nicholas Vaux's eldest son Thomas marries Elizabeth Cheyny and the document assures that Foxgrove among the other properties will pass to the heir William Vaux.

Where before this time Syr Thomas Vaux Knyght Lorde Harrowdon, in consideracion of marriage had betwene hym and the Lady Elizabeth Nowe his Wife Doughter and Heire to Sir Thomas Cheyny Knyght deceased, lauffully assured unto the seid Lady Elizabeth for time of ther lyfe amongst others the Manour of Grene Norton in the Countie aforesaid... including Foxgrove, Kent

<https://books.google.co.uk/books?id=B7o4AQAAMAAJ&lpg=PA580&dq=vaux%20foxgrove&pg=PA579#v=onepage&q=vaux%20foxgrove&f=false>

### CHAPTER XXX.

AN ACTE concyning the assur'unce of c̄ten Lond̄ to the Lady Elizabeth Vaux in recompence of her Joynture.

**W**HERE before this tyme Syr Thomas Vaux Knyght Lorde Harrowdon, in consideracion of a mariage had betwene hym and the Lady Elizabeth nowe hys Wyfe Doughter and heire to Syr Thomas Cheyny Knyght deceased, lauffully assured unto the seid Lady Elizabeth for t̄me of her lyfe amongst other the Manour of Grene Norton w' thapp'tenaunc̄ in the Countie of [Norht \*] and all other hys Messuages Londes Teñtis and Hereditament̄ in Grene Norton in the Countie aforesaid, which seid Manour Londes and Teñtis the seid Lorde Harrowdon after that bargayned and sold unto Syr Arthur Darcy Knyght and to hys heires for e<sup>v</sup>; the infest right and title of which seid Syr Arthure in and to the seid Manour Londes Teñt̄ and other the p̄misses the Kynḡ Highnes nowe hath to hym hys heires and successours for e<sup>v</sup> lauffully assured aswell by acte of parliament as otherwise: And where also Syr Nicholas Vaux Knyght late Lorde Harrowdon deceased Father of the seid Syr Thomas nowe Lorde Harrowdon, likewise and for the consideration aforesaid lauffully assured unto the seid Lady Elizabeth for t̄me of life of the same Lady Elizabeth for and in the name of her Joyntour, dy<sup>v</sup>s other Manours Lordeshippes Lond̄ Teñtis and Hereditament̄ of the seid late (\*) Harrowdon herafter more playnely expressed and declared; Wherfor and for the further assurance of the same Mañs Lond̄ Teñt̄ and Hereditament̄ to be

*Recital of Sale of the Manor of Grene Norton; which had been settled on Elizabeth the Wife of Sir Thomas Vaux Lord Harrowdon;*

\* une half O.

\* Northampton O.

\* North<sup>amp</sup>l̄ O.

\* Northl̄ O.

\* An erroneous Repetition on the Roll.—O. omits.

\* Lord O.

See next page for Foxgrove's mention.

The said Lord Harrowden and Elizabeth shall hold certain Mannors for the Term of their Two Lives, and of the longer Lives.	<p>had and made unto the said Thomas Lorde Harrowden, the remaynder thereof after the decease of the said nowe Lorde Harrowden and the said Lady Elizabeth his wyfe, to be remayne and goo in suche maner and forme as hereafter is expressed and declared; The Kyng's Highnes is contented that it be enacted by his Royalle assent and by thassent of his Lordez of estate and temporall and the Comons in this present parliament assembled and by assent of the same, that the said Thomas Lorde Harrowden and the said Lady Elizabeth nowe his wyfe shall have holde and enjoye to theym and their assignes for tyme of their two lyves and the longer liver of theym withoute impeachment of waste of the said nowe Lorde Harrowden, the Mannors or Lordshippes of Gresse Harrowden Lityll Harrowden Cransey Wythly Horpoull Boughton Brampton Pissford Dolyngton Houghton Flowe Middleton Burton Latimer Orlingbore Aschely Marre Fyghtesley and Isham, with all their members and appertynances in the said Countie of [North]; The Mannors or Lordshippes of Clopham Okely Carleton Chillyngton and Bromham with all their Members and appertynances in the Countie of Bed; The Mannors or Lordshippes of Shankton and Hardwyke with all their members and appertynances in the Countie of Leyl; The Manour of Lyndeley with thappertynances in the Countie of Hertf; The Manour of <b>Foggon</b> with thappertynances in the Countie of Kent; and also all other Messuages Lodes Tenements Rents Rives Meadows Leases Pastures Woodes Waters Commons Pyschyns Waremes Lotes Libertes Franchises Courtys pferys of Courtys Advowsons of Churches Chappellis Chaunces and Heremytage, and all and singular other Hereditaments with their appertynances which late were the said Syr Nicholas Vaux knight late Lorde Harrowden in possession reversion or use, set lyng or beyng in Gresse Harrowden Lityll Harrowden Cransey Wythly Horpoull Boughton Brampton Pissford Dolyngton Houghton Flowe Middleton Northampton Burton Latimer Orlingbore Aschely Marre Fyghtesley Isham Clopham Okely Carleton Chillyngton Bromham Shankton Hardwyke Lyndeley and <b>Foggon</b> in the said Counties of North Bed Leyl Hertf and Kent, the remaynder thereof after the decease of the said nowe Lorde Harrowden and the said Lady Elizabeth his wyfe to William Vaux nowe sonne and heire appaunte of the said Thomas Lorde Harrowden and to the heires males of the bodye of the same William Vaux lawfully begotten; The remaynder for default of suche issue to the heires males of the bodye of the said Thomas nowe Lorde Harrowden betwene hym and the said Lady Elizabeth his wyff [law . . .] begotten, The remaynder thereof for default of suche issue to the heires of the bodye of the said Thomas Lorde Harrowden [law . . .] begotten; The remaynder thereof further for default of suche issue to the right heires of the said Thomas nowe Lorde Harrowden [f . . .] etc.</p>
Limitation of Remainder after their Death.	
II. Bargained Grants hereafter to be made by Lord Harrowden shall be void after his Death.	<p>And be yt further enacted by the authority aforesaid that all bargaynes grauntes alienacions fines feoffment recover [ . . . ] statut recognisance and all other actz hereafter to be hadde made [knowled] or suffered by the said nowe Lorde Harrowden of or in [ . . . ] of the pmisses [shuld] immediately from and after the death of the said nowe Lorde Harrowden be clerly frustrate and voyde to all [ppu . . .] controulours and intent.</p>
III. Being of Rights.	<p>Saveyn to all and singular pson and pson bodye polityke and corpor ther heires &amp; successours and to the Heires and Successors of every of them, other than the said nowe Lorde Harrowden and his heires, and all and every other pson and psonnes and ther Heires</p>

1535 - John Dun's Will; Several interesting elements, perhaps the mention of the Brotherhood of St. George may be the first time the church is identified with St. George? Henry Vyolett would be a descendent of the Henry Violet dying in 1505 and the description of him as 'overseer' rather than as a property owner is of interest. Elys Bodley's will is copied here and the other names and occupations add some substance to who was inhabiting the village. The probate in October 1535, will date Dec 1534 and 'syke in bodye' describe his failing health.

John Duns, gentilman of the parishe of Bekenham in Dio Rochestre in Kent, syke in bodye, etc. To be buried in the parishe church of Bekenham. To high awter for tithes etc. 3/4. To the brotherhed of Saint George in the same church 6/8. For my sepulture in the same church 6/8.

Rest to Elizabeth Duns my wife whom I make sool extrix and Henry Vyolett of the same parishe overseer. In the persons of Maister Elys Bodley Doctir and person of the same Church, Sir Thos Capulwode parishe prest there, Hugh Corke Parishe clerk, Cornelyus Tomson taillour of the same parishe and other moo. 5 Dec 1534 the yere of our soverayn Lord King Henry the Eight 26.

Probate 20 Oct 1535 apud London Coram Dno aucti Dni 'nri' Regis ac in terris ecl. Anglicane sub ?xten capitis supremi – By Elizth relict.

Such Wills evidence occupants of the parish and in some cases their property, neighbours and relations.

### 1536-1541 Dissolution of the Monasteries under Henry VIII;

1538 - Unidentified property but it is mentioned in other entries, a search for place names can be used to cross reference; Letters and papers, foreign and domestic Henry VIII; see 1527 and 1529; Ric. Long, King's servant. Lands in Greenwich, the "Queen's lands" in East Greenwich, West Greenwich, Dexforde (sic), Levesham, Kedbroke, Charleton, Wolwyche, Beknam, and Chesselhest, Kent, forfeited by Hen. Norres, and Old Court manor in Greenwich. Undated. (BHO)

1540–1545 - From Hasted's history of Kent and quoting Thomas Philipott in Villare Cantianum recorded that "Charles Brandon, Duke of Suffolk, son of Elizabeth Bruyn, by her second husband, resided in the manor-house of Beckenham as lessee; and that he entertained Henry VIII there, "and

here entertained *Henry* the eighth, with all the Cunning Pompe of Magnificence, as he went to bestow a Visit at *Hever*, on his discarded, and repudiated wife *Ann of Cleve*." (Henry married Anne of Cleves in 1540 and he died in 1547 but Brandon died in 1545 so if true it must have been within this 1540/45 five year window.)

For clarity this is the old manor house opposite St. George's Church and not what we refer to as the Mansion in Beckenham Place.

Hever had been the home of the Boleyn's but after Henry VIII had Ann Boleyn or Bullen and her brother executed he confiscated Hever and subsequently rented it to his fourth and ex-wife Anne of Cleve. In my understanding local folklore sometimes referred to Henry VIII staying in Beckenham on his way to see Anne Boleyn but maybe I misunderstood it. Philipott's version is the earliest we have rediscovered at this time which describes Beckenham in any detail.

Another local connection with Henry VIII is via Humphrey Style of Langley Park who was Esquire of the Body to Henry, see 1529. It is perhaps as likely or more likely that Langley was the place where Henry visited as Beckenham Manor was divided between the Tyrells and Heveningham around this time.

Philipott writes of Hever: "Hever in the Hundreds of Somerden and Ruxley, had in elder Times a Castle, which was the Capital Seat or Mannor built by Thomas de Hever, who had liberty by the Charter of Edward the third, granted to him in the fourth of his Raigh, not only to embattle his Mansion here, but likewise had Free-warren annexed to his Lands in this place. William Hever deceased without Issue Male, and left only two Daughters and Co-heirs; Joane married to Reginald Cobham of Sterborough, and the other wedded to Brocas, whence in Records it is sometimes called Hever Cobham and Hever Brocas, and when the Cobhams went out, the Bullens were the immediate Purchasers; for Geffrey Bullen purchased this Place, and his Grand-child Sir Thomas Bullen Knight of the Garter, and Earl of Wilts, lived here, who was Father to Anne Bullen, Wife to Henry the eighth; and as he had here his Habitation, so likewise he has here his Sepulcher, and lieth emtombed in Hever-church; but when his Son George Viscount Rochford, upon pretence of some black Crimes acted against the Majesty of Henry the eighth, fell under the Censure of High Treason; this upon his Attainder or Conviction was escheated to the Crown, and began to be reputed a Mansion of some Estimate, when Anne of Cleve for some Time lived here, and made it her residence; but, in Times subsequent to this, I find it eminent for nothing, till King James granted it to Sir Edward Waldgrave, whose Successor yet possesses it."

This just needs a bit of clarification but of no impact on our history of Beckenham. However, maybe it's an example of how information becomes distorted, confusing the two Anne's associated with Henry VIII and Hever. Hevercastle.co.uk states: In 1540 Henry VIII married his fourth wife, Anne of Cleves. Henry's decision to marry Anne was based on a portrait miniature painted by Hans Holbein. The marriage was made for political reasons but ended in divorce six months later. Henry VIII awarded her the honorary title of 'The King's Sister', £500 a year, a sufficient household and two houses. In addition, he allowed her to lease a number of manors to enhance her status and income, including Hever, at an annual rent of £9-13s-3½d. Anne settled happily in England and became good friends of the King and Anne Boleyn's daughter, the future Queen Elizabeth I.

Anne of Cleves had Hever Castle until her death in 1557 but it is not known how much time she spent at the Castle. However, there is a surviving letter written by Anne to Mary Tudor in 1554 signed 'from my poore house of Hever'.

Henry VIII took Hever from the Boleyn's or Bullens as Anne Boleyn had been accused of adultery with her brother etc.

1541 - Kelsey: Foot of Fine: Robt Brogreve, esq & Margt Parker, wid. to Robt Chidley & Robt Hamond. Manor of Kelsellys w/3a mead, 155a past & 160a wood in Beckenham. Enfeoffment. (40) (Trinity) (Kent Arch.)

Acknowledges a lease as the land remains Brograve.

1541 - Beckenham Manor Tyrell moiety: Foot of Fine: Hum Tyrrell, esq & wife Joan to Guy Crafford of London, esq. Moiety of manor of Beckenham w/500a land, 200a mead, 500a past, 500a wood & 500a waste in Beckenham. Enfeoffment. (17) (Kent Arch.) Acknowledges a lease as the land remains Tyrell

1544 - Licences to alienate lands: Humphrey Tyrrell to Sir Ralph Warren, alderman. Moiety of Bekenham manor and of lands (extent given) in Bekynham, Kent, and of the advowson of Bekenham church. (12th.) P. 18, m. 10. (BHO)

Apparently a lease as the land reverts to the Tyrells. Tyrell's moiety was the half of Beckenham Manor which descended via Dalston, Curwen to Oliver Style. This implies that Warren's occupancy was under a lease. Evidence points to this moiety being the 'Park' surrounding the Manor House, Copers Cope Farm and Church shown on the 1623 map which describes the part near Penge and other outlying parts as being Snelgrove's in 1623.

About this time the quagmire of the ownership of Beckenham Manor is tied up in the family affairs of the Tyrells. The potential absence of direct heirs looks like the property ownership jumped across lines of generations ie to brothers and nephews. We also have evidence from Keith Baldwin that errors in othere accounts confuse matters. History of Parliament has a Catherine Tyrell marrying John Dalston whereas we believe it was an Ann Tyrell daughter of Robert who carried Beckenham Manor to Dalston. Even the legal historians have problems with the affairs of the Tyrells

<http://nbis.soc.srcf.net/files/files/Legal%20History/Supervision%205/2.%20Jones.pdf>

suffice it to say, just as Philipot and Hasted found, that the Tyrell moiety of Beckenham Manor descended to Dalston and then the chain to Curwen and the St. Johns becomes clear. Later however some confusion occurs within the St. Johns due to the complexity in their affairs.

1544 – Penge; Henry VIII Letters and Papers. ‘land which belonged’ implies it doesn’t any longer perhaps after the dissolution of the monasteries.

Robt. Tyrwhyte, esquire for the Body. To be parker and keeper of the park of Mortlake alias Putneyth Park, Surr., and of the deer there; collector and bailiff of the manors of Batrichesay, Wandelesworth, Halfefarthing and Downe, Surr., and of all lands there and in Penge, Surr., which belonged to St. Peter's, Westminster; and bailiff of the liberty of St. Peter's within the manors of Batrichesay and Wandelesworth, and within the manor of Mordon, Surr. St. Peter's, Westminster. 17 July.

1546 – The will of Robert Brograve. Robert doesn’t seem to be the main heir of Kelsey and has three daughters, one married to Hammond and one to Bridges. Kelsey will ultimately follow the line of Nicholas Brograve, a brother of Robert.

12 Aug 1546. Robert Brograve of Bekenham (Beckenham) in Kent Esquier being sick etc. If it please God to call me at this present tyme to be buried within the paryshe church of Saint Elen in London.

Unto my doughter Mary the house and lands belongyng in Bekenham that Leonard Machell nowe dwelleth in after the decease of the sayd Leonard and Jane his wife who hath estates therein duryng their lyves.

John Hamond my sonne in lawe and to other my extours the house and lands that Harry Staynsmore dwelleth in in the paryshe of Bekingham duryng terme of 7 yeres and after to remayne to my doughter Mary for ever. If she dye without issue then said house etc. that Leonard Machyll dwelleth in shall remayne to my doughters Anne and Margarett and their heyres.

Said John Hamond and my exors to make unto Henry Staynsmore a newe lease of the house and lands he now dwelleth in for 20 yeres without any fyne takyng of hym. The sayd Harry to bere no reparacyons but dawbing and thacking and to pay the old accustomed rents.

My extours doo pay yerely 66/8 to the ?muisors for the bequeste of Mrs Reding duryng certen yeres yet to com. Unto high aulter of Bekenham 20s. To the new buylding of the church of Saint Ellyns in London 20s. Unto the Kings Benche the Marshalsey Newgate and Ludgate every of them 20s.

Unto suster in lawe Custaunce Evans 20s.

I will my wif shalhave all the houshold stuff now in my house at London. My brother Sr Edmond one of my gowns. My sonne in lawe Robert Bridges my gowne faced wyth damaske. All goodes etc. unbequethed to my extours towards the payment of my debts. I will Harry Staynsmore and ----- Rychbell have their bargayne in the woodes which they bought of me. My brother Sr Edmond yerely 4 lodes of Talwood and 12 qrs of coles

duryng his liff naturall. My sonne in lawe John Hamond my gowne furred wyth foynes. My sonne in lawe John Hamond and my brother Sr Edmund my extours.

To my wif one bedd of downe withall that belongeth therunto. Unto Willyam Browne my servunt 6/8. My daughter Mary two fetherbeddes. Robert my servunt 6/8. By me Robert Brograve.

To this my will berith witnes Robert Ferond clerke curat, Willyam Sherborne, Rychard Triggs. To my sonne in lawe John Hamond all my fee symple landes woodes and tenements in Bekenham not bequethed for ever. My daughter Mary to be payde when she is maryed 20 mrks. Robert Bridges my sonne in lawe and Margaret his wife 20 mrks as well in full contentacon of suche legacys as he may clayme by the will of Mrs Reding by the right of his wife as also his sayd wiffs thirde parte to be payde when my detts be payd. Unto Mawde my servunt 20s. Unto ----- Hokell the miller of Lewsham 12s. Unto ----- Ruffyn 40s.

Witnes Robert Body scryvener by me Robert Brograve.

Probate 4 Oct apud London 1546 by John Hamond exor. Res. ptate Edmundo Brograve cu venerit.

In August 1546 Robert Brograve of Bekenham Esq. adding to the same his testament did bequeeth to Margaret his wife all his leases and termes of yeres that he hath or do enjoy by his sayd wif by mariage and all the landes his father hath entayled in no wise broken. In putia Johannis Hamond exortoris func pnts facente et non reclamante neqz contradicente. Present Robert Ferond clerke, Willyam Sherborne, Rychard Triggs, Robert Fowbery, Agnes Crouche, Robert Vilat, Robert Body.

1546 – Penge: Henry VIII Letters and Papers; Assigning rents from Penge and Battersea to the Archbishop of York.

Abpric. of York. Grant to Robert abp. of York and his successors (in consideration of the lordship and manor of Hexham, Nthld., and lands in cos. Nthld., Glouc., Yorks. and Notts, granted by the said Robert to the Crown by indenture of 6 Feb. 36 Hen. VIII.) of the manors of Wistowe and Cowhouse, and park called Reste Park, lands (named) in Cawode, Wistowe and Cowhouse which were parcel of the possessions of Edward late abp. of York and his predecessors. Also the annual rents, due to the late mon. of St. Peter, Westminster, amounting to 15l. 17s. 8d., from lands of the said late abp. and his predecessors in Batrychesey, Wannesworth, Wasshyngam, Bridgecourte and **Peng, Surr.**, and 30s. 1d. from lands in the manor of Alferthing in Wannesworth parish. An annuity of 106s. 8d., a corrody of 8l., and an annuity of 66s. 8d. (paid in lieu of certain oats) which the collegiate church of St. John of Beverley, Yorks., used to pay to the said late abp. and his predecessors. A pension of 10l. 6s. 8d. from the vicar of the parish church of Annes Burton, Yorks., which belonged to the mon. of St. Mary beside the walls of York, and all the lands in Warmesworth, Yorks., which belonged to St. Mary's, York. Rents and service, viz., 36s. from lands of Wm. Thorneton in Lersthorpe, Yorks., and 2s. from lands of Ralph Chapman in Balderbye, Yorks.,— Byland mon. Lands (specified) in tenure of Chr. Stokedale in Peteythorpe Underlefe, Yorks., of Thos. Pynkeney in Thryake, Yorks., of Guy Bell in Crakehall, and of Thos. Nelson beside Brafferton vicarage; Yorks.,—Newbourgh mon. Tithes in Naffreton, Yorks.,— Whitbye mon.; tithes in Kelfelde within the Isle of Axholme, Linc., and in "Estkyngmawdeferrey Est Ferrey," within the said Isle, in tenure of Thos. Hewson, and a pension of 6l. out of the vicarage of Haxey there—Newbourgh. Also tithes of lands called "lez demeanes" in Hutton next Gisbourne, Yorks., in tenure of Adam Pursglove at the rent of 4l. 13s. 4d.,—Gysbourne mon. Also all procurations and synodals, probates of wills, institutions and admissions of clerks and other ecclesiastical jurisdiction in cos. Yorks., Notts., Nthld., and Glouc. which belonged to the said late abp. And his predecessors. The King agrees to accept from all who shall in future be appointed to the archbishopric of York the sum of 1,000l. in full

### 1547 - King Edward VI until 1553

1547 - Foxgrove: Philipot and Hasted describe; "Humphrey Beversea, I find held it in the eighteenth year of Henry the eighth (1527), and his Descendant passed it away to Luke Hollingworth, and he about the Beginning of K. Edward the sixth (1547), sold his Interest in it to Alderman Sir Jo. Oliff of London.

But we find evidence which disputes this chain of events, in 1555 William Vaus transfers possession by a fine (final accord) to Thomas Acworth, cit & merchant taylour of London. Deforciant: Wm Vaus, esq (son & heir apparent of Thos Vaus, Ld Harrowden.) Manor of Foxgrove with 20 mess, 500a land, 60a mead, 200a past, 300a wood, 500a waste in Beckenham, Lewisham & Bromley. £280.(Kent Arch.)



So far we are still looking for the evidence of the Vaux family selling to Beversea and he to Hollingworth but John Oliff's will dated 1574 and proved 1577 mentions "Foxgrove lately purchased of Reynold Hollingworth. So Philipot's date and name are questionable. And in 1555 it appears that the Vaux family are still holding Foxgrove, see the 1535 Act evidencing Foxgrove still in the possession of the Vaux's.

Some time later we find this record where Acworth's son George's widow is in some dispute with William Vaux;

C 3/2/63 Short title: Acworthe v Vaux. Plaintiffs: Agnes Acworthe widow.

Defendants: William Vaux Lord Harrowden.

Subject: lands of Sir Thomas Vaus [Vaux] kt, late Lord Harrowden , Northamptonshire.

Document type: [pleadings]. 1558-1579

(source; TNA)

As we have seen there are several instances of leases or enfeoffments being interpreted as sales or transfers.

1547 - The will of Elis Bodley, parson of Beckenham mentions his residence at Beckenham and several bequests to local people. It describes property at his residences in London and Beckenham.

2 Sept. 1547 (1 Edw VI and in earthe supreme headd of the church of Englonde & Iretonde). I Elys Bodley parson of Saint Stephens in Walbrooke in London and also parson of Beckinham (Beckenham) in the Diocs. of Rochester in Kent. My soule to almyghte God my Redemer and maker to ower Blyssedd ladye the Virgyn Saint Marye and to all the Saints in heven and my boddye to be buryed within the parryshe church where it fortune me to decaise. My bodye borne by 4 poore folkes them to have 8d apece for their labours. I will that seven of the poreste householders of the parryshe of Saint Stevens and 7 other of Saint Buttolphes nye Billingsgate eache to have 20 pence apece and to other poore persons of Walbrooke warde and Saint Buttolfs warde 4d apece to the some of 53/4. To 20 of the poreste howsholders of the parrishe of Beckingham eche half a busshell wheate and a bushell Rie and also to 13 other of the poreste of them 13d apece in the honour of God ower lady and the 12 appostles and to other poore people twoo pence a pece to the some of 6s8d and to seven poore maydens nexte there to be maryed in the parryshe of Beckinham 20d apece in the honor of God and ower blyssidd Lady. To the buyldynge of the olde woorke of Powlys 4s.

If any parte of my brothers testament Mr Thomas Bodley be founde not fulfilled as I truste to God shall not dewlie be provyd by anny boddye my extours to fulfill it in annye wyse above all thinges. I will the plate concernynge Fraunces Bodley my brother Williams son geven unto him by my saide Brother Vicar Maister Thos Bodley which remayneth in my ladys Askewys kepinge be geven to him in dewe tyme accordynge to my brothers testament and lykewyse the porcons of all his Systers remaynyng in my handes that is not delivered all redye to be delivered at there marryage daye or when they come to thage of 18 yeres.

All such plate of myne remaynyng in my syster Gresham handes to be devyded to the saide Fraunces and his three systers Katheryne, Alice and Gryssell Bodleyes equallye savinge a dozenne spones whiche I will and bequeth to my said Syster Gresham.

To Katheryne Bodleye my shorte skarlet gowne, a saulte of silver and parcell gilte, half a dozenne spones and a nutt of silver and gilte with a cover besides the porcon aforesaid of the plate aforesaid. To Andrewe Hubbarde sometyme my servunt a fetherbedd, a bolster, a mattress etc. a brass pott, a cobbarde at Bekingham, twoo candelstickes, a grydyron, a spytt and frynge panne. To John Chambre my gowne furrid with black lambe whiche I do were at Bekingham, my beste dublitt and my shorte Frocke. To every godchilde at London and Beckingham that berithe my name 3/4.

I will my extours shall provyde to geve to everye house of the Parrishe of Saint Stephens and Saint B. iij spice kaks and iij bunnes accordynge to their discrecon and other of my freends and kynnesfolks more largelier and plentifull to geve.

I will my waytinge servunt shall have 10s besids his quarters wages. I will that every housholde servunt servinge me at Beckingham to have 5/- besides their quarters wages and my woman servunte there fyve shillings in money and a nolde gowne that liethe on her bedd. And the tawny to be delivered to John Hall of Lewsham that leyed them to me to plegg longe agoo.

To my Ladye Askewe for a token to praye for my soule a ringe of golde that I have Redye made and my beste horsse, the best cowe that I have, a quarter of wheate and haulf a quarter of Rie.

To my syster Gresham a ringe whiche I do were customable and to my Brother her husbände a ringe of golde of fortie shillynges. To my syster Bodlaye at Billingsgate a hoope of golde whiche was my fathers and a horsse. To my cosyn Edmonde Askewe and to Richard his brother eche a golde ringe of 20s. To ?Eme Edmude Askewes doughter and my god doughter 20s. To Xtofer my godson Richarde Askewes sonne 20s. To my Cosyn Dennys Lewsson in Lyme strete and to my cosyn Butler by the Stocks to eche a golde ringe of 13/4. To Sr Henrye Cockes my furred frocke and a pottill pott, a candelstick and a chaver nexte the Dore in my parsonage at London. To Sr Richarde my shorte gowne. To Wm Sherneforde a bedd furnyshed and 40s when he is owte of his yeres.

I bequethe all the lande and tenements I have at Stretham or anny where ells to my cosyn Fraunces Bodleye and his heires. The Residue of all the goodes, stuff of householde at London and Beckingham my debts and Funeralls paid I geve to my brothers foure children aforesaide and I make my extours my cosyn Lawnslott Haryson grocer to whome I geve for his paynes takyng ij kyen, tenne shepe, a horsse, a bedd furnyshed and my blacke gowne lyned with damaske and my lovyng syster Bettris Bodleye and I make my overseer my cosyn John Marshe of Mylkestrete and I geve to him for his labor a pursse of velvet with the Ringes of silver and gilte. And to my cosyn his wyfe a ringe of golde of twentie shillinges.

In wytnes wherof I have subscribed this my ? testament and laste will with myne owne hande and sealed with my seale these beinge presente By me James Strotell by me Harry Blower.

Probate coram duo Cantuarien Achiepoapud London 17 April 1548 by Lancelot Harryson and Beatricis Bodley exors.

[http://www.oxford-shakespeare.com/Probate/PROB\\_11-32-83.pdf](http://www.oxford-shakespeare.com/Probate/PROB_11-32-83.pdf)

1548 - Foot of Fine; Q: Ric, Geo and Thos, Caryll. D: Geo Forman & wife Agnes. 1 mess, 80a land, 20a mead, 100a past, 60a wood in Hayes, W. Wickham, Beckenham & Bromley. 200 marks.(Kent Arch) Unidentified but if a contiguous parcel of land could be Shortlands, Pickhurst, Langley area.

1549 - Langley; Sir Humphrey Style acquires an Act of Parliament to 'disgavel' his lands. Gavelkind determined that estates were divided between the sons of the landlord. Gavelkind was replaced by primogeniture which determined the eldest son inherited property. Its rather more complicated than that depending on the sources one reads.

1549 - Foot of Fine; Q: Wm Parker. D: Hum Tyrrell, esq. Moiety of Manor of Beckenham with 40 mess, 500a land, 200a mead, 500a past, 500a wood, 500a waste in Beckenham, Bromley, Hayes, Lewisham. £400. (Kent Arch). The amount of land mentioned in these documents is impossible to reconcile with later audits of land but here this half of the Manor of Beckenham is said to extend into surrounding areas. Also the 40 messuages describes the farms and smallholdings that the manor is divided into. Waste we are thinking may describe Penge Common or Hayes Common. (dated 2/3 Edward VI)

1549 - Foot of Fine; Q: Thos Sirrell,(Tirrell?) esq. D: Wm Parker & wife Margy. Manor of Beckenham with 40 mess, 500a land, 200a mead, 500a past, 500a wood, 500a waste in Beckenham, Hayes, Bromley, Lewisham. £400. (dated 3 Edward VI)

These two fines effectively transfer property between Humphrey Tyrell and Thomas Tyrell in the previous one and raises a question as to why? The name variation could be transcription error. Humphrey and Thomas were brothers and apparently Humphrey had no male heir and this could perhaps transfer the property prior to any bequest at death? The Tyrells had acquired half of Beckenham Manor about a hundred years earlier when an earlier Thomas Tyrell had married Elizabeth Bruyn and this Humphrey and Thomas are grandchildren of Thomas Tyrell and Elizabeth Bruyn.

1550 - Foot of Fine; Q: Th Gavell, Rob Wylloughbye, gent. D: Ric Caryll & wife Clement, Geo, Th Caryll gents. 2 mess, 160a land, 20a mead, 160a past, 40a wood £1 rent in Westerham, Edenbridge, Hayes, W. Wickham, Beckenham, Bromley & Farnborough. 200 marks. (Kent Arch). The diverse areas implies this property is widely spread and divided although described as 2 messuages. Although Hayes, West Wickham,

Bromley and Beckenham can in theory be connected by one parcel of land Westerham and Edenbridge are a significant distance away.

1552 - Foot of Fine; Q: Hen Stanmore. D: Mary Brograve. 1 mess, 8a land, 16a mead, 20a past, 6a wood called Longs in Beckenham. £60. (Kent Arch). Stanmore is seeking to acquire land from Brograve, the deforciant is holding or withholding land possibly wrongly. The Fine or final accord is in effect a sale.

1552 - Foot of Fine; Q: Ric Wigmore, mercer of London. D: Jn Brograve. Manor of Kelsellys with 4 mess, 23a mead, 155a past, 160a wood in Beckenham. 1000 marks. (Kent Arch) . A lease of land belonging to the Kelsey Brograves

1552 – Langley; Death of Sir Humphrey and is son Sir Edmund Style inherits Langley from his father. Sir Humphrey is buried in St. George’s Church



Humphrey Style’s memorial plaque showing 9 children by his first wife Bridget Baldrey and 2 by his second Elizabeth Penant. Elizabeth survived him and remarried. Possibly Edmund Style the next heir was still a minor having been born in 1538 and would have been under the guardianship of Elizabeth’s second husband

Christopher Mead. It was customary for widows to be remarried often at the behest of the king, as with the Bruyn sisters of Beckenham Manor each having three husbands.

Humphrey's will mentions various bequests to the poor of Beckenham, Bromley, Lewisham and Hayes. Also some bequests to mend the highways between Bromley and Farnborough and between Lewisham Mill(Southend?) and Beckenham Church from the foot of Stumpes Hill.

### 1553 - Queen Mary I until 1558

1553 - Foot of Fine; Q: Hen Brograve. D: Jn Brograve, gent. Manor of Kelsys with 6 mess, 400a land, 100a mead, 200a past, 300a wood in Beckenham & Hayes. £600.

A transfer of land from John Brograve to Henry Brograve.

1555 - Foxgrove; Foot of Fine Querant: Thos Acworth, cit & merchant taylour of London. Deforciant: Wm Vaus, esq (son & heir apparent of Thos Vaus, Ld Harrowden.) Manor of Foxgrove with 20 mess, 500a land, 60a mead, 200a past, 300a wood, 500a waste in Beckenham, Lewisham & Bromley. £280.(Kent Arch.)

The description of 20 messuages illustrates that Foxgrove accommodated several smallholdings and contradicts the later descriptions of Foxgrove being just one entity. But without a full description there are probably other properties attached to Foxgrove. This evidences Acworth acquiring the property from William Vaus. Some time later Acworth's son George's widow Agnes is in litigation with William Vaus but we have no details so far apart from references in The National Archive;

Reference: C 3/2/63 Short title: Acworthe v Vaux.

Plaintiffs: Agnes Acworthe widow.

Defendants: William Vaux Lord Harrowden.

Subject: lands of Sir Thomas Vaus [Vaux] kt, late Lord Harrowden , Northamptonshire.

Document type: [pleadings].

Date: 1558-1579

Reference: C 4/127/78 Agnes Ackworth, George Ackworth and Thomas Ackworth v. William Vans, Lord Hawwden: rejoinder 16th century

C 4/119/2 Agnes Ackworth, George Ackworth and Thomas Ackworth v. William Vaus, Lord Harowden: answer 16th century.

The dates are less than definitive so we are looking for further evidence between this, Philipot's reference to Humphrey Beversea so far untraceable through evidence and Reynold Hollingworth's mention of Foxgrove in his will dated 1574, proved in 1577 at his death.

1555 - Foot of Fine; Q: Wm Curtes, Jn Skelton. D: Thos Whyte & wife Sibyll. 2 cottages & 2 gdns in Beckenham. £20. (Kent Arch)

1556 - Approximate date of birth of John Dalston (1556-1609) of Cumberland who by marrying a Tyrell heiress will acquire one moiety of Beckenham Manor. Dalston is mentioned on the map of 1623 along with Henry Snelgrave (Snelgar).

1557 - Beckenham (High Street) and Bromley;

**Swane** (John), of the town of Bromley, co. Kent, draper.—To be buried in the parish church of S. Peter, Bromley. To John his eldest son his mansion house and tenements in the parish of S. Mary Abohuroh(Abchurch) in S. Laurence Pownteney Lane, and his leasehold farm called "Shorams" in the parish of Beckenam, co. Kent, in tail; remainder to Edith and Agnes his daughters. To Anne his wife his house at Bromley called "the taberde" for life, with similar remainder; and a field called "Barnet." Bequests to his

daughters' children, his servants, and others. Dated 13 February, A.D. 1557.  
Roll 251 (166).

*Monday next before the Feast of SS. Simon and Jude [28 Oct.]*

Calendar of Wills Proved and Enrolled in the Court of Husting, London: Part 2, 1358-1688.

### 1558 – Elizabeth I until 1603

1561 - Sydenham; possibly adjoining Kent House or Penge. The Batt family feature in several records in this history. Mainly based in Penge they both lease land from other landlords and become landowners in their own right. Sippenham/Sydenham is close or nex to Penge. The name Batt might be a derivation from Battersea or Batricksye as it was sometimes spelt.

ry	London Borough of Bromley Archives
Level	Item
Ref No	<a href="#">242/1</a>
Title	Bargain and sale enrolled for £60 of Rasselande, a messuage, orchard, garden, and land (12a.) at Sippenham, formerly occupied by John Hewes, now occupied by Batt
Date	14 April 1561
Description	Edward Dove, citizen of London, clothmaker to Nicholas Legh of Beckenham, gentleman.
Extent	1 Item

1562 - Parish: Bexley, Plumstead but in connection with John Olyffe of Foxgrave (Foxgrove). Although quoted as 'of Foxgrave' no evidence of residence at Foxgrove has been found. The descendants, Joan his daughter and her husband Francis Leigh adopted Hawley/Plumstead as a residence but some generations resided elsewhere. The archive description does give more background for Olyffe, being and alderman etc.

Earliest reference: 1610 TNA SP14/58/19 licence to impark

Ownership: Edward VI to Sir Martin Bowes > Thomas, duke of Norfolk (CPR 1561)> 1562 manorial rights purchased by Sir John Olyffe of Foxgrave, Kent, alderman of London whose heir Joan m. John Leigh, son and heir of Nicholas Leigh of Addington > 1576, son Olyff Leigh much enlarged seat there > Christian the wife of his son Sir Francis Leigh there in Charles I reign

1562 – Lord Vaux of Harrowden; This reference perhaps describes the attitude of Lord Vaux; see 1555 and 1564 for mention of Acworth.

Lord Vaux would not, of course, have been a true Elizabethan if he had not been frequently in the law-courts. The earliest case is in April 1562 when Agnes, widow of George Acworth, of Potton (Beds.) sued him in Chancery for debts incurred by his father.

He was ordered to appe

ar in person on 6 May, but here as in

moSt suits the judgement is not recorded. 24

About 1576 his sister Maud and her husband Anthony Burgh or Borrows sued him in the same court for lands in Irthlingborough, IrcheSter, Laxton (Northants.) and other property, bequeathed by their mother Elizabeth to her children. They claim that William has kept her will a secret and pretended that it was not found in any Inquisition, and their repeated requests

to see the will have been fruitless. 25

But these cases were only minor annoyances that would hardly ruffle the serene and care-free life of the Lord of Harrowden.

[https://archive.org/stream/vauxofharrowdenr00anst/vauxofharrowdenr00anst\\_djvu.txt](https://archive.org/stream/vauxofharrowdenr00anst/vauxofharrowdenr00anst_djvu.txt)

1563 – Will of Harry Wod/Wood from which we can see the relationship to the Batt family, the evidence of property owned and the mention of Kempshall who is another yeoman with land near Wickham Road. Harry/Henry is buried at St. George's Beckenham on the 7<sup>th</sup> May 1563

SW/15\_261

Harry Wod of Battersea, sick 6 May 1563 (to be buried in the churchyard of Beckenham, Kent; to poor of Beckenham 1s each)

to my son Edmund Wod two kine (of £1 10s each); to my daughter Bridget Wod two kine (of £1 10s each) both at 12; each to be each other's heir if they die before they marry; to my wife Agnes Wod my house and land for life and after death of my wife to my son Edmund and daughter Bridget and if both die without issue to my godson Harry Batt son of John Batt paying to my brother Thomas Wod's children and to my brother Robert Wod's children now alive £3 6s 8d and to my sister Jane Batt's children and to my sister Denise's child and to his own brothers £1 each; residue to my wife, exec.

Overseers: Thomas Kempshall; Thomas Hamond (3s 4d each)

Witnesses: Thomas Kempshall; Thomas Hamond; Thomas Wod; Robert Scott

Proved: 2 Jul 1563 to exec. [DW/PA/5/1563/86]

1564 – Foxgrove; Philipot claims that Humphrey Beversea acquired Foxgrove in this year but we have found no confirmation of it but have found evidence to dispute it. Several differences with Philipot's account are recorded in this time line. See 1555 where William Vaus disposes of Foxgrove to Thos Acworth, cit & merchant taylour of London. Deforciant: Wm Vaus, esq (son & heir apparent of Thos Vaus, Ld Harrowden.) Manor of Foxgrove with 20 mess, 500a land, 60a mead, 200a past, 300a wood, 500a waste in Beckenham, Lewisham & Bromley. £280.(Kent Arch.)

1567 - Beckenham Manor, 1 moiety; Robert Leigh the elder dies and buried at St. George's. Not related to the Leighs of Addington or Foxgrove.

1570 - Manor of Beckenham; under Elizabeth I; A Petition of John Johnson to Sir Wm. Cecill. Requests that examination be made of a lease, by which one-half of the lordship of Beckenham, Kent, the property of one Tyrrell, a ward, is demised to Robert Ligh (Leigh), by Humphrey Tyrrel and Jane his wife. (BTO)

Robert Ligh (Legh/Leigh) had acquired the other moiety of Beckenham Manor from Clement Harleston and is leasing the other moiety from Tyrell. The Tyrell moiety will revert to Tyrells and descend to Dalston and Curwen via family intermarriages. And the Harleston/Leigh half will be purchased by Sir Henry Snelgrave.

1570 – Will of John Cawston which includes property in West Wickham and Beckenham. Some Cawstones in Beckenham burials from the 1560's. A Willmotts Field is recorded in properties in Beckenham but Cookes hasn't been traced so far. But we see how widely distributed the property of Yeomen could be and the value of belongings which these days are regarded as disposable ie a pair of sheets and napkins. Some Beadles are recorded in burials, the nearest one being a widow Margaret in 1616.

SW/15\_569

John Cawsten of South Lambeth, yeoman, sick 13 Aug 1570 (to be buried in church of Water Lambeth; to poor of Water Lambeth £1; to poor of Orpington, Kent where I was born £1)

to my sister Sybil wife of George Parker three acres of barley; to Catherine Stephenson a quarter of barley; to my poor kinsman Christopher Holmedon £12 at 21, but my son in law William Easton to pay him this for ten wether sheep and ten ewe sheep part of cattle I sold him 16 Aug this year; to my brother Thomas Cawsten two bushels of rye and £1; to my brother Robert Master £2 6s 8d; to my brother in law George Parker the £2 6s 8d he owes me; I forgive my brother in law Anthony Heathe all the corn he borrowed and to his daughters

£1 each at 14; to my sisters Heathe, Holmeden and ... Woodd of Beddington a small gold ring I had of my brother Parker; to my godson John Jowx a ewe sheep; to my other godchildren 1s each; to my wife Isabel Cawsten bed and a bedstead I lie in, two featherbeds, two bolsters, two pillows, two coverlets, five pairs of sheets, all her clothes, four pewter platters, four pewter dishes, four saucers, a great brass pan her father gave me, a little brass pot, a copper kettle she bought, a little bottle, a posnet, a brass ladle, a skinner, two lead candlesticks, a tablecloth, six napkins, two pillowcases, a silver salt her father gave her, two silver spoons that were her father's, two quarters of wheat, two quarters of rye, two quarters of barley, two quarters of oats, half poultry, my pigeons breeding in my dovehouse and £6 13s 4d (two milch cows and little dun nag she rides on are part of bargain to William Easton); to my brother William Cawsten of Oxted a little gold ring with a red stone in my chest and one of the 15s rials of gold part of £5 I lent him; to my friend Francis Willmott a little gold ring with a red stone on my little finger; residue to my son in law William Easton and his wife Sybil my daughter, execs.; re land: to William Easton and Sybil his wife for life all my estate, messuage and land (60 acres) called Cookes, West Wickham and Beckenham, Kent in the occupation of ... Beadle and after their deaths (if they die without issue) to Percival son of my brother Robert with successive remainders to his brother William and my godson John Cawsten; to my daughter Sybil messuage etc. in Limpsfield for life and if she dies without issue to my godson John Cawsten son of my brother William Cawsten with remainder to Percival Cawsten; if William and Sybil Easton live in my house in South Lambeth as I do they to permit my brother in law John Holmeden and his wife Agnes Holmeden (my sister) to have for six years my messuage Stockenden, Limpsfield which John occupies paying 20 marks p.a. but my wife to live also in house in South Lambeth and they may dispossess John but must give him a year's warning and five marks among his children; they also to permit my tenant ... Beadle for seven years after my death to live where he now does in Wickham and Beckenham for £6 p.a. rent or if they dispossess him to pay him £2 6s 8d  
 Overseers: brother William Cawsten; Robert Master

1575 – Kelsey; Henry Brograve (son of Nicholas) in his will leaves Kelsey which he describes the property as “Kelsey in Kellselle Beckenham and Hayes” but describes himself as of “Buntingford in the parish of Leyton” and like many Brograves is not buried in Beckenham. Kelsey is left in dower to his wife Margaret Campion. Then it becomes his son John’s and bequests are made to daughters Ann and Marie. Does his description of Kelsey imply a name of the house within the wider property of Kellselle?



1577 - Foxgrove; Sir John Oliffe dies in possession of Foxgrove and it passes via his daughter to her husband John Leigh of Addington. Philipot stated: Luke Hollingworth, and he about the Beginning of K. Edward the sixth (1547), sold his Interest in it to Alderman Sir Jo. Oliff of London, and he dying (1577) without Issue Male, Joan(his daughter) matched (1563)to John Leigh of Addington Esquire, was his sole Heir (1577).

But apparently John Leigh dies before Sir John Olyffe dies thus leaving Foxgrove to his grandson Sir Oliph Leigh. A will of a member of the Styles family notes an exchange of some land between Oliph Leigh and the estates of Langley and presumably Foxgrove. (unspecified).

See 1555 where William Vaus disposes of Foxgrove to Thomas Acworth, Merchant Taylor. So we are left with Philipot getting the Grene's and Vaux's the wrong way round and some disputes with his dates. The chain goes; Grene, Vaus, Acworth.....Hollingworth, Oliffe, Leigh and we search for a connection between Acworth and Hollingworth with no records to show Humphrey Beversea as per Philipot.

This extract from Sir John Oliff's will describes several bequests including Foxgrove to John and Joan Leigh for life and it then passes to their eldest son Oliph Leigh. As the will states 'late purchased of **Reynold Hollingworth** the transfer is close to the date of the will of 1574.



1583 - Beckenham Manor; Nicholas Leigh dies and leaves a will although no record of his burial is at Beckenham indicating he may have resided or died elsewhere.

1589 - circa; Sir John Dalston of Cumberland marries Ann (Catherine) Tyrrel or Tirrel, daughter of Thomas Tirrel (source: History of Parliament) However, current research is indicating that the wife's name was Ann. In any case this was Dalston's second marriage at the age of about 33. The couple had two daughters, one of whom married Henry Curwen.

1590 - The Will of Izarde Curtis or Curtys of Beckenham, widow of William Curtys, is reported as recording "my house and lande within the pische of Lewisham called Stumpeshill" (source: R.Reed) 'pische' is an alternative spelling or abbreviation of "parish". Whether this refers to property on the site of Beckenham Place is speculative but may be supported by indications of buildings on Rocque's map of 1745. At present it is the earliest written indication we have for buildings on or near the site. Frustratingly, wills and property deeds often lack any map or detail to allow for identification of land.

1596 - Penge: There seem to have been several tenants of the manor at Penge in 1596, (source: H.E.Malden, An extract from: A History of the County of Surrey, 1912)

The 'hamlet' of Penge was part of the ancient ecclesiastical parish of Battersea. The curious anomalies of its local government led to its formation as a separate urban district and its transfer to the county of Kent in 1900. (fn. 49) Penge was a wooded district, over which the tenants of Battersea Manor had common of pasture. (fn. 50) The boundaries of the hamlet on the north in February 1604–5 were the common of Rockhills (evidently Rockhills in Upper Sydenham, immediately north of the Crystal Palace) and the 'Shire Ditch' leading past the house called 'Abbetts' to the north corner of 'Lord Riden's Wood.' The Shire Ditch also bounded the hamlet on the east and was crossed by 'Willmoores Bridge,' half in Kent and half in Surrey. On the south it was bounded by the waste or common of Croydon, the green way from Croydon to Lewisham. On the west was a wood 'of Mr. Colton's' in Camberwell parish, which stretched from Vicker's Oak to the Low Cross near Rockhills. (fn. 51) There seem to have been several tenants of the manor at Penge in 1596, (fn. 52) but in 1725 the vicar of Battersea returned to Bishop Willis that there were only thirteen houses and sixty inhabitants in Penge, who went to Beckenham Church, and for whose care he paid a trifling consideration to the incumbent of Beckenham. (fn. 53) The whole common was inclosed under an Act of 1827. (fn. 54) There were then 320 acres already inclosed and several houses standing there. In 1853 Mr. Schuster sold his park on the summit of Penge Hill to the Crystal Palace Company for the re-erection of the gigantic building made by Sir Joseph Paxton for the Great Exhibition in Hyde Park in 1851. (fn. 55) The



Palace was opened by Queen Victoria in 1854. (fn. 56) In 1877, owing to financial difficulties and to the 'Greenwich fair characteristics,' which had replaced the former educational objects of the Palace, the company was reconstituted. (fn. 57) The Palace, as originally planned, was the exhibition building of glass and iron which had served for the Exhibition of 1851 in Hyde Park, re-erected on this site, with the addition of high water towers to supply the fountains in the grounds. Inside courts were erected to illustrate the arts and architecture of different periods, from the Egyptian monarchy to the Italian Renaissance, and there was a great collection of plaster casts of famous statues. (fn. 58) A School of Art and Music was established, and later a School of Forestry and Engineering, which has continued to flourish. The Palace became the chief seat of the highest class of music near London, and the Handel Festivals, under the direction of Sir Michael Costa and Sir August Manns, obtained the greatest reputation, as did the Saturday Concerts so closely associated with the names of Sir August Manns and Sir George Grove. But the public taste did not rise to this level, and the theatre and music-hall exhibitions gradually eclipsed the educational features. The grounds, of great extent, including a cricket field, football ground and a lake, continue to furnish unrivalled scope for exhibitions, excursions, games and firework or aeronautical displays. The land surrounding the Palace was sold shortly before 1875 for building purposes, and the whole site is now for sale.

1599 – The Will of Thomas Kempshall of Beckenham, Yeoman; these wills though few give a snapshot of life in the parish and illustrate the presence of smaller properties occupied by the yeoman and husbandmen (farmers) of the parish. As the records of christenings and marriages for Beckenham became damaged we rely on burial records for clues to any wills which in turn, in some cases, give details of descendants and relatives. From that we have traced several foreseeable intermarriages of local families.

The Kempalls had a property bounded by Chancery Lane, Wickham Road, Oakwood Road and probably Overbury Avenue. It is annotated on the 1766 Foxgrove Manor map. Often the existence of small properties is evidenced only by the name of the neighbouring landowner or occupier.

Thomas' will written in 1593 divides his property between his sons Henry and Jeremy and binds them to pay some proceeds to his other sons John and Thomas. It appears from burial records that another son Sadocke, predeceased Thomas senior. Although this will's probate is dated to 1599 there is no record of a Thomas Kempshall being buried in St. George's whether by omission or a transcription error in copying the registers. The repetition of names within families ie Henry, Thomas make it difficult to trace family trees. Nevertheless this evidences this local family from the first records in 1539 to the mid 18<sup>th</sup> Century. See 1619 for the will of Jeremy Kempshall.



1600 - Beckenham Manor (part of) to *Bradbury*, from which Family about the latter End of Q. Eliz.(1600) it came over by Sale to Serjeant *Gent*, who gave it in Dower with his Daughter to Sir *George Dalston* of *Cumberland*, who in our Memory (1630-?) conveyed it to Sir *Patrick Curwin* of the same County, who later sold it to *Oliver St. John* (1635) (source; Philipot)

We are finding that the accounts of Philipot and Hasted treat the descent of Beckenham manor perhaps too briefly and with missed elements. However, the issue is complicated and has confused several writers. Although Bradbury was involved with the Tyrells this part of the Manor came by a daughter,

Ann of the Tyrells who married Sir John Dalston and thereby via a Dalston daughter to Henry Curwen who married Catherine Dalston and it descended to their son Patricius who sold it to Sir Oliver St. John circa 1638 (source; K.Baldwin research)

1600 – Burials in Beckenham St. George's from the earliest records in 1539 total about 720. We might assume that those 60 years indicate about 12 per annum i.e. 1200 for the century.

### **1603 - King James I (VI of Scotland) until 1625**

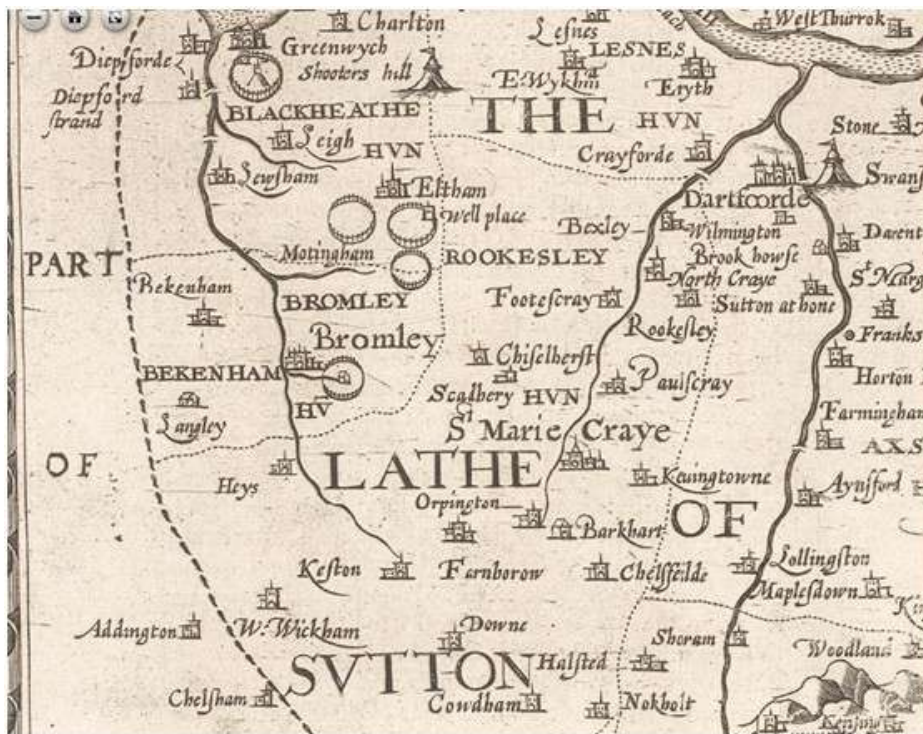
1604 - Penge: The boundaries of the hamlet on the north in February 1604–5 were the common of Rockhills (evidently Rockhills in Upper Sydenham, immediately north of the Crystal Palace) and the 'Shire Ditch' leading past the house called 'Abbetts' (see Manor of Beckenham 1623 and 1768) to the north corner of 'Lord Riden's Wood.' The Shire Ditch also bounded the hamlet on the east and was crossed by 'Willmoores Bridge,' half in Kent and half in Surrey. On the south it was bounded by the waste or common of Croydon, the green way from Croydon to Lewisham. On the west was a wood 'of Mr. Colton's' in Camberwell parish, which stretched from Vicker's Oak to the Low Cross near Rockhills. (source: H.E.Malden)

Malden's History of Surrey from 1912 probably quotes Lyson's work. Abbetts or Abbotts and Lord Riden's Wood are described on the 1768 Manor of Beckenham map copied from 1623. Willmoores Bridge is shown on the Burrell estates map of 1723/35. The derivation of the names of Lords Riden's Wood may be questionable if the 1623 Beckenham manor map is used as field outlines could be translated as separate fields called Lords and Ridens.

1610 - Beckenham Manor: Robert Legh (Leigh), Esq., whose descendant of the same name, in 1610, aliened it to Henry Snelgar, or Snelgrave, Esq. (*Lysons*)

Several chroniclers relate that this Robert Leigh who is grandson of the purchaser of Beckenham Manor sells it to Henry Snelgrave, later Sir Henry, but documentary evidence apart from the 1623 map has not been discovered. Other documents about this time record some of the Leigh family property dealings.

1613 – Several early maps of Kent are on record showing Beckenham identified by a church or manor house but the only other detail is Langley placed between Beckenham and West Wickham.



From John Speed's map 1614

1617 - William Style (1560-1624) inherits Langley from his father Sir Edmund Style (1538-1617) Edmund's will mentions an exchange of some lands between him and Oliph Leigh Esq. being some farm in Addington from Leigh in exchange for lands in Beckenham called the Crofts for the term of one thousand years, effectively a permanent exchange unless reversed by some subsequent agreement. Oliph Leigh had possession of Foxgrove Manor this implies some attempt to reorganise holdings?

1619 - A Court of Chancery record, Dalston and Snelgar/Snelgrave each had half of Beckenham Manor and the 1623 map legend stating "as yet undivided" seems to imply that no agreed division exists. Short title: Snelgar v Dalston. Plaintiffs: Sir Henry Snelgar kt. Defendants: Sir John Dalston kt and others. subject: moiety of the manor of Beckenham, Kent. Document type: bill, two answers.

1619 – The Will of Jeremy Kempysall, yeoman; He makes provision for three surviving daughters and sons Henry and Jeremy. He mentions land called 'Masons' which we haven't identified yet although a temptation remains to connect it with Mason's Hill in Bromley it is described as being in Beckenham. He mentions 'tenements' implying he is letting some property to tenants.

1620-25 Beckenham Manor part of, Philipot and Hasted describe that a successor of John Leigh alienated it to Sir *Henry Snelgrave*, from whom it descended to his grandson (1639), but Lysons places it in 1610.

1623 - A Plan of the Manor of Beckenham lands is drawn by Nicholas Lane showing they are divided between Sir Henry Snellyer (Snelgrave) of Beckenham and Sir John Dolston (Dalston) of Cumberland. Snellyer/Snelgrave had purchased his part and John Dalston had acquired his part through family inheritance and intermarriage. The Manor became rejoined into one under the St. John family circa 1635-50. This image from the plan (below) is the main part of Beckenham Manor, north is toward the bottom right hand corner. The legend explaining the division, written in 1623 and transcribed by T. Proudlove in 1768. The original map has not been discovered but this is from the later redrawn version.

From Philipot: "Robert Leigh descended out of Cheshire whose Successor about the latter End of King James (1620-25) alienated it to Sir Henry Snelgrave, from whom it descended to his Grandchild Mr. Henry Snelgrave, (in 1639) ". Snelgrave must be in possession by 1623 according to the map legend and is described as buying from Leigh in 1610 by Lysons.

Matching the plan against the Foxgrove Manor plan and more modern maps also shows that very little Beckenham Manor land is in Beckenham Place Park. It would seem that only the edge of Stumps Hill Wood was in Beckenham Manor. The land to the left of the outlined section marked Sir Francis Leigh is part of Foxgrove Manor which becomes Beckenham Place. The Church and old Manor House are marked. Other parts of the map show the outlying fields and Abbey Farm at Penge Common, the latter is now partially enclosed within Crystal Palace Park.

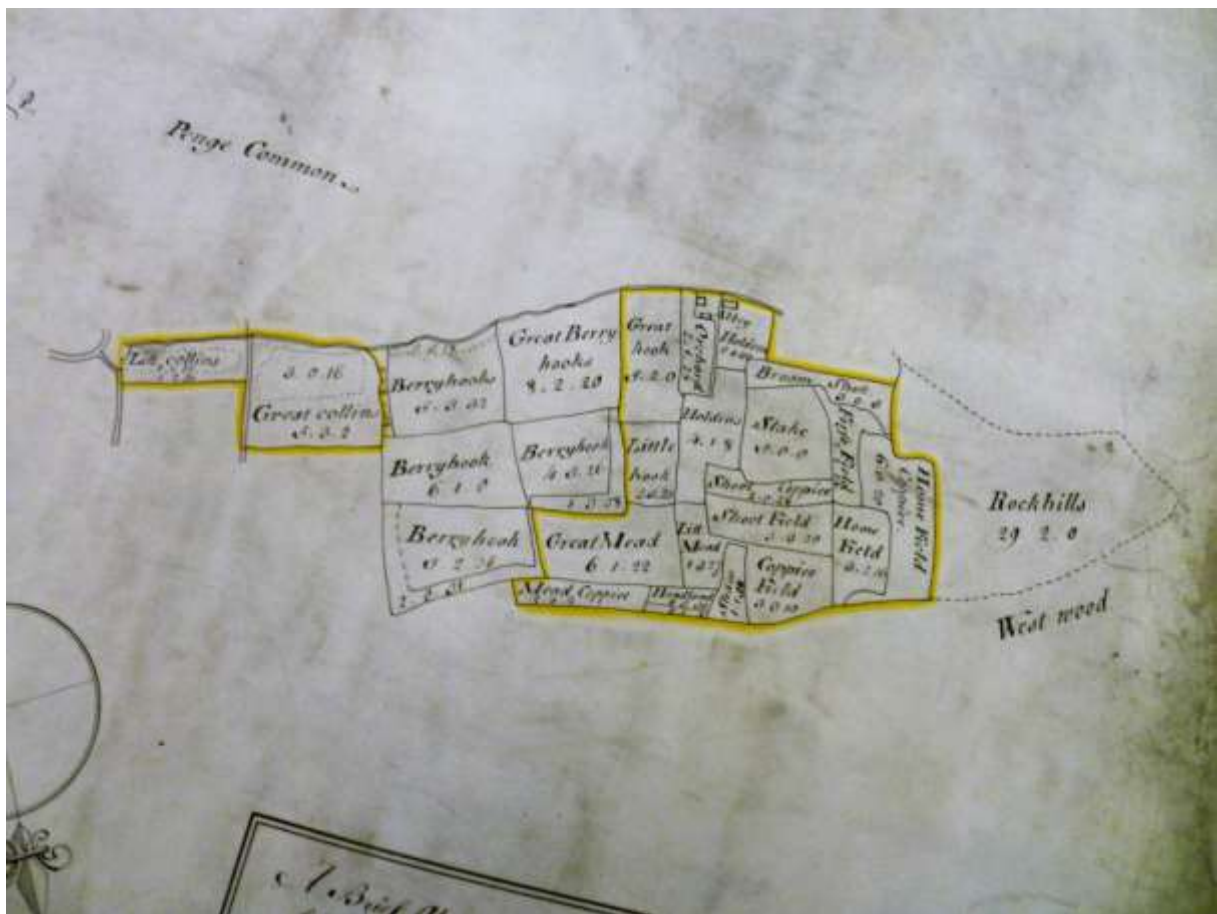


Courtesy of the British Library © a section of the map excluding parts near Penge, Crystal Palace, Kelsey and Langley

Transcript of the map legend:

The Plot of the Manor of Beckenham with the Demesne Lands Woods Pastures Meadows and Brooks unto the same pertaining now used and belonging situate lying & being in the said Parish of Beckenham In the County of Kent. And is now the Manor Land etc. of Two Men as yet un-divided (that is to say?) Henry Snellyer (aka Snelgrave) of the Parish of Beckenham aforesaid his own part or Moiety. And Sir John Dolston (sic Dalston?) of the Parish of Dolston in the County of Cumberland Kt. the other part or Moiety As... is inscribed and plotted one Tenement or Farm and the Land unto the same belonging being also in the said Parish of Beckenham called the Abbey and is coloured about in Yellow. Being the said S. Henry's own tenement and Land and now Leased out unto Richard Baldwyn of the same Yeo. All which said Manor and Tenement and the said several Lands etc. were at the Request of the said Sir Henry Snellyer. Measured and Plotted in the month of November in the year 1623. By Nicholas Lane. Supervisor.

T. Proudlove. TransferiRfit. 1768



Courtesy of the British Library shelf ref Maps 188.k.3.

Above; The Abbey Farm lands leased to Richard Baldwin. It would be interesting to learn where Henry Snellyer/Snelgrave is residing but the disparate parts of Beckenham Manor allow for several possibilities. The parish records for St. George's have several burials for Baldwins from the 16th century onwards but none that would fit this Richard Baldwin. Although probably his father and grandfather of the same name appear on the burial register unless the map refers to Richard d.1616. But "Baldwins" are recorded in Penge into the 18<sup>th</sup> Century. Alice wife of Richard of The Abbey confirms the map information to a great extent.

12 Jul 1564	1564	BALDWINE	Robert s of Richarde	
27 Sep 1567	1567	BALDWYNE	Richard (ye younger)	
29 Apr 1611	1611	BALDWIN	John	
22 Aug 1616	1616	BALDWIN	Richard	
4 Jul 1618	1618	BALDWINE	Edmund	
9 Apr 1618	1618	BALDWINE	Edmund s of Edm.	
28 Jul 1624	1624	BALDINE	Alice w of Rich	The Abby
26 Feb 1649	1649	BALDROIN	child of William	

<i>A Brief Abstract of all, and all Heeds and Paths.</i>		<i>Acres</i>	<i>Roods</i>	<i>Paces</i>	
<i>Imprimis all the parcels called the Park with Gardenous Breach</i>					
<i>Long Mead and Millens Mead containing</i>	}	300	0	14	
<i>The other parcels adjoining near unto the Manor House and is Environed with Blue as the Park aforesaid containing</i>		71	1	0	
		<hr/>	<hr/>	<hr/>	
<i>The divers small parcels lying West from the Manor House containing</i>		52	0	18	
<i>The parcels called the Hurste and Wents containing</i>		129	2	14	
<i>The Lords heidens and the parcels there adjoining containing</i>		50	0	16	
<i>The Donyhecks containing</i>		57	0	27	
<i>The parcel of Common called Brechbilla containing</i>		20	2	0	
<i>Hushford Sand and the other parcels East from the Manor House containing</i>		40	1	28	
<i>Two parcels of Sands and Weeds South from the Manor containing</i>		100	3	10	
		<hr/>	<hr/>	<hr/>	
		<i>ad</i>	160	0	24
		<i>Subt</i>	926	1	50
<hr/>					
<i>The parcels belonging unto the ward stoven</i>	}				
<i>called the Abbey Environed with Yellow containing</i>					
			72	2	0

The acreages of the two parts and the part identified as leased.

Sir John Dalston is traceable as MP for Cumberland who soon after sold or transferred his part to Patricius Curwen, also MP for Cumberland apparently via family intermarriage.

Both Dalston and Curwen are recorded on History of Parliament online. The name Snellyer seems to be interchangeable or aliased with Snelgrave and Snelgar.

This link for Patrick or Patricius Curwen at History of Parliament explains Curwens relationship with the Dalstons through marriage and his business activities. This added to the footnote below from Lyson's increases the likelihood of an interfamily transfer or maybe a marriage settlement. Whether Dalston or Curwen used Beckenham as a residence while attending Parliament remains a question.

<https://www.historyofparliamentonline.org/volume/1604-1629/member/curwen-patricius-1602-1664>

A footnote in Lyson's *Environs of London* states: *The alliances of the Tyrrells, Dalstons, and Curwens are taken from St. George's Visitation of Cumberland, in the College of Arms. The alienation from Sir George Dalston, (who was son of Sir John Dalston by a second wife,) to Sir Patrick Curwen, as mentioned by Philipott and Hasted, was, it is probable, a family conveyance. He might have been trustee for Sir Patrick, who was his nephew. The conveyance of this moiety of the manor, from Humphrey Tyrrell to Sir Ralph Warren, mentioned by Philipott, and confirmed by Pat. 35 Hen. VIII. pt. 18. April 12, was probably a mortgage, or trust, though not declared; as was also, I suppose, a conveyance from the same Humphrey Tyrrell to William Parker, citizen and draper. Pat. 2 Edw. VI. pt. 1. Nov.*

1623 - Beckenham Church is under Rochester Diocese covering this dispute over a private pew. Contemporary with the drawing of the map of Beckenham Manor and perhaps part of the process of formalizing the 'assets' which went with each moiety of the manor.

[DIOCESE OF CHICHESTER: EPISCOPAL RECORDS. THE ARCHDEACONRY OF LEWES Formulary. , 1623. Second copy. Ff.524-529 Sir John Dalston and Sir Henry Snelgar of Rochester diocese v. John Brograve and Margaret his wife of Beckenham. Sentence in cause for a pew. N.D. Sir William Byrd, LL.D.](#)

**Held by:** West Sussex Record Office **Date:** unknown **Reference:** Ep/II/29/1

1624 - This relates to several properties in Beckenham and elsewhere including Langley, Kent House, Clayhersts(Clayhill or possibly Woolseys Farm?) and Simpsons Place or Farm in Bromley. The Bosvilles and Pershalls had possession or occupancy of Simpsons Place. A loan between the families resulted in a later court of Chancery case whereby the Style family claimed repossession of Simpsons Place, see 1668/70. Whatever the rights and wrongs of the case Simpsons and other property as part of the Styles Langley estates was passed to the Elwills via marriage to a Style heiress and the Elwills sold Langley including Simpsons to Hugh Raymond in 1732.

Stephen Scott (1579-1658) listed below is of Hayes Place, Hayes, Kent and the family intermarried with both the Styles family and Brograves of Kelsey in different generations ie Stephen's second wife was Elizabeth Brograve by whom he had three sons and two daughters. His sister Katherine Scott married Edmund Style of Langley. Some of Scott's property is said to have been in Beckenham but certainly very close by.

Hull History Centre: Papers of the Bosville-Macdonald Family

U DDBM/36/3 Marriage Settlement: William Stile(Style) senr. of Bromlye esq., to his son and heir Sir Humphrey Stile, Sir John Peshall of Sogonhill, co. Staffs., Dame Elizabeth Boswell widow of Sir Robert Bosvile, Thomas Stile of Watringberrie esq. and Edmond Stile of Beckenham gent., (brother of W. S. senior): prior to marriage of Sir H. S. and Dame E. B. Messuages and lands in Beckenham, Lewsham, Langlye Greene, Wickham and Deptford, co. Kent; and in Batrichsey, co. Surrey (Tenants and rents specified. Mentions capital messuage called Langley, messuage called Kent House and lands called the Parkes, Tomshill, Southfield, Rudlies and Croftes, Dawes Grove, Gravely Croft, the Newe Orchard, Gilbertes, Gilbertes Brooke, Henly Grove, Feildes, Great and Little Toms Woodfeild, Bruehouse Field, the Wildes, Willmottes, Clayhersts, Tenn Acres, the Hopyard, the Ozier Yard, Wickersland Meade in Beckenham, Birchgrove in Wickham. Jenkyns and Issabell Field in Lessham[Lewisham]). Witn. Stephen Scott, Robert Style, Ra. Massie, Richard Harvy, John Fryer, Edmund Savage. Endorsed with attornment of 34 tenants (26 April 1624) 1 item 9 Apr 1624

U DDBM/36/11 Settlement (i) Sir Henry Bosvile of Eynsford, Robert Brent of Grayes Inn esq., Benjamin Green citizen and haberdasher of London and Edward Browne of Cliffords Inn, gent. (ii) Richard and Bridgett Bosvile younger children of Richard Bosvile of Bionnie, co. Staffs., esq. (iii) Robert Bosvileesq. (son and heir of the said Richard B. dec'd) and Elizabeth Martin widow of William Martin of the Middle Temple, gent., dec'd Capital messuage called Simpsons Place in Bromley with all appurtenances and 400 acres of woods in Beckenham, Bromley, Hayes, Lewsham, Orpington and Keiston: Witn. E. Simanans, Paul Pullein 1 item 24 Jun 1673

U DDBM/34/12 Covenant to levy a fine (i) William Martyn of Middle Temple, London, gent., and wife Elizabeth, widow and admin. of Richard Bosvile of Bionnie, co. of Staffs. esq. (ii) John Byrch of Cannocke, co. Staffs., gent. and Walter Higges of Stafford, gent. (iii) Sir Richard Oteley of Pitchford co. Salop and Sir Henry Bosvile of Eynsford co. Kent and Robert Bosvileesq., (as (i)) Capital messuage called Sympsons place in Bromeley; 400 acres woodland in pars (parishes of). Beckenham, Bromeley, Hayes, Lewsham, Orpington and Keiston all in the co. Kent: To uses declared in indenture of previous dated. Witn. Geo. Gyford, Rob. Brent, John Evens 1 item

1624 - Langley passes from William Style (1560-1624) to Humphrey Style (1585-1660) who dies without issue so his half brother William inherits in 1660

### **1625 - King Charles I until 1649**

1626 - Oct. 10. Calendar of State Papers Domestic; Scadbury. 63. Dep. Lieuts. of Kent to the Council. Sir Henry Snelgar is charged with arms in that county.

Sir Henry Snelgar(Snelgrave) of Beckenham Manor in his capacity as Magistrate. The full meaning of "charged with arms" is not known, it may mean supplied with for a militia. The usual unrest may exist

between England and France as this is around the time of the persecution of the Huguenots. In this year on May 6th Dutch colonist Peter Minuit organizes the purchase of Manhattan Island from Native Americans for 60 Guilders worth of goods. Believed to have been Canarsee Indians of the Lenape.

1627 – May; Calendar of State Papers Charles I

<b>May 18.</b>	Grant of Baronetcy to Sir Humphrey Styles, with precedence before all Baronets made since February 1, 1627. [ <i>Docquet.</i> ]
<b>May 18.</b>	Warrant to discharge the said Sir Humphrey Styles, of money payable in respect of his Baronetcy. [ <i>Docquet.</i> ]

1627 – Not Langley?; William Style acquires a licence under Charles I to empark any part of his lands in Bromley, Beckenham, West Wickham and Hayes. (October) source: BHO

The interesting aspect of this is that it predates the death of Sir Humphrey Style who is landlord of Langley and William had received other property by the will of their father William Style

1627 – Langley; Calendar of State Papers Charles I; Humphrey Style to Buckingham. The King granted him a charter of free-warren in lands about his house, but Sir Francis Lee, of Kent, his next neighbour, maliciously opposed the grant. On a reference to the Attorney General, petitioner proved that it was of no damage to any one, but still Sir Francis reports that he shall never enjoy it. Entreats the favour of the Duke, and that he will take notice that Sir Francis Lee (Leigh) has lately headed an opposition of the tenants of a manor against the King's prerogative, and at the Green Cloth boasted that there would be a parliament shortly, and before he would lose the least part of his freedom he would spend the best blood of his body, and that if ever there was a Parliament he knew what to do;—subscribed, "Your Grace's poor creature and humble servant." (BHO)

1633 - Humphrey Style writes a letter to his wife or someone close about arranging a procession. Whether the Snelgar is Henry Snelgrove of Beckenham Manor is in question. Some curiosity must be expressed regarding Court cases in Chancery between Style and Snelgar (Snelgrave):

Sir Humphrey Style 1633.(original spellings) from Robert Borrowman's "Beckenham Past and Present"

Dear Harte, I have had, since I parted with thee, three fits of an agewe, wich hath troubled mee very sorely, but I thank God I have nowe quite lost yt, and begun to be very well. Monsieur de Soubise kisseth your hand, and Desired me to write you word you must not be angry with him for keeping mee beyond my apointed time. Newes wee have none heere, but of horses and dogs. I hope that thou hast lost they could by this time. I shall not be in London till the 4th of March wch will be Shrove Mondeye, therefore I would entreate thee, the Satturdie before to goe out of towne to my ladie Prescot's house. I would have thee stay till the Sises bee ended: then I will come and fetch you theare. Take all the men with you but Snelgar, who must help mee to my clothes.

Leave Luces and marie to look to the house in London. Pennefather I would have goe down to Langleye, that he may help to look to the Parke in the absence of Moseley. I would have all my menne to meete mee on Shrove Tuesday, by 10 of the clock in the morning, at the Bull in Dartford for at that time, God willing, I intend to be there, and from thence to Rochester that night, to meete the Hie Sherife. French and Oxenbridge, as I remember Sir Thomas Stile did desier, should be without fayle on Ash Wensdaye morning by eight of the clock, at Westram, to meet the Under Sherif, to come along with the Judge that cometh out of Surreye. Pray bid Snelgar to buie mee 6 javelins, where Sir Thomas hath bespoke his, and that he paye for them two shillings a piece: also that he call to Mr Wood the haberdasher for the hats and feathers, also the bridles and



saddles; and that the groom have order to fit all the saddles and bridle to everie horse, and that all the horses be well dressed, fed and trimmed. I would have the white gelding for Snelar to ride on, Ashfield for Barlow , the great bay mare for William Bennet, and the black nag bought of Charles for the grooome; Moseley on his own horse, the cook upon crop and Harnie's horse for mr Lovekin, for he hath lent mee his horse for his own boy to ride on. My little black nagg, Terringham, I would have sadelled with my crimson velvet pad, and that the groome be sure that I have newe stirrops, stirrop leathers, bridle and girts, and that nothing be amiss. I would have the groome with all the rest of my men, Snelgar and the boye who shall come along with mee from London, to bee up very early upon Shrove Tewesdaye in the morning, that theye may coom softly with the horses to Dartford, and that they lead with them my black nag Terringam, the white gelding for Snelgar, Harnies's horse for Mr. Lovekin, who shall likewise coom downe with mee from London; so they shall meete their horses at Dartford. The foot man I would have coom along with them, because I would have his clothes handsome. If Sir John Prescot will not goe to the assizes, which I hope he will, then i desire his gelding may be b16rought along to Dartford, for my wife to ride on, then one of my men shall ride on my black nag, and I wold have Crop left at home because he is very poor and ilfavoured.

1636 - Showing that Sir Henry Snelgrave of Beckenham Manor was a JP for Kent; (BHO)

Oct. 20.

Deptford.22. Sir Henry Palmer to Sir Henry Snelgrave, Justice of Peace of Kent.

The west part of that county being charged with carriage of timber for his Majesty's service, the writer prays that a speedy course may be taken therein. [*The same seal as No. 18. ½ p.*] *Underwritten,*

22. i. *Sir Henry Snelgrave to Sir Henry Palmer. Sent the Council's letter to Sir Thomas Walsingham, deputylieutenant, as is usual. [¼ p.]*

22. ii. *Certificate of Sir Thomas Walsingham that, finding the latter concerned the west part of Kent, he sent it to the Quarter Sessions at Maidstone, where an order was given for the Clerk of the Peace to answer the same to the Council. [¼ p.]*

Also in 1636 letters to Sir Henry and others speak of the concern of contagion being carried by persons travelling to and from London. Plague and other diseases such as smallpox are recorded in the diaries of John Evelyn. The plague would have regular outbreaks though not as great as 1665. Justices of the Peace including Sir Henry Snelgrave are charged with preventing travel to and from London especially where it might carry infection to royal residences. (source BHO Calendar of State Papers Charles I)

Sept. 18.Oatlands.

61. The Council to the Justices of Peace, co. Middlesex. The selling of rags in this time of infection being a great cause of dispersing the plague in the country near London, and there being no means to suppress such dealing whilst the paper mills in Middlesex are suffered to work, his Majesty had commanded the writers to give directions that no paper mills within that county be permitted to go or work until it shall please God to remove the contagion. The justices are required not only to stay the working of all such mills, but to suppress the buying of any rags or old clothes, and if any refuse to obey, they are to commit them till they be brought to a better understanding. [Draft. ½ p.]

62. The same to the Justices of Peace for Surrey near Nonsuch and Oatlands. By letters of 11th June the Lords gave them charge to inquire what houses within ten miles of Hampton Court and Oatlands received inmates or sojourners and to take order for the present removing of them. The Lords are given to understand that diverse Londoners have obtained houses, not only near Hampton Court and Oatlands, but near Nonsuch also, and there inhabit, going daily to and from London, which cannot be without great peril to their Majesties. The justices were charged not only to perform the former letter, but also to remove such persons as coming from London or Westminster have settled as aforesaid. Persons who settled before the said letters are to be enjoined that they neither go nor suffer their servants to pass to and from London, upon pain to be removed from their houses or to have the same shut up. [Draft. 1¼ p.]

79. The same to Sir Thomas Walsingham, Sir Henry Snelgrave, and Thomas Blunt. Letter similar to that addressed on the 18th instant, to the Justices of Peace of Surrey [see No. 62] but having relation to Greenwich "the site of one of his Majesty's standing houses." [Draft. 1 p.]

1638/39 - Beckenham Manor (at the latest) - Patricius or Patrick Curwen, MP for Cumberland sold his interest in (1 moiety) to Sir *Oliver St. John* of *Batricksay* (Battersea) in *Surrey*, who upon his Decease 1639 gave it to his Son John who died young in 1657. Then to Mr. *Walter*, but upon the Death of his Nephew 1657, Sir *Walter St. John* Baronet, (Oliver St. John had one son named John who left property and the title to his uncle Walter St. John.). However a 'calendar of docquets' dates a license to alienate this moiety of the Manor of Beckenham to 1639 and to other parties than Oliver St. John although those parties may have been acting for St. John. Oliver St. John died in 1639 so this transaction had to take place at this time at the latest.

Patrick Curwen may have decided to sell after the death of his only son Henry in 1636 and then having no direct heir.

The passage of Curwen and prior to him Dalston through the Manor of Beckenham could be imagined to relate to thier office as MP's for Cumberland but family intermarriages brought about the succession of ownership from the Tyrells down through Dalston to Curwen. Sir John Dalston was succeeded by his grandson George Dalston as MP. and it appears that Patricius Curwen and George Dalston as Royalist MPs were part of the number of MP's prevented from sitting in the Long Parliament giving rise to the Rump Parliament of 1648. Lyson's adds a footnote: "*The alliances of the Tyrrells, Dalstons, and Curwens are taken from St. George's Visitation of Cumberland, in the College of Arms. The alienation from Sir George Dalston, (who was son of Sir John Dalston by a second wife,) to Sir Patrick Curwen, as mentioned by Philipott and Hasted, was, it is probable, a family conveyance. He might have been trustee for Sir Patrick, who was his nephew. The conveyance of this moiety of the manor, from Humphrey Tyrrell to Sir Ralph Warren, mentioned by Philipott, and confirmed by Pat. 35 Hen. VIII. pt. 18. April 12, was probably a mortgage, or trust, though not declared; as was also, I suppose, a conveyance from the same Humphrey Tyrrell to William Parker, citizen and draper. Pat. 2 Edw. VI. pt. 1. Nov.*" This adds to the complexity of ownership but illustrates the potential financial dealings via mortgages and that family connections were involved in the transfers. The matter might be further complicated by the upcoming civil war as Curwen enlisted as a colonel in the Royalist army. The other documents may reveal that other parties were involved in the disposal of this part of Curwen's estate.

1638/39 - Beckenham Manor (one part); Sir Henry Snelgrave is buried in St. George's Beckenham leaving this part to Mr. Henry Snelgrave his grandson. Although his will asks for him to be buried near his wife at St. Georges the burial records do not show him but do show his wife and several children but as our source is a transcription then errors may exist. His will mentions substantial lands in Beckenham, Surrey and Hampshire. I am led to wonder if his acquisition of part of Beckenham Manor had anything to do with his appointment as Justice of the Peace for West Kent.

From Philipott: *Robert Leigh* descended out of *Cheshire*, whose Successor about the latter End of King *James* (1620-25) alienated it to Sir *Henry Snelgrave*, from whom it descended to his Grandchild Mr. *Henry Snelgrave*, who not long since passed it away to Mr. *Walter*, now Sir *Walter St. John* Baronet, who lately hath exchanged the whole Mannor, for other Land with his Brother Mr. *Henry St. John*."

We can clarify that as Snelgrave and Dalston had the 1623 map drawn up which might be taken as a 'latest' date at which Snelgrave bought his part of Beckenham Manor. We also find this latter description has missed some detail as records in Surrey archive reveal that Mr Henry Snelgrave, the grandson, sold or mortgaged it to the Evelyn brothers, Richard, George and John the diarist of Deptford in 1648 who in turn sold it to Walter and Henry St. John in 1650, see 1648 and 1650.

The burial records for the Snelgraves show that some members died very close to one another ie one child dying at a date close to the mother and one son dying at a date close to the father's death. Whether this indicates visitations of disease or coincidence we cannot say.

1640 - Humphrey Style of Langley sues for libel against Shaw. *source: <https://www.british-history.ac.uk/no-series/court-of-chivalry/632-style-shaw>*

**1642-1651 English Civil War** - the impact of the war will have influenced some sales of properties as several families sought exile for either political or religious reasons. Similarly families who stayed put survived the turmoil.

1642 - Connection with Beckenham Manor; Richard Hubert, knight, executor of Thomas Wroughton, armiger v. Thomas Snelgrave, armiger, son and heir apparent of Henry Snelgrave de Beckenham, Kent, Debt on an obligation: £600; undefended; (50s damages) (Trinity Term, 1655, fully satisfied).

This reference may indicate some financial problems for the Snelgraves perhaps influencing their sale of their part of Beckenham Manor. The turmoil of the Civil War may be a reason. Thomas's financial troubles may have been a reason for Sir Henry Snelgrave to pass over his son Thomas and leave his part of Beckenham Manor to his grandson, Henry in 1639. The term armiger describes someone able to bear arms or having a coat of arms. At the outset of the civil war maybe this indicates a military position. As the son of a baronet Thomas is likely to have been a Royalist.

1643 - Sir Humphrey Styles, House of Lords Journal 10th February; a Pass.  
Ordered, That Sir Humphrey Stiles, a Servant to His Majesty, shall have a Pass, quietly to go to Oxford.

Charles I held court at Oxford during the Civil War.

1644 - Thayer's Farm; May 1644; gleaned from web searches; There were several generations of Thayers and this piece illustrates the kind of problems they had to deal with. He is described as a poor farmer. We cannot say whether they owned the farm or leased it from a larger landowner but the Thayers appear to have given up the farm in the early 18th Century, see 1736. Dr Skynner, the rector had been separated from his occupancy of the parish church presumably by the Puritan movement during the Civil War.

A website called Connected Histories has an entry from May 1644 "17. 133. Petition of Giles Theyer to the Committees for the Parliament. That he being possessor of a team in Beckenham was obliged to disburse 5 l . 3 s . 4 d . to redeem his team of horses,  
"The full story from Mocavo...."

May 17. 133. Petition of Giles Theyer to the Committees for the Parliament. That he being possessor of a team in Beckenham was obliged to disburse 5l. 3s. 4d. to redeem his team of horses, they being seized for non-payment of the 10d. tax levied on that parish; the deficiency was caused by inability to collect the sum assessed on Dr. Skynner, late rector of that parish, who was then under sequestration. Order having been passed by the Committee that money disbursed for taxes unpaid of lands in sequestration shall be allowed out of the rents from the tenants, or upon account by the Treasurer of Sequestrations. Petitioner being a poor man prays that order may be taken for repayment to him of the said sum, which he cannot afford to lose.

Underwritten,

133. I. Ordered that Daniel Shetterden shall repay the money advanced by Giles Theyer. Dorso,

133. II. Receipt by Giles Theyer for 5l. 3s. 4d. received of Daniel Shetterden. 18th May 1644.

133. III. Ordered, that as the above-named sum was omitted to be allowed to Mr. Shetterden upon the passing of his former sequestration accounts, the same be allowed to him out of such sequestration money as is now in his hands.

1644 - Foxgrove: LEIGH, Sir Francis II (1590-1644), of Addington, Surrey. and East Wickham, Kent dies. He is the Sir Francis Leigh identified as holding Foxgrove Manor by Thomas Philipott (see 1659 below) also see History of Parliament online. And he is the Francis Leigh indicated on the Beckenham Manor map because when Proudlove copied the map he did not update the Foxgrove landlord/s for 1768. A little confusing as the last Leigh to hold Foxgrove is also named Sir Francis who dies in 1711. It appears that Thomas Leigh holds Foxgrove from 1644 until 1665

1645 - John Philipot, author of *Villare Cantianum*, published by his son Thomas. He was at Oxford with the Court during the Civil War until captured by a parliamentary troop in the spring of 1645 and brought to London. He never compounded, but drew up his will on 15 Nov., wherein he asked his wife to publish 'the survey of Kent wherein I have taken so great labour and pains'. He died a week later, and, all social pretensions at an end, was buried as 'Mr. John Filpott' at St. Benet, Paul's Wharf, the parish in which the College of Arms was located. The Kent survey to which he referred was published under the name of his eldest son, Thomas, in 1659. In the following year his catalogue of the knights dubbed by James I also appeared in print. No later member of the family entered Parliament.

<https://www.historyofparliamentonline.org/volume/1604-1629/member/philipot-john-15889-1645>

1647 - St. George's Beckenham; John Storer was a clergyman of the Church of England, who matriculated at Emmanuel College, Cambridge, in 1633, took his B.A. degree in 1637 and M.A. in 1640. He was curate at Doddinghurst, Essex, 13th October, 1637, Lecturer at St. Giles, Cripplegate, 18th March, 1641–2, vicar of Barking, 5th March, 1646/7, and Rector of Beckenham, Kent, 19th October, 1647. He married on 1st January, 1644–5, Joanna, daughter of John Christmas. Four of his children were baptised at Beckenham, viz. John in 1651, Elizabeth in 1653 and another Elizabeth, and Peter, on 3rd November, 1657. Calamy says that during his eleven years' stay at Beckenham he was well beloved though he sometimes met with rudeness from such persons as despised the ministerial office. (source BHO, Survey of London)

1648 – Surrey Heritage record: Receipt from Henry Snelgrave of Beckenham, Kent, to John Evelyn of the Middle Temple for £2250, the consideration money in a bargain and sale of 13 Jul between Snelgrave and John, George and Richard Evelyn. Witnessed by Robert Abbott, scrivener, his servant Robert Cleton [Clayton] and Thomas Snelgrave. Endorsed as being a mortgage of the Manor of Beckenham for three years. With note by William Bray about Abbott and Clayton. [HMC p.678a].

John Evelyn is the famous diarist of Sayes Court Deptford. We might assume that the subsequent sale to the St. Johns would be that Snelgrave decided to sell or not repay the mortgage. This may make me re-assess the records about the ownership and rejoining of Beckenham Manor in that Oliver St. John bought one part about 1635 and his brothers Walter and Henry bought the other part in 1651. Whether the Evelyns are doing a quick trade of the Beckenham Manor is to be confirmed but that was the outcome. Evelyn's diary records his purchase and sales of some other properties during his lifetime. In fact he mentions buying the Manor of Wurcott from his brother in 1648 and selling it later the same year as well as visiting other properties. Here is an excerpt from his diary for this period in 1648;

*26th April, 1648. There was a great uproar in London, that the rebel army quartering at Whitehall, would plunder the City, on which there was published a Proclamation for all to stand on their guard.*

*4th May, 1648. Came up the Essex petitioners for an agreement between his Majesty and the rebels. The 16th, the Surrey men addressed the Parliament for the same; of which some of them were slain and murdered by Cromwell's guards, in the new palace yard. I now sold the impropriation of South Malling, near Lewes, in Sussex, to Messrs. Kemp and Alcock, for £3,000.*

*30th May, 1648. There was a rising now in Kent, my Lord of Norwich being at the head of them. Their first rendezvous was in Broome-field, next my house at Sayes Court, whence they went to Maidstone, and so to Colchester, where was that memorable siege.*

*27th June, 1648. I purchased the manor of Hurcott, in Worcestershire, of my brother George, for £3,300.*

*1st July, 1648. I sate for my picture, in which there is a Death's head, to Mr. Walker, that excellent painter.*

*10th July, 1648. News was brought me of my Lord Francis Villiers being slain by the rebels near Kingston.*

*16th August, 1648. I went to Woodcote (in Epsom) to the wedding of my brother, Richard, who married the daughter and coheir of Esquire Minn, lately deceased; by which he had a great estate both in land and money on the death of a brother. The coach in which the bride and bridegroom were, was overturned in coming home; but no harm was done.*

*28th August, 1648. To London from Sayes Court, and saw the celebrated follies of Bartholomew Fair.*

Strange how the disruption of the impending Civil War was interspersed with "follies" and Evelyn describes another property transaction for Hurcott.

1648 – Beckenham Manor/Penge?; From Surrey Record Office, this Exemplification of a recovery is recorded here as Battersea covered parts of Penge in the 17<sup>th</sup> Century and could refer to parts of Snelgrave's moiety of Beckenham Manor which had been leased. It would be contemporary with the Snelgrave sale of Beckenham Manor, see previous 1648 item.

Henry Martyn, gent, and William Whorlwood, gent, plaintiffs, Robert Abbott, defendant, Henry Snelgar alias Snelgrave, vouchee 2 messuages, 2 gardens and 1a land in Battersey [Battersea]. Recovery suffered Michaelmas term 24 Car. [I]; exemplified 28 Nov 24 Car. I [1648]

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SHC Ref No:K8/16

**Repository:**Surrey History Centre, Woking

**Date:**1648

The mention of Robert Abbott here implies some connection with the moiety of Beckenham Manor which was between Penge and Rockhills and the farm called Abbey. Henry Snelgar/Snelgrave was the grandson of Sir Henry Snelgrave and sold his interest to the Evelyn brothers John, George and Richard. See 1651 where the Evelyns sell to Walter and Henry St. John.

### **1649 - Charles I beheaded at Whitehall 30th January**

### **1650 - End of the English Civil War**

1651 – 21st June; Beckenham Manor, The moiety of the manor belonging to Snelgraves which was mortgaged to the Evelyns in 1648 is sold on to Walter and Henry St.John. Surrey Archive: Confirmation of bargain and sale (in return for purchase money) 1) John Evelyn of Middle Temple, George Evelyn of Wotton and Richard Evelyn of Baynards, esqs 2) Walter and Henry St John of Battersea, esqs. Moiety of manor of Beckenham, Kent, and of advowson; also manor house and certain named fields.[This may be a stray record from the Evelyn archives introduced by William Bray].

[https://www.surreyarchives.org.uk/collections/getrecord/SHCOL\\_LM\\_SectionG\\_10\\_9\\_4\\_1](https://www.surreyarchives.org.uk/collections/getrecord/SHCOL_LM_SectionG_10_9_4_1)

The Evelyns were active in the buying and selling of properties and some are referred to in John Evelyns diary. Here follows a passage from Evelyn's diary though he is absent from England having gone to France and Italy along with several other personalities, presumably all royalist avoiding the Civil War while pursuing a kind of 'grand tour'. I assume one of Evelyn's brothers complete the sale of Beckenham Manor to the St.Johns:

*25th May, 1651. I went to visit Mr. Thomas White, a learned priest and famous philosopher, author of the book "De Mundo," with whose worthy brother I was well [Pg 263] acquainted at Rome. I was shown a cabinet of Maroquin, or Turkey leather, so curiously inlaid with other leather, and gilding, that the workman demanded for it 800 livres.*

*The Dean (of Peterborough) preached on the feast of Pentecost, perstringing those of Geneva for their irreverence of the Blessed Virgin.*

*4th June, 1651. Trinity Sunday, I was absent from church in the afternoon on a charitable affair for the Abbess of Bourcharvant, who but for me had been abused by that chemist, Du Menie. Returning, I stepped into the Grand Jesuits, who had this high day exposed their Cibarium, made all of solid gold and imagery, a piece of infinite cost. Dr. Croydon, coming out of Italy and from Padua, came to see me, on his return to England.*

*5th June, 1651. I accompanied my Lord Strafford, and some other noble persons, to hear Madam Lavarant sing, which she did both in French and Italian excellently well, but her voice was not strong.*

7th June, 1651. Corpus Christi Day, there was a grand procession, all the streets tapestried, several altars erected there, full of images, and other rich furniture, especially that before the Court, of a rare design and architecture. There were abundance of excellent pictures and great vases of silver.

13th June, 1651. I went to see the collection of one Monsieur Poignant, which for variety of agates, crystals, onyxes, porcelain, medals, statues, relievos, paintings, taille-douces, and antiquities, might compare with the Italian virtuosos.

21st June, 1651. I became acquainted with Sieur William Curtius, a very learned and judicious person of the Palatinate. He had been a scholar to Alstedius, the Encyclopedist, was well advanced in years, and now Resident for his Majesty at Frankfort.

2d July, 1651. Came to see me the Earl of Strafford, Lord Ossory and his brother, Sir John Southcott, Sir Edward Stawell, two of my Lord Spencer's sons, and Dr. Stewart, Dean of St. Paul's, a learned and pious man, where we entertained the time upon several subjects, especially the affairs of England, and the lamentable condition of our Church. The Lord Gerrard also called to see my collection of sieges and battles.

Again, it is strange how such matters as property exchanges take place so near to Civil War. Evelyn was an ardent supporter of the Church of England which was subject to the Puritan changes brought about by Cromwell. These exiled people carried on their lives abroad. While Evelyn was residing at Sayes Court, Deptford he made several visits to the Bishop of Rochester at the Bishop's Palace in Bromley. Whether that was instrumental in making him aware of the availability of part of Beckenham Manor as a business transaction is so far unknown.

1651 – John Brograve is buried at St. George's and he is most likely the John Brograve whose house is annotated on the Beckenham Manor map of 1623.



1651 – Giles King of Beckenham, victualler, dies leaving a will. He is tenant of some land on lease from Walter St. John and leaves the leased land to his sons and wife. As victualler he is 'landlord' of the George Inn leased from the St. Johns. Also some property leased from the Brograves of Kelsey called Little Hopett (Hoppit?). There are more than one field called Hoppit but the map below may contain the one in question, on the site of the roundabout by the Chinese Garage but not conclusive.

The will of Gyles 1652, wife Frances, son Richard of Beckenham  
son John of New Croft (New Cross) Deptford,  
lease from landlord Walter St John (The George Inn?)  
lease from Mrs Brograve for the Little Hopett  
bequests to son Henry King 2/-, Rowland King son of John, Richard son of John King, Marie daughter of John King



Hoppit no.8 Little Hoppit no.6? (map is a copy of circa 1735 Langley Farm)

1653 – The Will of Roger Tapsell/Tapsfield, yeoman; We can identify Tapsfield as small landowners to the south of Upper Elmers End Green just outside of the Kelsey estate belonging to the Brograves at this time. Roger leaves property to his two sons Roger and William and his wife Emm has her half share in dower for the remainder of her life until 1667. He refers to a cottage and land called Great Webbs and we can trace fields called Weblands on maps of Langley. The will offers other information as one of his daughters, unnamed but assumed deceased, has married a Thomas Kempssall also deceased but there are two grandchildren Thomas and Sarah Kempssall thus linking the Tapsell/Tapsfield family to the Kempssall family who have four spelling variations and as said elsewhere in this timeline, property adjacent to Chancery Lane. Another daughter Elizabeth has married a Mr. Etherton and in the burial records a Mr Etherton is described as the parish clerke. The grandchildren are left “ffyve pounds apiece” and the daughter Elizabeth one shilling. Whether this implies that Roger did not approve of the marriage to Etherton is a curiosity but we find small bequests are quite common perhaps as expressions of disapproval

. The witnesses to the will are Nicholas Hammond of West Wickham and Robert Slyter of Beckenham who are each left half a crown to buy gloves. The Tapsfield name is recorded in burials from 1613 to 1765. See 1669 Roger Tapsell son of Roger Tapsell, shoemaker bound apprentice carpenter, which would be, presumably, the grandson of this Roger and indicates his son had become a shoemaker? It may be that the eldest son Roger was not keen on following an agricultural lifestyle and hence became a shoemaker.

1656 - Kelsey; The Brograves borrow £300 from Doctor Baldwin Hamer to be repaid in 1660 secured by mortgage on some of the Brograve land, the sum was not repaid by the time of Hamer’s death and his executur Ralph Palmer sought to recover the debt. Richard English advanced the Brograves the money in order to repay the debt and upon mortgage of the same Kelsey property in 1677. In 1679 the Brograves were unable to repay the money and borrowed a further £100 from English. In 1680 the Brograves were unable pay the interest or the loan and borrowed a further £50 from English. After the deaths of the Brograves who took out the mortgage loans the subsequent heirs defaulted on debts which amounted to £566. A Court of Chancery case was brought which was decided in 1687. The case was complex in that the Brograves sought to avoid repayment of the mortgages on several parts of the Beckenham property named in the loans. The outcome propagated the sale of Kelsey to Peter Burrell. See 1687 and 1688.

1657 – The Manor of Beckenham which had been divided into two moieties (parts) is rejoined under Sir Walter St. John – see the legend transcript of the map in 1623. Sir Oliver St. John d.1639 who had purchased one part from Patricius Curwen circa 1635 left his part to his son John who dying young in 1657 leaves his part and the title baronet to his uncle Walter, now Sir Walter St. John of Battersea. As Walter and Henry St. John had purchased the other part in 1651, Walter having inherited the other half and baronetcy from his nephew John now owns the whole of the manor described by the 1623 (1768 copy) map. The Manor had been divided between the daughters of Henry Bruyn, Alice and Elizabeth in 1461.

1659 - Thomas Philipott writes his "Diligent Survey of the Mannors of KENT: Entituled, VILLARE CANTIANUM." Information is later extracted by Edward Hasted for his Topography and History of Kent and Lysons' Environs of London. (spellings in this tract are as they appear in the publication).

*Bekenham* near *Bromley* helps to give Name to the Hundred wherein it is placed, and of old time was held by Gentlemen, called in Latine Records *de Rupella*, in French *de la Rochel*, and in English *Rokeley*, and were in their original Etymologie extracted from *Rochel* in *France*, *Richard de Rokeley* died seised of this Mannor, in the fifth year of *Edward* the first, *Rot. Esc. Num.* 6. and was succeeded in the Possession by *Philip de la Rokeley*, and he held it likewise at his Death, which hapened in the 23 year of *Edw.* the first, *Rot. Esc. Num.* 39. and left it to his Sole Daughter and Heir *Isolda de la Rokeley* matched to *William Bruin*, by whom She had Issue Sir *Maurice Bruin*, Chamberlaine to *K. Edw.* the third, honoured with the Summons to Parliament as Baron amongst the Peers of this Realm, who by a Right derived to him from his Mother, was possest of this at his Death, in the twenty ninth of *Edward* the third, *Rot. Esc. Num.* 38. and transmitted a wide and spreading Revenue to his Posterity here, at *Southokenden* in *Essex*, and at *Roumere* in *Hantshire*, which last was given in Appendage to a younger Son, from whom the *Bruins* of *Athelhampton* in the County of *Dorset*, are lineally descended. But when after a fair continuance this Family had flourished at this Place, the Distaffe prevailed against the Speare, and Sir *Henry Bruins* two Daughters and Coheirs about the Beginning of *Edward* the fourth, divided his Inheritance, each of them having a first and second Husband: *Alice* the eldest was first married to *Robert Harleston* of *Essex* Esquire, and after to *Sir Thomas Heveningham*; and *Elizabeth* second Daughter was wedded first to *Thomas Tirrell* of *Heron* in *Essex* Esquire, and after his Decease to *Sir William Brandon* Knight, who was Standard-bearer to *Henry* the seventh at *Bosworth* Field, where he was stain in asserting his Cause and Quarrel against *Richard* the third, and he had Issue by her *Sir Charles Brandon* Duke of *Suffolk*, the Flower and perfection of English Chivalrie in his Time, who sometimes kept his Residence at this place, (not as Proprietarie, but onely as Lessee, for the Sole In|heritance upon the Division of *Bruin's* Estate accrued to *Tirrell*;) and here enter|tained *Henry* the eighth, with all the Cunning Pompe of Magnificence, as he went to bestow a Visit at *Hever*, on his discarded, and repudiated wife *Ann* of *Cleve*. But to go on, this Mannor as I said before, being annexed to the patrimony of *Thomas Tirrell*, *Humphrey Tirrell* his Grandchild to whom it descended, passed away one Moie|tie of it in the thirty fifth year of *Henry* the eighth to *Ralph Warren*, and the other to *Henry Parke*; *Warren* alienated his Proportion not long after to *Bradbury*, from which Family about the latter End of *Q. Eliz.* it came over by Sale to Serjeant *Gent*, who gave it in Dower with his Daughter to *Sir George Dalston* of *Cumberland*, who in our Memory conveyed it to *Sir Patrick Curwin* of the same County, and he some few years since sold his Interest in it to *Sir Oliver St. John* of *Batricksey* in *Surrey*, who upon his Decease gave it to his Son then *Mr. Walter*, but now upon the Death of his Nephew, *Sir Walter St. John* Baronet, the other Moitie by *Joan* sole Heir of the abovesaid *Henry Parke*, came to be the Inheritance of *Mr. Robert Leigh* descended out of *Cheshire*, whose Successor about the latter End of King *James* alienated it to *Sir Henry Snelgrave*, from whom it descended to his Grandchild *Mr. Henry Snelgrave*, who not long since passed it away to *Mr. Walter*, now *Sir Walter St. John* Baronet, who lately hath exchanged the whole Mannor, for other Land with his Brother *Mr. Henry St. John*.

*Langley* in this Parish is a second Seat of eminent Account, which was in elder Times the Possession of *John de Malmains*, who obtained a Charter of Free-Warren to his Lands in *Bekenham*, in the twelfth year of *Edward* the second, which was renewed to *Henry de Cliffe*, to whom they accrued by Purchase from *Malmains*, in the third year of *Edward* the third; but stayed not long in the Tenure of this Fal|mily, for before the going out of *Edward* the third, I find the Propriety invested by Sale in *Langley*, to which Family the Foundation of that HOuse owes in part its Original, on which they ingrafted their own Name, which hath flourished under that Title ever since, though the Family be withered away and gone, the last of which Name at this place was *Ralph Langley*, who with *Roger Twisden*, *Stephen Monins*, *Edward Monins*, *John Edingham* or *Engham*, *Richard Edingham*, *John Berton* of *Cotman|ton* in *Shouldon*, *John Berham*, *John Betenham* of *Shurland* in *Pluckley*, and others, Gentlemen of prime Rank in this County, were summoned to appear before *Robert Poynings* and *John Perry*, in the twelfth year of *Henry* the sixth, to disclaim the Title of the House of *York*, and this *Ralph* died in the year 1451, and ordered *Langley* and other demeasns at *Bekenham* to be sold for the discharging his Debts, the purport and Effects of which Will were accordingly performed, and his



Estate at *Bekenham* and *Langley*, passed away by Sale to *John Violett*, whose Successors enjoyed it until the Beginning of *Hen.* the eighth, and then it was conveyed to *John Stiles* Esq; who much enlarged the House with a supply of Buildings, and from him is it by Descent devolved to be the instant Possession of his Successor Sir *Humphrey Stiles* Knight and Baronet.

*Kelseys* lies likewise in this Parish, and may justly exact our Notice; by Deeds written in a Character that hath an Aspect upon the Reign of *Henry* the third, *John de Kelsey*, *William de Kelsey*, and others of that Surname are represented to have an Interest in this Seat, and from hence it is probable the *Kelseys* of *Surrey* did derive their first Extraction, however by the Injuries of Time they have been in succeeding Generations cast under the umbrage of an obscurer Fortune: But I return, After this Family had deserted the Possession of this place, which was before the latter End of *Richard* the the second, I find the *Brograves* stepped in, and by purchase became Lords of the Fee, a Family which in very old Deeds writ themselves *Burgrave*, and sometimes *Boroughgrave*, though now a more easie Pronunciation hath melted it into *Brograve*, which represents the Etymologie of the Name, to have been in its Original perfectly Saxon. In the year 1479, there was a License granted (as appears by the Records of *Rochester*) to *William Brograve* by the then Bishop of that Diocess, to erect an Oratory or Chapple at his Mannor-house of *Kelseys*, the Vestigia or Reliques of which are yet obvious to an inquisitive Eye, and from this *William* did the Title and possession in an even Current come down to Mr. *Thomas Brograve*, who being not many years since deceased, his Widow Mrs. *Martha Brograve* now in respect of Jointure, enjoys the present Possession of it.

*Foxgrove* is the last place of Account in this Parish, it had in elder times Proprietaries of this Surname; for I find *John de Foxgrove* paid respective Aid for it in the twentieth year of *Edward* the third, at making the Black Prince Knight. After this Family succeeded *Bartholomew* Lord *Burwash*, and he held it at his Decease, which was in the twenty ninth year of *Edward* the third, *Rot. Esc. Num.* 44. and from him it descended to his Son *Bartholomew* Lord *Burwash*, who in the forty third year of the abovesaid Prince, passed it away to Sir *Walter de Paveley*, and in his Family it remained untill the latter End of *Richard* the second, and then it was conveyed to *Vaux* of the County of *North-Hampton*, and there made its abode untill the latter End of *Henry* the sixth, and then it was alienated to *John Grene* Esquire, and he died possest of it in fourth year of *Edward* the fourth; and in this Family did the Title reside, untill the Beginning of *Henry* the eighth, and then it was demised to *Beversea*, and *Humphrey Beversea*, I find held it in the eighteenth year of *Henry* the eighth, and his Descendant passed it away to *Luke Hollingworth*, and he about the Beginning of K. *Edward* the sixth, sold his Interest in it to Alderman Sir *Jo. Oliff* of *London*, and he dying without Issue Male, *Joan* matched to *John Leigh* of *Addington* Esquire, was his sole Heir, and in Right of this Alliance, did it come down to Sir *Francis Leigh* late of *East-Wickham*; whose Widow Dowager the Lady *Christian Leigh*, is now in Possession of it.

Hasted could not report the events of the next 150 years but we can dispute a few details later in this timeline.

### **1660 - King Charles II until 1685 (The Restoration of the Monarchy)**

1660 - *Langley* passes from *Humphrey Style* (1585-1660) who dies without a surviving heir to his half brother *William Style* (1603-1679). *Humphrey* had a son, *Charles* who predeceased him. No doubt the name was chosen as *Humphrey* was a supporter of Kings *Charles* I and II. This portrait of *William* is dated to 1636 and shows him before becoming landlord of *Langley*. *William* has two sons and two daughters but only one son, *Humphrey* survives him and has descendants. (see 1679)



Sir Humphrey Style 1585-1660



Sir William Style 1603-1679

1662 - The Act of Uniformity of 1662 brought all ordained clergymen under the doctrines and liturgy of the established Church. Candidates for the ministry had to be ordained by a bishop according to the rites of the Church of England. They were required to renounce the Solemn League and Covenant and to declare their acceptance of the revised Book of Common Prayer and all doctrinal articles sanctioned by the Church. Hundreds of Presbyterian and non-conformist clergymen were ejected from their livings on St Bartholomew's Day (24 August) 1662 for refusing to comply with the Act of Uniformity.

This presumably returned a parish vicar or rector to St George's after the earlier event around 1644 which saw Dr. Skynner sequestered from his living in the parish by the Parliamentarians.

1664 – Kelsey, Brograves; As with many of these Court of Chancery references we may never know what they are about but some instances show that the Brograves could be a bit miserly.

Reference: C 5/610/262

Description:

Short title: Hatcher v Brograve.

Plaintiffs: Nicholas Hatcher.

Defendants: Matthew Brograve and Thomas Brograve.

Subject: property in Beckenham, Kent.

Document type: Bill only.

Date: 1664

1664 – The Hearth Tax 1664 is levied in Beckenham in the Hundred of Bromley and Beckenham shows 93 households and 225 hearths. Some properties may have been omitted from the transcript at the link below.

However, with the information available we can deduce the size of some properties, their occupants and whether a charge was levied or not. There must have been some evaluation of the size of a chargeable hearth as all uncharged properties had 1 or 2 hearths whereas some properties with 1 or 2 hearths were charged. I'm guessing that something large like an inglenook fireplace was charged whereas small hearths in something akin to a hovel were not charged? But The National Archive describes some conditions whereby assessments took into account the wealth of the inhabitant and if too poor they were exempted from the tax. Two names in the transcript are for the local constable and borsholder. These appear to be the persons responsible for collecting the tax? A borsholder is the head of a tithing or underconstable. Only The George Inn and perhaps Woolseys Farm are identified because to members of the King family occupied them.

<https://www.yumpu.com/en/document/read/3195678/centre-for-kentish-studies-county-hall-hearth-tax-online>

1666 - Woolseys Farm?; Thomas Bedford of Wolvees is recorded as being buried at St. George's. Several Bedfords are in the records, one of Wickham and the others, sometimes infants described as children of Thomas. Bedford's status as either leaseholder or labourer is not identified. The Hearth Tax records Richard King of Wolssi in 1664. The Kings have been connected with farming in Beckenham for many years.

1668 - Sympson's Place, Bromley;

Reference No:

U DDBM/34/12

Dates:

7 Feb 1668

Description:

(i) William Martyn of Middle Temple, London, gent., and wife Elizabeth, widow and admin. of Richard Bosvile of Bionnie, co. of Staffs. esq.

(ii) John Byrch of Cannocke, co. Staffs., gent. and Walter Higgess of Stafford, gent.

(iii) Sir Richard Oteley of Pitchford co. Salop and Sir Henry Bosvile of Eynsford co. Kent and Robert Bosvile esq., (as (i))

Capital message called Sympsons place in Bromeley; 400 acres woodland in pars. Beckenham, Bromeley, Hayes, Lewsham, Orpington and Keiston all in the co. Kent: To uses declared in indenture of previous dated. Witn. Geo. Gyford, Rob. Brent, John Evens

(Hull History Centre)

1669 - Worshipful Company of Carpenters; Rogerus Tapsell filius Rogeri Tapsell de Becknam in Com Kanc shoemaker po se Appr Georgio mourler de Winchester Parke pro septem annis a festo natlis dni prox sequen dat presentium dat die & Anno suprad.

Roger Tapsell son of Roger Tapsell bound apprentice for seven years. Tapsell/Tapsill and similar spellings in St. George's burials, Roger Tapsfield in 1699

1670 - Simpsons Place; Court of Chancery. William Style v. Martin and Bosville.

The Bosvilles had occupancy of Simpson's Place Bromley (including parts in Beckenham) since Elizabeth Bosville (widow) had been married to Humphrey Style. The case centred around the conditions of a loan to the Styles which it was claimed was secured by the property of Simpsons Place. William Style successfully reclaimed Simpsons through this case. (see 1668 also)

The LORD KEEPER. Justice Wyld. ER William Style, by Original Bill, against William Martin and Elizabeth his Wife, Relict and Administratrix of

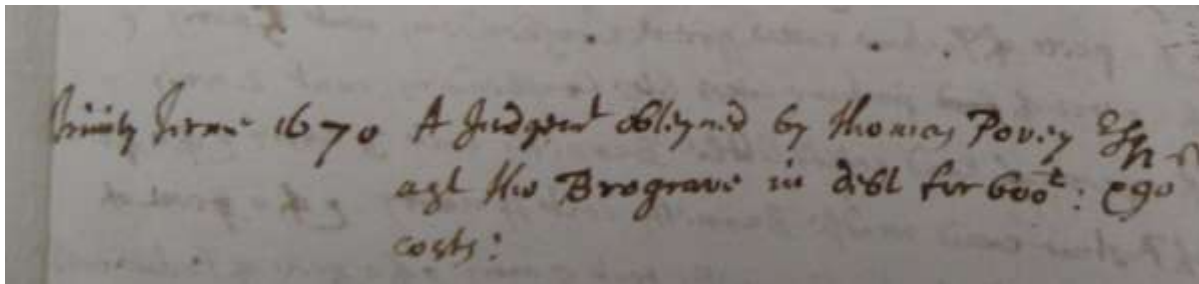
Richard Bosvile Esq. and Robert Bosvile, Son and Heir of the said Richard , by Guardian . December 16 . The bill was an original bill to set aside a decree in 1664 , obtained by the defendant on a bill of reviver ( to which the now plaintiff is no party ) against John Style , heir of Sir Humphrey Style , and others , as obtained by fraud . The case was thus : Sir Humphrey Style ' s lady ( mother of the said Richard Bosvile ) had by his request mortgaged a manor of hers for 30001 (£3000) borrowed by sir Humphrey 8 Novemb . 8 Car . 1 . (year 8 of Charles I) And sir Humphrey had agreed with his lady , that if he did not pay off that 30001 . that then his lands in Kent should stand obliged to pay 15001 . of the 30001 . for the ease and benefit of the said lady and her heirs . And 15 Novemb . 8 Car . I . he conveyed his Kentish lands to trustees , which the defendants say was for that purpose , but no such express trust . Trin . 1641 . The lady Bosvile being dead, Richard Bosvile her son and heir exhibited his bill against sir Humphrey and the trustees of the Kentish lands , to have the benefit of this agreement . And in Trin . 1642 , two witnesses were examined to the proof of the agreement against sir Humphrey Style , and that the conveyance of the Kentish lands was on that trust . The wars coming on , there was a rest , and no farther proceedings till 1663 . In 1665 , Richard Bosvile , who was a recusant , died , his heir then and yet an infant . Michalmas 1663 . Martin & Uxor , and the other defendant , the infant , brought a bill of reviver against John Style , the heir of Sir Humphrey , and the heir of the surviving trustee . And in 1664 , after the answer of John Style , who by answer said he was willing the plaintiff ' s in the bill of reviver may have their money , if he may have the rest of the lands , and replication and farther proof taken and published , it was decreed , that the plaintiffs in the bill of reviver should hold the lands against John Style and his heirs , and all claiming under sir Humphrey Style since the first bill , until the 15001 . with costs and interest were paid off . Of which bill of reviver the now plaintiff had due notice given him , and he might , if he had pleased , come in by a cross bill , & c . before the decree . The now plaintiff made title by an intail of Sir Humphrey Style on him in 1638 , precedent to the original bill , so that title was not bound by the decree ; but that settle ment being in truth revoked in 1643 , he made another title by the will of Sir Humphrey Style in 1658 . And for the now plaintiff it was insisted , that there was a collusion in getting the decree , the defendant John Style admitting it by answer to it on the matter , and the now plaintiff , who was terr - tenant , no party to it . And the report of the master who had computed the 15001 (£1500) . and interest to amount to 36001 . was confirmed without any defence by John Style. And the rule for binding titles *pendente lite* , ( which is the rule of the practice at this day ) was the Lord Bacon ' s rule , and that rule is : That *lis pendens* binds , if it be in full prosecution ; but here was above twenty years cessation , and the plaintiff had in that time bought in incumbrances , and improved the lands , and the notice given the plaintiff of the bill of reviver was too late , issue being joined , so that he could not come in . And it is said where judgment is obtained against the land , and the terr - tenant is no party , a writ of deceit lies for the terr tenant ; and so in a parity of reason this bill . was maintainable for the now complainant . Spencer ' s Case , 5th Report , was cited . And it was further said for the plaintiff , that there was no such agreement between sir Humphrey Style and his lady as the decree was grounded upon . For the defendant it was said , that the plaintiff was stopt to say there was such an agreement by decree .

Lord Keeper . A stranger may falsify at the common - law ; and if the decree be by fraud , the plaintiff may then be admitted to falsify the agreement . But it is not form , but the substance of a decree , that all be bound that come in *pendente lite* . But the Defendant ' s counsel insisted , that there was no fraud ; for the the main witnesses which were to the agreement were examined in Sir Humphrey Style ' s life - time . Those which were examined after , were to prove the pay ment of the 30001 . the mortgage - money , which was paid afterwards ; and notice was given to the now plaintiff before any examination of the bill of reviver , and could go no other wise , unless they would have betrayed the infant ; for if he had gone by original bill , they must have lost the witnesses examined on the first bill .

Lord Keeper . The war and infancy excuse the laches , and the witnesses to the main were examined in Sir Humphrey ' s life ; and so the pretence of the plaintiffs improvement , and taking off incumbrances , nothing of that in the bill , but in the replication : and so dismissed the bill .

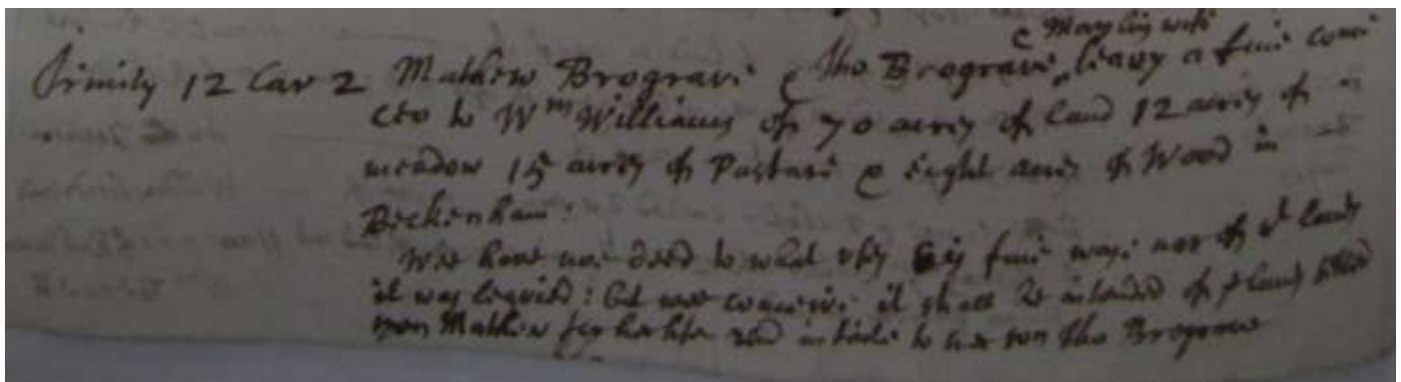
The Bill was brought in 1664 after William Style had inherited Langley in 1659 and dragged on until much later than 1670. Other evidence will show that Bosvilles had occupancy of Simpsons Place, see 1673. William Style had a son Humphrey who takes over the estates

1670 – Kelsey; The Brograves had been borrowing money secured on their property and a judgement is made in favour of Thomas Povey for £600 of debt. Related documents record the several tenants who occupy various parts of Kelsey, the names of fields and acreages. We find Henry Batt of Penge, Rowland King of Beckenam and various others as tenants. Some earlier activities of the Brograves seems to indicate a fast and loose approach to finance and property. The accumulating debt is believed to be the ultimate reason for Brograves sale to Peter Burrell in 1688.



Trinity Term 1670 A judgement obtained by Thomas Povey Esq against Thomas Brograve in debt for £600: and costs: The debts had been accumulated over a couple of generations of Brograves starting with £300.

1671 – Kelsey; Trinity Term 12 Charles II; Mathew Brograve and Thomas Brograve levy a fine to William Williams of 70 acres of land 12 acres of meadow, 15 acres of Pasture and eight acres of wood in Beckenham. (Mathew is the widow of John Brograve and Thomas is her son).



The comment goes on to say “we have no deed to what....” but the gist is that the land was Mathew Brograve’s for life and in tail for her son Thomas Brograve. Fines could be for outright sales of land or for leases as we see several instances where Fines (final accords) are agreed and land returns to the original seller/lessor. Peter Burrell later acquires Kelsey with several tenants in place. The value of estates is assessed by the rent/lease income they generate.

1671 – A list of benefactors to the Parish of Lewisham lists: “William Bond, A house at Stump’s Hill, from which nothing is now received. To the poor of Lewisham and Southend “(source: Lysons, Environs of London). We cannot say if this is a house on the site of Beckenham Place or one near it. The maps of Beckenham and Foxgrove manors indicate a strip of land which lies between the northern part of the two Manor’s lands and another reference mentions ‘woodland between Foxgrove and Beckenham Manors. A map

of the Cator road diversion shows a farm which was between Foxgrove Farm and Copers Cope Farm and has so far has escaped identification by name. The Parish boundary in circa 1860 was established to run across Stumps Hill but we cannot say for certain where the Lewisham side was in 1671 but the indications are that it was toward the hamlet of Southend. William Bond cannot be positively identified although a will exists for a William Bond of London dying in 1670/71 (difficult to read).

1673 - Sympsons Place; Although there is some ongoing legal dispute between William Style and the Bosvilles whereby Style is recovering Simpsons from the Bosvilles this settlement document shows a transfer between the Bosville family.

U DDBM/36/11 Settlement (i) Sir Henry Bosvile of Eynsford, Robert Brent of Grayes Inn esq., Benjamin Green citizen and haberdasher of London and Edward Browne of Cliffords Inn, gent. (ii) Richard and Bridgett Bosvile younger children of Richard Bosvile of Bionnie, co. Staffs., esq. (iii) Robert Bosvileesq. (son and heir of the said Richard B. dec'd) and Elizabeth Martin widow of William Martin of the Middle Temple, gent., dec'd Capital messuage called Simpsons Place in Bromley with all appurtenances and 400 acres of woods in Beckenham, Bromley, Hayes, Lewsham, Orpington and Keiston: Witn. E. Simanans, Paul Pullein 1 item 24 Jun 1673

U DDBM/34/12 Covenant to levy a fine (i) William Martyn of Middle Temple, London, gent., and wife Elizabeth, widow and admin. of Richard Bosvile of Bionnie, co. of Staffs. esq. (ii) John Byrch of Cannocke, co. Staffs., gent. and Walter Higgess of Stafford, gent. (iii) Sir Richard Oteley of Pitchford co. Salop and Sir Henry Bosvile of Eynsford co. Kent and Robert Bosvileesq., (as (i)) Capital messuage called Sympsons place in Bromeley; 400 acres woodland in pars (parishes of). Beckenham, Bromeley, Hayes, Lewsham, Orpington and Keiston all in the co. Kent: To uses declared in indenture of previous dated. Witn. Geo. Gyford, Rob. Brent, John Evens 1 item (Source; Hull archive)

1674 - Hugh Raymond's date of birth. He later becomes owner of Langley Park, Beckenham and father of Jones Raymond and Amy Raymond who will become owners of part of Foxgrove Manor much of which eventually becomes Beckenham Place Park. His family came from Saling in Essex and he is referred to as Hugh Raymond of Stepney, Saling and Langley. He becomes a ship's captain with the East India Company and a director of the South Sea Company. He is later implicated in the South Sea Bubble affair. His story is interesting and deserves more investigation. Several records are in the British Library.

1679 - Langley; Humphrey Style (1648-1718) inherits Langley from his father William Style (1603-1679). See 1718

1682 - Elmers End; 10 February 1682[3] Release (lease missing) for £91 of messuage in Beckenham, barn, orchard, land and 2 closes called Eastfield, at Elmers End (8 1/2 acres.); John Sumpner, of Lambeth, waterman and Anne, his wife to Hugh Surrey, of London, merchant

(source: BHC). These records are a small window on the smaller properties and owners for periods which are very much a mystery. see 1703 connected.

1684 - Henry St. John (1652-1742); from Lysons; "In 1684, being then Mr. Henry St. John, he was tried for the murder of Sir William Estcourt, Bart. and was convicted. Bishop Burnet speaking, no doubt, of this affair, tells the story thus:—That a young gentleman of a noble family, in the year 1684, being at supper with a large party, a sudden quarrel arose between him and another gentleman, very warm words passed, and swords were drawn, three persons were engaged in the rencounter, one of whom was killed on the spot, the other two were indicted for murder; it appeared uncertain by which the fatal wound was given, nor did the proof against either amount to more than manslaughter: yet the gentleman abovementioned being one of the two, was advised to confess the indictment, and to let sentence pass for murder. He was threatened with the utmost rigour of the law if he neglected to follow this advice; if he complied, he was promised a pardon. He thought it prudent to comply, and was convicted accordingly: but to his cost found, that his pardon was to be purchased at the high rate of £16,000; one half of which the king converted to his own use; and bestowed the remainder upon two ladies who were in great favor. This is bishop Burnet's account ([fn. 36](#)). It appears, however, that after the

conviction, a doubt arose, whether the king could pardon him.—The matter was much debated, and bishop Barlow wrote one of his cases of conscience upon the subject (fn. 37) : he determines the point in the affirmative. It is said, that to obviate all doubts, the king granted him only a reprieve; in confirmation of this, no pardon appears to have been enrolled (fn. 38) : the reprieve was for a long term of years, which the extreme old age which he attained rendered it probable that he would survive. In 1716 he was created Baron St. John of Battersea, and Viscount St. John, and died in 1742, as mentioned above, on the verge of ninety.”

<https://www.british-history.ac.uk/london-environs/vol1/pp26-48>

Henry was the son of Walter St. John who had bought one half of Beckenham Manor in 1651. His son John and grandson Frederick followed him in ownership of this moiety. One assumes the two ladies referred to would have been among Charles II's string of mistresses.

## **1685 - King James II until 1688**

1686 - Worshipful Company of Carpenters: Reves Phillips Sonne of John Phillips of Becknam in the County of Kent Husbandman bound to Nathaniell Moore for Seaven yeares. (BHO)

A John Phillips is recorded as buried at St. George's in 1686.

1687 - Kelsey; From 1656 the Brograves borrowed £300 from Doctor Baldwin Hamer to be repaid in 1660 secured by mortgage on some of the Brograve land, the sum was not repaid by the time of Hamer's death and his executur Ralph Palmer sought to recover the debt. Richard English advanced the Brograves the money in order to repay the debt and upon mortgage of the same Kelsey property in 1677. In 1679 the Brograves were unable to repay the money and borrowed a further £100 from English. In 1680 the Brograves were unable pay the interest or the loan and borrowed a further £50 from English. After the deaths of the Brograves who took out the mortgage loans the subsequent heirs defaulted on debts which amounted to £566. A Court of Chancery case was brought which was decided in 1687. The case was complex in that the Brograves sought to avoid repayment of the mortgages on several parts of the Beckenham property named in the loans. The outcome was that the plaintiff English was awarded £638.8.2d from the defendants Brograve and this propagated the sale of Kelsey to Peter Burrell. See 1687 and 1688. I suppose we can consider this against the backdrop of the time whereby loans were taken out before the Fire of London and the Great Plague. England had been at war with the Dutch, the Cromwellian period gave way to the Restoration of the Monarchy. The Brograves were described in the case as being in receipt of rents from their Kelsey estates from various tenants and it was one generation of the Brograves who took out the loans and left a subsequent generation liable for repayment. But it would appear that the Brograves lived beyond their means despite some evaluation in the court case that shows they were well off by the standards of the times.

See 1688 for this reference Richard English plaintiff and the Brograves defendants; Richard English , citizen and merchant taylor of London v. Mathew Brograve of Beckenham, Kent, widow (sic), late wife of John Brograve of Beckenham, esq; and Mary Brograve widow of Thomas Brograve of Beckenham, esq, who was son and heir of said John; and John Francis Brograve, son and heir of said Thomas. Mathew is perhaps an unusual woman's name, but these two widows, Mathew being the mother in law of Mary and John Francis Brograve the son of Mary were defendants in the case.

John Brograve d.1651 probably intestate and he may have had a son John d.1679 as well as Thomas d.1680. All three are buried at St.George's. The two widows Mathew and Mary appear to have died and been buried at St.George's in 1697 and 1700 respectively and it is not known if they lived in or around Beckenham after 1688 but were buried in the family vault.

1688 - Peter Burrell I (1649-1718) purchases Kelseys mansion and land from a descendant of the Brograves. (source: Hasted). Kelseys is an estate of which part will become Kelsey Park, Beckenham, which is a public park in the remainder of a private estate. Burrell becomes 'of Kelsey' and his descendants will acquire parts of Foxgrove Manor circa 1760 through marriage to Amy Raymond, Jones Raymond's sister, at least until they exchange it with John Cator.

The Brograves sell Kelsey as a result of financial problems. They had acquired loans over a substantial period and were unable to repay them. Analysis of documents from archives is ongoing. (source; K.Baldwin)

This document may add substance to the details or reasons for the transaction but see 1687. Source University of Houston, USA

[http://aalt.law.uh.edu/AALT7/C78/C78no1063/IMG\\_0209.htm](http://aalt.law.uh.edu/AALT7/C78/C78no1063/IMG_0209.htm)

and [https://uh.edu/waalt/index.php/C78\\_1688](https://uh.edu/waalt/index.php/C78_1688)

Richard English , citizen and merchant taylor of London v. Mathew Brograve of Beckenham, Kent, widow (sic), late wife of John Brograve of Beckenham, esq; and Mary Brograve widow of Thomas Brograve of Beckenham, esq, who was son and heir of said John; and John Francis Brograve, son and heir of said Thomas.

### **1689 - King William III and Queen Mary II** (after the Glorious Revolution of 1688)

1690 - A Chancery Case Short title: Burrell v Brograve. Plaintiffs: Peter Burrell merchant of London. Defendants: John Francis Brograve. Court of Chancery: Six Clerks Office: Short title: Burrell v Brograve. Plaintiffs: Peter Burrell merchant of London. Defendants: John Francis Brograve esq. Subject: Sale of an estate: Kelsey, Beckenham, Kent ; Hayes, Kent and Bromley. This would take some unravelling as the Brograves had several tenants and intermixed with family names such as Bygrave an Bygrove who may have been related. (source National Archive).

1691 - Kent House Farm Indenture regarding title Ref; A62/6/61 Lewisham Archive; within this bundle an apparent transfer from Smallbone to Hodgekins. See other dates in the timeline.

Anne Loveday, Jonathan Brundrett, Alexander Baring, Sir Thomas Baring, John Cator, William Cator, Bertie Cornelius Cator and John Foakes.

Details of other agreements received - Indenture dated 27 Aug. 1691 between John Smallbone and Mary his wife and Benjamin Hodgekins;

Act 5 and 6 Ann to rectify mistake in marriage settlement of William Peck - partitioning between William Pierrepoint and Hon. Charles Egerton, through which inheritance became absolutely vested in Jno. Reynolds.

Indenture dated 6 Dec. 1706 between Jno. Reynolds, Lancelot Stephens, Edward Corbett, Wm. Peere Williams, William Williams; (Mortgage)

Lease and release dated 6 and 7 April 1709 between Jno. Reynolds and Sir John Lethieullier;

Indenture of Assignment of same date, Jno. Reynolds Wm. Peere Williams, William Williams, Sir John Lethieullier Samuel Lethieullier and John Lethieullier

Lease and release dated 25 and 26 March 1778 between John Green Lethieullier and Susannah his wife, William Octber, John Seaber, Robt. Morphett, Thomas Symonds, Thom Hearden, George Jennett, John Kilvington, John Harrison and Thomas Lucas and a recovery of part of premises Trinity Term, 18 Geo.III.

Thomas Lucas devises property to widow Elizabeth, who remarries John Julius Angerstein. John Beach, Thomas Plummer and Joseph Paice trustees.

Indenture of Bargain and Sale dated 17 Feb. 1797 Joseph Paice, Thos. Plummer, Sir Francis Baring, Alexander Baring and Charles Wall.

Details of wills, dates of death, etc. of Elizabeth Angerstein, Sir Francis Baring, Chas. Wall John Cator, Bridget Cator, Elizabeth Scott, Geo. Sparkes.



Act 6 Geo IV enables John Cator to grant building leases. (1825)

Details of dates of death, wills etc. of Samuel Lethieullier, William Lethieullier, Mary Tooke, Sarah Loveday, Dame Anne Hopkins, John Loveday, John Lethieullier, Smart Lethieullier, Charles Lethieullier, Elizabeth Lethieullier (marriage to Jno. Goodere), Mary Hulse, who died intestate. Letters of Admon. to Jonathan Brundrett.

Indenture of Lease and release dated 26 and 27 July 1828, Alexander Baring, Sir Thos. Baring, John Cator, Wm. Cator and Bertie C. Cator in trust for Ann Loveday and John. Brundrett.

Details of field names and acreages of land on Kent House Farm and Penge Common, with names of tenants.

1691 – Foxgrove; Ligoe is in some way related to Eleanor Leigh and we know that Francis Leigh has debts at his death in 1712 which may be in some way a cause for cases such as this

TNA C 7/602/21

Description:

Short title: Ligoe v Leigh.

Plaintiffs: Francis Ligoe.

Defendants: Eleanor Leigh (widow of Thomas Leigh) and Francis Leigh.

Place or subject: manor of Foxgrove, Kent.

Document type: answer only

1692 - Peter Burrell II (1692-1756) of Beckenham is born, he will become Peter Burrell I of Langley through marrying Amy Raymond (daughter of Hugh Raymond, sister of Jones Raymond). Peter Burrells I, II, and III of Langley can be traced through History of Parliament online as they were all MP's and held various posts. Some confusion is likely as there were four Peter Burrells in Beckenham from 1688 to 1820.

1699 - The birth of Amy Raymond (1699-1789), daughter of Hugh Raymond of Langley, she would become Mrs Amy Burrell and later as Peter Burrell's widow hold ownership of Foxgrove Manor lands within the park.

## **The Years 1700 to 1800**

This century sees several substantial exchanges of ownership of land in and around Beckenham and elsewhere. The exchanges are due to purchases and sales, inheritance by bequest and some straightforward exchanges of land. There is a background of social interaction and intermarriage which I will refer to but generally the protagonists are written about elsewhere and internet sources can be sought to expand on their stories.

1700 – Burials in Beckenham St. George's between 1601-1700 total about 1130

### **1702 - Queen Anne until 1714**

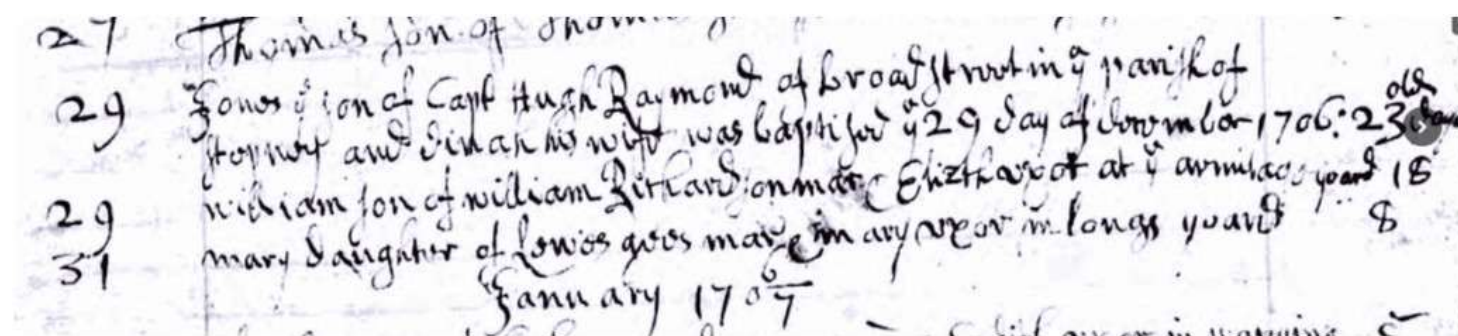
1703 – John Cator the Elder (sometimes spelt Cater or Catter) is born in Ross on Wye. They are a Quaker family and their records are in Friends Meeting House registers. His father is a glovemaker, Jonah Cator and there is a modest amount of land owned by the family. He would later live in Southwark and own the timber business. He will become John Cator the younger's father in 1728 and it is John Cator the younger who will establish Beckenham Place through several land purchases and exchanges from 1757 until his death in 1806.

John Cator's impact spreads from parts of Lewisham, Sydenham, Beckenham, Bromley, and elsewhere in Kent, Surrey and Essex. (Pat Manning's "The Cators of Beckenham and Woodbastwick" has more details)

1703 - Lease for 1 year (release missing) of messuage, barn, orchard, toft (site of former barn) (4 perches), in Beckenham, 2 closes of land called Eastfield (3½ acres) in Elmers End, occupier Richard Wolfe 18/08/1703  
Parties:| 1. Henry Batt of Penge, yeoman  
2. Thomas Surrey, a son of Hugh Surrey of London, merchant, deceased  
3. William Tapsfield, of Beckenham, yeoman (source: BHC)

Further to the record of 1682, this records Hugh Surrey's passing and the lease of the property by his son Thomas. Henry Batt is a significant landowner around Penge. The difference in acreage 8.1/2 against 3.1/2 makes me wonder if it is a transcription error, 3 and 8 looking similar.

1706 - Jones Raymond is born on the 6<sup>th</sup> November, baptised on the 29th, the son of Hugh Raymond and Dinah/Dynah (nee Jones), he will become landowner, if only for a short time before his death, of parts of Foxgrove Manor and some of what would later become Beckenham Place Park under John Cator the Younger.



A handwritten church record on aged paper. The text is written in cursive and includes the following entries:  
27 Thomas son of ...  
29 Son of son of Capt Hugh Raymond of Broad Street in a parish of ...  
29 William son of William ...  
31 Mary daughter of Lewis ...  
The date '29 day of November 1706' is written in the right margin. There are some corrections and additional notes in the right margin, including 'old' and '15'.

Jones Raymond will become a director in the East India Company eventually selling a ship to the Royal Navy which would take part in the Anson voyage to the Pacific which made Anson an immensely rich person through capturing a Spanish treasure galleon. Ironically, the expedition was crewed by sailors from the Naval hospital most of whom would perish on the voyage one way or another. An interesting connection will be that Admiral Piercy Brett who will occupy Clockhouse at Beckenham/Penge borders is a lieutenant on one of Anson's fleet of ships. And Clockhouse is subsequently bought by Joseph Cator, brother of John Cator the younger.

Hasted mentions two 'Jones Raymonds' ie the first one having a son of the same name, but records show there was only the one who died in 1768.

1706 - Kent House and other property April; Attested copy articles of partition to divide late estate of Countess of Oxford in Kent and Surrey To Henry Batt - Newlands and Davyes, grounds in Lewisham occupied by Batt; 2 messuages and land in Battersea, Surrey, occupied by John Fox; Messuage, Penge Green, Surrey, occupied by William Musgrave; Lands at Lewisham occupiers Robert Tilt and Richard Clowder; Messuage and land in Bromley and occupied by Thomas Combes; Garden plot by the road at West End of Bromley occupied by the tenant of Kent Lands grounds, and premises at Southborough occupied by Colonel King; Lands, grounds, and premises at Bromley occupied by John White;

To John Reynolds - Kent House Farm; Greenways, Mathews, Allens, and Hamonds Cottage occupied by Thomas Brazier; Messuage at Bromley occupied by Thomas Gardner.

To Robert King, Peter Gelsthorpe and wife: Manor of Rede or Read Court, Marden, Kent occupied by Nicolas Martin, Messuage with backside and orchard Bromley occupied by Richard Ashworth; 2 acres by Plaster (Plaistow) Lane, Bromley occupied by Thomas Francis; Meadow (1acre) near Mill River, Bromley, with barn and yard, occupied by Edward Cosyns, gentleman; Shrimpsgrove (30 acres) in Orpington and Bromley occupied by George Westbroke, gentleman. source: BHC

1706 - Kent House Farm Indenture regarding title Ref; A62/6/61 Lewisham Archive; within this bundle the transfers of Kent House are described. See 1691 and other dates in the timeline.

Indenture dated 6 Dec. 1706 between Jno. Reynolds, Lancelot Stephens, Edward Corbett, Wm. Peere Williams, William Williams; (Mortgage)

Lease and release dated 6 and 7 April 1709 between Jno. Reynolds and Sir John Lethieullier;

1707 – Henry Batt of Penge writes his will referring to the 1706 purchase from the Countess of Oxford and bequests to his children, see 1715 for his probate.

1708 - Sir Walter St. John 3rd Baronet (Lord of the Manor of Beckenham) dies at his home in Battersea. (source; Hasted). Sir Walter had sat in two Cromwell parliaments and lost his seat on the Restoration of the Monarchy. His son, Henry 1st Viscount St. John (1652-1742) inherits the Manor of Beckenham along with Battersea and other estates. It should be noted that in some cases landowners may not have resided in the area. The St. Johns were from Wiltshire with homes in Battersea and Walworth, Bolingbrokes had estates in Lincolnshire and elsewhere as did the Earl of Rockingham and Sondes families (Kent). Some of them were members of parliament or held positions at court and in government so would want residences close to London or Westminster. As previously mentioned, a map of 1736 shows the Honourable John St. John as either landowner or occupant of parts of Beckenham Manor.

1708 - 17th January 728/4/1 Bargain and sale for £300 of messuage called Lurchens, with land (33 acres) and 2 closes called Wheatfields (8 acres); recites deed, 1684 John Angier, of Hertfordshire, esq to Thomas Johnson, of London, vintner. Lurchens Farm it seems will pass into the Humphreys family and this thread needs further research. In the vicinity of Elmers End.

1709 - (near Kelsey) Counterpart marriage settlement and jointure 5 February 1709[/10] Counterpart marriage settlement and jointure made on the intended marriage between Nathaniell Gatton of Beckenham, gentleman and Elizabeth Whiffing, spinster, between Gatton (1st part); Whiffing (2nd part) and Richard Peach of Keston, Kent (uncle of Elizabeth Whiffing) and John Uppington of London, gentleman (3rd part). In consideration of the intended marriage, Gatton bargains and sells property in Beckenham, Kent, known as Holdens, Walnut Tree Field, Colman's Croft and other land, to the third parties (Burrell at a later date) to make provision for the marriage and for the jointure of Elizabeth Whiffing. Memorandum dated 12 June 1728 that Gatton and Richard Peach (nephew of Richard Peach of the 3rd part) assigned the property to Merrick Burrell of Lisbon, Northamptonshire.

Gatton and Whiffin are married 10th Feb 1709 at St. Michael Crooked Lane, London.

1709 – Peter Burrell purchases parcels of land from Humphrey Stiles, about 18 acres plus any crops or resources on it i.e. timber. Images from Kent Archive.



1709 - Kent House Farm Indenture regarding title Ref; A62/6/61 Lewisham Archive; within this bundle the transfers of Kent House are described. See 1691 and other dates in the timeline. This part is the acquisition by the Lethieulliers from Reynolds

Lease and release dated 6 and 7 April 1709 between Jno. Reynolds and Sir John Lethieullier; Indenture of Assignment of same date, Jno. Reynolds Wm. Peere Williams, William Williams, Sir John Lethieullier Samuel Lethieullier and John Lethieullier, see 1706 Reynolds acquires Kent House from the estate of the Countess of Oxford.

1711 – Francis Leigh of Hawley, Sutton at Hone dies. He is landlord of Foxgrove Manor and several other places but may have been in some debt. His affairs seem in some disarray and his estate is left in the possession of executors of his will. He requests that any remainder after paying his debts, bequests and funeral expenses go to his eldest son also named Francis. The Foxgrove Manor gets sold to John Tolson. Hasted and others had said that Francis requested his estates be sold which didn't really explain the situation. Hopefully a fuller account of the situation will emerge via records of the Court of Chancery but these are numerous. Later Gazette press releases in 1716 explain that Foxgrove is sold to pay creditors. Hasted: *it descended to Sir Francis Leigh, who died in 1711, having directed this and other estates to be sold. This farm was purchased, in 1716, by Mr. John Tolson, and descended to Lancelot Tolson Tilly, who devised it to Timewell Brydges, Esq. for his life, with remainder to John and Edward Brydges, of Wotton. In 1765, it was sold by the Brydges's to Jones Raymond, Esq. who died in 1768,* (editors note: This timeline will challenge and correct some of Hasted's description, by 1765 Cator had acquired the site of the Mansion in 1760 and Raymond exchanged land with Cator in 1760 casting doubt on the 1765 date) *having left this estate between Amy his sister, relict of Peter Burrell, Esq. and William and George Evelyn Glanville, Esqrs. the sons of Bridget, another sister. Mrs. Burrell, having purchased their share, became possessed of the whole. She died in 1789, when this estate devolved upon her son, the late Sir William Burrell, Bart. who sold it to his nephew, Sir Peter (now Lord Gwedir). Sir Peter Burrell exchanged it, in 1793, for other lands, with John Cator, Esq. who is the present proprietor. See 1712 below*

1712 – Foxgrove Manor; John Tolson was said to have purchased Foxgrove presumably from the executors of Francis Leigh's will. See 1711. But due to the 1716 Chancery direction that Foxgrove should be sold to pay Francis Leigh's debts some clarification is needed as Tolson leaves unspecified land in Bromley in his will in 1713 but see 1727 Lancelot Tolson. There is some question as to whether John Tolson bought Foxgrove or was it his brother Lancelot Tolson? If Lancelot Tolson bought Foxgrove Manor then the 1720 map would probably be drawn to clarify ownership as it is contemporary with the Burrell map of 1723 and the estates were somewhat entangled. Francis Leigh's will was the subject of some legal processes as the executors did not execute the will and his son and widow were involved in actions to finalise his affairs. See 1716.

1712-1727 – This plan shows the area of Shortlands Bridge over the Ravensbourne and is William Passenger's land. It can be dated by the marriage Sir John Elwill to Elizabeth Style to his death in 1727. The river appears to have a ford at this time.



### 1714 - King George I until 1727

1714 - Bromley Historic Collections record: Covenant to levy fine of 1 messuage, 1 stable, 1 barn, 1 orchard, 1 garden and water yard 15/04/1714 Crabb Grow (8 acres); woodland (2 acres) lying between the manors of Beckenham and Foxgrove, land (1 acre) occupied Thomas Hughes; cottage, orchard yard backside occupied Thomas Stoute and cottage yard backside occupied Richard Steele, at Clay Hill, Beckenham Samuell Adgate of Bromley, yeoman, Thomas Matkins, Citizen of London, joiner, and Elizabeth his wife, and Robert Sutton of London, barber Chirurgeon, and Mary his wife. To Stephen Colstone of Southwark, Surrey, plumber, and William Wicker, of Beckenham, yeoman. ref.303/1

It would be tempting to identify the Woodland as the strip of land roughly between the mansion and Beckenham Hill ie Stumpshill Wood. 'Between' the manors could mean almost anywhere. See the later Foxgrove and Beckenham Manor maps overlain which show an area between the two. Also the 1785 road diversion plan which I have attempted to identify with possible field names and the 1760 Act of Parliament to exchange land between Cator and the Raymond/Burrell family. It wasn't unknown for fields to be renamed and there is 46 years gap between this and the 1760 Act.

Crabb Grow or Grove is on the Beckenham Manor map along what is now Bromley Road toward Clay Hill and does become Cator's at a later date.

Covenant to levy a fine is part of a buying and selling property process. A property conveyance took the form of a fictitious lawsuit.

Chirurgeon is an archaic spelling for Surgeon.

1715 - (Hasted). Henry St. John, son of Henry St John, 1st Viscount St. John:(Manor of Beckenham) In 1715, the 2d year of King George I. his honours were forfeited by attainder (for treason), but he was restored in blood in 1723, and two years afterwards an act passed, enabling him and his issue to inherit the family estate, notwithstanding his attainder.

Because he supported the Jacobite rebellion seeking to prevent George I taking the throne. This may be reason why a half brother, The Honourable John St. John is shown as landlord on maps and documents.

<https://www.historyofparliamentonline.org/volume/1690-1715/member/st-john-henry-ii-1678-1752>

1715 – Henry Batt of Penge dies and leaves a will. The Batt family can be traced back to the 1550's in burials. One of the witnesses to his will is John Tolson. The brother Joseph is referred to as 'late' and therefore not a beneficiary. The Batts are landowners and lease additional land from Peter Burrell.

Bromley Collections 815/6 Probate of will of Henry Batt

Will: 23 June 1707; Probate: 20 May 1715

Bequests of messuage, appurtenances, and 14 acres, Beckenham (purchased of the children of John Harris) occupied by John Woodley, to daughter, Mary Batt, and yearly rent of Fullers, messuage and 15 acres at Sydenham Green, Lewisham, occupied by John Constable, to wife, Mary.

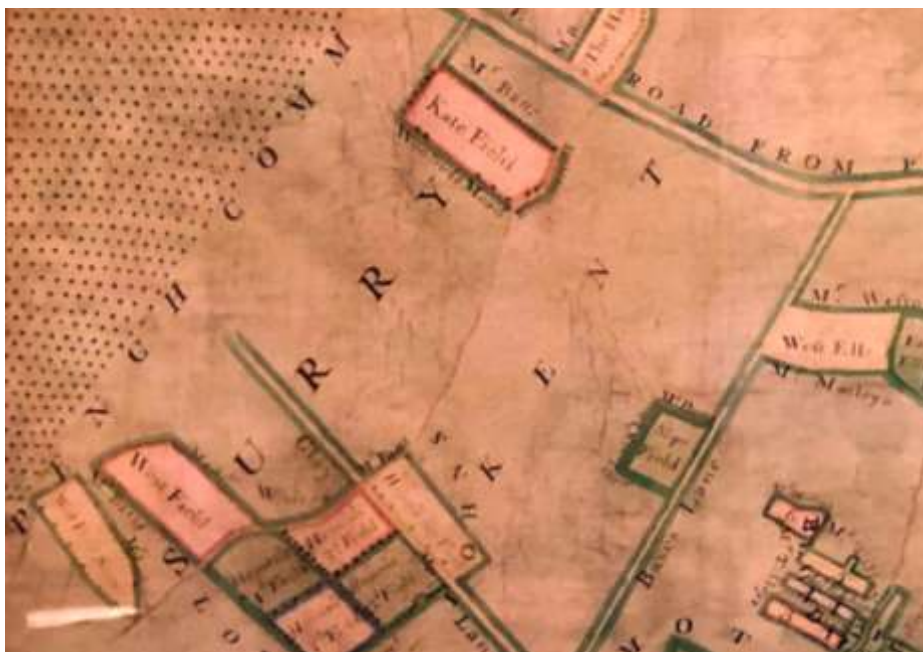
Instructions to wife and son, Henry, executors, to complete purchase for £3,000 of messuages, lands, hereditaments, in Lewisham, Beckenham, Battersea, and Bromley parishes, part of estate of late Earl of Oxford.

To sell, to settle outstanding debts: messuage, appurtenances and land, Bromley, occupied by Colonel Edward King; messuage, appurtenances, 4 acres, Bromley, occupied by Thomas Comb, butcher, 26 acres near. Bromley Common, occupied by Robert Shorter; 9 acres, Sydenham Green, occupied by Robert Tilt; 15 acres, Sydenham Green occupied by Richard Clowder.

Bequest of messuage, appurtenances and 15 acres, Battersea, Surrey occupied by Robert Fox, to daughter, Jane Batt.

Residue of estate to Henry Batt.

Money bequests to daughters Mary and Jane, and brother Joseph, and personal estate to wife and son.



The Burrell Estate Map 1735 shows Batt land around the boundaries of Burrell land on the Kent/Surrey border. The Boundary Stream can be seen. Batt also has a property in Beckenham High Street.

1716 – Foxgrove Manor is subject of a Chancery case prescribing the settling of proceeds of the sale to pay Francis Leigh's creditors. Hasted said it changed hands in 1712 after Sir Francis Leigh of Hawley, in Kent, on his death in 1711 left his estates to executors including Viscount Lord Cheyne and William Longueville of Inner Temple to dispose of and settle any remainder after his debts, bequests and funeral expenses on his eldest son also named Francis. They apparently did not act on the will leaving it to Francis's wife named Frances to settle. Some question remains as to whether as executor she sold Foxgrove to John Tolson prior to his death in 1713 or it was sold to Lancelot Tolson about 1716. Nevertheless, Lancelot Tolson held it at the time of his death in 1727 and left it to his nephew, Lancelot Tolson-Tilly.

1717 – The Ridge/Village Place: with reference to earlier landlords.

Bromley Historic Collections

853/1/1/1/4

8/10/1717 Lethuelliier to Davies – release of house and lands in Beckenham

William Lethuelliier late of London merchant now of Beckenham & William Davies of Beckenham Kent & John Dodd of Fenchurch Street London ... of the other part witness £280 paid for purchase of house and lands All that house tenement etc in parish & town of Beckenham – a piece of arable land called The Ridge adjacent/lying near house 8 roods, Plohesland Slow 2.5a, abutting lands late of Thomas Brograve now Peter Burrell on the N lands late of Wm Stiles now of Sir John Elwill to the S & Bunhill 1a abutting the highway Beckenham Church to house late Thomas Brograve on the N late in occ Edward Clubb tailor by lease from William Lethuelliier

Schedule 27/7/1661 Robert King of Shirley Southampton & Margaret Board of St Martin in the Fields Middlesex widow – lands and tenement in Beckenham

Indenture of fine 1661 Margaret Board widow & Robert & Elizabeth King defores

Tripart indenture 6/10/1677 Thos Burnoll of St Martin in the Fields linen draper & Elizabeth his wife formerly Elizabeth Board & granddaughter of Margaret Board late of Charterhouse Yard St Sepulcre widow decd 1st pt, Anthony Rawlins of St Olaves 2nd pt and Joseph Reeve merchant of the staple of England 3rd

Ind fine 1678 Anthony Rawlins & Thomas Burnole & Elizabeth his wife defores

Exemplification of common recovery Moses Crouch & Joseph Reeve demand against Anthony Rawlins & Thos Burnole & his wife

Will of Anthony Rawlins 21/2/1698

Tripart Indenture 26/4/1704 William Lethuelliier 1st, Edward Gilbert of London scrivener 2nd & Wm Sayle of London gent 3rd

Exemplification common recovery Wm Sayle demand, Edward Colbert & William Lethuelliier 1705

1718 – Langley; Humphrey Style (1648-1718) died and surviving daughter Elizabeth inherits Langley and Simpsons Place as his will specifies she should have all his messuages etc in Kent. Some had been part of her marriage settlement with John Elwill. She had married Sir John Elwill in 1704 who by right of his wife holds Langley. Humphrey Style names Peter Burrell I as one of his executors and trustees. Humphrey makes provision for Frances Shippe from Norfolk who appears to be a mistress or common law wife. The will mentions his son also named Humphrey Style who has some bequest of the remainder of Styles estate apart from that in Kent but is unspecified. It appears this Humphrey dies in 1744 and is buried at St. Georges but the implication is that he occupied property outside of Kent, possibly Norfolk?

Humphrey's words regarding Frances are "whereas I have brought Frances Shippe out of Norfolk from her parents and by that means she is become destitute of the comfort and assistance she would have had from them therefore I do give and bequeath to her the said Frances Shippe in case she shall be living with me at the time of my decease the sum of five hundred pounds of lawful money of Great Britain and also all the singular household goods, beds, bedding or other household furniture which shall be belonging to me and which at the time of my decease shall be in and about my now dwelling house or apartment at Keming Hall Place in the County of Norfolk

Hasted says: "Humphrey Style's only (surviving) daughter and heir, Elizabeth, carried it in marriage to Sir John Elwill, bart. who died in 1727, without issue by her. This family of Elwill was of Exeter in Devonshire, who bore for their arms, Ermine on a chevron engrailed, between three eagles displayed gules, three annulets or, and were advanced to the dignity of a baronet, in the person of Sir John Elwill, in the 8th year of queen Anne's reign. He was twice married, but left issue only, by his second wife, the daughter and heir of — Leigh of Egham, in Surry, by whom he had two sons, Sir John above-mentioned, and Edmund, who succeeded his brother in title and in this estate of Langley, and in 1732 transferred his property in it, together with the house, called Langley-house, the park, and also the north and south aisles of the parish church of Beckenham, to Hugh Raymond of Great Saling, in Essex, esq. See 1731/32.

Humphrey Style's will mentions his 'good friend' Peter Burrell (of Kelsey) but whether it is the first or second Peter Burrell is unclear. If it was Peter Burrell the first then he dies in September 1718 shortly after Humphrey in April. Humphrey and his wife Mary Hovell had six children, three of whom died before him but the fate of one son, Hovell Style, is unknown. And the son Humphrey is a mostly a mystery.

1718 – September, The death of Peter Burrell

of Kelsey, the first of the four Peter Burrells associated with Beckenham. His son inherits Kelseys, Peter Burrell 1692-1756 who will marry Amy Raymond in 1723. Having inherited Kelsey he expanded it with further purchases, see 1719.

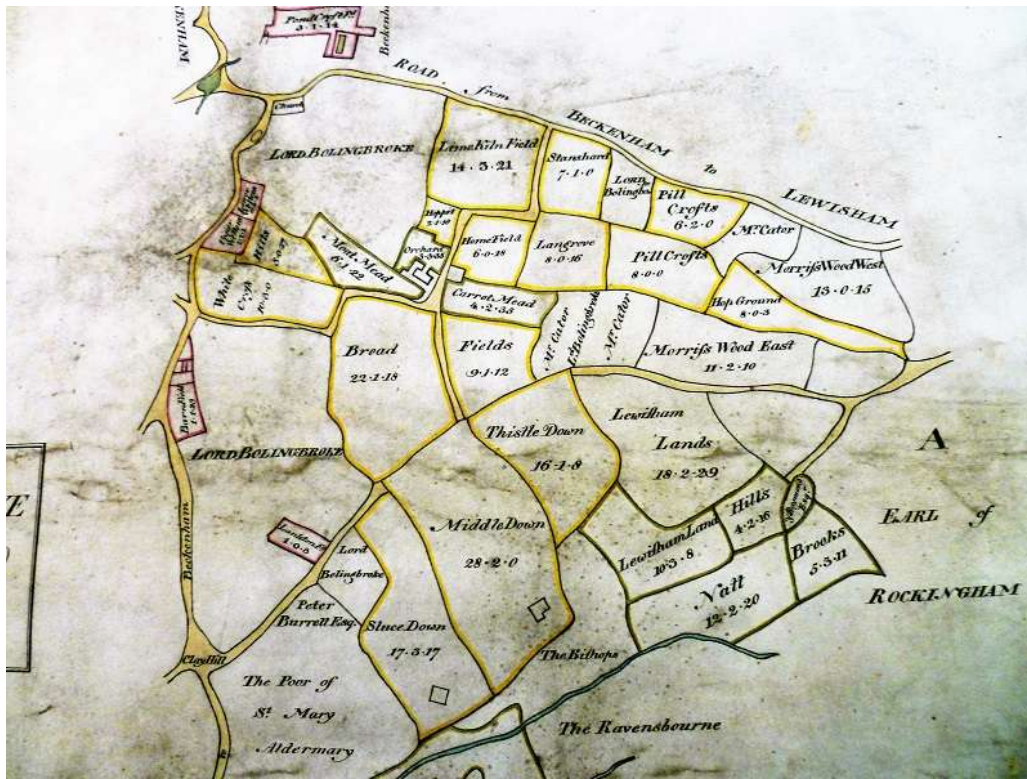
1719 – Kelsey; Peter Burrell (the second) is recorded as buying a number of fields seemingly to consolidate his Kelsey estate. The fields have been identified on the 1735 Burrell map as being around and between the pre-existing estate. The fields named in the document are Wellers, Leasons, Stirt, Little Down and Longs the document dates from about 1720 which appears to read Wollers 2.5 acres bounding Bromley to Beckenham highway to the south, lands late of St John West and those late of Lady Leigh North & East. The vendors were Thomas Davies of Wapping surgeon, Christiana Davies wife of William Davies & Thomas Davies of St Dionis Backchurch his only son and heir in the first part, John Russell of Gosburton Lincolnshire clerk eldest son of John Russell late of Wapping clerk who survived Samuel Nicholls late of Wapping woollen draper second part and Peter Burrell third part £930 also including Little Downes 1a Upper Leazons 7.5a late occ Widow Kempsall, Brennan? Field 1.5a (west of lane leading to Peter Burrell's and abutting his land) occ Roger Brown, Longs late Reuben Musgrave now occ John Walford and Stirt 29a occ Robert Fox – indenture 1718 for 21 yrs. (source: Kent Archive, research K.Baldwin)

Widow Kempsall is possibly the last of a long line of Kempsall landowners in Beckenham from the early 16<sup>th</sup> Century (1507) but the burial records for Kempsalls carry on until 1756. "Leasons" fields bounded Oakwood Avenue which used to be called Green Lane and there were Upper, Hither and Further Leasons. The 1766 copy of the 1720 Foxgrove Manor map shows land annotated "Henry Kempsall Yeoman". See 1507 for the Warranty evidencing a land transfer.

1720 - Foxgrove Manor An estate plan is drawn by surveyor John Holmes. (source: British Library). Though the plan only survives as the redrawn 1766 version by Proudlove (see 1766) it implies that fields and plots aren't much changed except by ownership. Another map of neighbouring land, Lodge Farm 1720, is in Bromley Historic Collections, showing the landowner on the Foxgrove side as Mr Towlson (Tolson, spellings were often variable and phonetic). I assume the 1720 Foxgrove map was drawn to identify Tolson estates and if it survives may be in some undiscovered archive.

This is part of the 1776 copy which shows the same landlords as the 1766 but is easier to read. It does not however illustrate the outlying parts of the estate of Stone Farm, Plaistow, parts near Langley and Elmers End etc.





Courtesy of the British Library, Foxgrove Manor 1776 extract

**1720 – The South Sea Bubble:** it will affect the future of Beckenham in some way. South Sea Company stock was equivalent to government borrowing and seen as a safe bet. But things got out of hand since the stock had a fixed yield but the price of the stock was dependent upon demand.

<https://michiganjournalhistory.files.wordpress.com/2014/02/fall-12-reibman.pdf>

It transpires that several Beckenham and Bromley residents or landlords are connected with the Bubble whether as investors or members of the company. Although it is before he becomes a Beckenham landowner Hugh Raymond is connecte to Beckenham by the marriage of his daughter Amy to Peter Burrell II shortly after the Bubble and probably a business connection existed prior to the marriage.

*From Wye's and other Letters, October 1.*

There were Debates anent the South Sea, there were divers Clamours raised against the Directors and the greatest heat and Confusion that has been seen upon any Occasion. — One Mr. Walter a Linnen Draper moved for a Resolution to address the Parliament, to appoint a Committee to enquire into the Management of the Directors and to bring to Justice the Betrayers of their Country, another Person said he would prove, when called upon that one of the Directors had sold 50000 l. in Subscriptions at 1000 per Cent. It was also said some of the Directors had obliged Persons with Subscriptions to engage their Votes at the future Elections of Members, but wished they would leave Parliamentary and mind the grand Affairs and Credit of the Company. Hereupon several of the Directors declared they were ready to submit to any Examination. Col. Raymond said he sold none of his stock and that if he had thought in Conscience, he ought to relinquish his Bargain. Mr. Holbeck another of the Directors said he had sold 1000 l. by Subscription, but said he was ready to make the Bargain void.

Mr. Craggs Senior gave his Opinion, that it was necessary to appoint a Commission to determine the Differences in the same Manner, as was done in the Fire of London, Sir Gilbert Heathcoat in his Speech, imputed the present Calamity to the Infatuations of the People. The Earl of Illa spoke with much Moderation and recommended Unanimity; in Conclusion the Directors had the Thanks, but the same was given on Account of their Agreement with the Bank, in the mean Time our Confusions proceed from advancing the Stock to those high Rates, for which there was no Foundation,

Caledonian Mercury 06 October 1720

1721 - An inventory is taken of all Hugh Raymond's assets, both business and domestic, to do with the South Sea Bubble affair. The British Library has various records such as: "A True and Exact particular and inventory of all and singular the lands ... and personal estate whatsoever which H. Raymond was seised or possessed of, upon the first of June, 1720 ... Made and delivered pursuant to the late act of Parliament. Together with the abstract of the same ". The officers of the South Sea Company are forced to compensate shareholders, a complex subject that cannot be adequately covered here but Hugh Raymond survives with enough assets to be able to purchase Langley Park in 1732. He will become indirectly associated with the story of Beckenham Place. Hugh Raymond did not own any of Langley at this time but is resident of Saling in Essex, Wapping and Stepney with extensive property assets. Hugh Raymond was also a ship's captain with the East India Company and other connections with the EIC will become apparent. He had also been a director in the South Sea Company. The Raymond family had extensive estates in Essex and elsewhere.

1721 - The Ridge, High Street, also known later as Village Place; This is the earliest known record of Thomas Motley associated with Beckenham and he will own Farms and Property in the village, see 1736. Some absence of evidence regarding Elmers End Farms might mean he already was owner of land at Elmers End. The Motley map of 1736 shows a house and grounds which he called The Mead. Interpreting maps implies that the later Village Place was a newer building than the original Mead. The description 'lately built' in this reference roughly dates the building of The Mead and the lands of The Ridge and Bunhill were its grounds. The 1736 map shows formal water features and gardens

ory	London Borough of Bromley Archives
Level	Item
Ref No	<a href="#">853/1/1/1/8</a>
Title	Lease and release with fine

Date	8/9 June 1721
Description	Lease, release and fine in relation to a capital message lately erected in Beckenham and lands known as The Ridge and Bunhill, between William Davies of the parish of St John Wappin, Middlesex, chirurgion; Thomas Davies of the parish of St Dionis, Backchurch, Fenchurch Street, London, gentleman; Thomas Motley of the parish of St Mary Matsdon alias Whitechapple, Middlesex, gentleman and Joseph Butt of the parish of St John Wappin, brewer. In consideration of the sum of £1500 paid by Motley and Butt to William Davies, he conveys the property to them in trust for Motley. Fine is in Latin.
Extent	4 items

1721 – Pugh was a Dyer and had a dying (as in dying cloth and not failing) business in Southwark and a mansion house in Beckenham as well as property in Beckenham and Lewisham.

y	London Borough of Bromley Archives
Level	Item
Ref No	<u>815/7</u>
Title	Attested copy marriage settlement
Date	27 April 1721 (Copy: 12 April 1768)
Description	Attested copy settlement on marriage of Samuel Pugh and Mary Batt, of messuage and 14 acres (field names given), Beckenham, occupied by John Woodley; 15 acres (field names given) Lewisham, occupied by Richard Clowder; 9 acres (field names given), Lewisham, occupied by Ann Hutchings; Maidenhead, messuage, and Home Close (1 ½ acres, Westbrooks (11/2 acres), Beckenham, occupiued by John Watford Samuel Pugh of London, dyer, and Mary Batt of Beckenham, spinster to Rev. Epiphanius Holland, of Beckenham, Henry Batt, of Penge Green, gentleman, George Roberts, of London (trustees).

1722 – Mary Batt, widow of Henry Batt (d.1715) leaves property: The absence of any detailed maps of fields leaves us guessing regarding their exact locations. Michael Batt eventually leaves a quarter of his inheritance to his sister and three quarters to his second wife with no apparent male or female heir.

Will to son (then grandson Michael Batt "St Peters Hall" inc barn stable 13a occ Matthew Golderin Penge and adjacent Gatehouse Field 6a behind widow Tomsetts house, & Calloways Croft 2a next Sarah Hammonds house occ Thomas Tomsett also land abutting Shawfords bridge called Long Mead occ John Collier also Brooks Field 4a occ Mark Matthew, also 3 tenements occ Matthew Wright, William Sparrow & Christopher Chapman, also Hubbards 5a, Christmas Croft 4a, five fields called Wilmots Fields adjacent to Wilmots Bridge 12a

To daughter Mary & heirs (or grandson Michael Batt if none) wife of Samuel Pugh two fields called Powey Fields 8a lying in or near Batts Lane occ John Carpenter, my house.

To grandson Henry Batt & granddaughter Elizabeth Batt

Cousin Jane Marshall, godson Richard Marshall his sister Mary wife of Wm Sumpter

Cousins Elizabeth Kinsey & Mary Jones

daughter in law Elizabeth Batt

kinswoman Susanna wife of Rev Epiphany Holland

Kinswoman Elizabeth Chapman

daughter Mary Pugh

cousin James Gidden & Rebecca his wife

1722 – See Appendix, marriage settlement Peter Burrell II and Amy Raymond, details of trust, property, trustees etc. Part of the 1825 record regarding the sale of the Gwydir estate.

1722 – 22<sup>nd</sup> March, Amy Raymond, daughter of Hugh Raymond marries Peter Burrell II of Beckenham and Kelseys who will style himself eventually “of Langley”. The 'Peter Burrells' become confusing as there are four of them associated with Beckenham. Beginning with Peter Burrell of Beckenham (1649-1718), Peter

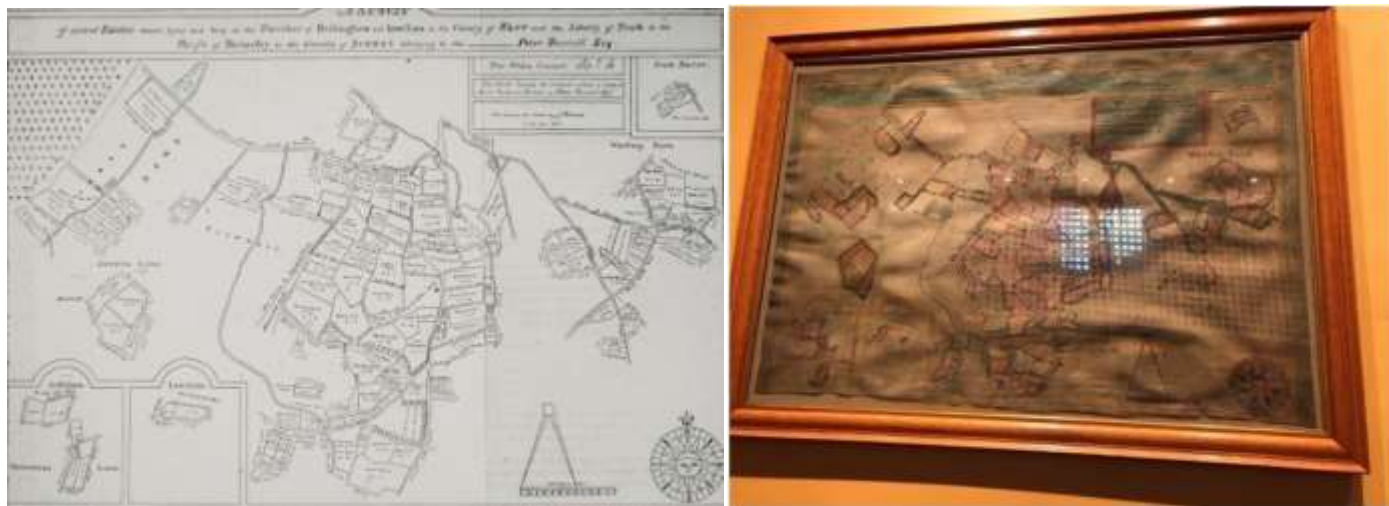
Burrell I of Langley (1692-1756), Peter Burrell II of Langley (1723-1775), Peter Burrell III of Langley(1754-1820) made Lord (Baron) Gwydyr in 1796. Some sources will number them I to IV. History of Parliament online is again a good source of information about them and offices they held etc. This marriage is about 9 years before Hugh Raymond purchases land in Bromley. I believe the links via the East India and South Sea Companies brings the families together.

1723- The Stamford Mercury of 30<sup>th</sup> May carries this piece regarding Hugh Raymond and his involvement in the South Sea Bubble. The term 'allowance' is confusing and perhaps means he retains that portion of his estate. However, he appears to retain more wealth than that. How this affected any marriage settlement upon his daughter the previous year could be interesting.

Col. Hugh Raymond, one of the late Directors of the South Sea Company, having in every Thing conformed to the Acts of Parliament for vesting the said Director's Estate, &c. was cleared on Wednesday last by the Trustees, and received Parliamentary Allowance accordingly, which is the Sum of 30,000 l.

1723 - A map of Peter Burrell's estate is drawn by J.Pidduck, copied by Robert Borrowman for his book of 1910. Borrowman copied the map from another copy made in 1829 which was in the Hoare family documents. The original is at Knepp Castle, Sussex, the home of Sir Charles R. Burrell, Bt. The map possibly relates to the Peter Burrell/Amy Raymond marriage settlement several plans were drawn in 1723. All the properties in this map are south of Beckenham with little or none in the Manors of Beckenham or Foxgrove. By marrying Amy Raymond the Burrells came into line for inheriting Langley Park and parts of Foxgrove later. We know of two maps of 1723 which exist in the British Library of a property near Penge Common and of Woolseys Farm at Clay Hill under the Burrells. The Penge property is described as being occupied by Henry Ball (probably Batt due to fading and transcription error). Woolsey's occupied by Buxted?.

With thanks to Sir Charles Burrell Bt. of Knepp Castle, East Sussex who is a direct descendant of William Burrell (1732-1796) and his father Peter Burrell II (1692-1756) of Kelsey. William Burrell is recorded on the 1769 Andrews, Drury and Herbert map as residing at Kelseys



Part of Borrowman's copy alongside the original at Knepp Castle

1725 - Penge: The vicar of Battersea returned to Bishop Willis that there were only thirteen houses and sixty inhabitants in Penge, who went to Beckenham Church, and for whose care he paid a trifling consideration to the incumbent of Beckenham. (source H.E.Malden)

1726 - Thomas Brograve; believed to be a descendant of the Beckenham Brograves; following a court case for murder/manslaughter which seems to be relate to a duel or disturbance. Brograve was branded 'burnt in the hand'. Compared to punishments meted out to other felons below:

The Tryals being over, the Court proceeded to give Judgement as followeth;  
Receiv'd Sentence of Death, 15.

John Cotterel , John Vanwick , Joseph Treen , Mary Scuffam , John Gillingham , John Map , Katherine Hays, Thomas Billings , Thomas Woods , Gabriel Lawrence , William Griffin , George Keger , Thomas Wright , Henry Vigous , James Dupree .

John Murrel was likewise convicted Capitally; but being dangerously ill, his Sentence was respited.

Katherine Hays to be drawn on a Hurdle, to the Place of Execution, and there to be burnt.

Burnt in the Hand, 3.

Francis Chandler , Thomas Braggrave , and Katherine Blisset .

To be Whipt, 1.

William Baker .

To be Transported, 34.

Sarah Orchard , Sarah Hutchins , Mary Loveday , Thomas Atkinson , William Watson , Mary Cockshead, Mary Trigger , Rebecca Bignell , Ann Macclane , Elizabeth Fletcher , John Jackson, Joseph Brockhouse , Benjamin Blocksedge , Temperance Stonly, Rebecca Read , Thomas Owen, Charles Atkins , James Hopkins , William Munn , Thomas Fleetwood , Richard Richmond , Isabel Harris , Tozar Williams, Samuel Butler , William Thomson , James Roberts , Ann Ambrose , John Mackey, William Lawrence , Katherine Hastings, Thomas; Cartwright. Philip-Chars O' Conner, Sarah Dickins, Sarah Fox , Edward Prics , John Burdet Mary Williams , William Parker , Edward Simkins. John Boon, to suffer 12 Months Imprisonment, and not to be discharged till he finds Security for his good Behaviour, for 1 Year more.

## 1727 - King George II until 1760

1727 – Lancelot Tolson dies and leaves land in trust to his nephew, Lancelot Tolson Tilly. This includes Foxgrove Manor, Stone Farm etc according to Hasted. (*This farm was purchased, in 1716, by Mr. John Tolson, and descended to Lancelot Tolson Tilly, who devised it to Timewell Brydges, Esq. for his life, with remainder to John and Edward Brydges, of Wotton. In 1765, it was sold by the Brydges's to Jones Raymond, Esq. who died in 1768*)

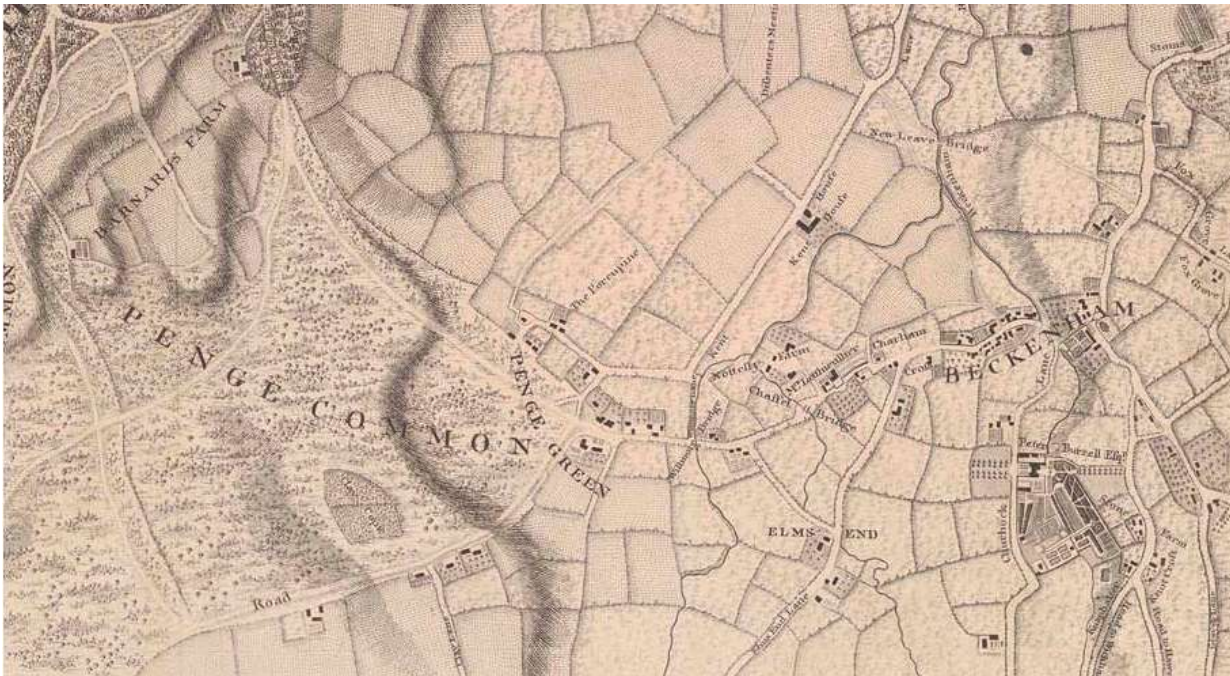
But John Tolson died in 1713 and had land in Bromley at the time of his death. An unresolved question is whether John Tolson only had the Plaistow part of what would be on the Foxgrove Manor map of 1720 and whether it was his brother Lancelot who added the rest of Foxgrove in 1716. Other possibilities arise such as John Tolson perhaps having a mortgage on the Leigh/Foxgrove estate or indeed whether John left money to Lancelot with which he purchased Foxgrove? The ownership through the Tolsons and Tillys is complicated not least by the fact that offspring died before parents and sometimes intestate. However, studying the wills of the Tolsons and Tillys shows that land was left by Mary Tilly in three bequests, see 1743. The account by Hasted leaves some questions not least the date of 1716 which does match the Chancery Court case concerning the disposal of Foxgrove by Francis Leigh's executors to pay his creditors but that would imply that Lancelot Tolson purchased Foxgrove, perhaps to extend property his brother John purchased before 1713.

1727 - Elizabeth Style had carried Langley (source: from Hasted) in marriage to Sir John Elwill, bart. who died in 1727, without issue by her. The property of Langley and title passed to Sir John Elwill's brother Edmund, now Sir Edmund Elwill.

1727 – Penge: Henry Batt leases property from William Lethieullier. It can be found referenced in William L's will of 1739.

Ref: 728/11/1 Lease for 21 years at £32 per annum of Roystons, a messuage, orchard, and garden near Penge Green, and closes (field names and acreages given) 10/10/1727 William Lethieuller, of Beckenham to Henry Batt, of Penge Green, gentleman.

Field names and acreages would be of interest if a detailed map of Penge was available.



Roque's 1746 Map which although inaccurate in several ways does give an overview of the area with Clockhouse showing Mrs Lethieullier. Unfortunately Royston's is not annotated.

1728 - John Cator the elder marries Mary Brough as recorded on 11th February, the parents of John Cator the younger who will be of Beckenham Place (source: P.Manning and Ancestry.co.uk). We can now access the Quaker meeting house record via online heritage sites (Ancestry.co.uk). This marriage takes place at the Savoy and Westminster meeting house. John Cator (the elder) is described as a Timber Merchant and so is his father-in-law John Brough of the Parish of St. James, Westminster. John was only in his 20's and whether he had his own business is questionable, perhaps working for the man who becomes his father in law. Pat Manning records that he had his business on Bankside in 1741. John Cator's father Jonah is described as a glover late of Ross, Herefordshire also a Quaker. Looking at ancestry records, Ross was an epicentre of Cators, sometimes spelled Cater or Catter. Some Cators were following the established Church of England and others Quakerism, whether they were all the same extended family is a good question. Bearing in mind that the subsequent John Cator of Beckenham Place and his family, although raised as Quakers, were buried in C of E churchyards it seems that changing faith or mode of worship was not uncommon. Though early Quakers were fined for not attending Church and persecuted along with other non-conformist religions, I haven't found any record of corporal or capital punishment unless one looks at Quakers in America, some of whom were executed by Puritans. As the officially recognized Church of England ran some of the functions now performed by Local Authorities via Parish Councils then avoiding paying money to the church via tithes was perhaps a bit like not paying your council tax and reminiscent of the poll tax demonstrations of more recent times.

1728.

John Cator and } At y Savoy, the 11<sup>th</sup> Day  
Mary Brough - } of the 2<sup>nd</sup> 1728.

172. 159  
John Cator, of the Parish of Lambeth, in the County of Surrey, Timber-  
merchant, Son of Jonah Cator, late of Ross, in y County of Hereford, Gloucest. &c.  
and Sarah his Wife, him surviving, And Mary Brough Daughter of John -  
Brough of the Parish of James's in y Liberty of Westminster. Timber Merchant, and  
Mary his Wife: Having Publickly declared their Intentions of taking each a  
other in Marriage before several Meetings of y people of God called Quakers in London  
according to y good Order used among them, whose Proceedings therein after due En-  
quiry and deliberate Consideration thereof, (with Regard to y Rights and Law of God) were  
allowed by y said Meetings, they appearing clear of all others, and having  
also consent of Parents and Relations concerned. Now, These are to Certifie  
All whom it may Concern, That for the Accomplishing of their said Marriage -  
This Eleventh Day of the Second Month called Aprile, in the Year One Thousand  
Seven Hundred and Twenty Eight (they the said John Cator and Mary Brough -  
appeared in a Publick Assembly of y aforesaid People and others, met together  
for that End, in their meeting House at y Savoy, in the Strand, in Middlesex.

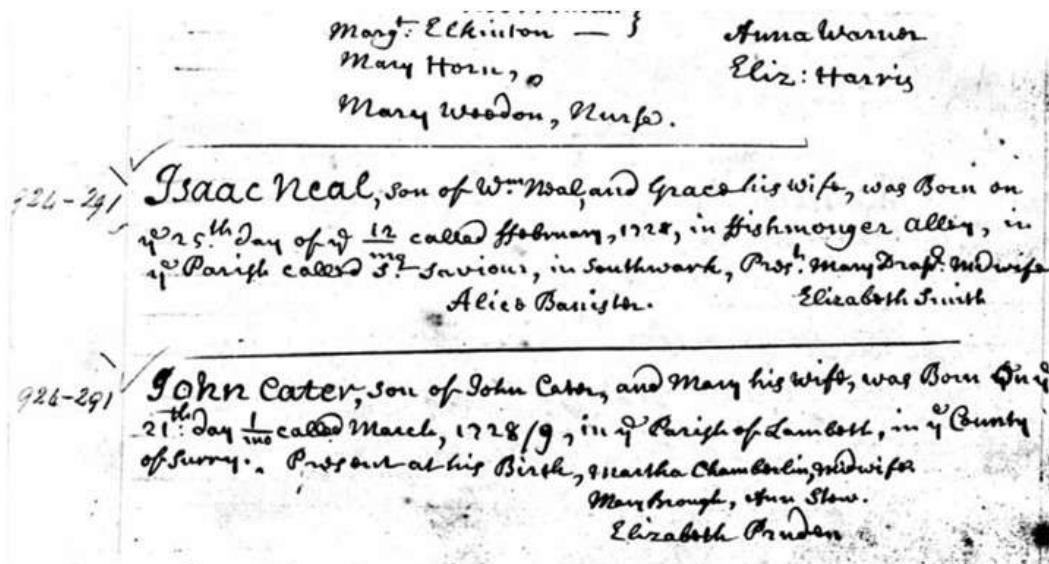
Note other spelling 'variations' such as publickly. Also, the Quakers followed a different calendar with the year commencing on 25<sup>th</sup> of March.

Early Friends/Quakers objected to the names of the days and months in the English language because they were of a non-Christian origin. Sunday was called as such by the Saxons because it was the day they sacrificed to the sun. Monday was the day they sacrificed to the moon; Thursday was the day they sacrificed to the god Thor; and so on. Quakers thought it inconsistent for Christians to continue using the names of heathen idols. In an effort to distance themselves from these references, they created their own calendar terms using numbers, which seemed to them to be the most rational approach. Days of the week were known as "First Day" for Sunday, "Second Day" for Monday, and so forth. They used no other names but these, either in their spoken conversations or in their letters. Similarly, the months of the year were known as "First Month" for January, "Second Month" for February, and so forth. If you were a Quaker, you were expected to adopt these practices in your daily life.

Hence, the 2<sup>nd</sup> month in this record is the month of April (see text).

1728 - John Cator the younger is born in March to John Cator the elder and Mary Brough (1703 - 1764). Recorded in Quaker Meeting House registers under Southwark Births, John Cator the elder (father) identified as of the Parish of Lambeth, Surrey being a resident of Bankside? Just outside of Southwark or not yet resident at Bankside is yet to be confirmed. John the younger is often referred to as being born in Ross-on-Wye which is erroneous according to this record and perhaps a mistake as the father, John Cator the elder was from Ross but had become a timber merchant either at Bankside Southwark by this time or working for his father in law. The records show that the birth took place before the marriage and this it seems was more common than generally accepted. Indeed, the only methods for monitoring population growth were from baptisms and burials known as the Bills of Mortality. Not everyone was baptised and probably not all deaths resulted in a church burial.

The Quaker records are considered as one of the non-conformist religions. The Wikipedia entry regarding Bills of Mortality states: It must be noticed that the record is of christenings, not births; hence the figures do not include the births of Quakers, Dissenters, Jews, Roman Catholics, etc.



1728 - June; Lease and release is a property purchase method, Burrell extending his estate, some fields called Gatton's Land are traceable. The occupation of Gatton is interesting. source BHC. Lease and release of property in Beckenham, Kent, known as Holdens, Walnut Tree Field, Colman's Croft and other land, from Richard Pearch of Keston, Kent, gentleman and Nathaniel Gatton of the Isle of Thanet, Kent, Riding Officer in His Majesty's Customs and Elizabeth, his wife to Peter Burrell of Beckenham, esquire in consideration of the sum of £532, for the lives of Nathaniel and Elizabeth Gatton.

Land identified as Gattons on the Burrell map may include these fields but Holdens and Walnut tree fields may be duplicated names from other estates. For example there are several Barn Fields and Pond Fields. Suffice it to say that Burrell and others are consolidating and extending their properties.

1728 – Clockhouse Lethieullier connection, in this marriage settlement Susannah Colt is sister in law to Sarah Holland who was the widow of Samuel Lethieullier. This is perhaps the first connection of the Hoare family with Beckenham albeit distanced.

Marriage of Henry Hoare and Susannah Colt; stepdaughter of Epiphanius Holland, clerk of Beckenham from his wife Susannah's first marriage to Stephen Colt.

Ref; 212B/6266 (1) Hoare, Henry, Esq. (2) Epiphanius Holland, clerk, of Beckenham, Co. Kent, and Susannah his wife, formerly wife of Stephen Colt, Susannah, daughter of Susannah by her first marriage. (3) Michell, Simon, Esq., of Lincoln's Inn, Co. Middx.

Marriage Settlement of the Castle of Stourton, the Dairy house and Malthouse in Slade Mead and "Great Buckleys," "Hay Barton", "Dairy Mead" "Little Buckleys" "Spencers Mead" "Slade Mead" "Barn Mead" "Broome Wood Mead", [etc.]. 1728 July 5 (Wiltshire and Swindon History Centre)

1732 – Hugh Raymond of Saling and Stepney purchases Langley Park Estate and Simpson's Place/Farm for the sum of £6,500 from Sir Edmund Elwill who had inherited from his brother Sir John Elwill, husband of Elizabeth Style (according to Hasted). The Styles, Elwills, Raymonds and Burrells all have memorials in St. Georges Church, Beckenham. Included in the sale of the Elwill/Styles estates is Simpsons Place which was adjacent to Bromley town. Langley straddles the Parish boundary between Beckenham and West Wickham. Elizabeth Elwill nee Style had married a Henry Bartelott after John Elwill's decease. She died in 1731 which may have affected the date of the sale by Edmund. There is some story about a family feud. Perhaps Elizabeth had intentions of carrying the estate to Bartelott? A memorial to Elizabeth is in St. George's raised by Bartelott.

Of Hugh Raymond's occupation of Saling Hall it is said; The Carters sold the house in 1717 to the Raymond family. Hugh Raymond was a man of substance, a sea-captain and shipbuilder in London who was involved in the spectacular financial crash known as the South Sea Bubble. He commanded an East Indiaman, the



Duchess, and built the South Sea Company's ship Royal Prince. He became Colonel of the Tower Hamlets' Militia for the defence of London and had a house on Tower Hill. While in the East he commissioned an early example of Chinese armorial porcelain known as the Saling Service, of which several pieces survive. He was succeeded at Saling (and Langley in Beckenham) by his son Jones Raymond, who apparently installed the wine-cellar whose inventory (in 1768) is preserved in the Essex Record Office.

The Raymonds then sold the Saling estate to William Evelyn in 1768 which coincides with Jones Raymond's death so may have been part of a disposal to meet bequests? He leased it to Peter Burrell, who installed Mrs Amy Burrell (Hugh Raymonds oldest daughter who may have influenced the repurchase as she would have spent years before her marriage to Peter Burrell) in the house and she bought Saling Hall the following year (1769, by which time Amy had been widowed from Peter Burrell. Amy died in 1789 which may have prompted the sale by her grandson, Peter Burrell IV/Baron Gwydir). The house was then occupied by William Branch who was responsible for paying the church rate of £12.6.6. in 1789. Saling Hall was put up for auction in 1790 and the Hall was transferred to the estate of John Yeldham of Saling Grove beginning a connection between the two houses which was to last in one form or another into the twentieth century. Yeldham had built Saling Grove in 1750 and had commissioned Humphry Repton to lay out his park. Goodrich and his wife, Mary Wilson 'of New York', lived at the Grove from 1795.

Source; [http://www.salinghall.com/saling\\_hall\\_history.html](http://www.salinghall.com/saling_hall_history.html)

Other references evidence that the Raymonds and Burrells shared their time between Essex and Kent much as we might deduce that the Rokele's and Bruyn's did from Beckenham Manor in the medieval times.

1733 – Langley; This intriguing court case must relate to the death of Humphrey Style of Langley in 1718. His will had left Kent estates to his daughter Elizabeth married to John Elwill although she later married Henry Bartelot when widowed. The other beneficiary of Style's will was his son Humphrey d.1744 who appears as a defendant in this case. Its possible that Humphrey d.1718 did not mention Mary Style in his as some marriage settlement had been made? Or she was provided for by Persehouse. The fate of Style's son Hovell is unknown. When the Elwill's inherited Langley despite Elizabeth having married Bartelot the subsequent sale in 1732 to Hugh Raymond and probably some property to Lethieullier, Burrell etc. then some dissatisfaction has befallen Mary Style and other plaintiffs. Sir Thomas Style mentioned would be of Wateringbury and possibly a trustee of Style estates? In any case the reference evidences that all did not go smoothly with the sale of Langley.

TNA Reference: C 11/2286/13 Description: Short title: Pershowse v Persehowse.

Document type: Bill only.

Plaintiffs: Mary Persehowse (nee Style widow of Thomas Persehowse, esq deceased{1719/20}) both of St Margaret Wetsminster, Middlesex.

Defendants: Humphrey Persehowse, Lawrence Martell, Thomas Joliffe, Thomas Persehowse and Humphrey Style.

Date of bill (or first document): 1720. Ref. C 11/2743/92 Description: Short title: West v Style. Document type: Bill only. Plaintiffs: Gilbert West, esq of St James Westminster, Middlesex and Catherine West his wife (late Catherine Bartelot spinster) executrix of Henry Bartelot, esq and administratrix with will of goods unadministered of Dame Elizabeth Elwill.

Defendants: Sir Thomas Style, William Letheullier, Peter Burrell, Richard Wyatt, Peter Southey, David Polhill, Jeffrey Amhurst, John Elwill, Henry Herring, Humphrey Style and Hugh Raymond. Date of bill (or first document): 1733 (The National Archive)

1733 – John Cator's (the Younger) brother Joseph is born. Recorded in St. Saviours Parish Southwark at the Monthly Meeting of Southwark: Union of Southwark and [St John] Horsleydown, Friends Meeting House. (from Quaker records). Joseph will be the father of John Barwell Cator who inherits Beckenham Place and its estates after 1806 and other siblings who will be trustees of the estates. Horsley Down is an area of Southwark and Bermondsey near Tower Bridge.

1734 – Clockhouse and Beckenham Place; to be confirmed. The bell from the clocktower of the burnt out stable block in Beckenham Place is dated 1734 which may be the date of the construction of the Clockhouse stables, or maybe even the house. I recall seeing dated plates on the clock of its manufacture date and a repair/refurbishment date but the clock is now mostly destroyed. The bell is to be installed in the new cafe. The whole clocktower is said to have been transferred from Clockhouse to Beckenham Place, but the date is unknown. I'd like to think John Barwell Cator did it possible after the death of his father Joseph Cator who had been living at Clockhouse. Or perhaps part of general agrandisement of Beckenham Place by J.B.Cator.

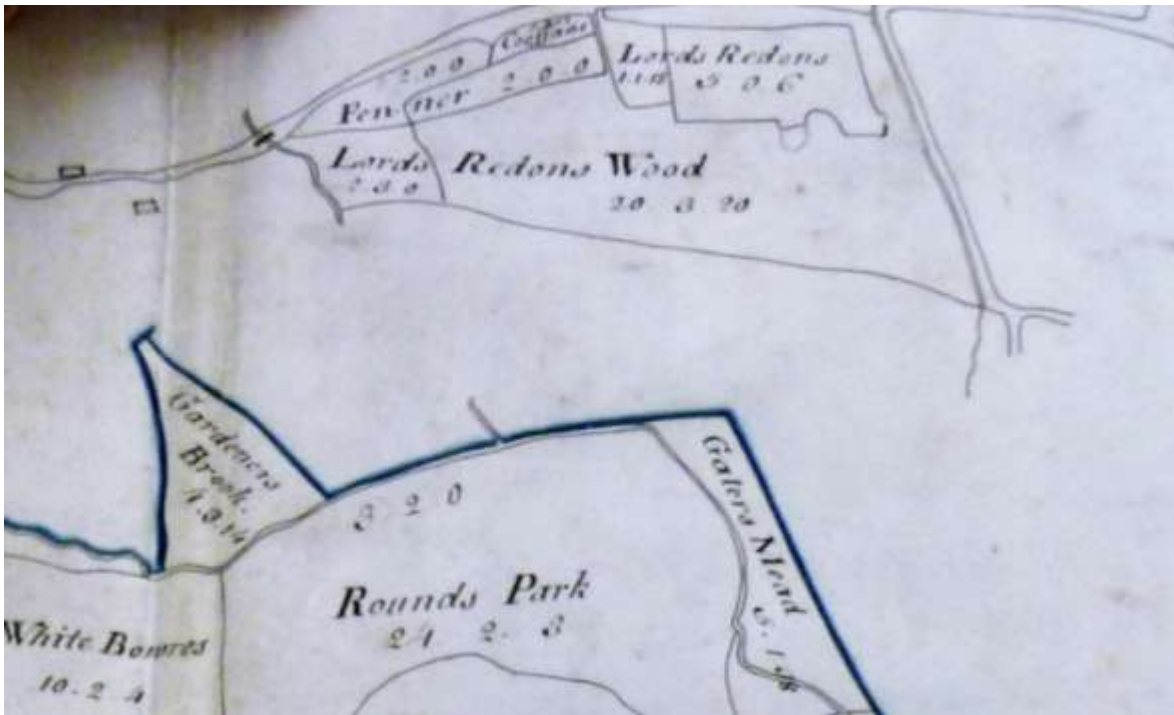
1734 – William Lethieullier sells two small pastures to John Overton of Penge by Indenture. The fields are adjacent to Henry Batt's house and Penge Common. Henry Batt has property leased from Peter Burrell and also acquired from the estate of the Countess of Oxford.



1734 - 17th April Manor of Beckenham lands; Lease to Henry Batt of Penge for 21 years at £88 per annum, of 6 closes (63 acres) in Clay Lane (occupiers, abuttals, and field names given); 7 closes (65 acres), (field names given); 3 closes called The Riddens; Riddens Wood (*between Clockhouse and Penge*) (20 acres); messuage and land (4 acres) occupier Mr Lethalear (*Lethieullier*)

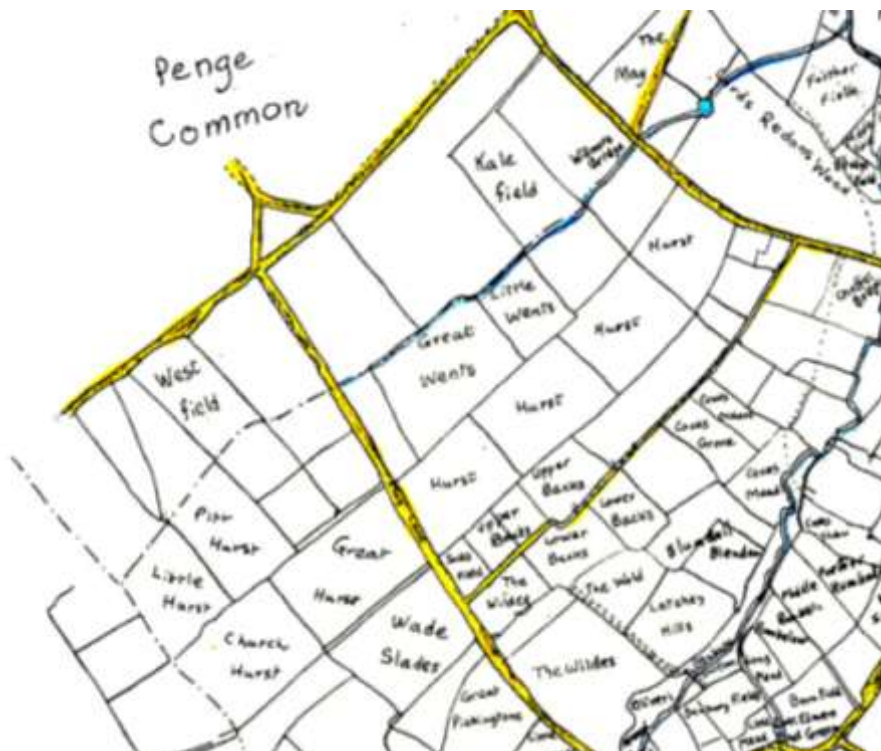
Honorable John Lord Monson, Baron Burton and Honorable Richard Edgcumbem, of Mount Edgcumbe, Devon, Trustees of Honorable John St John to Henry Batt, of Penge, Yeoman. (source; BHC 728/2/1)

Henry Batt had land at Penge and it was common for additional land to be leased from neighbouring landlords. He also leased land from the Burrells. The lease from John St. John evidences that the St.Johns were probably not personally involved in much to do with Beckenham. John St. John 1702-1748, father of Frederick St. John (Bolingbroke), grandson of Sir Walter St. John. The existing or previous occupier Lethalear, variation spelling of Lethieullier, shows the Lethieulliers of Kent House Farm are perhaps surrendering this previously leased land of Beckenham Manor. The Riddens and Riddens Wood are not far from the Lethieullier house at Clockhouse.



North is toward the bottom right hand corner of this Beckenham Manor map. Kent House Road to the right of Lords Redons (spelling variation). The stream to the left of Lords Redons Wood is the Chaffinch which joins the Beck to become the Pool river which now joins in Cator Park. The house on the road left of the Chaffinch is believed to be Clockhouse or perhaps an earlier building on the site as this maps is a 1766 copy of the earlier 1623 version.

Clay Lane has become Elmers End Road and the closes may have been the Hursts which might be confirmed by viewing the documents



Gordon Ward's composite map (Kent Archive)

The Hursts and Clay Hill.

Wade Slades is approximately where Beckenham Crematorium and Cemetary is today.

1735 – Another map of the Burrell estates in Beckenham and Penge reproducing detail from the 1723 map but dated 1735 drawn by John Pidduck. Recently (2019) discovered at Knepp Castle, Sussex the home of Sir Charles R. Burrell, Bt. whose branch of the Burrells descended from Peter Burrell and Amy Raymond via their younger son William who married Sophia, the daughter of Sir Charles Raymond and Sarah (nee Webster). The map is interesting as it records the arrival of Col. Hugh Raymond, spelled Raymund on the map and Penge is spelt Pench, onto the Langley estate which he bought from Sir John Elwill. The map also shows land belonging to Tolson or Toulson and Tilly. This land or much of it will come into the possession of John Cator giving rise to the interwoven patchwork of ownership which would enable later exchanges to consolidate estates. Other detail on the map shows Kelsey with a formal square lake and more detail that could only be related in a small book.



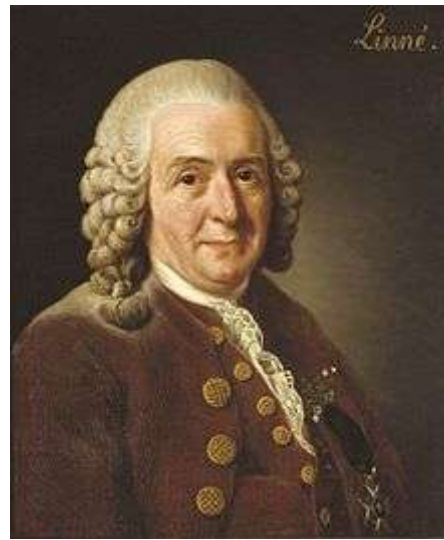
A section of the map from Knepp Castle, courtesy of Sir Charles R. Burrell, Bt. ©

1735 - Map of Langley. The original has not been found but Kent Archive has a later copy as part of 1826 title deeds when Langley was bought by the Goodhart family. Neighbouring landowners John St. John, Lethieullier and Lancelot Tolson Tilly are indicated. Hugh Raymond had bought Langley and Simpsons Farm Bromley from the Elwills in 1732. This section is only part of the park which was bought by the Goodharts.





Peter Collinson (1694-1768)



Carl von Linne (1707-1778)

1736 – Elmers End Farms, Thayers Farm, The Mead, Beckenham. Wm. Brasier produces a map of the estates of Thomas Motley's Farms at Elmers End, Thayers Farm near Clockhouse and a dwelling house in Beckenham village called The Mead on what is now known as Thornton's corner. Neighbouring landowners are indicated. Thayers Farm is alongside the site of Clockhouse which would become the place of birth of John Barwell Cator who inherits Beckenham Place in 1806. The Clockhouse site is shown as belonging to the Lethieulliers in 1736. The Cators will later be owners or neighbours of these lands but the map answers some questions about ownership, field patterns and buildings. Other landowners shown are The Hon. John St. John (parts of Beckenham Manor), Samuel Pugh (part of the High Street where he had a mansion) and several borders with the Burrells. St. John Humphrey is also shown. The map is also a work of art in its drawing and embellishments and an example of surveyors' and draughtsmans' skills. (source; Kent archive). The Motleys may have been in Beckenham for some time as William Motley buried in 1727 at St. George's as an infant looks like a son of Thomas. Thomas was buried in 1758 and another Thomas who was probably a nephew according to Thomas's will was buried in 1770 at the age of 44. However, Thomas Motley d.1758 seems to have left all his property to his surviving daughter and her husband Francis Austin. Thomas had a sister Margaret who married into the Twycross family of Abingdon. I assume his brother was named William who was father to the nephews William and Thomas. Several Motleys are potential ancestors and some property in Dagenham was mentioned in the will.



Although this relates to Elmers End much earlier, an area now inside South Norwood Country Park called The La Motes is covered by this document;

<https://www.kentarchaeology.org.uk/sites/default/files/archcant/1976%2091%20A%20Double-Moated%20Site%20at%20Beckenham%20Thronhill.pdf>

1737 - Hugh Raymond of Langley, dies and his son Jones Raymond inherits Langley Park, Simpsons Farm and other extensive properties in Essex. Hugh Raymond had purchased Langley Park in 1732 (source: Hasted, Burrell map etc.). The name Jones is derived from Hugh's wife's maiden name. Her father Samuel Jones was also in the EIC, another ship's captain. We recently find heritage record evidence that Hugh's wife's name was Dinah(Dynah) Jones and Samuel Jones was her father. Again, referring to Hasted's entry for Langley Park can explain detail but we may revisit the history of Langley in a separate account. Jones Raymond is also involved with the East India Company becoming a director. About this time, Peter Burrell was deputy governor of the South Sea Company of which Hugh Raymond was a director. Hasted's record of the history of Langley would have us believe that Hugh's son Jones also had a son named Jones but this is an error. I can only find record of one 'Jones Raymond' supported by evidence from St.George's church memorials and birth and death records via Ancestry.co.uk. The memorials to the Raymond's are in St. Georges Church, Beckenham, Hugh's is pictured here. Hugh Raymond was, as well as being an EIC ships captain, ship owner and director of the South Sea Co, he became a Colonel of the Tower Hamlets' Militia for the defence of London and had a house on Tower Hill. He was also listed as being on the board of St. Thomas's Hospital. Some of his letters regarding the day to day business of the EIC can be found in the British Library. His nephew Sir Charles Raymond is the subject of more detailed biographies. Land in Hugh Raymond's possession on the Burrell 1735 map is annotated "Colonel Raymond" or sometimes spelt Raymund. Some time later William Burrell will marry Sophia, the daughter of Charles Raymond (Sir) and the descendant of that line Sir Charles Burrell, Baronet now occupies Knepp Castle in Sussex. William Burrell is shown as occupying premises near Kelseys on the 1769 Andrews and Drury map.



Hugh Raymond's memorial plaque is in St. George's Church Beckenham along with Jones Raymond's and several members of the Burrell family.

Hugh has prepared an inventory of his properties; 'Schedule Book of all my Deeds and Writings 1737', probably belonged to Hugh Raymond and used after 1737 by Jones Raymond [his son]. Deeds c.1517-1767 with index, loose leaves of additional index, memorandum of further abstracts to be entered in book and note re Gladmans, Boxted, and surrender at court of manor of Rivers Hall, Borstead. Relates to estates of his sister Amy Burrell; of sister Bridget Glanville; purchase of ships and dealings with South Sea Company; Saling Hall Estate, Essex; copyhold called Barrows, Essex; Nicholls and Kings Farm, Essex, with 3r at Oxen End, Essex; lands called Langley and Gunnells, Great Saling, Essex; Bacon Farm, Stebbing, Essex; Great Coggeshall, Essex; tithes of Great and Little Coggeshall, Essex; Highfields, Kelveden, Essex; manor and estate of Shalford, Essex; Hawks and 6a in Shalford near

Park End, Essex; Gooses and 2a, Shalford; copyhold lands in manor of Shalford; lands in Shalford; 106a in Deeping Fenn, Lincolnshire; Horsley Down estate, Surrey; brewhouse and premises, limehouse, Middlesex; plantation and distillery, Providence Island; house in Leadenhall Street; houses and lands at Wapping in Whitechapel and Stepney; Langley Estate, Kent; 5a, Pickhurst Green, Hayes, Kent; house in Marine Square; shares in Shadwell Water Works; 371a Deeping Fenn, Lincolnshire; 2 tenements and 24a in Great and Little Saling; 10a in Hayes, Kent; Bardfield Estate; smith's shop in Great Bardfield Street; estate at Pansole, Buckinghamshire; freehold farm called Playles alias Pages in Great Saling, Bardfield Saling and Felsted, Essex; copyhold in manor of Saling (Surrey Archive)

1738 - Jones Raymond writes his will at the age of 32, following the death of his father and upon inheriting Langley and other estates in Essex, Suffolk etc. This is his final will which is acted upon after his death in 1768. Several named beneficiaries will die in the interim. see 1768/9

1739 - The Foundling Hospital: After 17 years of tireless campaigning, Thomas Coram finally received a Royal Charter from George II enabling him to establish his Foundling Hospital. Peter Collinson is one of the supporters of the Hospital established to address the problems of orphans, abandoned children, poverty and infant mortality. This was no immediate solution to problems but eventually led to improvements. As an illustration of living conditions in the 18th century, and even the 16th and 19th, it is enlightening. No direct link to the park but there was a small workhouse in Beckenham for the locally impoverished. For a long period people were associated with the Parish of their birth and if found in poverty in another parish were returned to their 'home' parish for poor relief. Some court records show rehabilitation orders for removal of people to home parishes. I recommend "London Life in the 18th Century" by M.Dorothy George if you can get a copy for a description of poverty, working conditions, housing and mortality.

1739 – Kent House / Clock House?/ Village Place; William Lethieullier of Beckenham is buried on the 10<sup>th</sup> December. In his will he describes himself as of Beckenham and a Barber Surgeon of London. He makes provision for his surviving second wife Mary of a house in Beckenham for life, to his eldest son John he has bought him the position of Remembrancer for the City of London and to his second son Manning Lethieullier he bequeaths the house in Beckenham and his property, Kent House occupied by a Mr. Bolt and probably Clock House. Whether the house and Clock House are the same is to be confirmed but the Lethieulliers are connected with what becomes Village Place prior to Lea Wilson acquiring it. Another clue is the Thomas Motley map of 1736 which shows land next to Thayers Farm in the position of Clockhouse annotated as the gardens of William Lethieullier. Manning is also left property at Penge Green occupied by Henry Batt, and property in Lewisham and Bromley. A house in Bromley is left to widow Susan Adams for life. Sons William and Samuel are left other properties in Kent at Dartford Heath and Hartley.

Thomas Motley of Elmers End is nominated as a trustee for some management of parts of William's bequests but the will is lengthy and complicated. See 1717 for an earlier lease of Village Place/The Ridge.

1740/50 circa - A map of Langley (South part) belonging to Jones Raymond. Held in the British Library, the map is undated but Jones Raymond inherited Langley in 1737 on the death of his father, Hugh Raymond. One section of the Langley estate called Stacy's was later exchanged with John Cator. The parcel named Barnfield Wood shown on the map is annotated Lancelot Tolson Tilly who died in 1741. Other landowners shown ie John St.John The map seems to show the part of Langley in West Wickham parish, the northern part of the map is missing. Fields are annotated with an alphanumeric system and legends from L to P. Presumably the other map would show A to K. the estate is divided into leased farms with leaseholders and farm names shown. The Langley buildings and avenue of trees are illustrated. Perhaps the map is dateable to Jones Raymond's inheritance.





Courtesy of the British Library (partial image) Cartographic Items Maps 188.k.3.(7.)

1741 – Lancelot Tolson Tilly (LTT) dies. He had inherited Foxgrove among the estates of his uncle Lancelot Tolson who had no other heirs. By his will of 1737, LTT dies young and in his will he leaves his estates to his parents Joseph and Mary Tilly it seems because he is not expecting a long life and in the will he states that he has not acquired estates in Banstead from his father in law Gabriel Bestman in accordance with his marriage agreement and hence does not leave estates to his wife Elizabeth Tilly nee Bestman. However Joseph and Mary Tilly also die not long after and see his mother's will of 1743 and his wife's will of 1748 by which process the estates appear to descend to Joseph Groves, Deborah Timewell (nee Bridges) and brothers John and Edward Bridges. The relevance is that Cator acquires a lot of these estates in later purchases and exchanges which in turn he exchanges some of with the Burrells. It appears that LTT also made a will in 1726 whereby he left estates to John Simpson and John Broom (cousins). By my estimation LTT would have been only 10 years of age in 1726 and he subsequently married in 1733 at a tender age of 17 or 18. Although his later will superceded the earlier one a Chancery case was brought by the original beneficiaries.

[http://aalt.law.uh.edu/AALT7/C78/C78no1883/IMG\\_0084.htm](http://aalt.law.uh.edu/AALT7/C78/C78no1883/IMG_0084.htm)

1742 – Henry St. John, 1st Viscount St. John dies, the Manor of Beckenham is thought to be inherited by his eldest son by his first marriage, Henry, 2nd Viscount St. John, 1st Viscount Bolingbroke (ennobled with that title in 1712). But maybe Beckenham Manor was granted to his son by a second marriage, The Honourable John St. John (1702-1748). See Wikipedia and History of Parliament online for more information on the St. Johns/Bolingbrokes. The family seat was in Wiltshire. Their estates were also in Battersea where there was a residence. There is no evidence of them occupying Beckenham Manor as a home and maybe they were absentee landlords although their land in Penge was in the Parish of Battersea. Some St. Johns are buried in St Mary's Church, Battersea indicating that the residence was some distance from Beckenham Manor. Some question remains about which St. John held Beckenham Manor as "The Honourable John St. John" is annotated on maps around 1735. Perhaps this Henry divided his estates prior to his death as the only real estate mentioned in his will is a remainder left to his daughter Henrietta. Only the effects and chattels of Lydiard Tregoze and Battersea are mentioned. Henry is described in History of Parliament as being a Restoration Rake and was once convicted of murder though a pardon was purchased from the Crown.



Henry 2<sup>nd</sup> Viscount St. John, 1<sup>st</sup> Viscount Bolingbroke

1743 – This passage explains how Foxgrove Manor becomes divided some land became part of Beckenham Place or was part of exchanges to extend the park:

27 Aug: Mary Tilly nee Tolson dies, sister (niece?) of John Tolson 1670-1713 Gent of Staples Inn London though from Bekesbourne Kent (and Lancelot Tolson his brother of Plaistow, Bromley), widow of Joseph Tilly and in her will Foxgrove land in Bromley, Beckenham and Lewisham that was held in the Tolson family since 1712/16 become divided as she leaves Stone Farm and Plaistow to her widowed daughter in law Elizabeth Tilly. She leaves Foxgrove Farm and woodlands in Bromley, Beckenham and Lewisham to Deborah Timewell a kinswoman married to Edward Timewell of Chigwell, Essex, but the conditions of the Will state that if Deborah dies without issue (which she did in 1752) then the property goes to her brothers John and Edward Bridges, other kinsmen. The link to the Bridges family is via Sir John Roberts of Bekesbourne, Kent who had four or five daughters one of whom married into the Bridges and another into the Tolsons. Another bequest of a farm at Wadhurst goes to Nathaniel Tilly of Shepton Mallet, Somerset. As the Bridges brothers inherit Deborah did not have surviving children. The brothers later sell their parts of Foxgrove to Jones Raymond.

Also, in this year 27/7/1743 presumably before her death Mary Tilly grants the following lease: Originally part of Foxgrove: 14 yr lease from Michaelmas 1743 Mary Tilly to St John Humphrey woodlands named Lewisham Land Wood, Barnfield Wood, Clayhill Wood, Cold Shaws Wood, Bushey Picketts, Bushey Acres, Crooch Oat Shaws, Southerlands Woods, Tootswood, Kingswood, Bromley Wood, The Willows, two pieces Morris Wood – 200a late occ Lancelot Tolson Tilly. (Bromley ref 728/1/3)

St.John Humphrey is shown as a landowner on the various maps, possibly related to the St.Johns by some previous marriage.

The two Morris Wood and Lewisham Lands are on the Foxgrove maps and shown as Morrisswood East and West and Lewisham Lands which is now Summerhouse Wood. Rocque calls the whole area Langstead Wood on his map but I now question his source of information as Langstead Lane on his map is shown as Lagg Street Lane on the Foxgrove map of 1766.

The three pieces of land along with the rest mentioned in the lease come into the possession of John Cator. Barnfield Wood, Bushey Picketts, Bushey Ten Acres are in his exchange with Jones Raymond and Peter Burrell in 1759/60.

When the lease expires in 1757 it matches a time when Cator is acquiring land in Beckenham.

1744 - 22nd May; Release of property and lands called Holdens, Ashenfield, New Wheatfield, Walnut Tree Field and Colman's Croft in Beckenham, Kent, between Nathaniel Gatton of Beckenham, yeoman, son of Nathaniel Gatton, deceased; Francis Dipper of Beckenham, yeoman and Mary, his wife and Elizabeth Gatton, spinster (1st part); Charles Peyton of Clements Inn, Middlesex, gentleman (2nd part) and Peter Burrell of Beckenham, esquire (3rd part). In consideration of the sum of £800 to be laid out by Burrell in the purchase of South Sea annuities, the first parties bargain and sell the property to Peyton as a perfect tenant in order that a recovery shall be suffered against him to sell the property to Burrell.

Land identified as 'Mr Gattons' on the 1735 Burrell map probably accounts for this property which is very close to Burrells Kelsey estate. see 1728

1745 - Rocque's Map is published showing about 10 miles around London including the park area. Note the houses or farms on Stoms Hill which would predate the Mansion. Some buildings on Stumps or Stoms Hill make us curious about any pre-existing buildings. Certainly there was a house or farm near the Mansion which is illustrated on the Road Diversion plan, of which more later. The detail in Rocque's Map and some of the names are perhaps questionable. Rocque has Stoms instead of Stumps Hill and Langstead Wood is called Morrisswood or Lewisham Lands on estate plans. Rocque's use of the name Stoms Hill reminds me of the Stomeshulle name in the 1334 taxation list? Also the road should run more north/south than it does east west on his map which might be regarded as schematic rather than accurate? As he was mapping all of London and its surroundings some short cuts and errors are likely. See the comparison with the Andrews and Drury map of 1769 later on which shows Cator's house on the site of the buildings indicated in this Rocque map. The will of Izarde Curtys of 1590 refers to his property at Stumpeshill so occupation and buildings predating the current mansion is most likely. If we take Rocque's map and the Drury map as reasonably accurate then perhaps earlier building remains are under the mansion forecourt and on the opposite side of the drive through the park.



I'm sticking my neck out a bit here but the buildings between Stoms and Hill are the site of the Mansion, supported by the evidence of the Andrews, Drury and Herbert map later on in 1769. The small building just to the right of "Stoms Hill" could be the Home Farm. The buildings just above and left of Fox could be the Farm shown on the 1785 road diversion plan. Southend Road and Beckenham Hill do not exist at this time, the road shown is now the drive through the park.

John Cator's brother Samuel is born, he will perhaps be the least fortunate of the Cator brothers.

1746-51 - (Elmers End etc) Thomas Motley's daughter Anne marries Francis Austin and Thomas purchases some estates on behalf of Francis. There are marriage settlement documents etc in Kent Archive. Subsequently Anne Motley, now Austin seems to die in childbirth of Francis Motley Austin in 1747. A purchase sum of £3,800 is recorded and there is more to discover about these transactions but I believe the property is in other parts of Kent or maybe Lewisham. More research required.

1746 - Mary Pugh (nee Batt) was the widow of Samuel Pugh. She may have disposed of the land or her heirs may have. The Pughs were related to the Batts of Penge and Willis's

London Borough of Bromley Archives	
Level	Item
Ref No	<a href="#">815/13</a>
Title	Lease for 1year
Date	21January 1746/7
Description	Lease for 1 year (release missing) of messuage and 14 acres., Beckenham, occupied by Thomas Herbert (formerly occupied by John Woodley); 15 acres Lewisham occupied by Abraham Clowder; 9 acres Lewisham occupied by John Anderson; Maidenhead, a messuage, Home Close, and Westbrook, Beckenham. occupied by Thomas Watford Mary Pugh to Thomas Brigstock, of Bartlett Buildings, London, gentleman

1747 - Henry Batt of Penge dies in November and leaves property in Penge, Surrey, Bromley and Beckenham, Kent. He was the brother of Mary Pugh see 1746. His wife Elizabeth and eldest son Henry predecease him by about three months and are buried on the same day.

1748 – Foxgrove: Elizabeth Tilly nee Bestman dies, she had inherited part of Foxgrove Manor from her mother in law Mary Tilly. Her uncle Joseph Groves inherits Stone Farm and land at Plaistow from her. Elizabeth was Lancelot Tolson Tilly's widow. Foxgrove Farm or Manor was left to John and Edward Bridges by Lancelot Tolson Tilly's mother Mary Tilly nee Tolson. See earlier entries for the procession of land ownership from Leigh to Tolson to Tolson Tilly and to Groves. All the result of no direct heirs to leave property to either through no issue or early death hence the property of Foxgrove Manor becomes divided between more distant kin. Groves already owned substantial other property as do the other beneficiaries of the Foxgrove bequests.

1748 - Southwark: The Cator timber business recorded as John Cator and Son at Mouldstrand Wharf, Bankside, Southwark. (source: Pat Manning). It may be of some interest to know what became of the timber business of the father in law, John Brough of Westminster. Did both businesses continue or did Brough's become John's via any means. I find a John Brough occupation Sawyer married at Ratcliffe Stepney, and residing in Lambeth, dying in 1732. There may be a son who died young in 1721 and another daughter Sarah dying in 1722 and this might make the daughter Mary married to John Cator the elder the only heir.

1748 - Death of The Honourable John St.John who's name appears on maps of Beckenham estates. His son Frederick will inherit the Manor of Beckenham along with St. John estates in Battersea. This link includes good background information about the St.John family <https://www.friendsoflydiardpark.org.uk/doc/report33.pdf> but only one reference to Beckenham in John St.John's will " I give and bequeath unto the Reverend Mr Thomas Clarke Rector of Beckenham in the County of Kent the Sum of Fifty pounds of lawfull Mony of Great Britain as a small remembrance for his kind Services" which might recollect some unrecorded visit to Beckenham. Lydiard Tregoze was the family seat in Wiltshire.

1749 - Peter Collinson moves from his house in Peckham to Ridgeway House, Mill Hill. Though seemingly a long way from Cator's home at Southwark it must be remembered that Collinson had a business in

Gracechurch Street, London and both families probably met at Quaker gatherings. The Meeting House in Long Lane, Southwark is a likely venue although Devonshire House in Bishopsgate is another possibility as it was the venue for John Cator and Mary Collinson's wedding. Whether any association had formed by this time is unknown. The subsequent marriage of Collinson's daughter to Cator identifies Collinson as of Gracechurch Street so it seems he resides at both Mill Hill and Gracechurch Street much in the same way as Cator comes to reside at Beckenham and Southwark and later the Adelphi on the Strand. Collinson's gardens at both Peckham and Mill Hill gain a reputation much respected in horticultural and botanical circles. He supplies plants to several high ranking people and is associated with Joseph Banks and Solander who accompany Captain Cook on his round the world voyage.

1749 (or 1751?) - Frederick, 3rd Viscount St. John, inherits the Manor of Beckenham and the title Viscount St. John from his father John St. John. The title Viscount Bolingbroke is inherited from his uncle Henry in 1751 with estates in Battersea. There is perhaps some confusion to be clarified here as Hasted's account is meandering and earlier maps of 1736 show John St. John as landlord of at least parts of Beckenham Manor. Many aristocrats had more than one title and sometimes changed names when intermarrying or inheriting estates. This can add some confusion to tracing events. Although it seems Bolingbroke did not own much land which is now in the park apart from a couple of plots, his sale of the extensive Beckenham Manor lands to Cator did allow Cator to become 'Lord of the Manor' after 1773, but without any title other than Esquire.



Frederick 3<sup>rd</sup> Viscount St. John, 2nd Viscount Bolingbroke

1749 - Village Place, sometimes called The Ridge or The Cedars although some sources say the two names referred to two different houses. Much of the grounds were formerly part of Thomas Motleys "Mead" in 1736.

1 December 1749	
Description	Deed of exchange between Peter Burrell of Beckenham, Kent, esquire and Gent Unwin of Beckenham in relation to lands in Beckenham.
Capital message and property in Beckenham	
Date	1685- c.1834
Description	Capital message in the town of Beckenham, with land called the Ridge lying behind it, three houses in the High Street and other lands and gardens in Beckenham and a seat or gallery in Beckenham parish church annexed to the capital message.

Another account by Rob Copeland describes the Cedars as being opposite Village Place.

source Bromley Collections

1751 - Death of Henry St. John, 2nd Viscount St. John, 1st Viscount Bolingbroke. He died in 1751, in the seventyninth year of his age, having been twice married; first to Frances, daughter and coheir of Sir Francis Windebank, bart. of Berkshire; and secondly to Mary Clara des Champs de Maresilly, marchioness de Vilette, relict of the marquis Vilette, and niece to the celebrated madam de Maintenon, wife to Louis XIV. but having no issue by either, his titles and estates descended to his nephew, Frederick, the third lord viscount St. John, viz. son of John, second and only surviving son of Henry, viscount St. John, by his second wife Angelica, before mentioned. John viscount St. John, married in 1729, Anne, one of the three daughters and coheirs of Sir Robert Furnese, bart, of Waldershare, in this county, and had by her Frederick before mentioned, and Henry, a lieutenant-general in the army, and two daughters.

Some mystery surrounds what property was belonging to Henry St. John and his half brother John St. John. The only property mentioned in their father's will of 1708 is either money, chattels, or a remainder of property left to their sister Henrietta. Whether prior to 1708 some division and distribution of property took place is a possibility as prior to John St. John's death

An account of Henry St. John is on [https://en.wikipedia.org/wiki/Henry\\_St\\_John,\\_1st\\_Viscount\\_Bolingbroke](https://en.wikipedia.org/wiki/Henry_St_John,_1st_Viscount_Bolingbroke)

1752 – Samuel Lethieullier of Beckenham (Clock House?) is buried on the 10<sup>th</sup> October. His will leaves property to his wife Sarah and some bequests to his sisters Leonora and Leotitia. Sarah remarries in 1756 to Stephen Holland who dies in 1768. These dates are interesting because the Andrews Drury map of Kent of 1769 shows Clockhouse occupied by Mrs Holland who would be Sarah, Stephen's widow by that time. Sarah dies in 1779 but in the meantime Admiral Sir Piercy Brett has moved into Clockhouse and an unknown date. Brett's will does not mention Clockhouse in 1781 so presumably he either buys it and sells before his death or has only leased Clockhouse.

1752 – Manning Lethieullier of Beckenham (Kent House?) dies, buried with other Lethieulliers at St.Alphege's in Greenwich on the 14<sup>th</sup> December and leaves an informative Will. At the time of his death he has one surviving daughter Ann and leaves a Wife, also Ann. The wording of the will implies he knows he leaves his wife expecting another child as he says "for any child or children" and within some months John Green Lethieullier is born. Manning refers to houses in Lewisham and Beckenham which his wife and daughter can occupy. The house in Beckenham is referred to as the Warren and believed to be Village Place. The Lethieulliers had Kent House Farm and also some land leased from Elizabeth Style or Elwill after the death of Humphrey Style. The records of the Lethieulliers are such that many questions arise as to where they lived as several properties were occupied by tenants or leaseholders.

In this will property at Penge is occupied by Elizabeth Batt. Mannings wife can have either a house at Lewisham or a dwelling house at Beckenham which she apparently prefers.

1753 - John Cator the younger of Southwark marries Mary Collinson, daughter of Peter Collinson FRS, merchant and botanist on the 30th August. The ceremony takes place at The Quaker Meeting House, Devonshire House, Bishopsgate, London, it is recorded in Quaker marriage records. The guests and family members are listed on the document which is viewable in Ancestry.co.uk. The marriage settlement document is in Surrey Archive whose catalogue states that no property is mentioned in the settlement. There is more about John and Mary in the 'Additional Information' separate publication/file although apart from some passing remarks not much is said or known about Mary. Hester Thrale later records 'Mr Cator, his wife and a niece, Miss Collison (sic)' visiting her at Streatham. Collison is a variation of the spelling of Collinson and

this would be Mary's brother's daughter. Although Hester Thrale and others record some conversations with John Cator nothing is recorded by way of conversation with Mary Cator. Whether this indicates a shy or quiet disposition or maybe snobbery on the part of Hester Thrale and others is to be pondered upon.

1753 – John Cator's youngest brother William is born. "This is to certify the birth of William Cator son of John Cator (the Elder) was registered in the books of Horsley Down Meeting, London, the 18th day of the first month called January 1753" and is dated October 26th 1770." There is reference to a William Cator as Cornet ensign 2nd Lt August 2 1769, who resigned April 3 1772, Madras in the book of Officers in the Indian Army by Dodwell and Miles. (source: Pat Manning). William will later make some fortune with the East India Company, become an owner or partner in a brewery business but , try to return to India with the East India Company when his brewery business fails but he is killed by French privateers near Calcutta. (some source material in Westminster archive and a Will with Canterbury Prerogative Court).

1756 - Peter Burrell I of Langley (1692-1756) dies and properties are inherited by his widow Mrs. Amy Burrell. This may include some of the parts of Foxgrove Manor which are now in the park but they seem to come to her later via her brother Jones Raymond. Also his son Peter Burrell II of Langley Park inherits other properties, this needs clarification as estate plans show properties in the names of both Peter Burrell (II) and his mother Mrs Amy Burrell. Peter Burrell I had been Sheriff, Kent 1732-3; director, South Sea Co. 1724-33, sub-governor 1736- *d.*; director R. Exchange Ass. 1726-38. His position with the South Sea Company was after the Bubble affair and after his marriage to Amy Raymond which may have enabled his entry into the company through Hugh Raymond.

Peter Burrell's Will mentions his properties at Beckenham and a house at Covent Garden.

1756 - Is also the year in which Amy Burrell's sister Dinah dies. This will have some implications on the inheritance of the Raymond Langley estates later in 1768/9

[https://books.google.co.uk/books?id=ISM31F4\\_EQEC&dq=%22john%20west%22%20%22black%20silk%20dyer%22&pg=PA267#v=onepage&q=dinah&f=false](https://books.google.co.uk/books?id=ISM31F4_EQEC&dq=%22john%20west%22%20%22black%20silk%20dyer%22&pg=PA267#v=onepage&q=dinah&f=false)

1756 - This message in Beckenham may be Clockhouse as this date is when Stephen Holland marries Sarah, Samuel Lethieulliers widow (see 1752). The record is interesting as it records a marriage between the Hollands associated with Langley Farm and Lethieulliers who are associated with Kent House Farm and Clockhouse. Little and Great Wheatfield can't be traced in Beckenham so must be at Hartley near Sevenoaks or near Meopham. The record needs investigation to gain some clarification. As we don't know when Piercy Brett moved into Clockhouse this might even relate to Clockhouse.

Ref; 1038/1 Property, Beckenham 1756 Deed for raising a fine and declaring the uses thereof between Stephen Holland of Beckenham, Kent and his wife, Sarah (late Sarah Lethieullier, widow of Samuel Lethieullier of Beckenham) and Thomas Motley of Beckenham and Rev. Langhorn Warren of Hampstead, Middlesex. Re: message in Beckenham: land including the Great Wheatfield, Little Wheatfield, Daltonoer Hartley Wood Farm in Hartley; land at Tottenham High Cross, Middlesex; land at Ramsholt, Suffolk..(Bromley Collections)

Hartley was part of Lethieullier properties for some previous generations. If related to Clockhouse Motley was landlord of neighbouring Thayers Farm and the Rev. Warren would hold sway over any Glebe land nearby. It is possible that the Glebe land was called "wheatfields"?

1757 - John Cator buys lands at Southend (source P.Manning from records at Kent Archive).

"The property of Francis Valentine whose ownership was demonstrated by the inclusion of a family tree. John Cator paid £1000 on 25th November 1757 for a message, outbuildings, yard, garden and several pieces of land at Southend, Lewisham."

Subsequent research into the Valentine family tree, wills and property reveals that Francis Valentine the elder d.1736 had extensive properties including The Bell in Bromley, The Kings Arms at Farnborough and a Red Lion at Southend. (The Red Lion disappeared or got renamed) One of his grandchildren inherited the Green Man at Southend and whether the Red Lion changed name is an interesting question. Cator exchanges the Green Man with the Forsters of Southend later in 1794 but this purchase from Francis Valentine the younger

could be any of the land around Southend Green as it was then called, which was left to the sons and daughters of Francis Valentine the elder.

It now seems unlikely that this is the Stumps Hill land on which the house is built but it is the earliest record of John Cator and Southend. Moving records onto databases might not have the same detail as old card indexes and we cannot find the record at Kent Archive online. It might be part of 'Manorial deeds' records at Kent Archive. However £1000 at that time seems a lot of money unless it was for a substantial amount of land i.e. "several pieces". Certain areas not covered by the Foxgrove or Beckenham Manor plans might have been part of this purchase. As Cator was acquiring land in several diverse places and many landlords had widespread disconnected plots under their ownership several scenarios are possible.

What we do find later in 1794/95 is that John Cator seems to be the landlord (owner not publican) of the Green Man at Southend and a bakers and some cottages. See 1794/95 for more detail. He exchanges these with John Forster for a Mill and other property. Cator estate maps of 1833 and 1869 show land at Southend as part of the estate but not necessarily 'emparked'. The term 'emparked' indicates added to parkland and probably fenced off from general access.

1757 - Frederick Viscount Bolingbroke marries Lady Diana Spencer, daughter of the Duke of Marlborough. The marriage is accompanied by a complex marriage agreement assigning trustees to Bolingbroke's estates and guaranteeing Diana an income from the estates. From my cursory delving into the reports of subsequent court cases it would take a law professional to come up with an understandable summary of the subsequent events. See 1765 marriage settlement indenture and the 1768 dissolution of Bolingbroke's marriage to Diana Spencer and 1773 Cator's purchase of the Manor of Beckenham.



Lady Diana Spencer, later Diana Beauclerk  
when remarried after her divorce from Frederick St. John (Lord Bolingbroke) in 1768.

Also in 1757 - Viscount Bolingbroke exchanges the Beckenham 'Old' Manor House and grounds opposite St. George's Church for Woolsey's Farm at Clay Hill with Peter Burrell II of Langley, the son of Peter (I of Langley) and Amy Burrell. As Peter Burrell I had died the previous year perhaps Woolsey's Farm was a legacy and the manor house was seen as an attractive exchange? I haven't found any record of any Bolingbroke's residing in Beckenham, being more of an absentee landlord, and the house may have been becoming a liability for maintenance or not fetching any income whereas a farm would bring rents? The Burrell's did spend at least some time in Beckenham with various members occupying Kelsey, Langley, Houses in the village and were buried in the Church or churchyard. Bromley Historic Collections archive has this record:



1/2 August 1757 Lease and release and exchange of property between Right Honourable Frederick Lord Viscount Bolingbroke, Baron of Lydiard Cregote (should read Tregose?), Wiltshire and Viscount St John Baron Battersea of Surrey (1st part) and Peter Burrell of Beckenham, Kent, esquire.

The first parties (one person with several titles) assign the mansion house known as the Manor House at Beckenham, Kent with 8 acres of land to Burrell, in exchange for a messuage called Woolsey's Farm and lands and woodland in Beckenham. (Bromley Historic Collections). Roughly 65.5 acres. Burrell got Mansion 8acres, Great & Little Downs 17a abutting to the north Beckenham to Bromley Road, to the south Peter Burrells Garden, west a meadow called Court Mead and east Stone Field occ Peter Burrell. Also Court Mead 12a occ Peter Burrell including a capital messuage.

Great and Little Downs may be what are both labelled Court Downs on the Beckenham Manor 1768 plan.

Frederick St. John exchanged Beckenham Manor House 8a, Great and little Downs 17a abutting north to Bromley Road, south the the garden of Peter Burrell, west a meadow called Court Mead and east a field of Peter Burrell called Stone Field, Also Court Mead 12a in occupation of Peter Burrell including capital messuage and Clay Hill Wood 1a1r in occ James Styles with Peter Burrell and in return got Woolseys Farm consisting of Three Corner Close or Gravel Pit Field 3a, Old Croft 3a2r, adjoining Kitchen Croft 2a2r adjacent Clayfield and part of Lower Langstreete Wood, Lower Pittfield 5a, Langstreete Wood 5a, Langstreete Field 9a, Clay Hill field 1a, Brookfield 7a, Ryefield 3a2r, Kitchen Croft 4a, Upper Shorehams 2a1r12p, South Shorehams 2a1r33p, West Shorehams 6a2r34p.

So the subsequent purchase of Beckenham Manor land and 'Lordship' in 1773 by Cator, excludes the manor house site opposite St. George's Church. This is probably the driving force for transforming Stumps Hill into Beckenham Place for Cator as 'Lord of the Manor'.

The Cator estate plan of 1864 excludes the Old Manor house site and any land south of Beckenham High Street and Bromley Road. By 1809 The Old Manor house becomes the property of Henry Hoare before the Burrell estates in Beckenham are sold in 1820.

Woolseys Farm was at Clay Hill near Shortlands, I estimate it to have been where Downs Bridge Road runs from Albemarle Road to Bromley Road. It is on an estate map of 1723 in the British Library. The map states it is in the occupation of H. Fox though difficult to read because of the condition of the map. We latterly think it is the site of Shortlands House, now Bishop Challoners School.

1757-1765? – This is a complex time of land purchases and exchanges. About this time or as part of the 1760 Act of Parliament Cator may have acquired parts of Foxgrove Manor. W.H.Ireland states "It (Foxgrove) passed through several hands and became divided in three parts, the woodlands and store farm were purchased by John Cator". This most likely is the manner in which Cator acquired the plots on the Foxgrove Manor plan of 1766. Margaret Mitchell suggests 'store farm' may be a misspelling of 'Stone Farm' which we know Cator had possession of about this time, adjacent to the Kelsey estate. That is confirmed by Hasted's earlier account which Ireland misreads or is a printing error. As a point of interest Stone Farm appears to have been relocated sometime between the 1766 Foxgrove plan and the 1868 surveyed OS map. It seems the Burrells having acquired the earlier farm from Cator demolished it to extend their grounds at Kelsey and moved it to the corner which is now opposite the Chinese Garage and is a parade of shops.

We now know that Mary Tilly's lease to St.John Humphrey in 1743 expires in 1757 this year 27/7/1743 presumably before her death Mary Tilly grants the following lease: Originally part of Foxgrove: 14 yr lease from Michaelmas 1743 Mary Tilly to St John Humphrey woodlands named Lewisham Land Wood, Barnfield Wood, Clayhill Wood, Cold Shaws Wood, Bushey Picketts, Bushey Acres, Crooch Oat Shaws, Southerlands Woods, Tootswood, Kingswood, Bromley Wood, The Willows, two pieces Morris Wood – 200a late occ Lancelot Tolson Tilly. (Bromley ref 728/1/3) and this looks like it prompts her heirs to sell Barnfield Wood, Bushey Piggot and Bushey Ten Acres to Cator which he exchanges with the Burrells. Also it looks like he purchases Morrisses Wood East and West along with Lewisham Lands woodland shown on the 1766 Foxgrove map as being within the area of what would later be the Park.

Hasted's entry for Foxgrove explains that Foxgrove Manor was divided thus:

“ in 1716, it was then purchased by Mr. John Tolson, from whom it descended to Lancelot Tolson, and from him to Launcelot Tolson Tilly, and he by his will left his estate in this parish in three parts; Foxgrove, as will be mentioned below, to Timewell; Stone-farm to Mrs. Tilly; and his woodlands to Mr. Benjamin Browne, which, as well as Stone-farm, have been since purchased by John Cator, esq. lord of the manor of Beckenham, and he at present possesses them; but he devised (sold?) this manor of Foxgrove to Timewell for his life, and afterwards to John and Edward Brydges of Wotton (Kent), esquires, in this county, who, about the year 1765, conveyed it by sale to Jones Raymond, esq. of Langley, in this parish, “

This has errors but in essence Foxgrove was divided. Lancelot Tolson Tilly died before his wife and his parents. He left estates he had inherited from his uncle Lancelot Tolson to his parents Joseph and Mary Tilly. His mother Mary Tilly nee Tolson outlived his father and she left the estates in several parts. For our purposes the mother, Mary Tilly nee Tolson divided the estates, see 1743.

But then Hasted confuses the death of Peter Burrell with Jones Raymond and surmises that Jones Raymond had a son also named Jones which is not the case. However, this may be the point at which 'the woodland' becomes Cator's Stumps Hill property and he acquires Stone Farm as well in 1761 from Joseph Grove who had inherited from Elizabeth Tilly.

We might assume that the Foxgrove Manor map of 1766 which shows lists of fields in the ownership of Jones Raymon is the result of the purchase from the Bridges/Brydges brothers of Wooton, Kent. Hence it shows land held by Cator and Bolingbroke from Cators earlier purchase from Joseph Grove or exchanges with Raymond and Burrell in 1759/60.

1758 - Thomas Motley, landlord of Elmers End Farms, Thayers Farm and The Mead in the High Street, dies and leaves property to his son in law Francis Austin of Sevenoaks. There is substantial land in addition to Beckenham property. It seems that Ann may have died in childbirth in 1747 of their son Francis Motley Austin and Francis remarries a widow of Samuel Lennard so creating a link with the Lennard family. The Austins are of the same family as Jane Austin who is a niece. Francis Motley Austin inherits the property on the death of Francis Austin in 1791.

1758 – The Batt family dispose of some land. Between 1716 and 1752 the Batts lose 13 children to infant mortality.

- 815 - BATT FAMILY PROPERTIES IN BECKENHAM, BROMLEY, PENGE AND LEWISHAM
- London Borough of Bromley Archives
- 815/24a-b
- Octave of Holy Trinity, 31 George II (1758) Fine of 1 messuage, 1 garden, 16 acres in Penge, and 30 acres in Beckenham  
Joseph Constable, plaintiff  
George and Mary Willson, Elizabeth Turton, Benjamin and Harriott Shield, Mary Batt, deforciant

1759-60 – A Parliamentary Private Act from the Parliament archive online catalogue <http://www.portcullis.parliament.uk>. John Cator exchanges lands in Beckenham and Lewisham with Jones Raymond and Peter Burrell II (1724-1775). This probably includes the land on which the Beckenham Place mansion stands at Stumps Hill but needs more research or evidence to come to light, However, the transcript of the Act made by Mother Mary Baptist (1967) throws some light on it.

*"An Act for exchanging certain Messuages, Lands and Hereditaments, in the Parishes of Beckingham (sic) and Lewisham, in the County of Kent, Part of the Estate late of Hugh Raymond Esquire, deceased, for other Lands and Hereditaments in the said Parish of Beckingham, belonging to John Cator the younger, and for settling the Lands so taken in Exchange to the same Uses, as the Lands given in Exchange stand limited, and*

*for enabling Jones Raymond and Peter Burrell Esquires, to grant Building Leases of other Parts of the Estate, late of the said Hugh Raymond."*

Essentially the Act states that the properties of Jones Raymond, Peter Burrell and John Cator are so intermixed so as 'to render the possession and enjoyment of the properties inconvenient' and the other interested parties consent to the exchanges. Although the exchanges in 1759 are modest in their extent it does open the door for further exchanges which occur in 1777 and 1793.

This evidences that John Cator had considerable land holdings already by the age of 31 and whether 'hereditaments' means he inherited some of it remains a question or is just a catch-all legal phrase. But the text of the act refers to John's "Estate and inheritance" of land. The mention of Lewisham here draws attention to the fact that the land is on both sides of the Parish boundary. The map in the British Library attributed to 1780 shows some of these lands in the Langley and Kelsey area ie. called Barnfield Wood, Bushey Pigott and Bushey Ten Acres which can be traced on the map. Another map copied from a 1735 version has emerged from Kent Archive showing Bushey Ten Acres and Barnfield Wood. Cator transfers to Raymond and Burrell; Several woods or wood grounds in Beckenham called Barnfield Wood, Bushey Piggott and Bushey Ten Acres. Barnfield Wood Road now runs alongside Langley Park Golf Club.

John Cator acquires Lower field, Middle, Upper and Pond field, Barne Field and Orchard field. Let to Thomas Watford. Staceys with yards gardens and appurtenances and three fields called the Delvins and peartree barn and mill field in occupation of Thomas Selby. These can mostly be identified from maps as being around the Langley area but Delvins may be fields shown on the Beckenham Manor map as being the Delves which are bounded by the name Sir Francis Leigh which is a hangover from when Foxgrove was held by the Leigh family. And on the Foxgrove maps shown as Cator with Ld. Bolingbroke either side. That tempts me to believe the site of mansion was among these fields. The description of fields like upper, middle, lower, barn and pond are so common for different parts of estates that a definitive identification is difficult. Stacy's or Stacey's was at Pickhurst Green identified on a Jones Raymond/Langley Place map circa 1750 (undated but after Hugh Raymond's death and before the 1759 exchange)

Of direct interest here is that property within the boundaries of the now public park were acquired from Jones Raymond and the Burrells.

More can be said about the 1759/60 Act thanks to the writings of Mother Mary Baptist (formerly Bessie Taylor) of Coloma College, West Wickham. As part of a thesis in 1967 she copied out large tracts of this Act and the later one of 1825. From her records we can get a better idea of the extent of the Cator properties and the intentions of the Acts. I have to admire her fortitude in hand copying the detail from what is probably a difficult to read handwritten 18th century document.

It would appear that the Will of Hugh Raymond having left bequests to persons beside his direct heir Jones Raymond and directing how the estate should be preserved required an Act of Parliament to permit exchanges of property with Cator. A similar process would be required later by the heirs of John Cator in 1825.

Frustratingly we cannot absolutely identify where all these plots were, but can guess at some which must be on the 1766 Foxgrove Manor plan in Cator's name and most likely include the site of the mansion. Whether it is either of the: message let to Thomas Watford or, the message called Staceys is a tantalizing conundrum. However, the 1785 road diversion plan shows fields enclosed by the old road through the park and the new road which becomes Southend Road and Beckenham Hill Road. If we note the orientation of the map to point north then three fields could be Upper, Middle and Lower, there is the ancient pond in Pond Field, Barne and Orchard fields could be around the buildings which could be those let to Thomas Watford. If this is correct it would extend the property in Cator's possession around his new house and date it to 1760.



Rocque's map 1746



Andrew, Drury and Herbert map 1769

A 'message' on the site of the mansion had probably been removed to make way for Cator's house which could be Watford's or fields called Delvins.

1758 - Lease and release for £820 of message, appurtenances, 3 acres Battersea, Surrey (formerly occupied by Matthew Golden, George Thornton), occupied by Joseph Constable; (Penge?) Gatehouse Field, Galloways Croft, and Hubbards, Beckenham occupied by St John Humphrey, Long Mead occupied by Joseph Constable; Willmotts fields occupied by Elizabeth Batt George Willson of Southwark, gentleman and wife, Mary, Elizabeth Turton of Penge, spinster and John Boyfield (co-heirs of Benjamin Turton) and Reverend Benjamin Shield of Black Notley, Essex, and wife, Harriott to Joseph Constable of Penge, yeoman. source: BHS

St. John Humphrey is a landowner of interest but not much can be discovered about him. The name suggests he might be related to the St. John family of Beckenham Manor through an intermarriage with Humphreys.

### 1760 - King George III until 1810

1760 – Viscount Bolingbroke petitions for a Private Act of Parliament to permit him to dispose of family estates in Kent and elsewhere. This will presumably later facilitate his sale of Beckenham Manor to Cator and Bolingbroke will sell Battersea estates to the Spencer family. Whether the same Spencer branch as his soon to be ex-wife Diana could be researched.

1760/62 - John's father retires in 1760 and passes the business to him. At the same time Samuel Cator, John's brother is taken into the business as a 7 year apprentice (source: Will of J. Cator the elder). Cator begins to build the house on Stumps Hill as recorded in the comment by Peter Collinson in his "Hortus Collinsonianus". I'm inclined to believe the mansion site is on one of the plots exchanged with Jones Raymond in the 1759/60 Act of Parliament. Cator would have lived here and at Southwark. Considering his other property in the area its also possible he had other accommodation locally but no evidence has turned up.

1761 – Joseph Grove who had inherited Stone Farm in Beckenham and Plaistow in Bromley from his niece Mary Tilly (see 1748) sells to John Cator: meadow, pasture and woodland called The Stone Lands in 4 pieces, Half Acres, Hawkesbrooks and East Decoy Croft.

At least some of these are near Kelsey and Langley but will form part of the lands Cator exchanges with the Burrells later in 1793. The Tolsons/Tillys were owners of Foxgrove Manor and other lands from about 1714. Cator pays £2400 for the purchase. From Bromley archive (researched by Keith Baldwin) Bromley Archive record has this: 23/12/1761 Joseph Grove of Richmond Surrey to John Cator £2400 meadow pasture &

woodland called the Stone Land 4 pieces, Half Acres, Hawkesbrooks, East Decoy Croft, 2 pieces East Weblands, West Decoy Croft, 2 Bowling Green pieces or the Five Jurys, 3 called Bromley Lands & passage from Bromley Lands to Smithfield, 2 pieces called Smithfield, 2 called Great & Little Shortlands, Hop Garden, the driveway leading from Little Shortlands to May Hill, May Hill otherwise Malefield, Highfield, 2 called Wall Riddens certain pieces late in possession of St John Humphrey formerly Joseph King containing 9.3.5 and also woodland called Chaulks Wood total 160a estate of John Tilly to Lancelot Tolson Tilly to Joseph Tilly to Mary Tilly – Elizabeth Tolson Tilly to Elizabeth Tilly to Joseph Grove in occupation St John Humphrey but late Thomas Bassett.

Most of these sites can be identified on the 1780 'Burrell' map from the British Library which shows plots in Cator's name. The effect of these purchases will be that Cator extends his estates and reorganises via later exchanges.

A question which arises is whether Cator had previously bought land from Grove which he exchanged with Raymond and Burrell a year or two earlier or had he inherited some land from his father John Cator the elder.

1761 – Beckenham Village "Three Tuns"; Counterpart lease for 7 years 1) Amy Burrell, Peter Burrell 2) James Squire of Beckenham, Kent, victualler. Brick messuage called the London Coffee House alias The Three Tuns, Beckenham (dimensions given), with appurtenances. (Surrey Archive). The adoption of the name "London Coffee House" seems to be to appeal to some commuting gentry?

1761 - From St. George's register "Mr. Richard Hoare (afterwards Sr Richard Hoare, Bart.) and Frances Ann Acland, married May 7, 1761." (source; Lysons Environs of London)

Richard Hoare had property in Beckenham which he later rented to his brother Henry. The Beckenham property does not seem to be the principal residence of Richard Hoare.

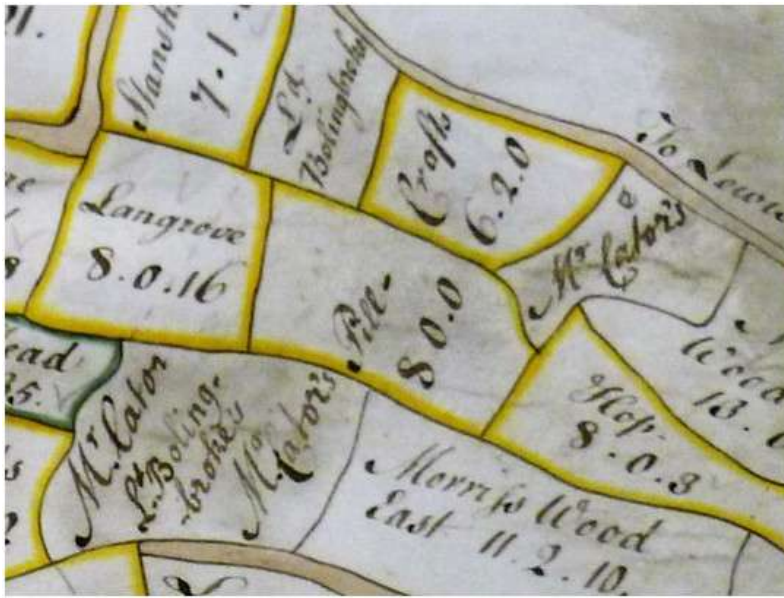
1762 – Peter Collinson records in a letter his visit to John's house newly built on Stumps Hill. (maybe visiting his now pregnant daughter?).

It is now established that John Cator certainly came to live at the house on Stumps Hill much earlier than 1773 as there are records of him buying land in the area in 1757 and exchanging land with Peter Burrell and Jones Raymond in 1759. John Cator's famous botanist father in law, Peter Collinson speaks of his purchasing a fine estate and building a house in letters dated 1761 and 1763. So we now know that the original house dates to 1760-62 as the most recent revelation is a note by Collinson in his Hortus Collinsonianus (catalogue of his plants) in which he says:

*"Sept. 17, 1762, went, for the first time, to visit my son-in-law, John Cater (who married my daughter), at his new-built house, now finished, at Stump's Hill, half way (on the south side of the road) between Southend and Beckenham, in Kent, began in the spring 1760, on a pretty wooded estate which he had then purchased. The plantations about it, all of his own doing, I found in a very thriving condition, and when grown up will adorn so stately a house, in so delectable a situation, and make it a Paradise. In his woods grows the native English Chesnut spontaneously. P. Collinson, F.R.S."*

Then the publisher of this catalogue, Lambert says :*When I visited these grounds, in 1812, I was much struck by the remarkably healthy appearance of many fine trees, including, as nearly as I can recollect, Cedars, Exotic Firs, Liriodendrons.*

Though this map is part of the 1766 Foxgrove Manor estate plan, it seems to show a building above the 't' in "Cator's" near the top right of picture. Collinson's comment about woods could refer to the other 'Cator' plots on the map and possibly the Morriss Wood East and West and Lewisham Lands sites as they are not listed as Jones Raymond's. It's also possible that Cator owns land north of the road if the 1757 purchase of a 'messuage' was the one on the Rocque map showing buildings either side of the road, or from the 1759 exchange with Raymond and Burrell. Some elements remain unconfirmed. Sweet Chestnut certainly grows in both of what are now called Stumpshill Wood and Summerhouse Wood. The section bottom left of this extract annotated Cator/Bolingbroke/Cator plus the Cator top right are fields I suspect were named 'Delvins' by comparing this map with the 1768 copy of the Beckenham Manor map.



Courtesy of British Library©

The architect for the building has been a puzzle and remains so. An article in the Friends of BPP newsletter no.33 describes the 'candidates' for the design. It is reproduced in the Additional Information section of this history under "The House on Stumps Hill". Briefly The 'biggest' name that gets a mention is Robert Adam. Other contenders are: George Gibson Jr., who built St Mary's Church in Ladywell and Stone House, 281 Lewisham Way, Loampit Vale opposite Lewisham College. Richard Jupp and most commonly suggested Robert Taylor who built Danson House (listed Grade 1), Danson Park, Bexley is not considered to have the same style as displayed in Beckenham Place. Although his name has come up several times in the past, he is no longer thought a serious contender. Henry Holland, who may have built Langley Farm. Holland in collaboration with his father-in-law 'Capability' Brown constructed Benham Park, Berkshire in 1775. The style does have many similar elements to Beckenham Place, but is this again because this style was prevalent at the time or did Holland oversee the work here, as his family did settle in this area?

To refer back to the land exchange of 1759/60 and "3 fields called Delvins", the three plots in the map above with "Mr. Cator's" may be those fields as the plot "Ld Bolingbroke's" is annotated as Delves/Delvin on the Beckenham Manor plan. Bessie Taylor had much the same thought.

1761 - Three Tuns; July; Counterpart lease for 7 years 1) Amy Burrell, Peter Burrell 2) James Squire of Beckenham, Kent, victualler. Brick messuage called the London Coffee House alias The Three Tuns, Beckenham (dimensions given), with appurtenances. Demonstrating that the Burrells owned the Three Tuns and that the premises were called the London Coffee House to reflect the fashion of the time and the presence of 'city' residents in the town.

1762 - John Cator's father retires to Bromley (source: Pat Manning). It is said he had a house in Bromley and maybe some property as in his Will the following year he mentions rent from his houses and land left to his wife. Could it have been left to John the younger on his mother's death or did John manage it among some of his exchanges? John certainly had some land in Bromley Beckenham borders and whether he purchased it all or inherited some has not been discovered. But now I'm wondering about the possibility that John the elder may have moved into property his son had purchased. Why? because in John Cator the elder's Will below, he describes John Cator the younger as an astute businessman having improved his wealth and having 'greater ability than I'. John Cator the Younger had taken over the timber business in 1760 and was left the business and the house on Bankside. The evidence of property to exchange in 1759/60 and the map attributed to 1780 but perhaps earlier show that John the younger had several properties that his Father and Mother could have moved into. No evidence has emerged of where John the elder resided though it may have been for a short time if he retired in 1760 unless he resided in Bromley while still running the timber business prior to 1760.

1762 - Village; Counterpart lease for 14 years 1) Amy Burrell and Peter Burrell of Beckenham, Kent, esq 2) Elizabeth Hetherington of Beckenham, shopkeeper. Messuage, centre of 3, in High Street, with appurtenances and land, in Beckenham

1763 - A daughter Maria (also referred to as Mary) is born to John and Mary Cator. 1763 is also the year in which Cator's father died and his mother came to stay with him but her later abode at the time of her death is recorded as Bromley. John the younger had been given the timber business and a house at Bankside back in 1760 when his father retired. His father's Will settled in 1764 leaves substantial sums to his children i.e. £1500 to John's brother Joseph who is in Jamaica at the time of the Will. John also gets the land owned in Ross, Herefordshire. John Cator the Elder's Will mentions rents from his houses and land left to his wife which is another clue to the potential extent of John senior's accumulated wealth. John junior is requested to act as father to the rest of the family and take his younger brother Samuel into the timber business as apprentice and then partner. Samuel's death date has recently been found to be in Jamaica where he was employed as a customs official, the timber not pass on to him. Some historians have said, Cator inherited considerable wealth but it seems that though he had 'a leg up' through the family business his net worth increased considerably during his lifetime. However, documents refer to John junior's 'hereditaments' which implies he inherited some other property which might include some in his name on the 1780 Burrell map.

The daughter Maria who dies in 1766 is buried in the tomb in St. George's churchyard but John's father's burial is unknown but if he remained a Quaker it would have been in a Friends burial ground such as Long Lane, Southwark. Some sources on Ancestry.co.uk claim he died in Somerset but it remains a mystery.

1762 – Joseph Cator; This reference is interesting but not of great consequence to the history of the Beckenham Place Park or Clockhouse. It does add some substance to the biography of Joseph. "Joseph was married as a young man to Sarah Villers from Coventry but he ran off to Jamaica and left her in the lurch. This was from A2A on line by typing in Cator. Some solicitor's papers were handed in to the Warwickshire Record Office concerning a bond taken out by John Cator of Bromley dated 1762 for £2,000 to guarantee that son Joseph would not claim against the executors of the will of Thomas Villers since Sarah Cator was a beneficiary. It is not a PCC (Prerogative Court of Canterbury) will and the Warwickshire Record Office is undergoing a refit at the moment but I should like to see the will!" (source: P.Manning). Subsequently Keith Baldwin acquired a copy of the will in 2021 which describes Villers daughter, Sarah Cator and her bequest in the will of her father Thomas Villers written in 1759.

TNA ref; CR.1709/138 Bond of indemnity in £2000 between John Cator (the elder) of Bromley, Kent, gent., and Edward Villers of Coventry, tinman, and Joseph Heacock of Coventry clerk, executors of Thomas Villers deceased whose daughter Sarah had been deserted by Joseph Cator, son of John Cator. Sarah was a beneficiary under Villers' will and the bond was made to ensure that Joseph, if still living, did not molest or sue Villers' executors on account of any payments or other legacies given to Sarah Cator under the terms of the will. 1762 Warwickshire County Record Office

1763 – Beckenham Place; In June Peter Collinson writes to John Bartram in America "Pray look, where grows nearest, some Azaleas, Kalmias, and Rhododendrons, for my son-in-law, who has lately bought a fine estate, and built a noble house, and made extensive plantations, and is quite cracked after plants, has plundered my garden all he can, and looks with such a longing eye on what remains, that unless thou sends me a box of those plants to keep all quiet—for my own son is so ardent to keep what I have—that I shall have something to do to manage my two sons. They are so fond of plants, and take such care in planting in proper soil and situation, it gives me entertainment to see their ingenuity and emulation. But my son CATOR deserves encouragement; for when he married my daughter, about ten years ago, he scarcely knew an apple tree from an oak; but by seeing often my garden, and conversing with me and his brother, is now resolved, if he can, to rival us. In his new, fresh soil, plants thrive finely. I wish thou may pick out what I mean: being much engaged, can add no more, but that I am thy sincere friend, P. Collinson."

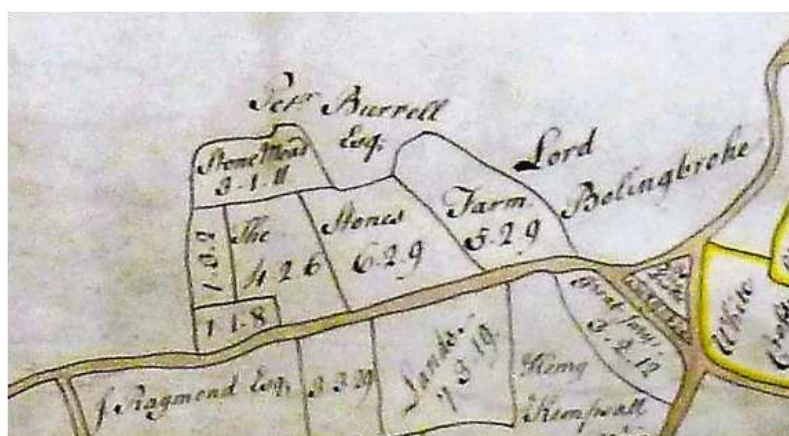
This is perhaps an indication as to why John Cator was protective of his estate in his Last Will and Testament although as far as I can make out his land at Stumps Hill may only have been as little as about 40 acres in 1763.

This example of a land exchange outside of the Beckenham Place area, next to Kelseys, between Cator and Burrell illustrates how property deals were conducted..... 25/26 March 1763 Lease and release of a piece of land called Stone Mead in Beckenham, Kent, containing one acre and two rood from John Cator the younger of Southwark, Surrey, merchant to Peter Burrell of Beckenham, esquire in exchange for land called Gatton's Mead, containing 2 1/2 acres in Beckenham. (Bromley Historic Collections). Lease and release was a means of exchanging property and avoiding tax and was later prohibited.

Stone Mead is found on the Foxgrove manor map adjacent to Kelseys and very close to the site of the lake in Kelsey Park, if not the actual site. This evidences that Cator had already acquired Stone Farm from Joseph Grove.

Gatton's Mead is a small fields with 1.0.2 and 1.1.8 acres on the south side of Stone Farm. For clarification, land was measured in Acres, Roods and Perches. An acre is 4840square yards. There are 4 roods to the acre (1210 square yards) and 40 perches in a rood. Potential confusion can arise because a perch can also be called a pole or rod. But A.R.P is often seen on old estate plans and even some early maps or just shown as, for example, 4.2.6 as in the map above. I guess one can see that the 1.1.8 plot is approximately a quarter of the adjacent plot.

Below: Stones Farm with Gatton's Mead shown to the left. Can this detail be used to date the '1780 Burrell Map' to be closer to 1763? Stone Farm is referred to as Barnfield House under Cator's ownership.



Images courtesy of British Library©

1763 – Holwood, Keston and connected property in Beckenham:



Holwood

Memorandum 12<sup>th</sup> June 1763

Ann Dipper to Peter Burrell for £1800

I agree to convey to Peter Burrell of Beckenham all my estate at Hollwood Hill in Keston viz the house and lands late in the possession of John Calcraft Esq the woodlands late in the tenure of William Brazier

Ann Dipper & Peter Burrell sign

By one of the settlements made on the marriage of Nathaniel Gatton & Elizabeth Whifling the Beckenham estate if not barred by Nathaniel Gatton the ... is now vested in Ann Dipper as the only surviving issue of Dipper by Mary Gatton his wife who was the only surviving issue of that marriage she being now the heir in tail of her grandfather and grandmother and intitled to take under the limitations of this settlement a ... in tail with the reversion in .. as the right heir of her grandfather Nathaniel Gatton she therefore by a issue may bar the estate tail and confirm Mr Burrells title but if a fine be not levied her issue will be tenants in tail and have the same claim she now hath notwithstanding she may release the reversion in fine.

By the other settlement made on the former marriage Ann Dipper being also intitled to a ... in tail in the estate called Hollwood Hill and having suffered a ... recovery & thereby barred the estate tail and also the reversion in fee to the right heir of Richard Peach she may now convey that estate to Mr Burrell by lease and release.

Follows a schedule of deeds of Mr Gattons estate at Beckenham

1650 March 5<sup>th</sup> Ind between Jos Stainsmore & Ron Lloyd & Wm Williams other pt bonds for performance of covenants inclosed

1655 Sep 13<sup>th</sup> Ind between Stainsmore & Lloyd other pt Wm Williams

1655 Sep 15<sup>th</sup> Ind between sd Williams 1<sup>st</sup> pt & Charles Carshwell & Joseph Woolrich

1655 Sep 18<sup>th</sup> Ind between Stainsmore & Lloyd 1<sup>st</sup> pt & Robert Hill – grant

Same date Ind of bargain & sale inrolled in Chancery same parties

1655 Michaelmas Ind of a fine between sd Hall & Stainsmore & Lloyd deforcants

1656 May 17<sup>th</sup> Ind between Stainsmore & Hill

1684 Sep 25<sup>th</sup> Ind of lease and release between sd Hill & Edward Gatton

1684 Sep 26<sup>th</sup> Ind between Edward Hendrick son & Exor of sd Joseph Hendrick & sd Hill 1<sup>st</sup> pt & Richard Pope being a trustee of sd Gatton

1684 Sep 27<sup>th</sup> Ind between sd Gatton & sd Hill

1705 Apr 11<sup>th</sup> General release from Mrs Susan Gatton widow & adm of Edward Gatton to her son Nathaniel Gatton

1709 Feb 15<sup>th</sup> Triparte Ind between Nathaniel Gatton 1<sup>st</sup> pt, Elizabeth Whifling 2<sup>nd</sup> pt and Richard Pearch & John

Uppingham with an ind thereon dated 12<sup>th</sup> June 1728 assigning premises to Merrick Burrell Esq

Same date – a counterpart thereof

1717 Apr 2<sup>nd</sup> Ind of demise from Nathaniel Gatton, his wife & mother to Jas Brooke

1717 Apr 8<sup>th</sup> Ind of redemise from Mr Brooke to Mr Gatton and his wife

Same date – counterpart thereof

Easter Term Ind of fine between sd Brooke plaintiff & sd Gatton & his wife deforcs

1719 June 6<sup>th</sup> Ind between sd Gatton & his wife & John Brooke

1719 Jan 8<sup>th</sup> Ind triparte between Jas Brooke 1<sup>st</sup> pt, Nathaniel Gatton & his wife 2<sup>nd</sup>, & John Chetwynd Esq with Ind dated 14 Jun 1728 whereby premises are assigned to Jones Raymond in trust for Peter Burrell

Same date – counterpart thereof

1728 Trinity Term Ind of fine between Peter Burrell & Nathaniel Gatton & his wife deforcs

1745 Apr 28<sup>th</sup> received then of Mr Edward Emily deeds above mentioned

Ind 1695 between Peter Burrell of London & John Westbrooke of Ely? All that called Place Meade 3a. Longland 12a, Gowmand 5a, **(incomplete)**

1764 – Stone Farm/Foxgrove estate; Joseph Grove dies, who had been left parts of Foxgrove estates at Plaistow, Bromley and Stone Farm etc in Beckenham via the Tolsons and Tillys. He leaves the Plaistow part

of Foxgrove estates to a nephew Groves Wheeler and in the will he mentions a mortgage “due to him from Mr. Cator at Christmas”. It is unclear what land the mortgage relates to but could be the land identified on the 1766 Foxgrove map including the Stone Farm mentioned under 1761. We know Cator had possession of Stone Farm by the time of the 1759 exchanges with Burrell and Raymond. We may never know the full story but maybe this adds some substance to Cator’s activities in property dealing.

1764 – The Will of St.John Humphrey; Humphrey was a Beckenham landowner who also leased land from other landlords, notably he leased woodland from Mary Tilly when she inherited Foxgrove Manor. Humphrey’s will leaves property to his son Joseph and make provision for his three daughters. He also has a half brother Nicholas Hinge whom he prescribes should be allowed to reside in one of his properties. The will mentions land “freehold, leasehold and copyhold along with a house and several farms I occupy” The Humphreys arrived in Beckenham circa 1700 and became connected with other families through marriage. Whether the first name St.John is in any way connected with the St.Johns of Beckenham Manor is merely conjecture at present. This St.John Humphrey was the son of St.John Humphrey who died in 1744. Humphreys name can be found on the Burrell Kelsey map of 1735 in the vicinity of Upper Elmers End Green.

1764 – The papers of Henry Laurens describe correspondence showing that Joseph Cator and Joseph Sparkes have arrived in Carolina, USA from Jamaica and are making their way to Boston. Sparkes would shortly afterwards marry Joseph Cator’s sister Mary in August 1765.

1765 - Hasted states Foxgrove Manor (Farm) was purchased by Jones Raymond from John and Edward Brydges of Wotton (should read Wootton/Kent) in 1765, but Raymond and Burrell were exchanging land with Cator in 1760 some of which is now known to be Stone Farm hitherto part of Foxgrove manor so the date of 1765 is questionable at least for some of Foxgrove but Jones Raymond commissioned the 1766 Foxgrove Manor map showing parts he possessed and parts in the names of John Cator and Lord Bolingbroke. The Brydges were absentee landlords having inherited from a local relative Mary Tilly nee Tolson but the Raymond’s are ‘local’ landlords describing themselves as “of Langley” since their acquisition of that estate and having family members buried in the local church even though their estates included parts of Essex and Stepney. More can be said about the Timewell and Brydges families which are intermarried, Deborah, Edward and John Bridges or Brydges are siblings and Deborah had married the Reverend Edward Timewell who outlived her, becoming owner of the woodlands, being her part of Foxgrove. The Tolsons are related to the Bridges by the marriages of two sisters of the Roberts family of Bekesbourne, Kent. The evidence that Beckenham Place Park predates 1773 supports the possibility that Hasted’s dates aren’t 100 percent reliable. Bearing in mind how difficult we find it to piece together events with the aid of the internet and modern means, Hasted’s task was even greater.

1765 – John Cator’s sister Mary marries Joseph Sparkes of Bromley. If not already then he will become a director of the East India Company thus strengthening the ties of the Cators to the EIC. Some time later a grandson of Joseph and Mary Sparkes will find a position in India as a judge. The Sparkes sons George and Henry are left bequests in Cators Will in 1806. It turns out that it is a complex facet of the Cator estates and Pat Manning’s book addresses the Sparkes connection. See 1806 to 1825 timeslots.

1765 - Manor of Beckenham: November 4th: An Indenture regarding the marriage settlement is written between Frederick St. John, Viscount Bolingbroke and Lady Diana Spencer. Frederick receives £10,000 in exchange for various properties including the Manor of Beckenham. The subsequent dissolution of the marriage will involve Diana returning the properties in return for an annuity. The lands of Beckenham are described with field names and acreages. A list of occupants demonstrates that the St.Johns were absentee landlords in that they mention as occupants of the manor lands John Cator, Jones Raymond, Peter Burrell, Thomas Motley, Joseph Humphrey, Ann Ackland, Abraham Clouder, David Henry, Job Lloyd, Charles Wray and the widow Wither. The other property includes Lydiard Tregoze which is the St.John family seat in Wiltshire, Purley Manor in Berkshire etc. and several trustees are mentioned. From an 1810 handwritten copy which resides in the Wiltshire archive.

The indenture appears to give parties associated with Diana Spencer ie Earl of Guilford (Lord North), Earl of Pembroke (Henry Herbert), Duke of Marlborough and Earl Waldegrave as well as Frederick Viscount

Bolingbroke rights to lease or rent properties or to sell property provided the proceeds are spent on the acquisition of similar property. This was a mechanism by which estates were intended to remain intact. Frederick is described as acquiring an Act of Parliament which authorised him to sell family estates and not lay out the proceeds in purchases, due to his accumulating debts. John Cator subsequently made similar provisions in his will which John Barwell Cator circumvented in an Act of Parliament in 1825. Research shows that some or all of the co-signatories or trustees were connected by intermarriage with the Spencers. Waldegrave it appears was descended from a Churchill daughter, Arabella, who had been the mistress of James II. Family and politics bound them together.

Another document in Wiltshire archive relates to the Bolingbroke arrangement with Mrs. Hare which would cause John Cator problems with his purchase of the Manor of Beckenham. The mention of Cator in this Bolingbroke document is further evidence of his presence in Beckenham between 1760 and 1770 both as a landowner and leaseholder. Presumably the lease putting him in a position to buy when land was offered for sale. Of course its most probable these leaseholders sub-let to other tenants.

Frederick and Diana will divorce in 1768 due to Diana's "Criminal Conversation" (adultery) with Topham Beauclerk which resulted in a child. Simple searches on the internet will reveal a lot about Frederick, Diana and Topham Beauclerk, none of which directly impacts Beckenham other than by the passage of landlordship of the estates.

1766 – John and Mary Cator's daughter Maria dies in infancy. John's sister Ann also dies after a long illness (source: P.Manning). Many infant deaths were attributed to 'fever' but diseases such as measles, dyptheria, whooping cough, smallpox, scarlet fever, typhus, cholera, typhoid were all common, attributable to poor hygiene, or not effectively treatable until well into the 19th century and beyond.

1766 – The Manor of Foxgrove estate plan is transcribed by Proudlove from a 1720 version. That earlier version has not surfaced...yet, which was probably drawn up for the Tolson family. This updated transcription shows plots owned by John Cator, Jones Raymond and Lord Bolingbroke. The plan covers not only the area directly in and around the park but some plots quite isolated in Elmers End, Kelsey, Langley and elsewhere. It was drawn to indicate the Jones Raymond possessions hence the legend of field names and acreages with other landowners indicated instead of some field names.

Despite some unclear confusions of land transfers up to this point we may take it this reflects the situation in 1766 with no significant changes until after the 1776 version (see 1776). Also see 1777 where Cator exchanges other land for the fields named Pill Crofts here with Amy Burrell.

The land within the Foxgrove Manor which became the park was only the northernmost part but the more southerly part of Foxgrove Manor remained associated with Foxgrove Farm. Hasted and Ireland refer to the division of Foxgrove and Cator acquiring Stone Farm and woodlands. Whether the 'woods' may be Morisswood East and West, Lewisham Lands and/or the plots bounding the small 'Bolingbroke' section. Margaret Mitchell points out that 'store farm' in Irelands account is a misprint for 'Stone Farm' which is on the 1766 plan but adjacent to what is now Kelsey Park.

We know John Cator owned Stone Farm from the circa 1780 "Burrell" plan.

John Cator added some land to the park purchased from the Forsters and Francis Flower of Southend in Lewisham and probably the Earl of Rockingham who is identified on the Foxgrove Manor plan. The records of this area are more difficult to trace but the Rockinghams and Sondes family and Lees Court Estate possessed land at Mottingham, Lewisham and Bromley.

Estates were not always contiguous areas of land but very diverse holdings often being the odd field, wood or farm. Intermarriage was one way these widespread estates accumulated. It seems John Cator acquired his early land acquisitions as they came on the market. The death of an estate holder might prompt the heir to sell some unwanted sites as we see later with John Cator's heir, John Barwell Cator. The maps often raise as many questions as they answer.



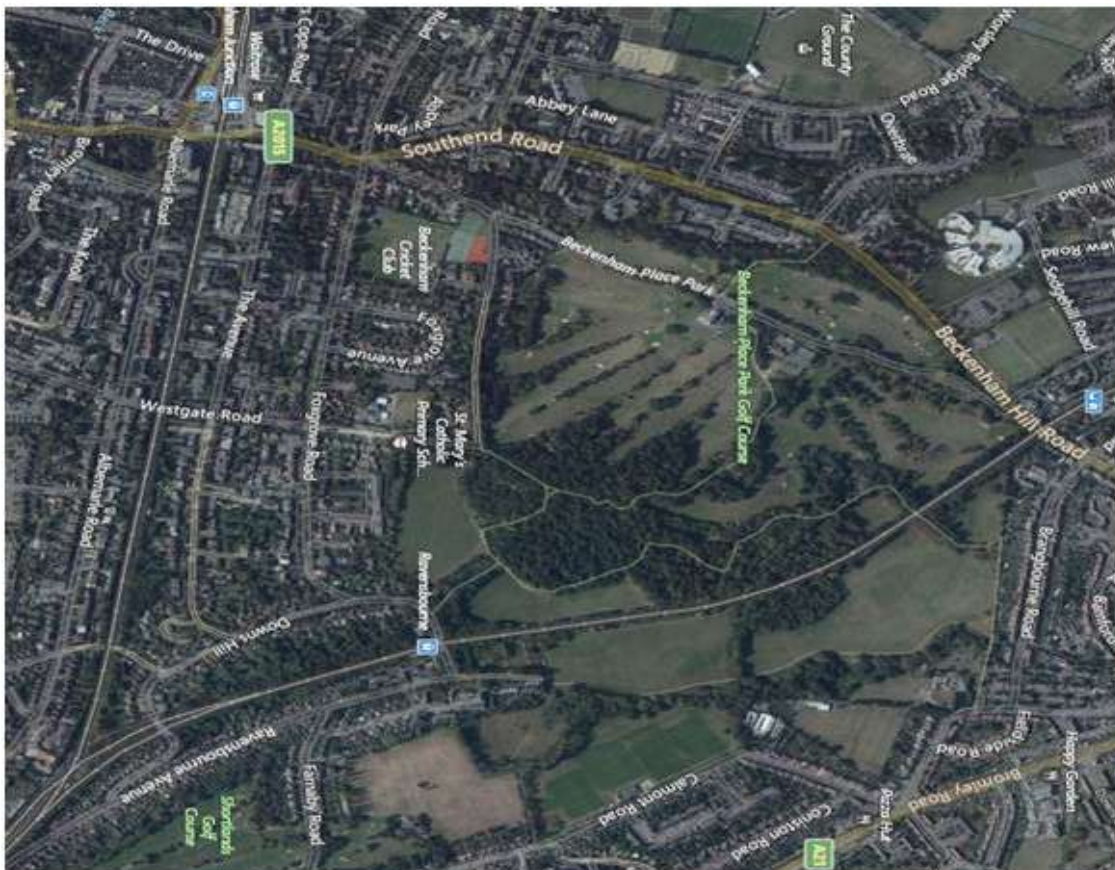
Reproduced by permission of The British Library © Shelfmark(s): Cartographic Items Maps 188.k.3.(6.) This image is from the 1776 redrawing which is easier to read. The Cator holdings do not change between the two versions apart from some acquisitions in the village 'high street'.



This cropped image shows the area mainly within the Park. Mr Cator at the top is the site of the mansion, The Lord Bolingbroke pieces are called Hicks Field and Delves on the Beckenham Manor map, Thistle Down is now called Crab Hill, Lewisham Lands is Summerhouse Wood, Lewisham Land Hills is Railway Field and adjoining woodland, Natt and Brooks are The Common by the river. Small parts of Earl of Rockingham may be on the Common and backing onto properties in Brangbourne Road.

On the 1766 map Cator's land is surrounded by the holdings of Jones Raymond. The Hop Ground, Pill Crofts etc outlined by a dark line and yellow colouring are listed as Raymond's. It may be that plots not heavily outlined near Cator's are already his property. As the 1757 Southend purchase mentioned 'several pieces of land' and the 1759/60 Act named parts of Foxgrove Manor maybe Morrisswood East and West are Cator's because they are not listed as belonging to Jones Raymond in the legend. I estimate the plots with Cator's name plus Morrifswood East and West to be about 40 acres. But Cator's plots are divided in any case because Jones Raymond owned Hop Ground (more research is needed). The Lord Bolingbroke annotation between two "Cator's" plots is clarified on the Beckenham Manor plan as being a small plot owned by Bolingbroke but leased to someone else (Sir Francis Delves). So there was a jumble of ownership and occupation. Also few buildings are indicated on these plans so Rocque's map is an indicator of where buildings may have been.

Some field shapes are recognizable to this day. Thistle Down is the modern day Crab Hill field and Lewisham Lands is most of the woodland (Summerhouse Wood). Lewisham Land Hills is Railway field and adjacent woodland. Natt Brooks is Summerhouse Field and the Common.



This aerial image is rotated to resemble the Foxgrove plan. Thistle Down is where the 'R' in Ravensbourne is.

A bit more can be said about the Foxgrove Manor plan as it depicts lands owned by Jones Raymond. It also depicts lands owned by the Burrells and Lord Bolingbroke as well as Cator. Some fields are outlined yellow to show they are Jones Raymond's and a list at the side shows field names and acreages. Some plots are just named without an owner indicated i.e. Lewisham Lands 18.2.29 (18 acres 2 roods 29 perches). 2 plots called Morrisswood west and east bound the hop ground and may already be Cator's. The part annotated 'A' Earl of Rockingham is indicated as being grazed by oxen (12 great beasts of Foxgrove). This part is believed to have been a marshy area by the river probably no good for agriculture.

The road which is now the drive through the park is the boundary of the Foxgrove Manor and partly of the Beckenham Manor lands, but it seems some of the land along the western side of the road is not in either manor, possibly being Forster Estate/Lewisham Manor and Flower House property.

The description Lewisham Lands denotes land in Lewisham Parish which was or would be acquired by Cator. Lewisham Land Hills and Nat Brooks are owned by Jones Raymond as indicated in the legend below. The small lozenge shaped plot is believed to be a sandpit on the river floodplain. No buildings are drawn, only boundaries and enclosures. In my reading of the various maps it seems the line between Hop Ground and Morriss Wood East is the line of the stream in the park going back almost to Foxgrove Farm before it was straightened as part of the golf course landscape. It would make sense for a stream to be a boundary line. The Lord Bolingbroke plot by the church can be related to the Beckenham Manor plan (under 1768) as fields named the Pound, Church and Broom next to the church. Another plan of about 1780 of Burrell's holdings in Langley does show more 'habitation' as it was drawn for the purpose of recording leases and leaseholders. Some plans may have been drawn for marriage settlement or the Will of a landowner i.e. Jones Raymond dies 2 years after the 1766 plan. Or the map may be related to the sale of property or land tax assessment.



Images courtesy of British Library©

1766 - Two persons are accused of stealing and receiving timber taken from Cator's Bankside business, (Surrey Archive [QS2/6/1766/Mic/20-21](#)). It would be interesting to discover whether they were found guilty

and any sentence received. Eighteenth century penalties were severe with death or transportation being common.

1768 – Kelsey; Amy Burrell and her son Peter Burrell (III) assign Leases for terms of 7 and 14 years 1) Richard Henry Alexander Benet of St James Street, esq, Amy Burrell and Peter Burrell, esq, her son 2) Stephen Cazalet of London, broker. Newly erected messuage, appurtenances and land, in Beckenham, Kent, late in tenancy of Tobias Frere, esq, then of Dudley Baxter, esq, now of said Richard Benet, esq. Schedule of property appended (Surrey Archive).

This record indicating that the building is newly erected and had prior lessees is interesting detail. Benet had married Peter's daughter Elizabeth Amelia in 1767. Kelsey requires some more detail as there was the house originally occupied by the Brograves, a later mansion built by the lake and also Kelsey Cottage on Kelsey Lane. (see 1779)



Kelsey Park, 1809 'Brograve' house near the village, Mansion by the lake, the original Benet messuage believed to be on Kelsey Lane west of the mansion but by 1809 Benet was still leasing this area from Peter Burrell IV (Lord Gwydir). Possibly with sub tenants.

1768 - Jones Raymond of Langley dies with no issue or direct heir so his possession of Foxgrove Manor is left to his sisters Amy, Bridget and Dynah but the sisters Bridget and Dynah predecease Jones and their

interest is bought out by Amy Burrell who is Jones Raymond's widowed sister from her marriage to Peter Burrell. Some lands appear in the name of Mrs Burrell or Peter Burrell (II of Langley) on estate plans. The Burrell's already owned other lands in Beckenham, Bromley and Penge such as Kelseys'. Jones Raymond's other property and Langley Park also passes to Amy and Peter (II) Burrell. It was common for intermarriage between land owning families. There were at least two marriages between other members of the Burrells and Raymonds families. The Burrells had become 'of Langley' rather than 'of Beckenham' or 'Kelsey' perhaps reflecting the grandeur of the estate.

Jones Raymond's memorial plaque is in St. George's Church dated March 23<sup>rd</sup> 1768

The Raymonds and Burrells probably never lived in Foxgrove manor house which was more of a farm. The house was moated perhaps reflecting that it was an older more fortified property at one time, maybe a bit like Ightham Moat. In any case the house and moat are now lost forever. The Will of Jones Raymond in the Prerogative Court of Canterbury may prove interesting reading for those inclined to struggle through it. Mention is made of several of his relatives and their bequests.

The British Library has some documents from the East India Company with Jones Raymond's name and signature. He was appointed a new director of the EIC in The Gentleman's Magazine of April 1739. "A Voyage to the East Indies" John Henry Grose published 1766 states that Jones Raymond was still a named director of the EIC in 1755. Also later in 1757 in The London Chronicle.



Foxgrove farm/manor house 1865 OS map, note the Ice House  
(from National Library of Scotland)

1768 - Frederick St. John, Viscount Bolingbroke and Diana Spencer divorce by Act of Parliament. Possibly due to this and the settlement regarding property the following map is produced from a 1623 original. Diana is awarded an annuity of £800 per annum.

1768 - The Manor of Beckenham map or plan (below) is redrawn and transcribed by T. Proudlove from a 1623 plan. The plan is in The British Library. The two parts of Beckenham Manor had been reunited under the St. Johns (see 1623). With the Foxgrove Manor plan above it is possible to fit The Bolingbroke land next to the church with Church Field and Broom Field in the plan below and see how a piece of land is unaccounted for by both Manors. This plan raises a question as to why the Manor opposite the church is not annotated as belonging to Peter Burrell from the prior exchange in 1757.





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On the above plan Beckenham Place would eventually occupy the bottom left corner outside of the Beckenham Manor boundary. The plan is orientated with North at the bottom and the road running down from the church is the road which runs through the park from approximately just above Hicks Field. Hicks Field, Sir Francis Leigh is written above Delves plot which is marked as Lord Bolingbroke's on the Foxgrove plans as is Hicks Field. This is another example of the mixed ownerships and of how if a plot belonged to another landowner it was described as 'Lord Bolingbroke' or 'John Cator' and the field name omitted.

Sir Francis Leigh is indicated as a landowner of the areas not in Beckenham Manor but in Foxgrove Manor, but by 1768 The Leighs had sold this area to the Tolsons and it became divided as explained in earlier points on the timeline ie 1716 and they in turn divided and disposed of it to Jones Raymond, Lord Bolingbroke and John Cator. Although the 'Bolingbroke' parts may have already belonged them on the 1623 version if only it was in existence..

The only part of Beckenham Manor within Cator's Beckenham Place may be the left edge of 'The Lawn' and 'Spring Park' which seem to be the curve of Stumps Hill Wood. Maybe the ancient oaks along the edge of Stumps Hill Wood are manor boundary markers. After Cator's death much of that part was sold in the 19th century for building. A few large houses were built and possibly after wartime bomb damage some were demolished. The current Calverly Close estate occupies much of this section. The map extracts below show how the curved edge of woodland matches with 'Spring Park' and the bottom edge of Spring Park follows the old parish boundary between Beckenham and Lewisham Parishes.



The two estate plans of Beckenham and Foxgrove dovetail together showing how the Manors are neighbours and how very little of the modern day Beckenham Place Park is in Beckenham Manor.

1768 – Langley Road diversion/new road (South Eden Park Avenue) Kent Archive has this record but unfortunately any plans are missing. See 1780 map reference as the map perhaps should be dated to circa 1768 as a draft line is on it for a road diversion.

Part of highway leading from Beckenham to West Wickham, from north end of Langley Pond Mead Hedge in Beckenham, southwards across avenue of capital message of Amy Burrell, widow, late of Jones Raymond, Esq., called Langley House, and thence south-eastward towards Langley Park, and thence south-westward between lands of Amy Burrell called Red Lodge Farm to north-west corner of Wickham Green in West Wickham, 295 rods [1,622 & 1/2 yards] long, 20 feet wide, to be diverted by Amy Burrell to new line from the beginning of the old highway, through Hawks Brooke Lane, thence westward towards farmhouse occupied by Job Floyd near Langley House, thence southward, through fields of Amy Burrell called Upper Ridleys, Walnuttree Field, James's Fields, Further Field and Barn Field to Beckenham - West Wickham road at wheeler's house and shop, occupied by Thomas Hewman, 304 rods [1,672 yards] long, 20 feet wide.

Part of footpath in Beckenham and West Wickham, leading westward from message of Amy Burrell in Beckenham called Brewhouse Farm, across the above highway and the avenue, thence southward, through Four Fields belonging to Red Lodge Farm, called Ockfield, Conduit Field, James's Field, and Orchard Field, and oat by a stile to the above old highway near Wickham Green, 260 rods [1,430 yards] long, 3 feet wide, to be diverted as above.

Below: Part of the "1780" perhaps showing the 1768 road diversion. The kink in the road across the avenue of trees is around Langley Place house and Cator has two fields adjacent to it.



(courtesy of British Library©)

1768 - Viscount Bolingbroke and Diana Spencer are divorced by Act of Parliament. The estate plan of Beckenham Manor may relate to the separation settlement. Or as Bolingbroke reputedly had financial problems he may have been considering a sale of the estate. It seems Diana Spencer was awarded £800 per year from the estates of Bolingbroke, a considerable sum at the time and different sources will value it differently but £1 in 1750 may be equivalent to £180 to £240 today. So Ms. Spencer may have been receiving the equivalent of about £144k to £190k p.a. Bolingbroke had earlier in 1763 sold the Battersea parts of the St. John estates to the Spencer family.

A catalogue description of the Act: Copy of an act to dissolve the marriage of Frederick, Lord Viscount Bolingbroke, with Lady Diana Spencer, his now wife, and to enable him to marry again, and for other purposes therein mentioned. Lady Diana Spencer to receive £800 p.a. from the estates conveyed to the Viscount on her marriage, for the rest of her life.

This book available online has a good account of the divorce.

**"Dr Johnson's Friend and Robert Adam's Client Topham Beauclerk"**. Some references describe Beauclerk as as much of a 'cad' as Bolingbroke, being an abusive husband with questionable cleanliness.

1768 – Is also the year in which John Cator first stands for parliament at Gloucester but is defeated.

1768 - Village; March; Lease for further term of 14 years 1) Richard Henry Alexander Benet, Amy Burrell, Peter Burrell 2) Stephen Cazalet. 6 closes (names given) and 2a in Beckenham.

Closes are usually low status dwellings probably sub-let to several tenants such as labourers.

1769 - John Cator was certainly living at Beckenham Place in 1769 for his house is clearly marked on a map published by Andrews, Drury & Herbert in that year. He may well have come to live here soon after his marriage in 1753 but now we know from Collinson that he certainly built a house by 1762. Peter Collinson

writes to Benjamin Franklin about being on the eve of his daughters wedding 12th August 1753. John Cator retained property at Bankside, Southwark near his business until 1794. The Andrews map shows a building with a rounded bay at the rear as is the construction of the mansion but no projecting portico at this time nor a lake in the grounds. The scale prevents much detail being drawn but the record of other landowners is interesting and a clue to further investigations at various archives. The map does appear to be inaccurate in some respects and also similar to the earlier Rocque map. I guess the scale and accuracy are far below what was later achieved by the Ordnance Survey.

The Rocque map is further below for comparison and as the road alignment is almost the same on both maps 'it may be' that Rocque shows buildings either side of the road on or near the site of the mansion prior to the 1760/62 date of the building of the mansion. Investigation of the land around and opposite the mansion, under the current car park, might reveal some remains. Speculation probably based on these maps has been that the mansion is on the site of a previous building or is an alteration of it. If Cator bought an existing 'messuage' of buildings and land he may either have demolished and rebuilt in a fashionable design or altered the building. We may never know the full story.



1769 Andrews and Drury



1745 Rocque

1769 – Foxgrove; Amy Burrell purchases sole interest in Foxgrove and other properties in Beckenham, Hayes and Bromley purchased by her brother Jones Raymond (d1768) and bequeathed in moieties under his will 24 Jan 1769 Lincolnshire Archives, Ref. 7ANC3/2/5-6

Amy's brother Jones Raymond had been the sole male heir to his father Hugh Raymond's estates "in tail". Her sisters who would be beneficiaries under Jones Raymond's will have all pre-deceased him leaving Amy and the children of her sister Bridget by William Glanville are the surviving heirs especially as her husband Peter Burrell had already died. Jones Raymond dies in 1768 but his will was written in 1738 so several things have happened to beneficiaries in the interim years. Several beneficiaries are annotated as 'dead' on the probated will. Jones makes some provision for his sister Bridget married to Glanville determining that income from a trust shall not be for the benefit of Glanville and only for his sister which implies some mistrust or dislike for Glanville. However, they are dead by 1768. In Jones will he makes provision for a "Mrs Joanna Shelton now Jones" who would seem to be related to Jones Raymond's mother Dynah Jones's family but these are only monetary bequests not involving any real estate.

At this time Amy also repurchases the house at Saling in Essex which was her father's and seems to hold some special attraction for her.

1769/70 – Viscount Bolingbroke leases the Manor of Beckenham to Mrs Margaret Hare which will present John Cator with difficulties later on when he 'buys' the estate in 1773 without Bolingbroke revealing his prior leasing of the estate. Some effect of this may impact the parts of Foxgrove Manor identified as belonging to Bolingbroke on the 1766 and 1776 plans. Mrs Hare pays Bolingbroke £3000 and expects rents in return of £500 per annum. Bolingbroke apparently makes one payment but then omits to pay further instalments. We used to call that 'dodgy'.

1770/71 - Peter Burrell III acquires some land in Whitehall to build a house later named Gwydir House by his son, also named Peter who would become Lord Gwydir.

1772/80 - John Cator is elected MP for Wallingford. This will be his longest period in the House of Commons ([History of Parliament online](#))

1773 – John Cator purchases the Manor of Beckenham from Frederick St. John, Lord (Viscount) Bolingbroke who had inherited the estate and Bolingbroke title in 1749/51 from his uncle. The purchase price was £19,688 and Cator transfers South Sea annuities to that value to Bolingbroke's and his trustees. Bolingbroke signs over the annuities or dividends from the South Sea Stock to a Mr. Boldero, maybe to pay off other debts?

This purchase of the Lordship of the Manor of Beckenham in 1773 from Lord Bolingbroke confused the date of John Cator coming to live in the area and the date of Beckenham Place for many years with many references still citing 1773 as the date of the building which was in fact in 1760.

John's house at Stumps Hill was adjacent to the Beckenham Manor lands and this may be the date when he decides to refer to his house as the mansion or Place since the old manor house in Beckenham was never in his ownership. I presume that from map evidence that included in the sale, Bolingbroke land in Foxgrove Manor was also acquired by Cator. Bolingbroke also had property around Kelsey and Langley which also came to Cator as part of the purchase and may have included land up to what is now Crystal Palace which is shown on the Beckenham Manor map of 1768. We have to compare the whole of the 1766 Foxgrove Manor plan which also covers Kelsey and Langley though in little detail and the 1768 Beckenham Manor plan with the 1780 Burrell plan which shows a lot of property in the name of Cator which had been Bolingbroke's.

It may be that Cator altered the Beckenham Place building at this date but no definitive evidence has emerged. Cator obviously occupied and had effective ownership of some of the land surrounding his home long before this and indeed did not acquire full ownership of the Manor of Foxgrove until 1793 in a land rationalisation deal with his then neighbour Peter Burrell III (Lord Gwydyr 1754-1820). That is not to be confused with the Private Act recorded in parliamentary archives describes some land exchanges in 1759 with the Peter Burrell who was Lord Gwydyr's grandfather. However, the land exchanges significantly altered the boundaries of all these estates and unravelled much of the mingled properties which had existed in the early 18<sup>th</sup> C.

The purchase of land from Bolingbroke was less than straightforward as subsequent court cases in Chancery and Kings Bench demonstrate which involved the transfer of land and obligations to third parties i.e. Bolingbroke's wife Diana Spencer had rights to income from the estate for her use. Mrs Margaret Hare had lien on part of the lands as Bolingbroke had leased the estate to her for £3000 on the basis he would rent it back for £500 per annum presumably so that he could raise some funds. However, he only paid her one years rent and defaulted on the rest. (see Internet searches). 'Hare' is shown as the owner of some fields on various estate plans outside of the park area. Another subsequent court case in 1780 was between one Goodright who was a lessee of Mrs Margaret Hare and Cator. Cator did not acquire full occupancy and control of Beckenham Manor until 1780. Presumably the problems with the occupation of the land did not affect Cator's right to be called 'Lord of the Manor' but that is unclear. Bolingbroke's reason for selling the land seems to be related to the dissolution of his marriage to his wife Lady Diana and his financial problems from his dissolute lifestyle. He had a reputation for gambling and general excess. He also sold family estates in Battersea to the Spencer family around this time.

There are some similarities in the obligations of landowners in that the Wills of their forebears specify limitations on the disposal of property in that if land is sold it should be replaced by other property for the same uses. This is the motivation for the various Acts of Parliament to permit what are effectively changes to the terms of Wills. (This is my amateur view having looked at some of the court records and Acts).

Mrs Margaret Hare sues Cator for her right to rents from land. Cator sues some of the trustees ie Lord Pembroke. See 1780 and 1787 for some more information.

So when Cator bought the Beckenham Manor estate it seems not knowing that other parties had some 'lien' on either land or income from land as Bolingbroke did not reveal it to him. The details in case records are complex and in legal jargon but make some interesting reading. It seems the cases dragged on until about 1787 with Cator seeking recompense from Bolingbroke's trustees. Perhaps a lawyer may offer us a simplified summary of the related cases concerning Mrs Hare, Boldero, Cator and Bolingbroke. In any case the various land transfers, purchases, and presumably management of the estates took up much of Cator's time.

The following is an extract from:

"Reports of Cases Argued and Determined in the High Court of Chancery ..., Volume 2"

for the said *Margaret Hare* to re-enter; That memorials of the said indentures of the 24th and 25th of *July*, 1770, were duly inrolled in Chancery, before the commencement of the action, in pursuance of the statute of 17 *Geo. 3. c. 26*; That, by an act of the 8th of *Geo. 3.* the marriage between Lord *Bolingbroke* and Lady *Diana* was dissolved, and it was enacted that she should, during her life, receive £800 a year out of the premises contained in the deeds of 1757 and 1765, with power of distress and entry, to secure the payment thereof, and that the yearly sum for her separate use, and also the jointure settled on her, as aforesaid, should cease and be void; That, by indenture of the 20th of *October*, 1773, between Lord *Bolingbroke* and the trustees in the deed of the 4th of *November*, 1765, reciting that deed, and the power of revocation above set forth, and that it was thought convenient by Lord *Bolingbroke*, and the trustees, to sell the estates therein mentioned, (being the same with those granted and conveyed by the said deed of the 4th of *November*, 1765,) and

This extract from 'The Law Library - published 1841 indicates that Bolingbroke may have been fraudulent in the sale of the estate....

But although the vendor has fraudulently concealed an incumbrance, yet the purchaser has no lien on the purchase money, after it is appropriated by the vendor.

Thus, in the case of *Cator v. Earl of Pembroke*;(c) Lord Bolingbroke was tenant for life of a settled estate, with a power to sell and lay out the money arising by sale in other lands; and in the mean time to invest the same in the funds. Lord Bolingbroke granted life annuities out of the estate; and then he and the trustees under the settlement, sold the estate to *Cator*, who was ignorant of the annuities, and Lord Bolingbroke covenanted that *Cator* should enjoy, free [ \*96 ] from incumbrances. \*The purchase money was invested in the funds, in the name of the trustees; and Lord Bolingbroke granted annuities to Boldero, the banker, to the extent of the dividends; and the trustees, at the request of Lord Bolingbroke, gave Boldero an irrevocable power of attorney to receive the dividends. *Cator*, being evicted by the grantee of the annuities charged on the estate, filed his bill, insisting that he had a lien on the purchase money invested in the funds and was entitled to the dividends, in exclusion of Boldero. The cause was first heard before the Lords Commissioners Loughborough, Ashurst, and Hotham, who thought that *Cator* had a lien on the dividends, but that Boldero had a preferable equity, and therefore dismissed the bill. The cause was reheard before Lord Thurlow,(d) who affirmed the decree; and was moreover of opinion, "that *Cator* could not follow the money when deposited with the trustees, but that, having taken a covenant for quiet enjoyment and a good title, his remedy was that way."

Nor does lien attach in favour of a purchaser, if the purchase be not completed in consequence of the illegality of the contract; for that would enable him to derive the benefit of his illegal contract.(e)

The vendor having acquired a lien, cannot transfer a greater inter-

There is a certain irony here in that Bolingbroke was not censured or prosecuted for his deceit while petty felons were being transported or hanged for crimes involving much less monetary value.

1775 – June, Mrs Thrale mentions Cator in a letter to Dr. Johnson. They apparently were on a river trip together in barges. Although this account is primarily about the evolution of Beckenham, Beckenham Place

Park and other estates this is as good a place as any to put some anecdotes about Cator. Samuel Johnson described him as rough and manly, independent understanding and does not spoil it by complaisance. Hester Thrale marked very low on several social aspects but her husband appointed him joint executor of his will, guardian of his children and had several business and social associations with him.

Fanny Burney had little regard for him it seems, considering him to be an incessant talker on any subject and observing the following.

One happy circumstance, however, attended the quarrel, which was the presence of Mr. Cator, who would by no means be prevented talking himself, either by reverence for Dr. Johnson, or ignorance of the subject in question; on the contrary, he gave his opinion, quite uncalled upon every thing that was said by either party, and that with an importance and pomposity, yet with an emptiness and verbosity, that rendered the whole dispute, when in his hands, nothing more than ridiculous, and compelled even the disputants themselves, all inflamed as they were, to laugh. To give a specimen — one speech will do for a thousand.

"As to this here question of Lord Lyttelton, I can't speak to it to the purpose, as I have not read his 'Life,' for I have only read the 'Life of Pope;' I have got the books though, for I sent for them last week, and they came to me on Wednesday, and then I began them; but I have not yet read 'Lord Lyttelton.' 'Pope' I have begun, and that is what I am now reading. But what I have to say about Lord Lyttelton is this here: Mr. Seward says that Lord Lyttelton's steward dunned Mr. Shenstone for his rent, by which I understand he was a tenant of Lord Lyttelton's. Well, if he was a tenant of Lord Lyttelton's, why should not he pay his rent?"

However, delving into the writings of Fanny Burney, Hester Thrale/Piozzi and even Samuel Johnson reveals a preoccupation with trivia and to me seems to show people with too much time on their hands, obsessed with social standing. Even so, we are left with only third party opinions of Cator who was by all accounts just doing what many of his contemporaries were doing then and is true today, guarding their own fortunes.

1775 - Peter Burrell III dies, son of Amy Burrell she outlives him and the estates eventually pass to her grandson, yes, another Peter Burrell, the fourth, who will become Baron Gwydyr. Peter IV is brother of Amy and William. This may be the motivation for the 1776 Foxgrove Manor map. His will leaves possession for life to his wife and son in law Henry Alexander Bennett of property at Kelsey and Whitehall which reverts to his son, Peter Burrell IV.

### **1776 – American Colonies declare independence, War of Independence.**

1776 - Kent House: John Greene Lethieullier, esq. alienated it, in 1776, to Thomas Lucas, of Lee, in this county, esq. who died possessed of it in 1784, leaving his widow surviving, who re-marrying John Julius Angerstein, of Charlton, esq. he is, in her right, at this time possessed of it." (Hasted)

1776 – John Cator is recorded as being at number 5 John Street, a development of apartments near The Strand built by the Adam brothers as part of the Adelphi development on:

[www.british-history.ac.uk/survey-london/vol18/pt2/pp131-137#h3-0007](http://www.british-history.ac.uk/survey-london/vol18/pt2/pp131-137#h3-0007)

From 1776 to 1782 and number 7 Adelphi Terrace from 1782 to 1806. He would have desired a town residence for his business and political career now that he was an MP. Other residents in the Adelphi were the Adam brothers themselves and Garrick the actor though Garrick died in 1779 at number 5 Adelphi Terrace his association with Cator is tenuous if not unlikely. Cator died there in 1806 and his apartment was left to his heir John Barwell Cator.



The Cator house at Bankside, Southwark was old by this time and perhaps not up to the standards which Cator was becoming used to. "The House by the Thames" by Gillian Tindall describes number 49 Bankside which the Cators occupied at one time. It was near the Mould Strand Wharf timber business. Possibly Cator was managing the timber business at arms length by this time.



The Adelphi

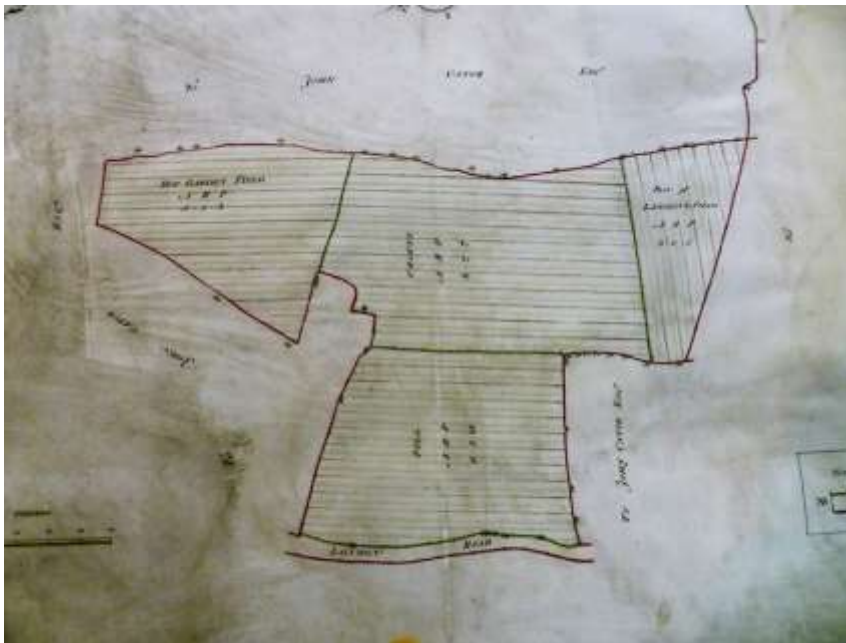
1776 – The Foxgrove Manor plan is redrawn by John Sale from several plans (in British Library). It shows there was no change in Cator's holdings in the park area but does show he has acquired some land in Beckenham Village. The map under '1766' is this version but as said is easier to read. There is no legend describing Raymond or Burrell ownership but I believe the yellow outlined areas are still (Amy) Burrell property. Other plans of Langley Park of 1780 show his holdings were considerable but widespread from Bromley to Elmers End and West Wickham and intermingled with the Burrell's lands.

Although the fields annotated Ld Bolingbroke or Ld St. John are still named that way I believe they have passed to Cator with the Manor of Beckenham 1773 sale but maybe the outstanding court cases and lease to Margaret Hare are preventing the full transfer of property? One piece of evidence is the field named Lord Bolingbroke next to Pill Crofts which is identified as John Cator's on the 1777 plan shown under '1777'.



1777 - In this following estate plan of 1777 below, the plots called Pill Crofts and Hop Ground (or part of it) are belonging to Mrs. (Amy) Burrell so we might assume that Cator had Morrisswood east and west and maybe part of the hop ground. If these plans accompanied an exchange it demonstrates that Cator did not own all of the park area until 1777 or later. He is shown as owning land surrounding Mrs. Burrell's. Similarly a plan also of 1777 of some fields belonging to John Cator in the Langley Park area is made. Does this imply some exchange of land at this date as Cator and the Burrells reorganize their estates.

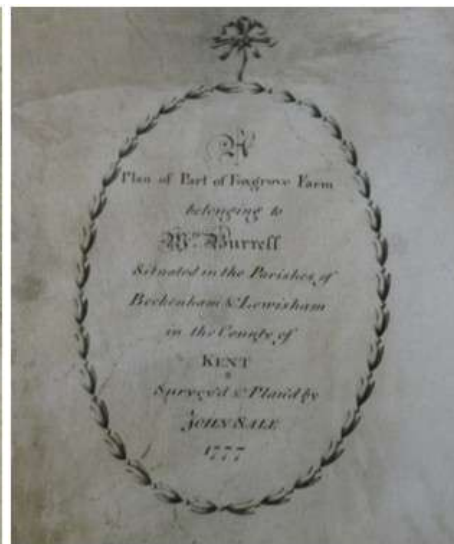
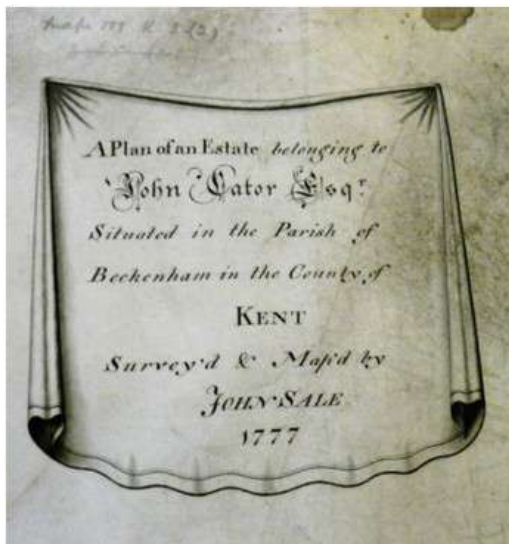
Then we have to ask how the 1793 exchanges between Cator and Burrell affected holdings or indeed whether any other exchanges took place of which we are not yet aware.



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Some of the field boundaries in these maps are still visible in the landscape on aerial photo maps such as Google Earth and Bing. The tree lined boundary is I believe the route of the stream and some trees may still be in the landscape, particularly one near the southern boundary of the park on the stream/ditch line. However, re-landscaping under the 2018 'restoration' may destroy or bury such features.

The earlier map published by John Rocque in 1745 does not show the hop field, but depicts a continuous stretch of woodland called Langstead Wood stretching all the way to the Ravensbourne. The hop field may have been created between 1748 and 1766, but Rocque's map is not highly detailed being of a scale of about 1 inch to the mile. The two later maps of 1766 and 1776 are probably accurate as traces of the features depicted on them can still be seen on modern ordnance survey maps. By the time of this plan below of 1777 the Amy Burrell holding is surrounded almost by John Cator's land. The top boundary of Hop Garden, Pill Croft and part of Langrove Field is I believe the original course of the stream which supplied Cator's lake. The stream was later straightened and buried in a pipe perhaps to extend parts of the golf course.



Title lozenges from the two estate plans of 1777 (British Library©)

1777 – Kent House, Clockhouse, part of Penge etc. The Lethieulliers had acquired Kent House and a lot of other property in Lewisham, Sydenham, Bromley, Wickham and Lee by Sir John Lethieullier circa 1709 from John Reynolds. Although the Lethieulliers were said to reside at Kent House at least one Lethieullier, Manning said in his will that Kent House was occupied by a Mr Bolt. As they owned such properties as the Manor House at Lee its possible that, as the press cutting below says, much of the property was leased. Some land at Penge was leased to Henry Batt and the properties were an investment by the Lethieulliers to generate rental income as described in the press advertisement. The Wills of members of the family describe how family members may choose to reside in a selection of properties. We suspect that Sameul Lethieullier and his wife then widow Sarah who remarried Stephen Holland and was widowed again lived at Clock House but descriptions are vague. The archive material of the Lethieullier property indicates it was purchased by Thomas Lucas in 1777/78 who's wife Elizabeth married John Julius Angerstein in 1785, who hence acquired the estates. Although Admiral Sir Piercy Brett was said to own Clockhouse prior to Joseph Cator acquiring it in 1782 we have no confirmatory evidence and Brett's will does not mention Clock House but does mention other properties.

**TO BE SOLD BY AUCTION,**  
 By Mr. CHRISTIE,  
 At his Great Room near Cumberland House, Pall-mall,  
 on MONDAY, the 4th of November, at One o'Clock,  
 in THIRTEEN LOTS,  
**ALL the VALUABLE FREE-**  
**HOLD ESTATES, &c. of**  
**JOHN GREENE LETHIEULLIER, Esq.**  
 Situate, lying and being, in the several Parishes of Lewisham, Sydenham, Beckenham, Wickham and Bromley, in the County of Kent, much underlet on Leases, at the annual Rent of FIVE HUNDRED and NINETEEN POUNDS; and also the REVERSION of TEN THOUSAND POUNDS Sterling, subject to the Life of a Lady aged 55, and which Sum will be vested in the Three per Cent. Consols, in the Names of the said Lady, a Trustee, and the Purchaser.  
 Printed Particulars may be had at the Bank and Garraway's Coffee-houses, and in Pall-mall.  
 The Estates to be viewed with Tickets, which may be had of Mr. CHRISTIE as above.

Kentish Gazette 26<sup>th</sup> October 1776

The Lady aged 55 sounds like Sarah Holland widow of Samuel Lethieullier and nee Painter born in 1712 died 1779.

1777 - Kent House Farm Indenture regarding title Ref; A62/6/61 Lewisham Archive; within this bundle an apparent transfers of ownership of Kent House from 1691. See other dates in the timeline.

Lease and release dated 25 and 26 March 1778 between John Green Lethieullier and Susannah his wife, William Octber, John Seaber, Robt. Morphett, Thomas Symonds, Thom Hearden, George Jennett, John Kilvington, John Harrison and Thomas Lucas and a recovery of part of premises Trinity Term, 18 Geo.III.

Thomas Lucas devises property to his widow Elizabeth, who remarries John Julius Angerstein. John Beach, Thomas Plummer and Joseph Paice trustees.

Lewisham Archives A/62/6/61 Indenture regarding title to Kent House Farm. Anne Loveday, Jonathan Brundrett, Alexander Baring, Sir Thomas Baring, John Cator, William Cator, Bertie Cornelius Cator & John Foakes.

Agreements details 27 August 1691 between John Smallbone & Mary his wife & Benjamin Hodgekins; Act 5 & 6 Ann to rectify mistake in marriage settlement of William Peck partitioning between William Pierrepoint & Hon. Charles Egerton, through which inheritance became absolutely vested in John Reynolds.

Indenture 6 December 1706 between John Reynolds, Lancelot Stephens, Edward Corbett, William Peere Williams, William Williams; (Mortgage) Lease & release 6, 7 April 1709 between John Reynolds & Sir John Lethieullier; Assignment same date, John Reynolds William Peere Williams, William Williams, Sir John Lethieullier Samuel Lethieullier & John Lethieullier Lease & release 25 & 26 March 1778 John Green Lethieullier & Susannah his wife, William Octber, John Seaber, Robert Morphett, Thomas Symonds, Thom Hearden, George Jennett, John Kilvington, John Harrison & Thomas Lucas & recovery of part of premises Trinity Term, 18 George III.(1777) Thomas Lucas devises property to widow Elizabeth remarried John Julius Angerstein. John Beach, Thomas Plummer & Joseph Paice trustees. Bargain & Sale 17 February 1797 Joseph Paice, Thomas Plummer, Sir Francis Baring, Alexander Baring & Charles Wall. Details of wills, dates of death, etc. of Elizabeth Angerstein, Sir Francis Baring, Charles Wall John Cator, Bridget Cator, Elizabeth Scott, George Sparkes. Act 6 Geo IV enables John Cator (1825) to grant building leases. Details of dates of death, wills etc. of Samuel Lethieullier, William Lethieullier, Mary Tooke, Sarah Loveday, Dame Anne Hopkins, John Loveday, John Lethieullier, Smart Lethieullier, Charles Lethieullier, Elizabeth Lethieullier (marriage to John Goodere), Mary Hulse, who died in testate. Letters of Admon. to Jonathan Brundrett. Indenture of Lease & release 26 & 27 July 1828, Alexander Baring, Sir Thomas Baring, John Cator, William Cator & Bertie C. Cator in trust for Ann Loveday & John. Brundrett. Details of Kent House Farm & Penge Common, field names, acreages and tenants names. 18 August 1829

1778 – Edward Hasted publishes the first edition of his Topography and History of Kent. So far I haven't seen what entry this held for Beckenham but we have the second edition entry in 1798.

1778 – Cator proposes an amendment to the Insolvent Debtors Act in Parliament. The amendment appears to be in his own interests as it concerns persons indebted to him in his business affairs.

Fanny Burney writes a letter describing Mary Cator as a Mrs Nobody, but I have little faith in Burney's characterisations which are based upon class distinctions of the time.

<https://new.artsmia.org/stories/botanomania-and-the-secret-history-of-women-plant-collectors/>

1779 – Kelsey; Counterpart lease for 60 years 1) Peter Burrell 2) Richard Henry Alexander Bennet. Messuage called the Gattons and messuage called the Flint House, and land, 150a, containing the Stone field, the Downe field, Barn field, German field, Pidgeonhouse field, Longlands, Little Longlands, Gattons, Temple Obelisk, Putlands, Two Clampfields, Grove Lee, Grove and Crabtree Hillfield, and appurtenances, excepting messuage called Kelseys while said Peter Burrell (d.1775) or his mother (Amy d.1789) shall live, timber and rights of way, in Beckenham, Kent. [See 257/13/2, loose item] (Surrey Archive).

This lease clarifies to some extent the occupation of Benet in relation to Kelsey Mansion still held by Amy Burrell although Amy Burrell is said to live at Langley circa 1769 she retains access to these properties and others in Essex and Westminster. Benet's wife is Amy Burrell's granddaughter and she has great grandchildren by this time.

1780 – Regarding the Cator Coat of Arms, Pat Manning writes “The interest in this line (tracing Cator family history) lies in the fact that the brothers John and Joseph Cator used the William Cater arms to produce their own designs in about 1780, including that on the pediment of Beckenham Place. Their brother William also had arms engraved on silver plate such as a chased coffeepot held at Woodbastwick. \* This may be no more than the widespread abuse of heraldry that was common in the 18th and 19<sup>th</sup> centuries. It was aided by the publication of works like Joseph Edmondson's “Complete Heraldry” of 1780 in which is listed the arms of Cater recorded at the Visitation of Berkshire in 1566.”

1780 – Perhaps earlier but apparently divided to reflect the exchange of property in 1793 - A Map of the “Burrell” estates south of Beckenham, Kelsey to Langley Park area: In the British Library, part of which is missing, illustrates how Cator's and Burrell's possessions are very mixed. I suspect the map was divided as part of the 1793 exchanges with Burrell retaining this half as it relates to property they acquired and Cator obtaining the other half though the ‘other half’ hasn't surfaced...yet. Subsequent maps of the Burrell estate dated 1809 and the Cator estate dated 1833 show the disentangled Burrell and Cator estates but other landlords still have significant properties.



1780 part of an incomplete plan showing parts of Langley Park etc.,(British Library©)

British Library catalogue Title: [Part of a large map of estates belonging to Peter Burrell and to other members of his family in the parish of Beckenham, surveyed about 1780. Mutilated, wanting the title and scale and all the north-western and south eastern parts of the map]

Subjects: < face="Times New Roman, serif">BECKENHAM, Kent (Parish) -- Estates - -- Maps and charts -- >

Publication Details: [1780?]

Identifier: System number 004801191

Physical Description: 1016 x 1350 mm.

Shelfmark(s): Cartographic Items Maps \* 3065.(50.)

The Cator properties are extensive to the south of Beckenham village but the subsequent estate maps of the early 19th century show that the Burrells owned most land to the south of the village and the Cators the land mainly to the north following exchanges in 1793. Whether this plan forms the basis for land exchanges is not confirmed but it does give an insight into the complexity of property ownership. The question mark over the

date of this map could mean it relates to 1777 plans and exchanges but that is unconfirmed. What is surprising is the amount of land Cator held very near Langley and Kelsey and the question remains as to how he acquired it. The accounts of Philipott and Hasted refer to the Leigh family and strangely we find that Cator acquired property near Leigh in Kent and at Addington which is also linked to the Leigh family. So whether Cator the younger or Cator the elder acquired those properties earlier than we know is still a possibility.

The names of Burrell, Cator, Hare, Lethieulier can be identified as landowners and several leaseholders names are shown. The Cator lands will become subject to land exchanges. These plans are tantalising glimpses into the landowning situation.

This map has drafted outlines of road diversions and may relate to 1768 road diversions recorded at Kent Archive, see 1768. If so this may mean the map is earlier? The map raises several questions regarding ownership and names. What becomes Langley Farm is next to a field named Cuts Croft and surrounded by Cator and Lethieullier land. The Burrells diverted roads in stages, firstly a small diversion away from the house at Langley Place and subsequently putting a new road to the route of what is now South Eden Park Road.

Below, Stone Farm although called Barnfield House owned by John Cator, the site bounded by the neighbouring 'Kelseys' belonging to the Burrells. (British Library©)



1779 - Related to Kelsey Park and to illustrate land dealings. Counterpart lease for 60 years, Surrey Archive [257/13/11](#)

1) Peter Burrell

2) Richard Henry Alexander Bennet. Messuage called the Gattons and messuage called the Flint House, and land, 150a, containing the Stone field, the Downe field, Barn field, German field, Pidgeonhouse field, Longlands, Little Longlands, Gattons, Temple Obelisk, Putlands, Two Clampfields, Grove Lee, Grove and Crabtree Hillfield, and appurtenances, excepting messuage called Kelseys while said Peter Burrell or his mother shall live, timber and rights of way, in **Beckenham**, Kent. 12 Oct 1779

1780 – John Cator’s brother Joseph marries Diana Bertie in Calcutta. He is 47 and John Barwell Cator is born the following year. There is some evidence that Joseph had married a Sarah Villers in 1753 but it may have been a different Joseph Cator. (recorded in clandestine marriages register for Spittlefield) (Berties ancestry <https://irp-cdn.multiscreensite.com/c3844fd3/files/uploaded/2001%20March.pdf>)

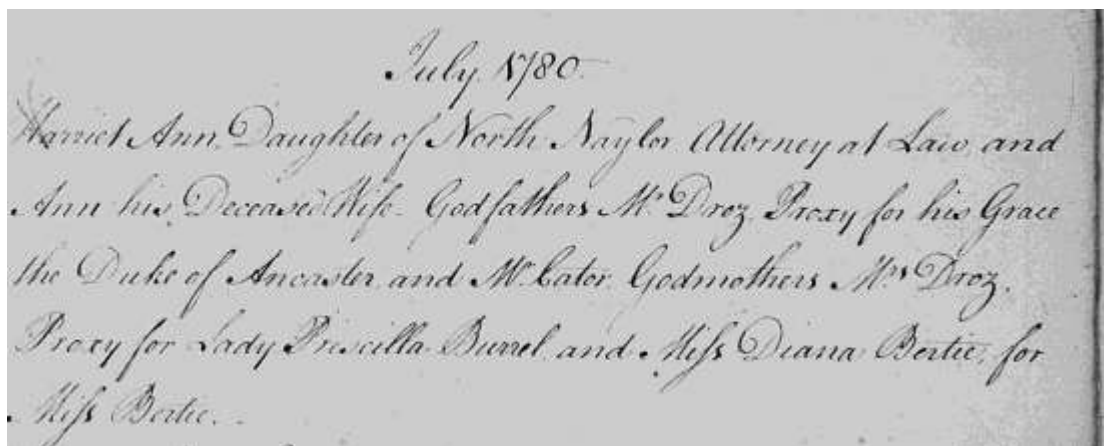
Also in 1780 the court case is heard between John Cator and Mrs Margaret Hare concerning Cator’s right to the Manor of Beckenham. Bolingbroke and his trustees had sold the Manor to Cator without revealing that it had already been leased to Mrs Hare and others. Cator compensates Mrs Hare to retain his right to the estate. He later seeks recompense from Bolingbroke’s trustees. See 1787.

It may be, I suspect, that although Cator bought the Manor of Beckenham from Bolingbroke and it probably included Bolingbroke’s parts of Foxgrove Manor and elsewhere so that Cator did not have sole rights over the property until this year in which his compensation of Mrs Margaret Hare does give him full ownership.

1780 (circa) - Richard Hoare owns land in Beckenham and leases it to his brother Harry. We have a record of John Cator suffering a shooting accident on the land of Hoare from newspapers of the time. Harry Hoare also acquires an apartment at the Adelphi being a neighbour of Cator and other noteworthies like Garrick. We have no direct evidence of Cator socializing with Garrick but Hoare sends his doctor to treat Cator after the shooting accident. For Hoare see [https://www.hoaresbank.co.uk/sites/default/files/styles/brochure/brochure\\_files/Through%20the%20Years%20Vol2.pdf](https://www.hoaresbank.co.uk/sites/default/files/styles/brochure/brochure_files/Through%20the%20Years%20Vol2.pdf)

It is tempting to assume some business connection between Cator and Henry Hoare but no evidence has emerged so far.

1780 - Harriet Ann Naylor is a sponsor for Peter Cator at his baptism in 1796 see KentOPC. Daughter of North Naylor d1780 Calcutta. Joseph Cator was a trustee and exor of his will. Baptised July 1780 Calcutta.



July 1780.  
Harriet Ann, Daughter of North Naylor, Attorney at Law, and  
Ann his Deceased Wife. Godfathers Mr. Drey, Procy for his Grace  
the Duke of Ancaster and Mr. Cator. Godmothers. Mrs. Drey,  
Procy for Lady Priscilla Burrell and Miss Diana Bertie, for  
Miss Bertie.

North Naylor married Annie Bertie sister of Albemarle Bertie & Diana Bertie 1778 in Calcutta. He died Aug 1782 leaving just Harriet Ann. See [https://www.google.co.uk/books/edition/Memoirs\\_of\\_Sir\\_Elijah\\_Impey\\_Knt\\_First\\_Ch/0sL0KiPqWvkC?hl=en&gbpv=1&dq="joseph+cator"&pg=PA194&printsec=frontcover](https://www.google.co.uk/books/edition/Memoirs_of_Sir_Elijah_Impey_Knt_First_Ch/0sL0KiPqWvkC?hl=en&gbpv=1&dq=)

..for a description of Joseph Cator’s involvement in caring for North Naylor’s daughter.

This also ties together the Burrells & Cators

1780 – William Cator marries Sarah Morse and Joseph Cator marries Diana Bertie, both marriages take place in Calcutta.

38 Mr Joseph Cator Factor in the Hon<sup>ble</sup> Companys Service, and  
 Miss Diana Bealiv. -  
 November 1780  
 Mr William Cator Factor in the Hon<sup>ble</sup> Companys Service, and  
 Miss Sarah Morse

1781 - John Cator is High Sheriff of Kent, a position appointed each year from March.



John Cator - Portrait by Joshua Reynolds

This portrait would have been in the round plaster border over the fireplace in the south facing room. It is supposed to be now at Woodbastwick in Norfolk. The plaster surround is approximately 36 inches diameter and the picture is described as about the same size in a catalogue of Reynolds paintings.



1781 - Carl von Linne the younger, the son of Carl Linnaeus, comes to London. There is no evidence to say whether this is the Linnaeus who might have met John Cator but as Carl junior did meet Joseph Banks, Solander and others who knew Peter Collinson then there is a potential link. Carl contracted an illness which



killed him on his return to Sweden in 1783. It is recorded as jaundice. See Linnaean Society and Wikipedia entries. If this is the Carl von Linne who met Cator then its unlikely he had anything to do with estate planting as Cator had been at Stumps Hill for about 20 years.

1781 – 4<sup>th</sup> April, Henry Thrale dies, husband of Hester Thrale. The association of Cator with the Thrales is one of the few sources we have into John Cator's personality. Henry Thrale is listed on History of Parliament as MP for Southwark 1765-80 with some interesting detail of his life.

1781 – Admiral Sir Piercy Brett is buried at St. George's on the 25<sup>th</sup> October, apparently dying at Clockhouse. From piecemeal details it appears that Brett probably leased Clockhouse as his will has no mention of Clockhouse or Beckenham property.

His biography briefly is:

Born 1710 son of Piercy Brett, ships master, in Stepney/Wapping.

Rose to lieutenant in the navy and part of George Anson's fleet to the pacific to capture a Spanish treasure galleon. The capture of the galleon made Anson and members of his crews wealthy in different measures according to the prize money structure applied in the Navy. Anson promoted Brett to captain (1740-44)

1745 Captain of the Lion man of war engaged in battle with a ship escorting Bonny Prince Charlie, pretender to the throne.

1753 Commander of the Royal Caroline yacht – knighted

1754-74 MP for Queenborough

1756 Captain of the Carolina yacht & Cambridge man of war

1760 Colonel of the marines

1762 Rear Admiral of the red - headed a Mediterranean squadron

1766 Lord of the Admiralty (East India Company)

1769-1781 living Great Marlborough Street (Westminster rate books)

Jan 1770 resigned from the admiralty

Nov 1770 Vice Admiral of the White

1771 reinstated in former naval post (with others)

13 Oct 1781 died at Beckenham (Kentish Gazette) Admiral of the blue

25 Oct 1781 buried at St. Georges, his wife Henrietta buried with him in 1788

Note the Westminster rate book have him at Great Marlborough St 1769-1781 although he is reported to have died at Beckenham in the papers. Henrietta his wife died at Marlborough St. I would surmise that he had Beckenham as his country abode and so it was probably leased.

<https://www.historyofparliamentonline.org/volume/1754-1790/member/brett-sir-piercy-1710-81>

1782 - William Eden, 1744-1814, leased land in Beckenham from Peter Burrell in about 1782. source: Copeland and Beckenham History. The lease was extended in 1794. Prior to this date a house called Bune Gate is shown on the Andrews Drury map and later shown as a leased property on the 1809 Burrell estate map. Bune Gate derived its name from some fields called Borngates on the 1735 Burrell Kelsey map. The name gets misspelt or mistranscribed as Barn gates on some documents. Eden Park or Farm is on land which is part of the Kelsey property and not as part of Langley as stated in some sources.



1809 Burrell Estate plan, courtesy of The British Library

1782 – John Cator is recorded as being at number 5 John Street from 1776 to 1782 and number 7 Adelphi Terrace from 1782 to 1806. He would have desired a town residence for his business and political career. Other residents in the Adelphi were the Adam brothers themselves and Garrick the actor though Garrick died in 1779 at number 5 Adelphi Terrace his association with Cator is tenuous if not unlikely. The Adam brothers had moved to Robert Street in 1778 and any connection with Cator is unknown though he may have been influenced by the fashion for their work. Cator died there in 1806 and his apartment was left to his heir John Barwell Cator who seem to have kept it as a town house for some time.

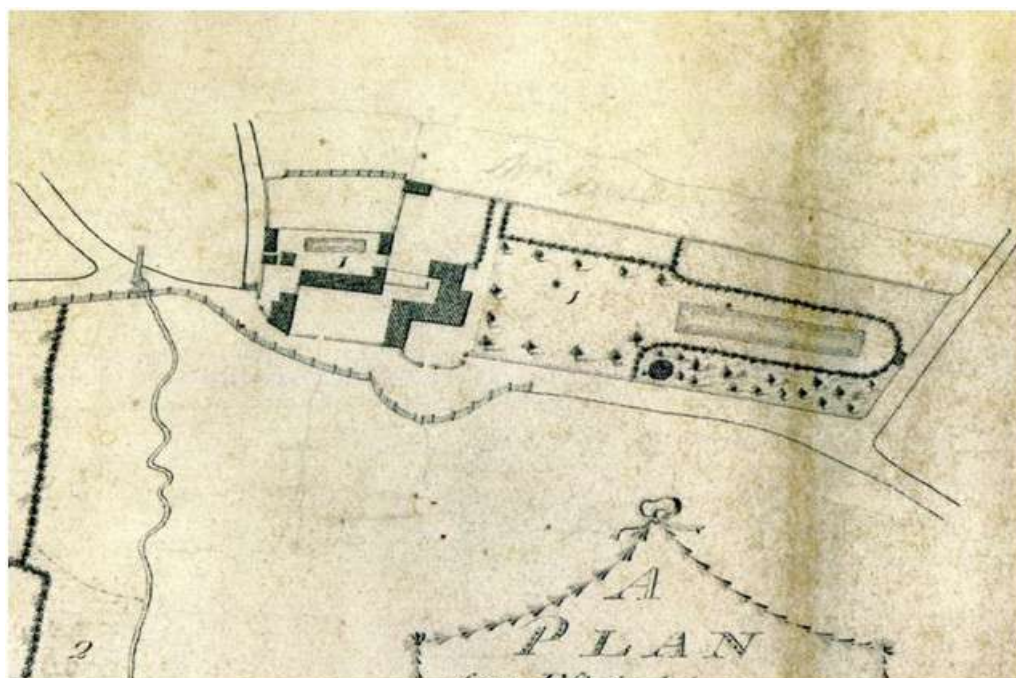
(source: [www.british-history.ac.uk/survey-london/vol18/pt2/pp131-137#h3-0007](http://www.british-history.ac.uk/survey-london/vol18/pt2/pp131-137#h3-0007))

1782 - John's brother Joseph is in possession of the house and land at Clockhouse between Beckenham and Penge according to the estate plan in Bromley Library Historic Collections. Being a younger brother he had not it seems inherited a large estate and had worked for the East India Company as secretary to Richard Barwell, a wealthy 'nabob' and factor (merchant). As Joseph had married Diana Bertie in Calcutta in 1780 it may be he was returning home with some amassed fortune. All of Joseph and Diana's children were born at Clockhouse. John Cator and other members of the family were shareholders in the EIC. Records in the British Library and elsewhere beg investigation. It is remarkable how many local landowners and politicians had dealings with the East India Co. and it must be regarded as a source of some wealth. Chinaware, spices, silk and luxury items were traded for British manufactures. During the 18th century the practices of the EIC were questioned and investigated in parliament on several occasions but it is too complicated to relate it here. Joseph had worked and probably traded in the Far East. Naming his son 'John Barwell Cator' was both a reference to his own father, John Cator the elder and a reference to the Barwell family who lived in Bengal and were directors of the East India Company who were patrons of Joseph and may have influenced his fortunes. Joseph had been in Jamaica in 1763 at the time of his father's death. He acquired Clockhouse after the death in 1781 of Sir Piercy Brett, Admiral of the Blue. Clockhouse is said to have been built around 1720 for one of the Lethieullier family. Piercy Brett probably moved there after 1760 as his daughter was born in Buckinghamshire in 1753. He is recorded on History of Parliament online as MP for Queenborough as Sir Piercy Brett of Beckenham and his career posts were Lt. R.N. 1734; capt. 1743; r.-adm. 1762; v.-adm.

1770; adm. 1778. Ld. of Admiralty Dec. 1766-Jan. 1770. His wife Henrietta survived him, they are both buried at St. George's Beckenham. We don't know where in Beckenham his wife lived after 1781.



Clockhouse between Beckenham and Penge (looking towards Penge)



Part of the Clockhouse Estate plan (Penge off to the left, Beckenham to the right)



Courtesy of Beckenham History [www.beckenhamhistory.co.uk](http://www.beckenhamhistory.co.uk)



Courtesy of Beckenham History [www.beckenhamhistory.co.uk](http://www.beckenhamhistory.co.uk)

This shows Clockhouse stables on the left with the Clock House adjacent to the horse and cart. Although captioned 'The Technical Institute' it would become the site of the Technical Institute.

1783 – John Cator is wounded in a shooting accident;

16. On Thursday Mr. Cator, and a man servant of Mr. Hoare, the banker, went out from Beckenham in Kent, a shooting, when the latter discharging his piece without recollecting that his companion was near him, the contents were chiefly lodged in Mr. Cator's arm, which is much feared, will prove fatal to him. Mr. Hoare, the moment he heard of it, humanely sent from town three surgeons, that the utmost care might be taken to recover him.

1783 – From the Ipswich Journal

And from the Stamford Mercury 13<sup>th</sup> February

It is surprizing, after the many melancholy accidents that frequently happen from people going out together on shooting parties, that more care is not taken to avoid each other's fire. On Thursday Mr. Cater, and a servant of Mr. Hoare, the Banker, went out to take this diversion from Beckenham, in Kent, when the latter discharging his piece without recollecting that his companion was near him, the contents were chiefly lodged in Mr. Cater's arm, which it is much feared, will prove fatal to him.

The Kentish Gazette reported on 12<sup>th</sup> February

It is surprizing, after the many melancholy accidents that frequently happen from people going out together on shooting parties, that more care is not taken to avoid each other's fire. On Thursday Mr. Cater, and a servant of Mr. Hoare, the banker, went out to take this diversion from Beckenham, in Kent, when the latter discharging his piece without recollecting that his companion was near him, the contents were chiefly lodged in Mr. Cater's arm, which, it is much feared, will prove fatal to him. — Mr. Hoare, the moment he heard of it, humanely sent from town three surgeons, that the utmost care might be taken to recover him.

1783 - John Cator purchases Wricklemarsh at Blackheath, the house and estate of Gregory Page Turner for £22,550. Some of the columns and windows came to Beckenham Place but the date is uncertain. The large ground floor window is the same as at the sides of portico. Although some accounts say John began developing the Wricklemarsh estate into what is now Cator Estate at Blackheath, some reassessment has re-dated most of the development process until later after 1820 and at the instigation of Cator's heir, John Barwell Cator. As John Barwell Cator generally used just 'John Cator' as his name then confusion has occurred in several respects as to which 'John' carried out certain developments.

The Oxford Journal reports on the 12<sup>th</sup> April. Note the reference "John Cator, of Stump's Hill" and the price of Wricklemarsh £22,550

**On Monday last the Mansion-House and Park of the late Sir Gregory Page, on Blackheath, were sold by Auction, by Mess. Christie and Ansell, to John Cator, Esq. of Stump's Hill, near Beckenham, in Kent, for 22,550l.**

However, the Wikipedia entry for The Paragon, Blackheath states “[Regency architect](#) Michael Searles (1750–1813) was famous as an [English](#) commercial architect of large houses, particularly in [London](#). His most notable achievement is perhaps The Paragon in [Blackheath](#)

Searles was the son of a [Greenwich](#) surveyor, also named Michael Searles (c. 1722-1799), who served (from 1765) as surveyor to [Morden College](#) in Blackheath. Searles and his father formed an unofficial father and son partnership producing plans in and around Greenwich before Searles junior set up his own practice.

Landowner [John Cator](#) granted development leases to Searles and builder William Dyer to design and build a series of high quality dwellings, intended to appeal to upper middle class buyers, situated on the south-east side of Blackheath. Facing the heath, South Row and Montpelier Row were erected from 1794 to 1805.

Its believed that the rest of the Wricklemarsh Estate was leased mainly for agriculture until the 1820's



The pillars of the portico along with several ornate windows from Wricklemarsh House at Blackheath were added to Beckenham Place when much remodelling was carried out but the date is debatable. The Ordnance Survey surveyor's preliminary sketches of 1799 in the British Library clearly show a house at Beckenham Place without the portico although the curved bay at the rear of the house and a stable block and a lake are shown. It is thought that Beckenham Place was originally red brick but that limestone ashlar covering came from Wricklemarsh along with the portico masonry. This could have been prior to 1800 but the map evidence puts it in doubt and the potential for John Cator's heir, John Barwell Cator to have carried out alterations is a real possibility. W.H.Ireland's History of Kent states that John Barwell Cator carried out extensive improvements to Beckenham Place, possibly including extending the house, improving and extending the stables or adding outbuildings, altering the lake etc. I remain open to new evidence regarding such changes.



This window from Beckenham Place Portico is the same as in the print of Wrinklemarsh as well as other similarities in masonry

1783 – Also in this year Cator sues for compensation over his purchase of Beckenham Manor but is unsuccessful due to legal precedents it seems. It would be necessary to write a separate account of the full proceedings from the beginnings when Bolingbroke leased the Manor of Beckenham to Mortimer and Hare in 1769 to fully understand the circumstances. Cator finally gives up attempting to retrieve his costs from the process after another case in 1787. See 1773, 1780 and 1787. This extract partially shows how a complex trail of ‘where did the money go’ prevented Cator from retrieving his losses.

**CATOR v. the Earl of PEMBROKE and others, Trustees, and Lord  
VISCOUNT BOLINGBROKE.**

Lords Commissioners, Lord Loughborough, Ashhurst. [S. C. Decree affirmed on rehearing, post, 2 vol. 282.]

(No Entry in this Year.)

[Although the vendor of an estate has fraudulently concealed an incumbrance, yet the purchaser has no lien on the purchase money after it has been paid over. (1)] Purchaser, without notice of a rent-charge, transfers stock in payment; the party entitled for life grants an annuity out of the dividend, secured by a letter of attorney to receive the dividends, to a person who had not notice of the transaction; the purchaser of the estate is evicted by grantee of the rent-charge, he has no lien on the stock. (2)

THE manor of Beckenham, in Kent, was vested in trustees with power to sell, laying out the money to the uses under a settlement, by which Lord Bolingbroke was entitled to a life estate, with remainders over. Lord Bolingbroke had granted rent-charges on the estate to Hans Winthrop Mortimer, Esq., and Mrs. Hare. The trustees, with Lord Bolingbroke, afterwards sold the estate (without notice of the rent-charges) to Cator the plaintiff, and Lord Bolingbroke covenanted that the premises were free from incumbrances. The trustees invested the purchase-money in South Sea annuities. Lord Bolingbroke granted the annual dividends, during his life, to Boldero, one of the defendants, with a covenant, that the money should not be laid out in land during his life-time; and the trustees gave him a letter of attorney (irrevocable) to receive the dividends. Boldero knew the South Sea annuities were the purchase-money for the estates in settlement, but knew nothing further of the circumstances. Mrs. Hare afterwards evicted Cator, who filed the present bill to have the South Sea annuities re-transferred, insisting he had a lien upon them.

Mr. Kenyon and Mr. Hollist (for the plaintiff). Where a purchaser does not pay the purchase-money, the vendor has a lien upon the estate. This principle applies to the present case. Cator would have a right to follow this stock against Lord Bolingbroke; and the legal estate in it is in the trustees. If the legal estate had been in Boldero, the Court might have refused to take away the *tabula in naufragio*; but, as it is, the Court will look to the elder title. In exchange, the very act in- [\*302] cludes a warranty, \*and the person who conveys, and is evicted, may bring a *warrantia chartæ*. Here, Lord Bolingbroke gives land, Cator money; if there had been a total eviction, Cator had a right to have his money back; for the estate would be worth nothing. *Eton College v. the Bishop of Winchester*. 3 Wils. 468. and there can be no dif-

Hans Winthrop Mortimer is a co-lessee of Beckenham Manor with Mrs Margaret Hare. There is a record of him being discharged from the Fleet Prison which was a debtor's prison in 1793, 1796 and 1797. Also, a Hans Mortimer being a victim of a theft three times between 1786 and 1803 of six pairs of stockings, some windows and some lead. In each case the thief was transported for seven years. He is also listed as a Justice of the Peace for Middlesex around that time. Several questions arise but of no real involvement in the Park but an interesting minor connection.

The Earls of Pembroke and Guilford were co-defendants in the case brought by Cator as trustees of the Beckenham Manor estate with Bolingbroke. The Earl of Guilford was the father of a Prime Minister, Lord Guilford who later inherited the title of Earl. Was Cator up against a hierarchical barrier?

1783/84 – William Cator is portrayed with the Morse family in Calcutta in this painting attributed to this date.





The Morse and Cator families by Johann Zoffany

1784 - Kent House: Thomas Lucas, of Lee, in this county, esq. died possessed of it in 1784, leaving his widow surviving, who re-marrying John Julius Angerstein, of Charlton, esq. he is, in her right, at this time possessed of it." (Hasted)

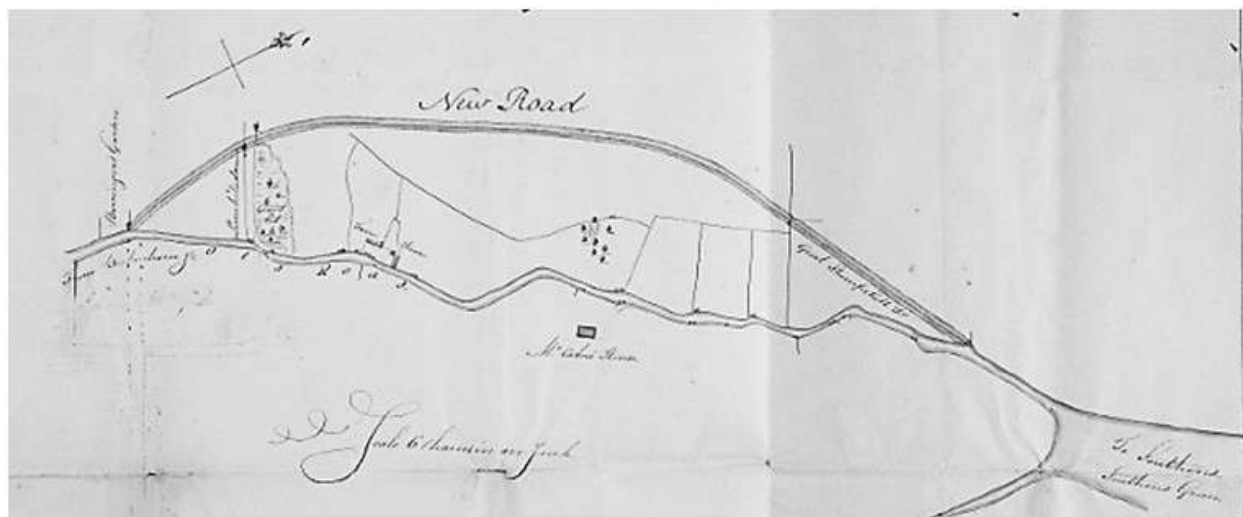
1784 – In a letter of 15th April to Mrs. Thrale, Cator is mentioned by Dr. Johnson as being at a meeting of Johnson's 'club' with Metcalf and Crutchley who are MP's for Horsham and mentions Cator is chosen as candidate for Ipswich. Cator is elected MP for Ipswich but unseated. The History of Parliament online describes John Cator's political career or in 'The House of Commons 1754-1790 by Lewis Namier and John Brooke' available as an e-book. Samuel Johnson dies on the 13th December 1784.

The daughter of Henry and Hester Thrale generally known as Queeney (Hester Maria) was staying with the Cators either at Beckenham or at The Adelphi as John had been appointed a Guardian to the three Thrale daughters. She was about 20 years old. The guardianship and Cator's management of Henry Thrales will caused much friction between Hester Thrale and her new husband Gabriel Piozzi which continued almost until Cator's death with several cases being brought before the Court of Chancery. (sources: Thraliana and Nat.Archive)

1784 - Eden Park or Farm: George Eden, earl of Auckland, (born Aug. 25, 1784, Eden Farm, near Beckenham, Kent, Eng.—died Jan. 1, 1849, The Grange, near Alresford, Hampshire), governor-general of India from 1836 to 1842, when he was recalled after his participation in British setbacks in Afghanistan.

He succeeded to his father's baronies in 1814. Auckland, a member of the Whig Party, served as Board of Trade president and as first lord of the Admiralty before being selected in 1835 by his friend Lord Melbourne, the new Tory prime minister, as governor-general of India. He arrived in Calcutta (now Kolkata) in February 1836 with instructions to gain for Britain the friendship of buffer states between India and Russia, because the latter was then expanding southeastward, with emissaries already in Afghanistan. Desiring expanded British trade and influence in Central Asia, he sought a commercial treaty with the Afghan ruler Dōst Moḥammad Khan. Hindered by Russian and Persian efforts there, Auckland replaced Dōst Moḥammad with his rival, Shah Shojā', who then depended strongly on British support.

1785 - Cator has the road diverted to the current Beckenham Hill, Southend Road route and also closes Langstead Lane between Southend Green and Clay Hill. The new road is at first called Great Stumpshill Road. It is noteworthy that the pond we refer to as 'ancient' is clearly marked on the eighteenth century road diversion plan. The site of its farmhouse on the same side of the road is now mostly outside the park boundary and occupied by modern housing.



Courtesy of Kent History & Library Centre, Maidstone.©  
[https://www.kentarchives.org.uk/collections/getrecord/GB51\\_Q\\_R\\_H\\_2\\_22'](https://www.kentarchives.org.uk/collections/getrecord/GB51_Q_R_H_2_22)

Centre for Kentish Studies has this document: *Part of highway between village of Southend in Lewisham and village of Beckenham, 1,500 yards long, to be diverted to a new line, through lands of John Cator, Esq., 1,518 yards long, 30 feet wide. Highway from Southend Green near vill of Southend to Clayhill in Beckenham, 2,250 yards long, to be stopped up, since it is disused, and the road from Southend to Clayhill by Beckenham Church is used in its place. Order: at Beckenham 22 March 1785, with plan (scale: 10 ins. to mile). Endorsed: consent of John Cator of Beckenham, Esq., same date Certificate of completion: 4 April 1785. Order enrolled 5 April 1785 [ Q/So.W11.pp529 - 530 ]*

The core of the park probably took most of its present form in the 1780's. For it is then that the public was excluded from the park roads the existing road becoming a driveway through his park and he also closed another road called Langstead Lane (or Lagg Street Lane on some maps) which ran from Southend to Clay Hill, effectively excluding the public from his parkland estate. The gatehouses at the north and south ends of the drive through the park still remain though the southerly one is now outside of the public park being at the entrance to what is now a private road confusingly also called Beckenham Place Park.

At this time the local gentry were vying with each other in improving their estates and almost all of them adopted what was then the height of fashion, large scale landscaping to produce vistas of pasture leading down to stretches of water with a backdrop of trees. The closing of Langstead Lane which would have crossed the footprint of the lake was probably with a view to creating the lake and excluding the public. Introduced species such as Turkey Oak, Holm Oak, Rhododendron, Swamp Cypress are or were present whether due to original plantings when Cator built his house or later landscaping. the Turkey Oak which blew down in 2002 was dated to 230 years of age (planted 1772 or earlier). Collinson remarks in a letter to John Bartram "my two sons (Cator his son in law and his own natural son) vye with each other in acquiring plants and ask Collinson for azaleas, khalmeias and rhododendrons. Search The Memorials of John Bartram and Humphrey Marshal for Collinson's letter, it makes entertaining reading and an insight into the Collinson/Cator relationship. Collinson was a supplier of many plants to a wide number of clients including the aristocracy. However, the passage of time, changing fashion and various tennants have had an impact on the landscape.

We believe Cator owned the property both sides of the driveway through the park even as early as the date at which he built his house (1762). The farms probably continued in operation to manage the land. The lake was installed at the most practicable position, a low point on level land around the foot of the hill now called

Summerhouse Wood but called Lewisham Lands on Foxgrove Manor maps. The lake was fed by the stream running along the valley below the house which came from springs near Foxgrove Farm and Moat. The lake overflow which we assume would have been continuous flowed on through his land to meet the Ravensbourne river. After the railway was constructed much later the overflow had to be taken under it via a conduit. The lake as well as providing a view, provided some sport fishing and perhaps wildfowl shooting. We don't think that boating and swimming were great Georgian pastimes but Cator is recorded as going on barges on the Thames for social occasions. It is said that in the late 19th century the installation of the West Kent Sewer diverted spring water and Foxgrove Farm moat dried up and this probably affected the feeder stream to the lake. Other reasons for drying up could be the lake bed losing any waterproof quality. It was probably puddled clay similar to the method of waterproofing canals, in fact early landscape stretches of water were called canals, see the diary of John Evelyn.

Cator also buys the title to a cottage in two tenements with several pieces of land in Lewisham received in exchange from Francis Motley Austin Esq of Court Lodge, Lamberhurst on 9th May 1785 with Cator paying £600 by way of equality of the property (source P.Manning from record at Kent Archive). The exact whereabouts of the property is unknown. Francis Motley Austin or Austen is an extensive landowner in Kent from Beckenham to Sevenoaks and an uncle to Jane Austen's father. He acquired the Manor of Bellingham (Bellingham) which I assume to include Bellingham Farm Catford.

The Burrell's of Langley Park also diverted a road away from the front door of their house, it now constitutes South Eden Park Road and another between Langley and Elmers End was widened and as this record states:

Part of highway between Langley and Elmers End in Beckenham, 1,232 yards long, to be diverted to new line through lands of Sir Peter Burrell of Beckenham, knight, 473 yards long, 24 feet wide. Other parts of the said highway, 2,206 yards long, being narrow, be widened by addition of parts of lands of John Cator of Beckenham, Esq., Amey Burrell of Beckenham, widow, and Sir Peter Burrell. Footpath from Langley to Cage or Watch House in Beckenham, to be diverted into highway from Langley to Beckenham Church, and thence to the said Cage or Watchhouse. Other highways and footpaths in Beckenham, shown on plan [now missing] to be stopped up as unnecessary, reserving rights of way to owners and occupiers of adjoining land. [The papers concerning these diversions etc are missing.] Order: at Beckenham, 3 September 1784. #Consent of J. Cator, Amey Burrell and Sir P. Burrell, 3 September 1784. Certificate of completion: at Beckenham, 2 October 1784.

Held at Kent History and Library Centre Document Order #:Q/RH/2/18Y

## Insert Images

The three plans of Foxgrove Manor, Beckenham Manor and the road diversion plan shown side by side will explain how there was a farm or messuage on the opposite side of the road from the mansion between Foxgrove and Beckenham manors and apparently not part of either of them but nevertheless acquired by Cator. As the plans are orientated in different directions they have to be rotated to align with the same compass point.

1785 – Kent House and land at Penge; John Julius Angerstein marries Elizabeth Lucas and acquires possession of the property which had been Lucas's and before that the Lethieulliers. Angerstein was of German extraction born in St.Petersburg and became a London financier. Kent House and Beckenham/Penge property later sold to the Barings see 1797.

1786 – Carey's map of 15 Miles around London shows the Beckenham area with the Beckenham Place site in the name of Cater Esq. No lake is shown whereas the lakes in Kelsey are shown. Stumps Hill is identified as 'Stamphill'. Several place names are questionable.

1787 – Cator's mother Mary dies in this year and is buried on the 31<sup>st</sup> of August at the age of 78 in what becomes the family vault St. George's parish churchyard Beckenham. Her abode is given as Bromley in the

Beckenham burial record. Mary did not leave a will it seems but she had been left money and houses or at least the income from them from her husband. What does emerge some time later as a result of research by Keith Baldwin is some letters from Mary to her son Samuel left with a Mrs Ardouin of Greenwich to be sent to Samuel after her death concerning some money left in Bank of England Consols. Mary expresses sadness at Samuels state of affairs and it seems he lived beyond his means getting into debt on more than one occasion. Samuel dies the next year, see 1788. She asks him to use the money wisely after his affairs are straightened out. But later amends her instructions to Mrs Ardouin, requesting that the money is divided between Samuels daughter and another granddaughter by marriage to the Sparkes family. She asks that William Cator is used to carry out the wishes, but Samuel dies soon after his mother and William is also killed without disposing of the money and somehow Mrs Ardouin left the stock in her will to be sorted out with the Cators after all the beneficiaries had died. The letter reveals Mary's great distress at Samuel's disposition.

Cator buys Grangewood in Upper Norwood as part of his acquisition of the Manor of Whitehorse or Bensham, now a public park among the other land which was used for house building after John Barwell Cator sells it later on. This is just another example of Cator's acquisitions. Maybe or probably part of the same purchase as Cator also purchases the Manor of Croydon according to History of The County of Surrey by Thomas Allen. This must be the Manor of Bensham or Whitehorse and include parts of what is now Upper Norwood and is listed in the 1825 Act among the other properties and consists of about 560 acres. In the 1825 Act it is identified as 'to be sold' by J.Barwell Cator to pay for other land in Kent, Surrey or near Woodbastwick. Cator ownership of lands in Croydon may have been as short as 20 years? Having looked at land dealings of others such as John Evelyn, buying and selling estates was common and frequent. As banks and investments were perhaps less diverse then investing in land was perhaps seen as safer than other forms of saving.

Also, in this year 1787 Cator's brings a case against Lord Pembroke in the Court of Chancery. It relates to the purchase of the Manor of Beckenham from Lord Bolingbroke in which it seems Bolingbroke omitted to reveal certain circumstances to Cator. i.e. He had leased it on a 'rent back' arrangement to Mrs Margaret Hare and failed to pay her the rent of £500 per annum. Cator had to recompense Hare to gain full control of Beckenham Manor. Bolingbroke was supposed to purchase other lands with the proceeds but invested the money in annuities which he assigned to a Mr. Boldero.

I wonder if this is how Chancery Lane in Beckenham acquired its name? But when we look at Chancery cases it seems landlords were pursuing one thin or another almost weekly.

Cator probably thought it not worth suing Bolingbroke directly for compensation as he was (Boling) broke.....it seems he had been juggling his debts for some time, leasing and selling off assets and the involvement of 'trustees' such as Pembroke and Guildford requires some disentangling. From Wikipedia: Things worsened for Viscount Bolingbroke after his divorce. The damages he won from Beauclerk (for his adultery with Diana) were paltry compared to the mountain of debt he acquired. Rather than economize he chose to sell his prized racehorse. Even before his divorce his tight finances led to his sponsoring changes in law that allowed inheritors to sell off family properties. Once the law was passed he set about selling property that had been in his family for centuries. In 1763 he sold the estate of Battersea, Surrey to Viscount Spencer. Eventually, he begged for and received a post as [Lord of the Bedchamber](#) in the court of King [George III](#)—a post he'd previously held while still married to Lady Diana, but given up due to a combination of disinterest and indolence. In the meantime he never stopped searching for an heiress old enough or unattractive enough (and therefore desperate to marry) to wed a man of questionable finances and reputation. This led to laughable "courtships" with well-bred [spinsters](#), including one who herself had lost her fortune to gambling.

1788 – John Cator's brother Samuel dies in Jamaica where had been employed as a customs official, leavin a wife, Bridget and young daughter, Mary who dies aged about 8years old in 1793.

This from jamaicanfamilyresearch.com; 1788, Sept. 6. I send early intelligence of the vacancy of the comptrollers place of Port Antonio of this island by the death of a very particular old friend a Mr Cator, who has a brother of prodigious fortune 14 or 15 £1000 per annum in London .... the place or salary is either 80 or £100 pr ann. besides a few perquisites & entirely a sinecure .... about 20 barristers & above 100 attorneys

here. My uncle Keyworth's loss of a son .... his other son & Sukey. It would amuse you & my mother to hear little Fortune talk half negroe like, which is the worst thing attending children here, but as they are always playing with the negroe children they learn their ways & language, notwithstanding my being very particular.

And earlier in 1784; 1784, Aug. 29. Mr Sam. Cator who from his great extravagance has for I may say a 3d time ruined himself is now in goal for life . ... . he will lose two places which he enjoys comptroller of Port Antonio & Deputy Register of the Court of Vice Admiralty ....

For a long time Samuel's fate has been a mystery and only the evidence of his brother John Cator's will showed that he had a widow Bridget in Jamaica. So far Bridget's maiden name hasn't been discovered. There was a child, Mary, from the marriage but it seems she died young. Samuel's gaoling apparently for debt seems to have been pardoned perhaps because his mother Mary Cator paid his debts? Some letters written by Mary Cator to her wayward son did not come to light until the death of her friend a Mrs Arduino of Blackheath in 1811. Mary Cator had entrusted the letters and some money to be sent to Samuel after her death which occurred in 1794. But Mrs Arduino did not complete the task. The letters from Mary Cator addressed to Samuel describe his mother's distress at his. The money is described as £300 of government bonds (Consols) at 3 percent yielding £9 per annum so even then not a particularly life changing sum even though Samuel's salary from the posts in Jamaica had been £100 per annum.

Samuel had earlier been destined for the Cator timber business and apprenticed under his brother John Cator but apparently that did not satisfy him and he launched upon an extravagant lifestyle beyond his means. His father John Cator the elder had made a substantial marriage settlement for one of his daughters and perhaps had been generous with his sons raising Samuel's expectations from life. In the absence of any family diaries we can only join the dots for a biography.

1788 – John Cator, Beckenham Place; Pat Manning's research at Kent Archive records an exchange of lands from Lees Court, Kent with certain lands in Lewisham for which John Cator paid over £550 for equality 19 November 1788. These would probably have been Earl of Rockingham/Sondes/Lees Court lands which are identified on the Foxgrove Manor plan as being in the area of what is now Downham/Southend. The Rockingham connection is certainly complex. It seems that the last Earl of Rockingham died in 1746 without a direct heir and the Earldom became extinct. Lewis Watson 1<sup>st</sup> Earl of Rockingham had married Lady Catherine Sondes daughter of the 1<sup>st</sup> Earl of Feversham (Faversham). His title passed to his grandson also named Lewis Watson who styled himself Viscount Sondes. He was succeeded by his brother Thomas who died in 1746 without a direct heir. So far as I can see he was succeeded by Thomas Watson-Wentworth, 1st Marquess of Rockingham, [KB](#), [PC \(I\)](#) (13 November 1693 – 14 December 1750) was a British [peer](#) and [Whig](#) politician. He succeeded by Charles Watson-Wentworth, 2nd Marquess of Rockingham, [KG](#), [PC](#), [FRS](#) (13 May 1730 – 1 July 1782). In 1782 with no heir The Marquess of Rockingham title also becomes extinct. But the property would pass back along another branch of the family and they, probably having no local interests must have sold this part to John Cator. Perhaps the estates reverted to the Sondes family who had large estates in Kent.

This extract from the 1833 estate plan may indicate where the land acquired from Rockingham was situated, around the bottom right hand corner if we compare it to the 1776 Foxgrove Manor plan.



Courtesy of Bromley Historic Collections

Also refer to the 1795 purchase of land from John Forster at Southend which would also be on this 1833 plan.

This record in Lewisham Archive also illustrates Cator's dealings around this time:  
 Mutual release and conveyance Hon. Lewis Thomas Watson To John Cator and James Farrer his trustee.  
 Details of land, acreages, boundaries, etc. Refers to lease by Indenture by Rt. Hon. Lewis Lord Sondes to John Cator, dated 1st November 1784 for 21 years Refers also to Lease and Release dated 7 and 8 August 1764 between Paul Whitehead, etc. Refers also to Indentures of Lease and release dated 18 and 19 December 1787

1788 - John Cator negotiates lending money via bonds to the Prince of Wales (later to become George IV) but he and another party withdraw before the transaction is completed (Memoirs of George IV and Memiors of William IV). These books are available on the internet "The history of the life and reign of William the fourth, the reform monarch ...By Robert Huish "

As the Princes were anticipating being able to repay the bonds upon the death of their father George III the lenders, Cator and others could have been held as 'treasonable'. The circumstances surrounding the financial position of the Prince of Wales later Prince Regent and George IV are even more astounding as some Dutch bankers were found to make a loan. They issued bonds in Europe and Napoleon invaded Belgium and Holland giving the Prince of Wales an excuse not to repay the loan. The Dutch bankers were left bankrupt and both committed suicide. This extract is from the book. It goes further to explain that some French royalists advanced money against these bonds and seemingly some of them were found treasonable in France for lending money to an enemy during the Napoleonic wars and subsequently executed. The book requires reading to fully understand the circumstances. In any case, Cator either had a close call or had he continued with the transaction he may well have been raised to the Peerage on the crowning of George IV.

KNOW ALL MEN by these presents that We, **George** Prince of Wales, Frederick Duke of York, and William Henry Duke of Clarence, all living in the City of Westminster, in the County of Middlesex, are jointly and severally, justly and truly indebted to **John Cator**, of Beckenham, in the County of Kent, Esquire, and his executors, administrators, and assigns, in the penal sum of Sixty Thousand Pounds of good and lawful money of Great Britain, well and truly paid to us at or before the sealing of these presents. Sealed with our seals this 16th day of December, in the 29th year of the reign of our Sovereign Lord **George III.**, by the Grace of God, King, Defender of the Faith, Anno Domini 1788.

The condition of the above-written obligation is such, that if the above bounden **George** Prince of Wales, Frederick Duke of York, and William Henry Duke of Clarence, or any or either of them, or any other of their heirs, executors, or administrators, shall well and truly pay or cause to be paid unto the above-named **John Cator**, his executors, administrators, or assigns, the full sum of Thirty Thousand Pounds of lawful money of Great Britain, within the space or time of six calendar months next after any one or either of us, the said **George** Prince of Wales, Frederick Duke of York, and William Henry Duke of Clarence, shall come to and ascend the throne of England, together with lawful interest on the same, to be computed from the day that such event shall happen, up and home to the time of paying off this obligation, then, and in such case, the same shall become null and void; otherwise to be and remain in full force and virtue.

' **GEORGE** Prince of Wales, L. S.

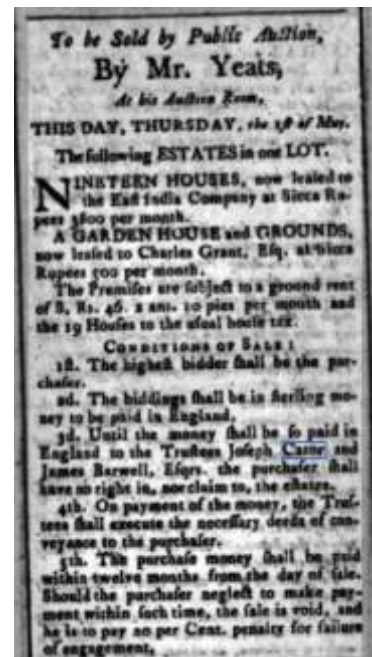
' **FREDERICK**, L. S.

' **WILLIAM HENRY**, L. S.'

These post-obit bond transactions began, however, in time to wear a very serious aspect, when Mr. Jones and Mr. **Cator** withdrew themselves entirely from the business. The purchasers of the bonds became alarmed, and, even up to the present hour, have been afraid of acknowledging they held

1788 – Beckenham Manor House; Henry Hoare purchases Beckenham Manor house and some grounds from Peter Burrell (source: Copeland). The property can be seen as occupied by Hoare on the 1809 Burrell estate map.

1788 – Calcutta Gazette 1<sup>st</sup> May, property under the trustees Joseph Cator and James Barwell. Joseph had been an associate of Richard Barwell an East India Company nabob through which connection Joseph is thought to have accumulated his wealth. As trustees Joseph James may have been acting for other owners? Maybe Richard Barwell. Barwell had a reputation for underhand dealing and his entries on History of Parliament and Wikipedia give some details.



and

1788 – Samuel Cator, Kingston, Jamaica; The brother of John, Joseph and William Cator, Samuel's death is reported in correspondence dated 6<sup>th</sup> September. Several records from Jamaica indicate that Samuel was there before 1766 and had a series of relationships resulting in children whose christenings are recorded. He most likely married twice, a first wife Eleanor dying and subsequently marrying Bridget Hill a widow, maiden name Maclean. It looks like the daughter Mary from this marriage was sent back to England for education as she is buried at St. George's in 1793 aged 8 and Bridget died in Jamaica in 1821. Bridget was left an annuity in John Cator's will of 1806.

1789 - Bayly's Print of the mansion is produced. It shows a villa with views of a lake but no evidence of the portico which is constructed with materials from Wricklemarsh at a later date. If the portico had been there it would have protruded to the left of this aspect. The house originally had no attic dormer windows. The internal staircase shows that the attic rooms were a later alteration, possibly mid to late 19th century. As Cator had acquired Wricklemarsh in 1783 it's possible that demolition material was brought to Beckenham Place to clad the red brick building with portland stone by this time. The lack of an image of the original house on Stumps Hill is frustrating.



This image is the first evidence of an ornamental lake and as it is not geographically or architecturally accurate may be regarded as schematic or an impression. The closure of Langstead Lane in 1785 which would have passed through the lake bed enabled the siting of the lake in this position and the stream from the south of the park was its source of water. The various maps show water from springs and ponds and in some cases from the moat of Foxgrove Farm. In recent years the stream has become progressively dry due to phases of building redevelopment around Foxgrove and Westgate Roads.

1789 – Amy Burrell dies and the Langley and Kelsey estates are inherited by her grandson Peter Burrell who would become Lord (Baron) Gwydir in 1796. This inheritance perhaps prompts the 1793 land exchanges. Amy Burrell's Will mentions property in Berkley Square and Peter inherits a property in Whitehall which would be renamed Gwydir House "House was built for Peter Burrell (III) of Beckenham, Kent, in 1772 at an estimated cost of £6,000. The house is named after his son, also called Peter Burrell, who was created 1st Baron in 1796. It remained privately owned until 1835 when the house became unoccupied. Between 1838 and 1840 the premises served as temporary accommodation for the Reform Club. Since 1871 the House has been used for official purposes."

It appears that Amy had possession for her lifetime of properties which follow by dower and primogeniture. Some family arrangements accommodate male and female heirs with financial legacies, annuities, etc.



Also 1789 – Cator alters the course of the Beckenham to Bromley road at Clay Hill but comparing maps of before and after the change seems minor, maybe straightening and widening:

Description: Part of highway at Clay Hill between town of Beckenham and town of Bromley, 305 yards long, to be diverted to new line through lands of John Cator, Esq., 3021(? Author's query) yards long, 20 feet wide.  
Order: at Beckenham, 7 September 1789, with plan, surveyed by J. Corbett, Lewisham.

Endorsed: consent of John Cator of Beckenham, Esq., same date. Certificate of completion: 7 January 1790.  
Held At: Kent History and Library Centre  
Document Order #: Q/RH/2/33  
Date: 1789

1790 – Peter Burrell IV (Lord Gwydir) commissions Humphrey Repton to design the landscape of Langley. Repton produces a “Red Book” of designs which are partially adopted.

1790 – December 23rd, a great storm of thunder and lightning destroyed the spire of St. George's Beckenham, and the greatest part of the church by fire; it had been repaired, and restored to its former state but rebuilt later between 1885/87, it would appear with some loss of heritage features such as effigy tombs. About this year or 1791 John Cator buys the Manor of Benchesham or Whitehorse at Norwood from the grandson of John Barrett.

1790/93 - John Cator is MP for Stockbridge. This would be his final seat in parliament. His entry in History of Parliament online makes interesting reading.

1791 - Francis Motley Austin inherits Elmers End Farms, Thayers Farm and High Street property from his father. Although the Austins spend some time in Beckenham they have property at Kippington in Sevenoaks and elsewhere. Francis Motley Austin is a lawyer who accumulates more wealth and property through his land dealings, foreclosing on a mortgage of the Lennard family etc. In 1788 Jane Austen had visited Francis Austin/Austen her great uncle at Sevenoaks

source: <http://www.janeaustenriceportrait.com/provenance/4580990034>

1792 – Cator publishes ‘Answers to the Complaints of Hester Lynch Piozzi and Cecelia Thrale’

John Cator 1792 - 672 pages

Cator's 1793 Nov. 21 response (with fellow executor Jeremiah Crutchley) to a complaint from Henry Thrale's youngest daughter Cecilia (later Cecilia Mostyn), then a minor, filed by her advisor Bertie Greatheed. In the response, Cator expands on his narrative of his handling of the Thrale estate, including transcripts of schedule of accounts through 1785 Sept. (pp. 130-169), June 1787 (pp. 170-185), 1792 July (pp. 186-206), 1793 Mar. (pp. 206-212), and 1793 Aug. (pp. 213-237). It is signed by Cator and Crutchley on p. 129, by witness John Ord (p. 1), and by James Trower (transcriber?) (p. 129). A payment from the estate to "Gabriel Piozzi, music master" is listed on p. 142.

Cator had acted as money lender, joint will executor and joint guardian of his children for Henry Thrale. Hester Thrale had remarried Gabriel Piozzi. This is of no impact on the Park but indicative of Cator's financial dealings.

1792/3 - John Cator acquires the remainder of Foxgrove Manor in a land rationalisation exchange with Peter Burrell III of Langley who will attain the title Lord (Baron) Gwydir. (source: Edward Hasted 1797)



Foxgrove Farm later circa 1870?

This exchange involved more of the lands Cator had amassed south of Beckenham village from the descent of Foxgrove land via the Tolsons, Tillys, Bridges and Groves. A later Cator estate plan of 1833 excludes any property south of the village. It appears that both Cator and Burrell are concentrating their holdings into large contiguous areas, the 1809 Burrell map shows land all to the south of the village.

Some details of the 1793 exchange, Burrell to Cator: Foxgrove & common called Boyland, capital messuage or mansion house at Clay Hill with stable, appts, garden, orchard & fields late occ Rev Wm Rose and lands at Clayhill. These latter may be the Oakery as Cator had earlier acquired Woolseys Farm, now Shortlands House/Bishop Challoner School through the purchase of Beckenham Manor.

Cator to Burrell; Stone Farm, Stone Field otherwise Barn Field formerly called the stone lands 4 pcs Gattons Mead 2a occ Samuel Parson then Robert Lloyd as bought from Joseph Grove (except Gattons Mead) formerly given to Peter Burrell by John Cator, Home Field, Grove Field occ Richard Henry Alexander Bennett Esq purchased by Cator from Lord Bollingbroke and Pikehill Green.

Burrell holds Shortlands House in 1798 (land tax redemption) though Lord Gwydir by now. Bromley archive has these documents: Abstract of title, 'number 5', of the trustees of the Right Honourable Peter Lord Gwydir, deceased to estates in Kent to be given in exchange to John Cator, esquire. Begins with will of Lancelot Tolson, 25 February 1726[7] and covering dates 1726[7]-1793, with details of date of deed, type, parties, property and terms.

Also in this year; Part of the highway between village of Beckenham and village of West Wickham, 563 & 3/4 yards long, to be diverted to new line through lands of Sir Peter Burrell of Langley Park, baronet, 563 & 3/4 yards long, 36 feet wide.

Order: at Beckenham, 4 March 1793, with plan, surveyed by John Sale, Bromley.

Endorsed: consent of Sir Peter Burrell, same date; certificate of completion, 8 March 1793. The plan for this diversion (now missing) shows lands belonging to John/Jno Cator next to Burrell's land. This may be associated with the aforementioned exchange and may mean the '1780' map is neither 1780 nor 1768 but actually 1793. (source Kent Archive)

If it is a map of 1793 then maybe all the 'Cator' sites are those exchanged that year. The map seems to be from Burrell records and maybe the missing half of the map is in Cator archives so far undiscovered or lost.

1793 - Re Langley: The Times, 3rd December. On Thursday last a fire broke out in the stables belonging to Sir Peter Burrell at Langley, Beckenham, Kent, which entirely consumed the premises and a set of fine horses were burnt to death.

This implies that an early building was destroyed and that replacement buildings are probably outlined on later maps such as the 1869 OS map.

1794 - This relates to the lease of Eden Park or Farm to the Eden family - Abstract of two leases granted by Sir Peter Burrell and the trustees of his will to the Right Honourable Earl of Auckland of a farm in Beckenham, Kent. The first is dated 16 August 1794 and is for 60 years and the other is dated the 30 January 1824 and is for 32 years. Also includes an abstract of the surrender of the property dated 25 January 1825.

1794 – John Cator sells the Bankside timber business and property (source: P.Manning). Maybe this is prompted by the death of the younger brother Samuel in 1788 who was intended to be taken into the business as apprentice and partner. Samuel had shown no interest in taking over the business and some letters from John and Samuel's mother describe Samuel as being a bit wayward in his personal life. We can only guess until more information is forthcoming. John is aged 66 so without a family member wanting to take over the business he is perhaps reorganizing his assets. One would imagine that he had employees managing the business during his other business activities and political career.

Cator grants a lease 20/10/1794 Lease from John Cator of Beckenham, Kent, esquire to James Graham of Lincolns Inn, Middlesex, esquire of a piece of ground called Smith's Croft adjoining the mansion house of Graham and lands called Pond Croft, East Brook and West Brooks in Beckenham for 30 years at the annual rent of £60. Includes an assignment of the lease to Henry Jackson of Beckenham, dated 25 December 1794. Bromley Historic Collections ref 853/1/1/46

This property is between what is now the High Street and Rectory Road and may be the grounds of Village Place. Shown below on the 1776 Foxgrove Manor map and was part of the exchange between Cator and Burrell having been part of the Burrells estate from before the 1736 Burrell map.



1794/5 – Probably outside of Beckenham Place ‘Park’ but on the edge by what is now Brangbourne Road; A record of a conveyance of a messuage, water corn mill and lands in Southend, Kent from John Forster Esq. of Lincolns Inn, Middlesex, to John Cator of Beckenham, Kent in consideration of the sum of £1750. Maybe including some part of the park by the Ravensbourne but unlikely? 02/01/1795 Attested copy conveyance of a messuage, water corn mill and lands in Southend, Kent from John Forster of Lincolns Inn, Middlesex, esquire to John Cator of Beckenham, Kent in consideration of the sum of £1750. Bromley Historic Collections ref. [841/1/5/16](#)

..... land at Southend purchased from John Forster Esq of Lincoln's Inn for £1750 on 1st/2nd Jan 1795 detailed as Flowers Garden, 3r 1p, Tree Crafts, 4a 1r 31p and Sand Pitt field 3a 1r 22p. (numbers are acres,roods,perches) (from Kent Archive: P.Manning)

Insert Images



Bromley Historic Collections Nat.Library of Scotland

The 'L' in London is approximately the site of the Green Man ex-pub and compare with the 1870 OS map on the right.(Peter Pans pool at top right).

This last undated record is likely to be at least partly in Beckenham Place Park.

The document relating to this is complex and involves an exchange with Cator leasing the Green Man public house, a bakers and cottages to John Forster. Cator acquires a mill with dwelling occupied by Mr. Nattress, It discusses enlarging a mill pond to increase production by removing a garden and fish pond. This can help position the mill on the 1833 estate plans (I hope). The 1833 Cator Estate map (part below) does indeed show a mill and millpond, dwellings and a separate pond which does appear to have been used to extend the millpond on the OS map. However, this mill and the pond are long gone. This section of the map shows a small brook joining the Ravensbourne assumed to come from what is now Shaftesbury Park in Downham.

*The fifth abstract concerns land purchased from the widow Jane Weatherall of Deptford by John Cator of StumpsHill for £850. It is described as "All that one close of pasture and arable called Broomfield 7 acres and one close of pasture or arable. Called Two Acres adjoining Morrises Wood, also 2acres of meadow lying in Rookey Meadow adjoining East lands, also Bullocks Meadow 2 acres and a pasture called Three Acres." Proof of ownership was provided by the inclusion of the will dated 11.2.1735 of Robert Friend gardener of Deptford who was Jane Weatherall's father. (source: Pat Manning from research at Kent Archive)*

Of the above, the last one mentions Morrises Wood, called Morrifs (Morriss) Wood East and West on the Foxgrove Manor Map. It is likely these are the same plots and perhaps this land is around 'A' Earl of Rockingham's land on the 1766 Foxgrove plan. The land at A on the Foxgrove plan is described as being grazed by oxen which may be the Bullocks Meadow mentioned here? and perhaps East Lands is adjacent to Morriss wood and Lewisham Lands. Until we find a relevant estate plan, if one exists, this is conjecture. The Ordnance Survey drawing shows Southend in about 1799 and the estate plan of 1833 shows a millpond and the mill? It is possible to identify the positions of pubs, mills and Flower House as well as lodges at the park entrance. The Ravensbourne was the source of power for several mills along its course.



From the 1833 Cator estate plan

Bromley Historic Collections

The blank area includes land around Flower House. William Flower died in 1789 ‘Probate of will of William Flower of Southend, Lewisham, Kent, esquire, granted 15 August 1789. Bequeaths to his sister, Elizabeth Flowers, a house in Southend and all other freehold and leasehold estates. Daughter Frances Flowers. She is also to act as executrix.’

Flower House survived until WWII and was an asylum for the insane in the 1911 census. Despite some conjecture that it was part of the Cator estate it seems it was not. A housing estate now stands on the site.

1795 – Between 1795 and 1806 John Cator has the Paragon built as Blackheath on part of the Wricklemarsh estate. Designed by Michael Searles. Blackheath is extensively written about by other authors.

1796 – Daniel Lysons publishes Environs of London volume 4 with entries for Beckenham. He draws on information from Thomas Phillipott and Edward Hasted with some additions.

1796 – August; Joseph Cator’s sister in law Jane Bradford is buried at St. George’s. She was sister of his wife Diana Bertie and widow of Captain Cornelius Bradford. She was residing with the Catours presumably at Clock House. She left several bequests to relatives and some small bequests to Joseph Cator’s servants.

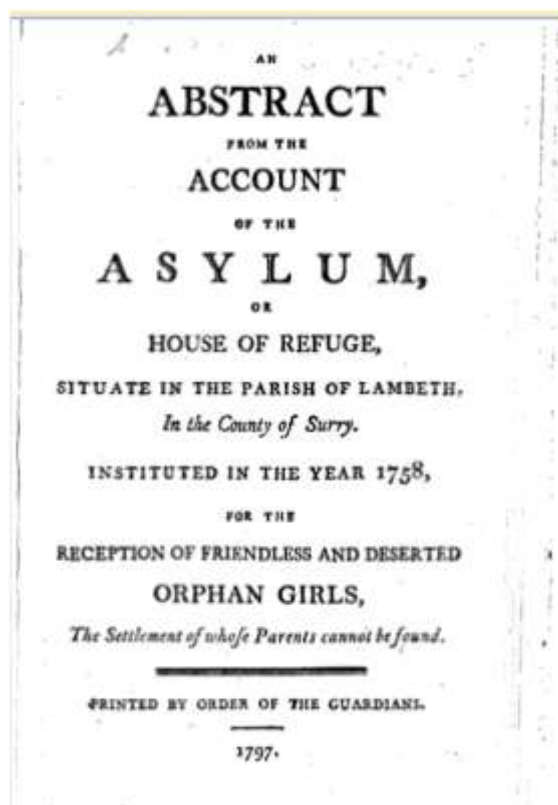
1797 - Croydon Enclosure Act; (source Wikipedia) between 1750 and 1850 there were many Enclosure Acts which allowed landowners to exclude people from what was Common Land with access to all for grazing, growing some food, foraging and pannage. The Croydon act allowed the enclosure of what included Crystal Palace Park. There is some anecdotal evidence that the Cator estate had at least some of this land and sold it to the Crystal Palace company. This story needs confirmation and is included here to illustrate how public access and use can be lost all too easily. Of course you might have to go back to Adam and Eve for the first enclosure of the Garden of Eden for history of this aspect of property ownership.

1797 – Kent House transfers; the date of acquisition of Kent House by the Barings; Indenture of Bargain and Sale dated 17 Feb. 1797 Joseph Paice, Thos. Plummer, Sir Francis Baring, Alexander Baring and Charles Wall.

Details of wills, dates of death, etc. of Elizabeth Angerstein, Sir Francis Baring, Chas. Wall John Cator, Bridget Cator, Elizabeth Scott, Geo. Sparkes. The Cator wills will only be of interest after 1806 and the Act 6 Geo IV enables John Cator to grant building leases is dated 1825.

These details of dates of death, wills etc. of Samuel Lethieullier, William Lethieullier, Mary Tooke, Sarah Loveday, Dame Anne Hopkins, John Loveday, John Lethieullier, Smart Lethieullier, Charles Lethieullier, Elizabeth Lethieullier (marriage to Jno. Goodere), Mary Hulse, who died intestate. Letters of Admon. to Jonathan Brundrett may add substance to the transactions as would details of field names and acreages of land on Kent House Farm and Penge Common, with names of tenants contained in the bundle. See 1828.

1797 – Mrs. Cator of The Terrace, Adelphi is listed as a donor of 5 guineas to an orphanage. Reading the on-line book is 'insightful' to say the least about the conditions of orphans at this time. The 'progress' made from the establishment of the Foundling Hospital in 1739 is slow, and extreme poverty persists.



1797 – Court of Chancery, Sparkes v. Cator; a dispute beginning with the marriage settlement of Joseph Sparkes and Mary Cator in 1765, the bequest made by John Cator the Elder in 1763 for his daughter upon her marriage and the subsequent arrangements between Joseph Sparkes and his mother in law regarding payments. A complicated case regarding subsequent bequests arising after the death of Joseph Sparkes in 1790 and his wife Mary Sparkes nee Cator in 1794. Four of the Sparkes children are disputing the division of the estate by their mother Mary nee Cator. The case confirms the number of surviving Sparkes children and the executors of the wills of both Joseph and Mary Sparkes are Joseph's brother Thomas Sparkes and Mary's brother Joseph Cator. I am assuming that the Cator in the case is Joseph as executor. The relevance here is that the Sparkes family were beneficiaries of John Cator's will in 1806 as well as joint trustees of his estate and due to untimely deaths, lack of some heirs and family members dying without making wills the surviving Sparkes family members lost their inheritance of Beckenham Cator estates (see 1825 Private Act of Parliament)

[https://www.google.co.uk/books/edition/Reports\\_of\\_Cases\\_Argued\\_and\\_Determined\\_i/XnADAAAAQAAJ?q=Joseph+Sparkes+Cator&gbpv=1#f=false](https://www.google.co.uk/books/edition/Reports_of_Cases_Argued_and_Determined_i/XnADAAAAQAAJ?q=Joseph+Sparkes+Cator&gbpv=1#f=false)

1799 - The earliest version of the Ordnance Survey map of Kent. Not published by the OS until 1860's but printed by other publishers such as Stanford's. Reproduced by kind permission of the British Library. This map shows clearly how the lake is supplied with water from a stream and pond. The pond is now filled in and in a school playground. By 1799 the Ordnance Survey surveyors working drawing (below) in the British Library and viewable on their website, shows the park and nearby details. Some field outlines are still similar to the 1766 Foxgrove Manor plan. John Cator has removed field boundaries inside much of his 'park' landscape.

A farm to the south of the mansion still exists as it had been on the 1785 road diversion plan and it is still visible on some early 1800 maps but gone by 1860. A house in the now private road "Tudor Manor" may have acquired its name if some remains were discovered at the time of its building (. The buildings of home farm are just visible between the stable block and Southend Lodge. The field pattern here may relate to the 1795 land transfer? Land marked with stripes is cultivated, woodland is apparent, mottled land is probably pasture and parkland marked with less dense concentrations of trees.



This 1799 map is accessible on the British Library OS map collections website, this is only a small extract

1799 – Hasted's 2<sup>nd</sup> edition of his Topography and History of Kent is published, perhaps prompted by the Lysons publication of Environs of London. The new publication is said to contain new material and edits.

## The Years 1800 to 1900.

### Overview:

After Mary and John Cator's deaths, John left the estates in the hands of several family trustees making complex bequests. Whether John intended the Beckenham estates to be developed is in doubt, by me and a few others at least, although some development of the Wricklemarsh, Blackheath estate had taken place. His will dictates restrictions on selling or developing the estate which the Cators will get altered by Private Act of Parliament in 1825. Between the time of his death and a Private Act of Parliament in 1825 brought by the remaining trustees, some of the trustees had died intestate thus the primary heir, John Barwell Cator, son of John Cator's brother Joseph, gains control of the estates and resides at the Place for at least some of the time. He buys estates in Norfolk, visits Ireland regularly or for substantial periods and spends less and less time in Beckenham. After about 1840 the Park is mostly leased to a series of tenants. But other events affect the park such as the building of the railways and inheritance of the park by John Barwell Cator's descendants. The Trust by which the estates are managed will perhaps never be fully understood, but John Barwell Cator's brother Peter is reported as managing the Beckenham estate upon his return from being a magistrate in India. The pace of built development of the estates was dictated in part by the demand for housing and at least once that process stalled when demand was low. J.Barwell Cator along with his father Joseph and siblings as trustees were involved in further purchases of land including the enclosure of Penge Common and development of the Croydon Canal and later the railways. Apart from being landlords of the properties involved it seems the main protagonists for development where other entrepreneurs.

The other large estate under the Burrells, now Peter Burrell IV (Baron Gwydir) will survive until his death in 1820 and then be divided through sale. Langley and Kelsey are divided between different buyers. Other properties such as Austin's Elmers End etc. change hands and the district begins to become suburbanized.

### Return to timeline:

1800 - Wricklemarsh, Blackheath; dated 1st April an engraving of Wricklemarsh in a state of demolition showing columns, window masonry. Described as Sir G.P.Turner's Houise, Blackheath and attributed to James Peller Malcolm (Philadelphia 1767-London 1815).

The picture adds to my view that the addition of a portico to Beckenham Place with materials from Wricklemarsh is after John Cator's death in 1806.

source: <http://www.nationaltrustcollections.org.uk/object/732838>

1800 – Burials in Beckenham St. Georges from 1701-1800 total about 2500

1801 – John Cator and his brother Joseph are active in local affairs. Press cuttings on an online archive reveal how John is influencing church wardens Thomas Pool and David Bassett who are required to set a rate to provide relief for the poor. The poor rate is not set and accusation is that Cator and other 'local persons and Noble Lords' are used to influencing this process. A Mr Jackson, a merchant, has the church wardens prosecuted for not fulfilling their duty. It would appear that Cator stays in the background but his identity is revealed in proceedings. The two churchwardens are confined in Kings Bench prison for contempt.

Subsequent to this legal case, Joseph Cator is prosecuted and found guilty of libel against Jackson, apparently an attempt at revenge by Joseph Cator for his brother John. A significant piece of evidence in the case is the fact that letters containing the libel are on paper only supplied to Joseph Cator and the Bishop of Rochester who resides at the Bishops Palace in Bromley. Joseph's defence lawyer is George Wickes. The Cators and Wickes families are related by marriage.

Reference is made to John Cator's experience with the law, perhaps referring to his suits against Bolingbroke's trustees over the purchase of Beckenham Manor and other cases. As well as his time as Sheriff of Kent and as an MP and to his differences with Hester Thrale over Henry Thrale's Will.



1802 – John Cator is implicated in another court case at Maidston Assizes for an unwarranted eviction a tenant from one of his fields. A Mr Jackson sues Cator for damages. The case is prosecuted by the barrister Garrow. Cator is made to pay £100 damages.

1804 - Mary Cator dies and is buried in St. Georges churchyard with her daughter.

1805 – John Cator prepares his Last Will and Testament, mentioning properties in Kent, Surrey, Essex and Middlesex. These include his Mansion at Beckenham Place and an estate “situate near Addington”. Copies are in the National Archive, Surrey Archive and Prerogative Court of Canterbury Wills. Middlesex may refer to his Adelphi apartment? It must be remembered that County boundaries have been modified. The original Southwark based business was in Surrey as were any properties in Croydon, Norwood and Addington. The will copied into the records of the Prerogative Court of Canterbury Wills extends to 21 pages of difficult to read handwritten text. The original presumably in John Cators handwriting is in the National Archive at Kew. Several of Cators nephews are mentioned including George and Henry Sparkes, his nephews by his sister Mary. His intention was that the estates remained intact and this leads to the later 1825 Act sought by his heirs to allow the break up of the estate. See 1825.

1806 - John Cator dies at his apartment in the Adelphi near The Strand and is buried in St George’s churchyard, Beckenham with his wife and daughter in the family vault. Having lived on Bankside in Southwark near his business and later acquiring an apartment in the Adam Brothers Adelphi near the Strand Cator was a man of property and we can only speculate on how he accumulated his wealth. Referring to Pat Mannings “Cators of Beckenham and Woodbastwick” will give details of John Cator’s legacy. His Will was complex and the assets extensive. The later Act of Parliament of 1825 listing properties is enlightening.

The family tomb bears this inscription:

JOHN CATOR, late of Beckenham Place, 21<sup>st</sup> February 1806 aged 76 years/ MARY his wife 13<sup>th</sup> August 1804 aged 71 years/ MARIA their only child April 1766 aged 3 years/ MARY his mother 28 August 1787 aged 78 years/ ANN his sister 27<sup>th</sup> July 1766 aged 17 years/ MARY daughter of his brother SAMUEL August 1793 aged 8 years.”

(source: P.Manning)

1806 – John Barwell Cator marries Miss Elizabeth Louisa Mahon, daughter of Sir Ross Mahon, 1st Baronet, of Castlegar, County Galway and a niece to Lord Vigo. They spend a good deal of time in Ireland and some of their children are born there. This contributes towards the Cator’s move away from Beckenham.

1806-1825 - John Barwell Cator (1781-1858), son of John's oldest brother Joseph, ultimately inherits the estate with other trustees although substantial assets are directly left to him in the Will. John Cator is following the practice of the gentry in leaving his estate ‘in tail’ i.e. in trust for the family. It is held in trust by his father Joseph until Joseph's death in 1818. But not before two cousins of Barwell Cator who are also named in the will die before majority and hence the whole estate becomes J.Barwell Cator's and his brothers via an act of parliament, though this has yet to be fully unravelled and Pat Manning’s account of it is the best thus far so please read her book. According to John Cator’s will of 1805, No one person was left in charge of his estates and there were strict instructions in the will to keep the estates intact, avoid cutting down timber, defacing or destroying the land. He also wished that the property should remain in the family and be passed from father to son. Subject to limitations and conditions, Beckenham Place, all Manors and herediments in Kent, Surrey, Essex, Middx, Hereford and elsewhere including an Addington estate were left in trust to George Sparkes and Henry Sparkes, sons of John’s deceased sister, Mary Sparkes. Sarah Cator, the widow of his late brother William was left an annuity of £60 pa for life. £20 p.a. annuities went to Bridget Cator, widow of Kingston, Jamaica and Elizabeth Scott of Rodborough, Glos. Susannah Scott, Elizabeth’s daughter received dividends from bank annuities, similarly niece Harriet Heapy and great-niece Mary Ann Sparkes. Ann Frances Baynes, wife of Lt Col Baynes and daughter of John’s late brother William received £2000. By 1825, the Cators found the estates impossible to administer because the Sparkes brothers had died intestate and their heirs were all minors.

They submitted a private Act dated 27.6.1825 to King George IV to enable the descent to go down through Joseph's eldest son, John Barwell Cator. (source: P.Manning "Cators of Beckenham and Woodbastwick")



John Barwell Cator 1781-1858

1806 - Building leases begin to be sold for parts of the Cator Wricklemarsh, Blackheath estate. There is some debate about the alterations to Beckenham Place Mansion. Possibly John Barwell Cator having acquired great wealth through his inheritance indulged in adding the portico to the mansion and remodelling the lake as part of his spending spree. Without written records the maps available are a source of information. In 1799 the mansion appears on a map without a portico and it's unlikely that John Cator the younger would engage in such alterations at this late stage in his life. The lake is of a different shape in the 1799 and later maps. The print of 1812 shows the portico and the maps of about 1860 show a different lake outline.

This description is from the 2009 Conservation Management Plan produced by Rees Bolter Architects:

Although the fabric of the north wing is of considerable archaeological significance, the architectural relationship between the extension and rest is clumsy and it is hard, almost impossible, to believe that the patron of the first house could have sanctioned such work. The survival of the shell of Wricklemarsh into the nineteenth century and the internal character of the extension make it far more likely that the extension was the work of John Barwell Cator, undertaken in the whirlwind of expenditure following his inheritance, to impress his new wife and family. Major expenditure on country houses usually follows a change of ownership. The wing has, within this report, generally been referred to as work of c1810 although no secure dating has been established. The new wing required the main hall to be approached along a rather long central corridor, with long rooms flanking it on each side. The overall impression of the new wing is that it was conceived as a showcase for masonry salvaged from Wricklemarsh, compromised by the levels existing within the original house. The pediment supported by the columns is visually too light and the rooms on each side of the central corridor are ill-proportioned. The additional accommodation was, presumably, welcome.

1807 - J.Barwell Cator buys land at Woodbastwick, Norfolk. This is the beginning of the gradual move away from the Beckenham estate (source: P.Manning, see her account on [www.bblhs.org.uk/download/i/mark\\_dl/u/4010072272/.../Cator%20Pre2.pdf](http://www.bblhs.org.uk/download/i/mark_dl/u/4010072272/.../Cator%20Pre2.pdf))

1808 - John Barwell Cator's wife's relative Mr Aylmer Bourke Lambert has access to Barwell's papers inherited from Peter Collinson via John Cator at the mansion. Lambert's letter to James Edward Smith of the Linnaean Society in their archive is the route which leads to Collinson's revelation about the date of the mansion. Lambert made copies of the catalogue which became the property of Lewis Weston Dillwyn who printed the version which we can now access on the internet and reveals the first date of the mansion at Beckenham Place.

Lambert comments about J.Barwell Cator "who has just come into all his uncles immense property" and "Cator has lately married a relative of mine Miss Mahon, a niece to Lord Vigo"

1809 – A Burrell Estate map and book of plans is printed (source: British Library) showing their estates to the south of Beckenham extending to West Wickham in the south, Bromley in the east and Elmers End in the

west. There are various small outlying properties owned by the Burrells. The estate book shows tenants, properties, names of fields and pencilled in notes of crops grown.

This estate map along with the 1833 Cator estate map and 1838 Tithe map are the best sources of early 19<sup>th</sup> Century property distribution.

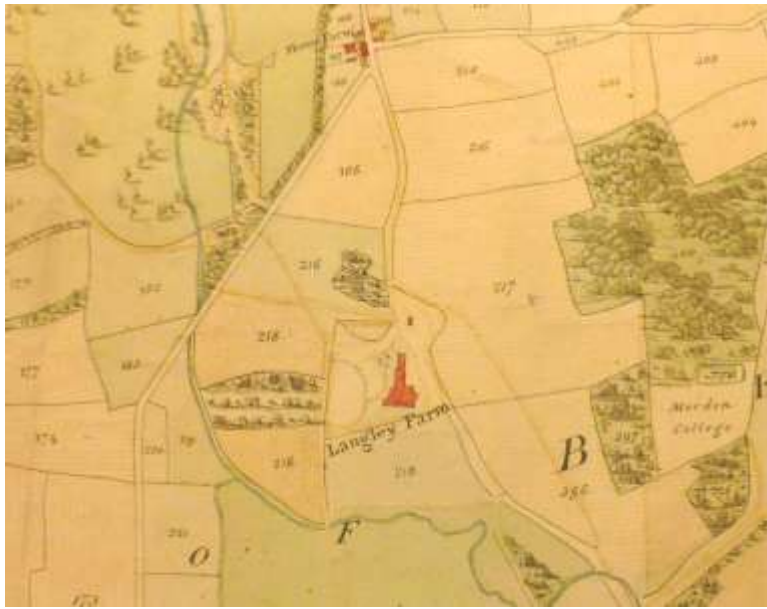


Part of the Burrell Estate plan 1809 (High Street, Bromley Road and Kelsey)

Courtesy of the British Library



Langley House or Place with Lodge 1809



Langley Farm and Home Farm (near Chinese Garage) 1809



Eden Farm (Bune Gate) and Elmers End (Elmer Lodge) 1809



1809 - J.Barwell Cator sells The Manor of Bensham or White Horse in Norwood and Croydon according to Lyson's but the 1825 Act still lists extensive property in Addington, Croydon and Norwood? Very little has been discovered about the Cator property beyond Beckenham. Historians in some of those outlying areas are also unaware of details. See 1825.

1810 – John Barwell Cator's daughter Elizabeth Diana Cator is born in Beckenham 27<sup>th</sup> July

1812 - Mr. Lambert, a relative of John Barwell Cator's wife, visits Beckenham Place where he sees Peter Collinson's catalogue of plants and also comments on the grounds of Beckenham Place "When I visited these grounds in 1812 I was much struck by the remarkably healthy appearance of many fine trees, including, as nearly as I can recollect, Cedars, Exotic Firs, Linodendrons and many large North American shrubs whose ages by this memorandum may be nearly ascertained".

This view can be compared to Collinson's own view of Beckenham Place or Stumps Hill as it was in 1762:

The trees which survive of evident age are native English Pedunculate Oaks, introduced Turkey and Red Oak, Sweet Chestnut (introduced by the Romans). Over time several oaks which may have been landscape boundary marks and field boundaries have died. Lack of tree management may have led to loss of trees and some ancient trees have been removed either by human interference or storm damage as with the storm of 1989.

1812 - J. Preston Neale produces a print of the Beckenham Place Mansion in a book of country houses, although the pediment on top of the columns is not drawn accurately. It does depict how it perhaps should have been built. Preston Neale's work was published from 1812 to 1825 so different dates may be attributed to this print but it appears in the earliest edition. The book of prints has a description which may be of questionable accuracy because the Place was not in existence before 1760 but Neale describes the history of Beckenham Manor and Langley in a hotch-potch of facts from Hasted, Lysons and Ireland. Perhaps John Barwell Cator was trying to embellish the history.



1813 – Albemarle Cator (the first or elder) is born at Beckenham, J.B.Cator's eldest son who will inherit the estates.

1815 - Miss E. Eden writes from Eden Farm;

Miss Eden to Lady Buckinghamshire.

EDEN FARM,  
March 9 [1815].

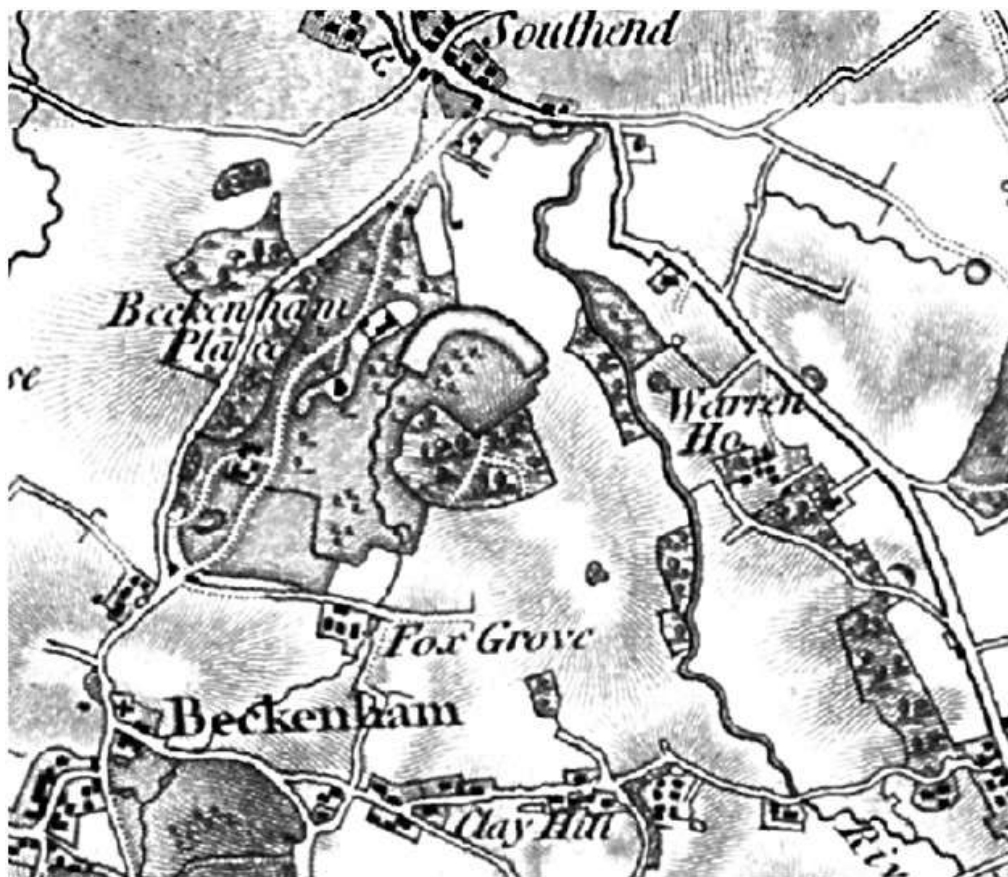
MY DEAREST SISTER, As the Queen has been so uncivil and even spiteful to me and my sattin gown, as to put off the drawing-room, our three letters per day upon dress may now cease, and this is merely a letter of thanks for all the trouble you have taken with Wynne, Pontet, lace, notes, hoops, drapery, sattin, carriers, feathers, jewels, etc., and which have unluckily, by this strange and unaccountable spitefulness of H.M., all proved useless.

Poor Beckenham is gone mad about the corn laws,[43] and have revenged themselves on poor innocent harmless out-of-the-way George, by drawing him on the walls hanging as comfortably as possible, and Mr. Cator on another gibbet opposite to him. Mr. Colvile[44] is also hanging somewhere else.... Every house and wall is covered with mottoes, and “No corn laws” in every direction. Ever your affectionate,

E. EDEN.

The Cator mentioned was John Barwell Cator.

1816 – This map is said to be published in 1816, probably surveyed earlier in the 1799 OS drawing. At 1 mile to the inch the lake is more of a curved canal shape than the kidney shape on later maps. See the 1833 estate map and the 1799 OS Survey drawing. As other smaller details are drawn in I assume the representation of the lake is reasonably accurate.



1817 – Beckenham Place; London Courier and Evening Gazette 09 June 1817. At Mary-le-bone church on the 7th June 1817 by the Rev. Thomas Wellings of Church Linch, in the county and diocese of Worcester, John

Wellings, Esq. of Welbeck Street, to Mary, second daughter of John Wedderburn, Esq. of Devonshire Street, Portland Place. After the ceremony the bride and bridegroom departed for Beckenham Place, the country residence of the bride's father. Indicating an early lease of Beckenham Place to a tenant. If accurate this is the first record of leasing of the house.

1818 - Kent House Farm; Baring has leased Kent House Farm to Compton and some dispute has arisen over the lease. Details unknown.

[C1818 C16].

Short title: Compton v Baring.

Document type: Bill and answer.

Plaintiffs: Peter Alfred Compton late of Hendon, Middlesex but now of Kent House Farm, Beckenham, Kent, esq.

Defendants: Sir Thomas Baring bart of Stratton Park, Hampshire and of Devonshire Place, Portland Place, Middlesex.

Subject: lease of Kent House Farm.

SMP (TNA)

1818 – Joseph Cator dies at Clockhouse. On 25th March, the College of Arms authorised to John (Barwell) Cator of Beckenham and Woodbastwick the Cator Arms, an earlier form of which can still be seen over the pediment at the front of Beckenham Place. (source: P.Manning). Joseph's wife Diana dies in 1829 in Beckenham and whether she remained at Clockhouse is unknown. They are both buried in the family vault at St. George's.

## **1820 - King George IV until 1830**

1820 - Peter Burrell IV of Langley and Kelsey and titled Lord Gwydyr dies and his Beckenham estates at Kelsey and Langley are shortly afterwards sold to new owners including the Hoare Banking family, Woolley, Grose-Smith and the Goodharts. (source: Bromley Historic Collections and British Library). These estates are mostly south of the Beckenham village whereas the Cator estates are mostly north of the village. Burrell was MP for Boston, Lincolnshire and has an entry on History of Parliament online. It was said the Burrells rose to fame by not doing anything much i.e. Lord Gwydyr inherited one of his titles from a great uncle, Merrik Burrell, and a high position through his wife's family. She was Baroness Willoughby de Eresby. The mainstream of the family later changed its name to Drummond-Burrell and then to Drummond-Willoughby. The title of Baron Gwydyr was passed to a cousin. Wikipedia and History of Parliament are sources of information.

See 1825, when apparently the sales took place and 1838 Tithe map and returns which shows landlords and occupants for Beckenham Parish.

1820 (September) – Burrell/Kelsey estate; Copy assignment of term of 1000 years 1) E W Edgell 2) Rt Hon Peter Robert Drummond, Lord Gwydyr [Gwydir] 3) Most Noble Charles Duke of Dorset and Jeffries Spranger of Lincoln's Inn, Middlesex, esq 4) William Bray of Great Russell Street, Bloomsbury, esq. Messuage or tenement with stables, barns, orchards, gardens, water, yard, passage and 8a called Crabbgrow alias Crabbgrove and 2a woodground and 1a arable or pasture lying in bottom of lower pasture of Upper Leas; also cottage and orchard, yard and backside, all near Clay Hill, Beckenham, Kent; also messuage or tenement called Tomlins at Elmers End, Beckenham, and 14a. Endorsed: 'to be reserved with Mr Wyatt Edgell's Title Deeds'

Peter Robert Drummond here is in fact Peter Burrell/Lord Gwydir's son who adopted the name Drummond on marriage as his wife came from a senior family and she had inherited the Baron Willoughby d'Eresby title. This is also instrumental in Peter Burrell/Drummond selling the Beckenham estates.

1821 – William Thornhill Cator is born at Beckenham Place, the younger of J.Barwell Cator's two sons. This evidences that the Cators were still occupying the mansion at least for some of the time as Barwell spent some time in Ireland and Norfolk and some children were born in Ireland.

1822 - Langley; Emmanuel Goodhart purchases Langley Park from the Burrell estate. Covenant to produce deeds. 12 November 1822 Lord Gwydir and Emanuel Goodhart of Langley Park, esq to Thomas Stow. See the 1838 tithe map and returns

1823 – Anne Charlotte Cator born in Beckenham, daughter of J.B.Cator

1825 – Burrell, Kelsey and Langley; following the death of Lord Gwydir (Peter Burrell IV) in 1820 the Burrells centred their activities elsewhere in Lincolnshire and Sussex and the Beckenham Estates were sold in lots. There were it seems more than 70 lots, many of them small properties, but some large lots which can be seen from the documents in Bromley Collections and deduced from the 1838 Tithe map and returns.

1825 – John Barwell Cator and other trustees of the Cator estate acquire permission via a private Act of Parliament to lease or sell plots of land for development on the Beckenham Estates. This is the beginning of a long process of disposal of the Beckenham estates which leads to the ‘remainder’ becoming the public park. John Cator's Will had put family trustees in place and restrictions on selling land. His will stipulated that his estate was for the use of John Barwell Cator with remainder to his heirs or assigns and the family were ‘remaindered’ in order of seniority. He also stipulated that leases should not exceed 21 years and that Beckenham Place would not be leased. No land was to be sold so an Act of Parliament was required to permit J.Barwell Cator and the trustees to dispose of or exchange lands. This extract explains that sales from the estate have to be matched by purchases of new lands either close to the Beckenham and Kent holdings or near Woodbastwick. John Barwell Cator is said to have sold land in Croydon to enable the purchase of more land in Norfolk:

“An Act to enable John Cator, Esquire to grant building leases of lands in the counties of Kent, Surrey, Essex and Hereford; and also for vesting in Trustees for sale part of the Estates in said Counties devised by the will of John Cator Esquire, deceased, and for laying out the money arising from such Sales respectively, under the Direction of the High Court of Chancery, in the Purchase of other estates, to be settled to the same Uses; and for other purposes. Schedule 1 includes particulars of property purchased prior to and after the death of Cator.”

The intention was that the ‘estate’ remained intact for the family at least in value if not geographically fixed.

The petition on the Act was signed by John Barwell Cator, William Cator, Bertie Cornelius Cator, Sarah Cator, Thomas Cator, Charles Cator and Peter Cator. These were the surviving children of Joseph Cator. It is interesting that this Act is not sought until after the death of Joseph Cator in 1818.

The papers of Mother Mary Baptist (formerly Bessie Taylor) for her 1967 thesis include the transcript of the properties covered by the Act. It illuminates the extent of the Cator properties in Beckenham and the section for “Additional Information” will include more details from the Act. Pat Manning also acquired copies of the property schedules in the act from the House of Lords archive. The schedules list fields, acreages, tenants and rents. Several locations can be identified from old Ordnance Survey maps, for example, the Addington properties are located around what is now New Addington at Lodge Lane and Castle Hill. Some descriptions are vague and cannot be accurately located ie. Mansion in the Parish of Battersea with meadows.

A reason cited for the application or petition for the Act was that there had been built development around the edges of the estate thereby make development of the estate advantageous. A similar reason was given by the Burrells and Raymonds in 1759 for seeking to develop parts of their estates probably around the edges of Bromley and Beckenham towns.

Briefly, the estate was in Beckenham (1108 acres purchased before 1806), Carshalton (12 acres), Croydon (about 560 acres), Addington, Chelsham and Farleigh (over 1100 acres), Ross, Herefordshire (only 9 acres), Chingford, Loughton and Waltham Abbey (about 140 acres), Bromley (about 25 acres), Lewisham (about 95



acres/ at Wricklemarsh and/or Sydenham), Chittenden Farm at Chiddingston and Hever in Kent (193 acres), Penge (55 acres before Cator's death, 176 acres purchased after his death), Leigh Park Farm and Priory Farm, at Leigh, Kent (280 acres). Wricklemarsh isn't separately identified and whether it is included in the Lewisham figure or disposed of already is unclear. Of note is the land in Penge acquired after John's death in 1806 which Pat Manning attributes to Joseph Cator. References to the Cator involvement in Penge Common enclosures can be found and also involvement with the Croydon Canal company. I was surprised to see that land in Ross was only 9 acres compared to the extent of the other estates.

John Barwell Cator subsequently was widely referred to as just 'John Cator' which leads to some confusion over estate affairs and attribution of some developments to the wrong 'John'. The given names of the Cator 'landlords' alternate between 'John' and 'Albemarle' but John (Barwell) Cator was succeeded by his son Albemarle (1813-1868), who's first son John died before inheriting the estates so the second son also named Albemarle (1836-1906) inherited. His son John (1862-1944) followed but he broke tradition and had a son named Henry (1897-1965) who then returned to tradition having a son John (1926-1999) who's son Albemarle (1953-present) is the current holder of the remaining estates in Woodbastwick at time of writing (2019).

As well as defining the property the Act lists the tenants of the Cators' at the time of the Act. This can be compared to later records such as the 1838 Tithe map and returns as well as census records which become more reliable and detailed from 1851.

1826 – Cator Estate; The Cators dispose of some Cator property near Hever and Tonbridge. The British Press of 22nd July carries an advertisement for the sale by auction of three farms listed in Cator's properties in the 1825 Act of Parliament. We only have the information in the Act, the advertisement for sale of Chittenden Farm in 1788 and this advertisement for sale of the three farms. Chittenden Farm near Hever, Leigh Park Farm and Priory Farm near Leigh (near Tonbridge, Kent). Chittenden Farm 193 acres, Leigh Park Farm 152 acres and Priory Farm 130 acres. These acreages match those recorded in the Act of Parliament and the fact that the Act records the intention to sell those properties for reinvestment elsewhere (ie Woodbastwick, Norfolk).

1827 – The Morning Post of 16 August 1827 records that the daughter of James West of Beckenham Place and Bryanston Square marries Charles Wyndham Rawdon in Beckenham Church. Evidence of an early lease of Beckenham Place.

1828 – The Cators acquire Kent House Farm from Alexander and Thomas Baring (National Archive and Lewisham Local Studies) Indenture regarding title to Kent House Farm. See 1691 for the beginning of records in this bundle. The John Cator mentioned is John Barwell Cator, nephew of John Cator of Beckenham Place.

Indenture of Lease and release dated 26 and 27 July 1828, Alexander Baring, Sir Thos. Baring, John Cator, Wm. Cator and Bertie C. Cator in trust for Ann Loveday and John. Brundrett.

Details of field names and acreages of land on Kent House Farm and Penge Common, with names of tenants.

Following the Cator Private Act of Parliament of 1825 granting Cator the permission to sell building leases, this purchase follows some earlier sales of Norwood and Rockhills parts of the estate. Kent House adjoins other Cator property such as Clockhouse and the former Beckenham Manor land.

1828 – W.H.Ireland publishes his New and Complete History of Kent drawing on previous publications by Philipot, Hasted and Lysons. He describes the Manor of Foxgrove becoming divided in the 1700's in three parts which we found to be Mary Tilly's will to Timewell, Bridges and Tolson Tilly's widow, then Jones Raymond, the Burrell's and John Cator. He describes Beckenham Place Park being embellished with infinite taste by its affluent proprietor (John Barwell Cator).

1828 - London Evening Standard 29 September 1828 records David Inglis from Tunbridge Wells for (removed to) Beckenham Place. Newspaper small ads published changes of address and movements of people (the social media of the day).

1829 - Alexander D. Inglis recorded as tenant of the Mansion in the Morning Post 22 August 1829. Pat Manning reports that the Cator family believe J.Barwell Cator occupied the mansion up to 1841 but these other tenants cast some doubt on it. It's entirely possible that J.Barwell Cator leased the mansion during periods when he was resident in Ireland or Woodbastwick, Norfolk.

1828 – Kent House Farm; acquired by John Barwell Cator et al from the Barings. The accompanying documents summarise the passage of Kent House through several previous owners.

Indenture regarding title to Kent House Farm. Anne Loveday, Jonathan Brundrett, Alexander Baring, Sir Thomas Baring, John Cator, William Cator, Bertie Cornelius Cator and John Foakes. Details of other agreements received - Indenture dated 27 Aug. 1691 between John Smallbone and Mary his wife and Benjamin Hodgekins;

Act 5 and 6 Ann to rectify mistake in marriage settlement of William Peck - partitioning between William Pierrepont and Hon. Charles Egerton, through which inheritance became absolutely vested in Jno. Reynolds.

Indenture dated 6 Dec. 1706 between Jno. Reynolds, Lancelot Stephens, Edward Corbett, Wm. Peere Williams, William Williams; (Mortgage)

Lease and release dated 6 and 7 April 1709 between Jno. Reynolds and Sir John Lethieullier; Indenture of Assignment of same date, Jno. Reynolds Wm. Peere Williams, William Williams, Sir John Lethieullier Samuel Lethieullier and John Lethieullier Lease and release dated 25 and 26 March 1778 between John Green Lethieullier and Susannah his wife, William Octber, John Seaber, Robt. Morphett, Thomas Symonds, Thom Hearden, George Jennett, John Kilvington, John Harrison and Thomas Lucas and a recovery of part of premises Trinity Term, 18 Geo.III.

Thomas Lucas devises property to widow Elizabeth, who remarries John Julius Angerstein. John Beach, Thomas Plummer and Joseph Paice trustees.

Indenture of Bargain and Sale dated 17 Feb. 1797 Joseph Paice, Thos. Plummer, Sir Francis Baring, Alexander Baring and Charles Wall.

Details of wills, dates of death, etc. of Elizabeth Angerstein, Sir Francis Baring, Chas. Wall John Cator, Bridget Cator, Elizabeth Scott, Geo. Sparkes.

Act 6 Geo IV enables John Cator to grant building leases.(1825)

Details of dates of death, wills etc. of Samuel Lethieullier, William Lethieullier, Mary Tooke, Sarah Loveday, Dame Anne Hopkins, John Loveday, John Lethieullier, Smart Lethieullier, Charles Lethieullier, Elizabeth Lethieullier (marriage to Jno. Goodere), Mary Hulse, who died intestate. Letters of Admon. to Jonathan Brundrett. Indenture of Lease and release dated 26 and 27 July 1828, Alexander Baring, Sir Thos. Baring, John Cator, Wm. Cator and Bertie C. Cator in trust for Ann Loveday and John. Brundrett.

Details of field names and acreages of land on Kent House Farm and Penge Common, with names of tenants. 18 August 1829

1828 – Kelsey; after the Gwydir sale, Grose Smith had purchased a significant part of the Burrell estates and subsequently sold it off in sections. The plans require investigation but this sounds like the part between the current public park gates and the rear of the Old Manor House opposite the Church. A lake was once in the grounds of the Manor house ie land covered by water.

Bromley Collections 834/7a-b Lease and release for £5,400 of capital message in Kelsey Park, bailiff's house, lodge, and land (40a. 20r. 11p.), including land covered by water, late occ. Hon. Henry Windsor, now occ. Edward Grose Smith (abuttals given). Recitals 1794-1827; 28/29 May 1828. Duke of Dorset and Jefferies Spranger

2. Lord Gwydyr

3. John Wooley, Charles William Hallett and Marmaduke Robinson

4. Greenway Robins

5. Edward Grose Smith

6. Frederick Lock of Arundel St., Middx, gent.

plan (endorsed)

1829 - Reverend William Rose of St. George's dies, His will leaves a substantial sum of money to his daughters. (£1500 apiece)

### 1830 - King William IV until 1837

1830 - Foxgrove Farm/Manor house is demolished and a new farm house built. (source: Borrowman and Rob Copeland)

1831 – The Kentish Weekly Post records a daughter born to the wife of Alexander Inglis at Beckenham Place. The Inglis's leave by 1834.

1833 - An estate plan is produced: Map entitled: 'Plan of an Estate belonging to John (Barwell) Cator Esq situate in the Parishes of Beckenham, Lewisham and Bromley in the County of Kent'. It shows roads, field boundaries, Southend, parish boundaries (with Croydon and Penge) and boundary with Lord Farnborough's lands. Scale is 5 1/2 cm: 1/4 mile. Certified as 'Plan marked B3' in declaration of Thomas Henry Burroughes and John Cator (Bromley Library).



Reproduced courtesy of Bromley Historic Collections

This extract from the map raises some questions as a subsequent estate plan says that shaded areas are on long leases to tenants so probably the same is true of this one. It is frustrating that any accompanying documents are not with the map which would have given field names and leaseholders. I assume unnumbered fields or buildings are not Cator property but illustrated for mapping detail, and perhaps seen as potential purchases? Although Barwell Cator was decamping to Norfolk the family were still dealing in this area as evidenced by documents concerning the Croydon Canal and Penge Common. Comparison with the Foxgrove plan and Beckenham Manor plan shows that field patterns changed and the River Pool was straightened for some of its course. Maybe some leaseholds can be identified from the descriptions in the 1825 Act of Parliament document. The map is orientated with West at the top and does illustrate how the Cator land was mainly to the north of the village. Even so there are plots belonging to others. S. Wilson Esq having some of the north side of the High Street including plots which had been Cator's on the 1776 Foxgrove plan and G. Austin has the area around Thayers Farm north of Clockhouse. G. Austin is probably an heir of Francis Motley Austin found on the 1809 Burrell map. Lord Farnborough to the east of Cator's land had the estate around what is now Bromley Court Hotel.

1834 – Launcelot Holland is recorded as tenant of Beckenham Place in the South Eastern Gazette 21 January 1834 when his daughter marries Charles Manners Forster, son of John Forster of Southend. Launcelot Holland would later be tenant or occupant of Langley Farm in the 1841 census living on independent means. Martha Cator, daughter of Peter Cator, marries Henry Holland, Launcelot's son, in 1841 so there are family ties and associations.

1835 – John Cator (1835-1859), eldest son of Albemarle Cator the elder is born but will not survive to inherit the estates, he dies in 1859 of wounds received in the Crimea. His birth date is subject of some speculation as the family may have been in Ireland at the time of his birth. Two siblings were born in Ireland but his younger brother Albemarle who does inherit, was born at Woodbastwick. This evidences that the Cators were mainly absent from Beckenham around this time. John Barwell Cator, the father/grandfather was also in Ireland very often at this time. (source: P.Manning and census evidence)

1835 - Mr Peters a banker is tenant at Beckenham Place. Whether some shading of the estate map reflects his lease is unclear. Peters was succeeded by Captain Walter Raleigh Gilbert, R.H.A., no dates available. Followed by R.H. Page who later changed his name to Page-Henderson. Although census records note the occupants of the village there are not addresses in the first records. Later census records give addresses and eventually occupiers complete their own census returns. The 1838 Tithe map shows Beckenham Place divided into the leased house and grounds and land under Foxgrove Farm on the east side.

1835 – These details relate to sales of parts of the Beckenham and Penge Cator estates. Bromley archive has this document relating to Penge Place and Farm which will become Crystal Palace Park: John (*Barwell*) Cator Albemarle Cator Thomas Mason of Linden grove, Bayswater, Middlesex, Surveyor (2) John Scott of New Broad street, London, Esquire Property: Mansion House, stable and grounds called Penge Place, lately in the occupation of Henry Peters, Esquire. Also Penge Cottage, farmyard and stables, lately in the possession of Joseph Rose. Also 93 acres, 3 roods and 24 perches of land in the occupation of Peters, Rose and William Wilmot, all as tenants. Also Upper Barn Field, the Grove, part of Upper Wood, part of Hermitage Wood, part of Windmill Hill Field, Three Gate Field, Holly, Rag Field, Six Acre Field, Shoulder of Mutton Field, Nine Acres, Five Acre Field, Coal Earth Field and Filbert Orchard. All in Penge, Battersea, Surrey. Terms: 1st parties bargain and sell to the 2nd party, to hold for a year, at the rent of a peppercorn. (b) Attested Copy Conveyance Parties: (1) Bertie Cornelius Cator and John Foakes(2) John Cator(3) Albemarle Cator(4) Thomas Allason (owner of lots 5,6,23,24,25)(5) John Scott(6) George Grote Property: As above Consideration: £11,750 14s 6d Terms: 1st and 2nd parties release Penge Place to Scott, Grote as trustee

Also in 1835 The Crooked Billet public house, Penge Wharf and several other properties are offered for freehold sale in three newspapers. As the Crooked Billet and other Penge property had been in Cator possession it is almost certain these sales were by John Barwell Cator. Penge Wharf is recorded as being part of George Wythes property at a later date and it is known that George Wythes bought a lot of Cator property and subsequently developed it. One reason why my view is that the Cators were not the development and planning activists as some believe.

Penge Wharf is purchased by John Lawrie of Sydenham Place. Lease and release was a form of land sale made to avoid tax, later made illegal. 14/15 October 1835(a) Lease

Parties: (1) Bertie Cornelius Cator, John Foakes, John Cator and Albemarle Cator  
(2) John Lawrie of Sydenham Place, Kent, Esquire

Property: Wharf, warehouse, lately erected barn, garden and premises on the borders of the Croydon Canal and known as Penge Wharf. Also warehouse, containing in total 1 acre, 18 perches, adjoining meadow containing 3 roods and 15 perches in the occupation of William Walton. Also 2 further portions of land in Penge, containing 2 acres, 2 roods and 30 perches and 1 acres 35 perches.

Consideration: 5s paid by 2nd parties to 1st party

Terms: 1st parties bargain and sell to the 2nd party, to hold for a year, at the rent of a peppercorn.

(b) Release

Parties: (1) Bertie Cornelius Cator and John Foakes (trustees)

(2) John Cator and Albemarle Cator

(3) John Lawrie

(4) William Thomas Longbourne of Gray's Inn, Middlesex, Gentleman

Property: As above

Consideration: £3408 7s 1d

Terms: Land is conveyed to Lawrie

Other details: Plan shows land sold and surrounding land owners.

1835 - Kelsey sale by Grose Smith to Henry Merrick Hoare. Edward Grose Smith had bought it from the Gwydir sale of Langley and Kelsey. This is just part of the overall Kelsey estate accumulated by the Burrells.

London Borough of Bromley Archives	
Level	Item
Ref No	<a href="#">834/17</a>
Title	Contract for sale and purchase for £8,000 of Kelsey Park; mansion house, offices, outbuildings, gardener's house, lodge, greenhouses, 2 pews in Beckenham Church, gardens, land and water (63a)
Date	6 Jul 1835
Description	Edward Grose Smith To Henry Merrick Hoare of Fleet St, London, esq.
Extent	1 Item

1836 - Albemarle Cator II is born at Woodbastwick, Norfolk. The family return to Ireland where subsequent siblings are born until about 1844 according to census evidence his sister Charlotte is born in 1838 in Ireland. With Albemarle's wife's family being in Ireland it is possible they travelled back and forth if she felt more comfortable going into labour near her family.

This is also the year of a great storm, from The Evening Chronicle 02 December 1836 "The storm of Tuesday morning raged here with great violence. In Langley Park above 100 trees have been uprooted. In Kelsey, Eden Farm and Beckenham Place forest trees of the largest dimensions are lying in all directions.

## 1837 - Queen Victoria until 1901

1837 – John Barwell Cator and his trustees put some property up for sale in the County Chronicle, Surrey Herald and Weekly Advertiser for Kent 25 July 1837 page 2 col 170 acres on Penge Common and 15 acres more, Shortlands House and 56 acres with Lodge Farm (Bromley/Shortlands borders) 75 acres, Norwood and Penge Common 40 acres, 50 acres and 42 acres, Oakery 9 acres (on Bromley Road), adj (Mr Scott) 23 acres, adj 9 acres, adj 1 acre. (total 490 acres)

Shortlands House with 100 acres is owned by Mrs Palmer in the Tithes of the following year. 18 acres sub-let.

Significantly these are sales of previously leased properties with sitting tenants in some cases.

<b>SALES BY AUCTION.</b>	
<p><b>ON PENGE COMMON, Beckenham, Kent.—A Valuable Estate, adapted for a Dairy Farm or Market Garden; also Several Pieces of Land contiguous, and near to the Gothic Episcopal Chapel, now about to be erected.—By Mr. HOGGART, at the Mart, on Friday next, July 28, at Twelve.</b></p> <p><b>THE ESTATE</b> is all <b>FREEHOLD</b> and <b>Tithe-free</b>, comprising about <b>Seventy Acres</b> of prime Land of a rich mixed soil, lying in <b>One Piece</b>, ornamented with timber, and convenient for the <b>London market</b>, near the intended <b>railroad</b>.</p> <p>This Estate would readily let upon lease at a rent of <b>140l. per annum</b>.</p> <p>Also, <b>Five Inclosures</b> of Land contiguous, and fronting the road, near the <b>Crooked Billet</b>; and containing together about <b>Fifteen Acres</b>, more particularly adapted for building, and within <b>100 yards</b> of the site for the projected <b>Chapel</b>.</p> <p>May be viewed, and particulars had of <b>Mr. Hoggart, 62, Old Broad Street, Royal Exchange</b>. Particulars also of <b>Messrs. Brundrett, Randall, Simmons, and Brown</b>, solicitors, <b>King's Bench Walk, Temple</b>; at the <b>Crooked Billet, Penge</b>; at the <b>Bell, Bromley</b>; and at the <b>Mart</b>.</p> <p><b>Delightful FREEHOLD RESIDENCE</b>, with <b>Pleasure Grounds, Gardens, and Land</b>, between <b>Beckenham and Bromley</b>, with a <b>Ferme Ornee</b> adjoining; <b>Farm Cottage, Barns, and Buildings</b>, with several <b>Woods, Coppices, and Land</b>, containing altogether about <b>One Hundred and Fifty-five Acres</b>.—By <b>Mr. HOGGART</b>, at the <b>Mart</b>, on <b>Friday next, July 28, at Twelve</b>, in <b>Lots</b>.</p>	<p><b>A Spacious FREEHOLD RESIDENCE</b>, most delightfully placed on an eminence, commanding a diversity of beautiful landscape scenery, including <b>Bromley Wood</b>, with its <b>Park and distinguished Grounds</b>, situate at <b>Clay Hill</b>, midway between <b>Beckenham and Bromley</b>, and about ten miles from <b>London</b>, in the county of <b>Kent</b>, in the occupation of <b>Mrs. Webber</b>, whose term is about to expire. The house contains <b>12 bed chambers, dressing rooms and water closets, a drawing room 36 by 24 and 14 feet high, dining room of nearly similar dimensions, breakfast parlour, library, and offices of every description, double coach houses and capital stabling, productive garden partly walled, ice house and agricultural buildings; together with several Paddocks of fine rich Meadow, ornamented with fine timber, and belted from the road by plantations.</b></p> <p>Also, the <b>Lodge Farm</b>, at the bottom of the <b>Hill</b> nearer to <b>Bromley</b>; comprising several <b>Inclosures of rich Meadow</b>, and fine <b>Orchard</b> and several <b>Arable fields</b>, in a very high state of cultivation, containing altogether about <b>Seventy-five Acres</b>, with a <b>Farm Cottage, granary, double barns, stabling, and out-buildings</b>.</p> <p>Also, the several valuable <b>Coverts</b>, called <b>Brambles, Shortlands, and Souther Woods</b>, with <b>Three Arable Fields</b> adjoining the above, and containing together about <b>Fifty-six Acres</b>, bounded by a <b>fine road</b>.</p> <p>To any Gentleman attached to agricultural pursuits upon a limited scale, this Estate offers the opportunity.</p> <p>May be viewed by tickets only, which with particulars may be had of <b>Mr. Hoggart, 62, Old Broad Street, Royal Exchange</b>; particulars also of <b>Messrs. Brundrett, Randall, Simmons, and Brown</b>, solicitors, <b>King's Bench Walk, Temple</b>; at the <b>Bell, Bromley</b>; and at the <b>Mart</b>.</p>
<p><b>NORWOOD and PENGE COMMON</b>, near <b>Beckenham</b>, in the county of <b>Kent</b>.—<b>Capital and very valuable Freehold and Tithe-free Estates</b>.—By <b>Mr. HOGGART</b>, at the <b>Mart</b>, on <b>Friday next, July 28, at Twelve</b>, in various <b>Lots</b>.</p> <p><b>FORTY ACRES of BUILDING GROUND</b>, ornamented with beautiful timber and oak groves, in a situation the most beautiful imaginable for the erection of villas, commanding a fine and extensive view over the counties of <b>Surrey and Kent</b>, and extending beyond <b>Knockholt Beches</b> to the picturesque scenery of <b>Seven Oaks</b>.</p> <p>This Estate is only six miles from <b>London</b>, through <b>Dulwich Woods</b>, near <b>Penge Place</b>, and possesses valuable frontages upon the new road from <b>Norwood to Croydon and Beckenham</b>.</p> <p>Also, in <b>Two Lots</b>, about <b>Fifty Acres</b> of beautiful Land, studded with full-grown timber and of park-like appearance, adjoining the fine road opposite <b>Penge Wharf</b>, and contiguous to the <b>Elizabethian and elegant Residence</b> now finishing upon the site of <b>Penge Place</b>. To any gentleman wishing for a quiet and beautiful site for a villa, this property is in all respects adapted.</p> <p>Also, in <b>Two Lots</b>, about <b>Forty-two Acres</b> of fine Land, adjoining the <b>Canal</b> now converting into a railroad, situate at <b>Penge</b>, in a fine spot for building, lying in several <b>Inclosures</b>, and extending to the <b>Crooked Billet</b>.</p> <p>May be viewed, and particulars had at the <b>Bell, Bromley; Crooked Billet, Penge</b>; of <b>Messrs. Brundrett, Randall, Simmons, and Brown</b>, solicitors, <b>King's Bench Walk, Temple</b>; at the <b>Mart</b>; and of <b>Mr. Hoggart, 62, Old Broad Street, Royal Exchange</b>.</p>	<p><b>Valuable FREEHOLD ESTATES</b> on the Road between the village of <b>Beckenham</b> and the town of <b>Bromley, Kent</b>, comprising two most delightful <b>Villas</b>, on Lease to <b>James Scott and Robert Gibson, Esqrs.</b>—By <b>Mr. HOGGART</b>, at the <b>Mart</b>, on <b>Friday next, July 28, at Twelve</b>,</p> <p><b>Lot 1. A Very Complete and Elegant RESIDENCE.</b></p> <p>in a fine commanding situation, embosomed with beautiful plantations and ornamental woods, at <b>Clay Hill</b>, on lease to <b>James Scott, Esq.</b> for four years to come, at a very low rental. The Residence is in perfect order, and contains every accommodation for a large family, with offices of every description, beautiful lawns, flower gardens, walks cut through ornamental woods, fish ponds, and wilderness, together with several <b>Inclosures of fine Meadow Land</b>, the whole containing together about <b>Twenty-three Acres</b>.</p> <p><b>Lot 2.</b> The very substantial, elegant, and commodious <b>Family Residence and Estate</b>, called "<b>The Oakery</b>," contiguous to <b>Lot 1</b>, and in the occupation of <b>Robert Gibson, Esq.</b>, whose lease expires in a few years, at a very moderate rent. The house is placed upon a fine eminence, and presents a handsome uniform elevation, cased with cement, and contains numerous <b>bedchambers, spacious dining and drawing rooms, library, and offices of every description; excellent gardens, conservatory, lawns, flower gardens, oak groves, and wilderness</b>. The whole kept in the highest possible order, and upon which the present highly respectable tenant has expended a considerable sum. Together with various <b>Inclosures of rich Meadow Land</b>; the whole containing together about <b>Nine Acres</b>.</p> <p><b>Lot 3.</b> A valuable <b>Inclosure of fine Meadow Land</b> adjoining, and containing about <b>Eight Acres</b>.</p>

1838 - The Tithe Map and returns for Beckenham shows the landowners and occupants of the Parish. William Peters is already in occupation of Beckenham Place House and parts of the park, 71 acres. But other parts of the park are occupied by the tenant of Foxgrove Farm, William Gibbons who is managing 274 acres. Michael Mathews who is tenant of Copers Cope Farm holds 534 acres, some of which extends to Bell Green. Early maps and the Tithe map demonstrate that reorganization and renaming of fields has occurred presumably as farming practices change with new methods such as crop rotation. The data from the source below allows us to add up all the acreages for each landowner, see who the landlords were and their tenants. A quick summary can be made of the share of the parish owned by each landlord ie the Cators; John (1060 acres), William (194 acres) and Albemarle (45 acres) had between them about 1300 acres, John having the most. The total for the Parish is about 3900 acres. Hence, the Cators owned about one third of the Parish. By 1838 the former large landowner, Peter Burrell/Lord Gwydir had died and his estates sold to the Goodharts, Woolley and Hoare families as well as others. A fuller evaluation of the share of the parish owned by the larger landlords will be added soon. The total acreage for the parish is also interesting when compared to the known acreage of Beckenham Manor in 1623 ie 193 acres. It can also be compared to rough estimates based on the Domesday Book for Beckenham which described 8 carucates estimated at 120 acres each being about 960 acres, plus unknown areas of woodland, waste, church and crown land.

Other landlords and their share/property:

Richard Adams 83 acres,

Ambrose Austin (who is not adendant of Francis Motley Austin so far as we can tell) 165 acres at Elmers End Old and New Farms,

Albemarle Cator 45 acres Thayers Farm occupied by William Inglis

John Barwell Cator about 1300 acres inc. Copers Cope Farm, Kent House Farm, Foxgrove Farm, Beckenham Place, Rockhills and miscellaneous properties.

Edward Cranfield 168 acres, New Farm let to William Skinner

Edward Adams 83 acres Elmer Lodge

Emanuel Goodhart 723 acres Langley Park,

Peter Hoare 61 acres Kelsey Park and the old Beckenham Manor House,

John Laurie 111 acres, Sydenham Park/Rockhill

Mrs. Palmer 100 acres, Shortlands House, Clay Hill

John Woolley 490 acres, including Eden Park sub let.

Robert Gibson 90 acres The Oakery, Clay Hill

Rev L.V.Harcourt (Glebe land) 50 acres.

Various other small landowners make up the rest.

The Tithe shows a total acreage of about 3755 acres.

These landlords sub-let in many cases ie John Woolley was owner of Eden Park which was leased to Edward Lawford 329 acres.

The Tithe map and returns are cross referenced with numbered plots. Some but not all fields are named so identifying the plot against the tithe has to be done using the numbering system. Some areas are easier to identify than others ie Goodhart had Langley and Langley Farm, Adams had Elmer Farm yard and buildings (Elmers End), Ambrose Austin also had land around Elmers End in some cases which may have come down to him from Thomas Motley but he had a tenant, Paget and apparently lived in a small house in the village as an agricultural labourer.

(source; <https://www.kentarchaeology.org.uk/research/tithes/beckenham#02.htm>)



Extract from the Tithe map, The village and Croydon Road

1838 – Clockhouse; Is shown on the Tithe map return as belonging to John Barwell Cator and unoccupied.

1841-51 – The 1841 and 1851 census show William Peters of Beckenham Place and in 1848 his daughter Marianne marries Captain Walter Raleigh Gilbert. Recorded in Western Times 30 December 1848. This evidences the length of the Peters lease of the house which was hitherto unknown. See 1835 which states that Walter Raleigh Gilbert takes over residence. Other press announcements evidence the Peter's residence at Beckenham but also intimate a seasonal movement between Beckenham and other residences i.e. Brighton Gazette 03 April 1845 Mrs Peters and family have left Regency House for Beckenham Place and Sussex Advertiser 28 March 1848 Mrs Peters has left Brunswick Terrace for Beckenham Place.

In 1841 Foxgrove Farm is shown as occupied by William Gibbons, Farmer with family members and farm labourers.

There is no census record of the Cators for Beckenham or Woodbastwick as the family is believed to be in Ireland. John Barwell Cator's wife's family was in Ireland and though his son Albemarle was born in Beckenham, Albemarle had children born in Ireland by his wife who was born in Abbot Dangan, Ireland. By the 1851 census Albemarle had become established in Woodbastwick with three children upto the age of 7 born at Woodbastwick.

More extensive research into the census records from 1841 onwards can show occupations, residences and family structures. In 1841 the number of Agricultural Labourers is very high and the number of people in domestic service grows along with the building of large houses.

1847 – Elizabeth Louisa Cator nee Mahon dies at Hessen in Germany. It is said that John Barwell Cator and Elizabeth were living in Germany to economise on living expenses having led an extravagant lifestyle. Whether true or not requires confirmation.

1851 - April; Beckenham Manor House (opposite St.George's); Appears to be a lease as the property reverts to the Hoare family. The Manor House and grounds become to the use of Henry Fortescue. Also the Manor House has a much reduced 'estate' as the bulk of the Manor land had been purchased by John Cator in 1773 reducing the land around the Manor House to 'grounds'.

Attested copy settlement of the Manor House Estate at Beckenham, Kent between Charles Hoare of Luscombe, near Dawlish, Devon, esquire and Henry Merrick Hoare of York Place, parish of St Marylebone, Middlesex and of Beckenham, esquire (1st part); Edward Tylee of Essex Street, The Strand, Middlesex, gentleman (2nd part); Henry Fortescue of Beckenham, esquire (3rd part) and Peter Richard Hoare of Fleet



Street, London, esquire (4th part). Tylee assigns and the first parties confirm the property to Fortescue and Peter Hoare to the use of Fortescue for life then to Caroline, his wife, then to Francis, his son and in default of issue to Peter Hoare and his heirs. (Bromley Collections)

1851 – William Peters occupies Beckenham Place Park (since 1841 or earlier).

1851 to 1873 - Peter Cator is living at The Hall, Bromley Road, Beckenham. He is recorded as managing the Cator estate locally after spending several years in Madras. (sources: census, Manning and BHS). The 1851 census shows Albemarle Cator, the figurehead of the estates living at Woodbastwick and all his children are born in Ireland or Norfolk.

1853 – Rob Copeland records in his Manors of Beckenham that occupation of Foxgrove Farm passes from William Gibbons to his son Henry Gibbons. Under lease from the Cator estate as the farm is in Cator ownership in the 1838 Tithe. But the 1857 electoral roll lists William Gibbons in occupation. The 1851 census shows William as head and Henry as farm bailiff, perhaps William is retired. The 1861 census shows Henry as head of the household. From an OS map of about that time we might deduce where the Foxgrove Farm and Beckenham Place boundaries met and again the Tithe map and returns allow for fields to be placed under either property. On the OS map parkland was shaded and other fields in plain white.

1855 - Elmer Lodge; is said to have been built in 1856 so maybe this deed refers to an earlier structure prior to a rebuild. Up until 1820 it was part of the Burrell estate and leased which can be shown on the map images below and in the 1838 Tithe Edward R. Adams owned it presumably by purchase from the Burrell estate. He owned 83 acres in the tithe return some of which was Elmer Farm which may not be part of this lease to William Hopcroft.

<a href="#">454/1</a>	
Title	Deed
Date	30 August 1855
Description	Lease for 70yrs of messuages and land in Penge, Surrey (abuttals given); plan -. (unexamined, membranes adhere) Edward R. Adams esq. of Elmer Lodge Beckenham to William Hopcroft, of London, printer & publisher
Extent	1 Item
Format	Maps and Plans
Access Status	Open

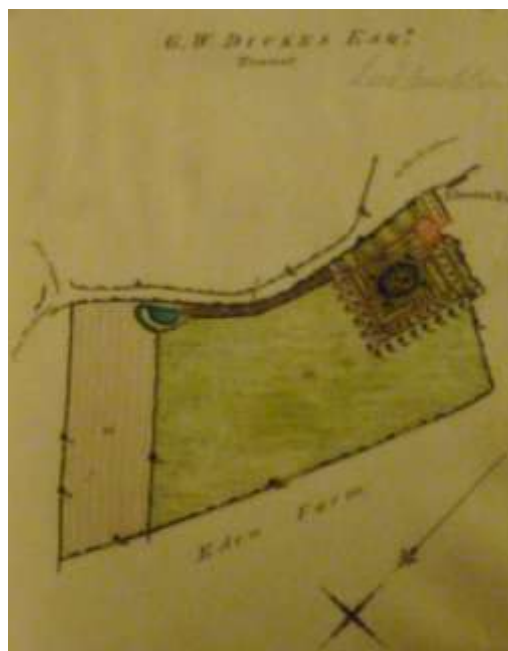




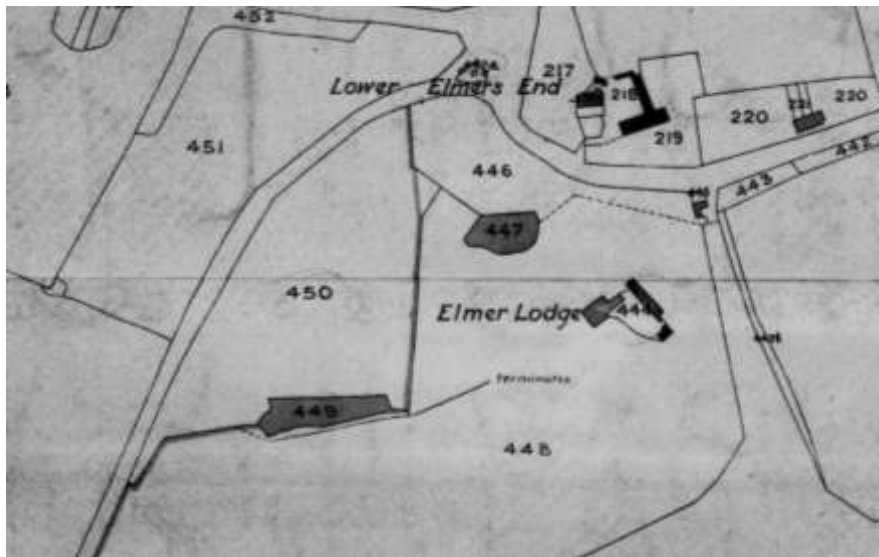
Elmer Lodge on the 1868 OS map, names truncated to Elm Lodge probably due to a mapping error



Elmers End, Elmer or Elm Lodge on the 1809 Burrell estate map.



1809 Burrell lease to G.W. Dickes



Tithe map 1838

The road layout changes between all of these maps but the former lodge footprint is similar in 1809 and 1838

1857 - John Clairmont Abrams is in occupation at the Beckenham Place mansion. (Pat Manning source) from an electoral roll.

1858 - John Barwell Cator dies at Woodbastwick Hall, Norfolk and the estates are inherited by his son Albermarle (1813-1868). Albermarle will eventually be succeeded by his 2nd son also named Albemarle. Pat Manning records that J.B.Cator and his wife lived in Germany for some time to save money. Though he had great wealth the restrictions on disposing of the net worth of the estate seem to have caught up with him and there are several opinions that he was extravagant. His effects are valued at under £35,000 but this may be just personal assets apart from estates left in trust. It requires deeper investigation.

1861 - Robert Henry Page and family reside in the Beckenham Place mansion. A Merchant and Russia Broker. (source U.K.census)

1864 - November, a map of the Beckenham Estate of Albemarle Cator is printed (Bromley Library Historic Collections). It excludes the site of Old Manor House opposite the church as that is part of the Burrell estate. That map shows a proposed road extending Westgate Road into Summerhouse Wood and illustrates the intention of the Cators to build on or sell/lease the land. The legend also states 'revised upto 1889' indicating that this is a later publication. It is also recorded as being part of documents lodged with a commissioner for oaths in 1906.



However the map is also annotated "updated to 1889" so I list it there in the timeline as well.

1865 - Charles Oliver Frederick Cator, son of the Rev Thomas and Louisa Cator of Kirk Smeaton, came to live in one of the first villas to be built at Stumps Hill. He helped his Uncle Peter Cator with the Beckenham estates and was a keen student of meteorology credited with the invention of the leverage anemometer. Peter lived with his wife, Martha and younger daughter, Diana, at The Hall in Bromley Rd. He was one of the founder members of the Beckenham Cricket Club at Foxgrove Rd. and was in the chair at a dinner at the Three Tuns on 1.5.1866 in celebration. Their first match was between Marrieds and Singles on 19.5.1866. He was interested in the seating plan of St George's church and in 1868 he presented the church with a new east window. (source; Manning)

1866 - The Beckenham Place Mansion occupier is still given as Robert Henry Page Esq. (source: a directory found be E.Inman)

1868 - Albermarle Cator (the first) dies, Albermarle's eldest son John did not marry, dying without issue as they term it in 1859, hence Albermarle's second son, Albemarle junior (or the second) (1836-1906) inherited the estates (source: P.Manning). John had lost an arm due to injuries received in the Crimean War. Although they lived at either Trowbridge or Woodbastwick their estates in Beckenham are very much under their influence.

1868 – The Parish of Beckenham installs boundary posts, some of which can be found across the park. See 1884 for Lewisham boundary posts. (dates need confirmation)

1868 - Kenthouse Farm; Thomas Covell is shown as occupant in a poll book. The Covells were in the meat trade. Edwin Covell will occupy Beckenham Place for a time from 1885 and have butcher's shops in the area.

1868 - Stone Farm sale by Goodhart? The farm had been leased to William Rogers Junior in the 1838 Tithe map. Stone Farm had also been moved. Originally the farmhouse about half way along Wickham Road (see 1766 and the Foxgrove Manor map). The farm was acquired by Burrell from Cator in land exchanges. The original farmstead buildings were absorbed into the Kelsey parkland and a new farm building called Home Farm erected, then renamed Stone Farm probably when the Burrell Gwydir estate was sold and Goodhart acquired the freehold. The fields of the farm were situated on the east side of Wickham Road.

London Borough of Bromley Archives	
Level	Item
Ref No	<a href="#">1200/548</a>
Title	Sale Particulars
Date	1 July 1868
Description	Stone Farm, Beckenham, a farm house situated opposite the Langley Park Estate, land adjoining the farm house and the grounds of Eden Cottage, Burrell Cottage and Chichester Lodge, Beckenham, Lower Pickhurst Green Farm and Pickhurst Green Farm and Thrift Field, Hayes.
Extent	1 Item
Format	Sales Particulars

1869/71 – The Beckenham Place mansion occupier is **Sir John Kirkland, Bart. J.P.** an army agent who had good relations with Queen Victoria and Prince Albert and received gifts from them but he dies in 1871 prior to the census and buried at St.George's with his wife Louisa who died in 1870. He is associated with Blackfen and is referred to on a relevant website. A press advert gave an indication of Kirklands activities at Beckenham Place as it lists furniture, farm stock and produce to be sold after his death.

1870 - The first publication of the Ordnance Survey maps shows very little built development around the park. Field patterns from the Foxgrove and Beckenham manor plans may be detected. The Ordnance Survey

maps of the 1860's and 1890's in the British Library and National Library of Scotland illustrate the mainly rural nature of the estates at Beckenham and Blackheath. An internet search for 'NLS Kent VII' should access the full map from which the extract below is taken. We might assume that John Barwell Cator made changes to the estate as the lake is of a quite different outline to the 1799 Ordnance Survey drawing and comparing the two maps shows the difference in the footprint of the house ie with a portico on this map, without on the 1799 drawing.



OS map – National Library of Scotland (their website has access to many digitized maps)

1871 - John Kirkland the younger is the Beckenham Place mansion occupant in the 1871 census with son, aunt and servants. Albemarle Cator and family are resident at Trewsbury House, Coates, Gloucestershire which they favour over Woodbastwick which is also leased to other occupants. The lease must have been vacated as a press advert puts the lease up for sale.

1871 - Beckenham Lodge (site of Barclays Bank, near the War Memorial) was occupied by Edwin Covell age 35 with his large family. Thomas Covell, age 43 (perhaps Brother) occupies Kent House Farm with 600 acres employing

20 men and 6 boys.(census record)

1873 - Peter Cator, youngest son of Joseph Cator, dies. He had lived at The Hall, Bromley Road, Beckenham and is credited with administering the Beckenham estates for some time. By the 1881 census The Hall is one of the Cator properties leased, in this case to Henry Phillipps a merchant who came from Padstow.

Charles Oliver Frederick Cator, 1837- 1876 Inventor of the Leverage Anemometer. Author of various papers on meteorology. Son of the late Lady Louisa Cator and Rev. Thomas Cator. Succeeded to the entire management of the Cator Estate in 1873, when his uncle, Peter Cator died.

Obituary Beckenham Journal (monthly bound volumes) January 1877, 10, 20 (Bromley Historic Collections)

1874-6 John Fell Christie, occupant of Beckenham Place is listed in a directory.

1875 – This record looks like it relates to at least some of the disposal of the southern part of the park, being on the north side of Foxgrove Road:

Bromley Library archive: Agreement between Albemarle Cator of Woodbastock Hall, Norfolk, esquire (1st part) and William Henry Maltby of Beckenham, Kent, builder (2nd part) in relation to 2 pieces of ground on the north and south sides of Foxgrove Road, Beckenham. Cator agrees to let the property to Maltby for 90 years at the annual rent of £10 per year for the first year and £40 thereafter. Maltby is to build a dwelling House. Includes a map of the premises and draft form of lease.

A large house in a large site was built called 'Foxgrove', not to be confused with Foxgrove Farm. Foxgrove Avenue is now on the site.

1877-8 No one is listed as in occupation of the mansion. Albemarle Cator the younger, second son of Albemarle the elder is born at Coates, Gloucestershire. He will inherit the estates as his brother John does not survive to inherit.

1878 – Foxgrove Farm demolished (source: RHCopeland)



Foxgrove Farm shortly before demolition

1879 - Spencer Brunton and his family are in occupation of the mansion. The Brunton children made a story book Christmas card depicting a royal family visit, maybe this harks back to the Kirkland residency or is just children's imagination. This page from the book depicts a move into the mansion. But by 1881 they are in the census as living at Brook Street, London with their 6 children and a string of about 10 servants including a butler and two footmen. Spencer was a member of the London Stock Exchange but by 1891 his wife had filed for divorce. An earlier 1871 census shows they had lived in Copers Cope Road at a house called The Ferns with a daughter and only 3 servants. The six children were born in quick succession.



1881 - The mansion is occupied by Owen Henley aged 32 and family, a gardener - so we might assume he is acting as gardener/caretaker. Unless of course the official tenant is just absent and recorded at another address?

In the census for this year Albemarle Cator is recorded as being at Trewsbury House, Coates, Cirencester with his wife, 12 children and a string of servants.

Spencer Brunton had moved to Brook Street, Westminster. We find Owen Henley previously listed in 1871 aged 22 unmarried living in St. George's Villas, Beckenham as a domestic gardener,

But 1881 is also the year for this event in June:

This article was discovered by one of our 'eagle-eyed Friends' in the Local Studies library in Bromley. It is from The Beckenham Journal. JUNE 1881.

#### BAZAAR AT BECKENHAM PLACE.

On Saturday and Monday last, the 25th and 27th June (1881), a grand bazaar was held in Beckenham Place, which was kindly lent for the purpose by Albemarle Cator Esq., the object being to aid in defraying the debt remaining on the Building Fund of St James' Church, School, and Working Men's Club, Elmer's End. The idea of the bazaar had been originated and carried into effect by a number of ladies desirous of assisting the church, whose efforts had been made quite apart from those of the Building Committee. They had secured influential patronage, H.R.H. Princess Mary Adelaide, Duchess of Teck, who had kindly promised to honour the bazaar with her presence, and to perform the opening ceremony, and of Viscount Lewisham, M.P., and Lady Lewisham, Major-General Lord Chelmsford, G C B and Lady Chelmsford, Right Hon. Lord Forbes, Hon. Lady Inglis, Hon. Mary Thesiger, Sir Charles Mills, Sir Edward Scott, Bart and Lady Scott, Col. Sir John Farnaby Lennard, Bart., and Lady Lennard, Lady Cave, Lewis Loyd, Esq., and Mrs. Loyd, Mrs. George Lillie Craik, and Albemarle Cator, Esq. Great anxiety had been manifested to make the bazaar a success, the ladies who consented to take stalls, pledging themselves to provide stock to the value of at least £100, a sum which was unquestionably exceeded in nearly every case. Consequently there was no lack for those who came, to use the words of Marzials' popular song, "With their pockets full o' money," to exercise their liberality in a good cause.

At Beckenham Place excellent arrangements had been made for accommodating the large number of visitors expected, and all that was necessary to render the occasion completely successful was fine weather. Unhappily Saturday proved unpropitious in this respect for rain fell during the greater part of the morning, at times very heavily, so that by two o'clock, the hour fixed for opening the grounds, every place was thoroughly wet. This misfortune necessitated the alterations of some of the arrangements by rendering any proceeding in the open air impossible. Thanks, however, to the care of those who had the arrangements in hand, no inconvenience was felt beyond that occasioned by the crowding of the rooms.

Shortly after three o'clock, Princess Mary arrived, accompanied by her daughter, Princess May, and her little son, Prince Randolph, and attended by the Honorable Mary Thesiger. The Princess was received at the

entrance of the fine old mansion by the Rev. A. Barber, Incumbent of St. James', Lady Inglis, Lord Chelmsford, G.C.B., Albemarle Cator, Esq., Mrs. A. Cator, and Rev. W. Cator. Having declared the bazaar open, the Princess proceeded to inspect the stalls. In the apartment on the left of the entrance hall were three stalls, the first held by Lady Inglis, the Misses Inglis, and Miss Buckworth; the second by Mrs. Barber, Mrs. Paskell, Mrs. Strickland, and Miss Isaacson; and the third by Mrs. Wallace and family, assisted by Mrs. Phillips. Each of these stalls was well stocked with the thousand-and-one articles always provided for such occasions, Lady Inglis' being arranged as effectively, perhaps, as any in the bazaar. Mrs. Barber's stall, the goods on which were valued at upwards of £250, contained a number of contributions from working men and women, who had devoted their spare time of some months past to their production. A room on the other side of the building contained stalls kept by Mrs. and Miss Kirby, and by Mrs. W. C. Jones, Mrs. Green, and Miss Smart. The latter stall was stocked to a large extent with fancy stationery and kindred articles, amongst them being some beautiful views taken by instantaneous photography. There was also a collection of New Zealand native spears and other arms, which soon secured purchasers. A spacious apartment, arranged in a most enticing manner, was devoted to refreshments, which were dispensed by a number of ladies under the direction of Mrs. Cameron and Mrs. Bicknell. Further provision in the way of creature comforts was made by Mr. Cameron, who had furnished a first-rate cold collation. The most attractive stall, at any rate in appearance, was that for flowers and fruit, which occupied a room by itself, presided over by Mrs. Radcliffe, Mrs. Blundell, Mrs. Newcombe, Miss Burleigh, and Miss Jones. These ladies had furnished themselves with a stock of choice flowers and fruit, which they had arranged so artistically that it was not at all surprising to find that the Duchess of Teck spent some little time there - indeed there was no department more worthy of a visit than this. Upstairs, Dr. Phillips had a number of microscopes, with some most interesting and instructive slides, on view; while Mr. Bloken was in charge of a Fine Art Collection, which preferred no claim to be considered "aesthetical." Another item calling for notice is that sketches of the new church of St. James, which has been designed by Mr. A. R. Stenning and will be a very handsome structure, were on view.

Her Royal Highness, having completed her tour of the stalls and made several purchases, proceeded to a concert room, where some of the pupils of the Royal Normal College and Academy of Music for the Blind, Upper Norwood, were about to give selection of music. Mr. F. J. Campbell, the Principal, having been introduced to the Princess, who referred to the affection entertained for him by his late pupil, Prince Alexander of Hesse, the following pieces were performed, by Her Royal Highness' request :-Humorous glee, "Humpty Dumpty sat on a wall" (Caldicott); song, "Die beiden Grandieri" (Schumann), Mr J. Prydie; trio, "O Memory" (Leslie), Miss A. Campbell, Miss A. Carson, and Mr A. Hughes; piano solo, " Silver Spring," by W. Mason, a lad aged 14; and the humorous glee, "Little Jack Horner" (Caldicott.) All these pieces were performed with that skill and effect for which the members of the College are justly renowned, and they secured the hearty applause of the Duchess.

Her Royal Highness left soon afterwards, to the strains of the "National Anthem."

During the afternoon a very large number of persons visited the bazaar. A brisk trade was carried on at the different stalls, and there were several canvases for subscriptions towards articles to be drawn for. A second selection of music was given by the Blind College, and the Band of the Royal Artillery, which was present under the conductorship of the Band Master, Mr. Albert Mansfield, also provided some most enjoyable music.

In the evening a Promenade Concert was given under the direction of Mr F. T. Newcombe at which the following ladies and gentleman took part:-Mrs. Paskell, Mrs. Newcombe, Mrs. Radcliffe, Misses Brown, Miss Wigan, (an exceedingly good performer), Miss Burleigh, Mr. M. Beaumont, Mr. Sternhardt, Mr. Weber, Mr. A. H. Neuffert.

On Monday there was a very large attendance. The proceedings were enlivened by the band of the Duke of York's School. The total receipts of the two days amounts to over £750, which sum, after paying all expenses, provides the Ladies Committee sufficient to pay off the debt on the building fund, and a balance of £50 for other purposes.

1880 - This passage was taken from The Beckenham Journal and Penge and Sydenham Advertiser, JUNE 1880. Copies of these journals are in the Local Studies library in the Central Library in Bromley.



The area referred to is not clear, the Friends would be please to hear ideas on the location mentioned. Perhaps Cator Park, Kings Hall Road?

‘NOTES BY THE WAY’.

We have mentioned that a proposal has been made on behalf of Mr. Albermarle Cator to let on lease 42 acres of land for 99 years to the Local Board, to be appropriated as a recreation ground. The exact terms and covenants are not stated, but we believe they are liberal. The Board have applied for a statement of the conditions, and are favourably disposed to its consideration. The main difficulty is that which meets the Board at every point—that however moderate the terms, there will be some cost incurred, and with the many claims upon the rates for the execution of absolutely necessary works, there is much hesitation in entering upon others, however desirable, that will lay the slightest burden on the ratepayers. The ways and means are always approached with caution, and discussed with anxious care. It will always be the case that in a scattered district the expenses will be heavy and appear out of proportion when compared with compact and covered districts. We observe that about one-fifth of the amount collected is spent upon lighting and upon watering and repairing the roads, and these items of expense would not be greatly increased if the houses were much more numerous. The rating value of the neighbourhood in such case would be increased, and the expenses would appear lighter. We feel bound to say so much, when such a proposal is before the Local Board; but, at the same time, we should deeply regret if such a favourable opportunity of obtaining a recreation ground of suitable extent and in perpetuity is lost. The opportunity may never occur again, if allowed to pass away. We are aware another pressing matter is before the Board; that of obtaining a burial ground. We think that the leading ratepayers ought to assist, and there is one way of doing so that at once occurs to us. If the Cricket Club would unite in any way, the case might be met. No doubt the money required for laying out the grounds for such a purpose might be borrowed upon a long term, so that it really would be little more than the interest that would fall upon the ratepayers. We trust that the proposal of Mr Cator will not only be a liberal, but a generous one, and that the Board will be strengthened by the public approval to enter upon the undertaking.

1882 – A lease on a site called Hawthorndean abutting Southend Road for 90 years, presumed to have been made freehold at a later date. A large house on a sizeable plot.

1883 – About this time a Beckenham directory records that the installation of the West Kent sewer caused the drying up of the moat around Foxgrove Farm. This area supplied the water for Beckenham Place’s lake so I’m concluding it was this that was the main cause of the lake subsequently drying up.

1884? – The Boundary posts are installed between Beckenham and Lewisham parishes. Robert Borrowman's book from 1910 records the ceremony of Beating the Bounds from parish records, but that the parish boundaries had become lost or forgotten so a sum of money was made available and cast iron boundary posts installed to mark the parish boundaries. Several of these posts are in Beckenham Place Park marked 'Beckenham' along with some marked 'Lewisham'. The parish, or now Borough, boundary has since been moved. Some posts are near old oak trees which for many years or even centuries were used as boundary markers. Some old maps record 'boundary mark on tree'. One interesting speculation or story is that the Beckenham parish boundary is strangely shaped as a body was found near Crystal Palace but no parish claimed it for burial apart from Beckenham so the boundary was drawn to where the body was discovered. Now boundaries are more 'political' and determined by the Boundaries Commission.



One curiosity is perhaps that Foxgrove Manor seems to have been partly in Beckenham Parish and a small part in Lewisham Parish as well as Bromley Parish. As Borrowman records that the Parish boundaries were forgotten perhaps the ancient parish boundary was more to the north than it was fixed in 1884. The Cator estate plan revised to 1889 shows a disputed boundary near the mansion. It would be interesting to see if these historic markers survive the park remodelling.

1885 - A Beckenham directory published by Thornton's contains a brief history and informative data. Despite much of the information being presumably correct and quoted from sources I use in this account, some information is mixed up. For example in the passage below Beckenham Place was not the home of Piercy Brett, he lived at Clockhouse. And as I state in this history, Beckenham Place was in Foxgrove Manor and not in the 1773 Beckenham Manor property. This directory describes the water for the moat of Foxgrove being lost when the West Kent main sewer was installed.

The three Almshouses adjoining the Parish Church, were founded in 1694 by Anthony Rawlins, for three poor widows, each of whom receives a small sum of money weekly. In 1881, these houses were restored and enlarged.

Beckenham Place was formerly the residence of Rear-Admiral Sir Percy Brett, who died in 1781, and together with his lady, lies buried in the church; but the estate, which for upwards of a century had been owned by the St. Johns, was alienated to the Cators in 1773, under the authority of an Act of Parliament. The house is an elegant stone edifice, with a handsome portico supported by four magnificent columns.

Kent House, the ancient seat of the Lethicullers in this parish, has long been occupied as a farm. It is an old brick building, about a mile to the north-west of the parish church. The estate was long owned by the Angersteins.

1885 – From a local directory: The population of Beckenham continues steadily on the increase. In 1871, the census recorded a population of 2391, in 1861, it was 6090, showing an increase of 3699 in ten years, and during the following period of ten years, there was a further increase of 6,921, making the total in 1881, 13,011. The population is now estimated at 15,000, equal to that of Bromley at the last census. With this increase of numbers, much of the rustic beauty of the place has fallen a prey to the builder, and to the necessities of increased traffic and widened roads. The approach to the village, from Penge, not many years ago, wound through a splendid avenue of trees; Bromley road has been changed from a shady to an open thoroughfare; and last, but far from least, Church hill has been deprived of that wealth of wood and foliage which in past years made it a perfect picture. Whilst regretting the loss of so much that was beautiful, we cannot forget that we are living in a practical age, in which there seems to be no standing still, and with which few suburbs are going more rapidly or successfully forward than favoured Beckenham.

1885-93 Edwin Covell lives in the Beckenham Place mansion, a butcher's proprietor/meat salesman. An 1885 directory has an advertisement for his business. The Bromley Record reports his death in May 1893 and his obituary states "he was the largest importer of foreign cattle, farmed extensive land in and around Beckenham" Another Covell family occupies Kent House Farm as farmers presumably also as leaseholders. The Covells are recorded on the 1891 census along with several servants. Study of the census records reveals the number of people 'in service' and 'living in' in the large villas of the vicinity.

1885 - Killed, along with five others, including another family member, James Fisher, when a boiler exploded at Mid Kent Brickworks, Worsley Bridge Road, Beckenham.  
Inquest Bromley Record March 1885, Mid Kent Brickwork Cottages, Beckenham

1889 – We should revisit the 1864 Cator Estate Plan annotated as 'revised up to 1889' as the plan shows areas leased in several cases to developers. Although this is the plan which shows an intention to have a road through Summerhouse Wood the plan predates the coming of the railway, its route is not even indicated on the plan but the map might be the basis for planning the railway which is authorized by an Act of Parliament in 1889.

Looking at the areas outside the park on the map it shows that very little development has taken place in Beckenham, Lewisham and Bromley. The OS map shows development near to Beckenham village, mainly large Victorian villas. The census returns for the period illustrate large households often with servants occupying coach houses, some houses used as schools, and often accommodating what is referred to as 'professionals'. Of course there are some artisan housing areas of terraced property near the village centre. The records of the estates of the Wythes and Hoare families illustrate the nature of property leasing and development. Again searching online catalogues of Bromley Historic Collections is informative.

The legend of this map states that land coloured pink is on long lease to leaseholders and that roads made and now being made coloured brown whereas intended roads are outlined. The landlord reserves the right to alter omit or substitute other roads. What is now The Avenue is called Mote Road (after the moated Foxgrove Farm/Manor). Leased property can be seen in the southern corner of what was the original park. This is perhaps the cusp upon which the existence of the current public park is turned. Copers Cope Road, Brackley, Worsley Bridge, Park Road seem to bear the brunt of development over the next years. The small area next to the mansion is shown as disputed parish boundary.



Estate Plan updated to 1889 – Courtesy of Bromley Historic Collections

1889 - An Act of Parliament authorises building of the Nunhead to Shortlands railway which runs via Beckenham Hill station to Ravensbourne station across the park. It states that Albermarle Cator is to be compensated for lands purchased etc. Negotiations began as early as 1884. The Cators had obtained parliamentary approval to develop their Beckenham estates for housing in the 1825 Act and the 1865 estate plans show an intended road slicing right through Summerhouse Hill Wood, a proposal which fortunately never materialised. In 1879 discussions took place between the Cators, neighbouring landowners and the London, Chatham and Dover Railway concerning a proposal to build a railway along the Ravensbourne valley in order to encourage speculative builders to construct houses in the area. This came to nought, as did a bill brought before Parliament in 1884. However in March 1889, an agreement was signed between Albemarle Cator of Woodbastwick Hall, Norfolk, Sir John Farnaby of Wickham Court and representatives of the London, Chatham & Dover Railway, which paved the way later the same year for the passing of an Act authorising the construction of the Shortlands and Nunhead Railway. The landowners contributed land as well as finance whilst the L.C.D.R. guaranteed to operate the line once it was constructed. Records in Bromley Library note the Forsters and a Mr Redman as being promoters of the bill to authorise the railway with compensations and land purchases from Albemarle Cator (jnr.).

05/07/1889 Agreement between Alfred George Renshaw, of The Hall, Southend, Kent, esquire and William Stewart Forster, of 28 Lincolns Inn Fields, esquire, promoters of the Bill relating to the Incorporation of the Shortlands and Nunhead Railway Company (1st part) and Albemarle Cator, of Woodbastwick Hall, Norfolk, esquire (2nd part). It is agreed between the parties that if the Bill is passed in to law to authorise the construction of the railway, then the Company erect stations at Ravensbourne and Beckenham Hill and will pay compensation to Cator. Cator will sell property to the Company as required. (source: Bromley local studies)

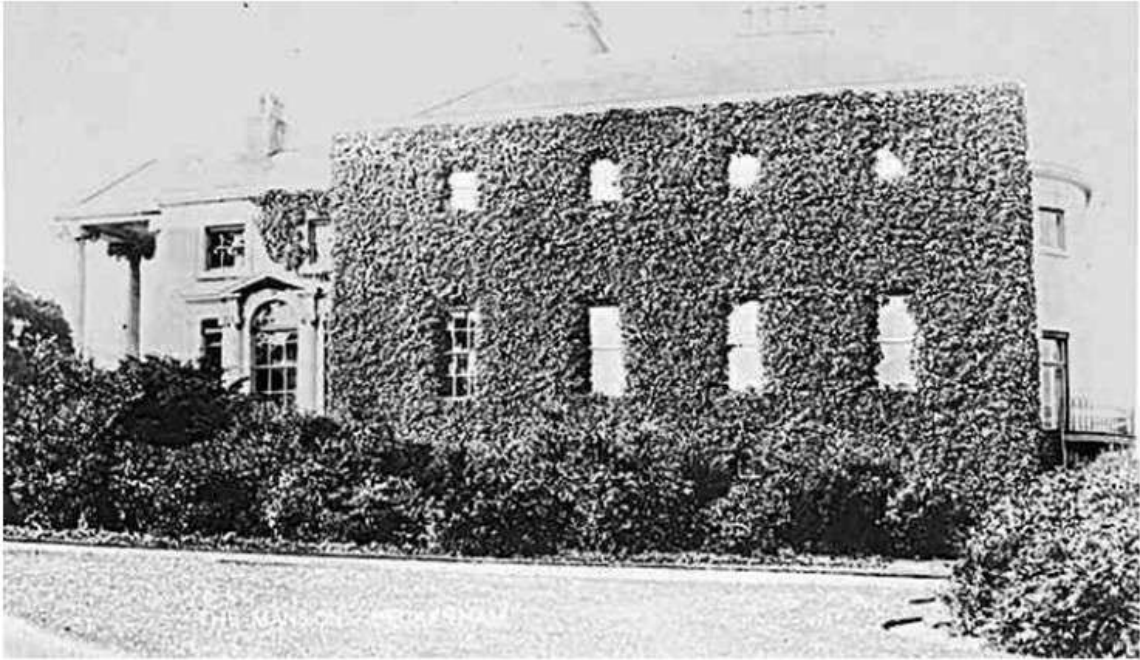
The attraction for the railway company was that it offered an alternative route to that through the Penge tunnel, an important role it provides to this day. Maximum charges per mile were set at 3d, 2d & 1d for first, second and third class passengers, 4d for horses, 1d for cats and dogs and 5d or 4d for carts and carriages depending on whether they had two or four wheels. Five stations were to be provided on sites selected by the landowners, each well staffed and provided with all comforts for both lady and gentleman passengers despite the fact that when they first opened they were surrounded by fields with hardly a dwelling within sight! As the landowners provided the lions share of the resources the precise route of the line was dictated by them, not by the operational needs of the railway company. The result is that the line winds its way along the valley carefully avoiding major features, such as the former lake in Beckenham Place Park as can be seen from the sketch plan which shows the original field boundaries.

The railway company was very happy with their new route, which cost £265,000 and opened for business on 1st July 1892. Under a new Act passed in 1896, they assumed complete control of the Shortlands & Nunhead Co exactly five years after it opened. Ravensbourne Avenue, Crab Hill, Downs Hill and Farnaby Road owe their existence to the building of the line, as does the gully, which forms the present entrance to the park from Crab Hill. This was said to be the source of much of the gravel used in the construction. Many of the trees, which still shield the line, are the successors of those originally planted to screen it from the expected housing development. This house building never took place, but evidence of the Catons' expectations can still be seen today.

The width of the bridge, now connecting nothing but two parts of the park, suggests that it was originally designed to take considerable traffic. It contrasts markedly with the two earlier ones nearby in Westgate and Downs Bridge Roads, which are much narrower as they were probably intended solely to provide farm access. Despite several changes of ownership the railway service through the park continues substantially unchanged. Ravensbourne station lost its goods yard in the 1960s and in 1986 the booking office was badly damaged by fire. It has been rebuilt in a sympathetic style and the remains of the porter's accommodation can still be seen in its basement by peering through a gap in the wall. Beckenham Hill station is basically unchanged apart from the loss of the down side canopy which was removed in 1968. We believe there was also a goods depot at one time.



Beckenham Place circa 1892 – if accurately dated this photo shows the roof dormers installed prior to the house being used as a school or sanatorium.



An earlier undated photo shows a roof without dormer windows, note the shrubs and ivy on the south wall

1892 - 28<sup>th</sup> April Office copy of order appointing committees of person and estate in the matter of Albemarle Cator, 'a person of unsound mind', upon appointment of Mary Molesworth Cordelia Cator, who is appointed guardian and given custody of his person. Custody of his estate is committed to Thomas Henry Burroughes, who is to receive remuneration for his services. Includes schedule of existing agreements affecting the Beckenham and Blackheath estates. (Bromley Historic Collections ref 989/3/6). It appears Burroughes has been a land agent for the Cators since at least 1881.

1894 The Beckenham Place mansion occupier is listed as Mrs Covell, her husband Edwin has recently died in May 1893. E. Covell is also recorded as the tenant in the documents concerned with the authorisation of the construction of the Shortlands Nunhead railway through the estate. See also 1885

1894 OS map <https://maps.nls.uk/geo/explore/#zoom=16&lat=51.3990&lon=-0.0231&layers=6&b=1>

The National Library of Scotland have georeferenced the Ordnance Survey map for 1894 It shows the map with as an overlay on satellite imagery. For example the road now called Beckenham Place Park and Westgate Road which partitions off part of the original park. Only a few houses have been built, St. Margaret's which still exists, Maywood, Westgate and Fox Grove as well as some houses on Southend Road. The proposed extension of Westgate Road into Summerhouse Hill Wood from the 1833 estate plan has not taken place. Exploring the other places such as Kelsey and Langley will show a degree of built development but the main estates can be identified.

1895-99 No one listed as in occupation of Beckenham Place.

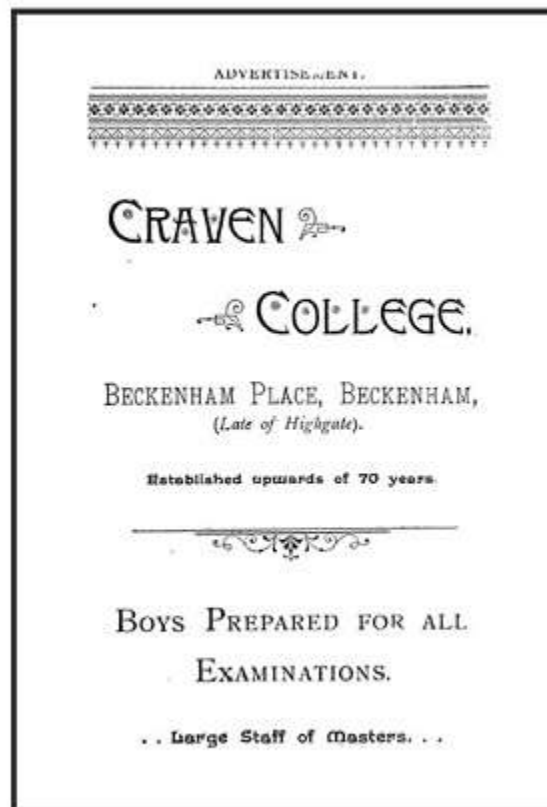
### **1900 to 2000 (Beckenham Place unless otherwise stated)**

1901 – The Bromley Record reports that Beckenham Place mansion is to be leased as a school and states “the news has given considerable satisfaction in the locality it being felt that the estate is now, at any rate for the time being, safe from the all-devouring speculative builder”. The mansion had been vacant for seven years.

### **1901 - King Edward VII until 1910**

1902 - Beckenham Place is listed as Craven College School. It had always been difficult, especially as the area became increasingly urban, to find tenants for Beckenham Place sufficiently wealthy to rent both the house and the whole of the surrounding park. At the turn of the century there was still a pheasantry in Summerhouse Hill Wood and a photograph of the participants at the last shoot together with their bag used to hang in the mansion. The local hunt last met in Beckenham in 1905, by which time the house was occupied by a private boys school called Craven College. An advertisement for which copied from Thornton's 1902 Beckenham Directory by kind permission of Bromley Library, is reproduced below.

The advertisement implies that the College was founded in the 1830s, but nothing is known of its early history or whether its name is derived from a place or a person. Immediately before coming to Beckenham it was only in Highgate for a few years, occupying a house in Millfield Lane on the north-east corner of Hampstead Heath.



Beckenham Directory 1902

The College occupied Beckenham Place from approximately 1900 to 1905 under the headmastership of J. Hartley French. It then moved to Elmer Lodge at Elmers End, possibly because of the loss of sports facilities due to the lease of the park to the newly formed Foxgrove Golf Club.

Elmer Lodge was built in 1856 on the site of a 17th century predecessor and still exists today, substantially unchanged externally apart from the loss of its conservatory. Today it is a mosque after many years existing as a public house called appropriately 'The Elmer Lodge'



Elmer Lodge

J. Hartley French was succeeded as headmaster by Mr W.T. Carlin who held the post initially assisted by a Mr E M Verall, until the demise of the College at the outbreak of the 1914-18 war. The existence of the former college was commemorated by the nearby 1930s shopping parade, known as "College Parade" until comparatively recently.

1906 to 1933 - From 1906 until 1933 Beckenham Place was the home of the Norwood Sanatorium which specialised in the voluntary treatment of wealthy(?) alcoholics and drug addicts. It was founded by a Dr Frances Hare, a retired Inspector of Hospitals for the Australian State of Queensland. The occupations of the patients in the 1911 census return is perhaps informative i.e. Medical practitioners and a chemist, a retired army officer, private means and an artist.

The reason for the name is probably because the sanatorium previously occupied a building at Crystal Palace, strictly speaking Upper Norwood, now called The Alma public house. The faint inscription 'Sans Souci' still to be seen over the front door of the mansion is believed to date back to this sanatorium period or was imported with the stonework from Wricklemarsh in the late 18<sup>th</sup> or early 19<sup>th</sup> century.

The Conveyance of the park to the LCC in 1928 states that a lease was taken out on the Mansion on 1<sup>st</sup> of May 1906 for 21 years by Margaret Piper Rickman and later in 1925 the Norwood Sanatorium Limited took out or extended the lease for 7 years which would put the expiry into 1934. The implication here may be that Margaret Rickman sub-let or was acting on behalf of the Sanatorium.

Eric Inman relates: The sanatorium opened its doors on September 25<sup>th</sup> 1905 with 13 patients, a number which peaked at 232 in 1913. The average length of stay was six to eight weeks and the inclusive weekly charges pre-war were £7.17s.6d a week, falling to £7.7s.0d after six weeks. This included medical attendance, medicines, board and lodging, games and ordinary services all provided in luxurious surroundings, as can be seen from the four interior pictures which are included by kind permission of Bromley Libraries.

The billiard and smoking rooms were reserved for gentlemen. The room to the left of the front door is thought to be the billiard room. That room was occupied by the Friends of Beckenham Place Park Visitor Centre from 2000 to 2019. The drawing room was for the sole use of ladies, except when afternoon tea was taken there or gentlemen were invited for music or evening games. These could not last long as 'lights out' was at 10.30pm.

The sanatorium advertises its amenities as including, lawns for croquet, tennis and bowls. The home farm supplied fresh milk, new laid eggs and chickens for the table, whilst the hothouses and vegetable gardens provided fresh fruit and vegetables, including grapes, peaches and tomatoes.

Dr Hare retired in 1925 and died three years later at his home, 'Oakland's', 15 The Avenue, Beckenham. Kelly's Directory lists his successors as being Dr George (1926-7), Dr Barham (1931) and Dr Given (1933). A Dr Walter Masters, who is not listed in the surviving editions of Kellys, is, in a detailed biography,



described as taking over from Dr Hare before 1928 and moving the business to Chislehurst, because of a lack of space.

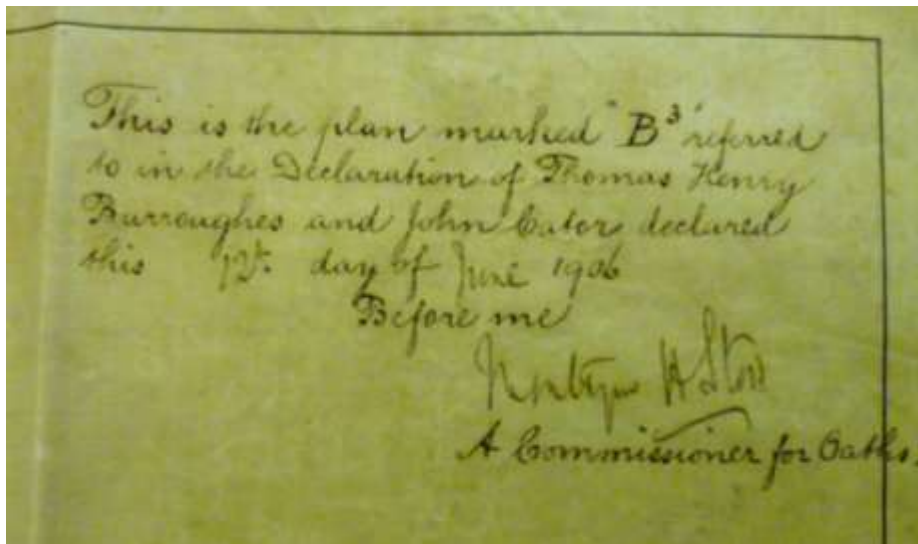
Doctor Hare authored several books on the treatment of addiction. We have accessed the 1911 census records which we reproduce here for illustration of the numbers of staff and patients present at Beckenham Place.

NAME AND SURNAMES	RELATIONSHIP to Head of Family or Partner, or Domestic	AGE (last birthday)	SEX		PARTICULARS as to MARRIAGE			OCCUPATION or OCCUPATION of Partner (if not Head of Family)			PLACE OF BIRTH	NATIONALITY (if not British born in U.K. or Foreign Colonies)	
			Males	Females	Widowed	Married	Single	Profession	Trade	Service			
William Walter Stone	Patent	37	—	—	Single	—	—	—	Sea merchant	209	at home	North, South, South	British born in U.K.
Charles William Miller	Patent	38	—	—	married	1	0	0	Drummer	210	at home	London, Essex	British born in U.K.
Edwin Leonard Jones	Patent	37	—	—	married	3	3	0	Training Regiment	629	at home	North, South, South	British born in U.K.
Maria Valentine Carter	Patent	53	—	—	Single	—	—	—	Prints	370	at home	North, South, South	British born in U.K.
Henry Cecil Mitchell	Patent	46	—	—	married	1	1	0	Artist	370	at home	North, South, South	British born in U.K.
Robert William Thomas Graham	Patent	40	—	—	Single	—	—	—	Books	275	at home	North, South, South	British born in U.K.
William John Cook	Patent	53	—	—	married	1	1	0	Medical practitioner	275	at home	North, South, South	British born in U.K.
Edwin John Carter	Patent	37	—	—	Single	—	—	—	Prints	370	at home	North, South, South	British born in U.K.
Thomas John Mottage	Patent	44	—	—	Single	—	—	—	Artist	370	at home	North, South, South	British born in U.K.
Robert Cecil	Patent	40	—	—	married	3	1	0	Richard Army Officer	370	at home	North, South, South	British born in U.K.
Leung James Cullis	Visitor	50	—	—	married	3	7	4	None	370	at home	North, South, South	British born in U.K.
Marionous Griffin	Patent	50	—	—	married	6	0	1	Medical practitioner	370	at home	North, South, South	British born in U.K.
George Wilson	Patent	45	—	—	married	1	1	0	Medical practitioner	370	at home	North, South, South	British born in U.K.
Agnes Wilson	Visitor	52	—	—	married	1	1	0	None	370	at home	North, South, South	British born in U.K.
Robert William	Patent	30	—	—	married	5	2	0	Chemist and Druggist	789	at home	North, South, South	British born in U.K.
William Henry Chaplin (Junior)	Patent	30	—	—	married	1	1	0	Books	370	at home	North, South, South	British born in U.K.
Ellen Corward Hays	Visitor	28	—	—	Single	—	—	—	Printer's (typographical)	370	at home	North, South, South	British born in U.K.



An interior of the mansion when a sanatorium

1906 - Albemarle Cator (II or jnr.) dies and is succeeded by his son John Cator (1862-1944). It is under this John Cator that we presume that Beckenham Place Park was sold to the London County Council. The various leases and sales of other land is too complicated and lengthy to attempt to fully relate here. A reminder that Pat Manning's book covers the Cator family in some detail and researching the various online archive catalogues is informative. Looking at the online catalogue of Bromley Local Studies also reveals some basic details of land sales and development. The estate plan of 1833 is annotated as being part of the Will documents of Albemarle Cator.



Estate Plan annotation – Courtesy of Bromley Historic Collections

1906 - The Eden Park Polo Club is disbanded but the Crystal Palace Polo Club move into their ground (to be identified). [https://en.wikisource.org/wiki/Page:VCH\\_Kent\\_1.djvu/595](https://en.wikisource.org/wiki/Page:VCH_Kent_1.djvu/595)

1907 – Beckenham Place Stables: a lease for 21 years taken out by Philip George Collins and others and extended by one year to expire in 1927. The interaction between the Sanatorium, Golf Course and Stables is still unclear as the occupancies run alongside each other. The Home Farm is leased at a later date, see 1918 and maybe 1911 if I can find the census return.

1907 - The Foxgrove Golf Club is established on the grounds of the estate. A lease is taken out for 21 years with a 'variation' dated 1913 which might have related to the building of the clubhouse. This implies that the golf club occupancy expires in 1928. The "Foxgrove Club" Edwardian building is built circa 1912 by club members. From 1933 to 2016 it is a private social club. In 2017 it is occupied by caretaker tenants.

#### The Creation of the Golf Course

A group of Beckenham residents formed the Foxgrove Golf Club and in March of the same year leased most of Beckenham Place Park, apart from the woods and the immediate surroundings of the home farm, for a period of 21 years. Little time was lost in building a club house and laying out the greens, for in October of the same year the first monthly medal meetings were held for both ladies and gentlemen. Shortly afterwards a commemorative dinner was held in the new clubhouse, which over fifty members attended. (source: Eric Inman)

1910 – Robert Borrowman publishes his 'Beckenham Past and Present' drawing on the works of Philipott, Hasted and Ireland as well as material he could access in Beckenham Parish records. He reiterates the origin of Beckenham Place to 1773 and Cator's purchase of Beckenham Manor from Bolingbroke. It seems he is not aware of the prior sale of the old Manor House or of the problems Cator has gaining full occupation of Beckenham Manor until 1780. Nor of the fact that Beckenham Place is in the Manor of Foxgrove. Nevertheless, his book has interesting information about the Parish. Borrowman admits that information about the early history of Beckenham is 'meagre'. Borrowman does reveal to us other historians of Kent such as Lambarde, Kilburne and Harris, but they throw no further light on my research.

1911 – The 1911 Census is made available and we can tell who was occupying the various buildings in Beckenham Place and elsewhere. The Mansion was the aforementioned sanatorium which came under Beckenham district. The Stables, Garden Cottage and North gate Lodge, under Lewisham district, were occupied by golf course groundsmen and gardeners. It would appear that the Stables only had two families in residence whereas later as a public park the stables had 5 'Homesteads' for park workers and families. In 1911 the Gamekeepers Cottage had a couple living there, we take this to mean the cottage that was in Summerhouse Wood. No mention of occupants of Home Farm in this census apparently or not yet traced.

1913 – Langley; 6<sup>th</sup> January – Langley Lodge which had been adopted as the Clubhouse for Langley Park Golf Club burnt down. The press described it as Langley House but the Lodge was to the east of the main house and from the pictures it is apparent that the original lodge had been extended during its lifetime.



Some questions regarding Langley House and Lodge remain unanswered as some accounts say the house was a POW camp during WWII but aerial pictures attributed to 1945 show the House and the Lodge had been removed. We cannot say how or when the house or houses were built or altered and maybe some papers will emerge from archives revealing some detail eventually. Humphrey Repton had produced plans for relandscaping the grounds in the late 18<sup>th</sup> Century but these do not appear to have been carried out.

1920 – Several conveyances of sites either on the private road, Beckenham Place Park or on Southend Road which were part of Cator's parkland. One in 1921 on Foxgrove Road adjoining the private road, a house called Foxgrove which had been build in 1880's?

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1927 - The London County Council decides to acquire Beckenham Place park from the Cator Estate. The minutes of the LCC record that there is a need for public open space for the housing estates of Downham and Bellingham which are being developed. A transcript of the minutes can be found later on. Of course the LCC did not see the Local Authority boundaries which bisected the park as overly important. The price was £47,000 although the later conveyance states £43,000. At some point the Mansion and Homesteads have living accommodation provided for park staff. The Garden Cottage and the Gatehouse lodge also are lived in by staff. Seven 'cottages' and maybe 2 apartments in the Mansion. Over time managers, supervisors, gardeners and groundsmen are accommodated there with their families. Maintenance and security are provided by on-site staff. Large areas of woodland are fenced to protect it with a balance of areas of protection with areas of free access. The condition of the lake is not clearly known but the 1930's map below shows the lake has been reduced in size. To the east of the railway the land is described as a gravel pit, reed beds and an athletics ground. Thomas Cook's had the athletics ground for a period of time but it later became the Catford Sports and Social Club for council employees. The gravel pit and reed beds are believed to have been used for wartime bomb rubble or as one source describes for spoil from the building of housing estates. Anyone having more information please contact us. Old family photos or similar information welcome. Apart from the reason that the LCC saw a need for open space, the landed gentry had been finding it difficult to maintain estates after WWI and maybe this was an incentive for the Cator Estate to dispose of the park.

1928 – The date of the conveyance of Beckenham Place from the Cator Estate, John Cator of Woodbastwick Hall, Norfolk, the vendor and the estate trustees to the purchaser, the London County Council dated 24<sup>th</sup> January. The LCC cites the Open Spaces Act 1906 as amended by the LCC General Powers Act 1926. The purchase price of £43,000 is made up of two parts, £16,000 under the Open Spaces Act and £27,000 under the General Purposes Act. It should be a matter of record that the southern part of the eastern side of the railway which we call Summerhouse Field must have been acquired at a later date as at one time this was Thomas Cooks Sports Ground and became the Catford (Lewisham) Council sports ground at a date to be discovered. It is described as an Athletics ground on the map accompanying the conveyance. Some areas of Beckenham Place parkland had been either partially sold or leased over a period of time from the late 19<sup>th</sup> Century to early 20<sup>th</sup> Century. Whereas it would once have extended to Foxgrove Road in the south and to Southend Road/Beckenham Hill Road in the west, properties were disposed of along the latter roads on the west and the private road 'Beckenham Place Park' was inserted into the landscape for large properties, only 1 of which survives, St. Margaret's. The others have been redeveloped into smaller plots over time. For example a house called Dura Den is now a close of several smaller houses.

Stumphill Wood is mostly outside of the park conveyance seemingly following the boundary between Beckenham Manor and Foxgrove Manor. Whether this has anything to do with the Cator's 'Lord of the Manor' rights is subject to debate. The Land Act of the early 20<sup>th</sup> Century redefined some of these priveledges. It is still shown as an area of woodland on both sides of Beckenham Hill Road and Southend Road though some large houses are on the west side mostly in Lewisham Parish or Borough.

The farm, stables and lodges of the park had been leased and rented for several years prior to the LCC purchase. An area bordering Old Bromley Road on which now stands the .....Club, old abandoned changing rooms and the childrens playground is not included in the park purchase and must have been acquired at a later date or separately.

Some questions arise from the 1928 Conveyance map such as a building on Crab Hill on the site of later changing rooms for football pitches, a smaller hut close by. The path up from the Crab Hill entrance is more of an access into a gravel pit and it must be assumed that the later Prisoner of War Camp had something to do with alterations in this area as well as any changes to do with public access to the park. The fate of the cottage or gamekeepers hut in the woodland which was even still showing on A-Z maps into the 1980's is unclear but is now a few bricks at foundation level if you are lucky enough to find them.

The map explains the old water course to the lake in that there is a drain along Westgate Road following round into Beckenham Place Park (private road) and then turning into the park toward the lake. The lake had been reduced in size by approximately half by the time of the conveyance. Earlier maps show springs and ponds in this area and it is to be assumed that the spring is put into the drain in Westgate Road quite close to the school, which once had a pond on the site of its playground. The dryness of the stream or drain may be attributable to drying up of the spring or diversion of water into sewers. This can be compared to the drying up of Foxgrove Farm mote due to the West Kent Sewer installation and drying up of some ponds and drains on the west side of Stumpshill in the region of Braeside. Diversion of rain run-off from roofs and hard standing into drains rather than into the topsoil and groundwater can all contribute to drying up of the underlying clay and Blackheath (Harwich Formation) Beds. The fact that water for the new lake is drawn up from a borehole some depth below the surface indicates the dryness of the ground nearer the surface.



Home Farm or Beckenham Place Park Farm depicted by a young girl who lived there (Miss I. Krombach?)

1930 – Eden Lodge



1931 - The Home Farm in Beckenham Place Park is vacated and demolished. Above is one of two paintings produced by a lady who lived at the farm when she was a young girl. There are some references to fresh milk, new laid eggs and chickens being supplied to the sanatorium in the 1920s from a home farm, no trace of which now exists other than in some aerial views of the park taken in 1996 the 'footprint' of the building can be seen clearly in the grass as 'crop marks'. Maybe at least two farmhouses were destroyed in the original creation of Beckenham Place Park and perhaps a new one built to supply John Cator in his mansion. It could be that Home Farm was in existence when Cator bought the land as the Rocque map shows buildings between the site of the mansion and Flower House. Some buildings shown on early maps appear to have been swept away in the creation of the park. Home farm was just inside the north gate. This was not demolished until 1931. Groundwork associated with the 2018 landscape work may have covered over the evidence of the farmstead, only time will tell.

If one studies the Roque map it might be deduced that there was a house already in this position and a farm in the vicinity of Home Farm. As map making was inaccurate before the Ordnance Survey then exact positions cannot be identified.

One of the early farms was on the opposite side of the road to the mansion, just outside the present southern gate to the park on a site now occupied by modern houses. Rocque's 1745 map also shows a building and gardens opposite the position of the present mansion, though whether this was a farm, outbuildings or gardens belonging to the previous house is not clear. It consisted of a picturesque huddle of buildings, which had obviously grown up over the years and is well depicted in this watercolour made in the early 1920s/30s by an unknown lady artist. Reproduced by courtesy of Miss I Krombach, who spent some of her childhood at the farm and is probably the artist.

The Home Farm lost much of its land when the private golf course was constructed, originally consisting of 9 holes. The purchase of the park by the LCC and the departure of the sanatorium to Chislehurst deprived the farm of its reason for existence. Its final occupants from 1931-33 were the Krombach family, in residence when the farm was leased by United Dairies to stable its horses. It was demolished soon after they left and the site incorporated into the now public golf course. (source E. Inman) The position of Home Farm shown on an 1860 OS map. Home Farm just below the Lodge.



National Library of Scotland (nls kent vii)

1933 - The Beckenham Place Golf Course becomes public and at one time the busiest in Europe, see 2016 for history and closure.

1935 – Beckenham Place; An Oak tree avenue planted along the drive in the park to mark the Silver Jubilee of George V's reign. (source; anecdotal evidence).

Among the changes which are thought to have take place after the purchase of the park from the Cator estate are: removal of some outbuildings and greenhouses around the kitchen garden, conversion of the kitchen garden into formal gardens and tennis courts, removal of the game keepers cottage and pheasantry in the woodland. Conversion of the homesteads including the installation of Crittal type windows and installation of sheds for park management equipment. Essentially before English Heritage property listing features which might otherwise have been preserved were lost. But in the light of more recent decay due to neglect then the situation is about the same.

1939/45 - WWII An Italian Prisoner of War 'Summerhouse' Camp was constructed on Crab Hill and an anti aircraft gun and barrage balloon emplacements were installed in Beckenham Place Park. Sheep grazing and growing of some crops for the war effort is introduced. Curiously enough the nearer one comes to the present day the more difficult it becomes to find out what happened to the mansion and park although maps of bomb sites now show that many fell in Beckenham generally.

These recollections of Derek Bates who was aged 6 or 7 at the end of WWII and lived in the stable yard homesteads in the park because his father was part of the park staff although he joined the RAF during the war. Derek recalls a V1 falling on the golf course in front of the mansion. In a memoir written primarily for his family but a copy donated to the Friends of Beckenham Place Park he recounts the windows and roof of their cottage being damaged and repaired, collecting bits of V1 and the army taking away parts of the rocket. Disappointedly he recalls his mother giving his shrapnel collection to the army. He also recalls seeing a V1 destroy housing nearby which must be the record below.

Nearby residents recall a bomb crater just off of Worsley Bridge Road and Greycot Road. The area experienced several bomb hits, V1's and V11's. Bomb strikes were mapped quite comprehensively.

This entry recalls a V1 strike near the park: *“The Flying bomb exploded In Beckenham Hill Road. 1-11 ,2-16 Highland Croft,1-23 and 2-50 Braeside.184,186,188 Beckenham Hill Road, 37b Beckenham Hill Road, 31-37Southend Road, 42-80 Southend Road, Ada Lewis House Southend Road. Were damaged.”*

An anti-aircraft gun and later a barrage balloon were sited near the mansion, with the operators of the latter being based in a wooden hut to one side of the mansion forecourt. (A recent park visitor, who had been stationed with the AA battery, informed us it was only here for a short time as the tactic was changed from

having single weapons stationed locally, to having a larger battery at West Wickham). It has been said that Anti Aircraft fire injured or killed more civilians than it did enemy aircraft. Sheep were grazed on the golf course, but whether this displaced or supplemented the golf is something else it would be interesting to know.

Part of the park was dug up to grow potatoes and other vegetables particularly during the latter part of the war, when it was used as a prisoner of war camp. It housed Italian prisoners and according to one Italian book entitled 'Prigionieri Italiani in Gran Bretagna (1940-47) was Camp No 233, known as Summerhouse Camp, Ravensbourne, Bromley, Kent. Probably some of the bumps in the ground may owe their origins to this period and not to some more distant times as some believe. Some of the paths through the woods also owe something to the efforts of the prisoners, as well as stonework and path-laying in some local houses. Another camp on Worsley Bridge Road accommodated German navy POW's according to local residents. A consultants report produced for the Heritage Lottery Fund bid found that several high explosive bombs fell in the park but no damage to buildings is recorded. Several websites show maps of bomb and rocket explosion sites. No deaths were reported for those in the park.

Another POW camp was nearby near the bridge in Worsley Bridge Road, and is said to have accommodated German airmen. Again, this camp narrowly avoided being hit by bombs which fell nearby. The camp was on a sports ground which once belonged to Cornhill Assurance Company close to the Lower Sydenham Industrial estate and nearby housing. Currently the site belongs to Sydenham High School.



This image from Google Earth Historic imagery shows the Beckenham Place Park POW camp (Summerhouse Camp) on Crab Hill

1945 – Beckenham Place; From here until 1990 very little is known apart from the fact that the LCC/GLC managed the park and golf course and kept it maintained to a high standard with staff and wardens. Derek Bates is again a source of some information relating how his father spoke with visitors to the gardens giving horticultural advice. Some photos from his family album show how the park was well maintained. Several records are in the London Metropolitan Archive regarding maintenance work at Beckenham Placer performed by the LCC.



I personally recall how busy the golf course was, with a long queue of cars waiting for the park to open with eager golfers. It was almost impossible to get a game at weekends and usually very busy during the week. For many years the golf course brought plenty of money into the coffers of Lewisham Council after 1970's but very little money was spent on the infrastructure of the park. Regretably few records are easy to acquire but at the Public Enquiry recent accounts showed an income of over £230,000 but somehow all of it was spent or absorbed into general "parks" budgets obscuring any accurate profit and loss accounting.

1971 - Control and ownership of Beckenham Place passed from the Greater London Council to the London Borough of Lewisham (LBL) and in 1995 the boundaries were adjusted so that the whole of the park fell within Lewisham. Prior to this the mansion was in Beckenham, (since 1965 part of the new London Borough of Bromley), whilst the stables were in Lewisham as evidenced by a number of parish boundary posts which can still be seen within the park today. The present condition of the mansion and stables reflects the inability of any borough council to fund, repair and maintain a Grade II\* nationally listed building, when faced with competing higher priority responsibilities. Some sources mention the park was briefly in the possession of Bromley Council but we can't confirm that.

1976 - The Park and other open space is designated Metropolitan Open Land, a form of inner city Green Belt under the Greater London Development Plan.

1984-7 – This extract from the Beckenham Place Conservation Management Plan of 2009:

Records at English Heritage confirm the undertaking of further repair works in 1984-7 including the insertion of the large steel beams above the lantern, repairs to stacks, the aluminium light over the main hall, dry rot repairs. Investigation of the decorations to the ground floor ceilings was undertaken by English Heritage in about 1985. No record of the investigations has been found but they are understood to have been entirely consistent with the ceilings being of late C18 date.

1992 - Football pitches and changing rooms in the eastern part of the park are closed to enable David Lloyd scheme (DLL). Stable Block Homesteads and other accommodation cleared of tenants to provide vacant possession to DLL. 11 football pitches were fully used at weekends so this was another example of removing one group of park users for another as with the golfers at a later date.

1992 – London Borough of Lewisham attempt to pass occupation of the park to David Lloyd Leisure for the purposes of an indoor Tennis centre and extended golf facilities. A Public Enquiry leads to rejection of the plans to extend golf and add indoor tennis centre. Ironically, this scheme would have more than doubled the golf area, as well as covering a large area of the park with indoor sports facilities. Later, in 2015, the golf is deemed unviable and removed completely.

1993/2000 – Although the Tennis Centre scheme is refused the Park is managed by David Lloyd Leisure as a 7 year management contract had been awarded prior to the public enquiry. Rejection of the tennis centre and golf extension plans was largely because of the MOL status of the park. In 1993 planning permission was granted in principle by London Borough of Lewisham for a sporting venture, which would have radically transformed what is Metropolitan Open Land (MOL) into inaccessible sporting areas, at the expense of informal leisure activities by the general public. Determined opposition by a widely supported and well-organised 'Save Beckenham Place Park Campaign' and other groups led to a public inquiry and rejection of the application in 1994. Many local and national groups were active in the campaign, primarily the Ravensbourne Valley Preservation Society, a local residents association. Other groups included The London Wildlife Trust, Council for the Protection of Rural England, Friends of the Earth and Save BPP Campaign group. Despite DLL being a large tennis related company they cannot provide enough nets for 3 tennis courts?

1993 - The Friends of Beckenham Place Park is inaugurated to attempt to positively influence the management of the park for conservation, heritage and open space use. At the same time the London Borough of Lewisham ex-Mayor John Rudd establishes the Beckenham Place Park Working Party for all interested parties to have a forum to discuss park related matters. Unfortunately the Council disband this forum in 2016 in a democratic backward step, in favour of forums which divide opinion.

1996 – The Friends of Beckenham Place Park open a volunteer run visitor centre in a vacant cottage in the stable block. There had already been a high level of vandalism and the Friends repaired and decorated the cottage to a degree where a park conservation worker lived there for some years afterwards. Permission was granted to open a Visitor Centre in the stable block in January 1996 to be run by volunteers from the Friends.

1997 – about this time, Eric Inman produces a series of articles on the History of Beckenham Place for the Friends of BPP newsletter. Eric and I accepted various other sources such as Hasted as bonafide but this timeline account explores aspects of written histories which have been shown to be inaccurate.

1998 - Len Hevey's book "The Early History of Beckenham" is published. Written circa 1994 it confirms many early events which we have rediscovered independently. It was published after Len's death.

1999 – The Visitor Centre removed to the Mansion in November 1999. We regret leaving it as it might have saved the stable block from the later fire in 2011.

### **The 21st Century (Beckenham Place unless otherwise stated)**

2000 - The Friends' Visitor Centre moves into the Mansion at the invitation of a park manager.

2000/2014 - Various changes in park management take place after the expiry of the David Lloyd Leisure contract and the takeover of the leisure company by Whitbread Brewery. Consultations are carried out regarding use of buildings, including rejection of a charitable trust bid for management of the mansion. As part of one management tendering exercise around 2009 a firm of architects, Rees Bolter, produced a Conservation Management Plan (CMP) for the Mansion and a summary of possible uses. The CMP has a lot of interesting information about the park and mansion including details of past stages of renovation and repair. It is worth a read but bear in mind that some of the history has since been altered and revealed. The CMP describes how the mansion resembles Palladian designs in Italy among other things.

2002 - Local Nature Reserve Listing (LNR) and Large Turkey Oak blown down: Wayne Butler as an in-park conservation officer employed by a park management company gets the park listed as a nature reserve. The Turkey Oak tree which was the second largest of its species in the UK and was over 230 years old came down on a windy day. The trunk had been hollow for many years and it had suffered from vandalism which weakened it. The date and age indicates it may have been planted by Cator. Perhaps supplied by his father in law, Peter Collinson who supplied many of his contacts with young trees probably cultivated in his Mill Hill garden. Turkey Oak was introduced from Turkey early in the 18th century and thought to be a valuable timber but it decays quickly when harvested. 15 years after its demise very little can be seen of it apart from some largest pieces of its trunk. It would have stood very near the end of the original lake.



Turkey Oak - over 230 years old

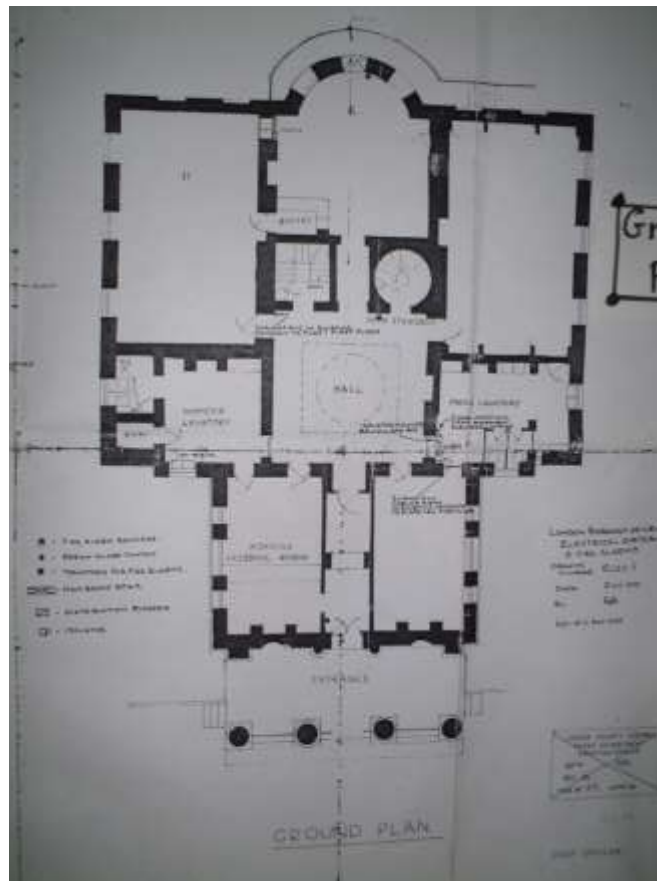
2004 (?) - Beckenham Place: Mander and Mitchenson Theatre Collection leaves the mansion: having occupied most of the mansion upper floors for over 20 years the collection is moved firstly to the Greenwich University and then to Bristol University to join other theatre memorabilia. Though the collection originally had plans to turn the mansion into a theatre museum they both did not raise enough funding and also did not in my opinion take the opportunity to apply to the National Lottery Arts Fund to achieve their aims. Though occupying the mansion the collection made no contribution to its upkeep and was not open to the public.

2009 – A Conservation Management Plan is produced by Rees Bolter Architects. One of several ‘consultations’ commissioned by L.B.Lewisham this plan outlines possible uses for the mansion, its condition and history of maintenance. Though containing some errors or omissions regarding the history in our view, the Plan was comprehensive but not acted upon to any great degree. The Plan may be viewed through a link on the Friends of BPP website.

The management plan was introduced thus: (but in this history we dispute some dates) but the plan does reveal some otherwise unknowns.

Beckenham Place is a Grade II\* listed mansion of c1774 with a simple stone faced exterior and a number of important interior rooms. It was extended in about 1810 by the construction of a new entrance front which incorporates a great deal of material from the great house of c1723 at Wricklemarsh. The estate was purchased by John Cator in 1773 and remained in the Cator family until 1926 when it was purchased by the London County Council. The Cators occupied the house until about 1825; it was let to a series of tenants during the remainder of the nineteenth century and was in institutional use in the early twentieth century. Since passing into public ownership the house has provided accommodation for refreshment rooms and golf related uses on upper and lower ground floor levels. Upper floors were in residential use for a time, were briefly occupied by a theatre archive and have now been empty for about ten years. The mansion is an important building, reflected in its Grade II\* listing, principally because of its position in the designed landscape, the interiors of the upper ground floor and the salvaged fragments of Wricklemarsh.

As the conservation management plan concentrated on the house more will be said in ‘Additional Information’ under ‘The House on Stumps Hill’



Ground Floor Plan of the Mansion

A gap in the history here needs filling with information regarding Consultations and Tendering for use of the Mansion, such as the bid by a Korean Hotelier which would have involved unacceptable extension of the building.

The Golf Course is put under the management of Glendale with the intention of increasing income from the course. However, Lewisham retain all the cost centre expenses such as grounds staff and machinery therefore most income remains with Glendale and all costs incur to L.B.Lewisham

2011 - Most of the Stable Block is destroyed by fire after being left abandoned and insecure for several years. Most of the heritage features of the building are destroyed including the clock which was about 300 years old. Below, the rear of the stable block facing the gardens in less than perfect but complete condition. The righthand end had been extensively remodelled probably after LCC takeover but the centre and left hand end had old if not original features. The clock was nearly 300 years old and may have once been at Clockhouse, Penge.



The Stable Block and gardens circa 1990

2012 - The Friends and the Sensory Garden: Over time and with cutbacks in park staffing levels one part of the gardens became a bit past its best. The old Rose Garden had overgrown and spent plants, overgrown path edges and weeds in the paths. A grant application was made via Groundwork Trust and the Big Lottery to obtain funding for a Sensory and Nature garden. Cooperation between the Friends and a Local Authority officer on behalf of the landowner produced an application and after much ado funding was awarded allowing for upgrading of the landscaping including an improved disability access ramp. A local landscaping firm completed that work after Friends and other volunteer groups grubbed out the old planting and dug over the beds. When the landscaping was finished the park gardeners turfed around the beds and planted the central area with lavender. The Friends began a program of planting and maintenance gardening. Corporate volunteers from Deloitte put in a stag beetle loggery and installed a bench and helped with a wet area for wildlife. The garden changes with the seasons providing habitat for birds, invertebrates, small mammals and amphibians. We get the occasional surprise if a bank vole or frog jump out while gardening. Some local people keep the bird table supplied with seed and leftovers. The beds are broadly themed for touch, smell, sight and a bit of sound if its windy. Volunteer gardeners are welcome to come along to workdays regardless of experience. Although there's a kind of plan its flexible.

2014 - London Borough of Lewisham decide to bid for Heritage Lottery Fund money under the 'Parks for People' scheme to fund improvements to the park. The mansion remains excluded from any funding at this time. Although various works had been done to the mansion over a long period such as repairing the roof, installing disabled toilets etc. No complete restoration has been done. If we added up all the money spent on tinkering it would probably have paid for a proper job or at least provided match funding for a grant a long time ago. However, the scheme is not popular with all and various people object, not least the golfers whose course is deemed to close under the scheme. The Public Consultation such as it was presented four schemes either including the existing golf course or closing the golf course in favour of an 'Eighteenth Century Parkland Landscape' restoration. The latter narrowly won having the biggest quarter of the votes out of about 300 public responses. The restoration should include the reconstruction of a lake, rebuilding of the stable block and restoration of other Homestead buildings.

2014 - The Environment Agency evaluated a flood alleviation scheme to use part of the park to prevent flooding further downriver. Floods have been recorded in Lewisham, Southend, and Beckenham over hundreds of years but infrequently i.e. the 100 year flood which intimates a flood event will happen even if rarely. A prevention scheme was installed on the River Quaggy at Sutcliffe Park some years ago. The

Quaggy, Ravensbourne and Pool rivers have combined by the time they get to Lewisham near the station. A deluge backs up at that point threatening housing and businesses. The flood risk is the result of uncontrolled or ill advised development on river floodplains. There could be some landscaping and nature habitat advantages to this scheme but the scheme was shelved in 2019/20 due to escalating costs.

2015 - The mansion remains at risk awaiting HLF restoration bid, The park and homesteads await the production of stage 2 HLF bid for restoration etc.

2016 - Lewisham Council close the public golf course, unable or unwilling to make it financially viable. The Mansion is put on short term lease to a property management organisation RJK Properties with intentions to increase use of the building.

At this time Lewisham Council (councillors and officers one presumes) decide to disband the Beckenham Place Park Working Party, probably because members of the working party tell them things they don't like to hear. They establish 3 forums which in the view of some is a 'divide and rule' tactic. Public representation of views is suppressed by this procedure in my opinion.

2017 - Heritage Lottery Fund bid for £4.9million approved for park and some buildings regeneration. At time of writing the Local Authority are tendering for design consultants for the actual scheme after former consultants produced plans for the bid? Why the original tender couldn't have included a proviso that if the bid was approved the former consultants would continue with the scheme God alone knows. Seems a lot of the money will be spent before a shovel hits the ground or a brick is laid. Fairly comprehensive plans were submitted with the bid and for the planning permission application but a further 'detailed design' phase is being tendered.

2017 - May 13th The Public Park's 90th anniversary. This is the date of the LCC meeting in 1927 which appears to have decided the purchase of the Park from The Cator estate. The Foxgrove Club Golf Course and the Norwood Sanatorium had active leases for a short time.

2017 - August: New design consultants have been appointed to perform the detailed planning. Planning permission for the scheme is still not granted awaiting, we assume, presentation of detailed plans. Apparently some concerns remain regarding the lake and its proposed source of water i.e. the stream appears inadequate, a borehole would be perhaps inadmissible and its event suggested that filling of the lake would be by mains water.

2017 - October. The planning application for grant related works is approved by Lewisham Council. Alterations to the landscaping will include removal of some trees which were planted to define the now closed golf course. The Mansion although in use and under a short term lease to RJK Properties is still on the English Heritage at risk register and not included in any current restoration grant or scheme.

2018 – Over the winter of 2017/2018 a large number of trees have been felled to meet the 'vision' of the landscape architects and invisible 'design team'. The desire to recreate a lake and wetland area required the felling of what were quite mature trees of up to 100 years age. Due to the lack of maintenance of the former artificial lake it was either overgrown, partially filled in or generally left to its own devices. As the new lake may have to be filled with an engineered water supply I wonder what the long term future of any new lake will be. As previously mentioned it seemed the original lake was created for John Cator circa 1790, probably extended or remodelled by his nephew John Barwell Cator after inheriting the estate circa 1810. Subsequently reduced in size and mostly dried up due to diversion or building over the supplying stream. Any overflow of the lake area is taken by a conduit under the railway to the Ravensbourne. At time of writing (Spring 2018) I'm informed that the current rainfall is creating a pond. The area will require artificial lining as most man-made lakes either made use of natural clay beds or clay was imported and 'puddled' down as a liner. Some work is commencing around the Stable Block but we have no indication as to whether original 18<sup>th</sup> century heritage features will be conserved or restored. "Heritage Lottery" seems just that.....a lottery as to whether any heritage is preserved.

An update on the progress of the works reveals that contamination of soil at the site of the lake requires sealing in of contaminant and cancellation of a proposed raised landscaping feature. Some architectural

feature flooring in the stable block is to be retained. Some archaeology is discovered under the old lake bed. The new lake is to be provided with water from a borehole as the old water source is either dried up or periodically may carry polluted road run-off.

Excavations for the lake and car park are creating large piles of spoil and the installation of pathways is also contributing to this eyesore. The concept of 'restoring 18<sup>th</sup> century landscape' is in fact obscuring the landscape as well as destroying it. All I can say is that previous landscaping for golf course or sports pitches did not endeavour to conserve any landscape either.

2019 – Beckenham Place; Work continues on the landscape of the park, installing a new lake and rearranging the garden area, installing a car park and continued work on the stable block, homesteads and garden cottage. Contaminated war time landfill was discovered on the lake site and was tipped on another area of the park under protective plastic sheeting.

The Flood Alleviation scheme for the east side of the park was abandoned in late 2018 due to escalating costs, perhaps among other reasons. Now the fate or prospect of funding for works to that side of the park is in doubt.

Although there is some support for the works, there have been objections and criticism of some of the works as not being in keeping with 'restoration of 18<sup>th</sup> century landscape' in fact destroy and covering up a lot of it. Excessive tree planting which alters the character of some areas and felling of mature or maturing trees purely for visual aesthetic reasons. One ancient tree was drawn to the attention of project workers as being in need of management and lopping to balance the crown. The work was refused and subsequently the tree fell and though the work might not have prevented it we will never know if conservation could have been achieved.

2019 – Beckenham Place: July, The lake and Homesteads are opened but shortly after some safety concerns are raised concerning use of the lake, some children rescued from deep water. The profile of the lake bed is such that it deepens from paddling depth to over 2 metres quite suddenly. Maybe a foreseeable design flaw as a gradually sloping lake bed would not hide any surprise drops. The other unforeseen issues around the lake have required temporary fencing, security patrols and additional safety measures

The Homestead cafe is opened to the delight of some. Unfortunately the stable yard looks like its just been resurfaced over the top of any other surfaces which might have had some historic or heritage significance. The new clock tower (minus the destroyed ancient clock) cannot take the weight of the bell which is apparently dated to 1734 (probably the date which it was installed at Clockhouse). The bell is destined to be hung inside the cafe area (time gentlemen please).

Works are still being carried out and snagging to address footpath erosion, stairways etc

The 'mound' near the railway who's main purpose is to accommodate spoil from lake excavation and provide a viewpoint etc is merely a pile of earth with steps and a path leading to it and shows signs of being a mud trap. The old burning yard which we know has a concrete surface somewhere underneath it has been levelled but the remains of years of waste disposal can be seen in the soil, such as plastics and glass. Several young trees planted to reclaim the site a few years ago have been bulldozed in the process. One step forward, two back it seems.

As the flood scheme has been cancelled L.B .Lewisham are planning a 'makeover' of the east side of the park with reed beds and more mounds of spoil. I'm informed this is to meet the Heritage Lottery Grant conditions which included a guarantee that 'improvements' would be made to the east side. L.B.Lewisham are providing a further £2m for the scheme.

The Friends of Beckenham Place Park continue to run a Visitor Centre in the mansion on Sundays and their volunteers maintain the Sensory Wildlife Garden area of the formal gardens. Volunteers under the L.B.Lewisham volunteer coordinator perform works in other areas of the garden and around the park. The Garden Cottage is a volunteer hub and base for the coordinator.

2019 - Beckenham Library: Bromley Council propose demolishing the purpose built library to make way for housing. Certainly the neighbouring site of the old Technical Institute and Swimming Baths was given to Beckenham for a nominal sum by the Cator Estate under Albemarle Cator circa 1900. A campaign to oppose the closure and sale begins.

2020 - Beckenham Manor; The manor along with the other areas has disappeared long ago under the urban sprawl. Development becomes less planned and depends on financial influence and supposed need. A

remaining green space on Copers Cope Road which was Natwest Sports Ground is being buried under indoor football pitch and artificial surfacing Astroturf in an age where we know that plastics and micro paricals are harmful.

A Crystal Ball is required beyond this point.

See Additional Information in another next file to be completed soon. Full references will be added here shortly and amendments or corrections will continue to be made to this account.

Appendices;

Some common differences in accounts.

The date of Beckenham Place now proved to be 1760/62 versus 1773 in other accounts.

Anne Boleyn instead of Anne of Cleves, the latter should be correct if any truth in the story.

Linnaeus did not visit Beckenham or know Cator, he did know Peter Collinson from 1735/6.

John Cator is confused with his heir John Barwell Cator after 1806, four John Cators in all. Also two Albemarles, three if we count one who died young.

Four Peter Burrells it is important to know which one is being referred to of the four.

## Sources of information:

**Bibliotheca Cantiana: A Bibliographical Account of what Has Been Published ...**By John Russell Smith

Appendix: Peter Burrell's Account Book 1688-1704 – Kent Archives U36 F1

Property transactions

1687

Accompt of writing in the custody of Mr Thomas Gardiner at the Unicorne Leadenhall Street London belonging to me Peter Burrell

Being as followeth on the other side

Book with numbers (folios) 2 pages each

Folio 58 June 1698

Purchased of Mr Thomas Osier a farme with house barnes at Sidenham in Kent in the possession of Ann Wright ...

A house and barne ... other outhouses with 8 acres of land in the occupation of Richard Rowden at ... of 7 acres at 22 years purchas and a gratuity to T ... £375 (400 400)

Pays quit rent to my Lord Dartm' (Dartmouth?) for Clouden 3.9 for Allens to Lady D 2.71/2 for Clouden Lord Beron 1.4  
Triyon total 7.6

F59 1698 Dec 17

Purchased of Mr Humphry Stiles a piece of ground at Cruge Vabe about halfe acre of ground for 5' the same with my ...  
Brick Clamp Wood leased to John Wolfhood with the ... Musgrave held on the other side of way by lease 14 10 000  
1701

Purchased of H Stiles Gravelly Copice being 1a of coppice land joining to Southrams of lys in Mr Francis Leigh's land held by Rodgers late by Etherton for the same I gave him 5 guineas for a lease of 500 years at a peppercorn rent.  
After F59 before F60



1699

700 Purchased of Jno Hill The March the possession of John Jacksons house & land called Little Wheatfield for £40. Paid the £40 down and gave bond for 200' at 5% for a year & the d...sed for one year more pay a quarterly – peace of plate & spent S M Cray £250.00.00  
Leased to Bech Bartell at 12g(uineas?)@

1702

Purchased of Richard Marsh a house & barn 20<sup>th</sup> 5 acres of land now in occupation of Wm Wright ..... over against Mr W Lethuelliier garden wall formerly in the tenure of carter a blackwill hall factor cost £50 rent commencing to me from Mr W .... To lady day at ... .. after ... at £5 ... yrs advance being for ... (to folio 61)

Folio 61 1704

April 14 Purchased of Wm Weller of Waddon in Surry the following parcells situated in Beckenham Town:

A Tenement & 1 .ease of ground in the possession of Walter Holding	£5.0.0
A house and garden in the possession of Sparrow	£2.5.0
A house and garden in the hands of J Crowly	£1.10.0
A house and yard in the possession of widow Combs	£1.15.0

F60

Cash 1687/8

Debits	Credits
18 Feb 1688 to money received of Thauk 7.00.00	By money paid my wife for the like same assignments on her brother 50.00.00
To ditto received of Thompson 5.00.00	By money paid W for expenses 5.00.00
March 30 to ditto received of Thompson 5.00.00	By ditto more paid 5.00.00
To ditto received of Jno Smith 18.00.00	By ditto more paid 5.00.00
To ditto received of R Pope 18.00.00	
End of purchases	

Appendix: Abstract of the title of the trustees of Rt Hon Peter Lord Gwydir to estates in Beckenham

Bromley Historic Collections 841/3/1/1

4<sup>th</sup> & 5<sup>th</sup> March 1722 examined 13<sup>th</sup> June 1825

This abstract contains according to Mr Robins map of identity the following lands:

- No 1 part of Nellers Field
- No 2 part of Gravel Pit Field
- No 3 Little Germans Field
- No 4 Cuckside Raven
- No 6 Place Field
- No 8 Place Field Mead
- No 9 Gatten Field
- No 11 Little Rutlands
- No 12 Second Rutlands
- No 21 Brook Mead
- No 22 Kelsey House etc
- No 31 Court Mead

By indentures of lease and release tripartite of this date made between Peter Burrell of Beckenham eldest son of Peter Burrell late of Beckenham merchant and Isabella Burrell widow and relict thereof 1<sup>st</sup> pt Hugh Raymond and Amy Raymond daughter of said Hugh 2<sup>nd</sup> pt and Matthew Martin Esq & John Wenham merchant of 3<sup>rd</sup> pt.

Intended marriage of Peter Burrell & Amy Raymond in consideration of the fortune from Hugh Raymond settling said manors etc Peter & Isabella Burrell did alienate to said Martin & Wenham having lease for a year:  
The manor of Kelseys etc, Place Field 9a, Place Mead 3a, Longlands 12a, Jermans Field 5a, Three Grove Fields 13a, Two Barnegalls 17a, said mansion house late in occ John Francis Brograve, The Willow Slow Three Fields 15a, Lee Grove 6a, Crabb Tree Field 9a, Twelve Acres 12a, Two Acres 2a, Barnegalls 7a, late in the tenure of Rowland King & all that messuage called the Ship with two fields called Gravel Pit Fields 6a, five fields called Putnams 48a late in occ widow Holtrop, Pond Field 10a, Broom Field 10a, Hither Grove Land Field 10a, Farther Grove Land Field 14a, Groveland Meade 3a late in the tenure of Richard & George Bygrove, Five Shorehams 14a, Two Shortlands 6a late occ George Smith, Three West Brook 16a occ John Jackson, Coventrys Orchard & High Broom 2a late occ Samuel Coventry & Samuel Cole, a messuage called Howles and appurts, Great Crockendens 5a, Little Crockendens 2a, Little Barnetts 3a, Middle Barnetts 4a, Upper Barnetts 5a, Renings 6a, Kitmarsh 5a occ Rowland King, Twenty Acres 20a, Four Acres 4a

occ Henry Batt, The Slyphes 3a late occ Robert Cooch, Ells Upper & Lower 9a late occ Thomas Handens, Three Weblands 5a occ George Yeoman, Little Weblands 2a occ John Musgrove, Reynolds Croak 3a occ Robert Lane, Black Brookes 5a occ widow Phillips, Shoultrams 1a occ James Etherton, Walls Brooke 17a occ George Wilkinson, messuage called The Old Glebe and 1a occ William Musgrave & Wm Comes, another messuage & 1a occ William Musgrave John Land & Wm Racket, Vincens 24a occ Anthony Borer, messuage late occ John Francis Brograve, Blunden Meadow 2a, Coventrys Piece 1a, Little Germans 1a, all lying in Beckenham, Bromley & Haies late in occ or possession of Isabella Burrell or Thomas Lander and also all those three messuages, appurts and 1.2.0 belonging late occ William Weller, Great Wheatfield 5a, Little Wheatfield 3a abutting kings highway from Beckenham to Penge North to the Kings highway leading from Beckenham to Croydon East to the lands late of William Hammond South and to the lands of Humphrey Style West being late parcel of the Manor of Kelsey occ John Jackson, Bushy Swift 5a, Bingley Brooke 5.2.36, also that road leading from Curs Oak to Bingley Brooke 0.1.5, Soultrams Coppice 2.0.28, Gravelly Coppice 1a, wood called Harley Shaw 2.0.32, Soultrams Wood 2.1.38, all in the parish of Beckenham occ Humphrey Stile, messuage called Little Germans 0.2.0 described as being on the lane side Beckenham Church to Peter Burrells House late occ Anthony Lane – all in the several possessions & occupations of Alexander Burster,

Brazier, Henry Batt, Jones, Hathaway, John Woodley, Thayre, Thornton, John Willis Esq, John Carpenter, Collier, Lewin, Wm Butler, Fitzherbert, Richard Peters, Wm Allen, John Venebles & Wm Wright their several heriditaments and the reversion thereof and all the estates

To hold unto Martin Wenham & heirs to the use of Peter Burrell & heirs until marriage solemnised and afterwards to the use of Peter Burrell & heirs. To the use of the said Martin upon trust.

To the use of Amy Raymond for life in her jointure (and which with other lands intending to be purchased and settled to the same uses) in full satisfaction of dower & after the decease of Peter Burrell & Amy Raymond

Then to the use of Martin & Wenham for 500yrs in trust for issue of Peter & Amy Burrell to the first and other sons in tail or any rightful heirs of Peter Burrell. *Essentially £2000 per child*

In the covenants against incumbrance is an exception of an annuity to Arabella Brograve of £15 for life.

The trustees all died and were replaced.

Executed by Peter Burrell, Isabella Burrell, Hugh Raymond and Amy Raymond

There were two younger children, Sir William Burrell and Mrs Frere

March 1748 by deed poll Peter Burrell appointed (inter alia) to the use of Peter Burrell eldest son

By 1742 Tripartite Articles of marriage agreement made between Tobias Frere of Christchurch Barbados & St James London 1<sup>st</sup> pt, Peter Burrell & Amelia Burrell spinster 2<sup>nd</sup> and Jones Raymond & William Glanville 3<sup>rd</sup>, Peter Burrell would pay Tobias Frere £3000 and a further £2000 on death of Peter Burrell so eliminating any claim he may have under the will of Hugh Raymond as spouse.

1758 deed re marriage of Peter Burrell elder 1, Peter Burrell the younger 2<sup>nd</sup>, to Elizabeth Lewis spinster 3<sup>rd</sup>, Jones Raymond & Jonathan Collyer Esq's 4<sup>th</sup> & Merrick Burrell & Thomas Watson 5<sup>th</sup>. Everything granted to Martin Wenham in March 1722. To the use of Peter Burrell the elder, then the younger.

### **The Style Family of Langley (research by Mal Mitchell and Keith Baldwin, Beckenham, Kent)**

Recent research has prompted some reappraisal of the history and genealogy of the Style family and their first appearance as landlords of Langley Park (Beckenham and West Wickham) and Sympson's Place (Bromley). Mainly because some information originating in Villare Cantianum by John and Thomas Philipot published in 1659 which was later repeated by Edward Hasted in his History and Topography of Kent 1778 is subject to question or confirmation. Those accounts attributed the acquisition of Langley to "about the beginning of Henry VIII" which was 1509. We have found other entries in those accounts which need correcting understandably as Philipot and Hasted were writing about all of Kent.

Some references have linked Langley to John Stile who was an ambassador for Henry VII and VIII involved in the marriages of Catherine of Aragon to firstly Henry VIII's brother Arthur Prince of Wales and after his death to Henry VIII. This latter John Stile was active beyond 1505 and estimated to have died circa 1529 but cannot be confirmed to be linked to Sir John Stile d.1529 at East Greenwich. Another will for a John Style, citizen grocer of London has been discounted because of the evidence in the will of 1505.

The John Style who acquired Langley is said to have been a Mercer and Alderman of the City of London albeit that some lists of Aldermen do not show him but he is connected to a one time mayor of London and other aldermen.

**John Style's Will 1505;** To review some evidence, firstly we have a will with probate recorded October 1505 by the Prerogative Court of Canterbury (PCC) for John Style which seems to be written in July 1505 in which he mentions rents to his wife from lands in Bekynham (sic) and her dwelling at Langley. The only child he names is the eldest son John who may be a minor as reference is made to his coming of age. Other children, sons and daughters are mentioned as a line of succession should any die before having their own offspring. John requests to be buried in the church of Saint Thomas of Acre which was purchased by the Worshipful Company of Mercers who became patrons. The will is witnessed among others by Thomas Baldry, one time mayor of London who will be mentioned later as Humphrey Style's father in law. Bequests of gold rings or mention is made of Guy Wolston and Lady Wolston (his in-laws), James Yarford who will subsequent marry his wife, and several others who may be aldermen or fellow mercers. He mentions an uncle John Stile who, I guess, may be the diplomat to Kings Henry VII and VIII?

A family tree in the Visitation of London 1568 shows that John Style married Elizabeth Wolstan/Wolston daughter of Sir Guy Wolstan. After John's death Elizabeth remarried Sir James Yarford, another Alderman of London, and we can subsequently find Yarford's will of 1527 and Elizabeth Yarford's will of 1548 in which she mentions her son Humphrey Style to whom she leaves "all her lands etc in Bekenham, Bromley, Leuesham, and Battersey" plus some mentioned in Tottenham and elsewhere.

As Elizabeth's first husband John Style mentioned a son John and Elizabeth does not mention him in her subsequent will we may assume he died? As baptism, marriage and burial records in churches did not begin until 1539 we only have the requests in wills of where to be buried and John requests a church in London, St. Thomas of Acre and looks like he requests a place near a first wife?

Elizabeth Style/Yarford designates the church of St. Michael Bassinshaw in London with her late husband, Yarford. That church burnt down in the Fire of London so probably destroying any records.

John and Elizabeth Style also had two daughters Bridget married to Nicholas Robertson and Florence married to Edmund Kempe both mentioned in Elizabeth Yarford's will and we have the probability of the elder son John dying some time after 1505 and some evidence of another daughter Margaret. There is no mention of children from Elizabeth and James Yarford's marriage, she was probably beyond child bearing age. Nor any mention of children or another wife in James Yarford's will.

The date of James Yarford's death 1527 is important as Elizabeth probably married him shortly after John Stile's death in 1505 and the date 1527 of Yarford's death discounts the possibility that Elizabeth was married to a different John Stile who didn't die until 1529. (e.g. Sir John Stile of East Greenwich) and we have the definite link of Elizabeth to Humphrey Style her son and land in Beckenham etc. in her will. Yarford's will offers some information as his witnesses are the husbands of Elizabeth's daughters ie. Nicholas Robertson and Edmund Kempe, mercers. Yarford leaves bequests for the souls of his mother, father, brothers, sisters, Elizabeth's first husband John, and some bequests to nieces.

Without any other documentary evidence we can only guess that John Stile d.1505 left Elizabeth with children under 15 years of age and Yarford as a fellow alderman of London acted as stepfather/guardian until they reached majority or died. This was usual in an age where premature death was common and supported by evidence from Humphrey Style's marriages and many other examples.

The wills of John Stile 1505, John Stile 1529 (East Greenwich), James Yarford 1527 and Elizabeth Yarford (Style) 1548 were accessed via Ancestry.com from copies held at the Prerogative Court of Canterbury. Copies or originals may found via the UK National Archives Discovery website i.e.

[More ways to view this record](#) Reference: PROB 11/22/354

Description: Will of Sir James Yarford, Alderman of London

Date: 26 June 1527

Held by: The National Archives, Kew

Legal status: Public Record(s)

Closure status: Open Document, Open Description

<https://discovery.nationalarchives.gov.uk/details/r/D976333>

We then come to the available records from Beckenham burials at St. George's and some baptism records listed by Daniel Lysons in his Environs of London history circa 1790.

Buried	year	baptized	Surname	Date of Birth	Firstname	Place of death recd.	Age	maiden
		24/12/1540	STYLE (from Lysons)		John s. of Sir Humphrey			
		25/12/1542	STYLE (from Lysons)		Oliver s.of Sir Humphrey			
		12/1/1545	STYLE (from Lysons)		Nicholas s.of Sir Humphrey			
		19/3/1551-2	STYLE (from Lysons)		Maria d.of Sir Humphrey+Elizabeth			
6 Apr 1542	1542	4/3/1538-9	STYLE	abt1538	Bridget (d of Humphrye)		inf	
9 Jun 1548	1548		STYLE	abt1500	Bridget w of Humphrye (Sir, Knighte)			Baldry
7 Apr 1552	1552		STYLE	abt 1500	Humphrye Sir, Knight)			
9 Apr 1555	1555	11/7/1550	STYLE		Humphry s of Humphrye (Sir, Knight)+Elizabeth?			
23 Aug 1556	1556	21/1/1546-7	STYLE		Edwarde s of Humfry (Sir, Knight)			
9 Mar 1565	1565		STYLE		Humphrye s of Edmundes Esq	Bromleye		
30 Dec 1571	1571		STYLE(d.23.12.71)		Marye w of Edmundes Esq+	d.at Wm Damsell's ho.		Berney
20 Aug 1596	1596		STYLE		Anne w of Wm gent			Eversfield
15 Feb 1617	1617		STILE		Edmund (Mr Esq)	Langley		
27 Oct 1624	1624		STYLE		William( Esq)	Langley		
15 Dec 1626	1626		STYLE		Edmond(Mr)#			
27 Nov 1641	1641		STYLE		Elizabth w of Humph,bart(in Latin)+			Bosvile
28 Jul 1643	1643		STYLE		Michael(Captaine)	London		
7 Jan 1643	1643		STYLE(in Latin)		Chrisogones Prestcott w of Robert			
6 Feb 1654	1654		STYLE		Charles s of Humpfry(Sir)			
29 Feb 1656	1656		STYLES		Hester d of Mr Jhon Humpfry(Sir, knight & barronett)			
22 Nov 1659	1659		STYLE	1585	Katerine(Mrs) widow of Mr Edmond			
23 Nov 1659	1659		STYLE		William(Mr)			
12 Mar 1668	1668		STYLE		The Lady (Hester)			
23 Aug 1671	1671		STYELLS		William Esq(in wool, attested)*	Langley		
12 Dec 1679	1679		STILES d.7.12.1679		Mary, d of Humphry Esq(in wool)			
19 May 1681	1681		STYLES d.16.5.1681		James s of Humphry Esq (in wool)			
15 Jun 1689	1689		STYLES					

8 Jun 1689	1689		STYLES		William s of Humphry Esq			
5 Nov 1702	1702		STYLE(in wool, d 26.10)		Mary(Mrs) w of Humphry Esq	Langley		Hovell
3 Apr 1718	1718		STYLE		Humphry(Esquire)	Langly		
14 Jun 1744	1744		STYLE		Humphrey(Esq)			
28 Feb 1758	1758		STILES		Ric	not related?	inf	
3 Oct 1764	1764		STILES		James	not related?		
22 Jul 1714	1714		ELWILL		John s of John (Esq)+Eliz?			
20 Sep 1727	1727		ELWILL husband of Eliz.Style		John (Sir, Baronet)			
22 Jun 1731	1731		ELWILL	1686	(Lady)Elizabeth nee Style			Style

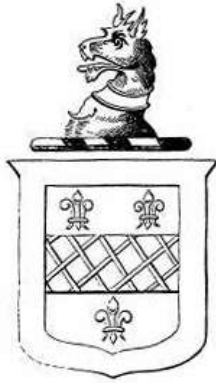
In conjunction with other resources we can construct the next generation of the Style family. All these records are transcriptions so we can't discount the possibility of some errors. The memorial plate from the Style tomb in St. George's depicts Humphrey, his two wives and a total of 11 children, 9 by Bridget and 2 by Elizabeth.

So far genealogists including us have only identified 8 or 9 names and that would be assuming that two had the same name ie. Edward or Humphrey if one early child of that name died? Probably Humphrey as the baptism records from Lysons show a Humphrey who is most likely by Elizabeth ie baptized 11<sup>th</sup> July 1550 buried 9<sup>th</sup> April 1555. We have seen reference to a Henry Stile circa 1570 on British History online with no evidence as to whether he is related but Humphrey's position as Esquire of the Body might indicate a child of that name is likely.

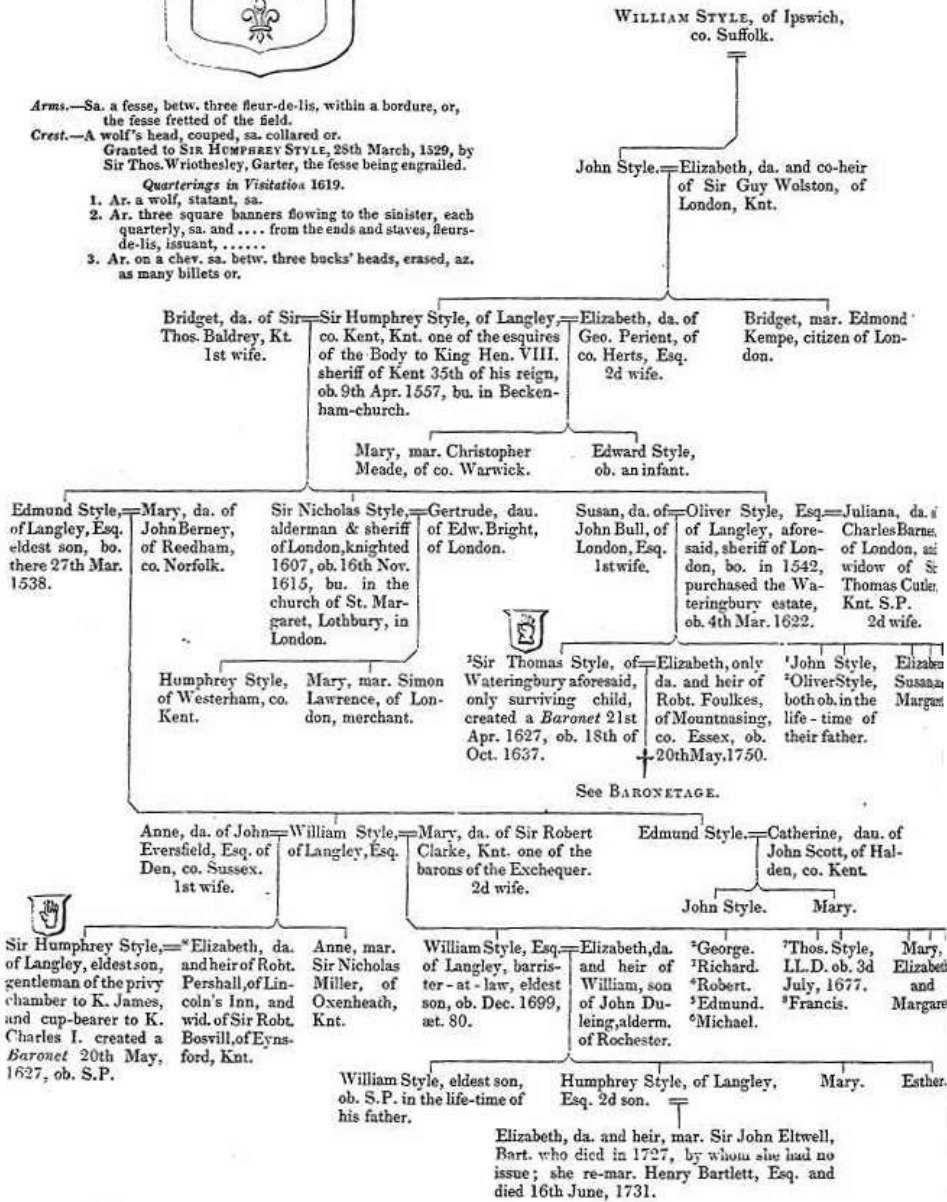
So depending on sources; Bridget bore; Edmund (VoL) John 1540-??, Oliver 1542-??, Nicholas 1545-??, Bridget 1538-1542, Edward 1546-1556, and Elizabeth bore Maria 1551-?? and Humphrey 1550-1555 or Edward??

Lysons provided us with 7 baptism dates so 4 baptisms took place presumably before 1539. Lysons did not record anything for Edmund so presumed baptized before 1539, and from the depiction on the tomb we can see 3 daughters and 8 sons. An





*Arms.*—Sa, a fesse, betw. three fleur-de-lis, within a bordure, or, the fesse fretted of the field.  
*Crest.*—A wolf's head, coupé, sa, collared or.  
 Granted to SIR HUMPHREY STYLE, 28th March, 1529, by Sir Thos. Wriothesley, Garter, the fesse being engrailed.  
*Quarterings in Visitation 1619.*  
 1. Ar. a wolf, statant, sa.  
 2. Ar. three square banners flowing to the sinister, each quarterly, sa. and . . . from the ends and staves, fleurs-de-lis, issuant, . . . . .  
 3. Ar. on a chev. sa. betw. three bucks' heads, erased, az. as many billets or.



\* It appears by an inscription in Hales-church, that Dame Hester Style, widow of Sir Humphrey Style, Bart. was the wife of John Scott, Esq. eldest son and heir of Sir Stephen Scott, Knt. of the county of Kent.

The tree above from the Visitation of London 1568 has some notable omissions ie Florence d. of John Stile and several children of Humphrey Style presumably only including children who went on to have offspring of their own?

Burke's Peerage of 1838 describes John Stile father of Humphrey as a diplomat which we challenge.

Burke's further only shows the sons of Humphrey Style by Bridget as Edmund, Oliver and Nicholas and then only records the daughter Mary by Elizabeth. Burke's further records a different date of death for Humphrey than the burial transcript and that shown on the tomb plaque. 1557 instead of 1552.

## Some References from British History online;

in 1501 granted the property, now described as 4 messuages and 10s. rent, to Richard Crispe, mercer, John Style, mercer, and Thomas Smalewode, wax-chandler. (BHO)

William Lambert, gentleman.

Inquisition taken at the Guildhall, 23 November, 4 and 5 Philip and Mary [1557], before *Thomas Curies*, Mayor and escheator, to prove the age of *William Lambert*, gent., son and heir of *John Lambert*, late citizen and Alderman of London, by the oath of *Thomas Lytton*, *Ralph Davys*, *John Haddon*, *Henry Roberts*, *William Smythe*, *John Jakson*, *Thomas Dewxell*, *Robert Davis*, *Thomas Warren*, *William Dent*, *Walter Mekins*, *George Perte*, *Thomas Kendall*, *Francis Kelke*, *William Gyfforde*, *Edmund Style*, *Richard Lambarte* and *Henry Calles*, who say that

*William Lambert* was born in the parish of St. Nicholas Acon, London, and baptized in the parish Church of St. Nicholas Acon, 18 October, 28 Henry VIII [1536]; and that the said *William* was of the full age of 21 years on the 18th day of October last past.

*Lnq. p.m.*, 4 and 5 *Philip and Mary*, p. 1, No. 100.

JOHN MATHEWE.	
	<i>Writ</i> 8 February, 14 Henry VII; <i>inquisition</i> 7 November, 15 Henry VII. 1498/9
	John Mathue, late alderman of London, named in the writ, died seised, together with Christopher Hawe, John Hawe, Henry Wodecoker, Cornalius Mathuson, William Crowherst and John Stile, who are seised in fee to the use of the said John Mathue and his heirs, and the performance of his last will, of the under-mentioned land, &c. Death and heir as in No. 297. Cf. No. 268.
SURREY.	Twenty-three messuages in Croydon, fourteen gardens, 60a. land, 12a. meadow, 20a. pasture, 6a. wood and 2s. rent there, worth 20 marks, held of Richard Carue, knight, by 9s. rent yearly.
	<i>C. Series II. Vol. 14. (76.) E. Series II. File 1062. (6.)</i>

<b>1 Aug.</b> <b>B. M. MS.</b> <b>E. 616. f.</b> <b>9.</b>	245. Elizabeth, (wife of Henry VII) Queen Of England, to King Ferdinand Of Spain. King Henry has already written to him in recommendation of Henry Stile, who wishes to go and fight against the Infidels. Though he is a very short man, he has the reputation of being a valiant soldier. Adds, therefore, her recommendation, to that of her husband.—Hampton, 1st August 1499. <i>Addressed</i> : "To the most serene and powerful Prince Ferdinand, King of Castile, &c." <i>Indorsed by Almazan</i> : "To the King our Lord, from the Queen of England, 1st August 1499." <i>Latin.</i> p. 1. <i>Printed in Gairdner's Letters, vol. I. p. 111.</i>
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## ANNO 23 HENRY VI. 1444-5

*Monday next after the Feast of S. Luke, Evangelist [18 Oct.].*

“**Stile** (John), senior, vintner.—To be buried in the churchyard commonly called "Pardonchirchawe," near S. Paul's Cathedral Church. To John Stile junior, vintner, his son, and to Margaret, wife of the same, his leasehold interest in a hostel called "Pouleshede," (*fn. 1*) situate near Poulescheyne in the parish of S. Gregory, held under the Dean and Chapter of S. Paul's. To Helena his wife for life, if she remain chaste and unmarried, he leaves a certain tenement in the parish of S. Mary Magdalen in Oldfishstrete, saving a chamber therein for the use of George Stile his son. Also to his said son the reversion of the said tenement in tail; remainder to John his son in tail; remainder to John Stile his brother in tail; remainder in trust for sale, the proceeds being devoted to the ornaments and works of the parish church of Heston, (*fn. 2*) and to the relief of the poor of the said parish. To the Dean and Chapter of S. Paul's he leaves certain shops in the parish of S. Bartholomew the Less (*fn. 3*) in the Ward of Bradstrete, in aid of a chantry founded in S. Paul's Church for the soul of Sir Thomas Evere, a former Dean. (*fn. 4*) Dated London, 14 August, A.D. 1442.  
Roll 173 (10).

*Monday next before the Feast of S. Chad, Bishop [2 March].*

## Appendix: Timeline of the Beckenham Place Park's evolution:

This page gives a brief timeline of the main events in the evolution of Beckenham Place Park

### **Park related events**

1728 - John Cator the younger born in Southwark on 12th March

1753 - John Cator of Southwark marries Mary Collinson, daughter of Peter Collinson FRS, merchant and botanist

1757 - John Cator buys property at Southend, Lewisham.

1760 - Cator exchanges land near Langley with the Burrells and Raymonds for part of Foxgrove Manor.

1760 - 1762 Cator builds the house on Stumps Hill as per Peter Collinson's comment in [Hortus Collinsonianus](#)

1763 - a daughter Maria born to John and Mary Cator, John's father dies, John inherits the family timber business and his mother comes to live with him.

1766 - Maria dies in infancy, John's sister Ann also dies after a long illness. Both buried at St. George's

1772/80 - John Cator is MP for Wallingford

1773 - John purchases the Manor of Beckenham from Lord Bolingbroke who had inherited the Manor earlier in 1765. But Bolingbroke had already leased it to Mrs Margaret Hare (see 1780). Little or nothing of Beckenham Manor is in the park.

1777 - Parts of the 'park' next to the house in the manor of Foxgrove still owned by Mrs Amy Burrell. John acquires them in a land exchange.

1780 - Cator agrees to compensate Mrs Margaret Hare for her rights to rents from Beckenham Manor so that he acquires full ownership of Beckenham Manor, and I suspect parts of Foxgrove Manor in the park which had been in the name of Bolingbroke.

1784 - Cator elected MP for Ipswich but unseated

### **World Events**

1722 Afghans conquered Iran

1740-41 Famine in Ireland

1745 Jacobite uprising, Bonny Prince Charlie

1754 - 63 7 Years War with France

1755 the Lisbon Earthquake

1766 also recorded as a year with high smallpox related deaths

1769 James Cook's first voyage to Australia and New Zealand

1776 American Declaration of Independence



1785 - New road built Beckenham Hill Road to divert traffic around Cator's park. The road through the park becomes Cator's drive.

Another road closed to facilitate Cator's lake construction.

1790/93 - Cator elected MP for Stockbridge

1793 - more land exchanges with the Burrells completes Cator's ownership of this part of Beckenham and Lewisham.

1804 - Mary Cator dies and is buried in St. Georges churchyard with her daughter.

1806 - John Cator dies at his apartment in the Adelphi near The Strand, is buried in St Georges churchyard, Beckenham with family.

1806 - John Barwell Cator, son of John's oldest brother Joseph, inherits the estate with other trustees.

1808 - John Barwell Cator marries Miss Mahon, niece of Lord Vigo. A relative Lambert has access to Barwell's papers inherited from Peter Collinson via John Cator.

1829 - Alexander D. Inglis occupies the Mansion followed by....

1835 - Mr Peters. a banker. Peters was succeeded by Captain Walter Raleigh Gilbert, R.H.A., no dates available.

Followed by R.H. Page who later changed his name to Page-Henderson.

1866 - Occupier is given as Robert Henry Page Esq.

1869 - Sir John Kirkland, Bart. J.P. an army agent who had good relations with Queen Victoria and Prince Albert, received gifts from them.

1870 ditto. Sir John dies in 1871

1871 John Kirkland Jnr. son of Sir John in census with son, aunt and

1789 French Revolution leading into Napoleonic Wars

1805 Battle of Trafalgar, Nelson killed.

[Slave Trade Act](#)

1814 Battle of Waterloo, Napoleon defeated and exiled to St. Helena

servants

1873 No one listed as in occupation.

1874-6 John Fell Christie.

1877-8 No one listed as in occupation.

1879 Spencer Brunton. the Brunton children made a Christmas card depicting a royal family visit, maybe this harks back to the Kirkland residency

1880-84 No one listed as in occupation.

1885-90 Edwin Covell, proprietor of butcher's shops.

1894 The occupier is listed as Mrs Covell, her husband Edwin has presumably recently died.

Edwin Covell is also recorded as the tenant in the documents concerned with the authorisation of the construction of the Shortlands Nunhead railway through the estate.

1895-99 No one listed as in occupation.

1902 Beckenham Place is listed as Craven College

1907 to 1930 Norwood Sanatorium occupies the mansion and Homesteads, seems much of the park used by Foxgrove Golf Club, all under lease from Cator Estate, and a new chapter in its history opens.

1907 - The Foxgrove Golf Club is established on the grounds of the estate

1927 - The LCC acquires the park from the Cator Estate

1933 - The Golf Course becomes public and one time the busiest in Europe

1939/45 - Crab Hill within the park is made a Prisoner of War camp for Italian POW's

1972 - The park passes from the GLC to the ownership of London Borough of Lewisham.

1851 Great Exhibition in Hyde Park,

1854 Crystal Palace re-erected on Sydenham Hill

1857 Indian Rebellion

1858 India under Crown Control

[Death of Dr. David Livingstone, explorer and missionary.](#)

<p>The Park and other open space is designated Metropolitan Open Land, a form of inner city Green Belt</p> <p>1992 - David Lloyd Leisure attempted acquisition of much of the park, public enquiry and rejection of plans to extend golf and add indoor tennis centre.</p> <p>Stable block homesteads and other cottages made vacant, park staff housed elsewhere. Dereliction of this site begins.</p> <p>1994 - First Friends visitor centre created in a part of the stable block partially restoring one cottage.</p> <p>1999 - Park undergoes some changes of manager, consultations to find uses for the mansion,</p> <p>2011 - Neglect of Stable Block leads to vandalism and fire, heritage features such as clock tower destroyed.</p> <p>2013 - Lewisham Council decide to seed Heritage Lottery Funding under Parks for People scheme.</p> <p>2016 - Mayor of Lewisham decides closure of Public Golf course, Council unable to find a way to make it financially viable.</p> <p>2016 - RJK Properties take a 22 month lease to manage the mansion. HLF approve funding to restore elements of the parkland and stable block. Attempts made to reopen the golf course by a campaign group.</p> <p>2018 - work begins on 'restoration'</p>	<p>1899 - 1902 Boer War</p> <p>1904-5 Russo-Japanese War</p> <p>1914-18 The Great War</p> <p>1939-45 Second World War</p> <p>Inauguration of Friends of Beckenham Place Park</p>
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Glossary;

As we have encountered several terms of which we were ignorant at the outset of this project here are some definitions;

Fee simple: sometimes translated as see simple due to the use of the letter f for an s, this is an earlier form of freehold.

Quit Rent

Querant: someone pursuing a case, a plaintiff

Deforciant: someone keeping a rightful owner out of property.

Enfeoffment: binding by service, granting property in return for a service ie for a knights fee,

Feet of Fines: <http://www.medievalgenealogy.org.uk/fines/FinesArticle.pdf>