# A History of Beckenham

History Introduction 1066 to 1400 1401 to 1600 1600 to 1800 1800 onwards

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This pdf version in draft form is in landscape orientation for easier PC/laptop viewing; links may not work as it has been adapted from website format. Further edits to what was the website version will be made here. Comments re errors, omissions etc. can be made to boermund@gmail.com

This introductory page has the links to the various sections of this History of Beckenham. There are also links to the Beckenham Place Park History and some pdf files on connected subjects. This part of the website is aiming to make exploring our History of Beckenham easier to access. Some illustrations may be missing until inserted later but the history is regularly being edited with new material. The file will scroll in a browser, can be saved, is currently about 10mb which is small for modern computers and smart phones etc.

**Viewing these pages**
Use your internet browser or pdf viewer's "find" or "search" tool for keywords such as 'Langley' 'Kelsey' etc. also try spelling variations e.g. 'Sympsons, Symsons or Simpsons, Beckenham, Beghenham, Beccaham, Bekynham, Bruyn, Brun etc. Queries to boermund@gmail.com

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**Introduction**

Several earlier and other histories of Beckenham only describe the main manors and estates or the most recent events. We aim to fill some gaps, correct some errors and cover some missed events.

We have used the timeline approach taken from the Beckenham Place Park history formed the foundation of this account but more emphasis will be put on the other estates and areas of Beckenham and 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 a similar name. Another Beckingham is in Lincolnshire sometimes spelt Beckyngham. Other names particularly of families are prone to spelling variations and aliases such as Brun/Brune/Bruyn and Rochelle/Rokele/Rokeley.

A small note on date conventions as before 1752 the Gregorian calendar was referenced and the 'year' did not change until March 25 so early parish

registers etc. ran end of March one year to mid march the next year and this was in line quarter days i.e. Lady Day etc. Some court records refer to the legal and university terms Michaelmas, Hilary and Trinity and then there are references to regnal years of monarchs i.e. xv Henry VIII the 15th year of the reign of Henry VIII and those regnal years were counted from the date on which the monarch ascended to the throne so could be from any point in the year ie year 1 could be July15 to July 14 the next year. Any difficulty or error in dates might lead to references being a year out. While attempts at adjustment or correction are made some errors are likely.

Spelling varied in family names, place names and phonetic spelling of other words as well as use of single u instead of double u/w and the use of ff for the s sound.

It appears that some records such as Calendars of Rolls have been extracted from the original rolls and 'translated' to some extent. For example land area might be converted from carucates or 'ploughs' into an approximate acreage which might be misleading.

Landowners are not confined by parish or borough boundaries so where properties crossed boundaries we include parts of some neighbouring areas, e.g. West Wickham, Hayes, Bromley, Lewisham. The Kent/Surrey border also moved from time to time involving parts of Croydon and parish of Battersea (Penge).

Entitled “A History of Beckenham” because Beckenham has been written about by numerous historians but this account may reveal hitherto undiscovered aspects and change or challenge parts of some previous accounts which have perpetuated errors. Also, it cannot claim to represent a complete history as the amount of detail available from archives and other accounts is formidable. There will be regular updates shown by the edition date. Following on from our work related to Beckenham Place Park we found the impact of events concerning the other parts of Beckenham and nearby parts of Bromley and Lewisham were of particular interest and we embarked on this account. Some writers whom 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 were led to varying extents by the works of John and Thomas Philipot, “Villare Cantianum” 1659, Edward Hasted's “History and Topography of Kent” first edition 1778 and second edition 1797, Daniel Lysons “Environs of London” 1792/96. These certainly provided information, clues and leads. They were essentially brief summaries and directories of the gentry but were also the basis for many other histories of Beckenham written later. While reciting the work of these writers we are also correcting some obvious errors in that material and adding information gleaned from various archives and sources. Some writers have found misconceptions in all of these earlier works and we try to clarify any differences with substantiating evidence. Most writers have taken the main estates and written about them separately but as the evolution of one estate was often affected by overlaps, divisions and jointures with others 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 than hitherto realised. We also reveal events and facts unrecorded in many other accounts such as the small body of land connected to the Manor of Old Court in Greenwich which is mentioned as early as the 14th Century.

Some answers to outstanding questions only give rise to yet more questions in an apparently never ending process. 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, and finally Kelsey or Kelseys. Hasted repeated the format adding Kent House. Lysons also followed this format. Later writers such as Robert Borrowman (1910) and Rob Copeland (1967) added more recent contemporary information but still relied greatly on Philipot and/or Hasted for early history which Inman, Tonkin, Manning and others continued. Len Hevey took a fresh approach revisiting documentary evidence and expanded and corrected the early history up to the 14th Century, citing Robert Borrowman 1910 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. We unwittingly adopted Hevey's approach of revisiting source material initially having later become aware of his work some way into our investigations but this reinforced the validity of our approach.

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 for searches. Although several archives have been searched this is not exhaustive as each person or place name would have to be searched in every archive. Some archive catalogues are better than others.

**The Historians and Sources**

A word of warning regarding all accounts. There are errors in every publication (including this one no doubt) and some material in one publication may not necessarily get transferred to more recent ones. Therefore it is probably that reading several accounts is necessary plus a bit of your own research. We have endeavoured to check sources and accuracy but not all material has been 'audited'. There is some evidence to show that information was gleaned by historians from local families and apparently some legends have been included as fact? Some can be disproved by documentary evidence.

The previous writers include:

John Philipot author, published by his son Thomas Philipot 1659 History of Kent "Villare Cantianum". This is in some ways a genealogy of the gentry and directory of family seats. As a work relating to the whole of Kent the parts regarding Beckenham are by necessity quite short.

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

Daniel Lysons 1796 Environs of London, The Beckenham section is somewhat shortened compared to Hasted and this edition prompted the second edition of Hasted but Lysons refines some detail.

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

Robert Borrowman 1910 Beckenham Past and Present. Borrowman was church warden and a local councillor and historian but drew on Hasted etc. for some early history. His contemporary information is interesting as well as some other discoveries he included from parish records including church memorials and a record of the earlier church which was damaged and subsequently rebuilt etc. Though he says his studies were for self interest and not anticipated for publication he asks for forgiveness for any errors or inaccuracies in his preface. Part of his account resembles our timeline approach.

Rob Copeland 1967 Manors of Beckenham and other publications, seemingly drawn upon Hasted and Borrowman but kept the interest in local history alive. Some material in his collection inspired part of our research.
Nancy Tonkin and Eric Inman "Beckenham" circa 1990, again drawn upon earlier histories with some contemporary material and updates.

Len Hevey 1994 "The Early History of Beckenham" (from the Iron Age to 14th C.), and A History of Shortlands and History of Elmers End. Len carried out a review of source material and took a similar approach to ourselves.

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. Eric's account sparked some curiosity to research further.

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

Ian Muir, Beckenham History www.beckenhamhistory.co.uk

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

The Gordon Ward Collection circa 1950 at Kent Archive.

Mother Mary Baptiste thesis research material at Bromley Historic Collections

G.W.Tookey research material at Bromley Historic Collections

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. It must be said that the research is not exhaustive as more records are available which could reveal untold detail in increasingly minute detail. 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. Digitised books on Google etc. have also aided research. County archives have not been exhaustively searched due to limitation of time and access conditions.

The types of documents researched are wills, Post Mortem Inquisitions, feet of fines, Close Rolls, Patent Rolls, genealogy sources. These are in the form of transcripts in most cases and some transcription errors and spelling variations are evident. Wills vary in their informative content but can explain some family tree details as well as property. The same goes for P.M.Inquisitions. Feet of Fines have often been taken to evidence the sale or transfer of a property but as very often the property in question returns to the original land owner the Foot of Fine (Final Accord) can often relate to a lease or enfeoffment. Transcripts are very often abbreviated but the suspicion is that viewing any available original document may be laborious as ancient handwriting, English and Latin would have to be dealt with. We have attempted to gather together transcripts of relevant documents from several sources and note that both variations in spellings or misreads of old text lead to disparities in the names of people and places.

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.

In October 2022 some material was recovered from G.W.Tookey's collection (BHC) which shows he had conducted some detailed research into original documents, calendars of old records (Close, Patent and Fine Rolls etc.) and at the British Museum, British Library and Maidstone Archives. He had not apparently published any works but had given lectures and exhibitions of his material circa 1950-60? Further inquiry into his material is ongoing but his account of the passage of Langley and Kenthouse is detailed and both marries with our assessment and adds more depth.

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 comprehend-able 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.

**Maps**

As research evolved we discovered several maps only to find that earlier historians were aware of them and had made various studies. Notably, Mother Mary Baptiste of Coloma College and Gordon Ward of Sevenoaks. Mary Baptiste listed maps in her degree thesis. Her description is available on this Kent Archaeology link.

She described an intention to analyse the maps in one overall map for the mid eighteenth century but found the task difficult because of missing data. Maybe she was aware of Gordon Ward of Sevenoaks who constructed a composite map from information in several maps but seemingly did not discover all of them or did not complete the task. We reproduce parts of it in this history and his collection is at Kent Archive. Since most maps were to record the property of the landlord who commissioned the map there are gaps and overlaps where properties existed but were not mapped or maps have not been discovered if they existed at all.



Part of the Gordon Ward composite map which demonstrates that he saw most available maps but did not discover all of them.

The maps we have employed come from Bromley Historic Collections (BHC), British Library (BL), Kent Archive (KA), The National Library of Scotland OS map collection (NLS), and other sources such as Sir Charles Burrell and Richard Mason. I suspect that several maps came from Burrell records donated to the British Library.

The main maps are;

Beckenham Manor 1623 redrawn 1768 (BL)
Foxgrove Manor 1720 redrawn 1766, original drawn for Lancelot Tolson? and copy for Jones Raymond? (BL)
Burrell Kelsey maps 1723 and 1735 (Sir Charles Burrell, bart.)
Woolsey's Farm 1735 belonging to Peter Burrell (BL)
A Property at Penge (Pench) 1735, Peter Burrell (BL)
Langley map 1735 copied 1820? for Gwydir sale, signature of Gwydir appended (KA)
Sympson's Place (Hugh Raymond) 1735 (BHC)
Thomas Motley's Old and New Farms at Elmers End, Thayers Farm and The Mead 1736 (KA)
Langley property Southern part belonging to Jones Raymond c.1750 (BL) copied from an earlier 1735? map and a northern section missing.
Foxgrove Manor reduced or core area 1776 (BL)
Plans of property of John Cator and Amy Burrell small exchange agreement 1777 (BL)
Langley, Kelsey, Eden Park areas assumed to be 1780 showing Cator property which would be part of 1793 exchange with Burrell, Lord Gwydir. described as damaged (BL) described as damaged but I believe it was separated to in which case the part transferred to Cator is missing.
Plan of Clockhouse belonging to Joseph Cator 1782 (BHC)
Lodge Farm, Bromley belonging to Edward Peach, by James Taylor 1794 (BHC)
Burrell Estate (Langley, Simpsons and Kelsey) 1809 (BL)
Burrell estate book of leased properties 1809 (BL)
Cator Estate 1833 (BHC)
Tithe Maps and schedules 1838/42 for Beckenham, Bromley, Lewisham, West Wickham and Hayes. (KA, BHC)
Cator Estate 1864 (Richard Mason)
Cator Estate 1864 updated to 1898 (BHC)
OS maps circa 1860 onwards (NLS)
Composite map created by Gordon Ward (Gordon Ward Collection KA)
Various Ordnance Survey Maps from 1799 to 1950's (BL and NLS)

The maps although having different publication dates allow for piecing together much of the parish but several gaps occur where property was owned by yeomen landowners. More work could be done collating small plans from deeds perhaps we will attempt that in the fullness of time.
The earliest detailed map is the 1623 Beckenham Manor map illustrating how the manor was divided between Sir Henry Snelgrave and Sir John Dalston of Cumbria. We only have the 1768 copy and regrettably only photographed parts of it from the British Library, a further visit to the library would allow completion of the task. Len Hevey made sketches of the map which he must have seen circa 1960. The early 18th century maps from several sources allow comparison of Kelsey, Foxgrove, Langley and Elmers End properties bearing in mind that documentary references explain land exchanges and disposals i.e. Thomas Motley acquiring Elmer Farm from Hugh Raymond in 1734 reflected in Motley's map of 1736.
What is evident from the available maps is that several other maps were used as the source data i.e. 1623 Beckenham Manor copied in 1768, 1720 Foxgrove copied in 1766 etc. and that those maps are either lost or evading discovery.
In terms of reproduction of images we are limited by some copyright restrictions but thank various archives and individuals for waiving such restriction or allowing limited reproduction on a not for profit basis and partial image reproduction.
In my opinion each map could probably take a book to explain the detail and changes shown or which would shortly afterwards take place.

**Some errors found in publications**

Errors are unavoidable even if they are just simple typos or transcription errors. Some factual errors that we have found, without naming the publisher are described here;

Some examples are; The daughter, Maud or Matilda de la Rokele brought Beckenham Manor in marriage to Maurice le Bruyn, not Isolda to William Bruyn. The husbands of Alice and Elizabeth le Bruyn sometimes are either omitted or in the wrong order. The passage of Beckenham Manor from the le Bruns through to the St. Johns is wrong in some publications. Some errors relate to Langley as Len Hevey disputes any involvement of the Violets and John Style is now definitively identified as dying in 1505 with an accurate lineage whereas some accounts identify a different John Stile. John Cator's arrival in Beckenham is now found to be 1757/60 instead of the 1773 which is commonly quoted. Carl von Lynne (Linnaeus) could not have known John Cator but Cator's father in law Peter Collinson did meet him in 1735 and had a life long correspondence on scientific matters. A note in Peter Collinson's Hortus Collinsonianus records John Cator's house at Stumps Hill being built in 1760 and Beckenham Place is on former Foxgrove Manor property rather than Beckenham Manor land. The passage of Foxgrove Manor during the medieval has been described with errors and its division post 1712 from Francis Leigh to Tolson and Tilly and their heirs is often unexplained or incorrect. Omissions also lead to some confusions, Kent House can be traced to long before the Lethieulliers acquired it but only warrants a mention in some histories after the wealthy Lethieulliers moved in. Piercy Brett's occupancy of Clockhouse was probably short term and maybe only leasehold but the lack of some information infers he resided there or owned it for a considerable time but there is evidence that John Cator acquired Clockhouse from John Green Lethieullier circa 1776 and probably leased it to Brett.

Of course the absence of records causes some conclusions to be drawn which may not be accurate.

Hasted's record includes an appendix of errata; he observes that Kent House is a farm at the time of his writing in 1778 and makes other corrections. Having put a book into print it is probably out of date the day after publication which is one reason we have decided to keep this account as an internet based document permitting regular updates and corrections.

**Some Landmarks in Beckenham's History**

Note that landlords are often absentee and do not always indicate occupants of estates.

1066 - Eskil held Beckenham from Edward the Confessor (from Domesday survey)

1086 - Ansgot of Rochester held Beckenham while Bishop Odo was overlord of Kent under his half brother William I (The Conqueror), recorded in the Domesday Book

1100 - William de Insula (de Lisle) granted land in Beckenham land which had been Picot's and then Reginald Gahit to Christ Church, London

1150/60 - Some Beckenham and Clayherst land granted to Holy Trinity by King Stephen and Empress Matilda during "The Anarchy" when the crown was disputed between Stephen and Matilda.

1250 - Beckenham Manor Park, (The demesne 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

1294 - Beckenham Manor; Post Mortem Inquisition; PHILIP DE LA ROKELE. His daughter Maud becomes heiress and ward of Richard de Chiggewell.

1300 - Beckenham Manor Inquisition to establish the age of Maud Rokele. Beckenham Manor passes from Rokele to Sir Maurice Bruyn by marriage to Maud/Matilda Rokele

1334 - Lay Subsidy Roll of taxation records payments by local landowners

1362/70 - (circa)  Robert de Marny seises control of Beckenham Manor as second husband of Alice Lacer, widow of William Bruyn,

1388 - Kenthouse seised into the King's hands, both landlord and lessee had died it seems.

1461 - Beckenham Manor divided between sisters Alice and Elizabeth Bruyn. The manor follows their respective husbands lines until the 17th C.

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

1500 – (circa) John Style d.1505 purchases Langley, inherited by his wife Elizabeth then to son Humphrey Style

1539 – The Reformation and beginning of parish records of baptisms, burials and marriages

1574 (circa) - Foxgrove acquired by Sir John Oliffe and will descend via his daughters marriage into the Leigh family of Addington and Hawley until 1712

1619 - Snelgrave and Dalston are subject to a case in the Court of Chancery regarding Beckenham Manor which probably results in the settlement of ownership as described in the 1623 map.

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

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

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

1688 Kelsey is bought from the Brograves by Peter Burrell I

1712 Sir Francis Leigh of Hawley, landlord of Foxgrove dies, it passes by sale to the Tolsons in 1716

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 Maps of Langley (referred to in archive and copied later 19th C) and Sympson's Place

1736 a map of Elmers End, Thayers Farm and The Mead in Beckenham High Street for Thomas Motley

1737 Hugh Raymond dies leaving his son Jones Raymond as landlord or Langley and Sympson's Place

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.

1757? John Cator acquires Stone Farm, Barnfield Wood etc from Joseph Groves who had inherited from Mary (Tolson) Tilly

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’.

1769 Jones Raymond dies and Langley, Parts of Foxgrove and Sympson's Place become Peter and Amy (nee Raymond) Burrells

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 their estates, Cator effectively owns "North" Beckenham and Burrell most of "South" Beckenham

1799 An Ordnance Survey map drawing shows Bromley and Beckenham (Brit.Lib.)

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

1833 map of the Cator Estates

1840 to 1927 A series of tenants occupy Beckenham Place

1913 – Langley House fire destroys the house

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

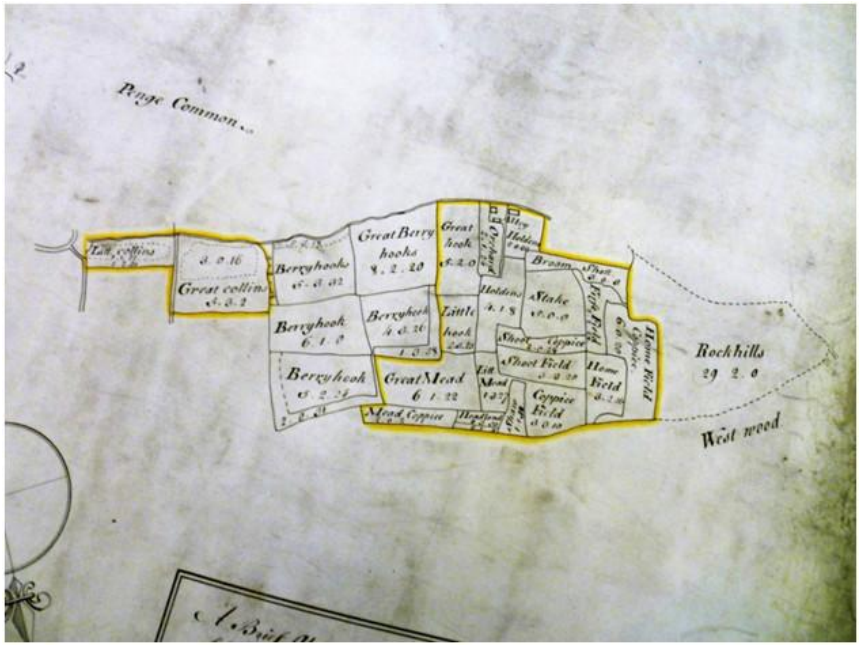
**A Fuller History of Beckenham**

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 reminiscencies. 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 version 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.

**Boundaries and Rivers**

We cannot address the history of Beckenham in total isolation from its neighbours as the constituent properties and their ownership often spread into neighbouring parishes or boroughs. Indeed the current borough boundaries evolved from earlier parish boundaries and even they can be confused by boundaries between lathes and hundreds. Boundaries moved in the past, sometimes purely because parish boundary lines were forgotten.

Len Hevey gives a good account of the boundary of Beckenham and compares Robert Borrowman's description but one detail, particularly the tongue of land extending upto Rockhills (Crystal Palace) which was explained by Borrowman's tale of an unclaimed body is apparantly a myth as the real explanation is that part of Beckenham Manor extended to Rockhills and the outline of the Beckenham Manor map fits exactly into the parish boundary, image below needs to rotate as North is toward the bottom right corner. .






The right hand map has been rotated to match the Beckenham Manor map on the left.

More recently the Boundaries Commission moves administrative boundaries so we have former Bromley postcodes BR now being part of Lewisham SE. At one time Beckenham Council had responsibility for West Wickham before they both came under the Greater London Borough of Bromley. The range of maps available show that the parish boundaries moved slightly over time. The northern boundary of Beckenham Manor has become the boundary between Bromley(Beckenham) and Lewisham(Bellingham) but modern boundary changes such as are deemed by the Boundary Commission can modify current day boundaries as Beckenham Place Park which straddled the Beckenham/Lewisham boundary is now entirely in the Borough of Lewisham and parts of Downham with BR postcodes are now in Lewisham..
For example Langley and Kelsey spread into West Wickham and Hayes with parts even in Bromley parish. Some Kelsey property extended into Croydon and Surrey. Some property in Beckenham belonged to manors based elsewhere ie Old Court Manor in Greenwich had a small property which came down to Morden College along with Old Court land. Foxgrove Manor straddled the Beckenham, Bromley and Lewisham borders. The landlords of Beckenham manors and estates often held property in other counties and their Beckenham property may have been secondary to their other estates i.e. the Rokeles and Bruyns having property in Essex and Hampshire with Essex appearing to be of higher status. Penge was more associated with Surrey and Battersea but became attached to Beckenham especially after the inception of the Greater London Boroughs a significant chunk of Surrey became Bromley, Kent and the proximity of Kent House to the boundary became almost irrevelant. During the period of the Beckenham Urban District Council some parts of Hayes and West Wickham were ‘within’ Beckenham but that was superceded by the Greater London Council and creation of Bromley as the overall governing body. During these changes in administrative boundaries the council offices in the first place took over the Old Manor House opposite St. George’s and subsequently built a town hall behind what is now Marks and Spencer’s car park and that was demolished when the Greater London Borough of Bromley was established.

Rivers running through the area are not navigable and the only canal, the Croydon Canal which ran through parts of Sydenham and Penge was short lived and soon taken over as a route for a railway. The main rivers are the Ravensbourne close to the eastern boundary of the area and the Beck which runs through the middle of Beckenham. This latter river is arguably The Hawksbrook (Hawks Brook) which is mentioned in ancient documents and survives in the name of Old Hawksbrook Lane. The Ravensbourne has some minor tributaries of spring fed streams and the the Beck has several tributaries such as the Chaffinch Brook which when it joins the Beck in what is now Cator Park they both become the Pool River. The Boundary stream which formed part of the Kent/Surrey border also joins the Pool in Cator Park. The Pool joins the Ravensbourne near Catford Bridge and the Ravensbourne joins the Thames at Deptford Creek after the Ravensbourne and Quaggy merge near Lewisham railway station. 20th Century flood prevention has put several rivers into culverts and some earlier 19th Century land improvement for agriculture rerouted and straightened some stretches of rivers while land drainage ditches diverted ground water into the river network. There is a network of both named and unnamed drainage watercourses. Some are seasonal and some spring fed. From the map record we can see ponds and lakes which have either changed over time and in some cases dried up or filled in.

**Context**

This account may focus largely on the early history of Beckenham up to 1900 which is more of a mystery as the later and recent history has probably been adequately covered in various other publications, not least those of Rob Copeland, Patricia Manning, Eric Inman, David Johnson et al. The beckenhamhistory.co.uk website has drawn together several of these accounts. We offer some corrections to parts of those accounts.

The population explosion from the late 19th Century makes recording individual histories of various personalities a gargantuan task and the history of many lesser known people pre 1900 has been overlooked in many histories.

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 19th Century.

The A21 and A22 byepass 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 from London to Lewes has not survived as a noticeable local road but its route is noticeable through some open spaces.

However some notable personages resided or held property in and around Beckenham from Religious Orders, Lords Mayor of London, Aldermen, Merchants, Large Landowners and Knights, Baronets or Peers of the Realm.

It is difficult to separate Beckenham from its surrounding neighbours as land ownership was not confined by parish boundaries. The same landlords would hold property near and far and what they held in Beckenham could often be a minor part of their property. And many of the landlords were mainly absentee, residing elsewhere for the most part but deriving income from their Beckenham tenants and leaseholders.There are also instances of the smaller landowners leasing additional land from the larger estates.

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 usually paying rents to landlords. As time went by some people acquired a form of freehold property (fee simple) 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 Husbondmen or husbandman; the old word for a tenant 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 smaller holdings. When the Styles acquired Langley they succeeded in ‘disgavelling’ the property so that it followed primo geniture.

Property was often held in a trust so that heirs could not dispose of the main body of their estates and wills would often prescribe that property was inherited ‘in tail’ by the next generation or most senior heir. This happened with the St. John’s of Beckenham Manor until Frederick St. John acquired an Act of Parliament permitting him to dismember the St. John estates. Also Jones Raymond, Peter Burrell and John Cator acquired an Act to exchange lands in 1759 which was carried out in stages upto 1793 and later John Barwell Cator acquired an Act to allow exchange, lease and development of the Cator estates in 1825. Lack of a full evidence trail often raises questions as to how particular landlords acquired property or how estates became fragmented.

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. If my estimation is correct then £1 = 1.5 marks (13s/4d + 6s/8d). If 1groat was worth 4d then there would have been 40 groats to 1mark or 60 groats to £1.

With a small population recorded as 1,000 in 1801 which rose to 26,000 in 1901 development or growth was slow. The only way to estimate earlier populations would be 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. Robert Borrowman who made some assessment from parish records before those records became damaged would be worth re-reading for some enlightenment.

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 18th 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. Again Borrowman found some information in wills with references to ‘pestilences’ which could be plague or smallpox.

The burial records also permit some investigation into family trees and wills alongside genealogy websites. The thus far absence of any transcription of christening or marriage records for Beckenham is hampering research to a large extent but some of the wills researched are revealing more about the yeomen and husbondmen at least where wills are present. This still leaves large gaps where no will existed or survived.

Baptism and christening records alongside burials are interesting in that they illustrate the degree of infant mortality and birthrate although we are left wondering about the degree of non-conformist worship between 1539 and about 1700 when non-conforminty was relaxed. Also, prior to 1539 there are no parish records. Increasingly after 1700 the number of 'other' places of worship multiply and different brands of Christianity come to the surface.

Marriage records indicate a large number of persons from outside the Parish being married here while many parishoners must have married in other parishes i..e. it was customary for the husband to marry in the wife's parish but not always.

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 through intermarriage, 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 IV/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 and the Brograves of Kelsey who had unpaid debts. The Styles of Langley also had cash flow problems perhaps associated with the English Civil War. 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 such as the Wars of the Roses, The Dissolution 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 indentured 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's 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 restricted 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 of London and hence a place to have a country house. A long list of London merchants, aldermen, lawyers, sea captains took up residence. Admiral Sir Piercy Brett moved into Clockhouse in the 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 but there is no evidence that the St.Johns ever resided in Beckenham though some resided in the Manor of Battersea.

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, several releases of property are 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 or

enfeoffments for some service. The Fines or Final Accords which evidenced these transfers and leases often lack detail. Since we only have the 'Foot of Fine', the third part, then the other two parts which the buyer and seller or lessor and lessee have may hold more details?

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. It was 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 as 'year 1' might run from any month in one year to the same month the following year but can only put us out by a matter of months. Apart from the dating system the impact on local history comes from the governance which comes down from the monarch. Examples being that lands were granted to prominant persons or confiscated and seized into the crown's possession. Some of our local landlords had significant positions in government and the royal court. On occasion the crown passed from one monarch to another through conflict which also affected local history such as the changes in possession due to the 1066 Conquest.

**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 and Woolwich 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 in varying depths 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 were present 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. There are some records of landowners providing timber for naval dockyards. 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. On the land of Langley Park, a Bronze Age metalwork hoard was found: it comprised four socketed axes, three winged axes, weapon fragments and copper ingots. 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 across 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.

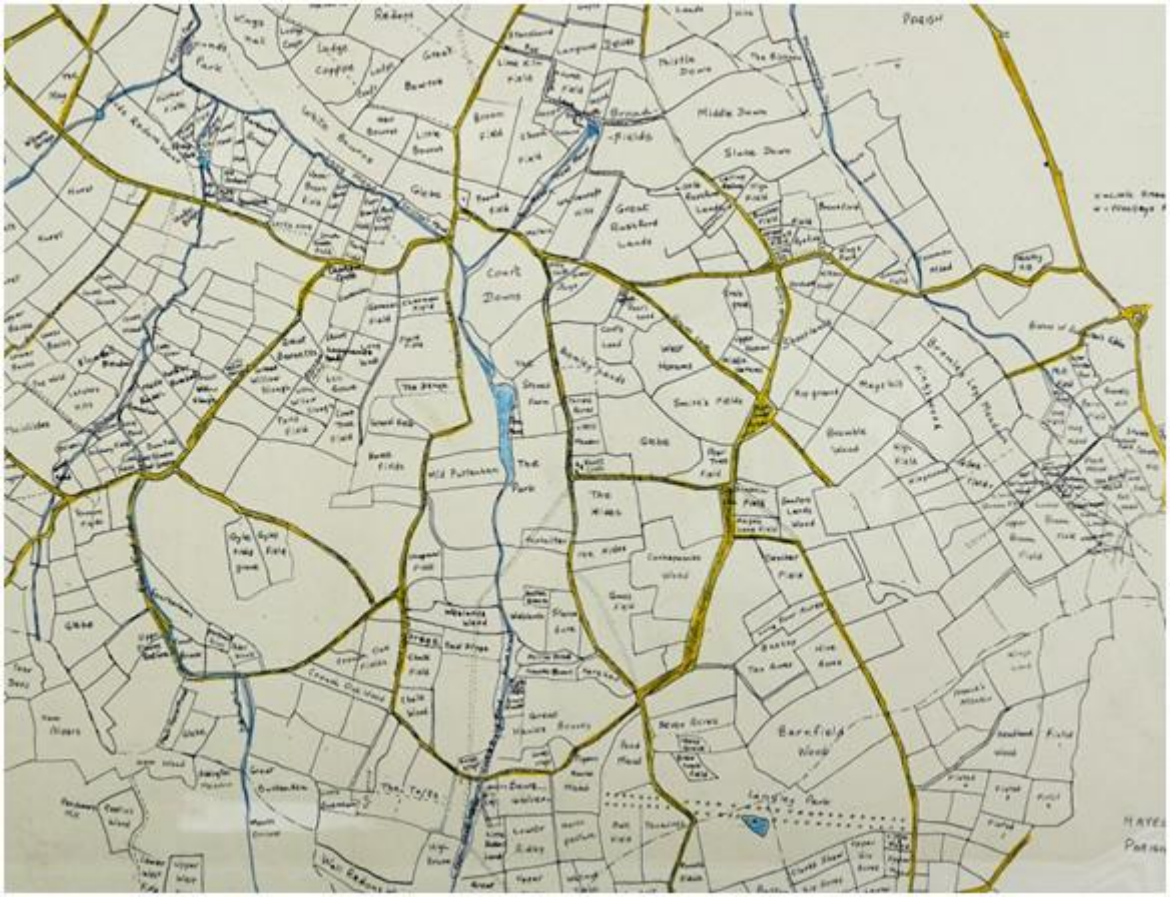
The Roman town of Novio Magnus is said to have been adjacent to what is now St. John's Church near Wickham Court and straddled the London to Lewes  Roman Road. The proximity of places such as West Wickham, Langley, Kelsey and Stone Farm, Beckenham Manor, Foxgrove Farm etc to the route of the road may be indicative of other Roman settlement along the road. Much of this may have disappeared as building materials were recycled and robbed out.

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. A property redevelopment in 2021 in the private road of Beckenham Place shows a deep dell on the position of the gravel pit or quarry. As much of Beckenham has been redeveloped more than once it is curious that so few 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. Certainly some aerial photos show the route of the road across some of this area. 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 Old Dunstonians sports field, also visible at Sparrow's Den and New Addington.

Any evidence we have for an ancient road system can be compared to the route of the Roman road and the roads on the earliest maps circa 1720-40. Before roads were metalled with gravel, cobbles or tarmac they would have increasingly meandered around boggy or subsided stretches in many cases. We can imagine the Roman road deteriorating through wear, erosion or subsidence and becoming disused while settlements along it still needed tracks, paths and roads. The 18th century saw several road diversions, installation of new roads and turnpikes and rerouting to improve transport links.



Part of the Gordon Ward composite sketch map showing the road pattern (Kent Archive)

Unfortunately, very little survives locally of any Ango-Saxon, Medieval and Tudor etc. One of the oldest structures is the lych gate of St. George's. It is said that parts of the Old Manor house survive in the facade and interior of the building 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, diptheria, 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 his subsequent award of it to Anne of Cleves when he repudiated her. 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 attained 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.

**Families**

Over the course of time some family names disappear and others take their place. Before the start of parish baptism, marriage and death records in 1539 we have to rely on other documentary evidence for records of names. Only the major personages got recorded for the most part such as large land owners or some of their tenants. To date the most informative records are the St.George's burial records which have been transcribed by other historians and we can process the data quite easily. This was complicated by the fact that St.George's records were damaged in storage during WWII. Some early registers such as muster rolls and tax rolls reveal some old names and we mention the Lay Subsidy Rolls which list several familiar names. The emergence of some names leads to recognition of smaller landowners and raises the question as to how yeomen landowners acquired their property as it was thought that 'lords of the manor' and other landlords owned all of the land.

Prior to 1539 the names are derived from various Court Rolls, Inquisitions and Fines. Eventually these names will have links to more extensive family information.

Rokele, Burghersh, Bruyn, Burrell, Raymond, Leigh, Snelgrave, Batt, Kempsall, (more to be added). But this 'Families' section may grow to warrant its own page via a link.

**The Rokeles of Beckenham Manor (circa 1220-1490)**

The Rokeles are among the earliest families we have some records for and Beckenham Manor is listed among the possessions of Richard de la Rokele 1220-1277 who was a justiciary for Ireland for King Henry III. In 1254 Richard was granted free warren of his lands in Wiltshire and Essex. Rokele also held land in Ireland and his position deemed that he spent substantial time there. So we assume he was mostly an absentee landlord of Beckenham. He and his wife Cecily's eldest son Philip de la Rokele 1247-1294 inherited the estates and apparently sold the Irish properties to the Butler family, but Beckenham Manor descended via his daughter Maud or Mathilda's marriage to Sir Maurice Brun (le Brun). Maud was described as being aged 10 in Philip's post mortem inquisition and as 14 when married in 1300 and an inquisition was held with a jury of local landowners to establish her age. She had been made a ward of Richard de Chigwell after the death of her father who seems to have married her mother Joan. Other accounts describing Beckenham Manor coming to the Bruns via Isolda, mother of Maurice le Brun's to his father Sir William le Brun have been found to be incorrect by several historians. Rokele's career is described in other sources..

**The Brun/Bruyn/le Brun Family**

The Brun's commencing with Maurice then had property in Hampshire, Kent, Essex and the main base was Wokendon (South Okenden, Esses). Some records show that a Brun must have sat in local courts to administer estates but there are no burials recorded locally and no indication of a substantial Manor House. Maurice's son William followed and he married Alice le Lacer but upon William's death she remarried Robert de Marny who controlled the estates. During de Marny's period of control Beckenham and some other manors were devolved to John Martham, priest of this and other parishes. The role of priest could often be as lord of the manor and often more of a political role than a religious one. William and Alice had a son Ingram who was the rightful heir but de Marny held sway over the estates until they were restored to Ingram. Then another Sir Maurice followed succeeded by his son Sir Henry. Henry had two daughters Alice and Elizabeth who divided the estate between them and the respective halves followed the lines of their husbands, complicated by the fact that each had three husbands. The first husbands heirs had prior claim for each half of the manor but some untimely deaths and other factors such as wars of the Roses, changes of sovereign, complicated matters further. But effectively this was the end of the Brun connection and we have to follow the lines of Thomas Tyrell on Elizabeth's side and Berners, Harleston and Heveningham on Alice's side as some heirs died determining that property followed 2nd or 3rd husbands, ultimately coming down to Clement Harleston, descendant of Alice's second husband. The marriages of Elizabeth and Alice have confused several earlier writers including Philipot and Hasted who had the order of husbands and sometimes the number of husbands wrongly recorded. Revisiting post mortem inquisitions has, we believe, corrected the order.

**The Burrells of Kelsey and Langley and the Raymonds of Langley** circa 1688 to 1820

These families can be take together due to an early intermarriage related to Beckenham. There were four or five Peter Burrells which leads to some confusion.
The first Peter Burrell purchased land at Kelsey from the Brograves who had fallen into debt. This was in 1688 and Peter became Peter Burrell of Kelsey. His son Peter Burrell II married Amy Raymond, daughter of Hugh Raymond of Saling, a ships captain with the EIC and director of the South Sea Company. Shortly after the marriage the Langley estate including Simpson's Place came up for sale and was purchased by Hugh Raymond in 1732. On Hugh Raymond's death Langley etc passed to his son Jones Raymond who had no direct heir so he left Langley etc to his sisters including Amy in 1769. The numbers I assign to the Peter Burrells is different to that assigned by history of Parliament as PB I did not sit in Parliament but PB II did and is therefore often described as PB I there as the following PB's also sat in parliament for constituencies like Haslemere, Dover and Boston (Lincs.)
So the connection to the Raymonds is restricted to Hugh Raymon, his son Jones Raymond and daughter Amy. As other sisters had died Amy took

possession of Langley etc which became jointly hers along with Kelsey as she had been widowed in 1759. Amy apparently had significant control over the estate as she did not remarry and her husband had followed a political career. Apparently a strong willed person she repurchased her earlier family home at Saling which her brother had sold. Her sons Peter Burrell III b.1723 and William b.1732 occupied homes on the estate, while Amy apparently favoured Langley but later a new mansion in Kelsey was built for her. She is recorded as living in several homes such as Saling and a house in London.
Peter III was following a political career and is listed as PB II on History of Parliament and William seems to have had a hand in managing estate affairs. William left an archive of history of Sussex with the British Library and not apparenlty much interested in business or politics but married well and his direct descendants still have a collection of material related to Langley and Kelsey. William married a cousin, Sophia Raymond, daughter of Sir Charles Raymond connected by Hugh Raymond's brother John.
Peter Burrell IV who became Baron (Lord) Gwydir inherited the estates on PB III's death in 1775 but his grandmother Amy lived until 1789 still holding sway over affairs as she exchanged some property with John Cator in 1777 and PB IV did not exchange further property until 1793 after her death. Any complications about property occupied in dower may confuse the matter futher. PB IV also inherited his baronetcy via his wife, Lady Priscilla Bertie, plus he deputized for her in a hereditory position as Lord Great Chamberlain. PB IV was created Baron Gwydir in 1796. He had acquired property in Whitehall and built Gwydir House which is now the Welsh Office. The History of Parliament online references are interesting reading.
On Burrell's death in 1820 the next Peter Burrell who's name was changed to Peter Drummond Burrell via his marriage, to put the estates up for sale as the interests of the Burrells had moved north.

**Cator circa 1757 to 1940?**

The history of the Cator family is covered by Pat Manning's book The Cators of Beckenham and Woodbastwick which is linked to the contents of this site.
John Cator 1728-1806 had risen up through his father's Bankside, Southwark timber business and other business activities and began purchasing Beckenham property circa 1757. His father also named John (the elder) had retired to Bromley whether to a house John the younger had bought or not isn't known but after John the elder died his wife and daughters were baptised into the Church of England at Bromley parish church and the record refers to a house across from the church. John the younger had bought property from the Valentines and some parts of Foxgrove Manor from heirs of the Tolson/Tillys. In 1759 he was exchanging some land with Jones Raymond and Peter Burrell. A British Library map shows Cator had substantial land around Kelsey and Langley which had been parts of the Foxgrove Manor estate. Cator also purchased much of Beckenham Manor from Frederick St. John (Lord Bolingbroke) in 1773 but this was fraught with several legal issues. However John was able to exchange land with Peter Burrell IV in 1793 to establish a large estate in the northern part of Beckenham while the Burrells then had much of the southern part of Beckenham.
John Cator and his wife Mary only had one child, a daughter who died in infancy. Mary was the daughter of Peter Collinson the quaker merchant and botanist.
Johns brother Joseph had worked for the East India Company as a writer (merchant/trader) and retired to Clockhouse in 1782.
John Cator died immensely wealthy in 1806 having acquired more property is Surrey and Kent and the estate was left to his primary heir John Barwell Cator (JBC), son of Joseph along with several family trustees.
JBC is said to have improved the estate and he and his trustees sold off parts of the estate while purchasing other land to consolidate a local estate as shown in estate maps of 1833, 1864 and 1898.
In 1825 JCB with the other trustees sought a private act of parliament to essentially overturn restrictions set by John Cator's 1806 will. The act lists all the property then in the estates possession and the passing of the act permits the sale of land for development provided other land is bought to replace it so JCB had been building up his estate in Woodbastwick, Norfolk as well as other land dealings locally which centralised holdings.

The estate passed down via JCB's son Albemarle, then to Albemarle junior, then his son John who dismantles the estate among family trustees and sells the remaining Beckenham Place to the London County Council in 1927. The remaining Woodbastwick estate passed to Henry Cator after 1944. John Cator (d.1944) is mentioned in local property deeds as the one who sold much of the local land for housing and perhaps sold former leases converted to freehold?

**Eden circa 1780 to 1820**

William Eden 1745-1814 leased property which was part of the Kelsey estate belonging to the Burrells from about 1780. A house called Bune Gate on a 1769 map shown occupied by one of the Peter Burrells was leased to Eden along with a substantial parkland and farmstead and renamed Eden Farm by William Eden. Eden's career often took him abroad and sometimes with Peter Burrell who were both active politically. As well as the map image of 1769 we have a painting of 1789 and a print of 1812 showing the house. The Burrell estate map of 1809 also shows the footprint of the house and layout of the parkland.

Some younger children of the Eden's were christened in St. George's but some were born either abroad (Paris) or at other Eden residences before the Eden's acquired the lease. The family tree shows 12 children. Two dying in childhood, Frederick William died by drowning at Westminster presumably in a accident. George Eden inherited the unexpired part of the lease but gave it up for the Burrell 1820 sale as the next landlord, John Woolley, demolished Eden Farm and built a new mansion also called Eden Farm. (see Woolley or timeline 1820).

The Edens have been written about extensively and letters from a daughter Emily survive adding some insight to the family. George became Earl Auckland and Governor of India with one or more sisters who remained unmarried often travelling with him. The daughter Mary Louisa married Andrew Colvile and they leased Langley Farm from the Burrells. Langley Farm was created out of land which the Burrells either previously owned or acquired in exchanges with John Cator after 1793. It is a little curious that the presence of the Eden family for little more than forty years has enabled the name to be applied to the area and perhaps more curious that the site of the house is now a public open space named after a Beckenham Corporation councillor named Crease (Park).

These are extracted records from St. George's burials

| Buried | | surname | first name | place of death | Age | DOB |
|---|---|---|---|---|---|---|
| 16 Jun 1794 | 1794 | EDEN | Henry | | 8 | 1786 |
| 1798 | 1798 | EDEN | Charles(Hon) | | 7 | 1791 |
| 27 Feb 1810 | 1810 | EDEN | Fred'k William (Honble) | | 26 | 1784 |
| | 1810 | VANSITTART | Catherine Isabella (nee Eden) not in register | from Ancestry.co.uk | | |
| 03 Jun 1814 | 1814 | AUCKLAND | William (Lord) | Beckenham | 71 | 1743 |
| 25 May1818 | 1818 | AUCKLAND | Eleanor (Lady) | Beckenham | 59 | 1759 |
| 05 Jun 1821 | 1821 | EDEN | Norton (The Hon.) (Morton) | Grays Inn Sq. Lincolns Inn | 27 | 1794 |
| 6 Dec 1824 | 1824 | COLVILLE | Eleanor (daughter of Mary | Beckenham | 16 | 1808 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | Louisa & Andrew Colvile) | | | |
| 2 May 1849 | 1849 | EDEN | Frances Harriet (Hon) | St Margarets, Westminster | 47 | 1802 |
| 6 Jan 1849 | 1849 | EDEN, Earl | George(Auckland) | The Admiralty | 64 | 1785 |
| 17 Feb 1851 | 1851 | VANSITTART | Nicholas(BaronBexley) | Foots Cray Place | 84 | |
| 11 Aug 1869 | 1869 | EDEN | The Hon Emily | Eden Lodge, Kensington Gore | 73 | 1796 |

**Goodhart 1820 to 1910**

When the Burrells sold their Beckenham estates the properties were sold in several lots ranging from large parts of the estate down to individual cottages. Emanuel Goodhart 1772-1853 a sugar refiner who had migrated from Germany purchases Langley mansion, Langley Lodge and Langley Farm. The schedule of the 1838 tithe map lists his properties and the tenants or leaseholders of parts of his holding. Emanuel had two sons and three daughters. The sons Henry and Charles inherited but it seems Henry led an alternative lifestyle shrouded in some mystery. Charles took over the estates and businesses. Census records from 1840 onwards provide some detail of which part of the estate the Goodharts resided in, either Langley mansion or the Lodge. Henry died in 1879 in Warwickshire described as a lunatic which may be a way of describing of unsound mind or dementure? Charles 1819-1903 had two wives and 12 children. The estate was divided between the children upon Charles' death and sold to property developers, some of it becoming the Langley Park Golf Club. Langley mansion was used as the golf clubhouse but burnt down in 1913. Langley Lodge had been demolished. A new clubhouse was built and the golf club still operates with some parts of the Langley landscape still visible.

**Kempsall**

**also Kempsal, Kempsel, Kemsal**

The Kempsall name is in parish registers from 1540 to 1756 and also mentioned in Henry Violet's will of 1505. A record shows 32 acres (additionally?) being acquired by Kempsall from Holden in 1507. They were originally a yeoman farmer family and the name is shown on the 1720 Foxgrove map as Henry Kempsall yeoman as having land bounded by Chancery Lane, Wickham Road and a road that ran from Oakhill to Shortlands Green. It was a neighbour of Stone Farm. The land holdings were probably larger as Henry d.1623 was of Battersea (Penge?). The Kempsall name also appears in registers for Hayes, Bromley and West Wickham. The last members of the family recorded, John a shipwright of Stepney, Henry possibly a ships blockmaker of Deptford, his son Thomas and two daughters Mary and Arabella are mentioned in John Kempsall's will of 1740 which refers to land in Beckenham. The land, after the death of John's wife Jane, was destined to pass to Henry's daughters but Arabella is shown as dying in 1755 so perhaps Mary and any husband inherited the land.

In any case the map attributed to Burrell circa 1780 shows it as Coot's Land let to Porson and the 1809 Burrell estate map shows it as Burrell property.

The Kempsall family divided along several male lines and possibly a larger amount of property became divided although often the eldest son was the main beneficiary. A few wills and other documents give us some insights into the status of the family locally with one Kempsall citing Edmund Style as a friend along with another local family Lewynne/Lewin who are witnesses to the will.

**The Styles: Rise and Fall of Langley circa 1500 to 1720**

The Styles of Langley may have been the most significant family locally to Beckenham for some time from about 1500 because the holders of Beckenham Manor were mostly absentee landlords and the manor was also divided from 1461. There is more evidence to support the view that Langley was a more significant estate in several ways. A fairly complete transcript of St. George's burials has come to us via Ian Muir and we have processed its data to select out various families. This has been compared with any available genealogy. Apparently most Bruyn burials took place at St. Nicholas Church, South Ockendon, Essex which seems their favoured base although Henry Bruyn d.1461 had a career based in Hampshire.

The Style family is traced back to Ipswich and William Style d.1475 and he and his wife Isabelle Bolle had two sons and a daughter, William, John and Amy.

John Style (or Stile), may have married well, to Elizabeth Wolstan, daughter of Sir Guy Wolstan and became a city of London mercer in the cloth trade. He purchased Langley, Beckenham circa 1500 and also acquired at least half of Kent House and Sympson's Place, Bromley although the Sympson's acquisition was fraught with legal problems which went on after John's death (source; Horsburgh). Style's first mention with Beckenham is 1501 in relation to collection of a debt relating to Kent House Farm. This John Stile has been confused with two or three others of the same name and period but we can confirm he died in 1505 from the record of his will which mentions Bekynham (sic) and Langley and in which he requests burial at St. Thomas of Acre in the City of London. He amassed a substantial estate extending into parts of Beckenham, Bromley, Hayes and West Wickham. He died in 1505 while his children were in their minority and his wife remarried James Yarford d.1527 who was guardian to the children. An eldest son, John mentioned in John senior's will was intended to inherit most of the property but he died before reaching majority and before records of Burials began in 1539. So the son Humphrey (c.1502-1552) inherited. His mother Elizabeth lived until 1548 and requested to be buried near James Yarford at St. Michael Bassinshaw, City of London. The church was demolished for safety reasons in 1900.

It is tempting to read between the lines of the wills as James Yarford's will which mentions Humphrey Style's sister Bridget and her husband Edmund Kempe and makes his wife Lady Elizabeth and Edmund Kempe his executors but I see no mention of Humphrey Style? Either he considers Humphrey well provided for, or pursuing a career, or perhaps some tension in the relationship.

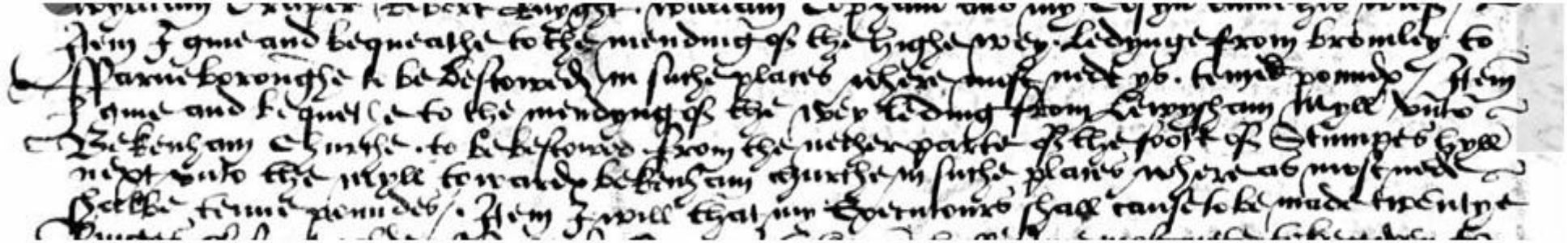
Humphrey was knighted and became High Sheriff of Kent in 1543, a post held for one year by any appointees. He is also described as an esquire of the body to Henry VIII in Philipot 1659 and Hasted 1778 but I haven't been able to independently verify that. However, there were more than one esquires of the body and it was a title conferred on some regional dignitaries like county sheriffs. Humphrey's memorial plaque survives in St. George's Church, Beckenham describing his two wives and several children.

Humphrey is described as having the estates 'disgavelled'. Gavelkind was a Kent tradition intending property to be equally divided between descendants so disgavelling means that rather than all property being equally shared between descendants that the estates could either follow a form of primogeniture or be divided in line with bequests. Style property extended further afield than Bromley, Beckenham, Hayes and West Wickham as The City of London, Orpington, Norfolk and Essex etc are mentioned in wills and other references.



Humphrey's memorial plaque reproduced in this clearer copy in St. George's shows Bridget Bauldrey's nine children and Elizabeth Peryn's two children (Humphrey 1550-55 and Maria b.1551 married Lawrence Meade) Similarly to his father's first born son it seems Humphrey's first born named Humphrey died in infancy or before 1539 so the next eldest surviving son, Edmund (c1539-1617), inherited the estates. So two children named Humphrey did not survive, one dying before 1539 and the other by Humphrey's second wife Elizabeth Peryn in 1555. Untimely deaths would determine the fate of Langley. Luckily the historian Lysons recorded some early Style baptisms circa 1796 long before St. George's records were severely damaged in WWII. The children lined up on the memorial show 9 by Bridget with two drawn smaller maybe indicating infant death and two by Elizabeth. Elizabeth subsequently remarried Thomas Townesend.

Sir Humphrey's will of 1552 is interesting as within the many bequests he provides for the mending of roads between Bromley and Farnborough and from Lewisham Mill (Southend) to Beckenham Church, which would have been the driveway now passing through Beckenham Place Park which was the main road at that time. "From the foot of Stumpes Hyll unto the myll towards Bekenham/Bekengam"



The handwriting of the will is probably the scribe of Prerogative Court of Canterbury who transcribed wills into a ledger. There are, so far as I can make out, no bequests of property to children so I'm led to believe that Humphrey's act of disgavelling the estate meant that he divided property between his surviving sons so perhaps Oliver acquired Wateringbury this way and Nicholas acquired the London property and business as he becomes a London Alderman. Some property in the city came to this line from a cousin also named Edmund, son of John Style's brother William, who had no children.

Humphrey's son Edmund did not inherit the knighthood or baronetcy, so was buried as plain Esq. and describes himself as such in his will. His will mentions lands in 'Sippenham' (Sydenham) and also a windmill in Bromley. A full transcription of the will may be of interest at some point and more revealing of Edmunds life as nothing significant can be found elsewhere. His son William is left Langley and his son Edmund is left the Sydenham property. Another son, Humphrey, predeceased him.

It would be too complex to follow the minor lines of the family although some like Oliver Stile of Wateringbury, son of Sir Humphrey were prominent in their own right.

To continue with William Style (c1560-1624) who had two marriages and several children, the eldest Humphrey (c1596-1659) would inherit Langley but various other bequests to his numerous children included lands in West Wickham and Sheppey as well as money and effects. The property in the will may indicate that some more property was accumulated during William's lifetime.

The eldest son Humphrey is described as Knight and Baronet so already knighted by James 6th and 1st (of Scotland and England) and is a Gentleman of the Privy Chamber. In 1632 Sir Thomas Style of Wateringbury, is High Sheriff of Kent, and a letter from Sir Humphrey Style of Langley survives describing preparations for a perambulation of the County. Humphrey is also a commander of a troop of horse for Charles I during the Civil War and we are tempted to wonder what the effects of the War were on Humphrey's properties. We know that he has some cash flow problems and raises loans from the family of his first wife Elizabeth who was the widow of Sir Robert Bosvile and daughter of Robert Peshall. Elizabeth died in 1641 and buried as wife of Sir Humphrey, baronet. Humphrey had an only child, Charles,who died in 1654 presumably named in honour of King Charles I so after Humphrey's death the estate passed to William, a half brother of Humphrey's via his father's second marriage to Mary Clarke. Humphrey's second wife Hester Style nee Wright survived until 1671 remarried to John Scott of Hayes, another Gentleman of the Privy Chambeer, but was buried at St. George's as The Lady Hester Styells. Humphrey's memorial plaque in St. Georges reads:

"In ye Vault within this Isle appropriated to that family, resteth ye corps of Sir Humphrey Style, owner of Langley, in this Pirish Kt & Baronett of England & Ireland Whose worthy and auntient extraction & naturell endowments, improved by his generous education at home & abroad, made him to be loved &

admired of forreigne princes And noe less esteemed m the Court of England  Being knighted by King James and sworne a gentleman of his privy-chamber in Ordinary. By King Charles, one of his cup bearers in ordinary and by them boath successively intrusted wth ye weighty affaires of this Countye Hee was Justice of peace and quoru Dcputy-lieftenant & alsoc (an honour not formerly conferd vpon any) made Coronell of all ye trayned band horse thereof

Hee dyed yc ioth of November in ye 64th yeare of his age. Ao Dni 1659."

William Style (1603-1679) had been educated as a lawyer and published some books during Cromwell's time. He probably didn't expect to become landlord of Langley but held it for twenty years. He is recorded in print and portraiture. William's marriage to Elizabeth Duleing bore four children but only two outlived him, a daughter Mary and a son, another Humphrey (1648-1718). The deceased son of William, also named William d.1668 b.c1628, may have been the first born but did not survive and listed as Mr. William Style in burials.

Humphrey (1648-1718) was married to Mary Hovell and there were six children of whom three or four predeceased their father. The two surviving children were a son Humphrey and daughter Elizabeth. Of the four deceased we cannot trace the fate of Hovell Style (it was common for some children to have the family name of the mother as the first name). In 1711 Humphrey Style was High Sheriff of Kent

The burial records show the son Humphrey Style being buried in 1744 but why he did not inherit Langley is unclear, perhaps he was of unsound mind but no details have been discovered. There seems no expectation that the son, Humphrey, would have a marriage or offspring for whatever reason. He is however provided for in Humphrey's will seemingly to receive income from leased properties via a trustee and executor, Mr Edward Gilbert of Broadstreet Hill. But the daughter Elizabeth married Sir John Elwill in 1712 at the age of 26 and apparently the marriage settlement assigned Langley to Sir John and Humphrey's will confirms that he has settled the Kent estates upon Sir John and his daughter. There was a child born of Elizabeth and John Elwill, also named John who died in 1714 under two years of age and no other children are recorded.

However, some conditions of the will question the status of John Elwill as 'landlord' as a clause expresses that  Sir John should not have control of the estates, it being expressly for the daughter Elizabeth and any issue from the marriage. Peter Burrell of Kelsey is named as a trustee or executor of the will. There are conditions pertaining to payment of certain sums of money. A complication of Humphrey's life revolves around a relationship he had with a Frances Shippe from Norfolk  as he says he 'brought her out of Norfolk from her parents' and the implication  is that there  was a partnership and Humphrey provides accommodation for her at Kenning Hall

Sir John Elwill died in 1727 and Elizabeth Style died in 1731 after remarrying Sir Henry Bartelott. But according to the marriage settlement Langley had become Elwill property and was sold to Hugh Raymond in 1732. I still have questions as to how the estate became Elwill's apparently in contravention of Humphrey Style's will?

No doubt there are some legal processes remaining to be discovered and the involvement of Peter Burrell who was acquainted with Hugh Raymond may have influenced matters. (Peter Burrell's son Peter married Hugh Raymond's daughter Amy). There are several Court of Chancery cases pertaining to Langley, Elwill and Style, some mentioning Peter Burrell and we would have to research the findings  to explain the outcome. Suffice it to say that Langley and Sympson's Place etc became Hugh Raymond's in 1732.

Of the several court cases regarding Langley referred to in The National Archive, some mention an infant named John of four years of age who is the child of John Elwill's brother Edmund.

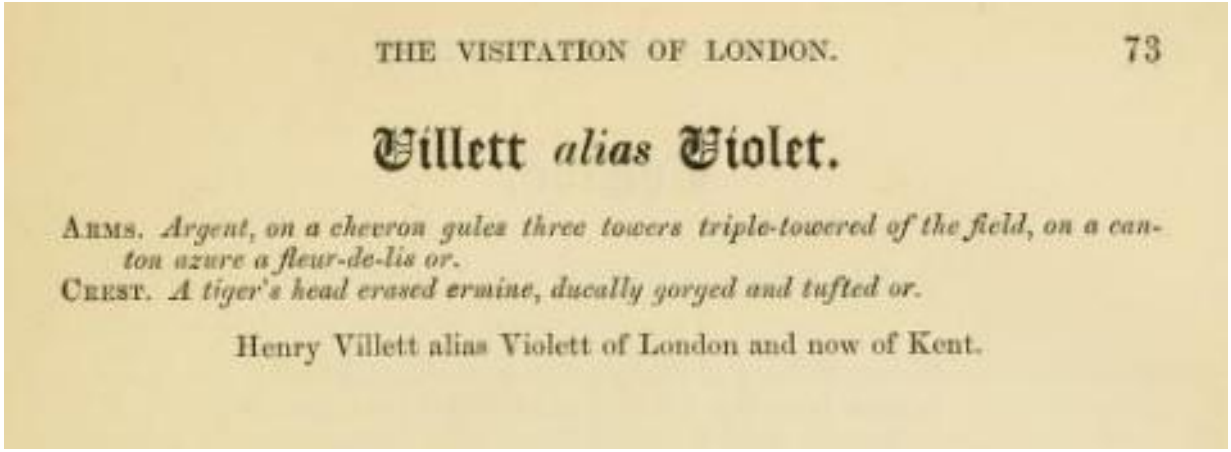
| Buried | year | baptized | Surname | Date of Birth | Firstname |
|---|---|---|---|---|---|
| | | 24/12/1540 | STYLE (from Lysons) | 1540 | John s. of Sir Humphrey |
| ? Married | | 19/3/1551-2 | STYLE (from Lysons) | 1551 | Maria d.of Sir Humphrey+Elizabeth |
| 6 Apr 1542 | 1542 | 4/3/1538-9 | STYLE | abt1538 | Bridget (d of Humphrye) |
| 9 Jun 1548 | 1548 | | STYLE | abt1502 | Bridget w of Humphrye (Sir, Knighte) |
| 7 Apr 1552 | 1552 | | STYLE | abt 1502 | Humphrye Sir, Knight) |
| 9 Apr 1555 | 1555 | 11/7/1550 | STYLE (bap.lysons) | | Humphry s of Humphrye (Sir, Knight)+Elizabeth? |
| 23 Aug 1556 | 1556 | 21/1/1546-7 | STYLE (bap.lysons) | | Edwarde s of Humfry (Sir, Knight) |
| 9 Mar 1565 | 1565 | | STYLE | | Humphrye s of Edmunde Esq |
| 30 Dec 1571 | 1571 | | STYLE(d.23.12.71) | | Marye w of Edmunde Esq+ |
| 20 Aug 1596 | 1596 | | STYLE | | Anne w of Wm gent |
| London | 1614/15 | 12/1/1545 | STYLE (from Lysons) | 1545 | Nicholas s.of Sir Humphrey |
| 15 Feb 1617 | 1617 | | STILE | | Edmund (Mr Esq) |
| 4/3/1622 Wateringbury | 1622 | 25/12/1542 | STYLE (from Lysons) | 1542 | Oliver s.of Sir Humphrey |
| 27 Oct 1624 | 1624 | | STYLE | | William( Esq) |
| | 1625 | | STYLE | 1603 | Richard s of William |
| 15 Dec 1626 | 1626 | | STYLE | | Edmond(Mr) |
| 27 Nov 1641 | 1641 | | STYLE | | Elizabth w of Humph,bart(in Latin)+ |
| 28 Jul 1643 | 1643 | | STYLE | | Michaell(Captaine) |
| 7 Jan 1643 | 1643 | | STYLE(in Latin) | | Chrisogones Prestcott w of Robert |
| | 1648 | | STYLE | | Mary d of William |
| 6 Feb 1654 | 1654 | | STYLE | | Charles s of Humpfry(Sir) |
| 29 Feb 1656 | 1656 | | STYLES | | Hester d of Mr Jhon |
| 22 Nov 1659 | 1659 | | STYLE | 1585 | Humpfry(Sir, knight & barronett) |
| 23 Nov 1659 | 1659 | | STYLE | | Katerine(Mrs) widow of Mr Edmond |
| | 1666 | | STILE | | Richard |
| 12 Mar 1668 | 1668 | | STYLE | | William(Mr) |
| 23 Aug 1671 | 1671 | | STYELLS | | The Lady (Hester) |
| | 1677 | | STYLE | | Thomas s of William d.1624 |
| 12 Dec 1679 | 1679 | | STILES d.7.12.1679 | | William Esq(in wool, attested)* |

| | | | | | |
|---|---|---|---|---|---|
| 19 May 1681 | 1681 | | STYLES d.16.5.1681 | | Mary, d of Humphry Esq(in wool) |
| 15 Jun 1689 | 1689 | | STYLES | | James s of Humphry Esq (in wool) |
| 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 |
| 22 Jul 1714 | 1714 | | ELWILL | 1712? | John s of John (Esq) |
| 3 Apr 1718 | 1718 | | STYLE | | Humphry(Esquire) |
| 20 Sep 1727 | 1727 | | ELWILL | | John (Sir, Baronet) |
| 22 Jun 1731 | 1731 | | ELWILL | 1686 | (Lady)Elizabeth nee Style |
| 14 Jun 1744 | 1744 | | STYLE | | Humphrey(Esq) |

In this table James, Mary and William 1681/89 are children of Humphrey d.1718 and his probably eldest son Humphrey died in 1744.
From 1667 it was directed that bodies were shrouded in wool as a measure to protect the wool trade and several burials record this.

**Violet circa 1450**

The Violet family have given rise to several outstanding questions. They are referred to as selling Langley to John Stile(Style) but this is disputed by local historians Hevey and Tookey as they believe Fabian may have sold Langley to Stile. However the parish registers and other evidence show the Violets as being resident in Beckenham from before 1505 shown by the will of Henry Violet of Beknam (sic) and several baptisms and burials until 1631. The Visitation of London lists a Henry Violett undated as an alias of Villett who may be the one dying in 1505 or 1561?



THE VISITATION OF LONDON. 73

**Villett *alias* Violet.**

ARMS. *Argent, on a chevron gules three towers triple-towered of the field, on a canton azure a fleur-de-lis or.*
CREST. *A tiger's head erased ermine, ducally gorged and tufted or.*

Henry Villett alias Violett of London and now of Kent.

The family tree is difficult to trace as it seems to divide down two or three sons of Henry and the usual recycling of names, Henry son of Henry etc. adds to complication. A branch of the family appears to have moved into Bromley but as the parish boundaries meet almost anything could be the case.

Henry Violet's will of 1505 leaves property in Lewisham and Bromley to his son Stephen and property in Beckenham, lands and tenements to his son Robert. It seems likely that a son named Henry may have pre-deceased him and buried before records began. The will also mentions a William Violet who could be a brother or nephew in case either Stephen or Robert didn't survive. There were also three daughters Isabel Kateryn and Margery. Henry also specified that his woods in Beckenham be sold and the money divided between the two sons. The description of lands and tenements implies holdings that were rented out to others. see 1505 in the timeline for the transcription of the will.

We cannot say whether the Violets retained some possession of land or perhaps leased from the Stiles but we know that parts of estates were leased ie several farms as part of Langley plus the later lease of Eden Farm by the Burrells. Changes in family fortunes and division of wealth if gavelkind is applied could determine property changes hands and some members of families moved away as with the Brograves, Burrells, Cators, etc etc.

This table shows burials with a few estimated dates of birth from baptisms. Parish records began in 1539 so any earlier reference depends of other sources.

| Buried | | family nm | given name | DOB? | |
|---|---|---|---|---|---|
| | 1505 | VIOLET | Henry | Beknam, Kent (PCCwill) | |
| 4 Sep 1539 | 1539 | VIOLET | Agnes d of Robert | | |
| 29 Jan 1543 | 1543 | VIOLET | Mary | | |
| 8 Nov 1547 | 1547 | VIOLET | Jhon | | |
| 22 Nov 1548 | 1548 | VIOLET | Nicolas | | |
| 23 Jan 1559 | 1559 | VIOLET | Robert | | 1541 |
| 30 Mar 1561 | 1561 | VIOLET | Henry | | |
| 8 Apr 1574 | 1574 | VIOLET | Robert s of Henry | | |
| 13 Apr 1575 | 1575 | VIOLET | Alice d of Henry | | |
| 20 Mar 1575 | 1575 | VIOLET | Henry s of Henry | | |
| 6 Apr 1575 | 1575 | VIOLET | Jhon s of Henry | | |
| 7 Apr 1575 | 1575 | VIOLET | Thomas s of Henry | | |
| 14 May 1575 | 1575 | VIOLET | Wm s of Henry | | 1554 |
| 14 May 1575 | 1575 | VIOLET? | Creside (she was with Violet) | | |
| 20 Mar 1576 | 1576 | VIOLET | Johane wydowe of Robert the elder | | |
| 30 Dec 1584 | 1584 | VIOLET | Richard | | |
| 6 Jun 1585 | 1585 | VIOLET | Robert | | 1549 |
| 1 Aug 1597 | 1597 | VIOLET | Jhon | | |
| 2 Oct 1603 | 1603 | VIOLET | Alice w of Humphrey | | |
| 18 Nov 1604 | 1604 | VIOLET | Willm | | |
| 1 Sep 1604 | 1604 | VYOLET | Annis, wodow (Agnes?) | | |
| 17 Feb 1608 | 1608 | VIOLET | Humfrey | | 1548 |
| 11 Jan 1628 | 1628 | VIOLET | Humph. The younger | | |

| | | | |
|---|---|---|---|
| 22 Jan 1631 | 1631 | VIOLETT | Joane d of William |

The spate of deaths in 1574/5 and March, April, May 1575 are particularly curious. Perhaps indicating an outbreak of infant disease such as measles. Otherwise 1575 did not appear to be out of the ordinary for overall death rate in the parish.

**Snelgrave / Snelgar** circa 1610 to 1650

Although a relatively short connection with Beckenham the family is curious. Sir Henry Snelgrave acquired half of Beckenham manor from a descendent of John Leigh circa 1610 although the date is disputed. Snelgrave is involved with Sir John Dalston of Cumbria regarding settling who has which half of the manor resulting in the map of 1623. Snelgrave occupies the old manor house. He has a family and connections to the Stile family plus a position as JP or magistrate.
These burials record some Snelgraves but Sir Henry, though dying in 1639 appears to have been buried elsewhere, perhaps a family tomb at the place of his parents?

| | | | |
|---|---|---|---|
| 14 Dec 1623 | 1623 | SNELGAR/SNELGRAVE | Christian d of Sir Henry Kt# |
| Dec 1624 | 1624 | SNELGARR/SNELGRAVE | Chauncey s of Sir Henry (Kt) |
| 9 Jan 1625 | 1625 | SNELGARR/SNELGRAVE | Lettice w of Sir Henry (Knight) |
| 1651 | 1651 | SNELGRAVE | (Mrs) the elder |
| 1650 | 1650 | SNELGRAVE | (Mrs) the younger |
| 26 Apr 1639 | 1639 | SNELLGRAVE | Rob s of Sir Henry |
| 10 Mar 1643 | 1643 | SNELLGRAVE | Thomas (Esq) |

Sir Henry left his property in Beckenham Manor to his grandson also named Henry who subsequently sold it via the Evelyn family (John, George and .....) and it was purchased by Walter and Henry St. John circa 1650.

**St. John (Viscounts St. John and Bolingbroke) circa 1639 to 1773**

The St. Johns originate from Lydiard Tregoze in Wiltshire and acquired the manor of Battersea (Battricksey). In 1639 Oliver St. John (1613-1639) purchased the "Dalston" part of Beckenham Manor which had descended to Patricius Curwen. He died shortly afterwards leaving his part of Beckenham Manor to his son John St. John. A short while later in 1650 the grandson of Sir Henry Snelgrave also named Henry had mortgaged his half of Beckenham Manor to the Evelyn brothers , George, Richard and John the diarist. They in turn sold it to Walter and Henry St. John, brothers of Oliver St. John, in 1651. John St. John died in 1657 with no issue so his part of Beckenham Manor was left to his uncles Walter and Henry. It appears that Henry gave up his part to Walter and his son Henry d.1742, grandson John 1702-1748 and great grandson. The John St. John who died in 1748 is referred to on some early 18th C maps even before his father Henry dying in 1742. This may relate to a marriage settlement? In any case there is no evidence to show that any St.Johns ever resided at Beckenham as they had Battersea and Lydiard Tregoze. Following the St.Johns via Wikipedia or History of Parliament is straightforward due to their titles and positions as MP's and other offices.

Frederick St. John inherited two titles, Viscount Bolingbroke and Viscount St. John. His uncle the first Viscount St. John is perhaps most famous as he was attained for treason as he supported Bonny Prince Charlie as a candidate for the crown of England. He was subsequently pardoned and his lands reinstated.. https://en.wikipedia.org/wiki/Henry_St_John,_1st_Viscount_Bolingbroke
Frederick became more infamous than famous, a reputation as a gambler and and all-round bad-boy, he spent a good deal of the family fortune. He married Diana Spencer, the daughter of the Duke of Marlborough and the marriage was tumultuous. Beckenham manor was settled upon Diana in the marriage settlement. Eventually Frederick and Diana were divorced in 1768. In 1759 Frederick exchanged land with Peter Burrell, the manor house of Beckenham manor and its grounds roughly bounded by Bromley Road, Manor Road and Church Hill including ground going back to Courth Downs Road. This was exchanged for Woolsey's Farm, now Shortlands House/Bishop Challoner School. Frederick had earlier obtained an Act of Parliament allowing him to dispose of some family estate and he sold the Manor of Battersea to Viscount Spencer in 1763. The finacial settlement of the St. John divorce included the return of Beckenham Manor to Frederick's possession. The marriage settlement between Frederick and Diana explains to us that Beckenham Manor was rented in parts to neighbouring landowners including Burrell, Cator, Raymond, Humphrey and others, further evidencing no residence in Beckenham by the St. John's. Frederick's sale of Battersea manor was perhaps due to his favouring Lydiard Tregoze where he kept racehorses.
Frederick's debts mounted and he entered into a secured loan arrangement with a Mrs Hare whereby she lent him money secured on the Beckenham manor estate and he undertook to repay in £500 tranches. Apparently only paying one tranch and defaulting on the rest. In the meantime Frederick sold Beckenham Manor to John Cator in 1773 without revealing the secured loan and subsequently Cator was involved in several court cases with Mrs Hare and Frederick's trustees. By some means Frederick avoided any requirement to repay any monies which is explained in the court record. It appears he and his trustees had laundered the money through another party. Cator had to settle with Mrs Hare and the court cases went on until 1780 with Cator attempting to recover money from Frederick's trustees without success. This ended the connection of the St. John's with Beckenham Manor. See timeline 1757-1780.
The 1759 exchange between Burrell and Frederick meant that Cator acquired the lands of Beckenham Manor excluding the old manor house and immediate grounds but including Woolsey's Farm.

**The Manors and Estates of Beckenham**

Any explanation of the divisions of Beckenham from the earliest times is bound to be confusing. There are many gaps in the record of land transactions and explanatory maps did not appear until the 17th and 18th Centuries. The presumption has been that the "Manor" covered the whole area but that can't be explained. As land was distributed by the monarch then apportionment should be explained through various court rolls. Research often discovers new material which could be added to this account.

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 since the 14th Century. It was briefly recorded by Hasted and Lysons but only from the late 17th Century when the Lethieulliers occupied it. Essentially these early writers only recorded the gentry and substantial estates. But those accounts overlooked substantial other properties around the district owned by yeomem or leased to husbondmen (tenant farmers). What has become more evident is the number of other properties of various sizes that existed alongside these major estates which we attempt to explain in references to ‘other properties’ in both the preamble and the timeline. If one takes the names of the landlords and searches for instance Philipot or Hasted's accounts for the rest of Kent 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. The brevity of early accounts overlooks some interesting detail which we and writers like Len Hevey have tried to include.

We have found that Philipot and Hasted also made some errors or wrong conclusions perpetuated by others which we attempt to identify and rectify here.

The land constituting the main estates was perhaps more fluid in ownership and was often exchanged or purchased between landlords. Several instances of exchanges and purchases are recorded and we wonder what other ‘movements’ of ownership occurred without any surviving record.

The manors and estates survived until the 18th Century when significant exchanges, divisions and sales of land effectively changed boundaries and could be said to have dissolved estates, particularly in the early 19th Century when further divisions, sales and developments took place.

The absence of maps or plans of land holdings and the omission of detailed descriptions makes the comprehension of property ownership even more difficult to grasp.

The numbers of land owning Yeomen and leaseholding Husbondmen or farmers is significant and where we find records of messuages, smallholdings and farms we will attempt to add them. They are often discovered in Feet of Fines, leases, wills and on some maps. The family names then appear in burial records in many cases after 1539.

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 or limited 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 as was often the case. The properties held by yeomen were intermingled with the larger estates and sometimes consumed by them in purchases as well as the smaller properties themselves being divided and leased. Often the resident landowner, yeoman or farmer would lease parts of other estates, for instance, in the 18th Century Beckenham Manor under Frederick St. John (Lord Bolingbroke) was leased to several neighbouring landlords and tenants including Cator and Burrell prior to his sale to Cator. Similar details can be found for the earlier Manor of Beckenham under the Bruyns who seem to have favoured Essex as a family seat for some of the time.

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.

Feet of Fines or Final Accords which are thought to be evidence of sales of property are often used to transact leases with property eventually returning to the original landlord. Some writers including us have been confused by some of these documents. Other Feet of Fines can be put together to evidence a chain of exchanges.

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 etates shows leased occupancy. Material exists for the Cator estate circa 1860 through maps and records. Probably the full picture would hold so much munitiae 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. Various records give some evidence occupation and tenancy such as court disputes, marriage settlements and indentures. By searching the main protagonists through The National Archive we can find numerous Court of Chancery cases relating to property but without getting sight of the documents it is impossible to unravel the details which might be quite tedious in most cases.

Along the way various purchases and exchanges of land changed the structure of the manors and estates. The most significant changes came during the 18th C. when the estates of Langley and  Kelsey became merged under the Burrells. Foxgrove became divided between the Raymonds, Burrells and Cator. Then in the last decade of the century the exchange between Cator and Burrell effectively dissolved the manors of Foxgrove and Beckenham although the epicentre of Foxgrove was in Cators possession and parts of Beckenham Manor were in Burrells possession. If the ancient manors and estates had any fixed origins at all then they had been redistributed to a great extent.

Charles 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. There are some discrepancies here as regnal years did not always run January to December but are based on the date on which the sovereign claimed the throne or was crowned.

To assist with appreciation of the complexity of research this extract from Lincolnshire Archive related to Burrell estate records explains how records have become dispersed.

Description;
Royal Commission on Historical Manuscripts; Report on a section of the Ancaster papers; mainly deeds and settlements relating to the Burrell family, Barons Gwydir.

Contents:

7-ANC/1 Deeds relating to Kent (Burrell family) 1583-1829
7-ANC/2 Deeds relating to Surrey, etc (Godschall family) 1706-1803
7-ANC/3 Settlements, wills, mortgages, etc (Burrell and related families) 1722-1826
7-ANC/4 Miscellaneous Ancaster papers 1654-1899
7-ANC/5 Miscellaneous other papers (Warren family, etc) 1847-1900 and nd

Introduction:

The papers described here were formerly in the custody of Messrs Warrens, the London solicitors, and were deposited in the Lincolnshire Archives Office in 1969 through the British Records Association (BRA 1602), receiving the Lincolnshire Archives reference 7-ANC as part of the Ancaster collection.

The papers include a few miscellaneous Ancaster documents (7-ANC/4), but the bulk relate to the Burrell family (7-ANC/1,3). Lady Priscilla Bertie, heiress of the Lincolnshire and Welsh estates of the Dukes of Ancaster, married in 1779 Peter Burrell, created Baron Gwydir in 1796. Their son succeeded his father as second Baron Gwydir in 1820 and his mother as Baron Willoughby de Eresby in 1828.

The rise of the Burrell family of Beckenham (Kent) began with Peter Burrell (d1718), a London merchant who purchased the estate of Kelseys in Beckenham in or shortly before 1688. His son Peter Burrell (d1754) married in 1722 Amy, the daughter of Hugh Raymond of London and Great Saling, Essex, who acquired the manor of Langley in Beckenham in 1732. Following the death of Jones Raymond, grandson of Hugh, in 1768, Langley and other property in Beckenham passed to Amy Burrell, and on her death in 1789 it descended to her grandson Sir Peter Burrell, afterwards Baron Gwydir. The Foxgrove estate in Beckenham, purchased by Jones Raymond in 1765, also came to the Burrells. These properties, with others in Beckenham and the neighbouring parishes, were sold in the early 1820s, following Lord Gwydir's death, and were therefore, in legal terms, never incorporated into the Ancaster estates.

Messrs Bray and Warner would seem to have sorted through the Kent estate papers at the time of the sale, transferring the bulk of the title deeds to the purchasers of the different lots but retaining a residue consisting mainly of early deeds, family settlements and some estate and family papers. In 1940 Warrens handed over a quantity of papers to the British Records Association for despatch to appropriate repositories (BRA 301, 305). Some Ancaster and Gwydir papers were sent to the Lindsey Muniment Room (Lincolnshire Archives, Lind Dep 64, 97) and to the National Library of Wales, but a collection of Burrell deeds and papers for Kent was sent to Kent Archives Office (see below, Related Collections). The further group of deeds and settlements sent to Lincoln in 1969 is, though less varied, closely related to this earlier deposit at Maidstone.

The Godschall deeds (7-ANC/2) have no connection with the Ancaster papers, but represent part of the papers of another client of the firm. In this case the link between firm and client was an exceptionally close one. The Godschalls of Weston, in the parish of Albury (Surrey), were related to the Brays of Shere, and the Brays were in turn related to the Warrens.

William Bray of Shere, the solicitor and historian of Surrey, was in fact the senior partner in Messrs Bray and Warren. (For a group of Godschall papers among the Bray papers now in Guildford Muniment Room see below, Related Collections.) The Warren family wills (7-ANC/5/1) are a further stray from the collection of firm's and clients' papers formerly held by Messrs Warrens.

R J OLNEY
G H MANDELBROTE
June 1993

**The Manor of Beckenham**

This Manor has a complicated history because of its transfers of ownership and later division into two moieties or parts under the two Bruyn sisters, its descent down two different family lines, sale into different proprietors and a subsequent rejoining by two purchases by 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 morgages as that part of the manor returned to the Tyrells.

A comparison of Philipot, Hasted and Lysons reveals several differences and some modern day sources also bring some of their details into question.

How the Manor came to be held by the Rokeles is unclear as it presumably passed from Ansgot of Rochester who held the manor at the time of Domesday and by mid 1200's it was held by the Rokeles. In 1276 the manor passed from Richard de la Rokele to his son Philip aged 30. Since land was assigned by the monarch then the early manor probably changed hands more than once. Some info regarding the Rokeles is on https://www.dib.ie/biography/rochelle-rokele-rokesle-rupella-rupellis-richard-de-la-a7756. Records for Richard de la Rokele show he held land in Essex and that appears to have been the main family base while Beckenham Manor was held at arms length by many of its landlords. There was some confusion that Isolde (Rokele) carried it to the Bruyns in marriage but she is now thought to be of unknown family and it was Maud de la Rokele as the heiress who brought the Beckenham Manor into the Bruyn/Brun family by marriage to Sir Maurice le Bruyn circa 1290. Eric Inman and and Nancy Tonkin's publication 'Beckenham' is one of the publications recording this correction but their publication then mentions 'Anne Boleyn' instead of Anne of Cleves in another reference of a legend pertaining to Beckenham Manor. The earliest map of the Manor lands copied in 1768 from a 1623 original shows the 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 but also possible that much of Kelsey was separate from the Manor lands and mention of Kelshulle acquiring some manor land may have been a small section. So much is undiscoverable without any illustration of the pre 1623/1735 situation..

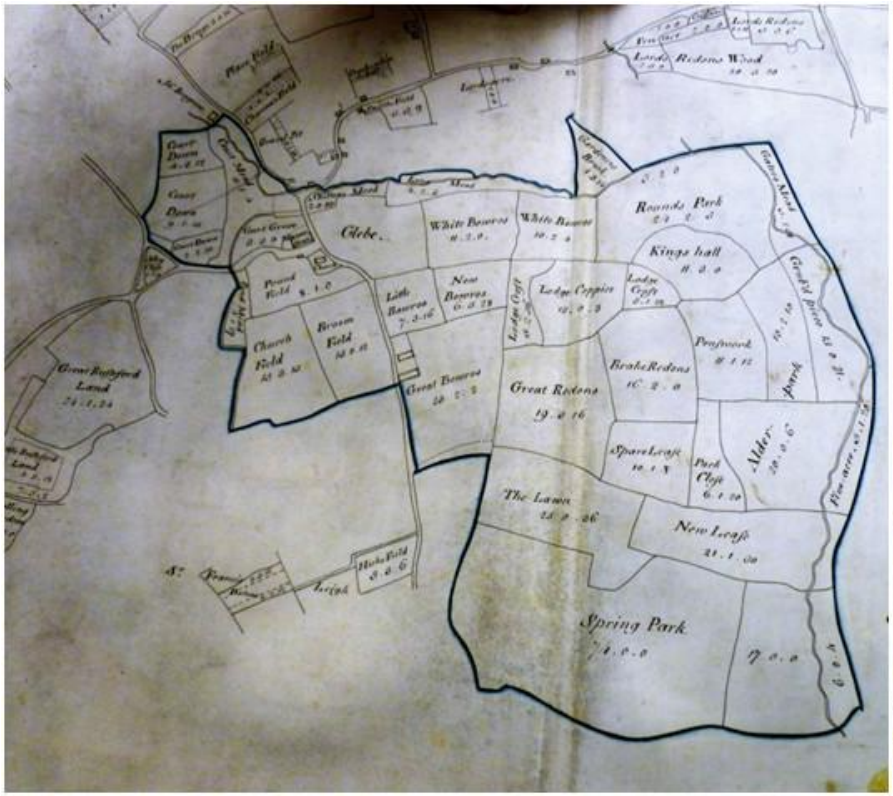
Several 'foot of fine' records which were thought to relate to sales have been found to relate to leases so there is the probability of the property being leased to Parke and Warren.

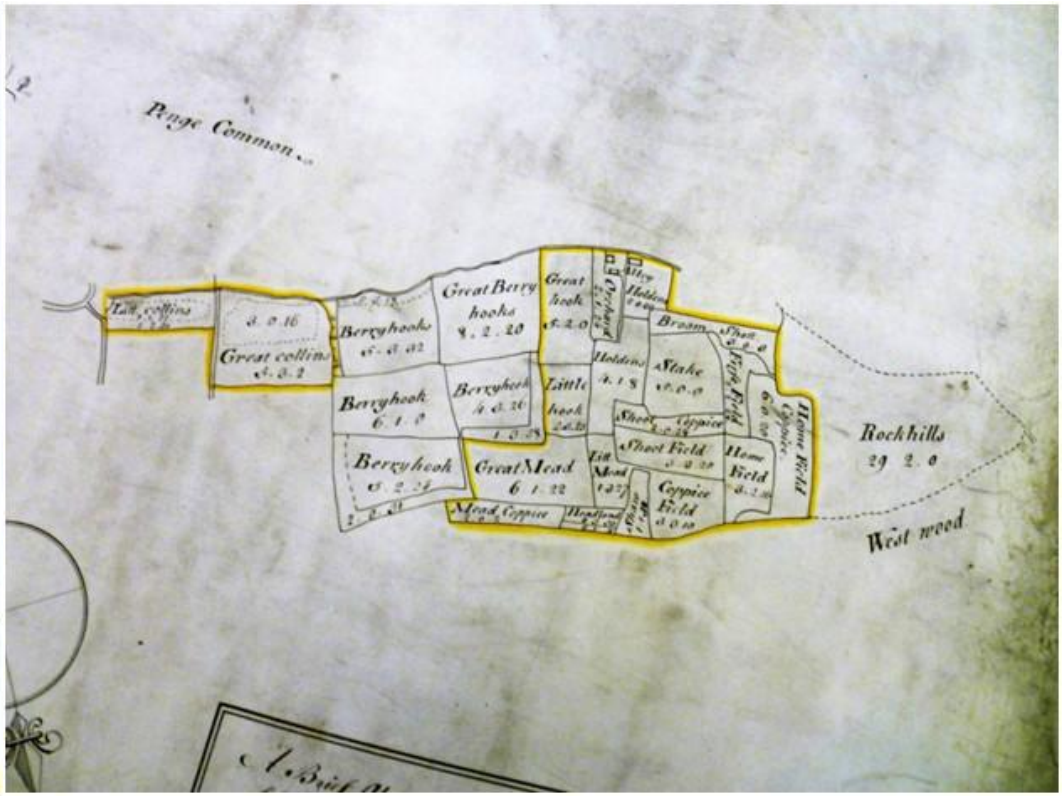
During a particularly turbulent time in its history the manor was in the hands of John Martham the priest of St. George's as lord of the manor under what appears to be a lease from the Bruyns and the Marnys. The widowed Alice Bruyn nee le Lacer took a second husband, Robert de Marny, and the manor subsequently returned to the Bruyns under Ingram or Ingelram Bruyn.

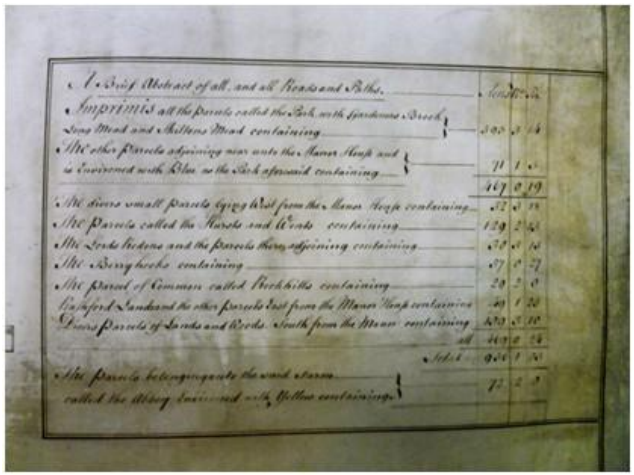
The Manor does not appear to be a primary residence of any of its landlords, probably being leased or let for much of its existence. The Rokeles had South Ockendon in Essex (Ockenden Rokele) and the Bruyn's apparently favoured Essex. The St.Johns based in Battersea had come from Wiltshire. Maybe members 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. Robert de Marny more or less seized ownership from the Bruyns after marrying Alice  the widow of one Maurice Bruyn and later William Brandon did the same after marrying Elizabeth, one of the daughters of Henry Bruyn and a widow of Tyrell. Some of these protagonists were close to the crown and held high positions. Sometimes they fell foul of the crown and were attained for treason as with William Brandon under Richard III and Walter St.John under William and Mary.

Writers such as Robert Borrowman speculate that the odd outline of Beckenham Parish is due to the finding of a body which was claimed by the Parish when the most likely reason is that part of Beckenham Manor extended to Rockhills which is demonstrated on the 1623 map according to the 1768 copy. One reference describes one half or moiety of Beckenham Manor having 40 messuages giving some idea of the number of tenancies in the manor from farmsteads to smallholdings.




Two main parts of Beckenham Manor 1623 map and legend

Philipott says: (dates inserted might be a 1 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,(not traced) 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 . And Hasted's second edition volume 2 includes some corrections to the entry in volume 1 which in turn raise some additional questions regarding accuracy.

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 widow's 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. However, a Post Mortem Inquisition can be taken as a correction and we record it in the timeline. Philipot describes Dalston marrying a daughter of Sergeant Gent whereas Hasted and History of Parliarment state he married a daughter or sister of Thomas Tyrrel/Tirrel. The mention of one moietie being purchased by Robert Leigh has been traced to his burial in 1567 and a record refers to this Leigh also leasing the other moietie of the Manor circa 1570. Complicated by the existence of other Leigh families or different strands of the same family this Robert Leigh is not connected to the Leighs of Addington or the Leighs of Hawley branch of that family which acquired Foxgrove who descend from the Addington Leighs. In 1639 Henry Snelgrave died in Beckenham and is buried in St. George's. His will mentions several properties in other counties. Circa 1659 Clement Harleston sold his moietie to Oliver St. John
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. A case in the Court of Chancery shows John Evelyn as plainiff and Henry Snelgrave, grandson of Sir Henry as defendant. It appears that the Evelyns advanced money in the form of a mortgage and maybe Snelgrave was unable to repay

The Evelyns subsequently sold this part and Henry Snelgrave is included on the document probably as having some share of the ownership in 1650 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. The two halves of Beckenham Manor were thus joined under Walter St. John. 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.
The early assessments of the 'de la Rokeles', Rokell or Rokeleys have been revised from Philipot and Hasted's as Maud de la Rokele was married to Sir Maurice le Brun/le Brune/Bruyn and not Isolde de la Rokele. 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(Maud) carried the manor of Okendon in Essex to the Bruyn 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 another 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 Evelyns although briefly and detail about John Cator's acquisition in Hasted is wrong in several respects ignoring or not discovering that Cator arrived in Beckenham before 1760 and that Beckenham Place is not based in Beckenham Manor but mostly in Foxgrove.

Lysons in his Environs of London in a very brief summary quoting largely from Philipot and Hasted states:
The manor of Beckenham was held of King Edward the Confessor, by Anschil. When the survey of Doomsday 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. 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 Harlefton, son of her second husband . 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. (afterwards knighted). About the year 1650, it was sold, by his grandson Henry Snelgrave, Esq. to Walter St. John, Esq., in whose family the manor became again united.—Elizabeth, second daughter of Sir Henry Bruyn, married, to her first husband, 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. About the year 1650, Sir Patrick Curwen, his son, sold a moiety of the manor of Beckenham to Oliver St. John, Esq.; 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. John Cator’s involvement is much oversimplified requiring fuller explanation as we do in our timeline.

Ultimately the early history of Beckenham is a brief overview in the accounts of Philipot, Hasted and Lysons which have often been repeated in other accounts. We attempt to put a bit more meat on the bones.

We have very few images of the Manor House or grounds apart from the 1623 map drawn for the then joint manor landlords Snelgrave and Dalston and two or three photographs.

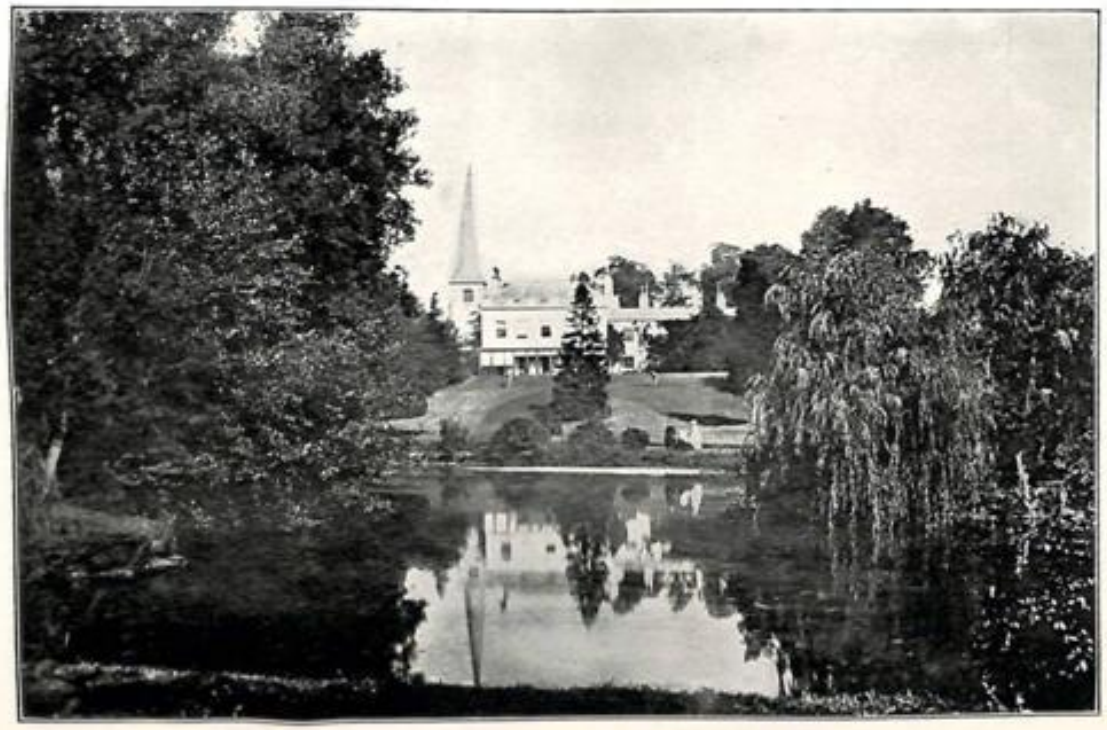
It is only recently (2024) that I convinced myself that the first image below is indeed the old manor house as it was shown in Borrowman 1910. The second image also from Borrowman shows the Publich Hall with Old Manor House next door which had been adopted as a Town Hall. The third image is a cropped section of the second hopefully showing some architectural detail. For example, the ballustrade edge of the roof and upper floor windows. We might assume that the front wall in the first image was removed along with the adjoining building to the left and a portico added for the use as a Town Hall. The portico or arcade at the front of the Public Hall has since been removed.







This next image shows the rear of the Manor House in 1875, source; Borrowman, with the old church and spire behind.  The ballustrade roof edge of the front of the building is repeated at the rear.



THE OLD MANOR HOUSE AND GROUNDS, 1875.

These map extracts may help,  the first from 1863-70 and the second from a map revised to 1910. We may deduce a main building with a porch entrance and outbuildings attached in the first while in the second the front may be extended and the outbuildings removed with the Public Hall to one side and the bank building to the other plus significant built development of the grounds.







**The Manor of Foxgrove**

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.

Philipot'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 possest 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.

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.

The first maps we discover which can illustrate the extent of Foxgrove were produced in the 18th Century, a 1720 map drawn for Lancelot Tolson, now lost, but later copied in 1766 for Jones Raymond of Langley and after the manor had been fragmented under the bequests of Mary Tilly, the daughter of Lancelot Tolson. We can only assume that the extent of the manor described in that map gives a reasonable idea of its extent and relationship with other estates.




Manor of Foxgrove 1766 amended for Jones Raymond acquisitions from a 1720 original (courtesy of British Library)

Philipot starts with a reference to John de Foxgrove about 1346. The Lay Subsidy Roll of land taxation for 1334 shows a John Foxesgrove under the Lathe of Eyllesford (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 begun as one property and acquired additions over time but we cannot be certain apart from some exchanges in the timeline.

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 or 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 but in fact the will does not direct it be sold, only that some of his estate is sold to settle debts and a subsequent Chancery case in 1716 directs that Foxgrove is sold. Hence, John Tolson was said to have bought the land but he had died before 1716 so it is likely that Tolson's brother Lancelot acquired Foxgrove to join Tolson's Bromley land (at Plaistow?), 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 Foxegrave and whether it derived its name from a person or John derived his name from the name of the manor is debatable. Earlier than the name appearing in the 13th 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 14th 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' but often estates are referred to as manors when they were in fact estates. Also the land of Foxgrove 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 find Foxgrove held by Thomas Grene 2 Richard III (1378) and a document describing rents from Foxgrove to be paid to other parties by his Feoffees. His son or descendant Thomas Grene 21 Henry VII (1505-6) had let it to Walter Fitz for a rent. We can trace the family tree of Sir John Oliff through his daughter Joan who married Sir John Leigh of Addington and Foxgrove went down through the Leigh family. 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 at his death in 1727 but the nephew Lancelot Tolson Tilly was only 11 years of age so the estate was in trust until he was 21 or 23 years old. Lancelot Tolson Tilly died aged 25, shortly after gaining his inheritance and left the Foxgrove estate to his parents who in turn left it in three or more 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 eitheer 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. Mary Tilly leased several woodlands to St.John Humphrey and it appears that upon expiration of the lease that the heir under Mary Tilly's will then sold some or all of the woodlands to John Cator as in 1759 Cator was able to exchange some of those woods with Burrell and Raymond and apparently keep the rest which form part of Beckenham Place. 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.

**Kelsey or Kelseys and Kelsey Park**

The origin of Kelsey is vague with the first firm evidence in the wills of some fishmongers in the 15th Century named Kelshull/Kelshulle or Kelshill (also using the name Conuerse). The family of Brograve owned Kelsey from the late 15th C until 1688 When Peter Burrell I took possession. it became melded with Langley under the Burrells and divided by the 1820 sale of Burrell estates. We might say that the 1820 sale effectively disolved or reallocated

Kelsey, Langley and also parts of Beckenham and Foxgrove former estates. We can dispute some information 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 le Bruns of Beckenham Manor in 1408 which became Kelsey. Wills were written by John Kelshyll in 1432 and John Conuerse at dene (alias) Kelshulle of Beckenham in 1439 which we discuss more fully in the timeline. All the wills ar in Latin and this could be an alias or even related to a Conuerse/Converse (Connors?) of Kelsey as the latin text appear to say Conuerse at Dene Kelshyll. 'at dene' might be late known as (alias, which is the National Archive interpretation) or even late of Kelshyll. More wills in the names of Conuerse or Kelshyll/Kelshulle may be found as the cataloguing of names is easily misread in transcribing. An expert in old Latin texts may be able to assist here.

Kelshulle is described as leasing two meadows from le Brun of Beckenham Manor in 1408 but we cannot rediscover this evidence despite several searches. It would have been Maurice le Brun, but it doesn't preclude the possibility that Kelshulle owned other land and leased the two additional meadows to extend his holding. The le Bruns were mostly absentee and Beckenham Manor had a long history of being leased to others. Searches have not discovered the origin of this reference.

Some Kelshulles describe themselves as citizen and fishmonger of London in their wills which were written in Latin so translation is difficult.

Other wills of interest could be Alice Kelshull 26/10/1435, apparently widow of William Kelshull.,

Bermondsey Abbey is mentioned in some wills and we find that land belonging to Bermondsey Abbey in Beckenham, Bromley, Hayes and Orpington is gifted some time later in a transfer from Stanlowe to Shukbergh and Brograve. 1487 – Kelsey? Calendar of Close Rolls; 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 draper, Thomas Ursewyk, recorder of London, William Alyngton, John Hungerford and William Poury deceased, by gift of John Bromlegh, abbot of Bermondesey, 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. (Calendar of Close Rolls)

Kelshulle is said to have sold his estate to William Brograve (1458-1503) who's will directs he be buried in Beckenham church alongside his wife Elizabeth. Until other evidence emerges we can only join the dots of what we have or suspect.

The references which appear in other accounts about the purchase of some fields and the building of an oratory cannot be confirmed and no one has provided sources for these references. In 1475 William Brograve is plaintif in a Chancery case versus Thomas Horne (Foeffee) about the use of some land called ‘Grovelond’ and in 1487 William Brograve acquired land in Beckenham, Bromley, Chislehurst, Hayes and Lewisham which can be traced back to earlier landlords 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 and a placename "Kelshall" is still present. Both families were Aldermen of the City of London which could have led to property deals. Statements about "manor houses" are also difficult to confirm as the earliest maps indicate perhaps substantial houses and I’m tempted to put the description of "manor" houses 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 although not in one contiguous estate. 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. The estimations of amount of land may be down to translating 'ploughs' and 'panages' as the Feet of Fines used are difficult to translate.

Tracing the lineage of Brograves is difficult because names were recycled with one Richard Brograve being the son of Nicholas who may have been one of the many children of William Brograve.

Assigning parts of the property to different heirs for them only to be brought back under one heir by the conditions of wills e.g. heirs of the body....

Among the references to the Brograves, History of Parliament describes John Brograve MP (1538-1613) of Braughin and Hamells, Hertfordshire stood for Preston and described as the son of Richard Brograve of Kelseys, Kent. Richard describes himself as a Haberdasher of London (many Brograves followed this profession) in his will and is burial place is perhaps in a City of London church. Richard died young leaving bequests to his father and mother as well as his children. Then Kelsey seems to follow the line of one of his brothers, Henry who had a son John and a grandson John. Either or both of them may be the John Brograve identified on the Beckenham Manor map. Henry of Hamells, Leyston, Hertfordshire left a will of 1574 and leaves Kelsey in Beckenham and Hayes to his wife in dower and thereafter to his son John. The mention of Beckenham and Hayes indicates the extent of Kelsey at that time and allows some estimation when compared with the maps of Beckenham Manor, Foxgrove Manor and Langley. Land, tenements, rents and profits are mentioned in the will indicating that at least some parts of the estate are leased raising an income.

The presence of the Brograves in Beckenham led to one daughter marrying Sir Stephen Scott of Hayes. A William Brograve was left Kelseys but apparently died young without issue and the estate passed to his brother John.

These few burials recorded at St. Georges show a limited presence of the Brograves in Beckenham but William Brograve died 1503 prescribed that he be buried at St. Georges beside his wife Elizabeth. Parish records began in 1539. William names sons William (deceased) Edmund, Robert and Nicholas among other siblings in his will but the next Brograve burial appears in 1623. The residue of his estate in Beckenham is left to Robert and the will makes provisions for the absence of heirs.

Robert describing himself as of Beckenham Kent in his 1546 will but requests burial at St. Elen's in London. Possibly St. Helen's Bishopsgate? Robert had three daughters and leaves property to them and their husbands. He leaves the Beckenham house and lands to his daughter Mary but describes the house as being occupied by Leonard Margill and his wife. Hence a period of landlord absence and leasing of the property. Two other daughters and their husbands were left parts of the estate. But Mary may have had to fight for her inheritance as she sued John Brograve and one Wygmore in the Court of Chancery relating to land in Beckenham and Hayes. As the earlier William's will made provisions for heirs of 'Brograve' name then this may be the foundation for subsequent court cases challenging wills? Deeper research into Court of Chancery cases would be necessary to resolve the issue.

In 1574 Henry Brograve's will mentions his manor of Kelseys in Kellsell in Beckenham and Hayes to his wife Margaret and then to son John (??-1629)

We can only say that the property acquired later by Burrell was substantial.

| | bap/burd | |
|---|---|---|
| 14 Feb 1623 | 1623 | BROGRAVE Margaret(Mrs) |
| 16 Feb 1629 | 1629 | BROGRAVE Margaret d of John Esq |

| | | | |
|---|---|---|---|
| 1 Oct 1651 | 1651 | | BROGRAVE John (Mr) |
| 14 Oct 1680 | 1680 | | BROGRAVE Thomas (Esq) |
| 23 Nov 1734 | 1734 | | BROGRAVE Arabella (Mrs) spinster |
| 20 May 1659 | 1659 | | BROGROVE Mary d of Thomas (gentelman) |
| 27/7/1664 | 1664 | Bapd | BROGROVE John Francis s. of Thomas and Mary |
| 8 Jan 1697 | 1697 | | BROGROVE Mathew (Mrs) |
| 4 Jun 1700 | 1700 | | BROGROVE Mary(Mrs) |

John Brograve died 1621 burial unknown, next Beckenham heir son John d.1651. (Either of these could be the John Brograve annotated on the 1623 map.

In the later part of the 17th Century the Brograves were engaged in several Chancery cases over propert, some arising out of unpaid loans and some apparently between different members of the Brograve family (see TNA catalogue). In 1690 Peter Burrell was plaintif in a case with John Francis Brograve over the sale of Kelsey. A document regarding some case involving Povey describes the property held by the Brograves showing it was an extensive part of the estate later bought by Burrell and several of the tenants of the Brograves.

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 (nee Raymond) and her son Peter Burrell III. In 1768 a lease of a newly erected house from Peter Burrell III and his mother to R.H.A.Bennet who had married Elizabeth Amelia Burrell in 1766 may relate to a building on Kelsey Lane which is or becomes Kelsey Cottage. A later lease describes the messuage of Kelsey (Mansion) being reserved for Amy Burrell although Bennet has the lease for much or all of Kelsey grounds.







The 1623/1768 Beckenham Manor map showing John Brograve's Kelsey house just above Court Mead and the house on the1723/35 Kelsey maps (different orientations/compass directions)

Kelsey 1723-35 showing the house on what is now Kelsey Park Road/Manor Way. The road had a dog-leg bend and a later straightened section became Kelsey Lane. The house on Mr Gatton's may have become The Flint House occupied by Henry Alexander Bennett after a later rebuild. I assume the depiction of the lake in Kelsey as a rectangular is accurate and would later be landscaped in an informal outline.The lower pond is depicted as a canal as was the earlier fashion similar to water features in Langley. Closer inspection of the buildings of Kelsey shows what could be a mill either side of the river as it exits Kelsey.

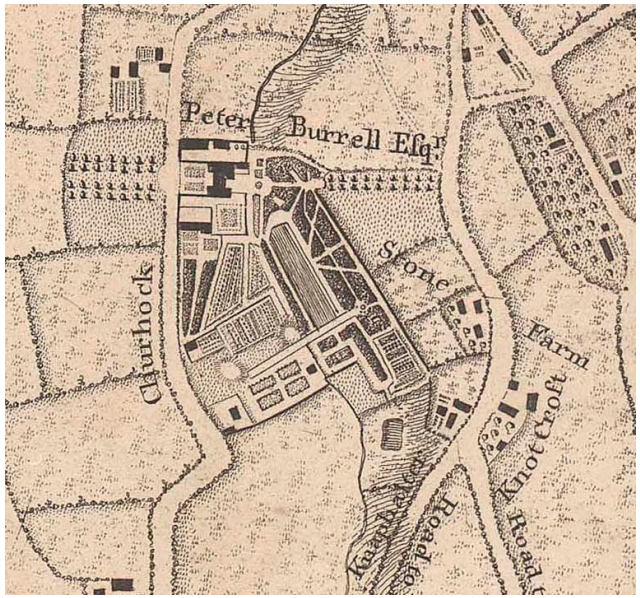



Burrell Kelsey map of 1735. Penge Common to Shortland (kind permission of Sir Charles Burrell of Knepp Castle)

From the representation of Kelsey in the 1723 and 1735 maps and also the 1748 Rocque map we can see that Kelsey lake was a formal rectangular shape. Circa 1780 a new house was built for Amy Burrell while most of Kelsey's parkland was leased to Richard Henry Alexander Bennett who had married a Burrell daughter. After Amy Burrells death the house may have been occupied by Bennett and his family as shown on the 1809 Burrell estate map and book of leased properties. The 1809 map shows a house and outbuildings on the west side of the lake. This house appears to have remained the same until the 1838 tithe map by which time it had come into the possession of Peter Hoare after the 1820 Burrell/Gwydir estate sale. Kelsey's estates became divided by the sale with parts going to Edward Grose Smith, Peter Hoare and John Woolley with Langley being purchased by Emanuel Goodhart.

Some time after 1838 the mansion was extended apparently adapting the footprint of the earlier house into its design.







Kelsey 1735 (Knepp map courtesy Charles Burrell)  Rocque 1749 notable inaccuracies  Andrews Drury 1769 similar errors to Rocque

The first map shows the 'lakes' as a single formal water feature and the house near the end of the lower lake. The water feature seems to be where the lower lake is today and Rocque's map shows laid out grounds but the road pattern is distorted. At this time Stone Farm was further up Wickham Road and not in Burrell possession, pre 1757 it was part of the Foxgrove/Tolson-Tilly properties. The third map (Andrews) Show two lakes as we see today but some Rocque errors are continued as well as erroneously linking the Ravensbourne to the upper lake although a minor water course did/does enter the lake approximately here but now underground. Kelsey Houseis still shown near the park entrance. The road, Crouch Oak Lane was misnamed on Rocque as Churhock and its my belief that map makers had trouble understanding local people's Kentish accent which would be similar to any surviving West Country accent until taken over by the London accent.







The Kelsey 1809 Burrell estate map maybe using Ordnance Survey derived detail. Stone Farm had been absorbed into the Burrell estate through land exchanges with John Cator and the farm rearranged to become Kelsey Home Farm later renamed Stone Farm again and Kelsey parkland extended to Wickham Road. A new mansion had been built overlooking the upper lake and it looks like the 'old' Kelsey house remains near the bottom of the lower lake. The 1838 Tithe map shows the same footprint for the lake and mansion although very soon the mansion would be extended to the later Victorian property. Kelsey Cottage had been built by John Woolley some time after 1820.

The watercourses entering the lakes from the east as in the Andrews map may be evidenced by the water which enters the park from the allotments and also the regular sewer smell on the side of the upper lake where maybe some bad pipe connection has been made by property development.

From Borrowman 1910 we can find this watercolour copy which seems to show the house perhaps built by the Burrells? and prior to the later mansion.



KELSEY.

FROM AN OLD WATER COLOUR.

After reciting the following 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 14th 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 (Burwash/Burghersh) 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 husbondmen 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 and their tenants. 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 Burell 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 seperated from the Manor of Beckenham by Kelshulle (if that is the case) then to 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.

**Langley: Place or Park and Farm**

Langley lies astride the parish boundaries between Beckenham, Hayes and West Wickham but the main house was in Beckenham. In early times West Wickham 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 and Sympson's extended into Beckenham. In the earliest days of Langley several members of the Langley or Langele family are recorded. Some sources say that the Style family may have resided at Red Lodge and the dates of the other houses within Langley aren't known but from available prints or photographs look more Tudor or Georgian . Also the buildings went through alterations and rebuilds.

The earlier historians got a few things wrong understandably in trying to record the whole of Kent. Closer inspection of evidence leads us to make some corrections and seek the work of other researchers who have traced wills and family trees. Len Hevey has disputed the involvement of the Violets in the transfer of Langley. He states that Ralph Langley died in 1453 and property was transferred in 1461 to Stephen Fabian and then to his son in law Henry Fincham from whence it passed to John Style. As Fincham had been appointed an alderman of the City of London but excused because he did not have sufficient wealth to be able to perform the role then it is questionable whether he possessed Langley as well as Kent House. Keith Baldwin's investigative skills have brought up references to the will of an Edmund Style d.1563 who was cousin of Sir Humphrey Style d.1555 which fills in some family tree blanks. Also John Style's will of 1505 mentions family members such as in-laws and uncles. John Stile also mentions Guy Wolstan, James Yarford who would marry his widow, uncles John Style and Henry Bolle. These are best explained in the work of Anne Sutton in a publication of the Suffolk Archaeological Society where she produces a family tree and a description of the family's activities as part of research into London Mercers. Some spelling variations of names occur in the tree and documents such as Welstone/Wolstan Bolle/Bulle. John Style's will mentioned Ipswich which is the home town of the Styles and Bolles. Of course Suffolk was the epicentre of the wool trade which also propagated the wealthy mercers originating from there. Of some interest is the mention that Bridget, Florence and Humphrey, the children of Edmund Kemp are committed to the care of Humphrey. (to be investigated).

As most estates were subdivided between leases to tenants the same was true of Langley. Certainly from records in the 18th Century and the earlier records describing mostly absentee landlords.

A 1624 Marriage Settlement conferred property: William Stile 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 Humphrey Style and Dame Elizabeth Boswell. Messuages and lands in Beckenham, Lewsham, Langlye Greene, Wickham and Deptford, co. Kent; and in Batrichsey (Penge?), 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). Witn. Stephen Scott, Robert Style, Ra. Massie, Richard Harvye, John Fryer, Edmund Savage. Endorsed with attornment of 34 tenants (26 April 1624) 1 item Hull ref; U DDBM/36/3. Hence the document shows ownership and leases and the extent of the estate to some extent including parts in Deptford, Lewisham, Battersea(Penge).

**Langley Farm** was a later division or development probably after 1793 when the Burrells consolidated their holdings in the area which then became Langley Court in the 19th Century but the earliest map of Langley belonging to Jones Raymond circa 1740 shows Langley House and the surrounding fields described as Langley Farm whereas when the Burrells acquired more land in the area in exchanges with John Cator the Burrells created the later Langley Farm on the site of a messuage called Cuts Croft.

The appearance of Langley relies upon few pieces of evidence. The earliest images we have of what Langley looked like are a sketch by the antiquarian The Reverend Stukely of 1713 and the later print which appeared in Hasted's first edition History and Topography of Kent 1778. These two images show what is thought to be the front and back of Langley mansion. The structure looks the same apart from the roof which may have been altered or may be a misrepresentation by either Stukeley or Hasted's artist? We see possibly similar artistic licence in a print of Beckenham Place of 1812.




Stukeley's 1713 sketch of Lady Elwill's house (Elizabeth Style)

Courtesy of the Bodleian Library.




Langley Park from Hasted 1778 in the possession of Peter Burrell I

This print shows the avenue which look like oak trees but have been described as chestnut or horse chestnut. The foreground of the house has two obelisks and wings on either side which appear to be Tudor towers and ranges of buildings. The building differs significantly from the later one which burnt down in 1913 evidencing rebuilds by the Burrells. Comparison with the Stukeley drawing of about 60 years earlier shows a high degree of similarity.

The recent (October 2022) delving into G.W.Tookey's research material reveals that he disputed and proved the descent of Langley from Ralph Langley to the Style family and could not discover a link to the Violets. We transcribed his account of Langley herewith:

THE ACQUISITION OF THE LANGLEY ESTATE BY THE STYLE FAMILY. (G.W.Tookey)

In 1453 the Langley estate was in the hands of Ralph Langley By his will of that year Ralph Langley left small sums to Beckenham Church including 3s.4da. for the 'new bells' and 6s.8d. for making up the road between the church and the well (which was in the dip in the Bromley Road). He directed that his dwelling-house should be divided in half to provide accommodation for his wife Alice and his daughter after his decease, and that subject to the legacies and his wife's right of dower his estates should be sold for charitable purpose He must have died between 1453 and 1461 because in the latter year all his lands were sold to Stephen Fabian citizen and draper of London by a deed to which the Rector of St. Michael's Crooked Lane London was a party. Stephen Fabian's interests in Beckenham in the latter part of the 15th century are well authenticated by contemporary documents which have become available for study. The old historians do not mention him at all, but say that the Violet family took over the Langley estate on the death of Ralph Langley. It is possible that some of the Langley lands went to the Henry Violet who died in 1505 holding property in Beckenham, but there is no documentary evidence that he was the substantial successor to the Langley property. Stephen Fabian died before 1500. His son-in-law Henry Fincham, who married Elizabeth Fabian, succeeded to much of his property, and there were various dealings between Henry Fincham and John Stile and others in the years 1500-1504 relating to lands in Beckenham, some of which dealings involved litigation. The transfer of the Kent House estate from the Fabian and Fincham family to John Stile is well documented, but no document directly affecting the main Langley estate can be identified, unless it be included as a part of the very large estate referred to in a grant of 6th October 1501 (789D). John Stile acquired other property in Beckenham and Bromley during the years 1500-1504, including Simpson's Place (on the: river at Bromley South) and Land +in the Tootswood area. It is possible that .the house at Langley was at this time of no great significance, compared for example with Kent House, and that it was John's son Humphrey who built the Tudor period mansion and chapel, the remains of which can be seen in the engraving in Hasted's Kent, The first documentary reference to a Style 'of Langley' is contained in a deed of 1548 (ref. 788J) signed by Humfrey Style and describing him as 'Humfridus Style de Langley in Parochia de Bekenham in Com.Kant 'miles filius et heres Dne Elizabeth Yarford',

In the year 1510 when according to Borrowman Langley was sold by the Violett family to John Style, the latter was already dead and his son Humfrey was only about 11 years old. (end of Tookey's article)

We may be able to add more upon further investigation of Tookey's research, some of which we rediscovered independently and some needs revisiting particularly at Kent (Maidstone) Archive.

see the Families section for more on the Styles.

Philipot said of Langley (1659): 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,(1319) which was renewed to 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, 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 ingraffed 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 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, whose Successors enjoyed it until the Beginning of Hen. the eighth,(1509 but Stile owned it at his death in 1505) and then it was conveyed to John Stiles Esq; (d.1505) who much inlarged 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 (1778) said a bit more about Langley over a hundred years later 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 Malmaines, who were settled at Waldershare in this county, in the time of the Conqueror. John de Malmaines obtained a charter of free warren for his lands in Begenham, in the 12th year of King Edward II which was renewed to Henry Malmaines, 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, the first Style 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 Bekynham(sic) 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 Kateryn and a Dame Elizabeth. Langley has been connected to Sir John Stile who was ambassador to Spain and Ireland for Henry VIII but we are now as certain as we can be that John Style d.1505 is the one in question supported by his wife's subsequent marriage and her will naming her son Sir Humphrey Style and two daughters, Bridget and Florence. The codicil of the will mentions land in Beckenham, Bromley, Lewisham, Battersea and Tottenham as well as the City of London. When John died in 1505 his children were very young, Humphrey being about 4 years of age so his wife Elizabeth then married James Yarford who was a stapler and an alderman and mayor of London at one time. A stapler was an agent in the wool trade and a source of wealth at the time. Elizabeth and James took possession of Langley and Symson's Place as John had left his property to Elizabeth during the childrens 'nonage'. At what point Humphrey took possession is debatable, Yarford died in 1527 and several events happened in 1529 which could indicate Humphrey taking control but Elizabeth still left property to Humphrey in 1548. Langley descended through the Style family with some complication as a later Humphrey Style died without issue and his half brother William possession. There was apparent closeness within the family as wills refer to 'my dear brother'

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 and we find certain discoveries make us re-assess events. In any case land ownership is proving more complex than the early histories convey. Althought 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.

When Hugh Raymond purchased Langley and Sympson's Place in 1732 Langley Farm was shown as being centred on the main house of Langley and other parts of the estate were leased as farmsteads. At that time much of the land surrounding Langley was part of either Burrell's Kelsey estate, part of Beckenham Manor belonging to John St. John or belonging to Lancelot Tolson Tilly of Foxgrove Manor. What became Langley Farm later was based on a field called Starve Acre and other fields which was part of estates belonging to Foxgrove Manor. As Foxgrove Manor was divided and some passed through the ownership of John Cator eventually the site of Langley Farm house was constructed next to Starve Acre on a messuage formerly called Cuts Croft. This was probably after 1793 land exchanges between Burrell and Cator. As parts of Langley were leased what became Langley Farm was more autonomous and HENRY HOLLAND 1745-1806 may have built Langley Farm on land leased from the Burrells. 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 maps believed to be drawn up for Hugh Raymond and later copied for his son Jones Raymond circa 1750 and a Schedule of sale of part of the estate by Lord Gwydir in 1820. These two maps show south and north Langley respectively. A separate map of 1735 of Sympson's Place for Hugh Raymond shows the adjoining estate.

The Raymond maps show the footprint of Langley and its landscaping which is a collection of buildings with long water features and a canal leading from a spring fed pond. A long avenue of trees from the house toward Pickhurst Rise is terminated with a gatehouse on the 1750 map which perhaps indicates that this was originally a stately long drive from a formal entrance such as appears in other stately homes.



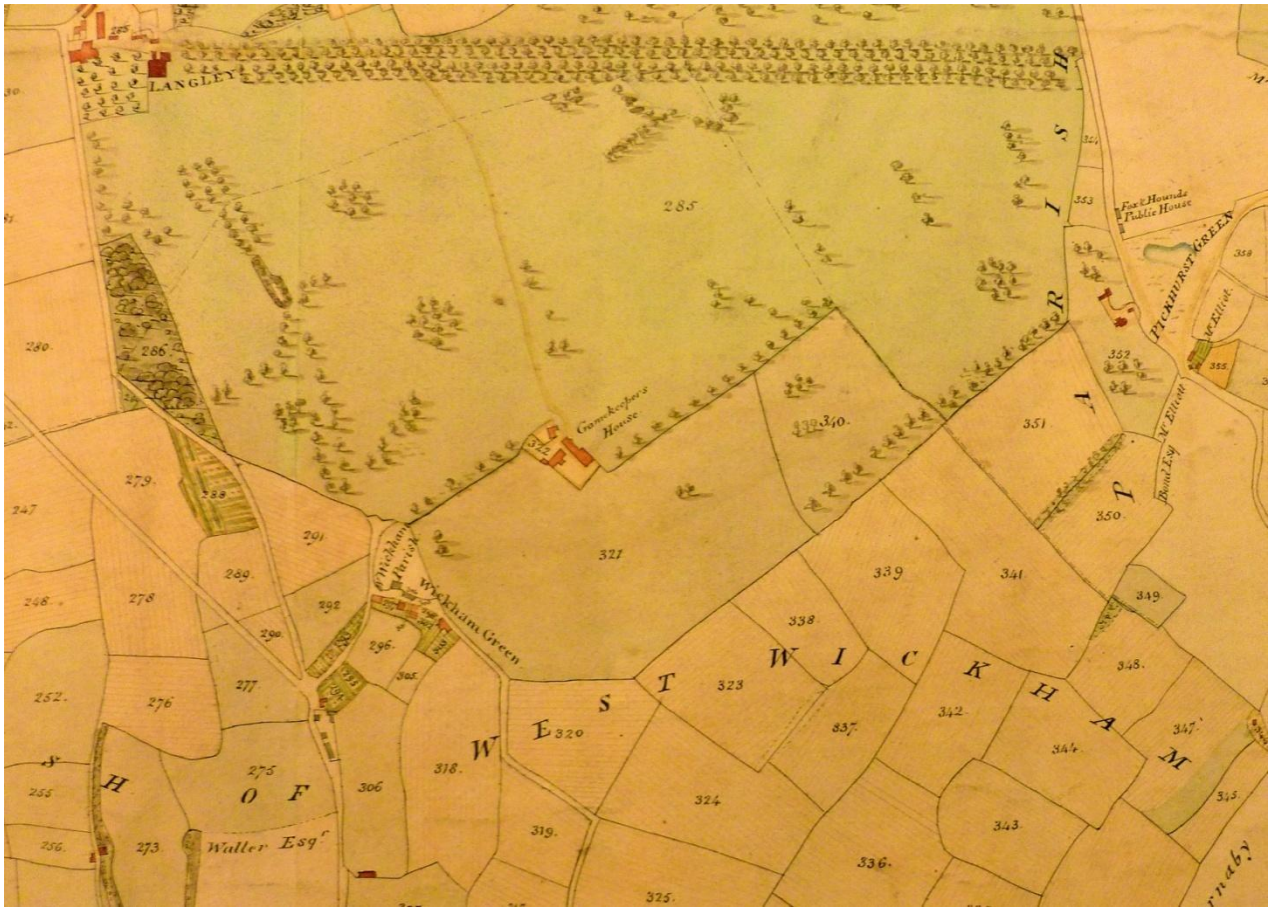

1820 copy of a 1735 map of northern Langley, rotated to show north uppermost.
The complete map shows original landlords of fields prior to 18th C exchanges.
courtesy of Kent Archive

In Borrowman's book of 1910 he describes Langley after the death of Charles Goodhart 1819-1903 "who died in 1903 at an advanced age. Since that date the mansion has been untenanted and will no doubt, ere long, share the usual fate of mansions near London, and be demolished. He goes on to describe "a large rambling building in a bad state of repair with rooms of all sorts of shapes and sizes. The greater number of the principal rooms were very lofty and well lighted. The North East corner or higher portion of the building was evidently of a different date to the other which is much lower and covered with

white stucco. The porch which is on the west side was insignificant and the carriage drive approach was also mean compared with the size of the mansion. Although the dining room and library were fine rooms, the principal room was undoubtedly the drawing room a magnificent apartment about 45x30ft with frescoes round the upper part of the walls representing the arts and sciences. There was also a fine marble mantlepiece. An organ, stated to have formerly been in the parish church, used to stand in the library, but it was sold with the furniture on the death of C E Goodhart. From some of the upper windows and from the roof, fine and extensive views were obtained of the park and the "vista" of trees extending from the east front of the mansion to Hayes Lane near Pickhurst Hill."

The 1769 Andrews, Drury and Herbert map of Kent shows Langley and although the inherited errors such as inaccurate road orientations and place name spellings it does show some interesting features. For instance the two outbuildings or wings of Langlay house which appear in Hasted's print are visibe on the east side of the building and also some buildings adjacent to Hayes Lane at the end of the avenue of trees. Mrs (Amy) Burrell is shown as owner/occupant of Langley indicating that she had taken up residence at or before the time of the death of her brother Jones Raymond.

The 1809 Burrell estate map shows Langley after Repton's suggestions are apparently mostly ignored? The avenue looks intact but long ponds near the house have either been partly filled in or abandoned. Some evidence of them still exists. The only lakes or ponds were on the earlier maps already and not sweeping river vista is evident. The old road from Wickham Green looks abandoned and a track from Red Lodge to the avenue is shown plus the newer roads at the left of this image. Some alignment of trees from Wickham Green toward the house indicate either the old road or even close to the alignment of the Roman Road.



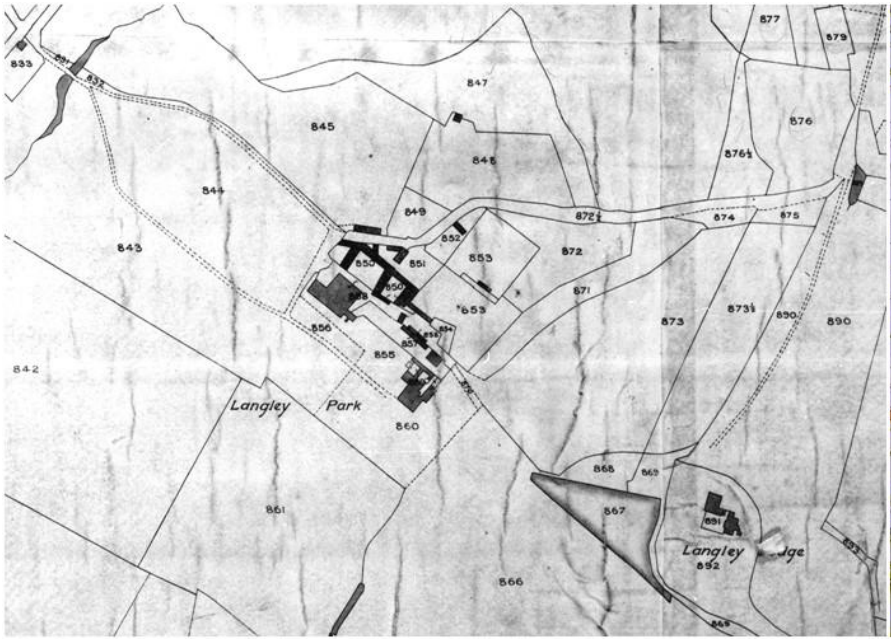

When Emanuel Goodhart aquired Langley and Langley Farm the farm was leased to Lancelot Holland and this map below is believed to be part of the lease deeds showing the farm "mansion" and grounds. The footprint of the building appears to include the former Starve Acre or Cuts Croft building shown  on the circa 1780/93 map which indicated that parts  here had been owned by John Cator after he acquired parts of Foxgrove Manor circa 1757/59. The names Starve Acre and Cuts Croft have been lost by this time through the  Burrell ownership period. and transition to "Langley Farm".




Starve Acre/Cuts Croft below. Neither of these two maps is orientated north uppermost so some rotation is required.



The 1838 Tithe map shows Langley in a high degree of detail. A small Ice House was to the south of the house just below the bottom of this map extrac and next to a long water feature which would have been the source of ice. The Tithe returns are numbered to identify the house and outbuildings. The house next to ‘860’ and the other buildings just described as Farm Yard and Buildings. Everything including Langley Lodge is owned and ‘in hand’ by Emanuel Goodhart.




Langley main buildings 1838 tithe map




Langley in relation to Langley Farm 1809 Burrell map



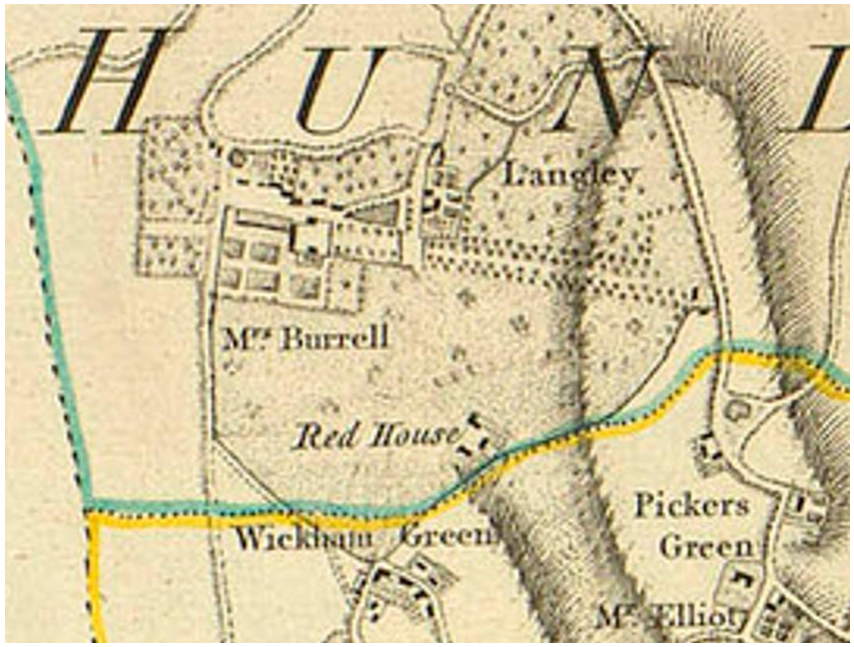

Courtesy of Britain from Above; 1946 Langley House would have occupied the small square near the bottom right hand corner of the image, a few trees of the remaining avenue just visible and some farm outbuildings. Langley Park School now occupies the site. Looking north Langley Court just above centre and Beckenham Place Park top left corner.

**Langley Ponds and Roman Bath**

The Jones Raymond map and the 'Second Schedule' map dated to a copy of 1735 show a pond south of Langley house with a long canal toward the house which feeds three long ponds of varying lengths, the longest running west to east was about 500 feet in length. A bathhouse or cold bath, the term 'Roman Bath' seems to have been applied later, was probably to an 18th or 19th Century folly but shown on 19th Century ordnance survey maps between the southern pond and the the canal. We cannot say whether the Styles, Raymonds and Burrells were aware of the Roman Road running close to Langley as it was most likely already buried and no contemporary roads follow its course. But certainly during the occupation by the Goodharts it was referred to

as the Roman Bath and was seemingly remodelled at least once. As already stated, the diarist John Evelyn, a keen gardener, describes several garden water features as Canals, they being long narrow stretches of water. The bath is said to be fed by a spring and the old maps show several ponds and streams in the area being the Beck and/or Hawksbrook, pond at Wickham Green and around Langley House. Water sheds off of the hills of Addington and Spring Park (aptly named) and the Beck runs through High Broom Wood and passes to the west of Langley House. There is some confusion as to what people refer to as the Roman Bath, either the pond or the bathhouse.I would regard the bathhouse as the Roman Bath as it resembles in some ways the Fridgidarium which was part of ancient Roman baths.




Second Schedule map has been rotated to align images This section of the 1769 Andrews, Drury map of Kent shows Langley with two buildings to the east of the main house which appear in the Hasted 1778 print. Red Lodge called Red House but Andrews had several inaccuracies i.e. the road pattern is distorted as it was probably copied from Rocque and some names 'misheard' locally like Pickers/Pickhurst Green. Wickham Green seems well described as we know that cottages followed that footprint. The yellow line is a boundary between the Hundred of Bromley and Beckenham and the Hundred of Ruxley




Langley House and Langley Lodge top of map, ‘bath’ feature at bottom just right of woodland. The Burrell map excludes the canal and long ponds ner the house as though they have been abandoned and possibly partly filled in and drained.

The sale particulars of 1820 describe a 'Cold Bath' and whether this just means the pond at the spring or the additional bathhouse is unclear. Recent clearing of the overgrown bathhouse remains shows that the structure of the bathhouse was with former demolition rubble of varying ages. Borrowman also describes a Woe Waters pool at Langley which was said to be a bad omen if it dried up. We have observed that the water flow varies with the seasons unsurprisingly so particularly dry periods may lead to the pool drying out. The pool and bathhouse structure form a dam or weir impeding the flow from the spring.



Tookey Collection photograph, the plunge pool in the bathhouse.

**Langley Farm and Langley Court**

Langley Farm which later became Langley Court was created circa 1793 after exchanges of land between John Cator and Peter Burrell/Lord Gwydir.

As already said, the circa 1740, probably 1735, Jones Raymond's map of Langley shows Langley House as the epicentre and referred to as 'Langley Farm' and some of what land became the later Langley Farm was partly in the possession of the Tolson Tilly's as part of Foxgrove Manor. Other parts called the Hides were part of Beckenham Manor owned by Sir John St. John.

Mary Tilly's will of 1743 divided Foxgrove between various kinfolk who sold their shares, some came into the possession of John Cator and some to Jones Raymond. Some Beckenham Manor land then in the possession of Frederick St. John also became Cator's after 1773 including parts close to Langley Farm. When Jones Raymond died in 1768 his property came down to his sister Amy Burrell who was by that time widowed from Peter Burrell II. So Amy and her son Peter Burrell III were still exchanging land with Cator from 1759, some in 1777 and the rest in 1793 after Amy's death in 1789. Peter Burrell III had died in 1775 which might have prompted the small exchange with Cator in 1777? So in 1789 Peter Burrell IV (Baron Gwydir) inherited the whole. We believe the Burrells had carried out alterations and rebuilds of Langley House and also leased Eden Park so Langley Farm was created out

northern parts of Langley and of some lands acquired from about 1759 onwards which had been Foxgrove Manor or Beckenham Manor land. Some smaller acquisitions locally by the Burrells maybe involved as the names of Lethieullier, Gatton and Hare are on some smaller properties in the area.

Much later after the Burrell 1820 estate sale Langley Farm was rebuilt as Langley Court in 1886 eventually becoming the Wellcome Foundation.

It is necessary to compare the 1838 Tithe map showing Langley Farm with the map of the northern section of Langley described as the 'Second Schedule' from Kent Archive ref; U1435/T20 described as Including conveyance by trustees of Lord Gwydyr with map annexed 1826, and conveyance to Emmanuel Goodhart of Langley Park; 1829; the conveyance of 1826 having two Maps annexed, one contemporary, the other a copy of an original dated 1735.

This latter map does not show the buildings of Langley Farm but comparison with the tithe map puts Langley Farm in a field named Starve Acre and further comparison with a map from the British Library shows a messuage called Cuts Croft in this approximate position which is shown on the 1720/1766 Foxgrove map and the 1780 Burrell map.




Foxgrove map 1766 compared to Burrell map 1780, Starve Acre belonging to Cator, Cuts Croft to Jones Raymond and later the Burrells

Starve Acre and Cuts Croft (formerly Waiters Broom), extract of a map shows Cator property around Kelsey and Langley prior to 1793 exchanges and believed to be part of deeds related to the 1793 property exchange in Burrell documents placed in the British Library.

The long footprint of the building in Starve Acre/Cuts Croft, could have been incorporated into the new or extended Langley Farm. On this map the road junction top left corner is where the Chinese Garage roundabout is today and the road ran roughly parallel to what is now Wickham Way.

What later became Langley Farm from around 1793-95 was created out of parts of the northern Langley Estate and other land which had come into the ownership of the Burrells from the intermarriage of Peter Burrell and Amy Raymond and exchanges of some of John Cator's land which had been parts of either Foxgrove Manor or Beckenham Manor that he acquired. This was because the property of all these local estates was more intermingled than would be imagined and is evidenced by a series of estate maps and property conveyances.

The 1793 exchange of property between Peter Burrell IV (Lord Gwydir) and John Cator consolidated Cator property mainly north of the village and Burrell property mainly south of the village. We may consider that Manors and Estates had been sufficiently re-arranged by this time to render old manors and estates as disseminated but significantly Langley and Kelsey including Eden Farm were Burrell and substantial parts of Beckenham Manor and Foxgrove including Kent House were Cator although the Burrells had the old Beckenham Manor house and grounds from an earlier exchange with Frederick St. John (2nd Viscount Bolingbroke) in 1757.

Hence, Langley Farm was created probably on the site of a former house called Starve Acre or Cuts Croft.

This "New" Langley Farm was leased by the Burrells until the Burrell Estate sale of 1820. Langley Farm covered about 250 acres (described by Borrowman) and was occupied by A.W. Colvile in 1820 and probably from 1806 who had married Marie Louisa Eden in that year, daughter of William Eden who leased Eden Farm from the Burrells. Andrew Colvile (born Andrew Wedderburn; 6 November 1779 – 3 February 1856) was a Scottish businessman, notable as the governor of the Hudson's Bay Company, a huge organisation set up for the North American fur trade but also instrumental in the early history of Canada. He was also chairman of the West India Docks (and other more questionable activities?). Although we have no evidence from the Burrell 1809 estate book of Langley Farm being occupied by Colville he had other farm property leased from Burrell near Chancery Lane.

We are left with the possibility that after the Burrells acquired the former Cator held property mid 1790's that Cuts Croft was later improved for leasing to Colvile in the same manner that Eden Farm was leased to William Eden.

Eden Colvile was born at Langley Farm in 1819 (Wikipedia)"Colvile was born at Langley Farm,[1][2] part of the Langley Park Estate, near Beckenham, Kent, England, son of Andrew Colvile and Mary Louisa Eden. His father was a merchant and member of board of the Hudson's Bay Company. His mother was fifth daughter of William Eden, 1st Baron Auckland, and thus connected to an influential family of politicians and diplomats.". In 1824 Eleanor Colvile was buried at the age of 16, being the only Colvile recorded in Beckenham burials we assume the Colviles were still resident at Langley Farm until that date.

Emanuel Goodhart bought Langley and Langley Farm in the 1820 sale and leased Langley Farm consisting of 96 acres (1838 tithe schedule) to Lancelot Holland who lived there in 1830 (Borrowman mentions a Henry Howard in occupation in 1820 but it needs confirming) and shown on the 1838 Tithe and 1841 census with a large family and several servants and on the 1851 census he is described as Colonel and Magistrate, he died in 1859. In 1861 Lancelot's widow Charlotte is head of the household with three daughters residing. Mrs. Holland, the widow who died in 1876, was buried in the St. Georges Churchyard but had apparently moved out of the farm by 1871; one of her sons occupied Beckenham Place for a time. The eldest son, Henry Lancelot Holland, born 1808 in Dorking, moved to Marylebone and then Wimbledon. This son Henry, a Governor of the Bank of England from 1865 to 1867 apart from his other business interests, married a daughter of Peter Cator of The Hall, Bromley Road, Martha, in 1844.

A subsequent tenant of Langley Farm described as “mansion” on the 1871 census was Mrs. Caroline Cator wife of Admiral Ralph Cator, and widow of Adam Gladstone. Ralph Cator was the eldest son of Peter Cator. Ralph and Caroline were aged about 40 and 45 respectively at the time of their marriage and Caroline’s only children were by her first marriage to Adam Gladstone, an East India merchant. The 1881 census shows only a butler and staff in occupation of Langley Farm so Ralph and Caroline may have been visiting elsewhere, Caroline probably with a sister in Leamington. We may assume that Ralph Cator may have been on active service as in 1861 he was listed as Commander in Bangalore, East Indies. By 1891 Ralph and Caroline had moved to Hazelwood Mansion in Abbotts Langley, Hertfordshire.

The Goodharts had sold Stone Farm in 1868 which they had also purchased in 1820. It adjoined Langley Farm so a sale record for Langley Farm is sought either to Ralph Cator or most likely later to James Lloyd Bucknall who had it demolished in 1886 when Langley Court was built on the same site, the architect being James Barnett, of Beckenham. On the 1911 census record the house was occupied by James Loyd Bucknall a shipowner. He most likely live there until his death in 1917, he and his wife who died in 1899 were buried at St. Georges. Langley Court was taken over in 1920 by the Wellcome Foundation Laboratories when they moved from Brockwell Park, since when extensive premises for medical research have been added. The Copeland Bromleag magazine article says the Court was occupied as a WWI prisoner of war camp in 1916.




Part of the ‘Second Schedule’ map courtesy of Kent Archive

The names of Tolson Tilly, St.John, Lethieullier and Maudlin(Morden) can be seen on various fields as annotated prior to John Cator acquiring some as part of his acquisitions from Foxgrove Manor and Beckenham Manor. For explanation as to how Tolson Tilly acquired the lands you will need to follow the descent of Foxgrove Manor.




Langley Farm mid 19th Century (courtesy of Beckenham History)

Langley Farm was sold by the Burrells as part of the 1820 sale of the Kelsey and Langley estates. The farm was demolished and Langley Court constructed



Langley Court image courtesy of Beckenham Heritage Group

**The Burrell Chapel**

Robert Borrowman described the chapel in his 1910 Beckenham Past and Present, estimating that it might be the oldest building in Beckenham. Whether the Burrells build it is in question as a Chapel is described as being built by the Stiles of Langley, but that may have been one of the wings of the building in the image we have of Langley from Hasted. However, here is an image of the building



I assume the log décor is a more recent addition.

**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 although this is subject to some discussion. 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.

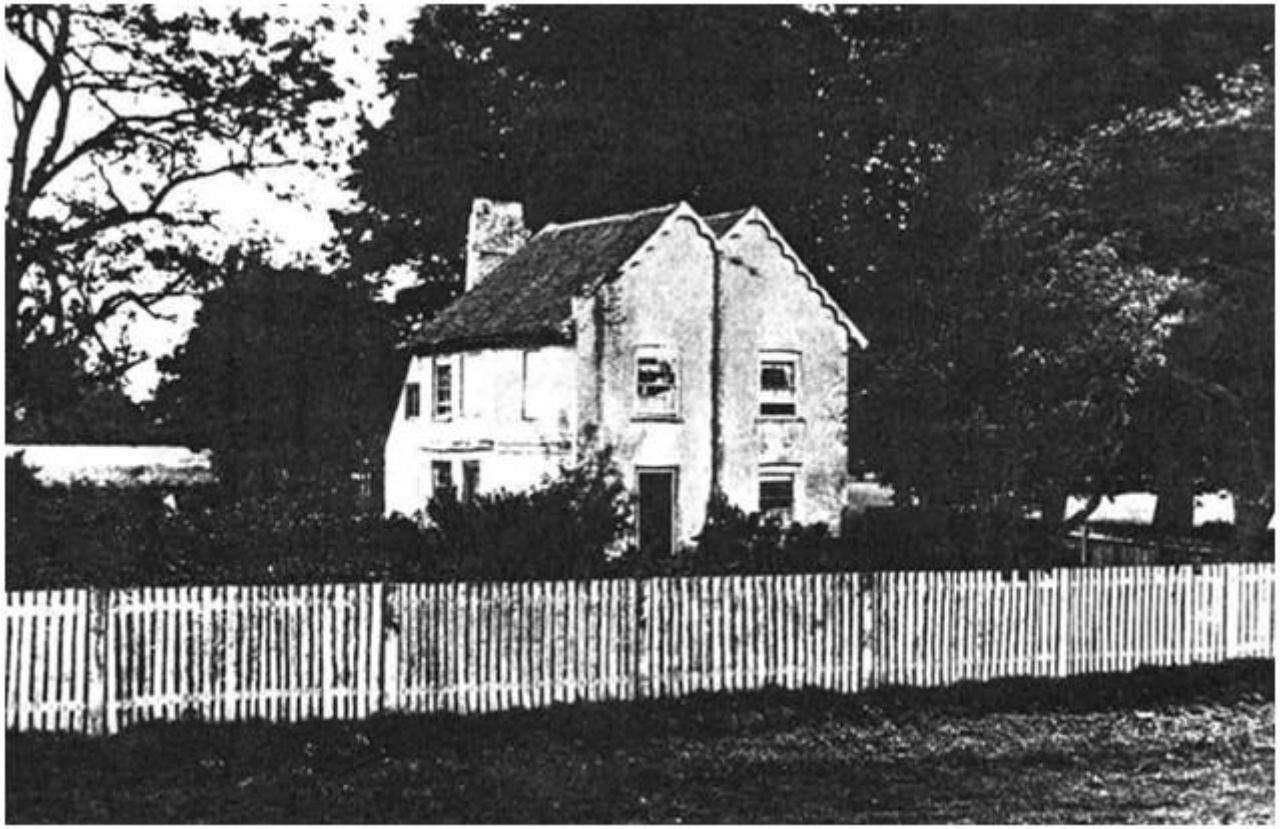
“Red Lodge was the name given to a small house which occupied a site in the fields near Wickham Green on the borders of the Langley Estate - the Frithwood of medieval times - which belonged to the manor of West Wickham. Translated into 20th century parlance, that means a site to the north of St. Mary's 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.

Frithwood  is difficult to define since other woods are called Frith which can apparently mean refuge or safety. Possibly Frith Wood covered a much larger area at one time like the Great North Wood.

Red Lodge 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. Possibly the estate was in a trust or 'in tail' for descendants as Charles' father Emanuel had put in his will that property was 'for the use of' which could imply it was intended for property to follow the family line.. 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 be 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. These latter dates are deduced and confirmed from available map  and aerial photo evidence.

If we review the details of Red Lodge we might come to different conclusions. No dating evidence apart from the panelling is recorded. The print of Langley in Hasted's history of Kent shows what appear to be Tudor wings to a perhaps later house. We might conjecture that the panelling was removed to Red Lodge when Tudor buildings were demolished? Red Lodge would be a very modest sized building even by Tudor standards for royalty. The earliest visible record we have of Red Lodge is the circa 1750 map of the estate then belonging to Jones Raymond and it is shown as a farm leased to a Richard Cooper. On the subsequent 1809 maps drawn for Lord Gwydir(Peter Burrell IV) it is shown as a gamekeepers cottage and later described as having a 'venison house' presumably for the butchering of deer from the park. The Goodharts acquired the lodge along with much of the Langley estate in 1820 and it was sole by them around 1910.



Red Lodge prior to demolition,



Red Lodge 1946 just above the church. (photo courtesy National Library of Scotland)




A section of panelling from Red Lodge, but I suspect it came from a more substantial building at Langley. (courtesy of PMA)

**Kent House and Farm**

Kent House is recorded from the 13th Century and acquired the name because the Surrey border at Penge was nearby and this was a nearest house on the Kent side of the county border. Some have said erroneously that it is the first house in Kent from London. Other places were obviously close to the border i.e. Kent Hatch and Kent Gate. Where records have been discovered it is mentioned in the timeline. Hasted only mentions it after it became the property of the Lethieullier family and Philipot didn't mention it at all possibly because no one of high enough status was known to have resided there. However it

was the property of several tradesmen, aldermen and merchants. Notoriously it was held by the Fincham and Fabian families and was claimed in part by John Style circa 1500 as payment for a debt. Style was accused of murdering Fincham's wife as a result of evicting her from the property. Although Sir John Lethieullier purchased it as part of extensive properties he acquired here and in Lewisham it is unlikely he lived there. Clockhouse was also part of the Lethieullier holdings. John Green Lethieullier subsequently sold the properties. John Barwell Cator acquired Kent House in the first half of the 19th C. In 1871 Thomas Covell was farming Kent House as a tenant of the Cators. Edwin Covell was later a tenant of Beckenham Place but in 1871 was resident at Beckenham Lodge (See Beckenham Lodge paragraph).

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."*

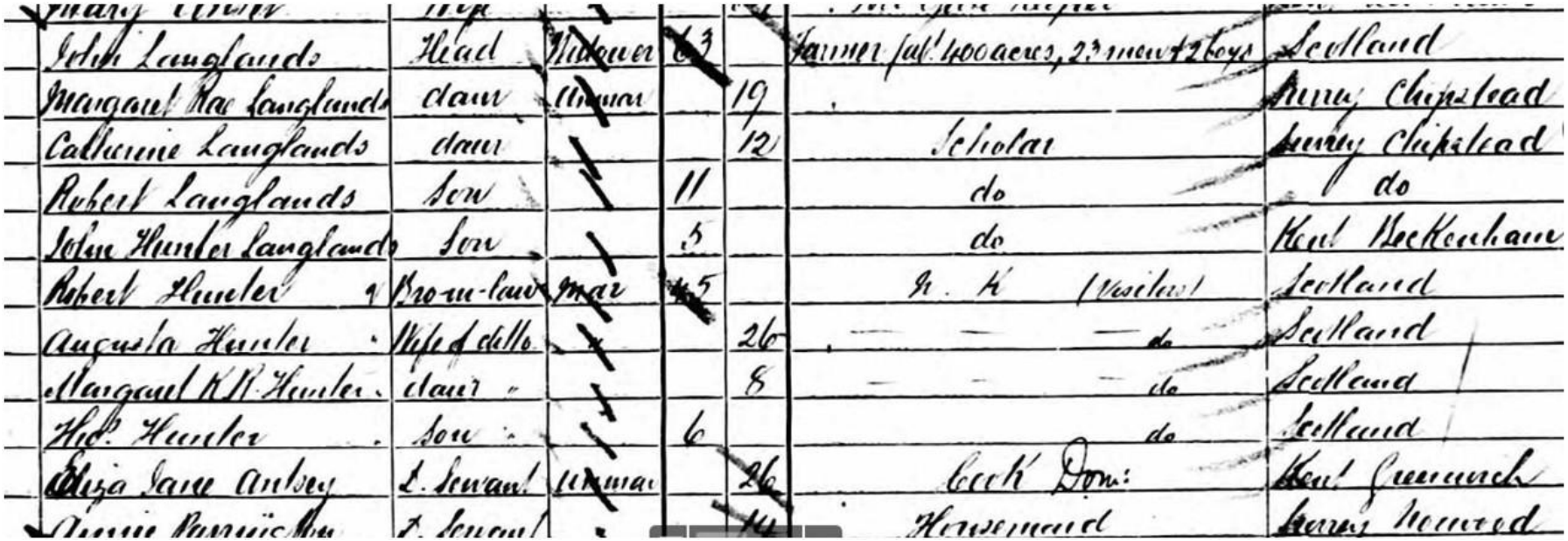
To address Hasted's account firstly, in Hasted's appendix of errata he states that Kent House is occupied as a farm at the time of his writing or publishing. Sir John Lethieullier certainly acquired Kent House in 1709 from John Reynolds. Lethieullier also had substantial other property in Lewisham such as a large house near Lewisham church, St. Mary's and property at 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 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 Kenthous (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. As it is possible or likely that certain villagers had freehold property since before Domesday and the Crown and Church weren't recorded in Domesday then the earlier ownership of land is still a mystery in many respects.

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 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 Huntyngfeld, 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)"

All references to Kent House have been entered into the timeline even if they are overlooked in this summary. 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 in a legal process arising from an unpaid debt and a court case accusing John Style of murder of a Kent House occupant. 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. The 1838 Tithe describes it as a farm occupied by Michael Mathew Senior, tenant of John (Barwell) Cator. In 1861 Edmund King an Army Contractor and Merchant occupies Kent House and the farm is occupied by Charles Ansel a farm labourer. 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 but the 1881 census shows John Langlands, widower, as farmer of Kent House Farm employing 23 men and 2 boys with some extended family and a cook/housekeeper and maid.



| | | | | | | |
|---|---|---|---|---|---|---|
| John Langlands | Head | Widower | 63 | | Farmer [illegible] 400 acres, 23 men + 2 boys | Scotland |
| Margaret Mac Langlands | daur | Unmar | | 19 | | Surrey Chipstead |
| Catharine Langlands | daur | | | 12 | Scholar | Surrey Chipstead |
| Robert Langlands | Son | | 11 | | do | do |
| John Hunter Langlands | Son | | 5 | | do | Kent Beckenham |
| Robert Hunter | Brother-law | Mar | 45 | | R. A. (Visitor) | Scotland |
| Augusta Hunter | Wife of do | | | 26 | — — — do | Scotland |
| Margaret K.H. Hunter | daur | | | 8 | — — — do | Scotland |
| Hugh Hunter | Son | | 6 | | do | Scotland |
| Eliza Jane Anbey | L. Servant | Unmar | | 26 | Cook Dom: | Kent Greenwich |
| [illegible] | L. Servant | | | 14 | Housemaid | Surrey Norwood |

1881 Census for Kent House Farm 400 acres?

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 real 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 extend to where Kings Hall Road and Parish Lane meet on the junction of Kent House Road very close to Kent House and Farm. An 1860's Ordnance Survey map shows Kent House still as farmland with New Beckenham Station annotated as "closed". By

1894 New Beckenham Station has been moved to its current position, Alexandra Park is firstly established as an athletics ground and cycle track. A few houses are on Kings Hall Road but the Farm buildings and much associated land is still open. The priority for the Cator estate seems to have been to lease Copers Cope Farm property first.

Evidence for possible 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 but that may be a red herring as what looks like an extension in the parish boundary is in fact a boundary of an outlying part of Beckenham Manor as shown on the 1623 (1768 copy) Beckenham Manor map..  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.

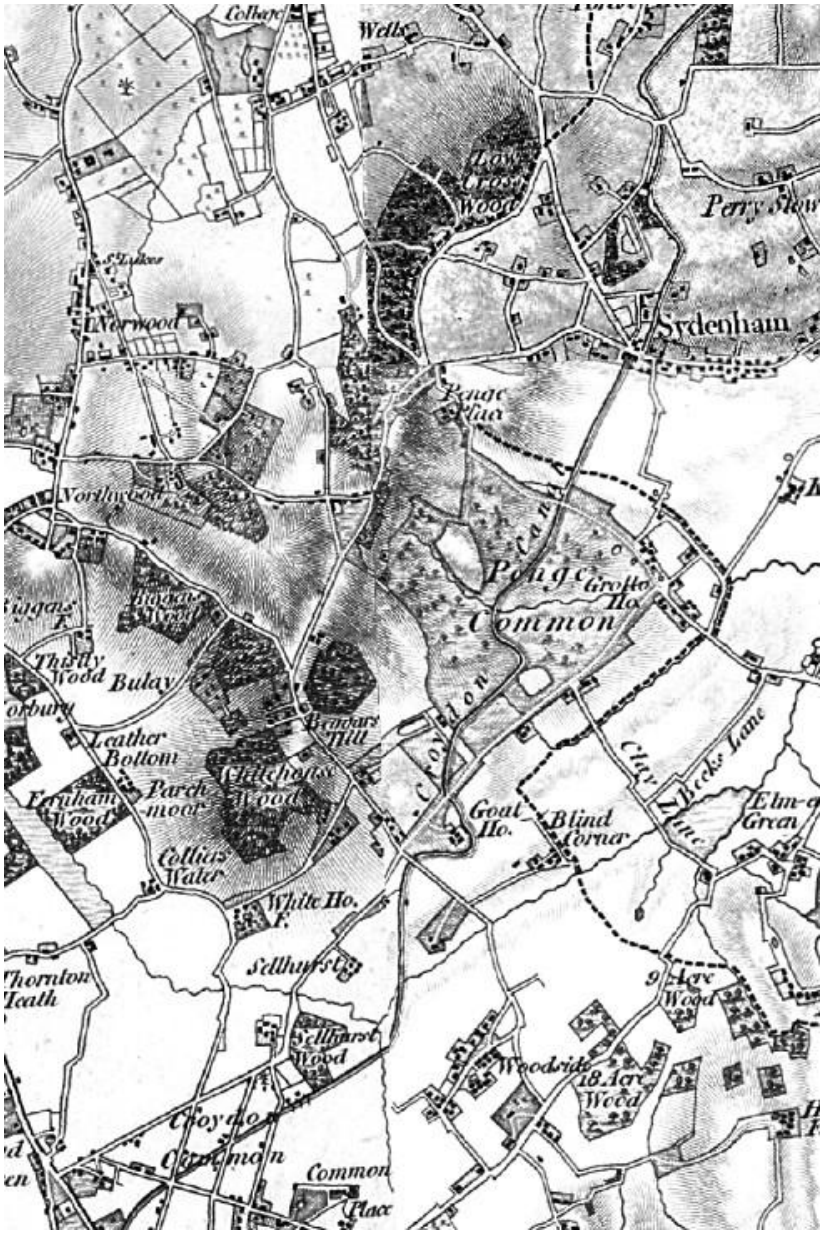
Hasted had only recorded Kent House from the time it came into the possession of the Lethieulliers. It passed through a few owners until it was acquired by the Cators in 1828 and was leased to various farmers or occupants of the house until housing development covered the area. As Kent House Farm and Copers Cope Farm were joined along the course of the Pool River under the Cators it looks like some tenants farmed both together and it is probable that at this time the rivers and streams were straightened to improve drainage and farmland. Also, the Kent House Brickfield became established.

## The Croydon Canal

The Canal was established by an Act of Parliament in 1801 and the Croydon Canal opened on 22nd October 1809 and ran from a junction with the Grand Surrey Canal near new Cross Gate to a basin which was situated on a site now occupied by West Croydon station and an adjoining bus station. With 28 locks grouped into two flights, and numerous swing bridges, the canal linked the Thames to Croydon via Forest Hill, Sydenham, and Penge Common. It was a financial failure, the £100 shares falling in value to just two shillings in 1830. The proprietors realised that the coming of the railways was an opportunity not to be missed, and they sold the canal for use as the course of a railway. It closed on 22nd August 1836. Today if you take the stopping train from London Bridge to West Croydon you will follow the route, for much of the way, of the Croydon Canal. There is little trace of it left - only a few remnants remain such as Dacres Wood Nature Reserve and Betts Park near Anerley Station.

The Company was involved in various law suits with local landowners such as John Barwell Cator.

This map thought to be circa 1830 shows part of the route through Sydenham, across Penge Common, via South Norwood and across Croydon Common. The heavily dotted line is the Kent / Surrey border.




The route of the Croydon Canal across Sydenham and Penge Common. The dotted Kent/Surrey border is shown where it closely approaches Kent House. From an early 1800s map based on Ordnance Survey data, one inch to one mile.

**Other Properties:**

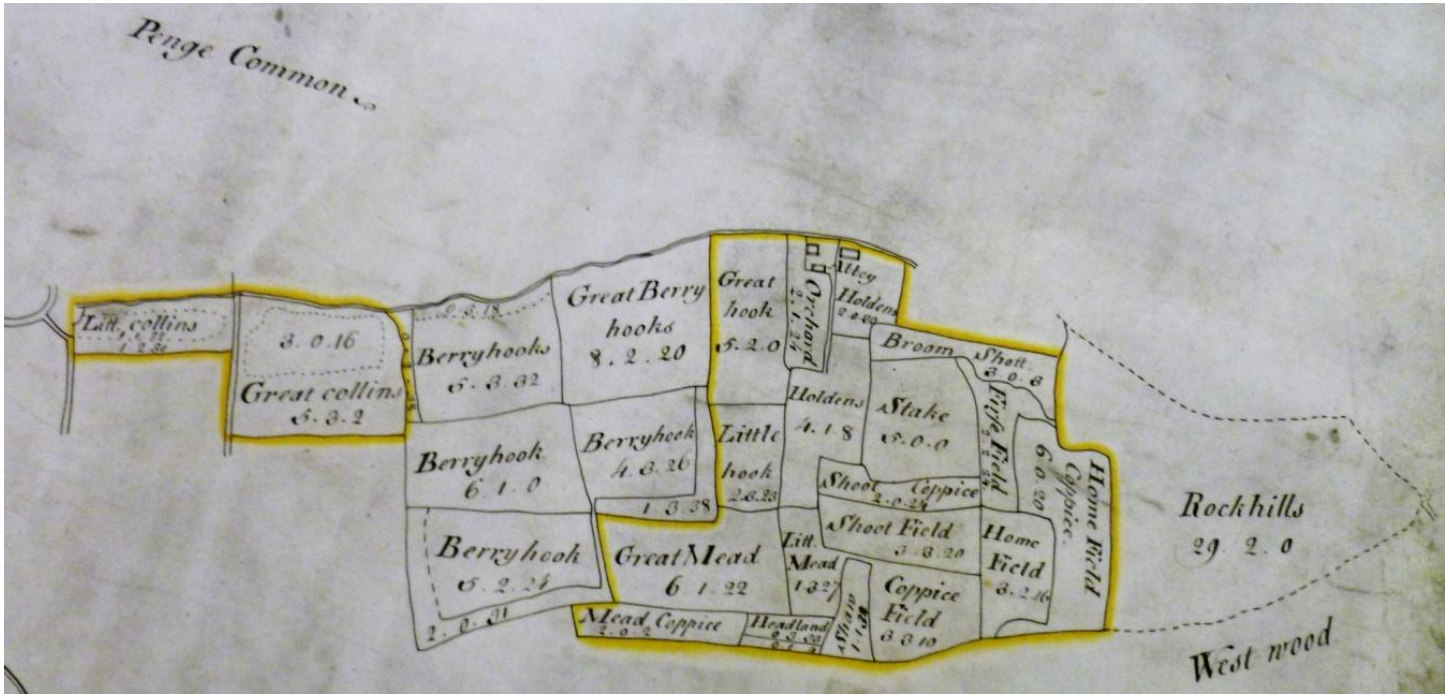
**The Abbey Farm**

This was part of Beckenham Manor's section that was on Penge Common and Rockhills. The Beckenham Manor map 1623 shows it as occupied by Baldwin. The parish registers have entries for burials and baptisms.

| Burials | | | |
|---|---|---|---|
| 12 Jul 1564 | BALDWINE | Robert s of Richarde | |
| 27 Sep 1567 | BALDWYNE | Richard (ye younger) | bap 12/9/1567? |
| 29 Apr 1611 | BALDWIN | John | bap 1562? |
| 22 Aug 1616 | BALDWIN | Richard | |
| 4 Jul 1618 | BALDWINE | Edmund | bap 1574 ? |
| 9 Apr 1618 | BALDWINE | Edmund s of Edm. | |
| 28 Jul 1624 | BALDINE | Alice w of Rich | The Abby |
| 26 Feb 1649 | BALDROIN | child of William | Not related ? |

| Baptised | | Name | Father |
|---|---|---|---|
| 6/5/1562 | Baldwyn | John | Richard |
| 16/9/1565 | Baldwyne | Nicholas | Richard |
| 12/9/1567 | Baldwyne | Richard | Richard |
| 31/3/1574 | Baldwine | Edmund | Richard |
| 12/5/1576 | Baldwyne | Richard | Richard |
| 20/2/1581 | Baldwyne | Alice | Richard |
| 10/4/1584 | Baldwyne | Elizabeth | John |

There are other burials later in the 18th C but probably not related. As some children baptised do not appear in burials we might assume they moved away. If we take it that Alice wife of Richard was widow after his death in 1616 and perhaps a surviving son was in occupation the date of Alice's burial 1624 is close to the date of the Beckenham Manor map (1623) when Snelgrave and Dalston apparently clarified which parts of the Manor were theirs i.e. the map legend states 'so far undivided'. This may have led to termination of Baldwin's rent or lease of the farm. As parish records began in 1539 and the first baptism record is 1562 perhaps a tenancy of some 60 years may be estimated.




Beckenham Manor map, Penge Green and Common, Abbey Farm and Rockhills. North is toward the bottom right corner. About half of this is now in Crystal Palace Park.

**Thayer's Farm**

The origin of the name Thayer's Farm in the vicinity of Clockhouse, Beckenham had puzzled me for some time. Evidence shows that in 1644 Giles Thayer, farmer of Thayer's Farm was fined over £5 by the Parliament, for not paying a 10penny tax on his team of horses. However, on appeal pleading that he couldn't afford the fine and had been unable to pay the tax his fine was cancelled. The tax had not been paid because the then Rector of Beckenham, Dr Skynner, responsible for collecting the tax had been sequestrated from his parish, presumably because he was not following Puritan doctrines being applied during the Civil War and Cromwell's time in office. This evidence is gleaned from a website called Connected Histories: 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 £5. 3s.4d. to redeem his team of horses, they being seized for non-payment of the l0d. 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 £5. 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.(end).

Several clergymen were sequestered from their parishes during the Civil War and Republic. Works such as John Walker's (1674–1747) biography relate the sufferings of the clergy.

The burial records for St. George's show a few generations of Thayers with spelling variations or transcription differences, several males bearing the name Giles, the first one dying in 1642 could have been the father of the one subjected to the Parliament fine.

A table of baptisms and burials will be inserted here. It shows the common number of premature deaths
St. George's burial records go back to 1539 so I assume these were the earliest Thayers in the district and the origins for the name of the farm.

In 1710 we find Gyles Thayer, son of Gyles Thayer (d.1715?), Farmer of Beckenham being bound apprentice joiner in London to master joiner Joseph Palmer. This may indicate that farming had become unprofitable or a lease on the farm is expiring? This Giles Theyer is traceable until his death in 1774, he apparently married three times.




Apprentice Indenture, Ancestry.co.uk

In 1726 a land transfer describes Thayers Farm as having been leased latterly to John Thayer by the Elwills (heirs of the Stiles) in 1726 for 21 years but John appears to have surrendered the lease or ceased to pay rent or perhaps is employed by Thomas Motley. So the likelihood is that all of Thayers Farm was part of the Langley/Simpson's Place estate and a farmstead leased to the Thayers.

In 1734 a document now in Lincolnshire archive as part of the Ancaster papers (ex-Burrell) shows that Hugh Raymond of Saling Hall, Essex who had acquired Langley and Simpson's Place sold parts of what became Elmers End Farm and Thayers New Farm to Thomas Motley. The document describes Elmer Farm and land which had been leased to John Thayer by Sir John Elwill, husband of Elizabeth Stile. Elwills heir had sold the property to Raymond in 1732. This property around Elmers End, Backs Lane and Thayers Farm is described as having been part of the Simpson's Place estate. Since we find nearly all the estates had outlying and remote properties attached to them this is indeed feasible. It further raises questions as to how or whether the Elmers (Aylmers) owned Elmer Farm or were leaseholders or feoffees. See 1734 for more detail.

In 1736 the farm belongs to Thomas Motley and partly let to William Lewin. So where the later Thayers lived, worked and died is a mystery. It's possible they remained as labourers on the farm. John Thayer, son of Giles dying in 1786 and buried at St. George's is the last record, "Thares" is either a misread/transcription/variation error. The drawing up of the map may have related to Motley's acquisition of the property but it is contemporary with other maps drawn around this time such as the Burrell Kelsey estate maps 1723 and 1735 and the Foxgrove Manor map 1720. I believe that undated maps of Langley are circa 1738 as well. So the dates of the maps may have been to clarify local land ownership given the complexity of interlocking and overlapping boundaries, exchanges, inheritance and marriage settlements. The gaps in the 'map' record probably occurred because maps got distributed with land deeds and could be in any private or public archive, unlisted, lost or destroyed?

There is still some mystery as to how the farm came into Motley's possession but in 1734 Motley purchased land from Hugh Raymond called Elmer Farm consisting of what became parts of Elmers End  Old and New Farms and Thayers New farm which abutted Thayers Old farm. The land transfer describes Thayers Farm as having been leased latterly to John Thayer by the Elwills (heirs of the Stiles) in 1726 for 21 years but John appears to have surrendered the lease or ceased to pay rent or perhaps is employed by Motley.

Motley is shown as occupying Thayer's Old Farm (fields 1-8 on the left of the map) and Lewin occupied the new farm. There is a slight shading difference as well as the field numbers. It is probable that Motley did not farm but occupied the house while labour was employed from within the village where later census records (1840/50) show there was a good supply of farm labour. Not much can be found about the Lewins apart from burial records, they may have worked both parts of the farm.




Kent Archive; Thomas Motley 1736, spelling variation “Thayre”. Land bounded by Lethieullier, St.John and Weston

William Lewin apparently died in 1743 and an unnamed relative died in the workhouse in 1792 aged 75. Four Lewins died in infancy between 1723 and 1734. Feasibly, the Lewen dying in the workhouse in 1792 may have been another Thomas and the infant deaths all fall within a similar time period 1723-34. The workhouse mentioned is probably Beckenham workhouse which was situated near The Hall, Bromley Road (Clay Hill), a small institution no more than a cottage with a field shown on some maps.

| | | | | |
|---|---|---|---|---|
| 14 Feb 1716 | LEWEN | Thomas | | |
| 23 Jun 1726 | LEWEN | Thomas | | inf |
| 4 Apr 1792 | LEWEN | | Workhouse | 75 |
| 24 Jan 1686 | LEWIN | John | | |
| 27 Sep 1825 | LEWIN | Mary | Croydon | 73 |
| 16 Dec 1734 | LEWIN | Peter | | inf |
| 4 Oct 1730 | LEWIN | Tho. | | inf |
| 31 Dec 1743 | LEWIN | Wm | | |
| 10 Feb 1681 | LEWIN d. 5.2.1681 | (Mrs) | | |
| 27 Nov 1727 | LEWIN(LEWEN?) | Mary | | |
| 18 Jun 1723 | LEWIN(LEWEN?) | Wm | | inf |

Problems with accessing Beckenham births and marriages prevent a fuller account. We know that Thayer's Farm descended from Thomas Motley to the Austin family through intermarriage. Thomas Motley's daughter married Francis Austin and their son, Francis Motley Austin went on to acquire the estates of the Lennards of Kippington near Sevenoaks and other property through his activities as a lawyer and advancing a mortgage to the Lennards which they were unable to repay. The Austins and Lennards were cousins through intermarriage. Francis Motley Austin married Elizabeth Wilson, daughter of Sir Thomas Wilson of West Wickham (d.1774). The Austins were related to Jane Austen who visited the Sevenoaks property but is not known to have visited Beckenham. Austin and Austen are just spelling variations. Thomas Motley also owned the "Old" and "New" farms at Elmers End and the mansion house in the High Street whose grounds covered Thornton's Corner, called The Mead in 1736 with extensive formal water features which later were re-landscaped to be the informal grounds of Village Place. A series of maps give a good idea of the structure of the village from 1623 but it is probably that several lowly dwellings are omitted until we get to the Burrel estate maps of 1809. Francis Motley Austin died in 1815 and the Cator Estate map of 1833 shows Thayers Farm still owned by "G. Austin Esq.". Francis Motley Austin and Elizabeth Wilson had nine children by my estimation, one named George who may be the G.Austin on the 1833 map. As F.M.Austin had immense wealth and properties maybe George got Thayer's Farm as part of his share. References to Thayer's Farm in archives are elusive but we have a few.

In 1769 Thayer's Farm is shown as "Nottelly Farm" on the Andrews map but this is a corruption of "Motley" from the time Thomas Motley owned Thayer's Old and New Farms and occupied the Old Farm while Lewin leased the New Farm. Motley died in 1757 so the name hung around for some years it seems.




Bromley Historic Collections; Cator estate 1833

Very faintly, the G.Austin property is annotated in pencil “Thayers Farm L.Wilson” at an unknown date, which I take to be Cornelius Lea Wilson of Village Place but no supporting evidence so far. The confluence of the Beck/Chaffinch and Pool rivers in the woodland above is now in Cator Park, Kings Hall Road. That woodland is numbered “100” indicating it is Cator property acquired from St.John/Bolingbroke as part of Beckenham Manor lands by John Cator in 1773.

In 1837 Thayers Farm is acquired by Albemarle Cator from the Forster and Austin family and others. The complexity associated with the long list of names defies explanation except that they may be trustees of the property’s inheritance? Bromley Collections ref 989/4/1/2 of 2/12/1837 describes;
Conveyance of Thayers Farm, Beckenham between Sir John Cholmeley, of Easton, Lincolnshire; William John Campion the younger, of Itchen Abbots, Hampshire; Samual Forster, of Lincolns Inn, Middlesex, esquire and Henry Forster, of Southend, Kent, Captain in the Royal Artillary (1st part);
Henry Goodford, of Chiltern Cantels, Somerset, esquire; Stephen Cholmeley, of Wainfleet, Lincolnshire, esquire; the Reverend John Thomas Austen, of Aldworth, near Reading, Berkshire, Clerk and Thomas Phillip Waite, of Louth, Lincolnshire, esquire (2nd part);
The Reverend Richard Stewart Evelyn Forster, of Carlton, Lincolnshire, Clerk and Catherine, his wife (3rd part),

and the Reverend John Brownrigge Collisson, now residing at Charmouth, Dorset, Clerk and Sarah, his wife (4th part),
and Albemarle Cator, of Beckenham Place Park, Kent, esquire (5th part).
In consideration of the sum of £2000 paid to the 1st parties and £2000 paid to the 2nd parties, the property is conveyed to Cator. Includes a map of the property.

And this lease looks like it is to give Cator immediate possession? Bromley Collections ref 989/4/1/1 dated 1/12/1837 Lease of Thayers Farm, Beckenham from Sir John Cholmeley, of Easton, Lincolnshire; William John Campion the younger, of Itchen Abbots, Hampshire; Samual Forster, of Lincolns Inn, Middlesex, esquire; Henry Forster, of Southend, Kent, Captain in the Royal Artillary; Henry Goodford, of Chiltern Cantels, Somerset, esquire; Stephen Cholmeley, of Wainfleet, Lincolnshire, esquire; the Reverend John Thomas Austen, of Aldworth, near Reading, Berkshire, Clerk; Thomas Phillip Waite, of Louth, Lincolnshire, esquire; the Reverend Richard Stewart Evelyn Forster, of Carlton, Lincolnshire, Clerk, and the Reverend John Brownrigge Collisson, now residing at Charmouth, Dorset, Clerk to Albemarle Cator, of Woodbastock (Woodbastwick) Hall, Norfolk, esquire, for a year at the annual rent of a peppercorn.

Some question arises regarding the descent of the property from Francis Motley Austin to G.Austin Esq. and then to this group of trustees including Austins and Forsters. The Rev. John Thomas Austen eludes tracing so some research into the Forsters is necessary. F.M.Austin had married Margaret Wilson, daughter of Sir Thomas Wilson of West Wickham which prompts a search for connections with Cornelius Lea Wilson which has not emerged so far.




Bromley Historic Collections; Cator estate map 1864 (revised to September 1889)

Note the meanders in the Chaffinch and Beck have been straightened probably as land improvement, drainage and changes in field boundaries.

This map (1864/1889) shows Thayer's Farm as numbered plots within the Cator Estate confirming that it had been acquired by the Albemarle Cator. Roads and railways which resemble closely today's layout are shown. A report which accompanies the 1860's Cator Estate map may reveal the acquisition and any tenants (Bromley Collections 989/7/1). At that time the Cators were either long leasing land (99 years) to builders or to speculative property developers for ground rents as the estate report describes as well as leasing agricultural properties such as Copers Cope and Foxgrove farms. Shaded parts of the estate map indicate leases. Certain gaps in the record remain undiscovered. As the area became carved up by roads and railways what is now Cator

Park once covered part of Thayers Farm as a recreation ground but that was reduced to facilitate building on Kings Hall Road. What used to be Cyphers sports ground was part of the farm

The building of the railways took place in the mid 19th C. so there must have been some long term upheaval and the map shows a bridge or access between part of Clockhouse grounds and the house. The Chaffinch River is mostly in a culvert through this area now.

In 1886 we find the Cators leasing land to a local builder; Bromley Collections ref. 989/6/89/1 04/11/1886 Duplicate agreement between Albemarle Cator, of Woodbastwick Hall, Norfolk, esquire and Alfred Moss, of High Street, Beckenham, Kent, builder in relation to a piece of ground on the north west side of Thayers Farm Road. Cator agrees to let the property to Moss for 90 years at the annual rent of £5 for the 1st year, £13 for the 2nd year and £20 12s 6d thereafter. Moss to commence building works within 3 months and to expend £1000 within three years in erecting 5 pairs of semi-detached houses.

This latter Albemarle Cator would be the son of the one who purchased Thayers Farm in 1837 who died in 1868. This latter Albemarle Cator died in 1906 and the estates descended to his son, John Cator (1862-1944).

On 01/07/1896 Duplicate agreement between Albemarle Cator (a person of unsound mind, so found by inquisition by Thomas Henry Burroughs) of Woodbastwick Hall, Norfolk, esquire and Alfred Moss of High Street, Beckenham, Kent, builder in relation to two pieces of ground on the north east side of Thayers Farm Road and one piece of ground on the north side of Chaffinch Road, Beckenham, Kent. Cator agrees to let the property to Moss to hold for 90 years at the annual rent of £10 for the first year, £25 for the second year and £40 thereafter. Moss is to commence building work within four months and to erect houses. Includes a map of the property.

On the 3/7/1896 Moss's wife Selina is included in the agreement, perhaps because Moss is ageing but it relates to a different part of the property, south east as opposed to north east. Counterpart lease of a piece of ground on the south east side of Thayers Farm Road, Beckenham, Kent beyween Albemarle Cator (a person of unsound mind, so found by inquisition by Thomas Henry Burroughs) of Woodbastwick Hall, Norfolk, esquire (1st part); Alfred Moss of High Street, Beckenham, builder (2nd part) and Selina Moss, his wife (3rd part). In consideration of the costs incurred through erecting the property, Cator demises the property to Selina Moss for 90 years at the annual rent of £5.

This shows that the Cators are long leasing land for building and I assume Moss is sub-leasing or renting out property. The houses built are in many cases the houses that still stand in Thayers Farm Road and adjoining roads. Albemarle Cator (the second) was thought to suffer from porphyria.





OS 25inch revised 1897 (National Library of Scotland archive) and satellite image

These images show Alfred Moss's developments in Thayers Farm Road and Chaffinch Road, the development of Barnmead Road with the already disused loop line. Minimal development of Kings Hall Road thus far in 1897. Cator Park was called Kent House Pleasure Ground with a layout much the same as today's. We know that many houses built in the mid 1930's were the first houses built on Cator estate land with deeds signed in the name of the John Cator who died in 1944. What might be regarded as land almost resembling farmland is the allotments between the railways and the grassed area of the ex-Cyphers ground.

The complexity of transactions in the process of urbanization makes it impractical to go further with this account but I'm sure others will fill in gaps in the record. I assume householders on the property will have deeds recording the Cators, Moss and other developers. The leasehold status of property has over time become freehold and Thayer's Farm only survives in the name of the road and surviving records.

With thanks to the various sources including Ian Muir for burial records and Keith Baldwin for research. British Library, Kent Archive, Bromley Archive and National Library of Scotland for images and records.

**Elmers End Old and New Farms**

Not to be confused with the "Elmers End Farm" which was at Upper Elmers End and part of the Eden Park estate for a time. 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. Len Hevey wrote; The earliest known documentary evidence of the district is found in four deeds from the reign of Henry III (1216-1272), which refer to the lease of land from Ralph Aylmer and his son Richard, to others. In one of these, Richard Aylmer leased ten acres to William Wodegrove, for anannual rental of 21d; and as the following extract from it shows, the location is precisely defined, and the place in which it lay is destribed as Westhurst; "Be it know that I, Richard, son of Ralph Aylmer, have given, conceded, and by this deed confirm to William Wodegrove 10 acres of my land with its motes, hedges, and forelands, and everything else pertaining thereto lying in a place which is called Westhurst in the parish of Beckenham and extending in length from east by the land of Lord Richard de Rupella, Lord of Beckenham, and extending in length from towards west as far as lands of said William. And in breadth between land of William de Bosco on the south and the way which leads from the house of William Pikenot towards Penge on the North." William Wodegrove had land adjoining west of this site which would be probably in what is now South Norwood, Croydon, Surrey. Len Hevey goes on to describe the Eylmers paying taxes in the 14th Century. Pikenot is also mentioned in taxation and other references. While we might nitpick a few of Len Hevey's details it is broadly a good description of the situation but he omits the passage of Elmers End from Thomas Motley through the Austin family.

Records are scarce regarding the Elmers or Aylmers of Elmers End especially regarding the descent of the property between the 14th and 18th Centuries. The National Archive has a record from 1357 for Debtor: Thomas Aylmer of Kent of Beckingham. Creditor: Thomas Fermbaud, knight [held part of a fee in Battlesden, Manshead Hundred, Beds] for Amount: £40. Before whom: Simon Fraunceys, Mayor of London; Andrew Aubrey, Clerk. When taken: 19/05/1356 First term: 02/06/1356 Last term: 29/09/1356 Writ to: Sheriff of Kent Sent by: Henry Picard, Mayor of London; Thomas de Brisworth, Clerk. Endorsement: London' Coram Justic' de Banco in XV Trinitatis. 1357 Apr 20.

Another 1357 record describes Thomas Aylmer as Chamberlain(secretary) to Bartholomew de Burghersh who is linked to Foxgrove Manor and another possible link is between the Elmers or Aylmers and the Carew/Carreus who have been connected with other land dealings.

The family name disappears from the district before burial records begin in the 16th Century. A recent (2022) viewing of a 1734 document in Lincolnshire Archive shows that Thomas Motley got land called Elmer Farm from Hugh Raymond of Langley and it appears from the list of fields in the transfer that Motley divided some between both Elmers End Old and New Farms and some were attached to Thayers Farm. It raises the question as to how and when Hugh Raymond came to possess it which was as part of his purchase of Langley and Simpson's Place in 1732 which is described in the document as Raymond acquiring it from the Elwills who had inherited from the marriage of Sir John Elwill to Elizabeth Stile.

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. 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. We haven't been able to find how Motley acquired the land but like other landlords he also had

property elsewhere. As Motley acted as trustee on several Lethieullier wills and transactions it's possible that he acquired land from the Lethieulliers perhaps parts of Kent House Farm? 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.



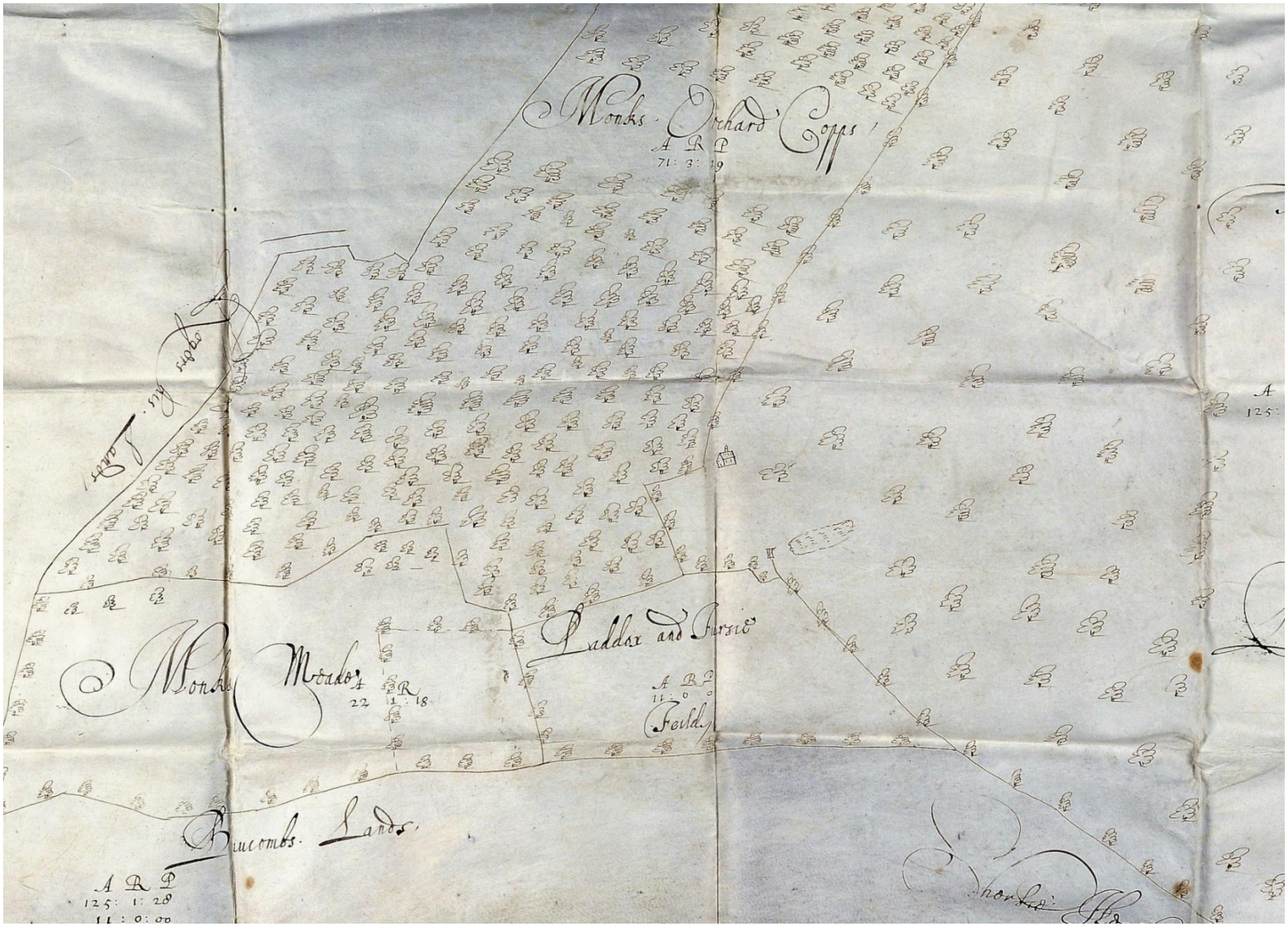

This picture of a cottage or quite substantial 3 storey building gives a idea of the earlier appearance of buildings with timber frame for the most part with weatherboarding can perhaps explain how so few old buildings remain in the area along with lack of desire to preserve them.




Elmers End New Farm in 1905, it would be nice to think this is at least in part some of Thomas Motley's property.

**Monks Orchard**

Monks Orchard sits at the southernmost part of Beckenham parish on the West Wickham borders and is largely ignored by early historians. Once part of Surrey and Addington St. Mary's parish It is reputed to be called so because back in 1552 it was in the ownership of a family named Munke of Addington. There was a reference to Monksmeade circa 1662 and  a 17th Century (1661) plan held by Surrey Archive of Monks Orchard Copps and Meade with three houses shown, Thorogoods House and Monks Gate on the road at the bottom of the map and a house near “Paddox and Furse”. Land abutting Monks are annotated Rogers Lands, Brucombs Land, Shorlie Hoath (Shirley Heath?) and Comm Land (Common Land?). We cannot say whether Rogers and Brucomb were owners or tenants. The plan shows land on the same footprint as the 1809 Burrell map but changes in farming practices and buildings are reflected in the different field pattern etc.




part of the Monks Meade, Monks Orchard map from Surrey Archive. North toward the left margin. Most likely the map accompanied a transfer of property.

Much material is held by Bethlem Museum of the Mind including the full 72 page sale catalogue from 1920 which shows it by that time to have straddled the county and parish boundaries to include 1540 acres in Beckenham, West Wickham, Croydon and Addington consisting of a mansion, several farms, 3 public houses and a golf course.

It originally formed part of Leigh's Addington Estate which as we show elsewhere had close links to Beckenham through Aguillon, Bardolf, Leigh and Trecothick. Latterly John Cator also owned parts of Chelsham & Farleigh which he purchased shortly before his death in 1806. It was from Sir John Leigh of Addington's decendants that Barlow Trecothick purchased the estate in 1768. When he died Barlow in 1765 he left the estate to his nephew James Ivers on the insistence that he adopt the surname and arms of Trecothick. James Ivers was originally from Boston Massachusetts and Barlow Trecothick died owning Long Island.

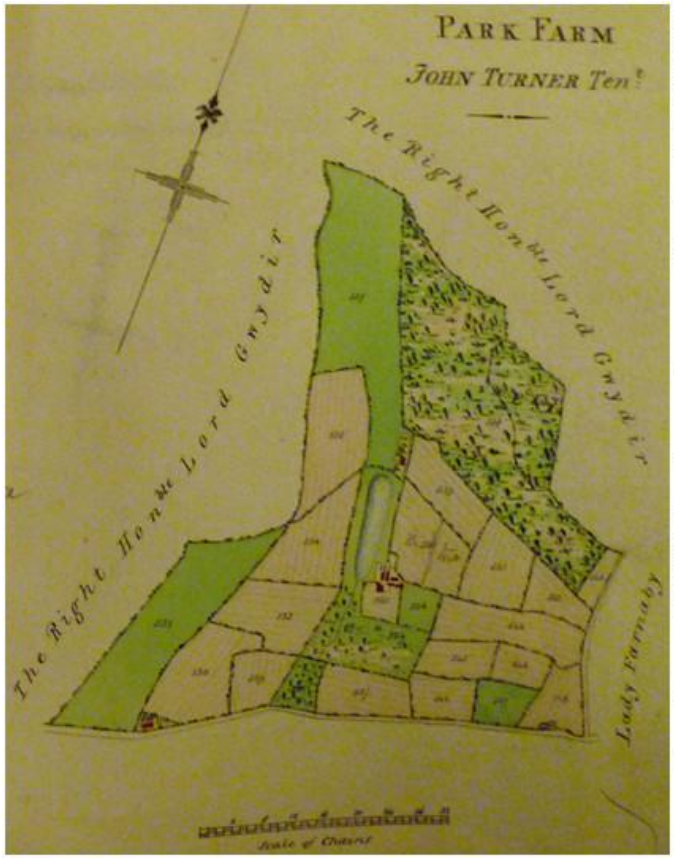
The estate remained intact until 1802 when James Ivers Trecothick got into financial difficulties after suffering losses on his estates in Grenada. His creditors agreed to allow him two years to sell his estate and settle his debts. The estate as a whole was firstly offered for sale at £109,500 by the trustees William Coles & Westgarth Snaith but there were no takers, it was then divided into 22 lots. The mansion and park became the subject of a court case (Coles v Trecothick 1804) and Thomas Coles (father of William Coles) bought the property which in 1807 he then sold to the Archbishop of Canterbury.

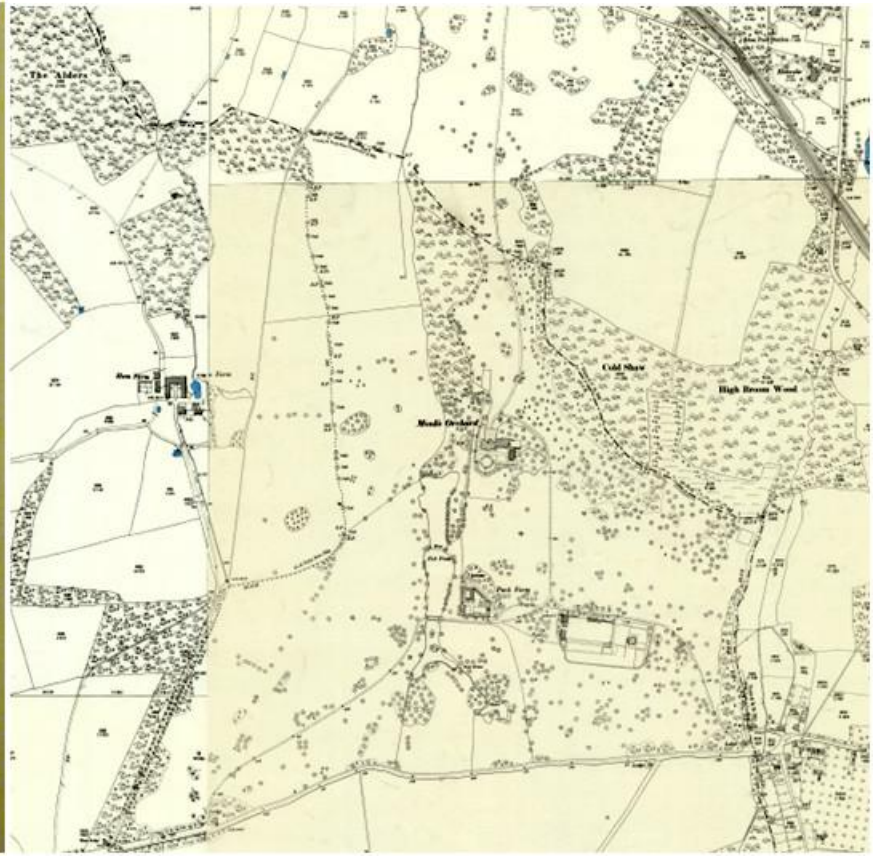
We have not found details of the sale but it is evident from the Surrey Land tax and Jury Qualified Freeholders lists that some leaseholders chose to purchase the freeholds. One of these was John Smith MP (designated as such in 1805) who bought Coldharbour Farm (aka Spring Park) assessed at £328. His tenure was short, Coldharbour is recorded as being held by Charles Thelluson in 1800 and in 1807 John Smith is supposed to have sold Monks Orchard to Lord Gwydir (Peter Burrell) to extend his Langley Park estate.

In 1803 Lord Gwydir owns land valued at £148 leased to Joseph Cooper who, in 1802 had held land valued at just £70 from James Trecothick and which in 1800 can be seen to be distinct from Coldharbour. This could be Monks Orchard, which looks likely as the tenant, Joseph Cooper and latterly John Turner, is the same as on Ham Farm, but this throws doubt on whether John Smith ever had Monks Orchard in addition to Spring Park.

In his History of the Monks Orchard Estate 1957 G W Tookey claims that when Lord Gwydir died Park Farm and Ham Farm were sold to John Maberley (of Shirley Park) for £6000 and £10500 respectively. We have not seen the post 1819 Surrey land tax returns to corroborate this but have determined that the subsequent owner was Paul James Le Cointe who was included in the Jury lists of 1820-1824 as of Park Farm. He died in 1825 and his widow immediately sought to sell the estate described as 235 acre estate with newly erected mansion (circa 1823) but it failed to sell until the middle of 1828, fetching £13,900 at auction.

The purchaser was Henry Alexander but the estate (now called Wickham Park) was again offered for sale in 1834 stating that £35000 had been spent on improvements within the last 13 years.


PARK FARM
JOHN TURNER Tenᵗ
The Right Honᵐᵉ Lord Gwydir
The Right Honᵐᵉ Lord Gwydir
Lady Farmaby
Scale of Chains


The Alders
Cold Shaw
High Broom Wood

Park Farm leased by the Burrells encapsulates most of todays Monks Orchard/Bethlem Hospital compared to circa 1900 OS map showing old county boundary and satellite image showing that the northern boundary includes a little of what was Eden Park Farm.

**Clock House**

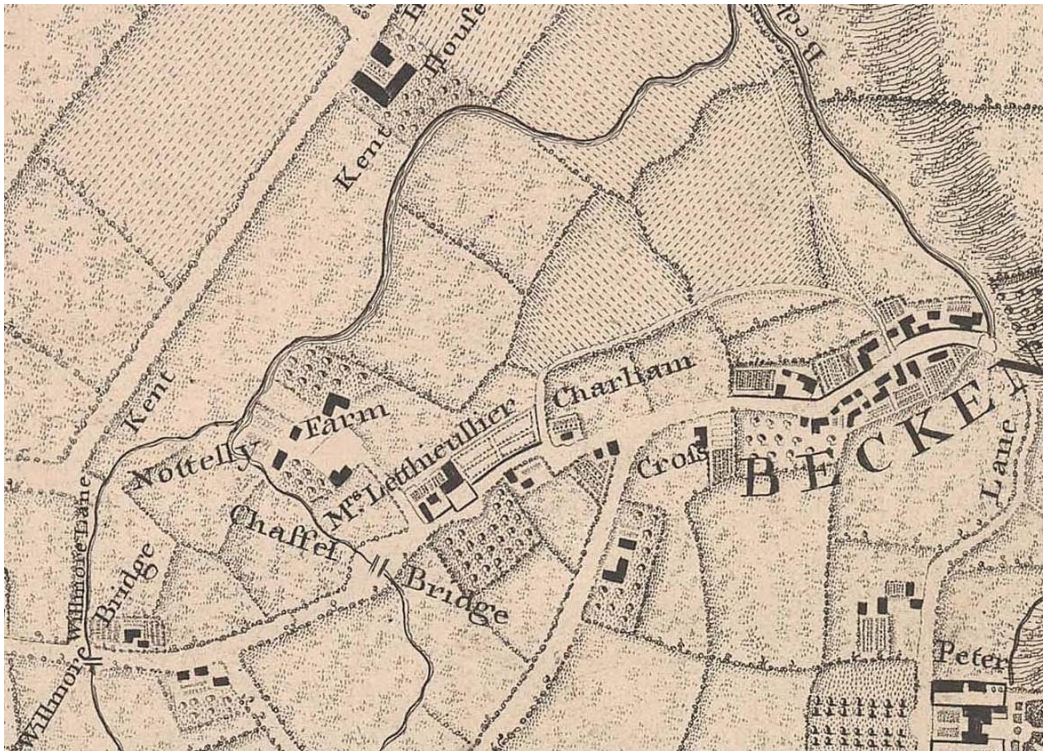
Clockhouse or Clock House is thought to have been built around 1720 for the Lethieullers when they occupied Kent House Farm and it survived into the late 19th Century being demolished in 1896 but the stable block remained until 1926. The basis for the "1723" date seems to derive from the house's appearance on the Burrell estate map of that date. F.P.Watts surmised in 1954 that the house may have been taken into William Lethieullier's possession circa 1707 and he puts the building anywhere from 1703 to 1723.

Quite possibly an earlier house on the site was rebuilt or improved. Rocques map of 1745 shows Mrs Lethieullier (William's widow) as owner/occupant. The later 1769 Andrews Drury map of Kent shows Mrs. Holland (widow of Samuel Lethieullier and Stephen Holland whom she had remarried). Some dating evidence may be that the clock and bell which were removed to Beckenham Place were dated 1735 which may indicate either the rebuilding of Clockhouse or just the addition of the clock and bell tower to the stable block. It had a few fields around it and on the 1736 Thomas Motley map covering Thayers Farm the neighbouring land is annotated as “William Lethieullers gardens”. It may then have passed to William’s son Manning Lethieullier. Manning died in 1752 as did his brother Samuel.

The wills of the Lethieullier family indicate divisions of the several properties acquired originally by Sir John Lethieullier, these were extensive and widespread across Kent, Essex, Surrey etc. Whether Manning occupied Kent House and Samuel occupied Clock House is unclear but there is evidence that Kent House farm was leased to a tenant named Bolt. But after 1752 Samuel’s widow Sarah Painter married Stephen Holland thereby becoming Mrs Sarah Holland. The 1769 Andrews and Drury map indicates that Mrs Holland occupied Clock House and as Mrs Sarah Holland dies in 1779 after having become widowed from Stephen Holland it would allow Clockhouse to become vacant for Piercy Brett either after Sarah was widowed in 1768 or at her death. Most likely after her death as she leaves substantial money and property and states that ‘her house in Beckenham’ is left to Erasmus Warren. We need to establish whether this was Clock House and whether Warren sold it to Brett or Cator. As Samuel Lethieullier and Sarah were childless its most likely that Clockhouse reverted 'in tail' to the Lethieullers under John Green Lethieullier. Brett’s will does not mention a Beckenham property but does leave a house in London. It then came into the hands of Joseph Cator in 1782 after Admiral Sir Piercy Brett, the former owner or occupant had died in 1781. Brett may have moved in for a short period and perhaps under lease?

Our suggested chain of occupants is;
William Lethieullier (d.1739)
William's widow Mary nee Salkeld (d.1747)
Samuel Lethieullier (d.1752)
Samuel's widow Sarah nee Painer as Mrs (Stephen) Holland (d.1779)
John Cator (landlord 1776) Piercy Brett (lessee)
Joseph Cator
John Barwell Cator (landlord)
Series of lessees

Perhaps the earliest illustration of Clockhouse on the Rocque map 1741/45 “Mrs Lethieullier” nee Sarah Painter widow of Samuel Lethieullier and later married Stephen Holland.



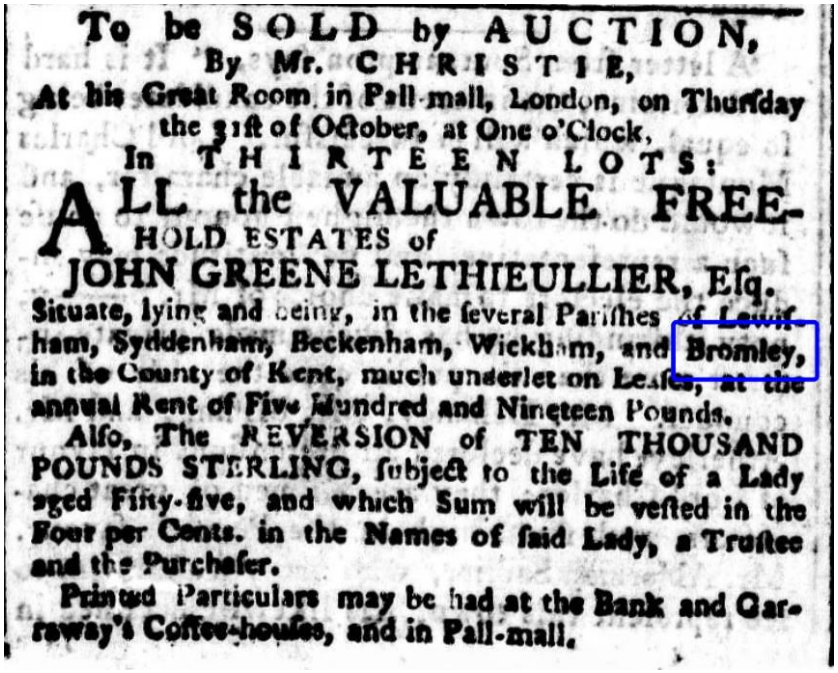




and the Clockhouse print 1782 of Joseph Cator’s residence

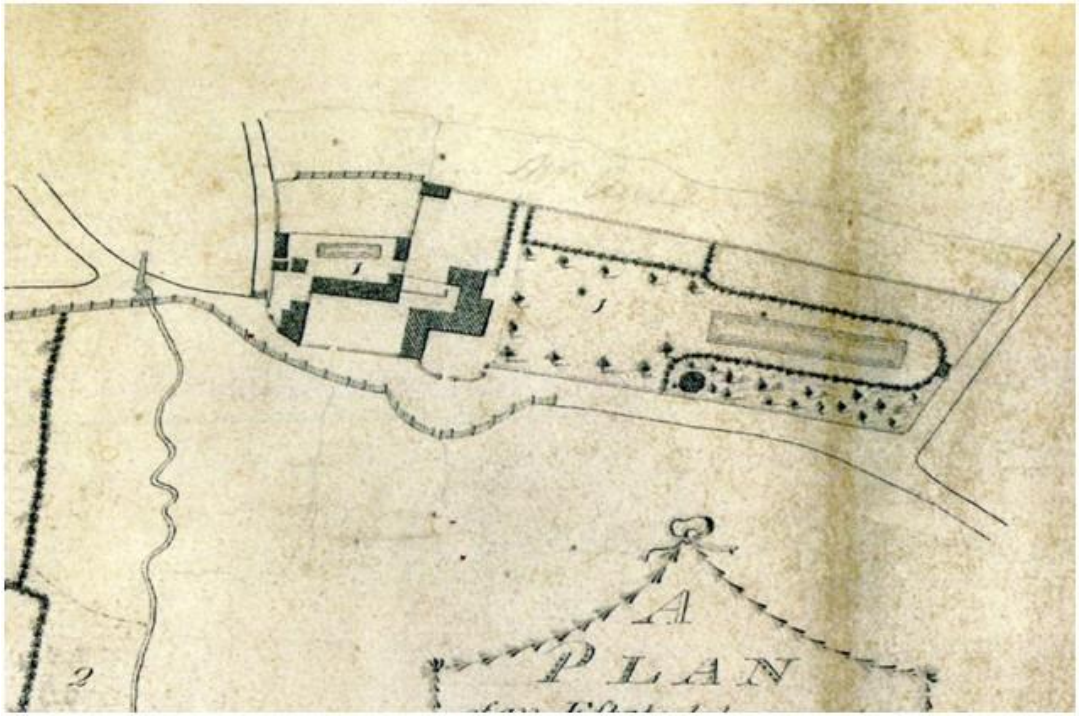
Some points to mention here are that F.P.Watts says that the 1769 map doesn't show an occupant but it quite clearly says Mrs. Holland as Sarah had subsequently married Stephen Holland and widowed a second time. A comparison of the 1776 Foxgrove Manor map shows that "Mr Cator" possessed the property. John Green Lethieullier sold Kent House to Lucas in 1776 and the press advertisement regarding the sale of property is dated 1776. Other evidence shows that John Cator of Beckenham Place is still actively buying property in the area.

We see on the 1776 Foxgrove Manor map that the Clockhouse site is appears to be identified as Mr Cators so current thinking is that Clockhouse reverted to Lethieullier ownership (John Green Lethieullier? son of Manning L.) and JGLethieullier may have sold it to Cator when he sold Kent House Farm to one Lucas. Its possible that Mr Cator was Joseph Cator, the brother of John of Beckenham Place or perhaps John Cator bought it for his brother who had recently returrned from working for the East India Company in India. John Green Lethieullier dies shortly afterwards in 1779. His will is perhaps the shortest of the family, leaving his wife and brother in law as execturs and directing that his property and effects are divided on share and share alike basis between his children.



To be SOLD by AUCTION,
By Mr. CHRISTIE,
At his Great Room in Pall-mall, London, on Thurſday the 31ſt of October, at One o'Clock,
In THIRTEEN LOTS:
ALL the VALUABLE FREEHOLD ESTATES 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.
Alſo, The REVERSION of TEN THOUSAND POUNDS STERLING, ſubject to the Life of a Lady aged Fifty-five, and which Sum will be veſted in the Four per Cents. in the Names of ſaid Lady, a Truſtee and the Purchaſer.
Printed Particulars may be had at the Bank and Garraway's Coffee-houſes, and in Pall-mall.

1776 press advertisement




From Joseph Cator's estate plan (courtesy of Bromley Historic Collections)

No record of a purchase has been found either by Brett or Joseph Cator but we have the map of the house and grounds which is in Bromley Historic Collections. The collection of maps we have images of can show that on the 1776 Foxgrove Manor map the land on which Clockhouse stands is annotated as John Cator. This implies that after Sarah Painter's second husband, Stephen Holland dies in 1768 she may have sold Clockhouse to Cator and that her 'Beckenham House' left to Warren is The Ridge ie Village Place. So far we only have the map evidence and no documents have come to light.

Substantial 'Lethieullier' property records are in Kent Archive and need investigation.




Part of the 1776 Foxgrove map. Westbrook Field can be identified on other maps as adjacent to Clockhouse grounds.

On Joseph Cator's death in 1818 it was left in trust to Joseph's sons William and Bertie Cornelius. Joseph's wife Diana was a joint executor of his will and may have lived at Clockhouse until her death in 1829? But by 1838 the Tithe map and returns show it had been absorbed into the Cator estates under John Barwell Cator being leased until its demolition. On the 1838 Tithe it is described as owned by John (Barwell) Cator but unoccupied. Both William and Bertie never resided at Clockhouse as they had careers in the army and navy respectively. 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 made and The Ridge describes the site of Village Place.



Clockhouse some time after the building of the railway and clock removed to Beckenham Place (courtesy Beckenham History)

Some 19th Century tenants can be traced on census records such as 1871, Francis Barry a Portuguese Merchant and Consul for the Republic of Portugal with his family and several servants. Eventually Clockhouse and its grounds were sold to the Beckenham Council by Albemarle Cator for a nominal sum and the Technical Institute, Library and swimming pool now occupy the site.

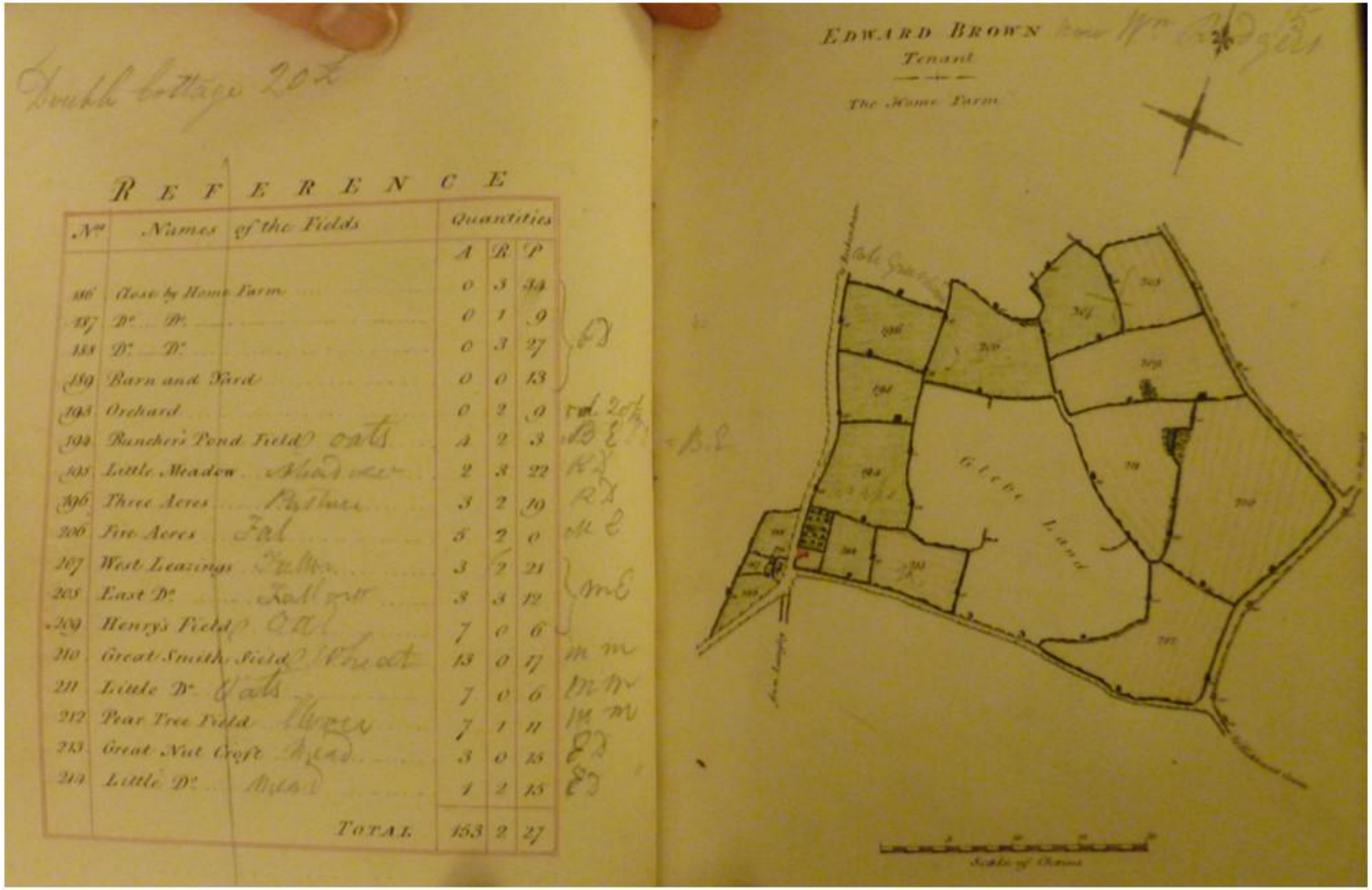
**Stone Farm, Wickham Road.**

The first definitive evidence is the 1766 copy of the 1720 Foxgrove Manor map which shows Stone Farm as belonging to the Tolsons in 1720, they having presumably bought it from the Leighs who previously owned Foxgrove Manor. Stone Farm was part of Foxgrove Manor and after changes of ownership it was moved, renamed and then renamed again. A family named Stone are in St.George's records from about 1700 but we have no evidence that they are

connected to the farm. The Farm was originally 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, Joseph Groves, circa 1758 and exchanged small parts of it with the Burrells and Raymonds for other land in 1759. Cator exchanged the rest with the Burrells in 1793 and the Burrells apparently absorbed the part adjacent to the lake 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 much the same. Robert Borrowman describes how in making excavations for new houses on the side of Wickham Road in 1898 some brickwork remains were found of a building of some extent being about four feet thick and going down about six feet. A map assumed to date to 1780 which shows Cator owning Stone Farm and and house called Barnfield House on it could well be this structure. We can only guess.

The Tithe map of 1838 shows the then owner as Emanuel Goodhart and occupant is William Rogers junior 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. In the following map (note that north is toward the right) Chancery Lane is to the right edge and Wickham Road runs to the Langley area on the left. The road junction just to the left of The Stones Farm is Hayes Lane junction where the Chinese Garage is today, before South Eden Park Road and Stone Park Avenue were constructed. A lot of the fields not marked ‘Jones Raymond’ or ‘Burrell’ belong to John Cator in 1766 from his purchase of Stone Farm circa 1758 from Joseph Groves. The blank areas are Kelsey and Beckenham Manor lands for the most part. When Cator exchanges land with Burrell in 1793 all of this becomes part of the Burrell estates. It does demonstrate how fragmented and interlocked properties were. By the time of the 1861 census Stone Farm is occupied by Michael Mathews who had earlier farmed Copers Cope Farm which by now is possibly repossessed by the Cators for the purpose of building leases?






Home or Stone Farm repositioned by the Burrells, farmhouse was near what is now Chinese Garage roundabout

**Woolseys Farm, Later named Shortlands House and became 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 Buster although the map is faded and the writing difficult to read. Alexander Buster is on Beckenham burial register dying in 1753. The burial record also shows an Elizabeth Buster aged 36 and a possible infant Alexander Buster dying in 1719. The implication being that perhaps Elizabeth and her child died in childbirth? Alexander Buster is also recorded on the 1722 Peter Burrell/Amy Raymond marriage settlement "Little Germans House half acre situate lane side leading from Beckenham Church to estate of Peter Burrell late Anthony Lane occ Alexander Burster, brazier". A brazier worked in brass so perhaps Buster/Burster was a manufacturer/merchant of brasswares so being another merchant or industrialist leasing a property locally. An earlier burial record 1666 for Thomas Bedford is shown as “of Wolsees”. Clay Hill was a crossroads on Bromley Road with what are now Scotts Lane and Court Downs Bridge Road. Records recently discovered in Lincolnshire Archive (2022) show that Peter Burrell acquired Woolseys Farm in 1705 on a 500 year lease. Prior to that in 1693 Isaac Loader of Deptford, Co. Kent, anchorsmith leased it to Samuel Shephard, Citizen and distiller of London but Shephard defaulted on payment of his mortgage so Loader sold/leased it to Burrell. This changes our earlier assumption that Burrell acquired it from the Brograves along with Kelsey. Now we are seeking evidence for Woolseys earlier evolution. It could be that it can be traced back to Richard le Lacer who’s daughter inherited it along with lands in Bromley and she carried it in marriage to Maurice le Brun. It was then perhaps disposed of by sale as it did not constitute part of Beckenham Manor. All this is still being researched.

From 1735 the site changed landlords a few times becoming part of Raymond estates after the Raymond and Burrell families intermarried. The 1766 Foxgrove Manor map shows Woolseys Farm under Jones Raymond, whether by some arrangement between Jones Raymond and Peter Burrell who were brothers in law, but 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 Frederick St. John/Lord Bolingbroke in 1773. It was leased to George Grote and subsequently John Barwell Cator sold it in the early 19th Century. From a farm it became upgraded to a large house with associated farm. It was a hotel for a time before becoming the school. The Shortlands, Clay Hill, Clayherst (pdf) document will have more information.

The Lincolnshire archive documents describe 42 acres although additional land is referred to. By 1825 it was in the possession of John Barwell Cator and leased to George Grote. The description of Grote’s leased property describes 146 acres. We also have to take into account the changes in farming practice which led to field boundary changes and alterations to drainage.




The area of Clay Hill and Woolseys Farm from the 1833 Cator Estate map. Frustratingly a key to the field numbers and names has not been found.

Woolseys Farm or Shortlands House (now Bishop Challoner School) just off dead centre of this map section.

John Barwell Cator sold the property in the 1837. Shortlands House with 100 acres is owned by Mrs Palmer in the Tithe of the following year. 18 acres sub-let.and it descended via a chain of occupants and purposes being a hotel at one time and now a school. The building retains some old parts but numerous alterations and rebuilds have taken place. The land has become suburban development.

**Beckenham Place Park**
The separate timeline on this site concentrates on Beckenham Place and was the foundation for this timeline so most details are included here.

Map evidence indicates that a 'messuage' existed on Stumps Hill before 1749 according to Rocque's map. The 1766 Foxgrove map shows John Cator as landowner of the site of the house and some fields. Cator's father in law, Peter Collinson wrote a note in his catalogue of plants, Hortus Collinsonianus, in which he records a visit to Beckenham Place in 1762 which had been built between 1760 and 1762. The house was then called Stumps Hill and in Cator's letters to correspondents he refers to his house at Stumps Hill. Collinson's note and letters to friends record how he admires the grounds and planting around the house.

In 1762 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 in 1773. Complex purchases and exchanges are described in the timeline along with several questions and facts regarding the Cators and the other landlord families.

Cator could not acquire the original manor house to Beckenham Manor because it had been exchanged between Frederick St. John and Peter Burrell II for other land in 1757 so Cator used his Stumps Hill house as his residence as Lord of the Manor of Beckenham.

In Hasted's History of Kent which we have found to be incorrect in several respects he briefly describes Beckenham Place as the seat John Cator as Lord of the Manor of Beckenham and states that it was built in 1773 on the purchase of Beckenham Manor from Frederick St. John. But Cator had acquired land which was part of Foxgrove Manor from the late 1750's and his exchanges of various plots of land with Jones Raymond and Amy Burrell brought him into possession of the site of the current Beckenham Place mansion.

In 1825 the historian W.H.Ireland describes Beckenham Place as having been much improved by Cator's heir John Barwell Cator.
Details of the features within Beckenham Place mansion can be found in Cultivated Leisure by David Love.

Prior to 1757 the history of Foxgrove Manor is relevant to the site of Beckenham Place having for many years been the property of the Leigh family and since 1716 passed through the Tolsons and Tillys. Foxgrove Manor was divided by the will of Mary Tilly (nee Tolson) between her kinfolk and then parts acquired by Cator, Burrell and Raymond.

So it is likely that Cator acquired his first foothold at Stumps Hill in 1757/59 with purchases of parts of Foxgrove Manor from the heirs of Mary Tilly. As Jones Raymond and Peter Burrell had acquired other parcels of Foxgrove Manor from other heirs of Mary Tilly the holdings were fragmented.

Cator built his house there while having property spread across the former Foxgrove Manor and he and other landowners in the area were also leasing parts of Beckenham Manor from Frederick St. John (2nd Viscount Bolingbroke) who was an absentee landlord of Beckenham Manor.

Cator purchased Beckenham Manor excluding the old manor house and grounds from St. John in 1773 but St. John omitted to tell Cator of a former arrangement whereby St. John secured a loan on the property and failed to make repayments to a Mrs Hare. Cator was left with a legal battle up until 1780. More detail in the timeline. Having secured the Beckenham Manor land and made Stumps Hill his local base various land exchanges took place plus other purchases both locally and far afield.
Cator entertained such dignitaries as Samuel Johnson at Stumps Hill. During this time Cator also had an apartment at The Adelphi, Strand and was pursuing a political career have three seats at parliament.
By 1793 the main property exchange with Peter Burrell/Lord Gwydir consolidated Cators property mainly to the north of Beckenham with Burrell having property mainly to the south.
On Cator's death in 1806 his nephew, John Barlow Cator was the main heir along with several trustees but by 1820/1840 the main Cator base was in Norfolk with Beckenham property including Beckenham Place being leased to a succession of tenants.

**Copers Cope Farm**

Copers Cope Farm occupied a substantial part of what were described as the Beckenham Manor demesne lands and as such most of it is included in Beckenham Manor for its chain of landlords. The 1623 Beckenham Manor map shows the area as a series of fields in the Manor. The demesne lands of the manor may have consitituted a 'deer park' and this is perhaps supported by the names fields like 'Spring Park'. The St.John's who acquired the Manor leased the manor properties to others perhaps creating the farmstead for leasing and the house is described as 'late 17th Century' in the English Heritage description of its grade II listing. In 1765 John Cator is described as being one of the local landlords leasing manor land from the St. Johns perhaps including Copers Cope Farm. After 1773 when John Cator had purchased the manor property he probably leased the property. By 1825 it also encompassed some fields hitherto part of Foxgrove Manor. The area of the farm within those demesne lands is thought to have been a deer park and some parts were called Spring Park possibly because some springs were present there in the viscinity of Stumps Hill. The farmhouse still survives on the corner of Southend Road and Copers Cope Road. It is sometimes referred to in records as Cokers Coke, Cokers Cope or Coopers Copse. The original field pattern shown on the 1623(1768 copy) Beckenham Manor map was later altered to that which appears on the 1838 Tithe map. The occupant in 1825 was John Philips on lease from the Cator Estate but by 1838 Michael Mathews senior held the lease. This entry from Bromley Collections describes the lease conditions in 1850 "Agreement between John (Barwell) Cator of Beckenham Place, Kent, esquire by Peter Cator as his agent (1st part) and Michael Mathew of Beckenham, Kent, farmer, in relation to farm and lands called Copers Cope Farm in Beckenham. Cator agrees to let the property to Mathew from year to year at the annual rent of £528 when the average price of a quarter of wheat and a quarter of barley shall amount to 88s. The rent is to increase by £1 a year for every shilling above the average prices. Includes map and schedule of lands."

As the area was gradually given over to built development after the 1825 Cator private act of parliament obtained permission for such development a road pattern was laid out and with the building of St.Paul's church in Brackley Road it developed into the area of 'New Beckenham' originally with large villas on 1 acre plots leased from the Cator Estate. Various ups and downs of the housing market led to the establishment of some large sports grounds owned by banks and insurance companies but now those open spaces are under threat of development. These sites were designated as Metropolitan Open Land but are increasingly falling prey to developers.

**The Manor of Old Court**

A small part of Beckenham came under this manor which was based in Greenwich. A small parcel of land identified on some maps as belonging to Morden College and said to include Langley Farm are described by the archivist of Morden College but it looks like the site was limited to a plot betwee Cocapaniers Wood and Little Cocapanniers Wood.




Various records such as Close Rolls Henry VIII: Grants, Ric. Long, King's servant. Lands in Greenwich, the "Queen's lands" in East Greenwich, West Greenwich, Dexforde (sic Deptford), Levesham, Kedbroke, Charleton, Wolwyche, Beknam, and Chesselhest, Kent, forfeited by Hen. Norres.

The Manor of Old Court was acquired by Sir John Morden in 1699 and apparently the Beckenham land was exchanged for property in Lewisham between Peter Burrell/Lord Gwydir and the college trustees in 1813. The land in question is probably mostly in the Wickham Way/Park Langley area today.

We have not so far discovered any maps or detail of the extent of Old Court apart from this 1389 Foot of Fine for an unnamed property which seems to match other descriptions;

(685) Morrow of the Ascension 13 Richard II Querant: Thomas de Bland Deforciant: 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 Archaeology)

See also 1399 and 1414. The impression we get is that the property was a collection of disjointed fields and woods which would be similar to the make up of the other estates and have been subject to renting out to tenant farmers or husbondmen. Further information is being sought but this link holds a good explanation of the passage of the manor. Sources; https://enderbywharf.wordpress.com/early-history/ and accounts in Hasted and Lysons.

The Manor of East Greenwich was extensive and became divided and parts ended up in Morden's possession. Samuel Travers map of 1695 http://www.royalobservatorygreenwich.org/devblog/wp-content/uploads/2018/01/Greenwich-map-1695-97-Travers.jpg illustrates the parts retained by the crown which now encompass Greenwich Park, the Naval College, The Queens House and Maritime Museum etc.

Like many of the Manors we have researched there was considerable 'satellite' property attached which could be some distance away from the centre of the Manor.

**Village Place, The Ridge or The Cedars**

Variously named during its history and ending with Lea Wilson who was described as the village squire by some. There are various records in Bromley Collections in the papers of Lea Wilson. The property was requisitioned by the Army in WWI and found to be dilapidated in 1919.

We may identify that the site on the north side of the High Street was part of the Style of Langley property descending to Sir John Elwill and then sold with Langley to Hugh Raymond as annotated on the Burrell Kelsey map of 1723 and 1735.

As property exchanges between Burrell and Cator took place up until 1793 we find on the Cator estate map of 1833 that the site is in the name of S. Wilson.

In May 1722 a lease and release between Thomas Motley and Willis; Lease and release between Thomas Motley, late of the parish of St Mary Matsdon alias Whitechaple, Middlesex, gentleman, now of Beckenham, Kent; Joseph Nutt of the parish of St John Wappin, Middlesex, brewer; William Davies of the parish of St John Wappin, Middlesex, chirurgeon; John Dodd; Thomas Davies of the parish of St Dionis, Backchurch, Fenchurch Street, London, gentleman; John Willis of London, merchant and Micajah Perry, Leadenhall Street, London, merchant in relation to a capital messuage in Beckenham and land known as The Ridge and a moiety in a seat or gallery in Beckenham Church. In consideration of the sum of £1575, the property is released to Willis and Perry forever.

Motley's estate on his map of 1736 shows he possessed farms and a property opposite the George Inn.

In 1725 Willis purchases some meadow from the St. Johns, part of Beckenham Manor land. Lease from Henry, Lord St John of Battersea and the Honorable John St John to John Willis of Beckenham, Kent, merchant of a parcel of meadow in Beckenham for a year at the annual rent of a peppercorn. (1 membrane) Release is between the same parties. In consideration of the sum of £10 10s, the 1st parties bargain and sell the property to Willis. (1 membrane)

The Lea Wilson papers can illustrate a trail of property exchanges related to the site.

**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, Martham for one, did occupy the manor house for some time but this 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 after 1539 when records began. Unfortunately the baptisms and marriages part of St. George's records were damaged during WWII but some transcriptions are in Bromley Historic Collections. 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.

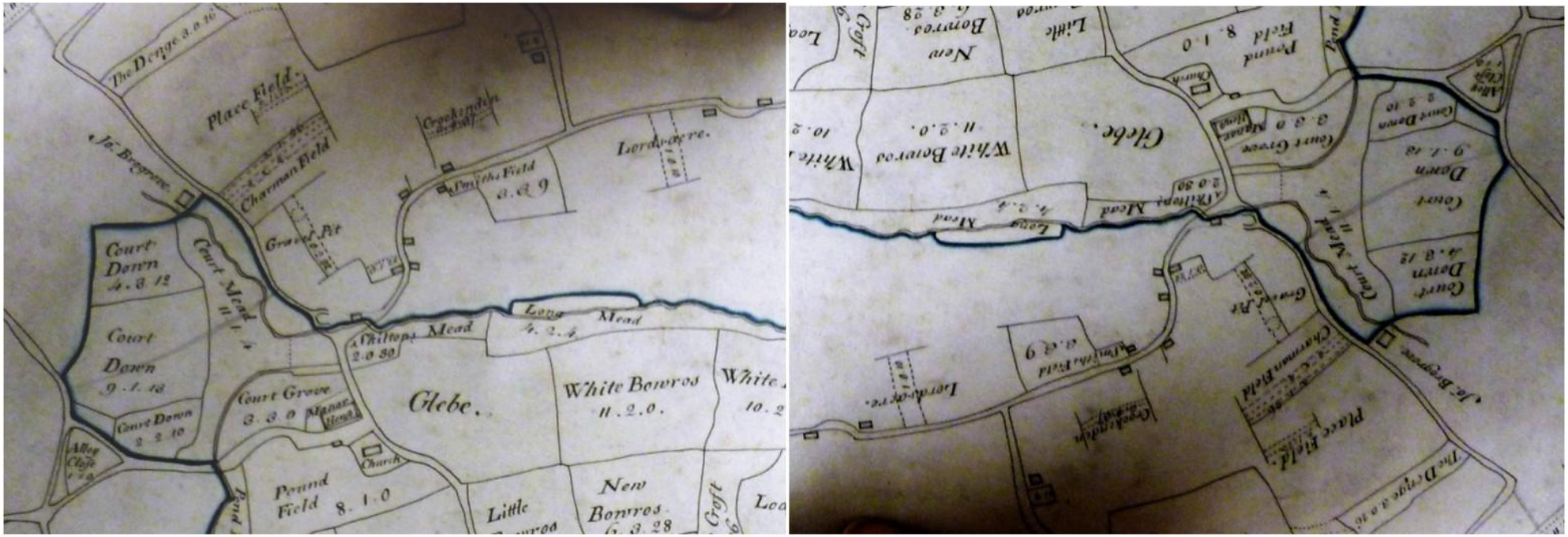
The available maps from 1623 onwards illustrate some buildings but maybe only more dominant houses were shown. The maps had more to do with recording property ownership than accurate representation of landmark details. Some land ownership documents refer to 'closes' which could be groups of workers cottages 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 in 1735 and evidence suggests he acquired it from Hugh Raymond circa 1734. Raymond in turn got it with Langley from Sir John Elwill's heirs who had acquired it through the marriage of Sir John Elwill to Lady Elizabeth Style so the Styles could have had this site from as far back as the 16th Century (1501 ish. Another large house was on the site of the Greyhound Public House or now closed public conveniences and on the Kelsey map is called Ship House. The early house associated with Kelsey was nearer the village than the later mansion and is shown on both the 1623 Beckenham Manor map as John Brograve's and on the Kelsey 1735 map. 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 but this was a later build, perhaps early 19th Century. 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 'Wood House' had the appearance of a saxon hall with one main room which had been later divided and whether a copy or a building that predated the Manor house we will never know as it was swept away with most of the old buildings of Beckenham.

The estate maps of the Burrells dated 1809 and the Cators dated 1833 and 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.

The picture galleries on [beckenhamhistory.co.uk](beckenhamhistory.co.uk) have a good collection of old photographs and postcard images.




The Village on the 1623 Beckenham Manor map (1768 copy)

With a rotated copy to match orientation north uppermost of modern maps




1735 Burrell Kelsey map (Knepp Castle)




Andrews Drury and Herbert map 1769

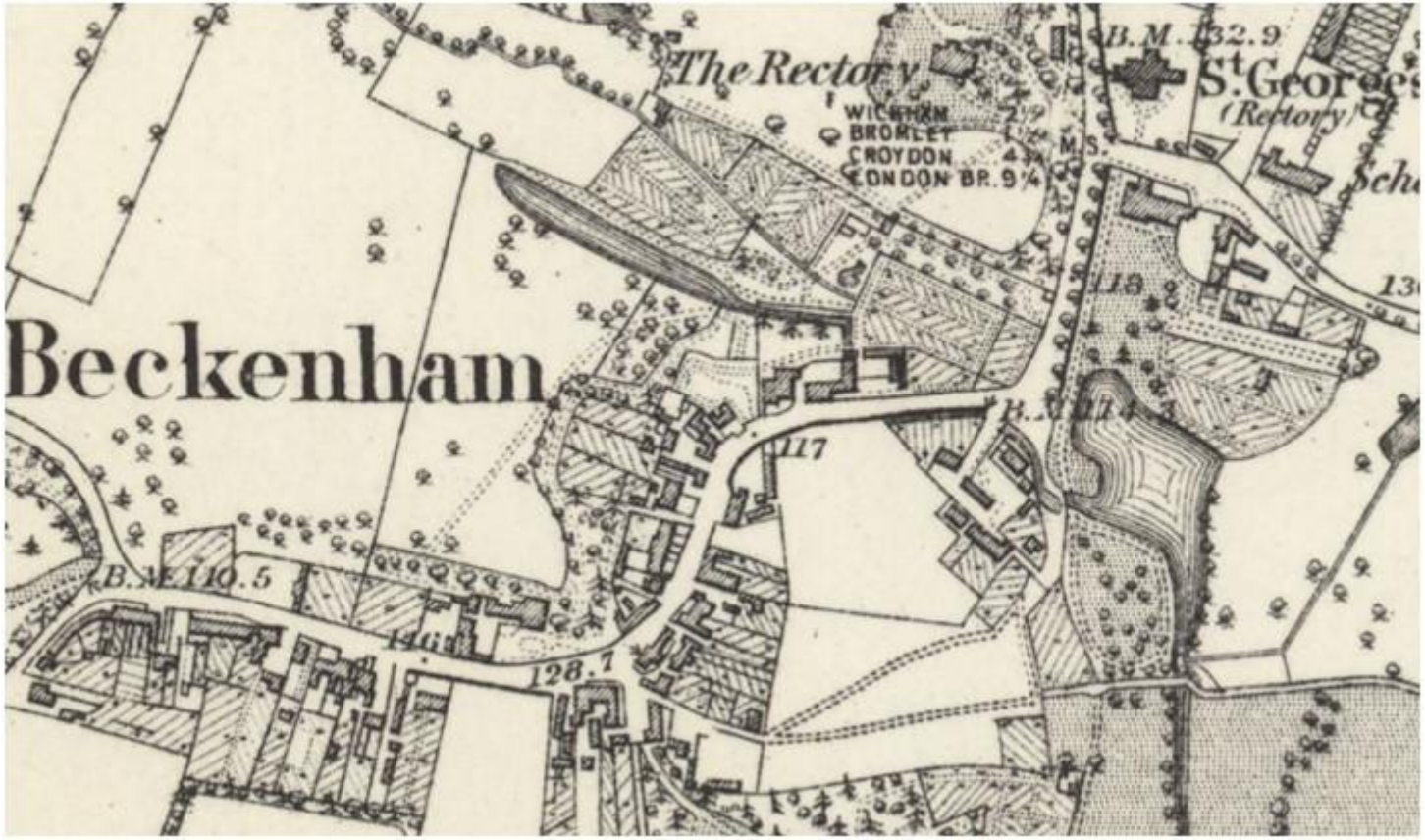
Several errors on this map e.g. the Ravensbourne river is shown flowing to Kelsey Lake, Thayers Farm is shown as Nottelly Farm, Pickhurst Green shown as Pickect and the road layout is distorted.

But certain information is discernable such as the residences of the Burrell family and the footprint of properties. Probably the names of residents was because they subscribed to the maps printing

1809 Burrell estate map, The Village

1833 Cator Estate map village section






1860’s Ordnance Survey

**St. George's Church**

Borrowman 1910 wrote in detail  about the church in which he had in depth knowledge. We hope to include his text in this account soon.

St. George's is the parish church for Beckenham and until additional 19th century churches were added for the growing population and different faiths such as St. Paul's New Beckenham 1872 it was the only church apart from Bromley Parish church, West Wickham parish church and Lewisham parish church. Prior to 1539 and the dissolution of the monastaries and separation of the Church of England from the Catholic Church of Rome the parish church followed the Catholic faith. The date of the establishment of the church is debatable, some sources saying circa 810 AD but its proximity to the location of

the Manor House may indicate that it was a chapel attached to the Manor. In any case the record of church Rectors goes back a long way and some Rectors were Lords of the Manor having leased the Manor from the main landlord.

The church also acted as the 'local' church for Penge which was originally in the parish of Battersea (Battricksey) and a long distance from Battersea parish church which is by the Thames.

As the church was repaired, altered and rebuilt several times thoughout its history then many early parts of the church have been lost and what we see now is almost totally a Victorian rebuild.

The early church and clergy were also part of the political and judicial process and the parish council preceeded the later corporations and district councils. As part of this process the poor rate was set by church wardens with the input or influence of the Lord of the Manor. The poor were provided with any available relief by the church and people were, lets say, native to their parish and if found in poverty in another parish could be returned to their home parish for any charity or relief.

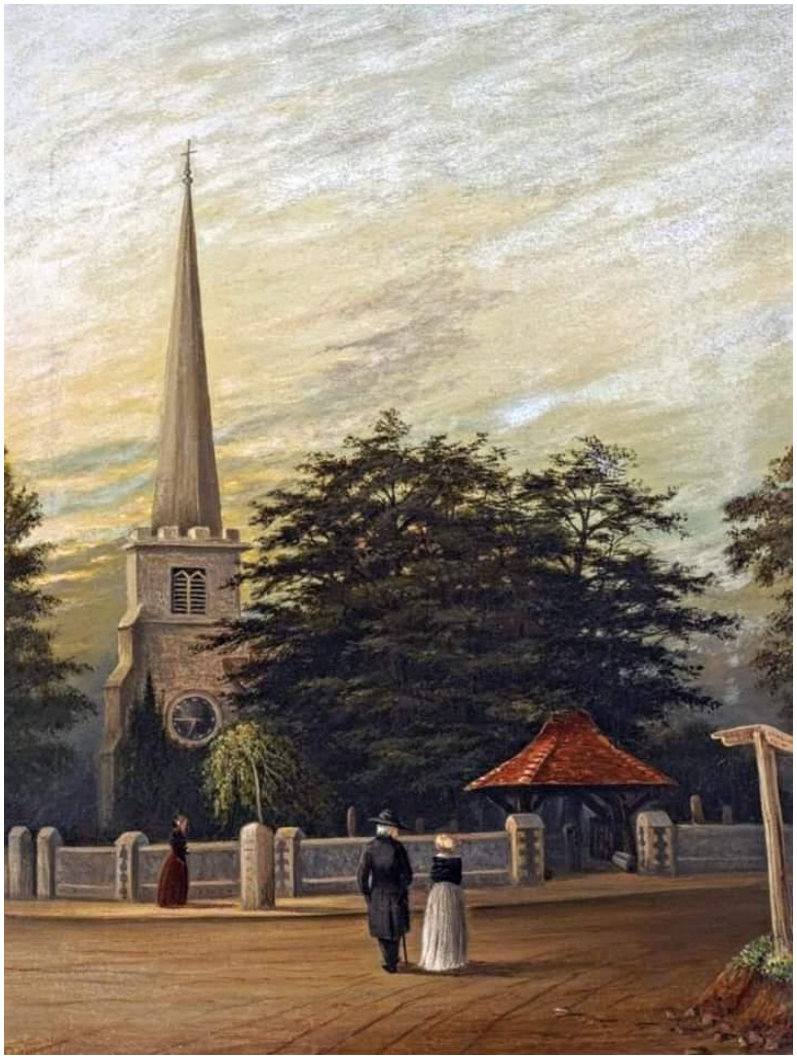
The better off would pay the poor rate based on the value of their property and at death many made bequests to the church 'for the poor'. In early records these bequests were often valued in marks and one mark seems to have been valued at 13shillings and 8 pence. More recently sums in the regiion of £5 were donated and often 'charities' were set up with the church. A list of charities is on a list in the entrance to the church. Sometimes land was donated to the church or tied to the church so that the income from rent would go to church funds for the poor. The early workhouses were set up by the parish usually being some lowly property adapted for its use.

The local gentry often had private pews within the church and some records refer to he ownership of these or disputes over ownership. We also have local landlords involved in acquiring materials to repair the church. In the 16th Century Oliver Style, one of the sons of Sir Humphrey Style had an aisle added to the church which housed the family vault. We may see evidence of the additional aisle in the prints below.

Several local landlords constructed their own chapels i.e. at Langley for the Style family, the Burrellls built a chapel near Langley Farm and a chapel was constructed for Kelsey after the Burrells had sold that.

The parish records began in 1538/9 at the instigation of Henry VIII. The St. George's records were apparently put into a burial vault, possibly John Cator's, for safe keeping during WWII but became damaged through damp. Some transcripts were made which are now in Bromley Historic Collections and we have a typed copy of burials which is now electronically reproduced in a database form. We are also making electronic transcripts of the baptisms and marriages.

Although the registers give a picture of population growth and change they cannot trace the movement of people and the first impression from marriages is that many people came from outside the parish to marry or marry persons from the parish and similarly many people went to other parishes to marry.






OLD BECKENHAM CHURCH, 1793.



SOUTH TRANSEPT: OLD BECKENHAM CHURCH.

Old Church Interior showing west galleries



OLD BECKENHAM CHURCH.

FROM A DRAWING IN THE POSSESSION OF JOHN CATOR, Esq.

1.

St. George's with spire and lych gate



Church Hill 1910

Edward Hasted's history of Kent recorded these Rectors of the church up to the publication date of his work. Robert Borrowman produced a more accurate list upto 1910.

*William de Knapton*, anno 22d Edward I. (1293/94)

*John Bush*, anno 35 king Edward I. 1306. (Calendar of Chart Rolls)

*William Danyell*, alias *Malham*, obt. June 24, 1458.

*Henry Sherelocke*, clerk, buried May 3, 1541.

*Peter Racwiche*, buried Dec. 16, 1545.

*Nicholas Rokewood*, 1551.

*Robert Coozine*, alias *Cuyshen*, 1552.

*John Smith*, buried Sept. 15, 1557.

*Hugh Tayler*, buried Oct. 16, 1560.
*Hugh Calverley*, buried July 4, 1576.
*Peter Punter*.
*William Skinner*, LL. D. 1628, obt. 1644.
*John Storer*, in 1650.
*Roger Clisold*, in 1659, obt. Aug. 15, 1676.
*William Asheton*, D. D. 1676, obt. Sept. 9, 1711.
— (Epiphaneus?) *Holland*, D. D. obt. Dec. 30, 1730.
*Thomas Clerk*, 1731.
*William Fraigneau*, A. M. 1765.
*William Rose*, A. M. 1778-1829
Charles Cator
Andrew Brandram

There are some obvious gaps are in this list ie 1306 to 1458. We can refer to the work of Robert Borrowmand (1910) who also published a list of Rectors

Several of these Rectors also had the living of other parishes. For instance Charles Cator who followed William Rose also had Carshalton parish. Some notable periods of interest would be:
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.
1387 when court rolls record that John Martham was rector having acquired the lease of the Manor from Robert de Marny.

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 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.
By 1400 Ingram Bruyn held the advowson of the church but no parson or rector is named. The names Malham and Martham could easily be confused during research by Hasted?

William Skynner was sequestered from the parish during the Cromwell Commonwealth as he wouldn't sign up to Puritan doctrine.

William Rose contracted the Adam brothers to design a rectory and also a rather splendid stable block. The designs for the rectory were modified with the final building being more modest than the first designs and it appears the stable block was not constructed. Rose appears to have been a keen horseman or perhaps had an interest in race horses as the stable was beyond what was required for coach horses.

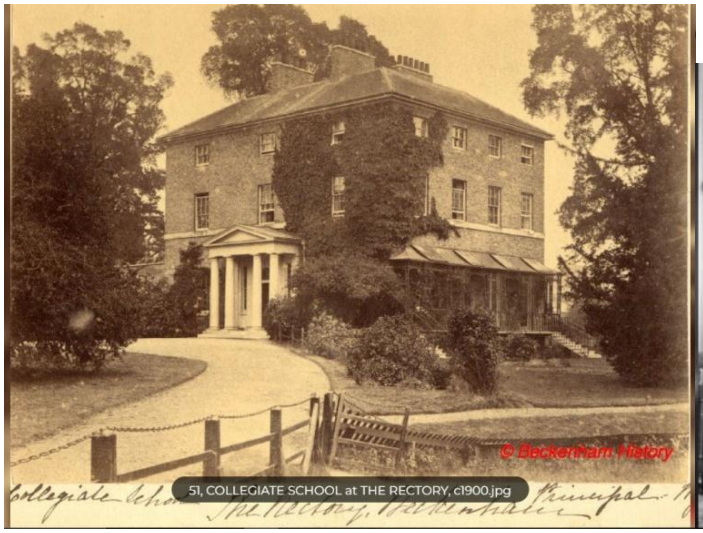
As John Cator of Beckenham Place acquired the advowson of the church from Rose the next Rector was Charles Cator, a nephew of John Cator and brother of John Barwell Cator.

Robert Borrowman's "Beckenham Past and Present" is perhaps most valuable in that he was a church warden of St. George's for several years and his contemporary knowledge ofthe parish is a direct record.

**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. Some of the clergy that followed Rose did not choose to live in the Rectory, Frederick Chalmers, Rector was in occupation in 1871 but the Reverend William Cator chose to live in a house in The Avenue in the 1881 census and the Rectory was occupied by St. Mary's School under Louisa Pace (Gentlewoman) with her three daughters acting as schoolmistresses. The school catered for children boarders from families as far afield as Edinburgh, Cornwall, Shanghai, Hong Kong and six children from one family in Bombay (Mumbai) , The Rectory 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 1800 and Adam fireplace

Opposite and to the south of the Church was the Beckenham Manor house and grounds with a large lake. It had been exchanged by Frederick St. John with Peter Burrell III or Woolseys Farm (Shortlands House) in 1759. The Burrells later sold it to Henry Hoare.

**The Wood House**

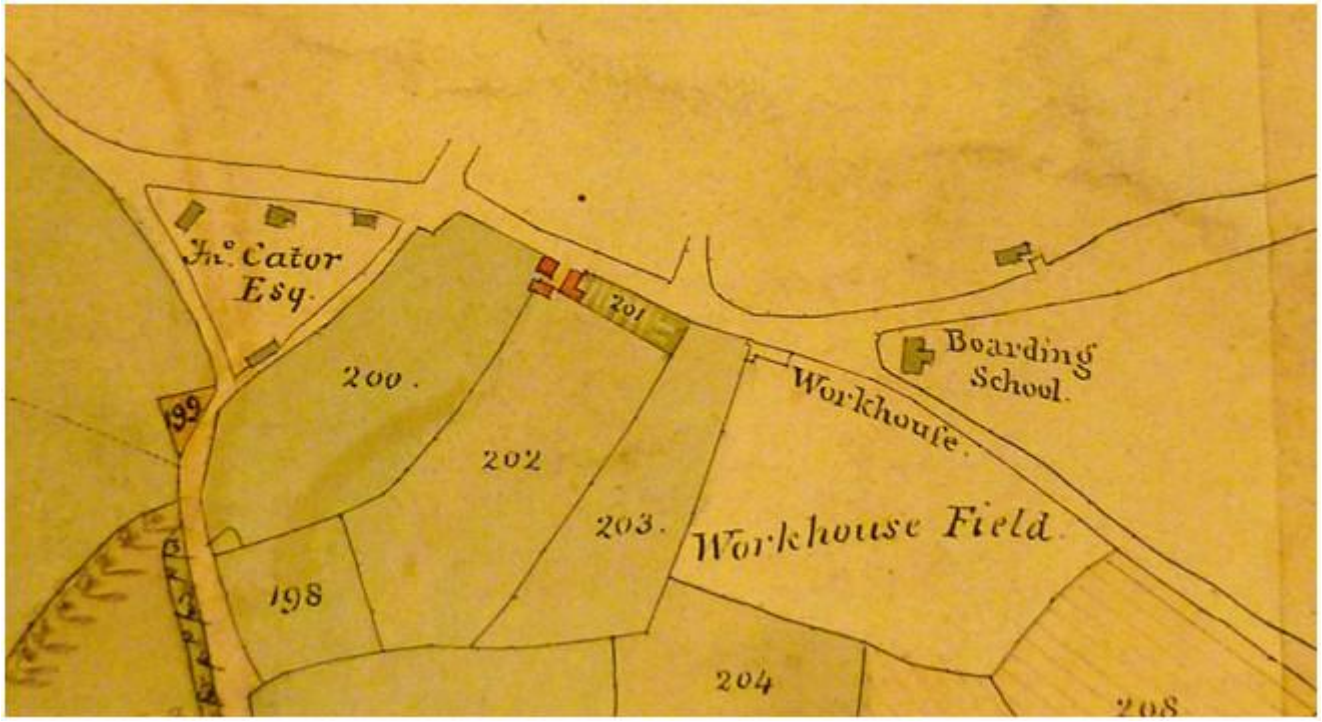
Borrowman describes it as the oldest building in the village prior to its demolition. It was possibly on the site of or adjacent to The Mead which was in the possession of Thomas Motley in 1735 or The Mead is to the right and was later named The Manor House. Whether the Wood House was modelled on an old Saxon hall is debatable but like so much of Old Beckenham it passed into history without much regard. Probably it would have become a 'listed property' along with a few other buildings had it survived.




The Old Wood House (courtesy of www.beckenhamhistory.co.uk)

**The Workhouses**

A good description of the Beckenham workhouse is made by Robert Borrowman (1910) as he had access to Parish minutes. He describes the building and its establishment and some details of its management and occupants during its active period. The building was on the corner of what is today Bromley Road and Oakwood Avenue with an adjoining field for the growing of crops to support the inmates. The house and adjoining field are said to have been provided by the Stile family although the map illustration is from the Burrell 1809 map afte Stile property had passed to the Raymonds and thence to the Burrells. The 1766 Foxgrave Manor map shows that Henry Kempsall, yeoman had property here so perhaps Kempsall provided the land. Kempsalls are mentioned in Borrowman's book and were at one time church wardens and parish registers (registrars).




The Beckenham Workhouse position on the Burrell 1809 estate map

The workhouse was closed when a new establishment was built at Farnborough for the whole of Bromley. Although the Poor Law provided for a poor rate legislation under either Elizabeth I or George 1 may have prompted the building of the workhouse, its establishment is unknown. Borrowman describes its operation from 1776 to July 1836 and the building was subsequently offered for lease by the overseers. In 1801 John Cator is accused of influencing the church wardens in resisting the setting of a poor rate.

A similar institution was established in West Wickham and research prompted by Kate Hollis caused us to look closely at the Burrell 1809 map which shows a “W.Wickham Parish” property at Wickham Green. This is supported by references and material in Kent Archive which describe the next landlord of Langley, Emanuel Goodhart, rerouting a fence and water supply used by the poor and later purchasing the redundant “new” workhouse at Wickham Green and three cottages from the Bromley Union in 1839. Bromley Union had established a new workhouse for the whole borough of Bromley at Farnborough.




W.Wickham Parish site next to Langley Park boundary fence 1809, The earlier 1750's Langley Map showing a small plot not belonging to the Raymonds

Wickham Green was probably a bit of waste or common land adapted for the purpose of the workhouse. This picture of Wickham Green from Beckenham History may indicate the type of buildings that the workhouse resembled?




**The Orphanage**

The first evidence I saw of an orphanage in Beckenham is from the1871 Census which describes it as No.8 High Street and the matron is Harriet Flora West assisted by three servants, a cook, a nurse and a housemaid. 33 orphans are listed but their birthplaces vary, mostly from the Middlesex parts of London and Poplar, 1 born in France as a British subject, but none shown with Beckenham as their birthplace. More research perhaps in conjunction with the North Surrey District School at Anerley https://www.workhouses.org.uk/NorthSurreySD/

This appears to show that Bromley and Beckenham orphans may not have been accepted at this institution?

In 1885 “The Home of Compassion” lies next to The Rectory (demolished for Beckenham Town Hall 1930s, now M&S Car park). The numbering has now changed (60, High St is Lloyds Bank). This places it nicely next to St George’s Church.

In the 1950s the Children's Home was in Bromley Road (now demolished) between Chancery Lane and Crescent Road. It was still run by the church.

The census (1881?) enumerator's route confirms this location. "Brook House" and "Gordon House" are at the end of the lower High Street (1885 Directory) before the turn up Church Hill at Thornton's Printing Works.

**The George Inn**

The George Inn gets mentioned in some early records and members of the King family were 'landlords' although the freehold probably belonged to the Lord of the Manor being Bruyn's, St. John's and then John Cator. The 1838 Tithe returns show John (Barwell) Cator as landowner and Wm Cauleutt as tenant/landlord




The George Inn in 1912 (courtesy www.beckenhamhistory.co.uk)

Note the Old Wood House on the left and two large houses further on, one of them being the mansion house.

**Beckenham Lodge**

This property was at the junction of Croydon Road and Beckenham Road diagonally opposite what is now the cinema. The position of the Lodge and its grounds can be seen on the 1809 Burrell estate map annotated as 'The executors of late Lawrence Banyer Esq' as he was the owner and died in 1798. The Banyers are mentioned in a bequest in the will of Mrs Sarah Holland who had occupied Clockhouse and would have been close neighbours. Sarah left £100 to Mrs Dorothy Banyer, wife of Lawrence or Laurence as his name is spelt in records. Dorothy is in Beckenham burial records for 1823 and her DOB is estimated at 1737 but her husband is not. The executors of Banyer's will were John Clarkson and Hawkins Wall and in the will Banyer leaves his wife Dorothy £500 plus household contents, some income from property and use of Beckenham Lodge until her death (in dower). Banyer has property in Suffolk, Norfolk and Cambridgeshire which he devizes in the will. He has no direct heirs, a daughter Marianne born in 1764 appears to have died so we assume these other beneficiaries and executors are related in some way. No other records have been traced apart from Laurence Banyer baptized in 1732 to Edward and Mary Banyer in the City of London and his will of 1798. Presumably the house was sold or leased after Dorothy's death in 1823 and Banyer's Beckenham property was confined to Beckenham Lodge and grounds. In 1871 the lodge is occupied by Edwin Covell who would also occupy Beckenham Place for a time. Covell had a butchers shop in the village and as a meat salesman supplied meat to the armed forces.

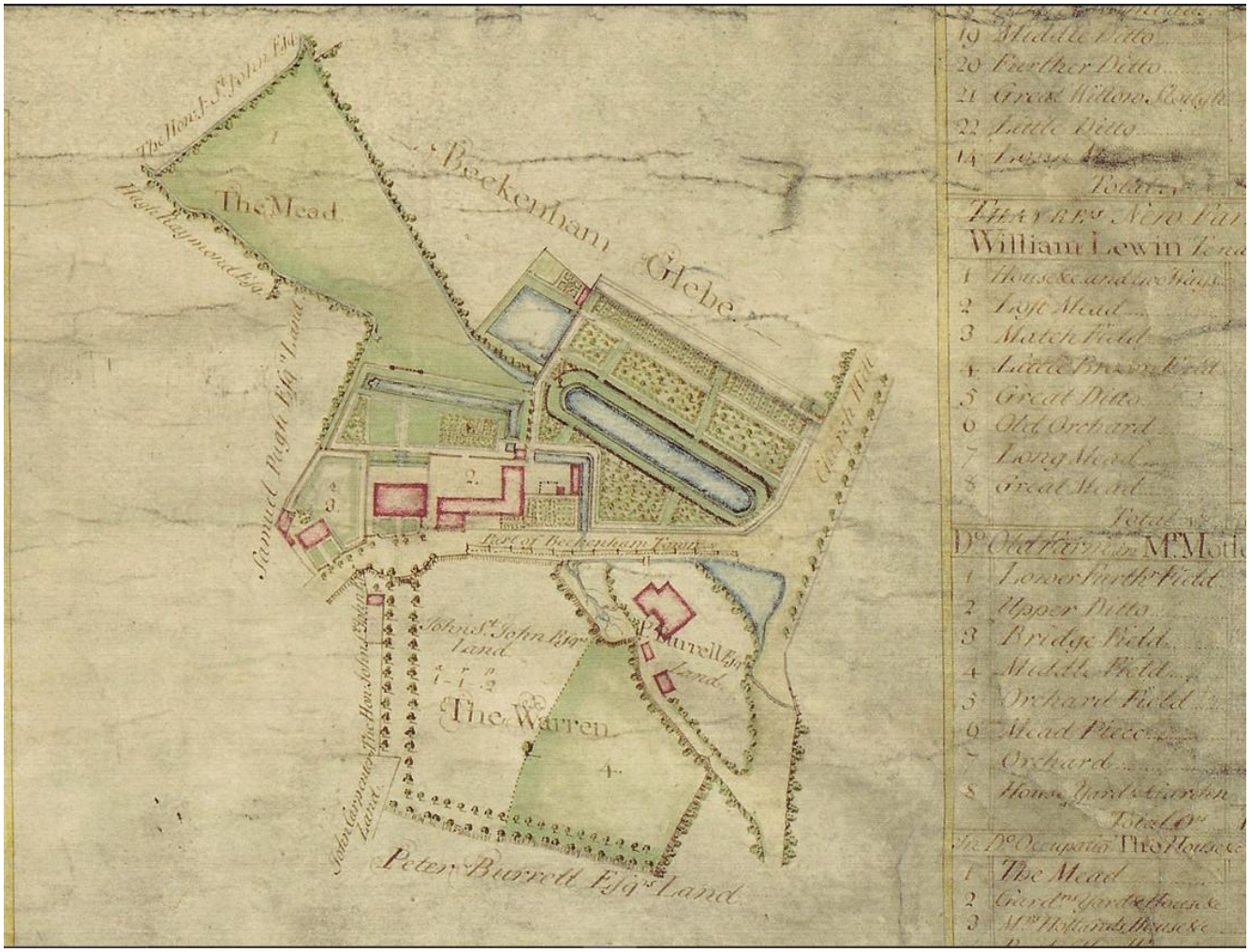

Beckenham Church
BECKENHAM
Esq.r
Executors of late
Law.e Banyer
Esq.r
F.M Austin
Esq.r
Jackson
Esq.r
Mr Hoare
13
14
15
16
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19
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36a
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65




Lodge is annotated "Exec of L.Banyer Esq." Burrell estate map 1809. Numbered and shaded property is Burrell proprietor Image courtesy of Beckenhamhistory.org

**The Mead**

The name of The Mead may have been short lived as we get it from Thomas Motley's 1736 map of his land in the village and at Elmers End Old and New Farms as well as his acquisition of Thayer's Farm.




The Mead shows a house and outbuildings almost opposite the George Inn with formal landscaped grounds with a long pool and some narrow canals. The map shows at least some of the water flow from the Beck as being diverted along the High Street to flow into the canals. The house to the left of the Mead is Mrs Holland's house and then Samuel Pugh's land is indicated. Pugh's land looks like the site of the Wood House. Motley's property passed to his son in law and heir Francis Austen then to his grandson Francis Motley Austen. This map and the Burrell Kelsey map of similar date show slightly different detail of the river which does raise some questions. But perhaps flooding in this area has always been a problem. The oblong pond was later re-landscaped into a more fashionable informal lake outline further to the west.

**Penge.**

Penge has been the subject of several history accounts but our research has perhaps revealed more or relates a bit more than some of those accounts. Penge was more associated in ancient times with the parish of Battersea (Batricksey) and Surrey. The area became increasingly connected with Beckenham and

absorbed into the parish. Records from circa 1200 relate to Penge and are signed or witnessed by the clerk and priest of Beckenham. Some connections came about through the St.John family who had acquired Battersea (Batricksey) Manor before they purchased Beckenham Manor and part of Beckenham Manor is near Rockhills. It helps to understand the descent of Battersea from various links such as; https://www.british-history.ac.uk/vch/surrey/vol4/pp8-17#anchorn52

And the connections are far reaching as we find that the Rydon/Roydon family of Battersea held land under lease from the church and crown. Their heiress Joanne was widowed and subsequently married Oliver St. John, Viscount Grandison who then obtained the freehold of the manor of Battersea from the crown. Oliver and Joanne died without issue and the Manor of Battersea including parts of Penge were inherited by the St.Johns who subsequently also acquired Beckenham Manor by purchase of the two moieties in about 1639 and 1650. We find that the Rydons were acquainted with other local yeomen families such as theKempsalls and even related with the King/Kynge family with Henry Rydon referring to Henry King as uncle. However Penge originally being in Surrey and Battersea has been the subject of separate study, See the website for ‘Pengepast’ etc.

Within Penge we encompass Penge Place, Penge Farm, Grotto House, The Crooked Billet public house and more recently almshouses. A part of Beckenham Manor extended from Penge Green to Rockhills. As some places were renamed sometimes with changes of ownership, the tracking of changes is often challenging. Detailed maps of Penge and into constituent parts are rare so we have to rely to a great extent of Rocque's map which though including some inaccuracies does seem to show some relevant detail for 1749.




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."

**Penge Common and Crystal Palace**

Much of the information about Penge Common is clouded in mystery but we can gather as much material as we can find and hope a clearer picture emerges. The Kent Surrey border seperated much of Penge from Beckenham and Penge was in the parish of Batricksey (Battersea). A section of Penge Common was part of Beckenham Manor as shown on the 1623 Manor map. Before the dissolution of the monastries much of the land belonged to St. Peter's, Westminster Abbey and was leased to tenants. One such tenant or leaseholder was Henry Rydon d.1531 whose will described his lease from the Abbot of Westminster and says "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 lordeshippe of Battersey for terme yeres and if he die or he come to 21 yeres then to Henry my

sonne at 21." and "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."

Since a lot of it was waste or land unfit for much agriculture is became common land or access allowed for gathering firewood, feeding pigs etc. At the dissolution the land became the property of the Crown and in 1627 was made the property of the St. John family. Oliver St. John had married Joan Rydon (Roydon) so had perhaps taken on occupation of the leased lands.

1763 Frederick St. John sold the Manor of Battersea to Lord Spencer. On the Beckenham Manor map we have parts of Beckenham Manor on land adjacent to Penge and the Common with farmland and property which became Penge Place. The most detailed map evidence so far is John Rocque's 1749 map and Carey's 1779 map both of which display some differences as well as some similarities. Subsequently there is the Ordnance Survey surveyor's drawing dated 1799 which is a draft but supports some Rocque and Carey detail. We should consider how close the ties are with Rydon and later, Oliver St. John who married Rydon's daughter and whether they held sway over the propeerty. In the late 18th C a John Morgan occupied Penge Place and it appears that it was during his lifetime that the name was adopted. Morgan's property was sold to Scott which in turn was bought by John Barwell Cator circa 1820? The most detail we have is perhaps in the 1825 Cator Private Act of Parliament which lists property in Penge and Battersea and some documents in Bromley Collections which list the same field names as the 1825 Act.

In 1794 John Morgan the then owner of Penge Place attempted to enclose Penge Common. He died in 1803 and the property passed to John Scott. Scott then sold his property of Penge Place and the soil of Penge Common to John Barwell Cator in 1813. Various disputes arose between Cator and Scott and the Croydon Canal Company regarding monies unpaid by the company. The Penge Common enclosure act was passed in 1827 but settlements of compensation were still being sorted out in 1837 and a court case decision was made in 1843 regarding John Barwell Cator's suit against the Croydon Canal Company which had become insolvent circa 1822 but was in receipt of monies after the London and Greenwich Railway gained an Act for constructing a railway on the old canal route.







Rocque's 1749 and Carey's 1786 maps which are schematically similar.

**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 Scottfor the articles in pdf format. As of July 2025 Bishop Challoners School is facing closure unless funding can be obtained. It is housed in the former Shortlands House which in turn is on the site of Woolseys Farm. Scott's Lane was renamed after Dr. Scott who resided in the area.

**Eden Farm and Park**

Eden Farm was created out of parts of the Kelsey estate which nestled between Kelsey, Langley and upper and lower Elmers End. It has been stated wrongly that Eden Farm was part of Langley but map evidence is pretty clear that most of it was from the Burrell's Kelsey estate as shown by the 1735 Kelsey map which shows Langley belonging to Colonel Hugh Raymond to the east.

There's no evidence of a house there on the 1735 Burrell map of their Kelsey estate but a house named Bune Gate appears on the site of some fields named Borngates on a 1769 map (Andrews, Drury and Herbert) occupied by a Peter Burrell. Perhaps as a result of the Burrells gaining Langley after Peter Burrell II's brother in law, Jones Raymond died in 1769 then Bune Gate may have become surplus to requirements and the property was leased successively to Anthony Rucker and then the Eden family. We assume Anthony Rucker's lease was from some time between 1769 and early the early 1780's when William Eden took out his first lease. Rucker can be traced as having other houses on short leases until he finds his ideal home in Wandsworth.




The Burrells leased the land to William Eden, Lord Auckland (1745-1814) from the 1780's to the 1820's. Eden died in 1814 and his son George inherited the remainder of the sixty year lease, shortly after 1818 he sub-let to a Mrs Wildman. The freehold was sold by the Burrells in 1820, presuimably to John Woolley who acquired the unexpired lease circa 1825 when he had the house rebuilt. See the full timeline for images of the two houses. The lease was extended a couple of times but after William Eden's death his son George Eden possessed the lease but apparently did not live there as his career took him elsewhere but his siblings remained in residence. Eden Farm's freehold was sold in the 1820 "Burrell/Gwydir" sale presumably to John Woolley. During investigation we found that the house long thought to be that occupied by the Edens was in fact the later house rebuilt for John Woolley in 1825/27. The house in the Burrell 1809 book of leased properties shows a house with a footprint which could not be the house which appears in some prints purporting to be Lord Aucklands house. Eden Park was created out of the part of Kelsey from fields called Borngates and a house belonging to the Burrells called Bune Gate which was probably a house occupied by one of the Peter Burrells before the lease was granted. At least that is what can be deduced from the Andrews, Drury and Herbert map of Kent of 1769 and the Kelsey map of 1735.

Some insight to the life of the Edens at Eden Farm may be had from https://www.gutenberg.org/files/41400/41400-h/41400-h.htm#Hon_Emily_Eden and a collection of letters. Among these letters are those describing George Eden's sub-let  to a Mrs. Wildman in 1818.




The 1735 Burrell Kelsey map next to the 1769 Andrews map with inaccurate road orientation showing Bune Gate and Peter Burrell with a house approximately of the same footprint as of 1809

The road between West Borngates and North Watts Brook is Bricklers Lane from Elmers End which is later renamed Eden Park Avenue.




Burrell lease of Eden Park from the 1809 book




Burrell map 1809, a clearer image of the house footprint and Kelsey lake top right

This recent discovery (2023) by Keith Baldwin from the British Library digital archive shows a house with wings matching the Andrews and Burrell maps. Most likely it is the house built by the Burrells pre 1769 called Bune Gate on the Andrews Drury and Herbert map and renamed Eden Farm after William Eden took up residence under his lease from 1782 which he extended in 1794.




**British Library shelfmark**: Maps K.Top.17.35. The BL King's Topographical Collection: "EDEN PARK, KENT, ;"
**Title**: "EDEN PARK, KENT, ;"
**British Library shelfmark**: Maps K.Top.17.35.
**Place of publication**: [London]
**Publisher**: [W. Peacock].,
**Date of publication**: [1812]



Eden Park, Seat of Lord Auckland (William Eden) circa 1789
Painted by Peter la Cave,  French School artist working from 1789 onwards
This later image  below, although described as  Lord Auckland's house  by several sources  can be identified as the house of John Woolley and is shown on the 1838 Tithe map. It is also described as being drawn for a  Royal Academy exhibitity in 1822;

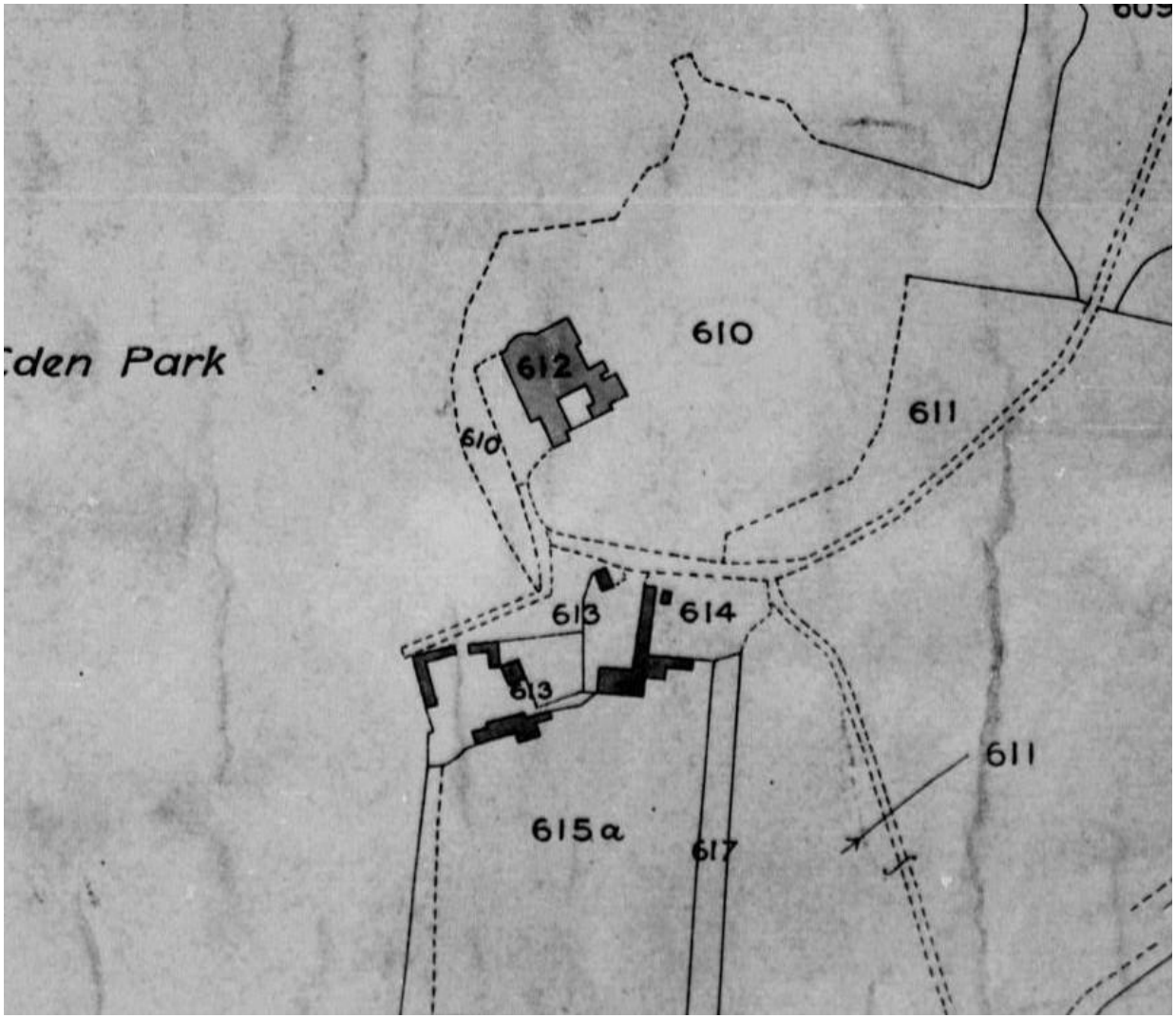
The Royal Academy Catalogue; 54th exhibition MDCCCXXII (1822) describes A perspective drawing of a mansion lately erected for John Woolley Esq, Beckenham, Kent G.Robins (artist?



18, Eden Farm the home of William Eden, Lord Auckland .jpg



This is the house built by John Woolley and  leased to Edward Lawford.




Eden Park 1838 tithe map. The footprint at 612 shows a curved bay on the northwest corner.

In 1838 Edward Lawford is listed as occupant of Eden Park under lease from John Woolley.

This undated painting is described as Eden Park Farm which was at Upper Elmers End and sometimes called Elmers End Farm (not to be confused with Elmers End Old and New Farms).




courtesy of Beckenhamhistory.org

Ordnance Survey maps of circa 1870 show the site of Eden Park mansion to be where Crease Park on Village Way is today but the later maps circa 1890 show the  house had been demolished and only the outbuildings remain as a farmstead.

**Harvington**

Harvington was originally part of a mixed area of fields and farms mostly passing through the ownership of the Burrells and parts possibly of Foxgrove Manor. Decyphering available maps shows that the bulk of Harvington was part of the Kelsey estate and some land passed from Foxgrove to John Cator or descended via the landlords of Kelsey and Beckenham Manor. Eventually it became part of the Burrell estate and was leased to the Eden's as Eden Farm or Park. Was part of the Burrell 1820 sale and further descent via John Woolley and some Victorian villas erected. Most of the large houses have been demolished for whatever reason? Today it is a public open space which occupies part of what was Langley Park and Eden Park. Bearing in mind that Eden Park was formed mainly out of Kelsey property. There were a few grand Victorian villas along South Eden Park Road with entrance lodges. All but

one of the villas have disappeared although some lodges remain. The remains of the foundations of Eden Park Lodge can be found in woodland in the north part of the site. When the Burrells had South Eden Park Road constructed in the 1780's it cut off part of Langley property.

Beckenhamhistory.org has this account of Harvington which begins with "In the early 1870s, five houses were built along what we know today as South Eden Park Rd. At least some of the land, if not all, belonged to William Rudd Mace whose daughter Emily had married George Stanley Lutwyche. The houses most closely associated with them were Elderslie and Oakfield but there were also Chalfont, Homewood and Harvington. How did the whole area become known as the Harvington Estate?

It is all to do with the Petley family, Bertrand Theodore and Florence Ada, who lived there from 1919 and brought the name Harvington with them. Harvington was of particular significance to them since it was the name of the village near Kidderminster where they became engaged to be married. They took the name to Burmah for their house in the hill station at Maymyo and then back again for their house in Beckenham at the bend in South Eden Park Rd.

Harvington was described as an imposing red brick house with a slated roof, roughly square in shape with a frontage of sixty feet. A twenty-foot billiards room had been added to the original building but it had suffered some damage when a V2 fell near St John's church over the other side of the fields." Read more on https://beckenhamhistory.co.uk/locations/harvington-estate

Why several large houses had such a short life is not fully understood but the one survivor (at time of writing) perhaps shows that large houses were beginning to fall out of favour.

**Plaistow, Bromley**

I have included Plaistow because the Foxgrove Manor map of 1720 which we have as a 1766 copy shows an area similar to that of the later Plaistow Lodge which in 1720 was the property of Lancelot Tolson. Plaistow Lodge is recorded by Horsburgh and but he leaves some gaps which we can fill in to some extent. Sometimes it is confused with the Plaistow and Bromley north of the Thames.




The Foxgrove Manor map 1766 copied from a 1720 version (Plaistow portion)

There is still some question as to how this area of Plaistow became linked to the Manor of Foxgrove. It may have been part of Foxgrove Manor prior to the Tolsons when the Leigh family were the landlords or it may be that John Tolson bought the Plaistow property prior to his death in 1712 which he left to his brother Lancelot and it became joined to Foxgrove Manor at the sale of Foxgrove by the Leigh family circa 1716. Some writers have claimed that John Tolson bought Foxgrove but a Court of Chancery directive in 1716 after John Tolson's death required the Leigh's to sell it to pay Francis Leigh's debts after his death in 1713. John Tolson's will describes property in Bromley which he leaves to his brother but does not mention Beckenham parish or Foxgrove Manor by name leading me to assume that Lancelot Tolson purchased Foxgrove and added it to John Tolson's Bromley acquisition.

Subsequently the Tolsons intermarried with the Tillys and Foxgrove was divided and the Plaistow section went by a complex route of inheritance to Joseph Groves circa 1748 and was inherited by his nephew Groves Wheeler in 1764. Joseph Grove had also inherited Stone Farm from the Tolson/Tillys which he had sold to John Cator circa 1758. Horsburgh's account is worth reading as he mentions Jones Raymond acquiring some property around this area and Jones Raymond did acquire large parts of Foxgrove Manor to add to his Langley estate which he inherited from his father Hugh Raymond but not this site in my understanding. Perhaps there is more to research as these 'borderlands' between Bromley, Beckenham and Lewisham could be impacted by the history of the manors of Lee-Shroffold particularly as Shroffold farm in what is now Downham was nearby and the Earl of Rockingham is annotated on the Foxgrove Manor map as having some land bordering and even inside what is now Beckenham Place Park.

The map shows the road from Bromley to Lewisham and Plaistow Green is at the bottom. Aquila Wyke Esq and Andrew Davisone Esq. are shown as a neighbouring landowners. In 1720 the property would have been under Lancelot Tolson.

**Simpson's or Sympson's Place, Bromley**

Although the centre of Simpson's Place was in Bromley we are including it in the Beckenham history because it was partly in Beckenham and it's more recent landlords also owned Langley and Kelsey, which themselves overflowed into neighbouring parishes of Bromley, Hayes and West Wickham. These overflows make it difficult to confine historical accounts to any one parish or borough. Philipot and Hasted included Sympson's in their accounts of Bromley and Lysons also made reference to it. Probably the best reference is in Horsburgh's "Surroundings of Bromley Town" found here: Horsburgh's Surroundings of Bromley where he discounts much of Philipot, Hasted and Lysons and constructs evidence from records in much the same way as we have in the Beckenham timeline.

From the time when the Style family acquired Sympson's and combined it with Langley it then followed through the Raymond and Burrell families mostly being leased to tenants.
However, some links go back further as the early occupants of Sympson's before it acquired that name had leased additional land from the Bishop of Rochester and from the Bruyn's of Beckenham. So early documents from the late 13th and early 14th Centuries refer to Bromlegh and Beghenham (sic). Other links include that a subsequent owner, Richard le Lacer had a daughter Alice who married William Bruyn and subsequently Robert de Marny which affected the descent of Sympson's.

About a half of Simpson's was in Beckenham parish. Although it adjoined Langley parts of Foxgrove Manor overlapped it as shown in the later map drawn for Hugh Raymond after he bought it along with Langley in 1732. Again, the marriage of Peter Burrell II and Amy Raymond determined that Simpson's along with Langley came into the Burrell family and was disposed of with the 1820 Burrell/Lord Gwydir sale. Hugh Raymond had earlier sold some land called Elmer Farm to Thomas Motley in 1734 which was said to be part of Simpson's. If so then Simpson's had outlying 'satellite' sites just like the other manors and estates.

Hasted said of Simpson's "SIMPSONS is an estate in this parish, which was formerly of much greater account than it is at present. It was antiently owned by the Bankwells, a family of good repute who resided at Lee in this neighbourhood, as has been already taken notice of. In the 31st year of king Edward I. John de Banquel was possessed of this estate, and had that year a grant for free-warren in all his lands in Bromley, Lee, &c. to him, Cicele his wife, and their heirs. William de Banquel died possessed of it in the 20th year of King Edward III. and left Thomas Banquel his heir, who paid aid for it that year, as the fixth part of a knight's fee in Bromley, which John de Bankwell before held there of the bishop of Rochester. He died, in the 35th year of that reign,

possessed of much land here, and in this neighbourhood, and left three sons, John, William, and Robert Bankwell, who became his heirs in gavelkind, and on the division of their inheritance, William, the second son, became entitled to his father's estate in Bromley.

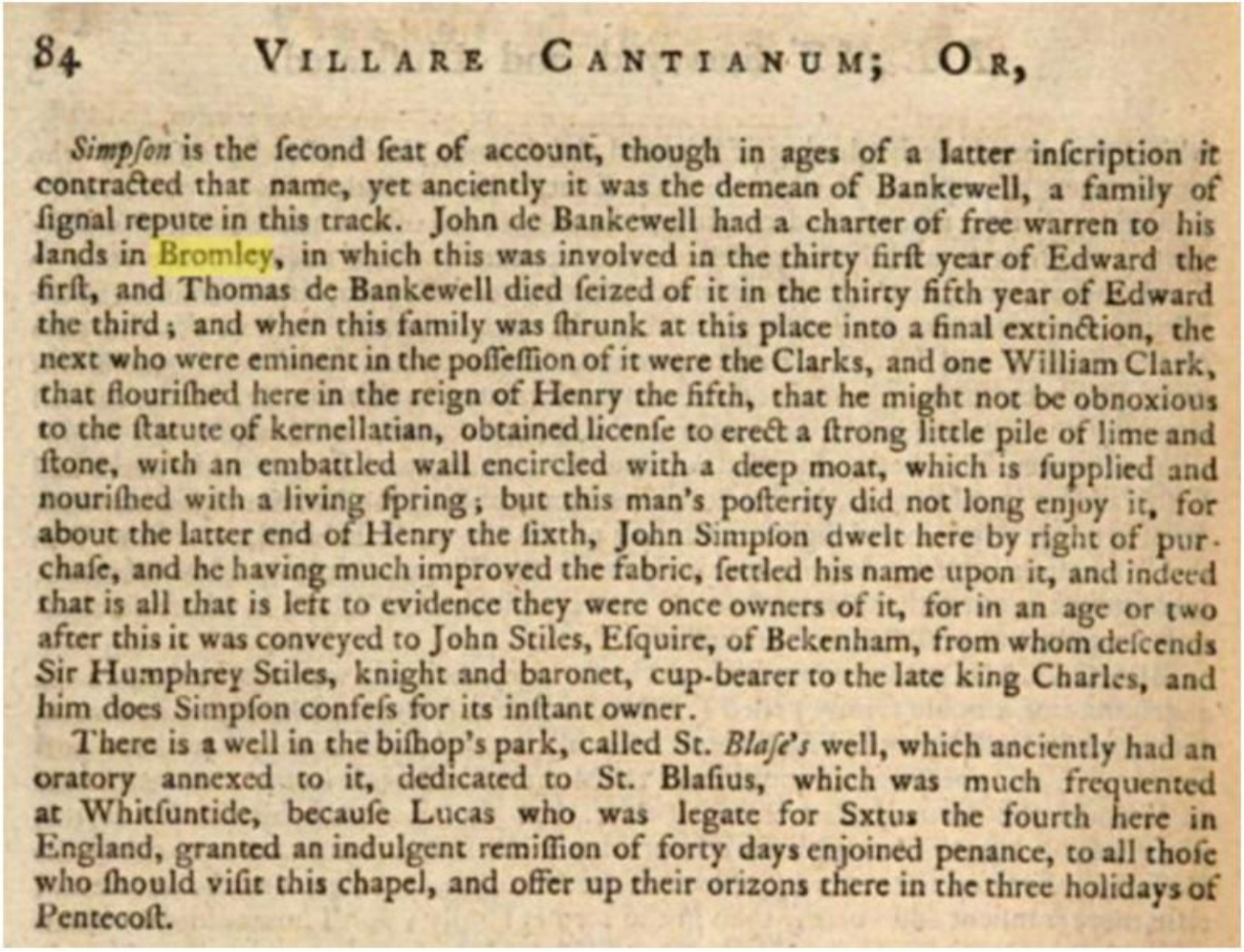
After this family was extinct here it came next into the possession of the Clarks; one of whom, William Clark, in the reign of king Henry V. having obtained the king's licence, erected a strong, but small building here, of stone, with an embattled wall, and encircled it with a deep moat. His posterity did not continue long in the possession of it; for about the latter end of the next reign of king Henry VI. John Simpson resided here, by right of purchase, and having much improved the mansion, it adopted his name, by which it has been called ever since.

In the 11th year of king Edward IV. Robert Simpson died possessed of this seat his descendant, Nicholas Sympson, the king's barber, alienated Sympsons to Alexander Basset, who, in the reign of King HenryVIII conveyed it by sale to Sir Humphrey Style, of Langley, son of John Style, alderman of London; this estate being then held in socage."

Lysons wrote "The manor of Simpsons was, in 1302, the property of John de Banquel (fn. 17). Thomas Banquel died seised of it in 1361 (fn. 18); and it appears that, upon a division of his estates, his younger son William had this manor. The next owner upon record was William Clarke, who had a licence from Henry V. to fortify and embattle his mansion-house, which was surrounded by a moat (fn. 19). About the year 1450, it came by purchase to John Simpson, from whose family it derived its present name (fn. 20). Nicholas Simpson, his descendant, (who was barber to Henry VIII.) aliened it to Alexander Basset, by whom it was conveyed to Sir Humphrey Style. It has since passed through the same hands as Langley-park in Beckenham, and is now the property of the Right Hon. Lord Gwedir. Mr. Samuel Rickards, the tenant, occupies it as a farm.

William de Latimer, in 1329, obtained a charter of free-warren on lands at Bromley, which he had inherited from his father, who died in 1327 (fn. 21)."

But both Hasted and Lysons are quoting Philipot from 1659 who wrote:



84 VILLARE CANTIANUM; OR,

*Simpſon* is the ſecond ſeat of account, though in ages of a latter inſcription it contracted that name, yet anciently it was the demean of Bankewell, a family of ſignal repute in this track. John de Bankewell had a charter of free warren to his lands in Bromley, in which this was involved in the thirty firſt year of Edward the firſt, and Thomas de Bankewell died ſeized of it in the thirty fifth year of Edward the third; and when this family was ſhrunk at this place into a final extinction, the next who were eminent in the poſſeſſion of it were the Clarks, and one William Clark, that flouriſhed here in the reign of Henry the fifth, that he might not be obnoxious to the ſtatute of kernellatian, obtained licenſe to erect a ſtrong little pile of lime and ſtone, with an embattled wall encircled with a deep moat, which is ſupplied and nouriſhed with a living ſpring; but this man's poſterity did not long enjoy it, for about the latter end of Henry the ſixth, John Simpſon dwelt here by right of purchaſe, and he having much improved the fabric, ſettled his name upon it, and indeed that is all that is left to evidence they were once owners of it, for in an age or two after this it was conveyed to John Stiles, Eſquire, of Bekenham, from whom deſcends Sir Humphrey Stiles, knight and baronet, cup-bearer to the late king Charles, and him does Simpſon confeſs for its inſtant owner.

There is a well in the biſhop's park, called St. *Blaſe's* well, which anciently had an oratory annexed to it, dedicated to St. Blaſius, which was much frequented at Whitſuntide, becauſe Lucas who was legate for Sxtus the fourth here in England, granted an indulgent remiſſion of forty days enjoined penance, to all thoſe who ſhould viſit this chapel, and offer up their orizons there in the three holidays of Pentecoſt.

But probably a more accurate account would come from Horsbrugh who wrote extensively about Bromley. Certainly the Bankewells held Lee Manor which had land in Mottingham and Schroffold (Shroffold Farm once being in what is now Downham). But Horsburgh cites the research of Bernard F Davis who deciphered some ancient documents. The first from 1310 for William of Bliburgh “our clerk” to strengthen and crenalate his house at Bromle(sic), Kent. We have found that during the Style’s ownership there was some involvement of the Bosvilles and some disputes over loans, mortgages and non-repayment.

We have collected various references in the timeline showing ‘Symsons’ was held by Robert Symson in the 15th Century. Before that it passed via Mercy Carew. Robert Symson’s will passed it to his son when he came of age and this Robert is said to have sold it to John Style but a foot of fine in 1505 demises it to Thomas Brandon and others perhaps under lease. After John Style’s death in 1505 his widow Elizabeth and her second husband James

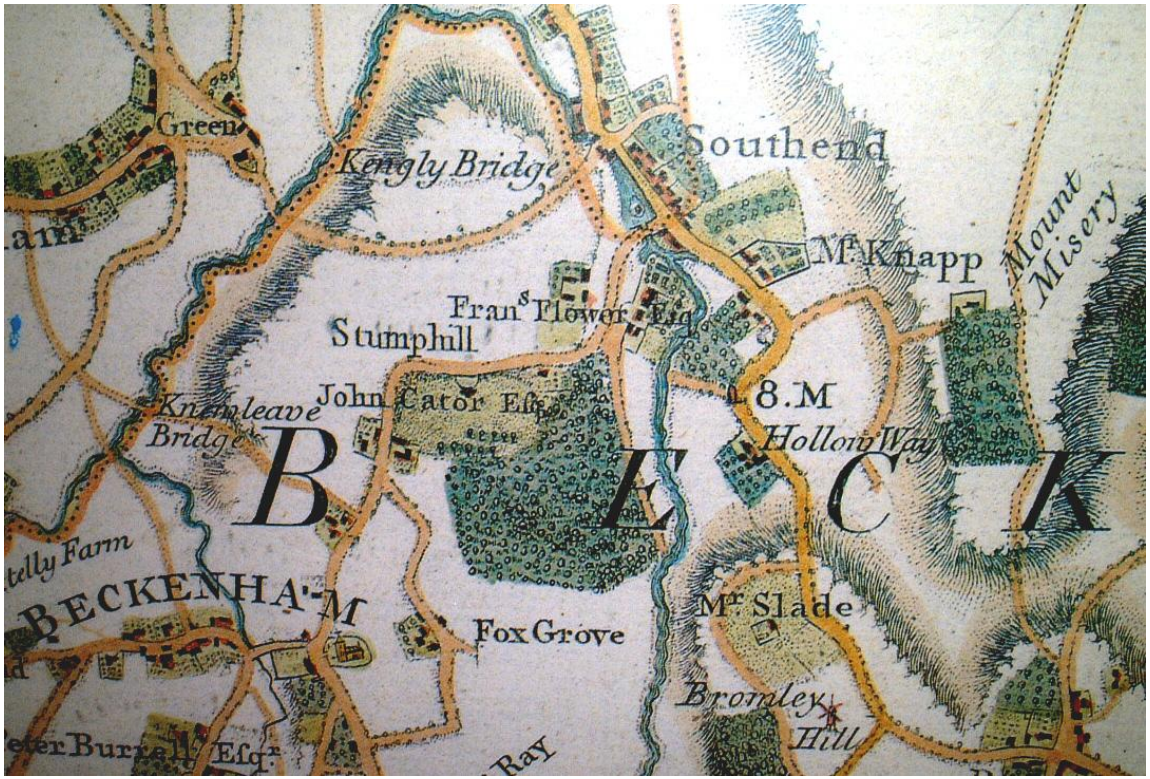
Yarford took possession but other references between 1505 and 1510 demonstrate that some legal processes occurred which Horsburgh refers to. After the property was settled on Elizabeth and Yarford it descended via the Styles along with Langley. But during the Styles ownership it was leased to the Bosviles with whom the Styles intermarried. It was used as collateral for some loans and some legal suits were brought regarding non repayment of loans. The Civil War etc interrupted the legal process and a kind of expiration of the case ensured that the Styles retained Sympsons which was sold to Hugh Raymond in 1732 having passed to the Elwills via the last Style heiress.

Some references describe Symson's as being 160 acres but the 1735 map drawn for Hugh Raymond shows that the property is altered describing only about 88 acres. This may be explained by the description of Sympson's as having parts in Chislehurst, Orpington and Hayes. The title of the map perhaps partially explains why as it refers to an earlier map of an estate belonging to Langley Place containing several farms. If Kings Wood and Bramly Wood are added about another 45 acres is accounted for.

If we assume that the 'Jones Raymond' map of the southern part of Langley and the 'Second Schedule' map are copies of the other parts of Langley then maybe the 'whole' can be deduced. The original acreage of 'Langley' hasn't been identified but may be concealed in some other references bearing in mind some transcriptions exclude details. One map of Langley includes the windmill at Keston as an isolated possession.

**Southend**

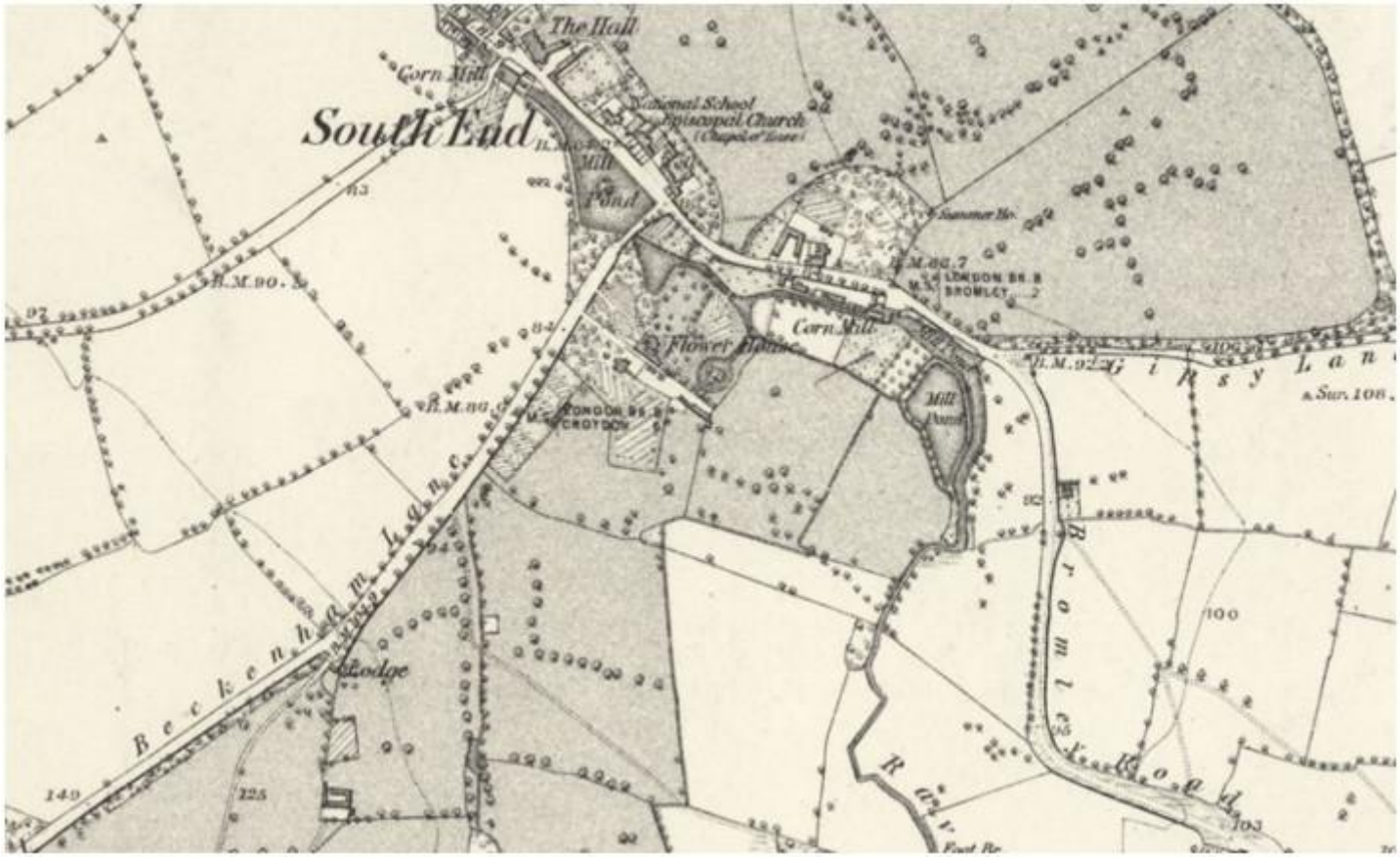
Southend is or at least was a small hamlet being at the "south end" of Lewisham and Catford. We might regard part of Beckenham Place as being part of Southend since the stable block outbuildings and the earlier Home Farm and nort gate lodge were in Lewisham Parish. For that reason among others we include it in this history.
Parts of Southend i.e. one of the mills and a public house did pass through the ownership of the Cators and other connections existed around the parish boundaries here.
The former Langstead Land or Lagg Street Lane went from Southend Green to Clay Hill passing through the Manor of Foxgrove land latterly becoming Beckenham Place park and being closed off by John Cator in 1785.
The Nunhead to Shortlands stretch of railway in the 1780's was promoted by John Forster of Southend and a business partner and the railway bisects Beckenham Place.
Flower House stood near the Ravensbourne River and is remembered in the name of the housing estate which now occupies the site.
Nearby farms could be considered as part of Southend.


Green
Kenigly Bridge
Southend
Mount Misery
Mr. Knapp
Frans Flower Esq
Stumphill
John Cator Esq
Knowleave Bridge
L. 8. M
Hollow Way
B E C K
BECKENHAM
Mr. Slade
Fox Grove
Bromley Hill
Esqr


Southend
G
H

part of 1769 Andrews map

part of 1833 Cator Estate map




**Keston, Farnborough and Westerham**

These are mentioned because they appear in connection with Beckenham properties and their landlords. As we have seen the landlords held divers property spread over large areas and it would be possible to link locations further afield. For the moment we will restrict ourselves to these relatively close locations.
The Feet of Fines records often include these locations as do the several wills we can access. Style family wills mention Ffarnboro and Westram. Parts of Keston and Holwood are linked to the Gattons and Burrells. Searching the timeline for these places with name variations should show further examples.

For Westerham we have property acquired by Nicholas Style which decended via his wife, son Humfrey and further family. Although Nicholas and his wife Gertrude left wills, the trail goes cold with the children. Gertrude is remembered on a list of charitable bequests in Westerham parish church but both she and her husband are buried at St. Margaret, Lothbury, London.

Nicholas, son of Humphrey Style of Langley who died in 1552 had properties in the City of London and became an Alderman.
Tracing some families is next to impossible as names were recycled within families and many parish records have not found their way on to genealogy websites.

Holwood at Keston raises some interest as the Gattons are associated with the property before the substantial residence Holwood House was built and occupied by such personalities as William Pitt and William
Wilberforce.

**Rivers**

The main watercourses crossing Beckenham are The Beck, sometimes called the Hawksbrook, The Pool river which is fed by the Chaffinch Brook and the Boundary Stream and the Ravensbourne which enters from Bromley. The Beck has some minor tributaries around Langley and it joins the Chaffinch Brook at what is now Cator Park becoming the Pool River, this in turn is joined by the Boundary Stream also in Cator Park. The Ravensbourne and Pool join near Catford Bridge becoming the Ravensbourne which after joining the Quaggy River in Lewisham meets the Thames at Deptford Creek. There are several feeder streams which in some cases are seasonal. Stretches of these watercourses have been culverted or put underground for some distance. The Ravensbourne has several feeder tributaries between Bromley, Farnborough, Keston and Locks Bottom.

We can see from our series of maps that the rivers have been substantially straightened and rerouted from the early 18th Century to both improve drainage, improve farmland or alleviate flooding. There are several recorded instances of periodic flooding. Built development has in some cases diverted watercourses with the installation of sewers and the drying up of the moat at Foxgrove Farm has been attributed to the installation of the West Kent Sewer. Pat Manning published a book on the Rivers of Beckenham.

There are no navigable waterways in Beckenham but the Croydon Canal briefly ran across the parish from Sydenham to Norwood but now a railway runs along its course. The watercourses were utilised to create ponds and lakes in Kelsey Park, Langley, The Manor House grounds, The Mead or Mansion in the High Street and in Beckenham Place. Several millponds were along the Ravensbourne and the Mill mentioned in the Domesday Book is thought to have been in Kelsey but could equally have been on the Ravensbourne ie Monks Mill near the Glassmill in Bromley. Some mills were in Lewisham at Southend for flour and cutlery making.




Cator Estate (part of) 1833 showing the Beck from bottom left joining the Chaffinch Brook becoming the Pool and the Pool running into Lewisham near Bell Green.

## Timeline 1042-1400

Back to Intro  Next Page (Timeline 1400-1600)

(note; The Early History of Beckenham by Len Hevey is a recommended read alongside this for pre-history and up to the 14th Century but is out of print)

As a preamble to this section we insert these references to early charters of AD 862 and 987 relating to the area of Oxted but refers to Beckenham and environs. The reference to Domesday may relate to various 'survey' materials from which Domesday was drawn up. The charters would have presented various transcription difficulties and it would appear that the reference to "Oxted to Beeham (?) Mark" could be a misread of Becham (often a spelling variation of Beckenham). the 'Marks' may have been road junctions but as roads were no more than tracks perhaps a waymarker or signpost was placed at junction points. Keston Mark as a place name survives to this day. Kangley Bridge and a point on Stumps Hill would later pretty well mark the edge of

Beckenham Manor. However, a lot of speculation is included and much would change after 1066. All further complicated by the apparent translation from Anglo-Saxon.

# OXTED.

OXTED; Anglo-Saxon Charter, Acustyde; Domesday Survey, Acstede; Deed of 27 Edward I., Okstede. The Anglo-Saxon Charters in which it is mentioned are one of Æthelberht, king of Wessex, A.D. 862; and another of Æthelred, A.D. 987. The first is a deed whereby Æthelberht granted to his minister Dryghtwald ten carucates of land at Bromley, and the boundaries of the grant are minutely described. This charter contains so many names of places in the immediate neighbourhood which Mr. Kemble in his Index has not attempted to identify, that I think it well to transcribe it at length:[1] "These are the boundaries of the said land from the north from Kengley[2] to Langley,[3] Bromley Mark, and Lewisham,[4] then from Langley to the Wonstock,[5] then from the Wonstock by Modingham Mark[6] to Kent Style,[7] then from

[1] Part of this charter is printed in *An Account of Excavations at Keston*, by Mr. George Corner, F.S.A., and he has identified several of the places.

[2] Ceddanleage, Kengley Bridge, is at Southend, between Lewisham and Bromley.

[3] Langley, in Beckenham. [4] Leofshema.

[5] The stump or post of Wodin. Mr. Corner suggests Stump Hill, between Southend and Beckenham.

[6] "Modingahema." Kemble conjectures Mottingham, but the name has disappeared.

[7] Cinta Stiogole. Probably, as Mr. Corner suggests, Kent Gate, on the borders of Wickham in Kent and Addington in Surrey.





Kent Style by Modingham Mark to the Eagles Tree,[1] and from the Eagles Tree the hedge of the Cray Settlers[2] from the east half divides it to Leasons[3] Dene; then from Leasons Dene to the Gulf;[4] then from the Gulf the hedge of the Cray Settlers to Six Slaughters;[5] then from Six Slaughters to Farnborough[6] Mark: the Farnborough Mark divides it to Keston Mark;[7] the Keston Mark divides it on the south towards the Watch Station;[8] then from the Watch Station Keston Mark to Wickham Mark; then the West Mark[9] by Wickham Mark out to Beddlestead;[10] then from Beddlestead to Oxted to Beeham (?) Mark[11] from Oxted to Kengley. Then belonging there to that land five denes[12] at the outwood, the name of this dene Broxham,[13] the name of the other dene Sangridge?[14] Billanore[15] is the name of the third, then two denes at Glapfield."[16]

Oxted is the Ac-stede, the place of the Oak, a name which must fitly have described it in ancient times, and is singularly applicable in the present day. "To this

[1] Earnes beame.

[2] Cregsetna. The settlers on the river Cray; hence Crayford, Foot's Cray, St. Mary's Cray, &c.

[3] Liowsandene. Mr. Corner suggests Leaves Green, but I think it is more probably Leasons, the name of a wood in Cudham.

[4] Swelgende, a swallow or gulf.

[5] Sioxslihtre.

[6] Fearnbiorginga.

[7] Cystaninga. The conversion of Cystaninga into Keston, says Mr. Corner, is elucidated by Domesday Book, in which the place is called Chestan, the 'ch' being pronounced hard gives the modern name.

[8] Setle, the Station, indicating probably the Roman station at Keston.

[9] Westmearc. Probably Westmore Green in Tatsfield.

[10] Bipple styde. Beddlestead, a farm in Chelsham.

[11] Biohahhema. Mr. Corner suggests the word may mean the Bee inclosure or Apiary. See also Leo on *Anglo-Saxon Names*, p. 16.

[12] A certain allotment of woodland in the Weald.

[13] Brocesham, a farm between Edenbridge and Westerham.

[14] Sanget hryg. Possibly Sundridge, as that parish runs down into the Weald.

[15] Billan ora. This name is lost, but we find it mentioned in Charter 518 as part of the forest of Andred, and there described as close by Linhurst, which is the name of a farm near to Brasham.

**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. Theoretically its possible that Eskil or his relatives was Lord of the Manor of Beckenham at this time, .

**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 of Beckenham in 1066 and before, paying tax to King Edward the Confessor. 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.

Land held by the king or the church was excluded from the survey and some time later we find that some land belonged to the Abbey of Bermondsey but possibly established some time after Domesday.

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. Since the conquest various landowners were dispossessed, some cooperated with the Normans and retained their property and in some cases increased it. The Domesday recorded the situation after much of this turmoil. The commissioners asked how land had been held:

The questions included: (replies inserted from data)
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)
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)? 8 carucates (960 acres?). Hides and Carucates are thought to be similar but varied depending on the area and type of land cultivated (60 to 120acres).
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? 8
How many freemen, sokemen, villans, cottars and slaves? 22 villagers, 8 smallholders and 4 slaves
How much wood, meadow and pasture? 12 acres of meadow
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 Bayieux. 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/Eskil could have been restyled as Ansgot? Some debate has surmised that Ango-Saxon names were translated into Norman/French versions. However, a lot of analysis of Domesday has taken place putting the information in data bases and names can be tracked. An Eskil appears in properties at the time of the survey but the warning is that though names appear more than once, it may not be the same person. Anglo Saxons may have lost some or all of their property to the incoming Normans. In any case Eskil had his tenure under Edward the Confessor which may not have been as secure as we might think?

Beckenham is recorded as having 34 households, i.e. 22 villagers, 8 smallholders and 4 slaves. Domesday excluded land held by the crown or church. As the carucates are estimated at about 1000 acres and Beckenham is later measured at over 3000 acres then significant land is assumed to be held by the Crown or Church?

For much of its history the Manor of Beckenham has been part of the wider property possessions of its ‘lord’ so the actual inhabitants are mostly unknown. But some documents for taxes or legal processes offer the names of either tenants or land owning farmers.

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.

Analysis of the Domesday data by PASE Domesday has shown that Eskil was holder of several manors and subsequently Ansgot similarly held several manors but not always the same as those of Eskil. These ‘several’ holdings implies that the lords of the manor always had several tenants under them.

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.

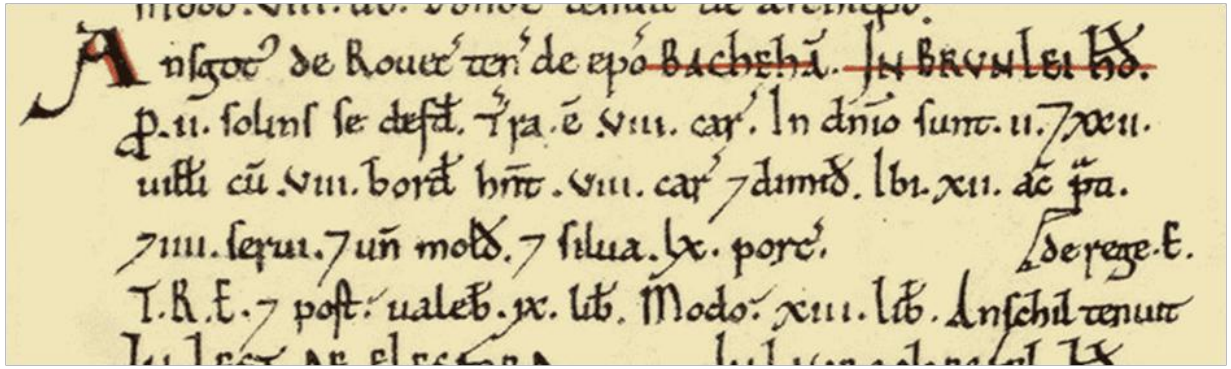
8 Carucates or Ploughlands are estimated to be 120 acres each, ie 960 acres. A plough team is said to be 8 oxen.

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 Domesdays 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 (opendomesday.org) 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.

The 30 or 34 people mentioned would be the male householders and maybe an average of wife plus 4 children might be assumed, totalling 35 x 6 = about 200 persons. The plough teams consisted of eight oxen, so 10.5 plough teams is 84 oxen. A matter of some debate is the location of the mill. Some have said that the lake at Kelsey would have been an ideal position. A mill used to be within Sympson’s but on the Beckenham side of the boundary sometimes referred to as Monk’s Mill. Also the mill at Glassmill Lane is a candidate. Under the Domesday record for Wickham (West Wickham) another mill is listed which might be the windmill at Keston? Since that mill was later part of the holdings of the Langley estate. A windmill also stood on or near the site of the Bromley Court Hotel when it was Lodge Farm but in Bromley which had 1 mill at the time of Domesday in 1086. Villagers are estimated to have had about 30 acres of land but enfoeffed to the manor and borderers (smallholders) may have had a few acres for their own use.

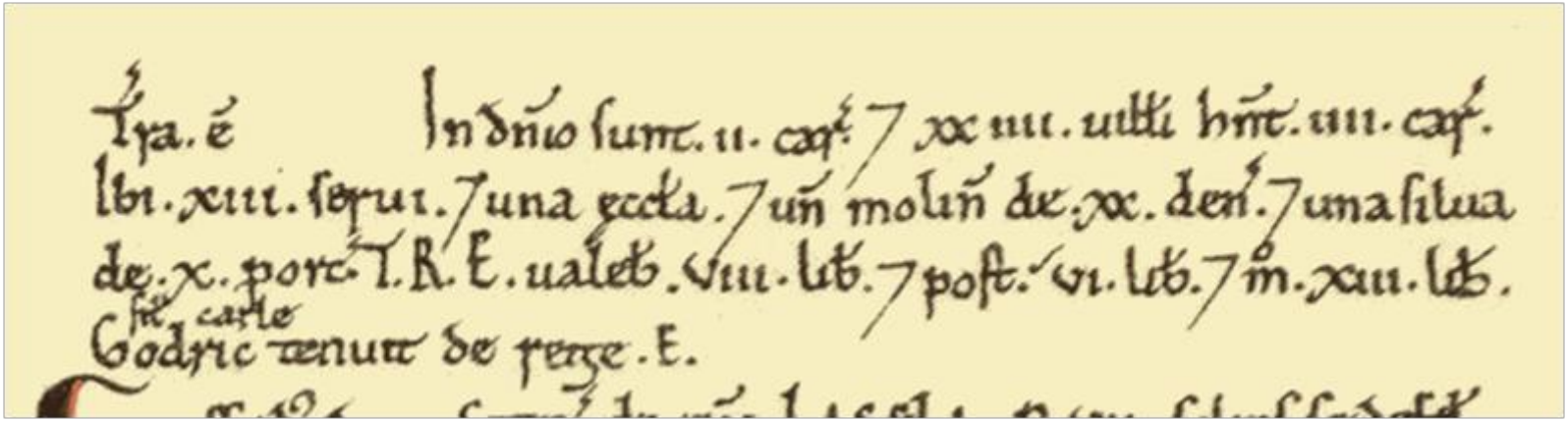


1086 - Langley/West Wickham: The Beckenham, West Wickham and Hayes parish boundaries meet within Langley Park estate. If we take it that Langley was not identified in the Domesday survey, being confused with Hasted's 'Lasela' which turns out to be Seal near Sevenoaks, then some of Langley may have been part of West Wickham in Domesday with the following entry.  Maps indicate the parish boundaries having Langley Place estate 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 Helmestrei (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 todays. 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.*

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 – Bromley (Domesday source; opendomesday.org);

Land of Rochester (St Andrew), bishop of

Households

- Households: 30 villagers. 26 smallholders.

Land and resources

- Ploughland: 13 ploughlands. 2 lord's plough teams. 11 men's plough teams.
- Other resources: Meadow 2 acres. Woodland 100 swine render. 1 mill, value 4 shillings.

Valuation

- Annual value to lord: 18 pounds in 1086; 12 pounds 10 shillings when acquired by the 1086 owner; 12 pounds 10 shillings in 1066.

Owners

- Tenant-in-chief in 1086: Rochester (St Andrew), bishop of.
- Lord in 1086: Rochester (St Andrew), bishop of.
- Lord in 1066: Rochester (St Andrew), bishop of.

Again applying an estimate of population 56 households of approximately 6 people is 300 to 350 people.

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 meains, '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.

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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 meains, '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
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)

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/vol5/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 almoin 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 Cornhello, 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.

1107 or later - Grant by David, son of John, son of Alexander de Orpintun [Orpington], to Holy Trinity Priory, London, of his rights in lands at Beckenham and "Clayherst". Kent (source NA)

Holy Trinity Priory, Aldgate, was the first religious house to be established inside the walls of London after the Norman Conquest, in 1107–8 (by Empress Mathilda); one of the earliest Augustinian houses to be established in England; and the first to be dissolved, in 1532. By 1200 the precinct north of Leadenhall Street and just inside Aldgate was filled with imposing stone buildings, including a large and architecturally impressive church which was the burial place of two of the children of King Stephen in the middle of the 12th century. London's first mayor, Henry FitzAilwin, was buried in the entrance to the chapter house. In the 16th century the monastery was owned by the Duke of Norfolk, second only to Queen Elizabeth in power, who was executed in 1572 for his part in plots surrounding Mary Queen of Scots. (source; mola.org.uk)

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 means, '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 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 justiciartio vicecomiti et ministris et omnibus fidelibus suis Francis et Anglis dc 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 empastorat(or} 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 quielas ab omnibus rebus excepto servitio dei. Preterea concedo eis pasturam decem bou{m) inter meos boves in plano et in bosco. et x porcos 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[ecestria] . . . cancel[l]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 quielas 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[l]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 empastorat (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 Æstmund'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 Angltorum) 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 12th 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 – Penge; 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 evangeliis. 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 Aguillun; 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 Aguillun; Robert the clerk of Becham and Osberto brother of his; William priest of Beccham and many others.

At the dissolution of the monastaries in 1539 we may find that these lands passed into private hands, see 1544/45

**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 aquaductus 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 obscum 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 aquaductus 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 (Orpenton), 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-x1MTmAhVPTsAKHbHVCTMQ6AEwAXoECAgQAQ#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=OqofJ1ndOv&

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 - Of the following we have not been able to identify Picotus Empascorat, perhaps Empascorat is a redundant position but no latin translation has been found Picot may be a variation for Pyknot which is a name occurring in records and of course the original document may have been mistranscribed? The names of Brambeleg and Wigewikam tempt one to associate Bromley and West Wickham but the original latin presents several problems.

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 Berkeden(e) 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(n)e; 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 iiij[a].

*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 excercitibus 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 Malmaines; 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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1235 Inspeximus by Edward I of a charter granted by his father Henry III on 1 July 1235 to Westminster Abbey, confirming previous grants of lands (unspecified) and privileges.
It appears that this relates to the Abbey's tenure of the manor of Battersea, [26 Nov 9 Ed. I [1280]] including Penge. See A. Giraud Browning and R.E.G. Kirk The Early History of Battersea p. 39

Inspeximus (literally 'We have seen') is a word sometimes used in letters-patent, reciting a grant, inspeximus such former grant, and so reciting it verbatim; it then grants such further privileges as are thought convenient. The term letters patent in its most general form refers to a letter delivered open with the royal seal attached, designed to be read as a proclamation.

The following details come from 'Calendar of the Charter Rolls Preserved in the Public Record Office Vol II. Henry III - Edward I 1257-1300. 1906 P 238.

"This is a confirmation of a charter, dated at Westminster, 10 November, 50 Henry III, being a renewal of a previous charter [dated at Woodstock, July 1, 19 Henry III.] made because the abbot and convent of Westminster during the late disturbances in the realm were constrained by the citizens of London by a charter sealed with the seal of their chapter to renounce in favour of the said citizens all the liberties granted by the king in Middlesex; witnesses, Gilbert de Clare, earl of Gloucester and Hereford, John de Warenna, earl of Surrey, Hugh le Bygod, Philip Basset, Roger de Mortuo Mari. Robert Walerand, Robert Aguillon, William Belet, Walter de Burges.

"The terms are recited in the third line of the enrolled charter from the previous charter. That charter comes from the 'Calendar of the Charter Rolls Preserved in the Public Record Office Vol I. Henry III 1226 - 1257. 1903 Pp 208-209.' An excerpt from the charter is as follows 'Grant to the church of St Peter, Westminster, and the glorious King Edward, the king's spiritual patron, and to Richard, abbot of Westminster, and the monks there, of all lands, men, alms, things, rents, possessions, and cells made or to be made to them, or in any way acquired or to be acquired; and the said church and abbot and monks and cells shall hold all their churches, men and possessions with all liberties, free customs and quittances in wood and plain, in meadows and pastures, wates and mills, ways and paths, stanks and stwes, marshes and fisheries, granges and thickets (virgultis), in borough and without, and elsewhere, in feast-tide (festo) and without, with soc and sac, thol and theam, infangenthef, utfangenthef, wsgeldthef, hamsocn, grithbrig, blodwite, infang and forfang, fythwite and flythwite and ferdwite and angwite and leirwite and larceny, and fine for murder or larceny, and forstal, within time (tempus) and without, with all causes that are or can be; and the said church, abbot and monks, and cells shall be quit of all amercements, all scot, and geld, and aids of kings, sheriffs, and their ministers, of amercement and fine of the county, of hidage, carucage, danegeld, horngeld, wapentake, tallage, lestage, stallage, schewing, miskenning, mundbrig, burghbrig, shires and hundreds, swainmotes, pleas and plaints, assizes, views and summonses, carriage of treasure (thesauro ducendo), wards, ward-penny, aver-penny, hundred-penny, borthal-peny, tithing-penny, works of castles, parks, walls, stews, and bridges, closures, murages, carriage of treasure (opum careyo), sumpter-service, ship-service (navigo), building of royal houses, and all kinds of works; nor shall their woods be taken for these or other works; nor shall their corn or that of their men or anything else be taken for the provisioning of castles; and they shall freely and without cheminage or other interruption take of all their woods for their own use nor therefor be amerced for waste; and all their lands and purprestures already made, and all their essarts and those of their men, who are not earls or barons, both those already made and those to be made in the future with the king's licence, shall be quit of waste, regard and view of foresters and and of all things pertaining to the forest; and they and their men shall be quit of the expeditation of their dogs; and shall also be quit of every toll in every market (foro) and in all fairs (nundinis), and in all passage of bridges, waters, ways and of the sea through all the realm, and wherever the king can grant these liberties; and all their merchandise and that of their men shall likewise be free in such places; and the said abbot and monks shall have view of frank-pledge, and in all their lands and holdings plea of wither-nam and fines for licence to agree; and if any of their men, who is not an earl or baron, for any crime ought to lose life or limb, or shall have become a fugitive and refuse to abide judgement, or shall have committed any other crime for which he ought to lose his chattels, whether the justice is in the king's court or elsewhere, the chattels shall go to the abbot and monks, who shall take seisin of such chattels in such cases without impediment from the king's sheriffs and baliffs, and in other cases where the king's baliffs could have seized chattels into the king's hands; moreover all animals called 'weyf' found in their fee shall belong to them, unless any one have followed the said animals and can prove they are his, and unless the said animals have been followed and demanded within a proper time according to the custom of the country; and if any of the tenants of the said abbott and monks or of their cells shall forfeit his tenement, they may put themselves in seisin of the said fee and possess the said fee with its appurtenances, notwithstanding the customary year and day's possession of the lands of felons and fugitives due to the king; and if any of their tenants or men, saving earls and barons, be amerced before the king, his justices, sheriffs, constables, foresters, their baliffs, or other ministers of the king for any cause, crime or forefeiture the abbott and monks shall

have all the amercements (mercias et amercismenta) and fines for licence to agree and the distraints for them; and if such amercements and fines shall have been collected, they shall be repaid at the Exchequer by the view of the treasurer for the time being; nor shall any of these liberties be abrogagated by non-user; and no one shall trouble the said abbott and monks or their cells, or put them in plea of any tenement save before the king or his justices; and no one shall enter their fees or hold their lands save by the assent of the abbot for the time being; and all these liberties are granted in frank almoin, with all liberties, that the power of the king can grant to any religious house, for the soul of King John and the king's anscestors and successors; and no justiciar, sheriff, constable or forester shall meddle with the lands of men of the said abbot and convent against this charter, because the king has taken the said abbot and monks, their men and possessions into his protection.'

1244 – Foxgrove or Kent House; Having made some connection between Aguillon and Bardolf to Foxgrove this grant of land may relate but Len Hevey attributes to Kent House;

"l 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]. l give everything to the same which l 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 fiiars 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 mid 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 (Rokele) 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 2nd 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 Richard de la Rokele acquired soon after. The details of Rokele's activities in Ireland and elsewhere implies he spent little or no time in England and Beckenham in particular as the main base seems to have been in Essex, which was the case with the later Bruns.

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 graciam 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 iiij. 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 tessons 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. See 1266 Beckenham Manor taken by the Earl of Gloucester and restored to Rokele

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.

"No one in the Hundred was a rebel. Ralph de Brumlee (piscator) fisher/fishmonger, 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 Stumbleshulle the said Richard's reeve. Collectors on the king's behalf were William le Hauek and Ralph de Langele."

**727. Hundred of Brumlehe.**

**No one in the hundred was a rebel.**

**Ralph de Brumlee, of London, fisher (*Piscator*), holds in the parish of Brumlee 12½ acres worth 3*s*. a year.**

**Richard de Wikcumbe, of London, had in the hundred 18 acres worth 3*s*.**

**The earl of Gloucester took the manor of Beghenham 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*l*. a year. The Michaelmas rent of 4*l*. 5*s*. 5½*d*. was taken by Ralph de Stumbleshulle the said Richard's reeve.**

**Collectors on the king's behalf—William le Hauek, Ralph de Langele.**

***C. Inq. Misc.* 27. (8.)**

As I have speculated elsewhere, Stumbleshulle looks similar to Stomeshulle (Stumps 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.

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 through the marriage of Matilda (Maud) de la Rokele to Sir Maurice le Bruyn

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 religous order of nuns. le Waleys name is derived from the fact he is believed to have migrated from Wales. Richard de la Rokele, as well as having land elsewhere in Essex and Ireland was also justiciary for Ireland and absent from England for much of the time. Hence his lands were leased.

[1]https://books.google.co.uk/books?id=hmfZlJ4hi-0C&pg=PA334&lpg=PA334&dq=waleys+beckenham&source=bl&ots=p5WlZZSa2q&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.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, Malmains 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. Len Hevey concluded that Aguillon acquired Foxgrove by marriage to Joan Parmenter who was granddaughter to Henry Fitzailwyn, first mayor of London, who had acquired it from William de Insula but certain missing documents make this a bit of a mystery.

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.

1277 - Fine Rolls, Edward I; April 8th at Dunwich; Order to Richard de Holebrok, the king's steward, to take into the king's hand the lands late of Richard de la Rokele, deceased, tenant in chief.

1277 - Fine Rolls, Edward I; May 7th at Westminster; Order to Richard de Holebrok, the king's steward, to deliver to Philip de la Rokele, son and heir of Richard de la Rokele, tenant in chief, the lands late of his said father, he having done homage

1277 - Fine Rolls, Edward I; May 30th at Westminster; Order to Robert de OfTord, Justiciary of Ireland, to deliver to Philip de la Rokele, son and heir of Richard de la Rokele, tenant in chief, the lands late of his said father, he having done homage

1277 - Fine Rolls, Edward I; July 18th Chester; Philip de la Rokele, 40 marks, one knight's fee (paid to the crown, 1 mark = 13/8d x 40 = £26.66p)

1280 – Penge/Battersea; Inspeximus by Edward I of a charter granted by his father Henry III on 1 July 1235 to Westminster Abbey, confirming previous grants of lands (unspecified) and privileges. It appears that this relates to the Abbey's tenure of the manor of Battersea, [26 Nov 9 Ed. I [1280]] including Penge. See A. Giraud Browning and R.E.G. Kirk The Early History of Battersea p. 39 Inspeximus (literally 'We have seen') is a word sometimes used in letters-patent, reciting a grant, inspeximus such former grant, and so reciting it verbatim; it then grants such further privileges as are thought convenient. The term letters patent in its most general form refers to a letter delivered open with the royal seal attached, designed to be read as a proclamation. The following details come from 'Calendar of the Charter Rolls Preserved in the Public Record Office Vol II. Henry III - Edward I 1257-1300. 1906 P 238. "This is a confirmation of a charter, dated at Westminster, 10 November, 50 Henry III, being a renewal of a previous charter [dated at Woodstock, July 1, 19 Henry III. (1235)] made because the abbot and convent of Westminster during the late disturbances in the realm were constrained by the citizens of London by a charter sealed with the seal of their chapter to renounce in favour of the said citizens all the liberties granted by the king in Middlesex; witnesses, Gilbert de Clare, earl of Gloucester and Hereford, John de Warenna, earl of Surrey, Hugh le Bygod, Philip Basset, Roger de Mortuo Mari. Robert Walerand, Robert Aguillon, William Belet, Walter de Burges. "The terms are recited in the third line of the enrolled charter from the previous charter. That charter comes from the 'Calendar of the Charter Rolls Preserved in the Public Record Office Vol I. Henry III 1226 - 1257. 1903 Pp 208-209.' An excerpt from the charter is as follows:

'Grant to the church of St Peter, Westminster, (Westminster Abbey) and the glorious King Edward, the king's spiritual patron, and to Richard, abbot of Westminster, and the monks there, of all lands, men, alms, things, rents, possessions, and cells made or to be made to them, or in any way acquired or to be acquired; and the said church and abbot and monks and cells shall hold all their churches, men and possessions with all liberties, free customs and quittances in wood and plain, in meadows and pastures, wates and mills, ways and paths, stanks and stwes, marshes and fisheries, granges and thickets (virgultis), in borough and without, and elsewhere, in feast-tide (festo) and without, with soc and sac, thol and theam, infangenthef, utfangenthef, wsgeldthef, hamsocn, grithbrig, blodwite, infang and forfang, fythwite and flythwite and ferdwite and angwite and leirwite and larceny, and fine for murder or larceny, and forstal, within time (tempus) and without, with all causes that are or can be; and the said church, abbot and monks, and cells shall be quit of all amercements, all scot, and geld, and aids of kings, sheriffs, and their ministers, of amercement and fine of the county, of hidage, carucage, danegeld, horngeld, wapentake, tallage, lestage, stallage, schewing, miskenning, mundbrig, burghbrig, shires and hundreds, swainmotes, pleas and plaints, assizes, views and summonses, carriage of treasure (thesauro ducendo), wards, ward-penny, aver-penny, hundred-penny, borthal-peny, tithing-penny, works of castles, parks, walls, stews, and bridges, closures, murages, carriage of treasure (opum careyo), sumpter-service, ship-service (navigo), building of royal houses, and all kinds of works; nor shall their woods be taken for these or other works; nor shall their corn or that of their men or anything else be taken for the provisioning of castles; and they shall freely and without cheminage or other interruption take of all their woods for their own use nor therefor be amerced for waste; and all their lands and purprestures already made, and all their essarts and those of their men, who are not earls or barons, both those already made and those to be made in the future with the king's licence, shall be quit of waste, regard and view of foresters and and of all things pertaining to the forest; and they and their men shall be quit of the expeditation of their dogs; and shall also be quit of every toll in every market (foro) and

in all fairs (nundinis), and in all passage of bridges, waters, ways and of the sea through all the realm, and wherever the king can grant these liberties; and all their merchandise and that of their men shall likewise be free in such places; and the said abbot and monks shall have view of frank-pledge, and in all their lands and holdings plea of wither-nam and fines for licence to agree; and if any of their men, who is not an earl or baron, for any crime ought to lose life or limb, or shall have become a fugitive and refuse to abide judgement, or shall have committed any other crime for which he ought to lose his chattels, whether the justice is in the king's court or elsewhere, the chattels shall go to the abbot and monks, who shall take seisin of such chattels in such cases without impediment from the king's sheriffs and baliffs, and in other cases where the king's baliffs could have seized chattels into the king's hands; moreover all animals called 'weyf' found in their fee shall belong to them, unless any one have followed the said animals and can prove they are his, and unless the said animals have been followed and demanded within a proper time according to the custom of the country; and if any of the tenants of the said abbott and monks or of their cells shall forfeit his tenement, they may put themselves in seisin of the said fee and possess the said fee with its appurtenances, notwithstanding the customary year and day's possession of the lands of felons and fugitives due to the king; and if any of their tenants or men, saving earls and barons, be amerced before the king, his justices, sheriffs, constables, foresters, their baliffs, or other ministers of the king for any cause, crime or forefeiture the abbott and monks shall have all the amercements (mercias et amercismenta) and fines for licence to agree and the distraints for them; and if such amercements and fines shall have been collected, they shall be repaid at the Exchequer by the view of the treasurer for the time being; nor shall any of these liberties be abrogagated by non-user; and no one shall trouble the said abbott and monks or their cells, or put them in plea of any tenement save before the king or his justices; and no one shall enter their fees or hold their lands save by the assent of the abbot for the time being; and all these liberties are granted in frank almoin, with all liberties, that the power of the king can grant to any religious house, for the soul of King John and the king's anscestors and successors; and no justiciar, sheriff, constable or forester shall meddle with the lands of men of the said abbot and convent against this charter, because the king has taken the said abbot and monks, their men and possessions into his protection.' (source;BHC)

This land belonging to the Abbott of St.Peter's (Westminster Abbey) will be revisited in other entries by leases and the dissolution of the monastaries. The terms 'sac and soc' etc are the right to hold court and apply penalties including capital punishment in some cases. We can see the rights of the Abbey are far reaching. The inclusion in the transcript of some latin terms in brackets shows that the original document was written in latin.

1282 – This could be a house with some grounds or a smallholding. TNA Reference E 40/15755 Grant by Richard Forestar [Forester] to Ellice, daughter of Henry Martyn of Southwark, of the tenement which he had from Druco del Esthalle, his brother, in the parish of Beckenham. Kent. 11 Edw I Grant by Ellice Martyne to Hugh de Hertbayton of the lands, etc, which she held in inland(in hand?) in Beckenham, of the gift of Richard le Forester. [after 11 Edw I]
see 1288

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 'fragments' 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. Please note also the land in Surrey which is Addington, Keston, Farley etc and other connections to Aguillon and Bardolf will relate.

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| Robert | Writ, 17 Feb. 14 Edw. I. Endorsed:—Sussex, Surr', Sutht', Lond', Cancia(Kent), Herteford, Buk', Norff', Suff'. |

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| Aguylun, alias de Aguylon, Agyloun, Aguillon. | |
| London. | Inq. Thursday after the Annunciation, 14 Edw. I.<br>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.<br>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.<br>Edelmeton. 9a. meadow in demesne and 20s. rent of assize held of William de Say, rendering 10s. yearly.<br>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.<br>Crofton. The manor (extent given) held of Sir William de Say, service unknown, and 13d. yearly are due to the king for hidage.<br>Date of death as above. Heir as above, aged 24 and more. |
| Southampton. | Inq. Wednesday after St. Gregory the Pope, 14 Edw. I.<br>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.<br>Emelesworth. 100s. rent of assize pertaining to the manor of Persinges.<br>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.<br>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.<br>Heir as above, aged 28 at the feast of the Annunciation, 14 Edw. I. |
| Norfolk. | Inq. Friday before the Annunciation, 14 Edw. I.<br>Scrouteby alias Scrutebi. 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.<br>He held nothing of the king in Norfolk and Suffolk.<br>He died on Friday after St. Valentine in the said year. Heir as above, aged 24 and more. |

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| Hertford. | Extent, Thursday after St. Matthias (Mathi) the Apostle, 14 Edw. I.<br>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.<br>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.<br>Heir as above, aged 26 at the Annunciation in the said year. |
| Sussex. | Extent, Tuesday before Ash Wednesday, 14 Edw. I.<br>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.<br>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).<br>... of the king for the time [being]; ... called 'le mes de Gyroun,' ...<br>and Waldyngham he paid ... yearly to Reginald de Ymmesworthe ... 1lb. cummin to the prior of Leuesham ... capital messuage, ... 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.<br>Date of death and heir, as above.<br>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.)<br>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.<br>Schedule of manors and rents assigned to Margaret de Ripariis, late the wife of Robert Aguillon, in dower, viz.— |

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| Southampton. | Gretham. The manor, extended at 9l. 2s. 9d.<br>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.<br>[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?)

see 1282; Druco do Esthalle, same property?

1294 - Beckenham Manor; Post Mortem Inquisition; 258.PHILIP DE LA ROKELE. Writ, 5 Oct. 23 Edw. I.(1295) inq. 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 main document is not recorded in this calendar transcription. The 40 acres of Herst were probably in Penge as Westminster Abbey was the landlord at this time. The measures in acreages are probably estimates based on carucates or part thereof but without seeing the original document even if we could decypher it we must take the measurements on trust. A herst/hirst/hurst can be a wooded area, clearing in a wood or eminence.

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).

Sir Maurice does not appear to have been recorded as chamberlain in history? So Philipot's information may have been from some family legend?

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 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

1295 – The Manor of Wokyndon, now South Ockendon, is closely tied to the Manor of Beckenham through the Rokeles and subsequently the Bruns.

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; Proof of age of Maud, sometimes called Matilda Rokele. Married Maurice le Brun carrying Beckenham Manor and other property from the Rokele family to the Brun/Bruyn family.
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 (sometimes Matilda) 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. The local names here of Eylmer, Franseis and Humfray may indicate Maud resided locally. Scadbury and Chevening are also names associated with nearby locations. In 1294 Maud was described as 9.1/2 or 10 years of age on the Inquisition of the death of her father.

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 Roll was written in 1889 we might assume it perpetuates some inaccuracies which originated in Philipot and repeated in Hasted. The descriptiojn 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 (lease?): 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 Malmaines {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 – Foxgrove: Hugh Bardolf's death; his wife Isabella surrenders some property to the crown but Foxgrove passes down to her son and heir, Thomas. Numerouse references relate to Bardolf's properties all over the country which pass to Isabella and her heirs.

This image from a Calendar of Close Rolls Edward I for 1305 includes Addington, Surrey. We have not found an Inquisition Post Mortem for Hugh Bardolf who had been an absentee landlord spending time overseas on campaigns and holding divers lands under the crown he was high up on a chain of enfeoffments evidenced by Bartholomew Burghersh being enfeoffed to him. See 1324 Chyggewell and Thomas Bardolf etc.

**Jan. 10.**
**Lincoln.**

To Walter de Gloucestr[ia], escheator this side Trent. Whereas Isabel, late the wife of Hugh Bardolf, tenant in chief, granted and quit-claimed to the king, on 21 November last, by her deed all her right and claim in the manors of Watton, co. Hertford, Adington, co. Surrey, and Emlesworth, co. Southampton, which Hugh held of the king in chief at his death of Isabel's inheritance, and which were taken into the king's hands with Hugh's other lands, and the king afterwards granted to Isabel the manors to hold under a certain form, and ordered the escheator to deliver to her the manors with the king's other goods and chattels then in them and with the issues received thence since 21 November, of the king's gift: the king, wishing to show her further favour in this behalf, orders the escheator to deliver to her all the issues received from the manors from the time of Hugh's death until the said 21 November, together with the goods, chattels and issues previously granted to her, of the king's gift.

By K. on the information of W. bishop of Coventry and Lichfield.

1306 – Calendar of Charter Rolls

**March 24.**
**Carlisle.**
**28**

Grant to Master John Busshe, king's clerk, parson of the church of Beghhinham, for life, of free warren in all his demesne lands, co. Kent.

By K. on the information of Robert de Cotyngham.

Another spelling or transcription variation for Beckhenham. Hasted recorded these rectors for the church and the footnote for Bush has yet another spelling variation for Beckenham. There are some grounds for doubting the accuracy as a John Martham was parson circa 1387 Richard II whom Hasted did not list. Also the implication that the demesne lands may have been more extensive than the later Glebe lands visible on map evidence. The rector of Beckenham apparently often occupied the position as local lord of the manor it seems because the landlord was absentee ie. Robert de Marny leased to Martham. In this case although it is not clear which lands Busshe has as demesne, as king's clerk he is in possession of lands held by the Crown?

John Matham, in the reign of King Henry I. ?? error for Martham? To be compared with Borrowman's record.
William de Knapton, anno 22d Edward I. (fn. 31)
John Bush, anno 35 king Edward I. 1306. (fn. 32)
*John Martham 1387 King Richard II (not in Hasted)*
William Danyell, alias Malham, obt. June 24, 1458. (fn. 33)
Henry Sherelocke, clerk, buried May 3, 1541.
Peter Racwiche, buried Dec. 16, 1545.
Nicholas Rokewood, 1551.
Robert Coozine, alias Cuyshen, 1552.
John Smith, buried Sept. 15, 1557.
Hugh Tayler, buried Oct. 16, 1560.
Hugh Calverley, buried July 4, 1576. (fn. 34) Peter Punter.
William Skinner, LL. D. 1628, obt. 1644. (fn. 35) Sequestered? Mentioned in
Thayers fine record see 1644.
John Storer, in 1650. Put in by Parliament
Roger Clisold, in 1659, obt. Aug. 15, 1676.
William Asheton, D. D. 1676, obt. Sept. 9, 1711. (fn. 37)
Holland, D. D. obt. Dec. 30, 1730.
Thomas Clerk, 1731.
William Fraigneau, A. M. 1765. (fn. 38)
William Rose, A. M. 1778, the present Rector. (fn. 39)

Borrowman lists rectors in his publication and surmises that early rectors or parsons would have employed vicars or priests to perform religious duties as they were likely to be landowners as was the case with John Martham who was 'lord of the manor' during his tenure.

**1307 - King Edward II until 1327**

1307 – Death of Isolda le Brun, wife of William. 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 (man at arms?) for forty days in time of war, which serjeanty is rated at 40s. 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 1/2 knight's fee. 32 INQUISITIONS. Perle. The manor ( extent given ), held of John de Sancto Johnne by service of į 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

BHO transcript; Rouenore. [The manor] (extent given) held of the king in chief by serjeanty of finding a man ad municionem for forty days in time of war, which serjeanty is rated at 40s. 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 1/2 knight's fee.
Perle. The manor (extent given), held of John de Sancto Johnne by service of 1/4 knight's fee.
Maurice le Brun, her son, aged 30, is her next heir.

This inquisition is perhaps the source of some confusion of the Manor of Beckenham coming to the Bruns which happened when Maurice her son married Maud Rokele circa 1300 (see inquisition). In this inquisition Isolda whose maiden name is unknown, as widow of William le Brun d.1301 holds the manor of Rouenore (in dower?) which passes down the Brun line with Beckenham and Wokendon from the next generation.

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.Westminster.The same John came before the king, on Friday next before the feast of the Annunciation, and sought to replevy(recover seized property) to himself the land of the said Robert in Batrichesseye and Beghhonham, which land was taken, etc.  (BHO)

Robert Chyggewelle was the son of Richard Chiggewelle (Chikewelle?) who had married the widowed Joan de 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

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. Robert Borrowman (1910) recorded this in relation to William Bush who was parson of St.George's in 1310.

1312 – Sympson's Place before it acquired that name as recorded by Horsburgh:

Post Mortem Inquisition; WILLIAM DE BLIBURGH. Writ, 12 March, 6 Edw. II. Inq. made at Bromlegh on Sunday, 18 March, 6 KENT.

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. 4 1/2a. pasture held of the prior of Christ Church, Canterbury, by service of rendering 1 1/2d. yearly.
Beghenham. 2a. wood and 20a. arable, held of Maurice le Brun by service of rendering 5s. 4d. yearly.
Agnes de Blyburgh, 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.

SURREY.Inq. Saturday after Holy Trinity, 6 Edw. II. Rutherhuthe. A messuage with 2 gardens, and 15a. 1r. land, held of the prior of Bermondeseie by service of 8s. yearly.
Hacchesham. 5a. land held of Roger Bavent, service unknown.
(Unspecified.) 1/2 mark rent of assize received yearly from John de la Barre.
Agnes the wife of Richard de Donleghe, aged 31, is his next heir.

LINCOLN Inq. Saturday the eve of the Nativity of St. John the Baptist, 6 Edw. II. Bliburgh. A void place held of the king, as of the manor of Wylughton now in the king's hand which was of the Templars, by service of 2d. yearly; a messuage and 4 bovates land, held of Elizabeth daughter and heir of Roger de Scotre, who is in the king's wardship, by service of 2s. yearly; a grange and 3 bovates land, and a ruined wind-mill, held of Warin de Bassingburn by foreign service; 2s. yearly rent from a tenement which Peter Westyby holds, held of Gilbert Caus by service of a pair of gloves yearly.
Imania his aunt, aged 50, whom William de Deping married; Agnes, the wife of Richard de Dunle, aged 40, daughter of Emma another aunt; and Nicholas de Dunom, aged 22, son of Alice daughter of the same Emma, are his next heirs.

This indicates Bliburgh is 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 crenalate 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) See 1328

1317 - Sydenham Manor; A road diversion  and enclosure of land; Sydenham;  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

| | |
|---|---|
| Ref No | 242/3 |
| Acc No | 242 |
| Title | Bond for £40 for possession of cottage, garden, and curtilage (1 acre) at Sippenham, occupiers: James Woodden, James Eden; refers to bargain and sale of same date |
| Description | James Woodden to Nicholas Leigh and Bridget, his wife. |
| Date | 27 August 1569 |
| Ref No | 242/3 |
| Acc No | 242 |
| Title | Bond for £40 for possession of cottage, garden, and curtilage (1 acre) at Sippenham, occupiers: James Woodden, James Eden; refers to bargain and sale of same date |
| Description | James Woodden to Nicholas Leigh and Bridget, his wife. |
| Date | 27 August 1569 |

Cypenham (Sippenham/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.
A route from Catford to Beckenham might follow today's Perry Hill and via Sydenham High Street or Kent House Road. A perch is 5.1/2 yards x 70 = 385 yards. We need to identify John Abel's land in Sydenham and 385 yards is not a great deal relative to the distance between Catford and Beckenham.

This John Abel seems to be the same who is escheator empowered to carry out duties for the king and mentioned in other Patent Roll and Close Roll entries around this date.

1318/19 – Beckenham Manor and Maurice Bruyn; Len Hevey records the account roll for Beckenham Manor held at Essex Record office as part of the Bruyn papers (remember they held Ockenden Manor). Hevey states that Maurice's main residence was Beckenham at this time and analyses the account roll in great detail. Rent makes up a good deal of the income and there is an expenditure of £1 rent to the Abbot of Westminster which may relate to Abbey lands near Penge/Battersea. For this item of expenditure we can refer to William Bruyn's death and post mortem inquisition in 1362 where 100 acres of heath is held of the Abbot of Westminster. Sources: Hevey and Essex R.O.

1318 – Calendar of Charter Rolls: Free Warren

Nov. 6. York. 66 Grant to Master Henry de Clif, king's clerk, and his heirs, of free warren in all their demesne lands in Beghenham, co. Kent. By p.s. [4886.]

"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).

March 27. York. 20 Grant of special grace to John Malemeynes of Hoo, and his heirs, of free warren in all their demesne lands in Stoke, Rolvyndenne, Northburne, Heyghardres, Elham, Acrise, Heriettesham, Thonebregg, Beghenham and Bromleygh, co. Kent. By p.s.

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. A 'king's clerk' was a variable position to act for the crown often in an ecclesiastical position ie John Busshe as rector of Beckenham was also king's clerk.

Hasted tells us: This place (Langley) afterwards came into the possession of the family of Malmaines, who were settled at Waldershare in this county, in the time of the Conqueror. John de Malmaines obtained a charter of free warren for his lands in Begenham, in the 12th year of king Edward II (1318/19) which was renewed to Henry Malmaines, 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) But refer to earlier presence of Langleys/Langeles in 1274.

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 etc)

Enrolment of deed of John de Poton of Beghenham acknowledging receipt from Master Henry de Clyff of 20*l.* 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.

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 Pontefracto. 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 etc)

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 Pontefracto. 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.

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 Huntyngfeld, 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 1lb. pepper to Thomas Bardolf yearly; and 120a. land held for life, by acquisition (de acquisito) 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=hmfZlJ4hi-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://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=falsehttps://books.google.co.uk/books?id=w4MgAQAAMAAJ&pg=PA214&dq=isolda+bruyn&hl=en&sa=X&ved=0ahUKEwixuo2ertPoAhUKAcAKHW3QDLIQ6AEIazAI#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, possibly Woolseys Farm and Sympson's Place (see 1312 and 1333); 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 24*s*. 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 8*s*. yearly, and doing suit at his court of Bromlegh every three weeks; and 3*a*. of marsh pasture held of the prior of Christchurch, Canterbury, by service of 4*d*. yearly.
Beghenham. 57*a*. arable and 3*a*. marsh pasture, held of Maurice de Brun by service of 10*s*. 3*d*. yearly, and doing suit at his court of Beghenham every three weeks.
William his son, aged 26 years, is his next heir.

Ash and Ryarsh are some distance away but the Bromley and Beckenham parts match Sympson's Place which could have been called Blakebrok (Blackbrook) prior to being named Sympson's by Robert Symson later. This shows a tenancy under Maurice de Brun (le Bruyn) for part of Beckenham Manor which could be land acquired via Richard le Lacer and possibly becomes Woolseys Farm later. 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. Identifying this along with the 1312 reference as Sympson's Place, Bromley would make sense with the mill (Glassmill or Monks Mill) and the marsh areas along the Ravensbourne. In 1333 William Latimer is referred to as exchanging the land.

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 it's 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. We rely on Len's transcription from the document held in the National Records Office. In 1334/5 the sum raised was £7/6s/2d compared to the £5/7s/8.25d here. The Lay Subsidy was a tax on moveable wealth ie not land. Further research could be undertaken into the National Archive E179 database which has an index for early taxation records but that would be a cumbersome subject to explore.

These entries do show that Maurice le Bruyn had inherited Beckenham from Philip de la Rokele by this date.

| Lay Subsidy 1328/29 | Value | | | | | | |
|---|---|---|---|---|---|---|---|
| Name | s | d | Place | Name | s | d | Place |
| Bruyn Sir Maurice le | 13 | 6.5 | Manor House | Pykenot John | 1 | 11.5 | Beckenham |
| Cliff Henry de | 9 | 6.75 | Kent House | Wyle William atte | 1 | 8.75 | |
| Faber Richard | 5 | 4 | Kent House | Humphray Robert | 1 | 8 | Elmers End |
| Cleyhurst Robert de | 5 | 0.25 | Shortlands | Sweyn John | 1 | 7.5 | Shortlands |
| Cleyhurst Henry de | 4 | 0 | Shortlands | Etercrofte Adam de | 1 | 7.25 | |
| Eilmer William | 4 | 0 | Elmers End | Langele Mabel de | 1 | 6.5 | Langley |
| Abot William le | 3 | 10.5 | Beckenham | Atte Welle Isabella | 1 | 6.5 | |
| Fraunceys Ralph | 3 | 10 | | Atte Dene William | 1 | 6.25 | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Socheford Henry de | 3 | 7.5 | Kent House | Langele Robert de | 1 | 4 | Langley |
| Alderman Henry le | 3 | 6.5 | Beckenham | Ylle William | 1 | 4 | |
| Fraunceys Robert | 3 | 6.5 | | Stomeshulle Ralph de | 1 | 3.5 | Stumps Hill? |
| Langele Walter de | 3 | 0.25 | Langley | John Massoun | 1 | 3.25 | |
| Back William le | 2 | 7.25 | Backs Lane | Wygier Robert | 1 | 3 | |
| Eilmer Ralph | 2 | 6 | Elmer Farm | Atte Dene John | 1 | 2 | |
| Langele Richard | 2 | 6 | Langley | Fythel Richard | 1 | 1.25 | |
| Stomeshulle Ralph de | 2 | 6 | Stumps Hill? | Eilmer Thomas | 1 | 0.75 | Elmer Farm |
| Jory Richard | 2 | 4 | | Gossibbe John | 1 | 0 | |
| Etecrot John | 2 | 3.5 | | Sofoughulle John de | 1 | 0 | |
| Pykenot Richard | 2 | 2.5 | Beckenham | Noreys Richard | | 9 | |
| Edmund John | 2 | 1.25 | | Total | 107 | 8.25 | |

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, see 1325. Tenements can be land ‘held of another’ ie rented and Foxgrove later becomes Burghersh’s ‘held of’ Bardolf.

This will describes Henry wishing to be buried in the diocese of York perhaps indicating that Foxgrove was not his domicile. His position (or one of them) is King's clerk . 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. De Clyf is described as ‘clericus’ described as keeper of the kings rolls (records). Although the online translation says

‘wife’ at one point that is believed to be because of the transcription of the latin text and should probably read ‘after my death’ instead of ‘after my wife’ where the heir de Clyf’s nephew is left certain livestock at Foxgrove. The latin text is copied in the appendices for anyone who has a better grasp of archaic English Latin. A common mistranslation is for ‘cupam’ as ‘Whiskey’ which I believe should be a cup or chalice ie ‘unam cupam deuratum’ a gilt cup or chalice?

“In the name of God. Amen. I, Henry de Clif, clerk (clericus), sound mind and sense by the grace of God, desirous of the inevitable human condition? to take precedence over the debt, and to store the goods and property of my property in this manner. First of all, I commend my soul to the mercy of God and Savior Jesus Christ; and I wish that my body should be buried in the Priory of Drax, if within the diocese of York. let me leave. I also bequeath for funeral expenses 40 li. and in the distribution of the poor, 40 marks. I also bequeath to the Friars Priestesses of York. 40 s. Likewise to the minor brothers in the same place 40s. To the brothers BM of Monte Carmel 40s. ; and to the brothers of St. Augustine there 40s. Likewise to the brothers of the same rows, residing in London, to wit, to any order Also I bequeath to John de Clyff, my brother, twenty marks, one whiskey(cupam), and one silver cup, and a hundred hoe, and four oxen from the store at Haplesthorp; so, however, that if it should happen that no stock of this kind will be there at the time I pass, I wish that the same John could demand nothing of such stock by virtue of the aforesaid lieutenant, nor would my executors be bound to pay him anything for the same stock. Likewise to Emma his wife, 40s., one silver cup and one leathern. Also Isabella, daughter of the aforesaid John and Emma, for her marriage, 20 li. Also William, Richard, John, Robert, Nicholas, Walter, and James, sons of the aforesaid John de Clyff, twenty marks (LXX in the text could be 70 marks), to each of them ten marks; and I wish that the said money be delivered up, according to the disposition of my executors, to some good men in order to safeguard the work of those boys until they have come to such an age, that they know how to govern and govern themselves. Also I bequeath to William Fassard and his wife Amy 20 marks; so that they will replace what they have written of me by which I have granted them ten pounds by reason of the testament, or of the last month's will. I also bequeath to Isabel, sister of me, twenty marks, so that she restores the document which she has of me by which I have granted her ten pounds, by reason of the testament, or of the last will of the month. I also read to Ralph about Ha. . . ham and to Isabel his wife, five marks and one silver whiskey, beyond those ten marks which I would otherwise have paid them (by reason of) mese. Also I bequeath to Julianre, to the son of my sister Amise, five marks and one silver cup, beyond those ten marks which otherwise would be paid to him in the name of last mese. I also bequeath to Cecily, my sister, ten marks, and one robam. I also bequeath Matilda, daughter of Henry de Seslieford, (Sechford?) in aid of her marriage, ten marks. I also bequeath to the Prioress and Nuns of Brasted ten marks. Also I bequeath to Alice de Clyff, a nun of the same house, ten marks. Item to the prioress and nuns of Halywell 9s. Item to the prioress and nuns of Clerkynwell 40s. Likewise, to the nuns of the Friars Minor outside Algat 40s. I also read to the Lord John of Saint Paul that he gilts one whiskey and one aquarium, one horse, and one leathern with one clover. I bequeath to lord John de Tyddeswell ten pounds, one whiskey gilt (unam cupam deuratum), and thirty ewes from the stock of Welton, and one horse. Also I bequeath to Robert de Balen tenth gilt whiskey Ixxx (80?) ewes and one horse. Also I bequeath to Sir Nicholas of the Fountains ten marks, one whiskey of silver, and the horse which he rides. Also to John de Balen one whiskey gilt, one silver cup, one leather, and one purse. To the lord William of Brauncewell one whiskey(cupam) and one silver cup. I also bequeath to Edmund de Bubvyth, clerk, five marks. Also Thomas de Clyff, clerk, five marks. Also John Wallace and Alice his wife, one gilt whiskey and one silver cup. Also I bequeath to Robert de Hacktorp (Hakkethorp ??) twenty marks; and I wish that they should be delivered to the lords John of St. Paul and John of Tyddeswell, to be guarded for the work of the said Robert. Likewise to Henry the son of John de Clyff, to whom I have assigned my manor of Foxgrove, and my other lands and tenements in Beckenham, to be had after my wife/death (post mortem meam, wife would be ‘uxor’) a hundred ewes of the same stock, eighteen oxen, six cows, and six oxen, if they are found in the same place (Foxgrove?) at the time of death, or the price of the same, if not found: likewise the winter seed which was sown in the same lands, and ten marks for necessary providing for his own there; likewise the carts, plows, and other furniture of the house in the same place at the time of my death. Item to Walter de Kirkeby one hundred shillings. Item to Peter de Clyff one hundred shillings. Item to John de Lund one hundred shillings. Also Eustachio Morton ten marks. Also I bequeath to Richard Lellen of Hemingburgh ten pounds, and one of my robes. Item to Robert le Baker

four shillings. Item to William Mortayne twenty shillings. Item to Roger de Staflbrd thirty shillings. Also I bequeath to William de Clyff, waiter, forty shillings. Item Nicholl le palefrayman forty shillings. Item to Robert de Brakenholme thirty shillings. Likewise to Jacob, a waiter. thirty shillings. Item Tliomfe de Bain Thirty shillings. Item to John de Hampton, waiter, forty shillings. Item to William Swayne, waiter, twenty shillings. Item Peter de Clif, waiter (garcioni – servant/attendant?), twenty shillings. Item to Thomas atte Grene twenty shillings. Item to William of Waltham one mark. Item to John Heret, ten shillings. Item to Nicholas Pickard ten shillings. Item to John Cogges ten shillings. Item to William Masch ten shillings. Item Thomaj pajetto de stables (page/groom?) a half mark (dimidiam) Item Ralph pajetto de camera(page/servant) one mark. Also I read to distribute among the poor parishioners of Haplesthorp sixty solids. Also among the poor parishioners at Wichton sixty shillings. Also among the poor peasants of Alebury one hundred shillings. Also I read in the church of the Blessed Mary of Salisbury ten marks. Item of the construction of the church of Beatte Marine Lincoln ten marks. Item ten marks for the construction of the Church of the Holy Trinity in Chichester. I also wish that one hundred shillings, which lord Adam of Osgodby, whose testament I am executor, bequeathed to the Holy Lands as a reserve, are to be paid in the same subsidy. I also bequeath to Adam of Clift forty shillings. Also at Lucse of Hemingburgh forty shillings. Item to John de Haplesthorp, clerk, forty shillings. Item to Adam Youn forty shillings. Item to Nicholas Mitford forty shillings. I also bequeath to the Prior and Convent of Drax, for my burial, ten shillings; and I wish that one perpetual chantry of the remainder of my goods there for my soul be ordained according to the disposition of my executors (unless) by me while it was ordained."

A reminder that archaic latin by English scribes is idiosyncratic.

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 (3x120acres?), 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.

A carucate of land is estimated to be that which can be ploughed by one team of oxen in a year, about 120 acres. The map of Foxgrove of 1720 describes a place where 20 great beasts (oxen) of Foxgrove were kept. Henry de Clyf described as a clerk (clericus) here is taken to mean a judge in medieval times.

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). The Querant is acquiring property from the Deforciant so Saint Paul and Tyddeswell are the executors of Henry de Clyf's will in 1331 and this fine is conveying the property to Henry de Clyf's nephew, Henry the son of John de Clyf.

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 (Sympson's Place); 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, co. 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)

Conan has acquired the properties from Latimer whom earlier was renting the properties from the Bishop of Rochester (Bromley) and Maurice le Bruyn (Beckenham Manor). We can assume that the phrase “to hold of the chief lords of the fee by the accustomed services” means that Richard Lacer is bound to the same conditions as Latimer was in 1328 and passed on to his son William Latimer. 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. See 1312, 1328 and 1365.

1334/5 - 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 Hauek 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 be 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 Hauek’ | £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 ingraffed 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 much earlier.

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 accont 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 18th century was divided into 4 or more farms and Beckenham Manor in the 1760's is described as being leased to the surrounding landowners. The Eylmers together also account for about half as much as Bruyn presumably for the possessions at Elmers End.

1338 – Unidentified messuages, Thomas Snodylond acquires land from de Vyene and Bygot in these Feet of Fines (358) York: In the octave of the Purification of the Blessed Mary 12 Edward III. Q: Thomas de Snodilond parson of Saint Botulph's church next Billyngisgate, London. D: John de Vyene and wife Joan. One messuage, 30 acres of land, 6 acres of wood, moiety of one acre of meadow in Beghenham. To hold to Thomas and his heirs. Warrant against the heirs of Joan. Thomas gave 20 marks. (see 1333 John de Vien debtor)

(360) York: From Easter in three weeks 12 Edward III. Q: Thomas de Snodylond. D: Bartholomew Bygot and wife Mabel. One messuage, 24 acres of land, 1 acre of meadow and 6 acres of wood in Begenham. Quitclaim to Thomas and his heirs. Warrant against the heirs of Mabel. Thomas gave 20 marks. (source; Kent Archaeology

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 Foxgove 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 Huntyngfeld, 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)

Henry de Clyf died in 1333 leaving Foxgrove and other tenements in Beckenham to his nephew also named Henry de Clyf. Presumably the ‘other tenements’ are Kent House and Seccheford is tenant or feoffee paying the rent. This transcription can be taken to read that Hugh de Balne had it free from the rent and passed it to Alice Seccheford, widow? The le Brune’s (Bruyns) are acting in a local administerial role as lord of the manor of Beckenham. In 1334 Seccheford is shown paying tax in the subsidy roll. By 1355 Foxgrove is held by Bartholomew Burghersh in turn held of Hugh Bardolf. Could Hugh Bardolf be the same as Hugh de Balne?

1346 – Sympson's Place, Bromley; Richard le Lacer is Mayor of the City of London. Resides or has property in Bromley and is father of Alice Lacer who married Sir William Bruyn of Beckenham Manor. Lacer acquired what is believed to be Sympson's Place etc (See 1312, 1328, 1333)

**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, subesequently 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, diptheria 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 1274 Kent Roll records an earlier reference to John of Foxgrove who was a witness.

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 possest 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 Speare," (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 Rokele 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 Rokele 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 (Penge Common?) 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.
Fordyngbrigg. 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 Burghershh 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 and Thomas Bardolf had land confiscated for his attainment for treason. Richard le Hauk may be the source of the name "Hawksbrook" which is applied to the river Beck and names such as Hawksbrook Mead appears on maps in the viscinity of Langley/Kelsey.

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 Burghershh, 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.
Chidyngston. 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.**

1357 – Elmers End; records are scarce regarding the Elmers or Aylmers of Elmers End especially regarding the descent of the property between the 14th and 18th Centuries.

TNA ref; C 241/136/125 Debtor: Thomas Aylmer of Kent of Beckingham.
Creditor: Thomas Fermbaud, knight [held part of a fee in Battlesden, Manshead Hundred, Beds]
Amount: £40.
Before whom: Simon Fraunceys, Mayor of London; Andrew Aubrey, Clerk. When taken: 19/05/1356
First term: 02/06/1356 Last term: 29/09/1356 Writ to: Sheriff of Kent Sent by: Henry Picard, Mayor of London; Thomas de Brisworth, Clerk.
Endorsement: London' Coram Justic' de Banco in XV Trinitatis. 1357 Apr 20

Also 1357 and possibly linking Burghersh as holder of Foxgrove Manor (see 1355 Foxgrove|) Thomas Aylmer is cited as co-debtor with the Herci's; TNA ref C 241/135/6 Debtor: John de Herci, knight, of Notts. [Family held part of a fee in Weston, Thurgarton and Lythe Wapentake, and a fee in Grave, Bassetlaw Wapentake] William de Herci of Wellum of London, and Thomas Aylmer, Chamberlain of Bartholomew Burghersh, the elder, Creditor: John atte Noke, and William Sevensterne, citizens and brewers [merchants] of London.
Amount: 50marks.
Before whom: Thomas Leggy, Mayor of London; Andrew Aubrey, Clerk.
When taken: 03/11/1354
First term: 05/04/1355
Last term: 05/04/1355
Writ to: Sheriff of Notts
Sent by: Henry Picard, Mayor of London; Thomas de Briseworth, Clerk.

Endorsement: Before the Common Pleas in the quindene of Easter. Notts. 1357 Feb 3
As Burghersh had died in 1355 perhaps Thomas Aylmer lost his position as Burghersh's chamberlain.The legal process took 2 to 3 years.

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, deforciants, 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 Southwokyndon, John Coly, parson of Stifford, and John Martham, parson of Bekenham, complainants, and Robert de Marny, knt., and Alice his wife, deforciants, 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 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.

1360 - 28th November, Close Rolls of Edward III; 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 (1360).

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 Southwokyndon 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 Southwokyndon and all other their lands in Southwokyndon co. Essex for fifteen years, rendering 60 marks a year in the church of Southwokyndon 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)

1360 - Beckenham Manor; Regarding Sir Robert de Marney, (see 1358 release to Robert de Marny)

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 Williamn (not Maurice an error in History of Parliament, Alice Lacer married William Bruyn) Bruyn and his wife, Alice, an annual rent of £40 from their manor of South Ockendon, Essex, having already acquired (1358) 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 interesting information but with the errors or mismatches in information that we have to sort through. Although the description of de Marneys activities is enlightening some names do get transposed. Marney was 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. William's father Maurice died in 1356 and William's Inquisition Post Mortem is in March 1362, he died February 1362.

Alice Lacer was daughter of Richard le Lacer, Mayor of London and resident of Bromley (Sympson's Place? before it acquired that name and including what became Woolseys Farm, Beckenham?)

1361 - History of Essex/South Ockendon which features in the histories of the Bruyn and Tyrell famililes; 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. Not only had Robert de Marney acquired the rents from Bruyn estates some time earlier but upon William le Bruyn's death he married the widow Alice le Lacer and purchased the guardianship of the son Ingram Bruyn. See history of parliament online https://www.historyofparliamentonline.org/volume/1386-1421/member/marney-sir-robert-1319-1400

WILLIAM BRUYN, knight. Writ, 8 March, 36 Edward III (1362). Inq. taken at Wokyndon Rokele, 26 March, 36 Edward III.
Essex; Wokyndon 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.(1361) 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 100a. heath, held of the abbot of Westminster, as of his manor of Batricheseye, by service of rendering 20s. 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.

(100a of heath probably Penge Common)

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 40s. 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.)

The extent of the Manor of Beckenham was researched by Len Hevey and his transcript should be referred to.

1362 – March, Beckenham Manor et al, Patent Rolls of Edward III. Whithors appointed as a 'guardian' of William Bruyn's property.

March 30. Westminster. Commission to the king's yeoman Walter Whithors of the wardship of the lands late of William Bruyn who held in chief, with the issues thereof from the time of his death and all other appurtenances and the marriage of the heir, and so from heir to heir. By K.

1363 – Beckenham Manor et al. February; Patent Roll Edward III; Alice le Lacer, widow of William Bruyn licence to remarry and she marries Robert de Marny. It was customary for widows to marry often to suitors who wanted to acquire their land. This is an unusual instance of the widow getting a licence to make her own choice. However, having read about de Marny's exploits her choice is somewhat questionable.

1363. *MEMBRANE* 37.
Feb. 6. Westminster. Licence, for 20 marks paid to the king by Alice late the wife of William Bruyn who held of the king in chief, for her to marry whomsoever she will of the king's allegiance.

1365 - Beckenham (Manor), Woolseys Farm or Sympson's Place, Bromley. 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 Walsshe, 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) See 1333.

1365 – Foxgrove (and Kent House?); A transaction apparently reversed in November the same year.
Memorandiim of acknowledgment, 9 June.
Writing of Thomas Daldoun knight, giving to Sir Walter de Pavely knight, his heirs and assigns, a yearly rent of 401. of all his manors and

lands in Kent payable at Midsummer and Christmas by even portions, with power to distrain for arrears. Witnesses: John Kiriel, John de Clynton, Stephen de Valoyns, Lawrence de Brenlyf, Thomas Moraunt knights, John Colpeper, William Appuldcrfeld, Thomas Colpeper. Dated Henden, 10 June 39 Edward III. French.
Memorandum of acknowledgment, 12 June.

Charter of Thomas Daldoun knight, granting with warranty to Thomas de Houngreford and John de Gildesburgh, their heirs and assigns, the manor of Burgherssh with the members of Hegclond and Pesemerssli (Peasmarsh) with the appurtenances in Sussex as fully as he the said Thomas Daldoun ever had the same. Witnesses: Alan de Buxhull, William de Ecchyngham, John Seintclier knights, Richard Hurst, William Tank, John Dasshebournham, Roger Dasshebournham.

Dated Burgherssh (Burwash), 10 June 39 Edward III. French.

Memorandum of acknowledgment, 12 June.



1365. Membrane 25d — cont.

Indenture made at London between Sir Bartholomew de Burghersh knight and Sir Thomas Daldoun knight, being the defeasance of a statute merchant whereby tlie said Sir Thonuis is bound for 2,000 marks, upon condition that from this day forth Sir Thomas shall not sell nor to farm let any of the manors, nor parcel thereof, nor any land he has or which may come to him, save by will of Sir Bartholomew, that he shall be ready to enter into the warranty of the manor of Burghersh toward Thomas de Houngreford and John de Gildisbury, and without delay or debate to be traverser whensoever by them vouched in a writ concerning the said manor which Sir Bartholomew shall bring against the said Thomas de Houngreford and John. Dated London,

11 June 39 Edward III. French.

Memorandum of acknowledgment by the said Bartholomew,

And later in 1365 - November; 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 Burghersh knight, his heirs and assigns, his manor of Burghersh 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 Burghershh knight, his heirs and assigns, of the manor of Burghershh 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)

1368 – Will of ; WILLIAM VAUS of Maydenstan (Maidstone). 22 September 1368. To be buried in the churchyard of the church of Blessed Mary of Maydenstan. To the high altar 13s. 4d. In support of the work (in subsidium operis) of the said church 13s. 4d. To the light of B. Mary in the said church upon the great beam 6s. 8d. In support of the work of the chapel of St. Faith 3s. 4d. To Sir John Estneston, chaplain, my confessor 6s. 8d. To each other parish chaplain, Roger Nigro (?Black) Walter de Wy, Simon de Stone, John Frakenham, John Flemyng and Henry atte Chaumbre, chaplains, to each to celebrate for my soul one trental (no sum stated). To Sir John Kyngeslond, Vicar of St. Nicholas in Thanet to pray for my soul 20s. To Sir Roger atte Steghile to pray 20s. To Laurence Hikelot beneficary 3s. 4d. To three other clerks, beneficiaries, each 12d. To the Prior and convent of the house of Douorr to pray for the souls of William Vaus my grandfather, and Johanne his wife, John Vaus my father and Isabell his wife my mother and for my soul 20s. To the Brethren of the Hospital of Domus Dei of Douorr to pray for the said souls 13s. 4d. To the Religious men of Langedon to pray 20s. To the Friars of the Order of B. Mary of Mount Carmel in Sandwich to pray 13s. 4d. To the Religious men in the Priory of Horton to pray 20s., of Bilsyngton 6s. 8d., the Friars of Lossenham of the Order of B. Mary of Mount Carmel, 6s. 8d., Friars Minors of Canterbury 20s., Friars Preachers there 20s., Augustine Friars there 20s. To the Religious men in the Priory of St. Gregory Canterbury 40s. To the monks of St. Sepulchre Canterbury 13s. 4d. (all to pray for above souls). To the Sisters of the House of St. Laurence in Canterbury 13s. 4d. To the Sisters of the House of St. James there 13s. 4d. To the Brothers and Sisters of the Hospitals of Northgate and Herbaldon 13s. 4d. each house. To the Religious men of the House of Faversham 20s. To the monks of Dauynton 13s. 4d. To the Brethren of the Hospital of Domus Dei of Ospreng 6s. 8d. To the Religious men in the Prior of Rochester 20s. To the Brethren of the Hospital of Domus Dei of Strode next Rochester 6s. 8d. To the Friars of Eylesford 20s. To the Religious men in the Priory of Ledes 13s. 4d. To the Brethren of the House of the Holy Cross of Mottenden next Sutton Valence 13s. 4d. To the Religious men of the Priory of Cumbwell 20s. **To the Canons**

**of Begeham 20s.** To the Religious men of Tonebregge 20s. To the Friars and Nuns of the House of Dertford 20s. (all to pray for the said souls). To each brother and sister existing in every hospital at my death between Douorr and the west of Derteford 6d. To the monks of Mallyng 13s. 4d. To each prisoner in the Castle of Canterbury and in the gaol of Maydenstan 6d.
To 13 poor men, neighbours of my mansion for 13 tunics of black or russet with hoods of the same suit and 13 pairs of shoes, each 6d., = 58/-s. To the monks in the Monastery of Schapey 13s. 4d. To Sir Richard, vicar of Laysdon to pray 13s. 4d. To Sir William late vicar of Merden for tithes forgotten 13s. 4d. In aid of the work (in subsidium operis) of the church of Merden 6s. 8d. To Sir Elie late vicar of Brenchesle for tithes 6s. 8d. To Sir William, vicar of Seldewyche to pray 6s. 8d. In aid of the work (operis) of the said church of Seldewyche 6s. 8d. To Lora daughter of Reginald Kyngeslond 20s. To Lora wife of Stephen Nhote (sic) 20s. To Marion Tayntener 6s. 8d., Marion wife of Roger Roks a qr of wheat or half a marc, Johan wife of Henry Polayn a qr of barley, Lucy atte Groue 20s., William my servant 13s. 4d., Stephen Joce a qr of barley, John Cheseman, Adam Monoclo, John Layner, and Walter Baker my attendants (famulis) to each 4 busshels of barley. To Henry Smyth late my attendant one qr of barley. To Isabell Golthad a qr of barley. To Peter Eyet 6s. 8d. For all my exequies on day of my funeral £10. I leave for 40 lb of wax to make 4 great candles to burn round my body in the vigil and on the day of my burial, price per lb 8d., 23s. 4d. And after my burial I will the four candles remaining to the four altars in the body of the church of Blessed Mary of Maydenstan existing, one to the altar of Blessed Mary in the north work (in opere boriali) one to the altar of St. Stephen, one to the altar of St. Nicholas and one to the altar of Blessed Mary in the south work (in opere australi) and there to remain as long as they endure. To the religious men of the House of Boxle to pray etc. 20s. I leave in aid of the work of the chapel of St. John Baptist in Stone in glazing three windows 20s. To the light of St. Christopher in the church of Maydenstan 3s. 4d. To William Toppeclyf a silver cup with cover of silver and a red book in which are contained the Ten Commandments of God.
To Sir Richard atte Lese, Knight, all my armour. To Margaret wife of Richard Copeper (?Colepeper) a white bed. To James de Pecham a black psaltery. To Richard Burlee 3s. 4d. To William son of Adam of Worth my godson a qrt of barley. To Sampson godson of Marcell atte Lese my godson if he should survive this pestilence 13s. 4d. To the light of Corpus Christi 6s. 8d. Residue to Cecily my wife. Executors Richard atte Lese, Knight, James de Pecham, and William Topclyf. Dated at Maydestan. I leave Richard Baron a qr. of wheat, Richard Kneehehoger a qr. wheat. To Sampsom son of Marcell atte Lese my godson a qr. of wheat. For a man to go pilgrimage for me to Walsyngham 6s. 8d., and another to go pilgrimage for me to Hastynges 3s. 4d.
Proved 9 November 1368 at Lamheth by William Toppeclif executor with reserved power for the others. (121b Langham).

Some spelling variation might be due to transcript errors ie Douerr is probably Dover but the usual phonetic spellings also come into play.

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, Byssh (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 Burghershh 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. Pavely 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 Southwokyndon 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 Southwokyndon, 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.

Copied from 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, deforciants, 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 Southwokyndon, John Coly, parson of Stifford, and John Martham, parson of Bekenham, complainants, and Robert de Marny, knt., and Alice his wife, deforciants, 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 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.

1372 - Beckenham and Bromley, Woolseys Farm?; 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, Bakeresland, 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. We conjecture whether this could be related to Woolseys Farm (Walcy) the descent of which is vague until 1693 and 1705 when it becomes Peter Burrells

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 Southwokyngdon co. Essex, the manor and advowson of Bekynham co. Kent, the manors of Rounor and Fordyngbrigge 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 according to Philipot 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 ingraffed 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). This "sale" for 1377 looks like a Final Accord which we have not found to confirm but we find the name Langele or Langel mentioned significantly earlier, Ralph de Langele 1266..

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 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, deforciants, 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 Southwokyndon, John Coly, parson of Stifford, and John Martham, parson of Bekenham, complainants, and Robert de Marny, knt., and Alice his wife, deforciants, 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 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.

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

1379 – Kenthouse; Marriage of Thomas Exton (d.1420) to Joan Frambald. Although it was his second marriage, to Joan, the daughter and coheir of Maud Frambald, which made him really wealthy. From her mother she inherited shops and tenements in the London parishes of St. Michael le Querne, St. Leonard and St. Alban, as well as a messuage called 'le Kenthouse' and other land in Battersea, Lewisham and Beckenham. In February 1389, Joan's father granted Exton and his feoffees an annual rent of £10 for the next 20 years, although Frambald's sudden death and the temporary reversion of his estates to the Crown meant that the annuity fell almost immediately into arrears. The division of Maud Frambald's London property between Joan Exton and another of her kinsmen, Robert Conyngesburgh, was finally settled after much argument in February 1390. Source; History of Parliament online;Thomas Exton.

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, Modyngham 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. See 1386 Pykeman to Cressewyk

1380 - Foxgrove; after disposal of Foxgrove by Pavely? Thomas de Aldon was second husband of Maud Burghersh after William Paveley died hence so Walter Paveley 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 but William de Weston is mentioned in 1384 Manor of Grouelond and Lewelond? (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.) see 1384 Weston to Vannere

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;

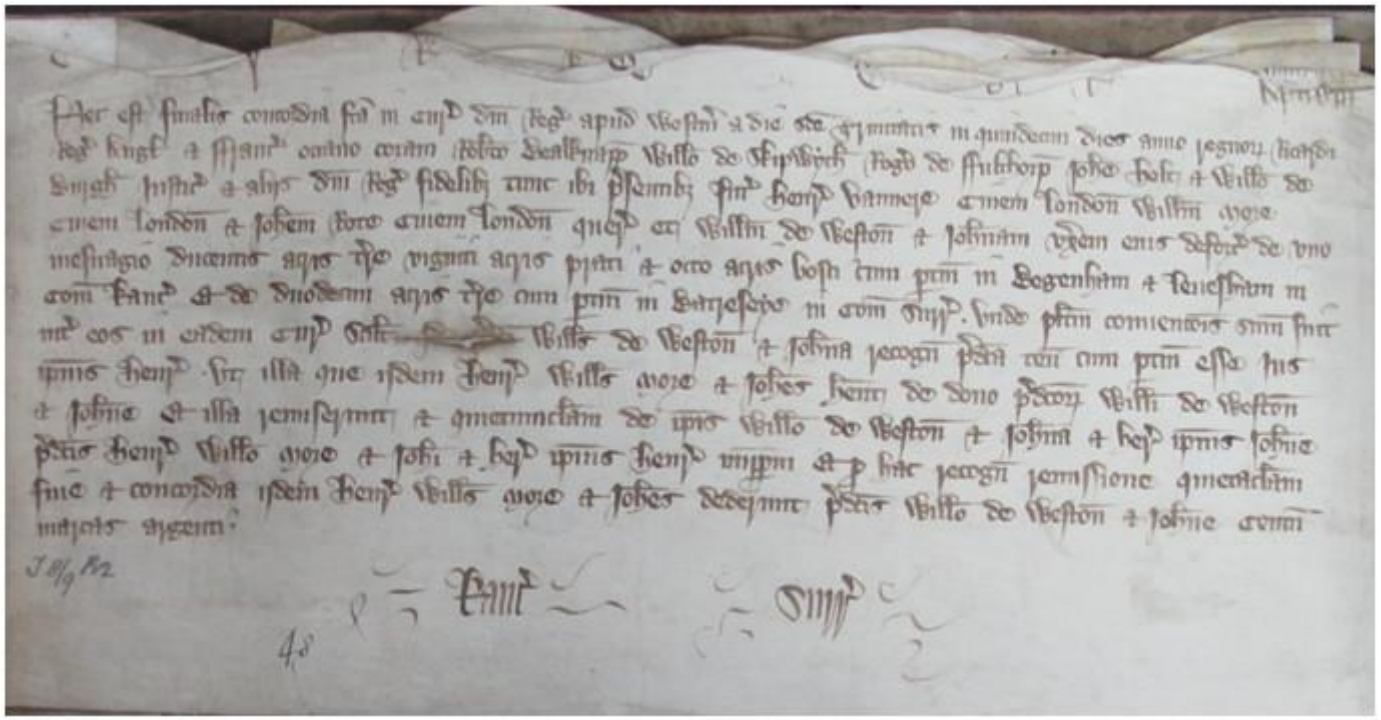
(461) Octave of Trinity 8 Richard II Q: Henry Vannere citizen and vintner of London, William Clouyle and John Cornwaleys D: William de Weston and wife Joan Manors of Grouelond and Lewelond in Bekenham. Quitclaim from William de Weston and Joan and the heirs of William to Henry, William Clouyle and John and the heirs of Henry. Warrant against the heirs of William. Henry, William Cloyle and John gave £100. (Kent Arch.)

Also see William Brograve v Thomas Horne re Grovelond in 1495

1384 – Duplicate of the previous entry or not?? Foot of Fine (DC 131) Trinity in 15 days 8 Richard II - Kent and Surrey Q: Henry Vannere citizen of London, William More citizen of London, John Rote citizen of London D: William de Weston and wife Joan A messuage, 200 acres land, 20 acres

meadow, 8 acres wood in Begenham and Lewesham co. Kent and 12 acres land in Batreseye co. Surrey. Quitclaim from William de Weston and Joan and the heirs of Joan to Henry, William More and John and the heirs of henry. Henry, William More and John gave 100 marks. (Kent Arch.)

1384 - 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 5th 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, deforciants.

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

1384 – Foxgrove Manor; 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$^{th}$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.

**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, 4th Lord Burghersh, died testate 5 April 1369, and was buried in the lady chapel of Walsingham Abbey, Norfolk. His widow, Margaret, married (3rd) 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 Dallingridge, 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 Heytesbury* (1824): 88 (Burghersh ped.). Nicolas *Testamenta Vetusta* 1 (1826): 76–77 (will of Bartholomew Burghersh, Knt.). Burke *Dict. of the Peerages... Extinct, Dormant & in Abeyance* (1831): 100–101. Beltz *Mems. 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* (1905): 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 *Whelnetham 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 Sir Bartholmew Burghersshe: gules a double-tailed lion rampant gules). Watkin *Inventory of Church Goods temp. Edward III* (Norfolk Rec. Soc. 19(2)) (1948): 203 (biog. of Sir Bartholomew de Burghersh). VCH *Warwick* 6 (1951): 39, 276. Langham *Reg. Simonis Langham Cantuariensis Archiepiscopi* (Canterbury & York Soc. 53) (1956): 139. Paget *Baronage of England* (1957) 108: 1 (chart). Chew *London Possessory Assizes* (1965): 46–72 (no. 164). VCH *Cambridge* 5 (1973): 201. *Ancient 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 *Abs. of Feet of Fines Rel. 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 Sir William Burcester). Kirby *Hungerford Cartulary* (Wiltshire Rec. Soc. 49) (1994): 160–162.

https://fmg.ac/resources/scanned-sources/category/78-tgb-13I assume the plaintiffs won as in 1399 Hakkethorp(Haithorp) q

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 Turvylle, 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.

1386 – Undefined property but Pykeman is mentioned in connection with acquiring the Manor of Sundridge and divers other land in 1380; 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) see 1380 Pykeman ‘Manor of Sundridge etc.’ The amount of land in Beckenham isn’t mentioned and maybe is a very small part of this transaction.

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. Borrowman describes this as a disposed of or mortgaged (more likely a form of lease) and says 500 marks was paid by the clerics for the advowsons. Borrowmans record of the parsons of St.George’s adds some substance here.

1387 – Old Court Manor? A few references naming Bromlegh, Chiselhurst, Beckenham and Eltham can be linked to parts of Old Court Manor which was based in Greenwich. This may be a sub letting or lease as enfeoffments could constitute several layers ie like sub letting rented property. One meaning of Frith is a wood or forest generally so Frythe or Frith Wood is mentioned in other references and in some cases near Pickhurst Green although this links a Frith wood to Chiselhurst. 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. It is impossible to identify the exact locations but land in Beckenham ending up in the possession of Morden College is thought to have been part of Old Manor property.

Memorandum; 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 - Kent House or Manor of Kenthous: National Archive; Creditor: Nicholas Heryng, of Kent, now deceased. Amount: £300.
Before whom: William Walworth, Mayor of the Staple of Westminster.
When taken: 17/10/1379
First term: 25/03/1380
Last term: 25/03/1380
Writ to: Sheriff of Kent Sent by: Chancery.

Endorsement: William Guildford, Sheriff, replies that John Leeg is dead, but all his lands and tenements, goods and chattels have been extended and seized into the King's hands. William Brantingham was not found in the bailiwick and he has no property there. Date given for return to Chancery: 25/11/1388. M(ichaelmass).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.

“Manor” in this sense is just a house and related land and not in any way a legislative jurisdiction. Nicholas Heryng is not mentioned elsewhere in connection with Kent House but a Thomas Heryng is connected in some transactions. There is some possibility that Heryng was leasing to Leeg?

1389 – Beckenham Manor; Court of Common Pleas. Plea of Covenant; Robert de Bourton, Robert de Marny 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

Robert de Marny’s wife Alice is the remarried widow of Maurice le Brun, previously Alice le Lacer. Marny has a reputation of acquiring property and in this case by marrying the widow of the Lord of the Manor of Beckenham. The Manor will eventually return to Alice’s son Ingram le Brun. The following indicates that Robert de Bourton acquires the right of Beckenham Manor and advowson from Robert de Marny and his wife. We have found that often these Fines (Final Accords) state ‘for ever’ but properties return to the original landlord indicating that some form of lease is agreed.

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, [deforciants].
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 Randolueston' 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.

1 mark was valued at 13shillings and 4pence or 2/3rds of £1 so about £332 which was a considerable sum in 1389

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 Lamhethe, 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 of dissimilar benefices with cure, to be held along with such benefice without cure, after which he exchanged Bradestede for Lamhethe— 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 Beckenham Manor; Foot of Fine; 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.)

This must relate to a lease as Alice was widow of Sir William Bruyn subsequently married to de Marny and the Manor of Beckenham eventually returned to Ingram Bruyn, son of Alice and William.

1389 – Believed to be land belonging to Old Court Manor Greenwich which descended to John Morden and Morden College; Foot of Fine; This unidentified estate and the Middleton name appear in other entries, probably includes the site of ‘Morden College’ land in Beckenham which John Morden acquired from Charles II;

(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. One has to understand the history of Old Court Manor and its evolution out of the Manor of East Greenwich.

1391/2 – Feb 20 1392; Close Rolls; John Martham parson of Bekenham and lord of the manor of Bekenham to William de Marny, son and heir of Robert de Marny knight his heirs and assigns. Gift of all services due to the said parson as lord of the manor for great number of lands in Bekenham sometime of Richard Lacer citizen of London and now held by the said William and quitclaimed with warranty of such services and of the lands aforesaid. Westminster 27 February.

Indenture between John Martham parson of Bekenham and lord of the manor of Bekenham and Robert Cuttulfe of Belchangre 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 “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 to him. Witnesses; Ingram Brun knight, William de Marny, John Body, Thomas de Merston, Walter Colman. 4 February 16 Richard II (French)

This adds a little background to the period in which John Martham is both parson and lord of the manor of Bekenham until it returns to Ingram Brun

1392 – Foot of Fine; (839) Morrow the Ascension 16 Richard II; Octave of Trinity same year 103 Q: Walter Pounde 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 Stomehole gave £20. (Kent Arch.)

Walter and John Stomelhole/Stomehole is possibly Stommeshulle as in the Lay Subsidy Roll and a possible source of the name Stoms Hill / Stumps Hill?

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 Forthyngbrigge co. Southampton, a toft and one carucate of land in Forthyngbrigge 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 Forthyngbrigge, 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 Cuttulfe of Bilchangre 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 30*s*. 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; The Archbishop of Canterbury apparently fined or penalised and later pardoned for allowing the escape of the named felons. 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. Westminster. Pardon, at the supplication of the archbishop of Canterbury, to the said 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. Westminster. Pardon, at the supplication of the archbishop of Canterbury, to him of 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 (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 – Believed to be land belonging to Old Court Manor Greenwich which descended to John Morden and Morden College; These diverse properties are unidentified so far but a separate thread of research could follow Ralph Nevill? The extent of the Beckenham and Lewisham land is also unknown but in Beckenham a small site near Langley later belongs to Morden College as a bequest from John Morden who acquires Old Court Manor from Charles II. The Earl of Westmorland and the mention of John Norbury tempts us to connect with the area of Norbury. Hugh Middelton only has a lease for life. See1389 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***, ***Chesilhirst'***, ***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 vills 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


## Timeline 1400 - 1600 Back to Intro Next Page (Timeline 1600-1800)


For this time frame we'll start with Henry the fifth's reign.

**1399 - King Henry IV until 1413**

1399 - Foxgrove; this 1659 description...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,*

But see the 1400 Close Rolls entry. 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. Also Philipot had some details wrong or generalized ie 'latter end' rather than an actual date.

1399 – This Fine (Final Agreement) Believed to be land belonging to Old Court Manor Greenwich which in Beckenham was a small plot next to Cocapanniers Wood near Langley which descended to John Morden and Morden College; These diverse properties are unidentified so far but a separate thread of research could follow Ralph Nevill? The extent of the Beckenham and Lewisham land is also unknown but in Beckenham a site later belongs to Morden College as a bequest from John Morden who acquires Old Court Manor from Charles II. The Earl of Westmorland and the mention of John Norbury tempts us to connect with the area of Norbury. Hugh Middelton only has a lease for life. See1389 and 1414

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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 - 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, Family Search).

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. Elizabeth in this memorandum dies in 1409; Burghershssh (Elizabeth) la Despenser. (fn. 1) -To be buried in the church of Our Lady of Teukesbury near her lord Edward, Sire (Edward) le Despenser, and her son Thomas, Sire le Despenser. Directions for funeral, chantries, &c. To Geffrey Scotte a tenement in Petrislane in London for life. Dated 4 July, A.D. 1409.

1400 – Beckenham Manor; Post Mortem Inquisition at Deptford. 10 Sept 1407. Ingram Bruyn, Knight. at the time of his death 12th 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, Lyngefelde, Cullisdoun, Farley, Adyngton and elsewhere in Surrey sometime of the said John Julyan. 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 if correct then 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 Carrews 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 Bekynham to others. The Carreus would also be connected with Sympson's in Bromley so refer to "Mercy Carreu" wife of Nicholas later on.

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.

1406 – Foxgrove; Thomas Bardolf was declared by Parliament to be a traitor 4 Dec. 1406 and his lands forfeited.[1]

https://www.google.co.uk/books/edition/Reports/47FbAAAAQAAJ?hl=en&gbpv=1&dq=thomas+bardolf+treason&pg=PA358&printsec=frontcover

Bardolf escaped to France and upon his return was wounded at the Battle of Bramham Moor and died in 1408.

His honours and lands were forfeited to the Crown by attainder. [3]

"The estates were divided between Thomas Beaufort, 1st Duke of Exeter (the king's half-brother), Sir George de Dunbar, Knight, and the Queen; but the latter's proportion, upon the petition of Sir William Clifford, knt. and his wife, Anne, and Sir William Phelip and his wife, Joan, to the king, was granted in reversion, after the Queen's decease, to those husband's of the attainted nobleman."[3]

Anne & Joan were his daughters

Nature of request: Schedule of manors held by Thomas Mortymer in dower for his wife Agnes, of the inheritance of Thomas Bardolf of Wormgay.

Places mentioned: Wormgay, Norfolk; Stowe (Stow Bardolph), Norfolk; Runcton, Norfolk; Fincham, Norfolk; Strumpsagh (Strumpshaw), Norfolk; Cantley, Norfolk; Castre (Caistor), Norfolk; Clopton, Suffolk; Watton at Stone, Hertfordshire; Crowbury, Hertfordshire; Bercomp (Barcombe), Sussex; Birling, Sussex; Wendover, Buckinghamshire; Ruskington, Lincolnshire; Digby, Lincolnshire; Addington, Surrey.

I think we can assume related parts of Beckenham to have been parts of Addington but we believe that Foxgrove continued to be held by Burghersh under his enfeoffment.

Source; https://www.wikitree.com/wiki/Bardolf-37#_note-MCA

This summary dated 1439 but referring to actions in 1404 (6 Henry IV) shows that Bardolf's lands had been forfeited by his treason and given to Joan the queen of Henry IV. However, the impact upon the occupancy of Foxgrove Manor is probably small as Bartholomew Burghersh or others would continue their 'sub-tenancy' under enfeoffments.

Nov. 30. Westminster. To the escheator in Sussex. Order to remove the king's hand and meddle no further with the manor of Byrlynge, delivering to Reynold Cobham knight, Anne his wife, William Phelip and Joan his wife any issues thereof taken; as it is found by inquisition, taken before William Otteworth late escheator, that by letters patent of 10 August 6 Henry IV that king granted the said manor to Joan his queen for her life, among other lands of Thomas lord Bardolf, by name of all castles, manors, lordships, towns, lands etc. of his, in part of 10,000 marks a year to her granted by him on behalf of her dower, with the knights' fees and advowsons of churches etc., that by letters patent of 28 June 10 Henry IV that king after granted to William Clyfford now

1439. *Membrane 26—cont.*

deceased, the said Anne then his wife, William Phelip and Joan, Anne and Joan being daughters of the said Thomas, and to the heirs of the bodies of Anne and Joan, the reversion after the said queen's death of the said manor, fees and advowsons whereof the said Thomas was seised on the day of his forfeiture, and which by reason of a judgment against him rendered were seized into that king's hands and by him granted as aforesaid, so that for lack of such issue the same should revert to that king and his heirs, that William Clyfford died, and the said Anne took the said Reynold to her husband, and that the said queen at her death held the same in dower for her life with reversion to the said Reynold, Anne, William and Joan and to the heirs of the bodies of the said Anne and Joan; and by another inquisition, taken before John Bartelot late escheator, it is found that the said manor is held by knight service of the king as of the duchy of Lancastre of the honour of Aquila.

1407 – Inquisition Post Mortem of  (date of death 12th 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 1399–140*

*5*, 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-inlaw 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. 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
1407 - MAURICE BRUYN
343 Writ de etate probanda. ‡ 23 Sept. 1407 [Maupas].Joan countess of Hereford , who has custody of the lands, should be warned. [Dorse:] She was warned by Robert Waltham and Thomas Berdeney .ESSEX. Proof of age. Horndon on the Hill by South Ockendon. 24 Sept. [Rykedon].
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 Turvylle , 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.
C 137/64/83 mm. 1-2
1407 - Beckenham Manor; Calendar of Close Rolls; Maurice Bruyn; proof of age and granted possession of his father Ingram's lands in Essex, Dorset and Kent.

*MEMBRANE* 35.

Oct. 3. Westminster. To Robert Rygdoun escheator in Essex. Order to take the fealty of Maurice Bruyn, son and heir of Ingram Bruyn knight, and to give him seisin of his father's lands, and of the lands which were held in dower and otherwise for life by Elizabeth who was his father's wife ; as he has proved his age before the escheator, and for 2 marks paid in the hanaper the king has respited his homage until Christmas next.

To the escheator in the county of Suthampton. Like order; as the said Maurice has proved his age before Robert Rygdoun.
Like writs to the escheators in Dorset and Kent.

1408 - Easter Term; John Pykenot sues John Clerk, Baker, for 'detinue' (wrongful detention of goods)

1412 - West Wickham Manor; demise and feoffment lf lands including parts in Beckenham. These back to back transfers appear like Lease and Release transactions?

Thomas Squiry esquire of ' Westwykham ' co. Kent to John Grace ' peautrer ' and Robert Squiry citizens of London, their heirs and assigns. Charter with warranty of the manor and advowson of ' Westwykham,' with all lands etc. there and in Bekenham. Witnesses : John Crippynge, John Lostede, John Maunynge, John Lecheforde, John Hevere. Dated ' Westwykham,' 27 November 14 Henry IV.

*Memorandum* of acknowledgment, 30 November.

*MEMBRANE* 24*d*.

John Grace ' peautrer ' and Robert Squiry citizens of London to Thomas Squiry esquire of ' Westwykham ' co. Kent and his assigns for life, with remainder to William Galyoun of Mildenhale co. Suffolk and Isabel his wife, firstborn daughter of Thomas Squiry, and the heirs of their bodies, remainder to John firstborn son of the said Thomas and to the heirs male of his body, remainder to Thomas Squiry son of the said Thomas and to the heirs male of his body, remainder to the right heirs of the said Isabel. Charter indented of demise and feoffment of the manor and advowson of ' Westwykham,' with all lands in ' Westwykham ' and Bekenham jointly purchased of the said Thomas by the grantors. Witnesses : John Crippyng, John Lostede, John Maunynge, John Lecheforde, John Hevere. Dated ' Westwykham,' 28 November 14 Henry IV.

*Memorandum* of acknowledgment, 30 November.

**1413 - King Henry V until 1422**

1414 - See 1389 and 1399 but possibly not connected although the phrase ‘elsewhere in Kent’ may include the lands of Old Court Manor; 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.

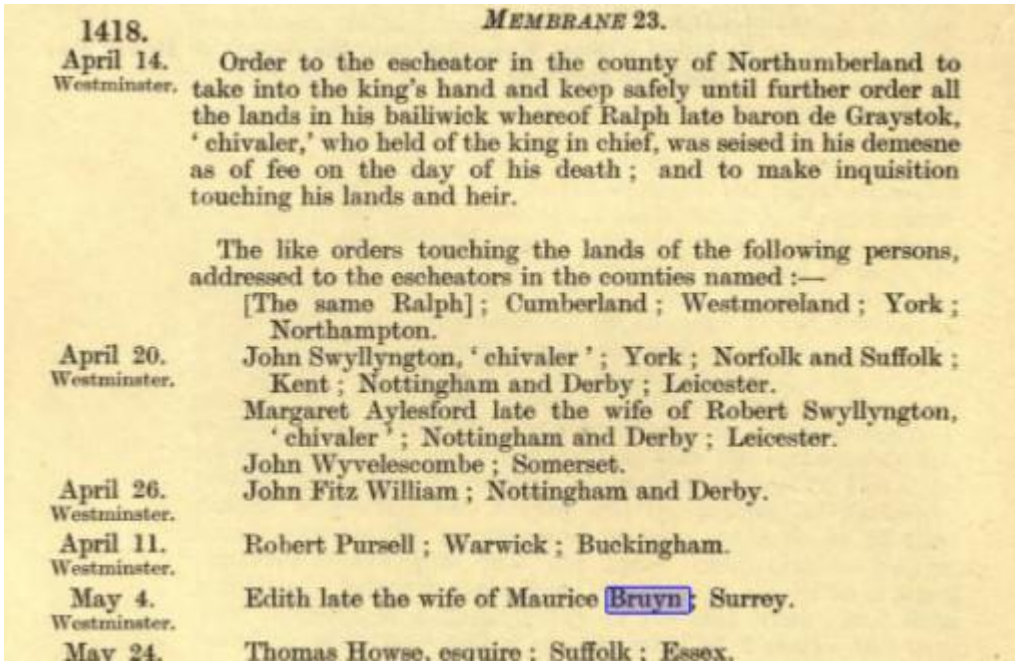
Charter with warranty of all his lands, rents and services in 'Estgrenewiche,' Leuesham, Sippenham and elsewhere in Kent, except the alien priory of Grenewiche and Leuesham and all manors, lands, rents, services, rectories, liberties etc. to that priory belonging, and the keeping of the same. Witnesses: 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**

1418 - Edith, wife of Maurice Bruyn, dies and her property is siezed by the crown ; Fine Rolls. We have no record of children by this marriage and lands may have gone to children by other marriages or to Maurice if no other heirs were found.



1418. MEMBRANE 23.

April 14. Westminster. Order to the escheator in the county of Northumberland to take into the king's hand and keep safely until further order all the lands in his bailiwick whereof Ralph late baron de Graystok, 'chivaler,' who held of the king in chief, was seised in his demesne as of fee on the day of his death; and to make inquisition touching his lands and heir.

The like orders touching the lands of the following persons, addressed to the escheators in the counties named :—

[The same Ralph]; Cumberland; Westmoreland; York; Northampton.

April 20. Westminster. John Swyllyngton, 'chivaler'; York; Norfolk and Suffolk; Kent; Nottingham and Derby; Leicester.

Margaret Aylesford late the wife of Robert Swyllyngton, 'chivaler'; Nottingham and Derby; Leicester.

John Wyvelescombe; Somerset.

April 26. Westminster. John Fitz William; Nottingham and Derby.

April 11. Westminster. Robert Pursell; Warwick; Buckingham.

May 4. Westminster. Edith late the wife of Maurice Bruyn; Surrey.

May 24. Thomas Howse, esquire; Suffolk; Essex.

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 18th Century belonged to the Addington estates.

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

1423 – This 94 acres is unidentified as Mill Street and Walyngworth Marsh are lost names, but indicate a riverside situation, and the case heard before Dick Whittington?

TNA Ref C 131/227/7 Debtor: Richard Knoweght of Beckenham {Bencham} in [Bromley and Beckenham Hundred] Kent, husbandman.
Creditor: Roger Heron, clerk.

Amount: £300

Before whom: Richard Whittington, Mayor of the Staple of Westminster.

Writ to: Sheriff of Kent

Sent by: Chancery.
Endorsement: Richard Knoweght was not found in the bailiwick. The Sheriff has delivered to Roger Heron the goods and chattels, lands and tenements.
Inquisition and return: Date to be returned: 13.10.1423 The Sheriff replied to an earlier writ that Richard Knoweght was not found in the bailiwick but he held in fee on 29 June and afterwards a messuage in the parish of Beckenham, an adjacent garden, a dove-cot, a garden at Mill Street next to the tenement
of Robert Smythiet, 26 acres of arable. 44 acres of uncultivated land and 24 acres of pasture in the marsh called Walyngworth Marsh, worth £11 8s. a year.
He has 6 horses, 10 cows, 200 sheep, and 6 pigs worth £32 6s. 8d. 1423 Apr 28

1423 - William Kelshill; not Kelsey but related see 1432 ;
Indenture being an acquittance by the prior, William, and convent of Holy Trinity within Algate to William 'Convers' otherwise called Kelshill, citizen and fishmonger of London of 18s. in full payment of all arrears of 3s. quit rent from his shop (shopa) in the parish of St. Nicholas of Cole Abbey near Oldfisshstrete, London, between the shops of John Ardern, esq., and John Assheton, citizen and fishmonger of London, on the east and west and highways north and south. Sealed by the parties and by William Sevenoke, one of the aldermen of the city. London. The morrow of Easter, 1 Henry VI. (TNA Discovery)

A much earlier 1367 record refers to a William Kelshill fishmonger being owed money, so evidencing a long line of fishmongers in the family. (TNA)

1424 - Court of Common Pleas; Trinity 1424. Caulston also spelt Cawstone. The taking of the servant Syreed junior may indicate an indentured servant?
The Cawston name is present in Beckenham into the 17th Century on parish registers.
d 1353 Kent **Caulston, John, of Bekenham** Syreed, John, sen, of Croydon, husbandman trespass: taking servant, Syreed junior

1427 - Court of Common Pleas; Hilary Term; Robert More, butcher, is brought up in two cases of debt

| | | | | |
|---|---|---|---|---|
| Surrey | | | debt | Meldon, Nicholas, executors of; (Gilberd, John; Burton, Hugh) | More, Robert, of Bekenham, Kent, butcher |
| London | debt | Mollesley, John | Couper, William, of Coventry, drover; More, Robert, of Bekenham, Kent, butcher; Burdon, John, of Coventry, butcher | | |

1432 and 1439 - Kelsey; The records in other publications for anyone connected with Kelsey called Kelshulle, Kelshyll or similar are not referenced but these wills are the
possible source of any information and in Latin and not generally available in any transcript. We are seeking further information from P.Luffenam which

appears to be a series
of will transcripts for the Prerogative Court of Canterbury and now that a scan is available via Ancestry.co.uk. we are delving a bit deeper. Records are gleaned from different
sources including The National Archive catalogue. These wills have been traced.

Leland Duncan recorded;

| | | | | | |
|---|---|---|---|---|---|
| 17 Luffenam | KELSHYLL, John | will 12-07-1432 | probate | In Latin | 52 |
| 26 Luffenam | CONUERSE, John | 19-09-1439 | 12-10-? | In Latin | 54 |

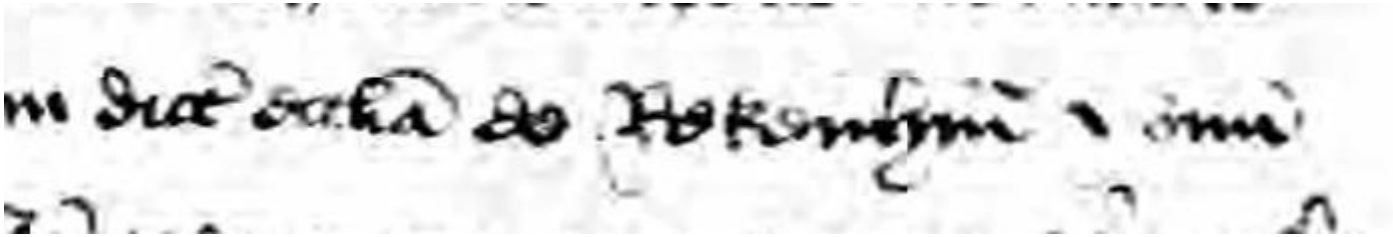
Searching Luffenam PCC record;
Kelshyll, John 3/6/1432 P Luffenam. m. St. Margarets of Bryggestreet, London (mention of uno crofto Reynoldfield in the parish of Bekynham in probate text)
Kelshyll, John (the elder), Beckenham (Bekyinham) 12/7/1432 |P Luffenam 17 | m; St. Margarets, Bryggestret, London (two records for the same person?) as per Duncan

William Converse/Conuerse at dene (alias) Kelshill 22/7/1432 Mention of parish of Bekenham in will (of Saint Saviour Bermondsey). son John Kelshull mentioned.

John Kelshill 6/4/1434, Armiger. No obvious connection to the other wills here but the will transcript is page next to William 22/7/1432. Whether this indicates some
relationship is unknown.

Alice Kelshull 26/10/1434 (Monastry of Bermondsey St. Mary Magdelane- similar to William Converse d.1432 and possible related/wife?), will transcript mentions son John

John Kelshull (Conuers at dene Kelshull) 12/10/1439 St. Nicholas Cole Abbey (as per Duncan)

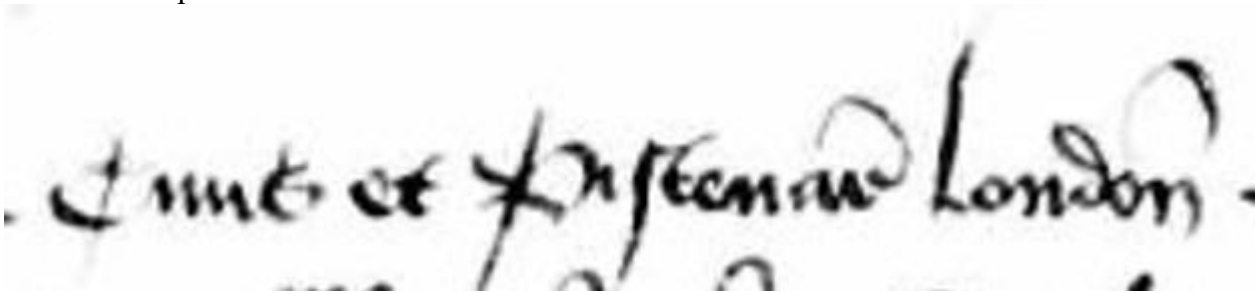


part of text in will mentioning Bekenhym.

https://www.ancestry.co.uk/search/collections/5111/records/869447?tid=&pid=&queryId=e9c23a68-526c-4b8e-bcd5-31add11faa72&_phsrc=dzV4625&_phstart=successSource

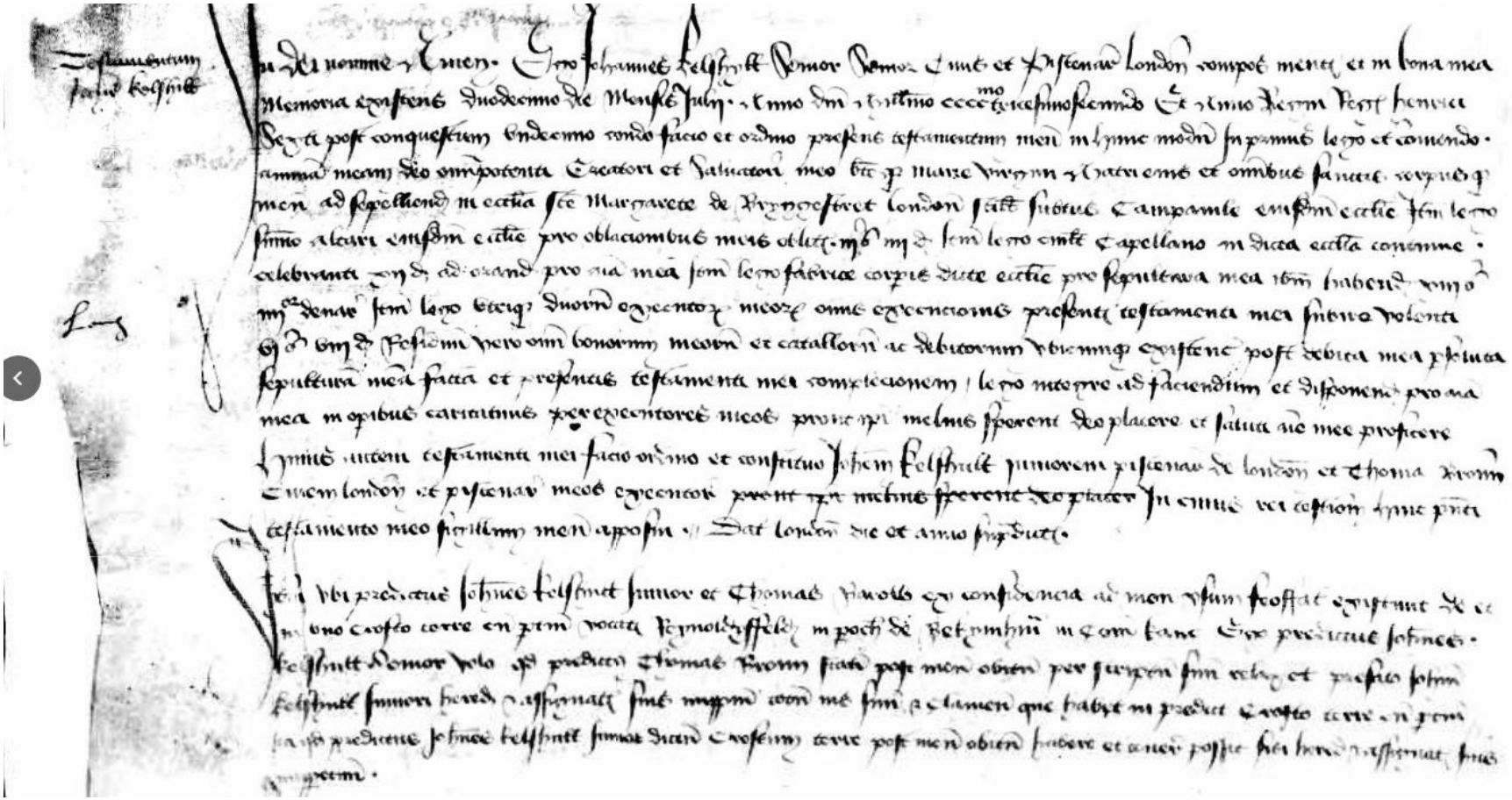
St. Nicholas Cold Abbey is a misread of St. Nicholas Cole Abbey in the city of London, later a site of a Christopher Wren church
https://www.stnicholascenter.or
g/gazetteer/547

St. Margaret's Briggestret or Bridge Street was lost in the Fire of London as was the original St. Nicholas. https://lostlcp.com/st-margaret-new-fish-street/
Bridge Street would have been an approach to the Old London Bridge and since its believed that the Kelshulls were fishmongers that would follow. The wills both have
similar descriptions of the deceased



Apparently an abbreviated "Citizen and Fishmonger of London" although it looks like Pifcenard ( make of it what you will) so the scribes use of Latin is known to be
variable at the least.

This image of the transcript of the 1432 will is of interest but may not reveal much more for us. The index name John Kelshill appears in the text as Johannes Kelshyll
(to my eyes at least). St. Marguerete de Bryggestreet (Parish of?) can be made out in the latin text. In the second paragraph it looks like "Reynoldsffeld in the parish of Bekynham.
I'm tempted to link this to Reynolds Croft which appears on the much later 1736 Kelsey estate map.



The 1439 Will is listed in an index of Luffenam wills and found in a scan of Luffenam wills at PCC..
https://www.ancestry.co.uk/imageviewer/collections/5111/images/40611_311103-00179?usePUB=true&_phsrc=dzV4613&pId=869134

What may be the lengthy probate paragraph refers to John Conuerse at dene Kelshull of London and the parish of Bekenham in Kent (Cant). The name of Reynolds appears in the
text which connects with the 1432 will naming Reynoldsffeld.  The mention of 'foeffee' may indicate that Reynolds was the tenant/foeffee and the name carried forward to appear on
the 1736 Burrell/Kelsey map as Reynolds Croft. It is  also named in the Povey/Brograve/Burrell dispute transcript as Reynolds Court or Croft. This property was in the viscinity of the present Eden Park Station/Monks Orchard
We have to speculate that the Brograves later incorporated this into their purchase as well as perhaps part of Sympsons Place property. But we are seeking further  information.

1432 - Easter Term; Court of Common Pleas;

| | | | |
|---|---|---|---|
| Kent | trespass: close | Langwyth, John | Cheseman, John, of Bekenham, husbandman |
| Kent | trespass: assault | Fordham, Thomas | Cheseman, Thomas, of Bekynham, husbandman |

The relationship of the Chesemans is not known but both brought before the court . Langwyth appears in other references. Fordham isn't necessarily a Beckenham resident/landowner.

1433 - Easter Term;

| | | | |
|---|---|---|---|
| Essex | **Erithe, John, of Wolwich, Kent, gent** | Ricard, John; Rand, Robert, of Eltham; Langley, Ralph; Wolcy, William; Shotte, Henry; atte John, Nasshe, of Wykham; Cook, William; Wodeman, John, of Bokenham; Holestyr, William; atte Lake, Thomas; Merfyn, Robert, of Eltham, gent; Wodecok, John, of Eltham, yeoman; atte Ree, Richard, of Eltham, yeoman | decies tantum (Statute 38 Edw. III, st. 1 c. 12) |

Ralph Langley and John Wodeman mentioned here are in other references. the statute of decies tantum is an old one related to the taking of money or bribes by witnesses.

Whether this relates to the oaths taken as mentioned by Philipot we cannot say thus far. See 1437 where Wolcy acquires land from Langwyth and his wife. John Langwyth

is described as a London Tailor in other references where he seeks to recover debts. Nasshe of Wykham is probably of the area now known as Nash adjacent to Coney Hall.

1433/4 - Langley; Philipot had stated about Langley:

"though the (Langley) 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,"

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, deforciants.

*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.

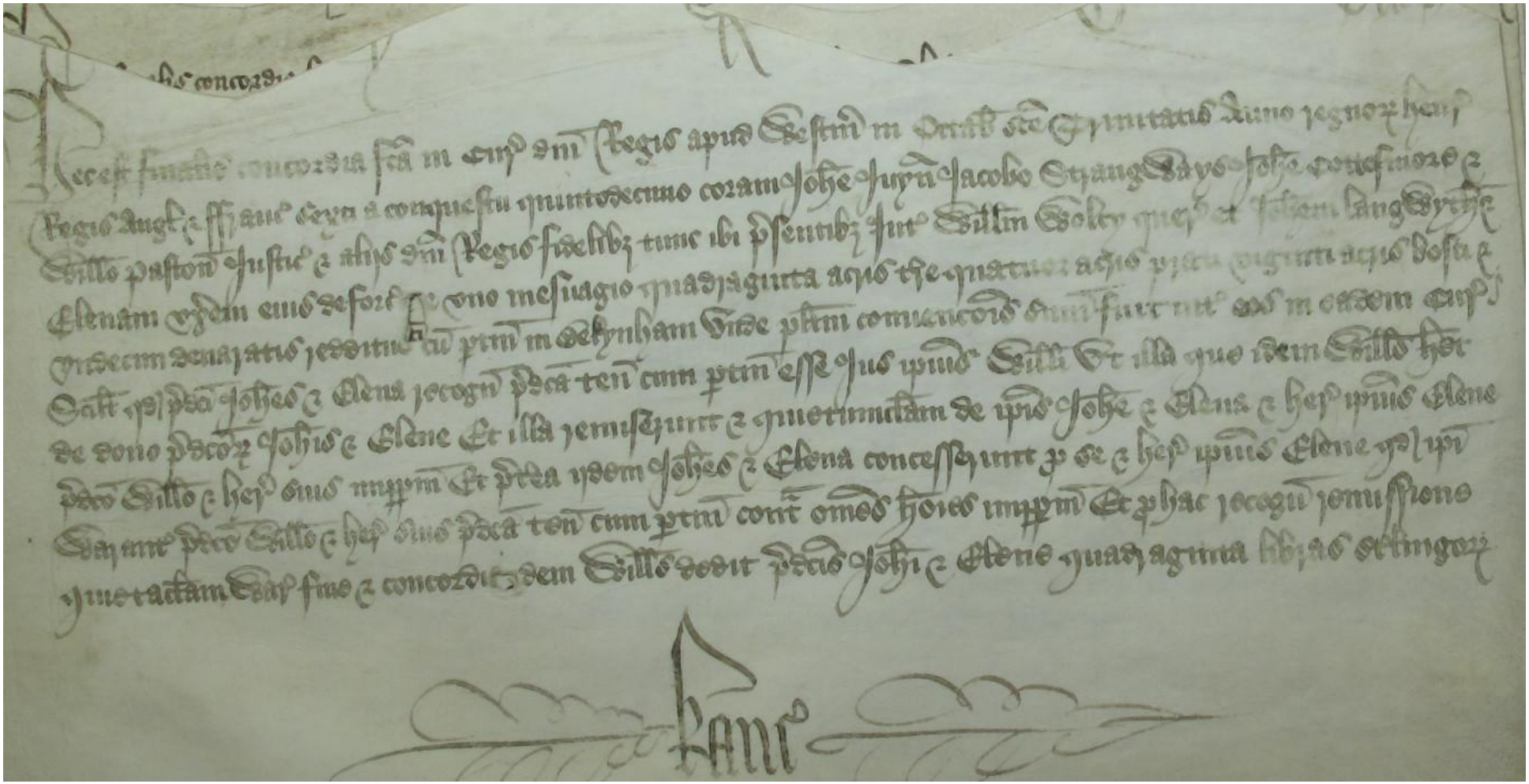
*Warranty:* Warranty.

*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



See 1466 will of John Langwyth who still has land in Beckenham perhaps illustrating that this foot of fine is for a lease or for only part of Langwyth's land?

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, deforciants.

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

1438 – 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, deforciants.

*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 [most certainly] West

Wickham)

1438 – Sympson's Place and other properties; Memora*ndums* 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. It is said to include Sympson's Place prior to acquiring that name under Robert Sympson.

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 and Calendar of Close Rolls)

1438 - 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.

1438 - 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.[1438]

This last one assigning the land to Thomas Pantere etc. source; BHO and Calendar of Close Rolls

1438 – neighbouring properties; The mention of Greenwich and East Greenwich may connect this with Old Court Manor and the small property near Langley?

Richard Stury knight, son and heir of Robert Stury knight, to dame Katherine Stury his mother, her heirs and assigns. Quit-claim with warranty of the manors of Lee, Leuisham, Brokley, Shrofholte, Bankehyrst, 'Estgrenewich,' Grenewiche, 'Parys-grove,' Motyngham, Chyselhyrst and Brumley co. Kent, and all other lands in Kent, with marriages, homages, reliefs, escheats, heriots, advowsons, woods, stanks and mills thereto belonging. Dated 31 May 17 Henry VI.

*Memorandum* of acknowledgment, 22 June.

*Vacated, because nothing done thereupon.*

1439 - Kelsey; also see 1432; the will of John (Johannes) Kelshull, (alias Convers/Conuerse) 19/9/1439 |P Luffenam 26 | m; St.Nicholas Cole Abbey, London (St.Saviours, Bermondsey)

This will raises many questions as it appears the probate is lengthy and no 'Kelshull' heir seems mentioned but one Isabelle who may be wife or daughter inheriting.

The parish of Beckenham is mentioned a few times  and so it Reynolds (Reynoldsfield, later Reynolds Croft).

This may be connected with a 1439 Escheat Roll entry see 1404.  Bardolf as holder of Foxgrove which lands abutted Kelsey and Langley and the mention of one Reynold  which is a strange coincidence of name and we cannot discount the possibility of land divisions and transfers?

Nov. 30. Westminster. To the escheator in Sussex. Order to remove the king's hand and meddle no further with the manor of Byrlynge, delivering to Reynold Cobham knight, Anne his wife, William Phelip and Joan his wife any issues thereof taken; as it is found by inquisition, taken before William Otteworth late escheator, that by letters patent of 10 August 6 Henry IV that king granted the said manor to Joan his queen for her life, among other lands of Thomas lord Bardolf, by name of all castles, manors, lordships, towns, lands etc. of his, in part of 10,000 marks a year to her granted by him on behalf of her dower, with the knights' fees and advowsons of churches etc., that by letters patent of 28 June 10 Henry IV that king after granted to William Clyfford now

1439. *Membrane 26—cont.*

deceased, the said Anne then his wife, William Phelip and Joan, Anne and Joan being daughters of the said Thomas, and to the heirs of the bodies of Anne and Joan, the reversion after the said queen's death of the said manor, fees and advowsons whereof the said Thomas was seised on the day of his forfeiture, and which by reason of a judgment against him rendered were seized into that king's hands and by him granted as aforesaid, so that for lack of such issue the same should revert to that king and his heirs, that William Clyfford died, and the said Anne took the said Reynold to her husband, and that the said queen at her death held the same in dower for her life with reversion to the said Reynold, Anne, William and Joan and to the heirs of the bodies of the said Anne and Joan; and by another inquisition, taken before John Bartelot late escheator, it is found that the said manor is held by knight service of the king as of the duchy of Lancastre of the honour of Aquila.




Reynolds Croft, near the present Eden Park Station, somewhat south of Kelsey.

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 Riole, 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 Osbarn. 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)

We include this manor of Sydenham / Sippenham / Cydenham as it occurs in connection with some Beckenham landlords such as the Styles and some parts may adjoin Kent House. Later John Cator also acquires some land in Sydenham.

1442 - Court of Common Pleas; Hilary Term/

| | | | |
|---|---|---|---|
| Kent | debt | **Yerd, John, esq** | Goore, Walter, of Adesham, husbandman; Chamberleyn, Thomas, vicar of Rochester St Nicholas; atte Neder, Richard, of Bekenham, husbandman; Chaloner, Richard, of Tenterden, husbandman; Abbot, John, junior, of Bekenham, husbandman; Hancok, John, of Tenterden, husbandman; Cropwode, John, parson of Cheryton |

1444 - Hilary Term case; Langwyth sues Causton,

| | | | |
|---|---|---|---|
| Kent | trespass: threat of violence | **Langwyth, John** | Causton, Thomas, of Bekenham; Ellen his wife |

See 1437 property feet of fines and 1466 Langwith's will. Causton with spelling variations Cawston appears in other references for land, feet of fines, and wills.

1449 – Beckenham, small messuage 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, deforciants. |
| Property: | 1 messuage, 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)
Husbondman 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 Be|ginning of *Henry.* the eighth,(1509) and then it was conveyed to *John Stiles* Esq; who much inlarged 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 ingraffed 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. Robert Borrowman states that Ralph Langley's will is dated 1453 in which he leaves a bequest to pay for the bells of the church.

1452 - Close Rolls Henry VI; Property to be identified but other mentions of Mottingman and Eltham are in this timeline.

Nicholas Sybyle to Edward Bothe, who by demise of master Lawrence Bothe, Robert Bothe and John Bothe is seised to him and the heirs of his body of lands, rents and services in the parishes of Bromley, Bekyngham, Cheselhurst, Motyngham and Eltham which were of John Sybile grandfather of Margaret his mother, with remainder to Randal Bothe and the heirs of his body, remainder to the heirs of the bodies of Ralph Bothe and Margaret his wife, parents of the said Edward and Randal, remainder to the right heirs of the said Margaret, also to the said Randal, and to the heirs of the bodies of the said Ralph and Margaret. Confirmation of their respective estates in the premises. Dated 7 February 30 Henry VI.

*Memorandum* of acknowledgment, 8 February.

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, deforciants.

*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, deforciants.
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, deforciants.
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. I estimate that this 'John Style' would be too old (over 20years) in 1456 to be the John Style dying in 1505 (at over 70) leaving a young family. It does not discount the possibility of it being a relative.

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 'nwtt' 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)

1456 – Causton's name appears elsewhere in this account and this is a dispute between his tenants York and Abbott and presumably a sub-tenant? See

1500 where Causten/Causton acquires more property.

TNA Ref; C 1/26/190 Short title: Wareham v York.

Plaintiffs: Thomas Wareham. Defendants: John York and John Abbott, feoffees for William Causton.

Subject: Messuage, land, etc in Beckenham (Bekenham).

Kent. 3 documents date;1456-1460

And: TNA ref C 1/26/186 Short title: Causton v Causton. Plaintiffs: William Causton.
Defendants: Thomas Causton and Richard Neder, feoffees.
Subject: Messuage, land, etc in Beckenham (Bekenham). Kent. 4 documents date; 1456-1460
Whether between father and son Causten or between two brothers is unknown?

1456 – Will of Robert Payne; 10 Marcii 1456 Robertus Payne de Bekinham Com Kane. Roffen div. Sep in cum. eccl Sancti Georgii de B. Sum alt. 3/4 Lego ad opus necessarum eccl. pdict 6/8. Lego ad emendacoen Sancti Georgii xxd. Lego lum. Sanct Crucis xxd. Lum. Sce Marie 12d. Lum sce Katerine ? vd. Lum ?SceNichi and Sce Marie Magdalene 12d. Ad emendacon 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 exececs. 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 chirch of the Loe 6/8. Item to the church of Depford 6/8 To the church of Grenewiche 3/4. To the chirch of Charleton 3/4, of Cheselhurst 3/4, of Levesham 3/4, of Batsey 3/4.

Also the feoffees shall sille 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 foremyst 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.

(source; Kent Archaeology)

Several names of those mentioned in the will or witnesses to documents occur on more than one occasion, Dawe, Plegg, Causton. And Hammond, Humfrey and Plegg(Pledge) are names recorded later in Beckenham burial register although this will is nearly 100 years before church records are kept. The name Will(iam) Masseham rectore could be a transcription error or variation for William Malham who was rector of Beckenham from 1446 to 1457. The implications of property being enfeoffed, subfeoffed etc add further complications to the will. Refer to https://en.wikipedia.org/wiki/Feoffment

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 (adjoining Crouch Oak)

(source; BHC 167/1)

1458 - Hilary Term; a case for recovery of debt. John York(e), Midday and Cawston appear in other records and some later Cawstons in burials after 1539. Husbandman denotes a tenant farmer.

| | |
|---|---|
| Causton, Thomas | Nether, Richard, of Bekenham, husbandman; Abbot, John, of Bekenham, husbandman; York, John, of Bekenham, husbandman; Midday, John, of Bekenham, carpenter |

| | | |
|---|---|---|
| London debt | Broke, William, yeoman of the crown; Huet, John, gent; Smyth, Joan, gentlewoman | Claver, John, of London, fruiterer; of Yorke, John, of Bekenham, Kent, yeoman |

| | | |
|---|---|---|
| London debt | Broke, William, yeoman of the crown; Huet, John, gent; Smyth, Joan, gentlewoman | Claver, John, of London, fruiterer; of Yorke, John, of Bekenham, Kent, yeoman |
| London debt | Broke, William, yeoman of the crown; Huet, John, gent; Smyth, Joan, gentlewoman | of Yorke, John, of Bekenham, Kent |

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

1461 Beckenham Manor described by Philipot and Hasted: The 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 the writ or inspeximus transcription 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 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 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, then Brandon and Mallory. Tirrell has also been spelt Tyrrel and the History of Essex by Thomas Wright is a source of their lineage. The next entry “Inspeximus” etc. lists the husbands and children/heirs as well as other Inquisitions Post Mortem.

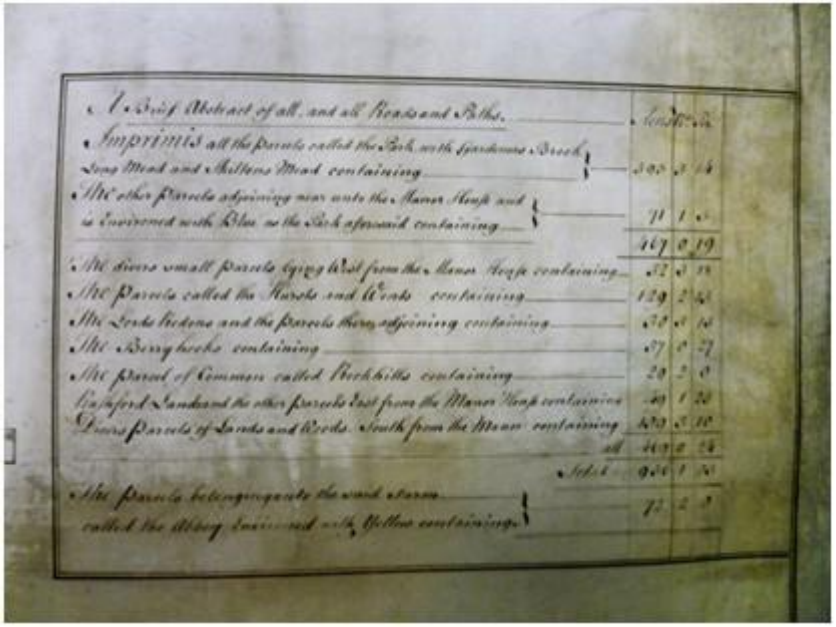
This transcription of a writ of diem clausit extremum dated 15 Feb.,1 Edw. IV (1461) : From a 1486 Inspeximus seemingly at the widowhood of Elizabeth Brandon nee Bruyn.
Inspeximus and exemplification, at the instance of Elizabeth Brandon, widow, of the following documents:—(l.) A writ of diem clausit 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, Wlliam 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 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. Some of the witnesses's names to the inquisition taken at Bromley(Bromlegh) occur in other references; Kyng, Curteys, Violet, Humfrey.

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

1461 – Marriage of Elizabeth Bruyn to Thomas Tyrrell who dies later in 1473. Subsequently some time before 4 November 1474/1475 Elizabeth remarries to William Brandon. Henry was the son of Sir Maurice Bruyn. Elizabeth had married Tyrell before 17 February 1461/1462, and he died c. 13 October 1473, 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. As co-heiress to Beckenham Manor she carried half of the manor which eventually would follow the Tyrell line.



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 – (23 December) Langley?; G.W.Tookey notes a record from Kent Archive that Stephen Fabian acquired lands formerly belonging to Ralph Langley.

1461/65 – Foxgrove, according to Philipot, is in the possession of the John Grene/Greene and his family. (John Grene is probably the same as the one who is escheator for Kent see the earlier 1461 Bruyn impeximus). Philipot states; Foxgrove is the last place of Account in this Parish,…….. 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 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,*

See 1478 where Thomas Grene is described as having leased Foxgrove to Walter Fitz for 7 shillings rent. Beversea has defied any identification but we believe we have found an alternative account because Philipot and afterwards, Hasted, have Vaux and Greene in the wrong order of possession complicated by the fact that Greene's widow marries a Middleton and the Vaus/Vaux family and Parr family are related. Searching this account for "Foxgrove" should help follow the transfers of the estate.3

1463 - Hilary Term;

| | | | |
|---|---|---|---|
| debt | London | **Langwyth, John, of London** | Norys, John, of Bromlegh, Kent, husbandman |
| debt | London | **Langwyth, John, of London** | Norys, John, of Bromlegh, Kent, husbandman; Chappeman, John, of Bokenham, Kent, husbandman |

John Langwyth a London Tailor and his wife Ellen are recorded in numerous cases seeking payment of debts and is defendant in a few cases ie trespass, so can we assume he attempts to get repayment by seizing property? See also 1475

1465 - Foot of Fine; Lewisham but perhaps in connection with the item in 1466 'John Massam and Margery'. There is a temptation to research a connection with Aleyn School. The Massams are disposing of their land which had possibly been joined on the Beckenham/Penge/Lewisham/Sydenham? borders.

**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, deforciants.

*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.

*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, deforciants.

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.

Persons: Thomas Wareham, William Neal, John Massam, Margery Massam

Places: Beckenham, Penge (in Battersea)

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)

This is 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 and understanding links with areas outside of Beckenham clarifies some situations.




1860’s OS map to illustrate Pickhurst Green “on the east”

1466 - Will of John Langewith citezein or taillor of London. 4 Dec 1466 and 6 yere of the Reigne of King Edward the iiijth (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 iiij 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 resonabely be required by Eleyn 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 Eleyn 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 Eleyn my wife and I ordeeyne her miyn executrice principall and Thomas Fermory citezein and ?Scrynend of London coexectutor. ?T.../ at London.

Prob. Lamehith 25 July 1467 and con. to Elene relict. Res. ptat.

See 1437 Langwyth property Foot of Fine and possible connection with Woolseys Farm?

1466 – Stephen Fabian (Fabyan) (of Kent House?) is listed as a representative of the City of London in Parliament during Edward IV. And other references may apply regarding Fabian a draper e.g.

18 July, 9 Edward IV. [A.D. 1469], ordinance by the Mayor and Aldermen that Stephen Fabyan should be committed to Neugate for refusing to undertake the office of Alderman of the Ward of Bisshopesgate, (fn. 4) there to remain until he either undertakes the office or pays £100 to the use of the Commonalty for his contempt. (fn. 5). Fabyan was an alderman in 1468 and …

30 July, (fn. 12) 8 Edward IV. [A.D. 1468], Stephen Fabyan, draper, presented by the inhabitants of Bridge Ward, together with others [not named], (fn. 13) according to custom, in order that one of them might be elected Alderman of that Ward, and thereupon the said Stephen was so elected by Thomas Oulegreve, the Mayor, Richard Lee, Ralph Josselyn, Thomas Urssewyk the Recorder, William Taillour, George Irland, Robert Basset, John Stoktone, William Hamptone, John Tate, William Costantyn, Bartholomew James, William Edwarde, John Bromer, and John Warde, Aldermen; and because the said Stephen refused to undertake the burden and to take the oath, he was committed by the said Mayor and Aldermen to Newgate until favour should be shown him.

Afterwards, viz., on the 31st July, the said Stephen was released, inasmuch as it was found on examination by the said Mayor and Aldermen that he had not sufficient estate to maintain the dignity of the office of Mayor and Sheriff.

Fabyan was elected on more than one occasion as alderman but discharged for the above reason? (sources; BHO)

1467 – 12 and 20 January; Langley?; Stephen and John Fabian took a mortgage on land in Beckenham formerly belonging to Ralph Langley (G.W.Tookey notes from Kent Archive).

1467 – West Wickham Manor; recorded because Scrope is mentioned elsewhere and West Wickham Manor includes some Beckenham property. Squerry is transferring to Scrope etc here. See 1468 where the Scropes acquire the Manor.

CP 25/1/117/333, number 87.

| | |
|---|---|
| Link: | Image of document at AALT |
| County: | Kent. |
| Place: | Westminster. |
| Date: | The day after All Souls, 7 Edward IV [3 November 1467]. |
| Parties: | Richard Scrop', Isabel Galyon', Hugh Fenne, Humphrey Forster, Ambrose Cresacre and Roger Copley, querents, and John Squery, deforciant. |
| Property: | The manors of Westwykham, Bastan', Kestan' and Southcourt. |
| Action: | Plea of covenant. |
| Agreement: | John has acknowledged the manors to be the right of Ambrose, as those which Ambrose, Richard, Isabel, Hugh, Humphrey and Roger have of his gift, and has remised and quitclaimed them from himself and his heirs to Richard, Isabel, Hugh, Humphrey, Ambrose and Roger and the heirs of Ambrose for ever. |
| Warranty: | Warranty. |
| For this: | Richard, Isabel, Hugh, Humphrey, Ambrose and Roger have given him 300 pounds (marks?) sterling. |
| Persons: | Richard Scrope, Isabel Gallion, Hugh Fenn, Humphrey Forster, Ambrose Cresacre, Roger Copley, John Squiry |
| Places: | West Wickham, Baston (in Hayes), Keston, Southcourt (in Keston) |

1468 – Various property: The Manor of West Wickham with outlying properties; Beckenham, West Wickham, Lewisham; The Manor of West Wickham is transferred from Trevillian to Scrope, 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.

1468 - Hilary Term (court of common pleas?);

| | | | |
|---|---|---|---|
| waste | Kent | **Tyrell, Thomas, esq; Barnes, John, esq** | Causton, Thomas, of Bekynham |

Thomas Tyrell was husband to Elizabeth Bruin and held half of the manor of Beckenham til his death in 1473 when her second husband took possession. Causton as a local husbandman (farmer) may have encroached on waste land (common or similar) belonging to the manor?

1469 - Court of Common Pleas, to be identified but possibly Frith Wood (seen next entry for Cresacre and Atlygh), 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 Crovmere, esquire, and Katherine, his wife, deforciants. |
| 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 Crowner esquire, son and heir of William Crowner, 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 although attributed by some to be part of Langley. Atligh or At Lygh is 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. A Fryth is a general description of a wood and the name occurs regularly elsewhere.



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, deforciants. |
| 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 – The Black Death;** An outbreak in this year is thought to have killed 10 to 15 percent of the population. Borrowman records an entry in the will of William Dawe a bequest that if his son Richard die of this sickness that now vexeth. Since its first appearance the plaque periodically emerged with varying severity.

https://en.wikipedia.org/wiki/Black_Death_in_England

1471 – Death of Robert Harleston, husband of Alice Bruyn, the descent of her half of Beckenham Manor will go via his son Clement Harleston. Harleston had also leased the other moiety from Thomas Tyrell and Elizabeth Bruyn. Possession of the Manor of Beckenham does not imply occupation as several tenants probably occupy the manor.

1471 – Langley; John Warkworth, the chronicler in the reign of Edward IV mentions among other "woe waters" a pool at Langley Park, the drying up of which presaged the Battle of Barnet in 1471. He Says "also ther is a pytte in Kent, in Langley Park: ayens any batayle he "will be dry, and it rayne never so mych; and if ther be no batayle towarde he will be full of watere, but it nevyre so dry a wthyre and this yere he is dry" (source; R.Borrowman 1910)

1471 – Sympson's Place, Bromley and Beckenham. Sympson's straddles the Bromley Beckenham border either side of the River Ravensbourne. The Will of Robert Simpson citizen & draper of London will 1471

ROBERT SYMPSON, citizen and draper of London 7 August 1471. To be buried in the church of Sent Benett Fynk wher
I am parisshen, on the south side of the high auter willing that once my burying place ther be made a Tombe of marble and ouer that a comely presbitery of stonewerk and also that the South Chapell ther and South Ile be garynshed, made and amended by the advice of myn executours. [Directs a perpetual chantry at the altar in the south chapell and leaves bequests to the churches of Wysebic Elme and Walsokyn].
To the church of Bromle [Bromley] in Kent 20 marc to have my soule ther praied for.
Johane my wife. To Maister John Recerby my bible &e &e.
Last will: Land and Mille at Stratford, tenement and wharf called Venours Wharf in London, tenement called the Swan in parish of Saint Dionise Bakchurch.
All my rent, londes and tenements in Merden [Marden], and Bochon Mounchesey [Boughton Monchelsea] in Kent to be sold for an obit. The said manor lands and tenements at Bromley. The nownage of Robert my sonne. [no other Kent connection].
Proved 6 November 1471. (P.C.C. 3 Wattys). (Source Kentarchaeology)

Horsburgh states that the son Robert sold Sympsons "From Close Roll, No. 289, we learn that Mercy Carew and her trustees sold the property to John Stanlove (or Stanlowe), and Margaret his wife, and from Margaret's trustees, after the death of her husband, the property was bought by Robert Simpson. An inquisition on the holdings of Robert Simpson, in 1471, is conclusive as to the identity of the estate held by him and that held by Mercy Carew, and transmitted to him through Margaret Stanlove.

The inquisition just referred to also states that Robert Simpson died on August 8th, 1471, and that his heir was Robert Simpson, his son, at that date aged two years and five months. Robert, the father, was a rich London merchant, a member of the Drapers' Company, and a pious donor to the Church of St. Benet Fynk in the City, under the shadow of which church he himself resided in Fynk Lane. He also left twenty marks to the parish church of Bromley.

His Bromley estate was held in trust for his son Robert until he became of age, and in due course Robert succeeded his father, not only as owner of Simpson's Place, but also as prominent citizen of London.

In 1503, however, he disposed of all his holdings in Bromley and the district to a body of trustees acting for some person unknown, but two months later a new and single owner appears in the person of John Style, mercer of London, who had already purchased Langley Park, Beckenham.

His title, however, was disputed by the aforesaid body of trustees, and a protracted lawsuit, extending for some years beyond John Style's lifetime, ended in favour of his widow, Elizabeth, and their son Humphrey."

A later foot of fine in 1504 transfers property to Sir Thomas Brandon and others perhaps under lease but John Style's widow Elizabeth and her second husband James Yarford take possession of Sympson's after John Style's death in 1505. See entries related upto 1510. These must relate to Horsburgh's description of a lawsuit including the writ diem clausit extremum wherein the crown took possession as it appears Sympson held the property by rent from the crown.

1472 - Harleian Manuscripts catalogue item, British Museum. Licence for Sir John Hynyngham 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 Hynyngham/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=PaRJAAAAcAAJ&lpg=PA283&dq=hynyngham%20bekyngham&pg=PA283#v=onepage&q=hynyngham%20bekyngham&f=false

1472 - Hayes; Reference: C 146/5019 Description: 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. Note: Fragments of seals Date: 1472 June 14

1473 – Beckenham Manor; Death of Alice Bruyn on 15th 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 Thomas Horne is leasing or has use of the land from William 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.”

Source;

Short title: Brograve v Horne.1475-1480, or 1483-1485
Court of Chancery: Six Clerks Office: Early Pleadings and Proceedings, Chancery pleadings addressed to the Bishop of Lincoln as... 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.

This is the earliest archive reference we have in which ‘Brograve’ is mentioned in relation to possessing Beckenham property, the full extent of it at this time is unknown but see 1487 where William Brograve and a fellow London draper acquire more Beckenham land and other property presumably extending his holding. See 1384 for mention of the Manor of Grovelond.

1475 - Hilary Term; Ellen, wife of John Langwyth tailor of London

| | | | |
|---|---|---|---|
| trespass and contempt | Kent | **Langwyth, Ellen** | Abbat, John, of Bokenham, husbandman |
| trespass: close | Kent | **Langwyth, Ellen** | Abot, John, of Bekenham, husbandman |
| trespass: close | Kent | **Wye, Thomas** | Pope, Robert, of Bekenham, yeoman |

Pope may bear further investigation as there are some burials recorded later and Robert Pope gave evidence on oath with others regarding the inspeximus of Henry Bruyn.
1475 etc. – TNA ref. C 1/64/566 Dates 1475-1480, or 1483-1485 Short title: Tyrell v The Mayor of London.
Plaintiffs: Elizabeth Tyrell, widow, late the wife of Thomas Tyrell, of Beckenham, esquire.
Defendants: The mayor and sheriffs of London.
Subject: Arrest on actions brought by William Brytell, of London, grocer, an executor of the said Tyrell, against her as his administratrix, which she refused to be. Corpus cum causa. Kent, London.
SFP

1475-85 Land at Crouch Oak (adjacent to Kelsey?) TNA ref; C 1/53/255

Short title: Plegge v Symmes.

Plaintiffs: John and William Plegge, sons and heirs in gavelkind of Johane, a daughter of John Hodde.

Defendants: John Symmes, feoffee of John Plegge, feoffee of William Midday alias Midham, late feoffee to the use of the said John Hodde.

Subject: Land adjoining Knowell and at Crouch Oak in Bekenham. Kent

The family name of Plegge appears in other entries. The name may have evolved into Pledge which appears in 16th C. registers.
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/Tyrell and Grene? *Writ* 29 November, *inquisition* 2 February, 21 Henry VII. (source: BHO and Calendar of PMIs)

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.

It is questionable whether the land in Beckenham held of Terell (Tyrell) and Grene is all of Tyrell's moietie of Beckenham Manor and all of Grene's Foxgrove but the rents of the lands in Lewisham and Beckenham being similar would have us believe that about half of the 900 acres is in Beckenham. The Tyrell moietie of Beckenham Manor is about 468 acres and Tyrell had acquired his part of Beckenham Manor through the marriage of Elizabeth Bruyn and Thomas Tyrell circa 1468 and Thomas died in 1471. Elizabeth is married to William Brandon at this time. The son William Tyrell is only aged about 10 at this time inferring that Elizabeth and Brandon are acting as mother and stepfather.

1479circa – but see 1475 Court of Chancery case reference; William Brograve of Kelseys in possession of lands around Kelsey in Beckenham.

1480 - Court of Common Pleas; Colet as plaintif, Brandon had married Elizabeth, daughter of Sir Henry Brun and heiress to half of Beckenham Manor. There's no known occupancy of Beckenham Manor by Brandon but they were cerainly landlords.

Hilary 1480

d 1720 Kent **Colet, Henry, of London, mercer** Brandon, William, of Bekenham, esq; Elizabeth his wife

1481 - Court of Common Pleas Foot of Fine, 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, deforciants. |
| 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 attained 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. It recites earlier documents ie Fines and Deeds. 1484 follows on from the same Rolls

28 Feb. . Inspeximus and exemplification at the requisition of *Thomas Brun* of the following deeds, &c.:— 16

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 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 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 Southwokyndon (Essex), Bekenham (Kent), Rounore, Mighan (Hants), and Randolveston (Dorset).

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, deforciants, 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), the 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., 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, 9 Ric. II., between Robert de Bourton, parson of Southwokyndon, and John Colyn, parson of Stifford, complainants, and Robert de Marny, knt., and Alice his wife, deforciants, touching the manor of Southwokyndon.

Fine levied in the octaves of the Holy Trinity, 12 Ric. II., between the said Robert de Bourton, parson of Southwokyndon, John Colyn, parson of Stifford, and John Martham, parson of Bekenham, complainants, and Robert de Marny, knt., and Alice his wife, deforciants, touching the manors of Forthingbrigg and

https://www.google.co.uk/books/edition/Report_1840_1908/qDxKAQAAMAAJ?q=henyngham&gbpv=1#f=false

1484 - Beckenham Manor; Patent Rolls II Richard III May 27th; (2nd year of Richard's reign)

Restitution to John Henyngham (Heveningham), knt, of his estate as tenant for life in the moiety of the undermentioned manor (though relevant to Southwokynton 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 moietie 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 attained 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

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 Wokyngton, co. Essex, with the advowson of the church of South wokyngton, 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 item1472, British Museum. Licence for Sir John Hynyngham to enter the Manor of Bekyngham

https://books.google.co.uk/books?id=PaRJAAAAcAAJ&lpg=PA283&dq=hynyngham%20bekyngham&pg=PA283#v=onepage&q=hynyngham%20bekyngham&f=false

1484 - Beckenham Manor Close Rolls; II Richard III

*Membranes* 16 (10), *and* 15 (11).

24 Mar. Writ of Inquiry directed to John Audeley de Audeley, knt., Thomas Bryan, knt., Humfrey Starky, knt., and Robert Brakenbury, knight of the king's body, touching the petition of right of *Thomas Bruyn*, esq., which sets forth— 64

That John Colyn, clk., parson of Stifford being seized of the manor of Southwokyndon (Essex), and of two acres of land in Stifford (Essex), demised the same to Robert de Merney for life, with remainder to Ingram Bruyn, in tail male: after the death of Ingram Bruyn, the manor and two acres of land descended to his son Maurice, who enfeoffed Philippa late duchess of York thereof for ever, and she limited them to the said Maurice and Elizabeth his wife in tail general. The said Maurice Bruyn and Elizabeth his wife, becoming thus possessed of the said manors and lands, the said Maurice enfeoffed John Cley, knt., John Crowland, clk., Robert Oldefelf, clk., William Jenny, and John Huntyngdon, for ever thereof, and they made livery thereof to Thomas Seymour, knt., Thomas Hungerford, esq., John Heron, esq., William Ludlowe, esq., Nicholas Stathum, Thomas More, Richard Langton, and William Everard, to hold the same during the life of the said Elizabeth, with remainder to the said Maurice in tail male. On the deaths of the said Maurice and Elizabeth, the lands descended to their son and heir, the said *Thomas Bruyn*, who held the same until disseised thereof by Thomas Tirell and Elizabeth, his wife, [the undermentioned Elizabeth Bruyn, who afterwards married William Brandon,] to the use of the said Elizabeth.

On the death of Thomas Tirell, the said Elizabeth married William Brandon, who was attainted and his possessions declared forfeited. And by an inquisition taken at Brendewode (Essex), 30 Sept., 2 Ric. III., before Thomas Lynam, escheator there, it was found that Philippa, late duchess of York, and lady of the isle of Wight, being seized of the manor and advowson of Southwokingdon (Essex), with two acres of land 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 deaths, the manors, advowsons, and lands descended to their granddaughters, Alice and Elizabeth Bruyn. Alice married John Henyngham, knt., and died, leaving issue George Henyngham. Elizabeth married William Brandon, and they, on the death of the said Alice, disseised the said John Henyngham of his purparty of the property. Under the attainder and inquisition, the whole of the property was seized into the hands of the crown.

1484 – Foxgrove is mentioned in Records of the Exchequer at the National Archive, Kew. Parties: Richard Middelton, 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 Grenes(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 attained 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 18th Century. One Henry King is recorded as transporting timber for dockyards. Their term of occupancy of Foxgrove Farm cannot be determined with any accuracy. Also, see 1450 for 'King' family members mentioned in pardons related to Cade's rebellion.

https://books.google.co.uk/books?id=jBBJAAAAcAAJ&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 appurtenences in Plumstead.

1484 - Foxgrove: Parties: Richard Middelton, 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 (TNA Ref. E 326/6791)

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.

Extract below, from Formulare Anglicanum: Or, a Collection of Ancient Charters and Instruments of Divers Kinds, Taken from the Originals ... and Deduced from the Norman Conguest, to the End of the Reign of King Henry the VIII. This being from the 2nd year of Richard III.

O. A.

*A Grant to two Perſons of an Annuity or yearly Rent out of a Manner, during their*

TO all true Chriſten People to whom this preſent writyng ſhall come, *Thomas Grene* Squyer ſon and heire of *Thomas Grene* Knyght now dede, *Margret Kyng* Widowe, and *Richard Kyng* ſon to the ſaid *Margret*, ſend gretyng in our Lord everlaſtyng. Knowe ye us the ſaid *Thomas Grene*, *Margret*, and *Richard* in Conſideracyon of the trewe & faithfull labour and ſervyce that *Thomas Kyngſon* Gentilman hath done, as well to

and

and for the Recovere of the Marſh of the Maner of *Burghaſhe* with the appurtenances in *Plomſtode* in the County of *Kent*, as for other dyvers and grete benefices by the ſaid *Thomas Kyngſton* to the ſaid Manner don, and alſo in conſideracyon of the kyndneſs and good counſaill that *Andrew Dymmok* hath ſhewed unto me the ſaid *Thomas Grene*, and for the Counſaill that he herafter ſhall geve unto me the ſaid *Thomas Grene*, *Margret*, and *Richard*, have geven and by theſe preſents graunted and confermed to the ſaid *Thomas Kyngſon* and *Andrew Dymmok*, an annual Rent xl *s.* ſterlyng; To be had levyed and perceived to the ſaid *Thomas Kyngſon* and *Andrew*, and thair aſſignes, for the terme of lyves of the ſaid *Thomas Kyngſon* and *Andrew Dymmok*, and of eyther of thaym, of and in the Maner of *Foxgrove* in the paryſh of *Bekenham* in the Countie of *Kent* with thappurtenances, at ii times of the yere, that is to ſay at the Feſtes of Saynt *Michell* tharchangell, and the Annunciacion of oure *Lady* by even porcions. And if it happen the ſaid annual rent of xl *s.* ſterlyng to be behynd, unpaid in parte or in hole, after any feſte of the feſtes above ſaid that it owght to be paid, then it ſhel be lefull to the ſaid *Thomas Kyngſon* and *Andrew Dymmok* and eyther of thaym, and thair aſſignes or the aſſignes of any of thaym, into the ſaid Maner with thappurtenan-

*Lives; for Service done, and to be done.*

*Kyngſon* and *Andrew Dymmok* and eyther of thaym, and thair aſſignes of the aſſignes of any of thaym, into the ſaid Maner with thappurtenances and every parcell thereof to entre and diſtreyn, And the diſtreſſes ſo taken lefully to bere, lede, and cary away, and toward thaym to witholde and reteyn, unto the tyme that of the ſaid Annual rent of xl *s.* and the arrerages of the ſame, if any be, unto the ſaid *Thomas Kyngſon* and *Andrew Dymmok* and thair aſſignes thereof be fully ſatisfied and paid. Ferthermore I the ſaid *Thomas Grene* by theſe preſents requyre and charge all thoo my feffes wheche now be ſeiſed to myne uſe of and in the ſaid Maner with t appurtenances, and all thoo that hereafter ſhalbe enfeffed of and in the ſame Maner to myne owne uſe, duryng the lyves of the ſaid *Thomas Kyngſon* and *Andrew Dymmok* and eyther of thaym, peaſibly ſuffre the ſame *Thomas Kyngſon* and *Andrew Dymmok* and either of thaym to perceive, receive, and take the ſaid annuyte of xl *s.* yerely, and therefore to diſtreyn, if nede be, in maner and forme aforeſaid, by us the ſaid *Thomas*, *Margret*, and *Richard* to thaym graunted, without any lett, impedyment, or diſturbance of you or of any of you or of any other in your name. In witneſſe whereof to theſe preſents, we the foreſaid *Thomas Grene*, *Margret*, and *Richard* have ſet our ſealys the xxvii. day of *Aprill*, the ſecond yere of Kyng *Richard* the iiid.

*Signed under the Laſt Line*, Thomas Grene. *Three ſmall Seals upon Parchment Labells.*

1485 - Beckenham Manor; Close Rolls of Richard III

| | | |
|---|---|---|
| | Cames or Cames Asshe (Somerset): all which premises were formerly of John Cheyny, esq., and before that of John Beynton, knt. | |
| 7 July . | 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, esqrs., by fealty.<br>The grant notices the attainder of the said William Brandon for high treason, also | 17 |

3 Ric. III., 1485—*continued.*

| | | No. of Entry. |
|---|---|---|
| | 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 *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. | |
| . | Inspeximus and confirmation of the patent 14 Oct., 7 Edw. IV. [p. 2, m. 10]. | 18 |

**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; this 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."

https://www.google.co.uk/books/edition/Report_1840_1908/qDxKAQAAMAAJ?hl=en&gbpv=1&dq=inspeximus+Alice+Bruyn&pg=RA8-PA145&printsec=frontcover

1485 - Hayes; TNA Reference: C 146/740 Description: Letters of attorney from John Aleyn, of Codam, Kent, William Cawystyn, of Westwykham in the same county, Thomas Shot, of Hese (Hayes), Kent, and Richard Asshelegh, of Cudham aforesaid, husbandmen, to Thomas Notson, citizen and draper of London, authorising him to deliver seisin to Katherine Hayman, daughter of Richard Hayman, citizen and barber of London, and Alice his wife, daughter and heiress of John Hever, deceased, of lands, etc, in the said parish of Hayes, which formerly belonged to the said John Hever: Kent Dated: 24 November, 1 Henry VII Note: Seal Date: [1485-1486]

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:—(l.) 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, Wlliam 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 adrowson 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 or Sympson's Place? Calendar of Close Rolls; 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 draper, Thomas Ursewyk, recorder of London, William Alyngton, John Hungerford and William Poury deceased, by gift of John Bromlegh, abbot of Bermondesey, 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. (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. Robert Sympson (d.1471) is of Sympson's Place needs confirming but Sympson's Place was connected with the Stile, Raymond and then Burrell families. However, the earlier wills of Kelshulle/Conuerse record the Abbey of Bermondsey so the likelihood of much of Kelsey originating at Abbey land is possible or probable.

See 1438 where Stanlowe is mentioned which connects back to land which passed through the possession of Nicholas Carreu of Bedington. And earlier in 1403 and 1422 references to the lands connected with Carreu and Malmaines. Before 1487 Brograve is mentioned in connection with 'Grovelond' see 1475. Sympson, Shukbergh, Brograve were all drapers and members of the same guild. This type of connection is common.

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].

1487 - Court of Common Pleas;

Michaelmas 1487

| | | | | |
|---|---|---|---|---|
| d 409 | Kent | **Strelley, Nicholas, knight** | Tochet, Roger, of Bekenham, clerk | trespass |

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

Link: Image of dorse of document at AALT

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, deforciants.

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, deforciants.

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 – Kelsey; The lives of the Brograves of Kelsey defy much investigation and several references cannot be tied down to the Beckenham Brograves but William Brograve, draper was also an alderman of the City of London as were so many Beckenham residents. This connection to Dormer of West Wickham is interesting although we have no idea what the case involved.

TNA ref C 1/187/16 Short title: Brograve v Dormer.

Plaintiffs: William Brograve, of London, draper.

Defendants: William Dormer, of West Wykam, woolman.
Subject: Transaction in wool. Buckinghamshire Mutilated and partly illegible. 1493-1500

1493 - Short title: Style v Wolston. Plaintiffs: John Style and Elizabeth, his wife, daughter of Sir Guy Wolston, knight, and of Margaret, late his wife.

Defendants: Sir Guy Wolston, knight, and Margaret, his second wife, and Robert Wyttelbury.

Subject: The manors of Hale, Apethorpe, Yarewell, Castur, and Tansoure, with other messuages and lands. Northamptonshire Date; 1493-1500

Supporting evidence for Style marriage to Elizabeth Wolston, and perhaps some dispute over Wolston's late wife's will?

1493 – Penge; Surrey Wills ref; SW/2_135
Michael Athethe of Penge, Battersea 12 Mar 1493/4 (to be buried in the churchyard of Beckenham, Kent; to high altar 6d; to the light of St 'Concs' ..) residue to my wife Juliana Athethe, exec.
Proved: [no act given] [DW/PA/7/2 f.42v]

This is an example of the residents of Penge using Beckenham Church as their nearest place of worship.

1494 - 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 Mongomery, 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, (1494) 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.

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 15l., 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 Mongomery, 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 Beckenham 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'.

TNA ref C 241/267/26

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 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, .....

Margaret King is possibly related to the ‘Kings’ mentioned in the pardon related to Cade’s rebellion, see 1450.

1495 – Beckenham unknown but Carew linked to Sympson’s Place. Kent Arch. Ref 150. Sir Ric Carew to Jn Oxenbrigge, clk, Thos Fenys Lord Dacre, Sir Thos Fenys, Sir Wm Scot, Sir Godard Oxenbrigge, Sir Jn Scot, Ric Sakevyle & Wm Pelham, esqs. Manor of Maytham w/10a mead in Beckenham, plus 3 large manors in Surrey. £1000. (51/359 no. 18) 4 Hen VIII (1495)

The mention of Wm Scot and John Scot here appears to relate to land near Hayes? This small area of mead in Beckenham belonging to Carew(Carreu) may relate as a remnant of land which passed via Stanlow to Brograve of Kelsey. The Manors in Surrey could be any of the several that belonged to the Carews. Several references to Maytham (Rovendon, Kent?) are at the National Archive. The Carews are also connected to Beddington, Surrey..

1495 - Beckenham Manor moiety; July 20th Westminster; William Tyrell granted special livery and licence to enter the possessions of his mother Elizabeth Bruyn, his elder brother Hugh having died without issue.

July 20. Westminster. Special livery for William Tyrell, brother and heir of Hugh Tyrell, son and heir of Elizabeth, late the wife of William Brandon, knight, and late wife of Thomas Tyrell, esquire, and late wife of William Malory, esquire, and one of the two daughters and heirs of Henry Bruyn, knight, son and heir of Maurice Bruyn, knight, and Elizabeth his wife; the said Elizabeth Brandon and Hugh having successively held from the king in chief, and the said Hugh having been of full age on the death of the said Elizabeth Brandon, as appeared by three inquisitions taken on the death of the said Elizabeth, the first at Deptford, co. Kent, on 30 May last before Henry Hammes, escheator, the second at Stratford Langthorn, co. Essex, on 16 June last before John Smyth, escheator, and the third at Horncastell, co. Lincoln, on 20 June last before Edmund Chirche, esquire, escheator: the said William Tyrell to enter without proof of age on all the possessions whereof the said Hugh Tyrell and Elizabeth Brandon died seised.

By p.s.

1496 – Beckenham Rectory; Robert Bekyngham claims that Edward Brograve owes him 4m(marks). 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. See 1500, Brograve would have received the fruits, oblations and tenths from the parish and withheld some rent. The Brograves were also receiving rents from tenants of their Kelseys estate. Other cases and the subsequent indebtedness of the Brograves will eventually lead to the sale of Kelsey to Burrell in 1688.

1496 – Langley and Kent House?; 14th June Henry Fyncham owned lands in Beckenham (Langley?) and 3rd August Stephen Fabian owned Kent House (G.W.Tookey notes from Kent Archive)

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. G.W.Tookey also records Fyncham selling land but puts the date at 31st July from Kent Archive records.
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, deforciants.
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

1498 - Hilary Term ; Court of Common Pleas;

| | | | |
|---|---|---|---|
| Kent | trespass: taking | **Fyncheham, Henry** | Brogreve, Edward, of Bekenham, gent |

Fyncham of Kent House and possibly of Langley is encroached upon by Brogreve(Brograve) of Kelsey?

d 1284 Kent trespass Grenerigge, William; Hochynson, Richard; Holand, Robert Holden, Robert, of Bekenham

1498 - Hayes, West Wickham etc.; TNA Reference: C 146/715 Description: Grant by Richard Heyman, citizen and barber of London, Master Robert Blakwall, one of the King's Masters in Chancery, Thomas Nutford, citizen and draper of London, and John Payne, of Mylborne, co. Cambridge, gentleman, to John Caunton, citizen and hurer of London, and Katherine his wife, John Petley, of Downe, Kent, yeoman, William Degons, grocer, Edward Bellowe, 'hattermarchaunt,' and Richard Luntley, hurer, citzens of London, of land and tenements, etc, in the parishes of Hese (Hayes), Westwikham, and Westerham, and formerly belonged to John Hevere, of Hayes aforesaid. Appointment of Thomas Shot, of Hayes, husbandman, attorney to deliver seisin: Kent Dated: Hayes, 6 July, 14 Henry VII Note: Fragment of seal Date: 1498-1499]

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 4m. 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 arties 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 'Kenthous' 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 peen 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 – 14th January; John Hert sells to John Stile and others including Henry Fyncham land in Beckenham between Clay Hill and Tootswood (KA). 21st February John Hert gives to John Stile warranty of lands called Le Clay in Beckenham (Harleian 112A9). 3rd July reference to Henry Fyncham’s land

called Kenthouseland (KA).

1500 - Unidentified properties Foot of Fine. See 1456, Causten (spelling variations) already has property, maybe this is him reclaiming some leased property. 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. One acre of marsh could imply by the Ravensbourne.

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, deforciants.(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 ande charges hade and made by the Kinge is Comaundment opon 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 Henry Kynge of becknam for the carriage of a xi (eleven) lode of tymber from chelsam (Probably Chelsham near Addington 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 Kynge 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. Two Henry Kings are in Beckenham burials in the 1540's.

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 Stile (of Langley?) His property is transferred to Style upon execution of the writ in 1504. This will have some repercussions as Fincham's wife Elizabeth has to be evicted later and this results in some legal actions described in a lengthy document held at Kent Archive which occur after John Stile's death and Elizabeth Stile's remarriage to James Yarford. (see 1509)

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 messuage 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, deforciants.
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 1/257/50Short 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. Seems Fyncham was taking some torches etc as possible memento of his father in laws funeral which Brograve objected to? See nex entry and others where Brograves were of some questionable practices.

1502 - Hilary Term; Court of Common Pleas; Sprever, William, junior; and Broun, William sue for trespass;Brogreve, Edward, of London, gent; Lowen, Thomas, of Bekenham, collier; Godfrey, Richard, of Bekenham, laborer; Morys, Richard, of Bekenham, laborer; Kitman, Robert, of Bekenham, laborer; Colyns, Thomas, of Bekenham, laborer; Lowen, Thomas, of Bekenham, laborer; Style, Edmund, of Mepeham, horse collar maker; Toppesfeld, Robert, of Batersey, Surrey, laborer (corrections; Brograve , Tappesfield, Tapsfield)

And Edward Brograve brought up again for debt?

| | | | |
|---|---|---|---|
| London | debt | de Giglis, John Paulo, merchant of Luca; Quynyso, Francis, merchant of Luca | Brograve, Edward, of Bekynham, gent |

1502 - Stile of Langley;  June  16; An apparent general pardon of City merchants for trade offences (unspecified) in the Patent Rolls of Henry VII. The list includes John Stile, James Yarford and  Thomas Baldry who appear in our timeline.  Other familiar names are Colet,

1503 - Kelsey; 12th October;  The will of William Brograve, citizen and draper of London. desires to buried at the parish church of Beckenham (Bekenham in the countie of Kent). Where his late wife Elizabeth is buried. His son Robert inherits the Beckenham property and other property in Lewisham and Deptford. See 1546 for the death and will of Robert. Some bequests to family, servants including John and Elizabeth Batt and to Newgate and Marshalsea prisons.

The will transcript found on Ancestry.co.uk in 2025 indexed under a transcription error.

We have his date of birth as 1458 in Braffin, Hertfordshire and several connections with Hertford/Hertfordshire are made in Brograve wills. The property in Lewisham and Deptford can be linked to Brograve burials and wills for that area.

This copy of the transcript of William Brograve's will has obvious errors or omissions due to the difficulty of reading ancient text. Some (corrections) have been included. William appears to have been a draper of the City of London. Perhaps comparison with the original transcript at PCC is warranted.

Will of 6 Sept 1503. 19 Henry VII *(which ran from* 22 August 1503-21 August 1504*)*. William Brograve the elder late Citezn and draper of London. To be buried in honest manner without pompe or pryd of the world within the parissh chirche of Bekenham in Kent wheere as the body of Elizabeth late my wiff lyeth buried. To high awter of the same chirch where as I am parisshioner for my thithes etc. 20s.

Vnto my doughters Alice (and M)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 (Batt?) my servunt xls (11shillings?) a fetherbed 2 peyer of shetts a peyer of blanketts and yerely vj loads of wood to be delivered to hir doughter 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 (Batt?) 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 decesse without heires males then to remayne unto Wm. Brograve son of John Brograve thelder my son and of Janne Fogg late doughter of Sr. John Fogg Knyght. If Wm. Brograve decesse without heires males which God defind 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 Brogravge the yonger theires males. And if he decesse without heires males and if he decesse to Richard Brograve my sone. If he decesse then to Nicholas Brograve my sone and heires males. If he decesse to George Brograve my sone. If he decesse to Henry Brograve my son and if he decesse then to the right heires of Robert Brograve my sone.

I will Elizth Ball my servunt have my tenement which oon(one) 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 parisshes and felds of Lewsham and Depford in Kent as all thoo my lands and tenements in parisshes 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 ?ynyt rent of £5 to every of them. Feoffees to make unto the seid George and Henry duryng theyer lyves a deed of annitie with clawsse of distresse.

Witnesse John Worshopp notary Sr. Hugh Thomasson Sr. Nicholas Saunders and other ?
[Pd. 12 Oct 1503 see Regr F at Canterbury]

1503 - Kent House; Memorandum of Acknowledgement (November). A transfer of the property by inhereitance of Katherine and Elizabeth Fabyan daughters of Stephen Fabyan. Elizabeth married to Henry Fyncham.

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 Kenthous 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. (Calendar of Close Rolls, PRO, BHO and Hathitrust.org).

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. Recently (October 2022) we have the research of G.W.Tookey who explored references regarding Stile/Fyncham etc and Langley/Kenthouse/Simpsons Place. The situation was complex involving cases of litigation.

*Membrane* 20*d*.

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1503. 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 Kenthous 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.
*Memorandum* of acknowledgment, 23 November.

From Calendar of Close Rolls (Public Record Office)

1503/4 – Sympson’s Place, Bromley/Beckenham boundary; Court of Common Pleas, to be identified but possibly Sympson’s Place, Bromley. Thomas Brandon is the brother of William Brandon who married Elizabeth Bruyn of Beckenham Manor. About 350 acres in all, widely dispersed possibly including the mill at Glassmill Lane but another mill called Monks Mill was in the area. But no house or mansion is mentioned but we look for further evidence. Horsburgh describes this as Sympson’s Place and that a court case ensued disputing ownership as the property passed to John Style. Horsburgh describes Guldeford etc as acting as trustees for Style. We have to refer back to the transfer from Mercy Carreu to Robert Sympson

CP 25/1/117A/350, number 407.Image of document at AALTImage of document at AALT

Kent. Westminster. Three weeks from Easter, 19 Henry VII [28 April 1504].

Richard Guldeford', knight, Thomas Brandon', knight, Edmund Dudley, esquire, and John Gardyner, querents,

and Robert Sympson', gentleman, and Cecily, his wife, deforciants.

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. Plea of covenant. 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. For this:Richard, Thomas, Edmund and John have given them 200 pounds sterling.(possible mistake for marks)

Possibly neither of the querents occupied the land i.e. 7 messuages would have tenants?

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? 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

We find the primary heir of Beckenham property Robert dies in 1546 (see 1546 for will extract).

1505 - 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 supposed transfer of Langley via the Violets to the Styles is disputed by Len Hevey and this will evidences that the Violets still hold property after Style had acquired Langley. The involvement of Henry Kyng and Kempsall is interesting as they appear in other entries as yeoman landowners, see 1501. As Henry Violet 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 18th C. woods like Barnfield Wood near Langley belonged 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 from 1539 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 but had the bequest of land in Lewisham and Bromley so may have moved away from the Parish as may his mother Agnes. Another Henry is buried in 1561 who may be the son of Robert. The wife Agnes may have remarried which was a common occurrence, several "Agneses" appear in burials after 1539 but she may have died before records began. Dividing the property between Stephen and Robert appears to follow the custom of gavelkind and the daughters some degree of dowry. Of the executors William Violet is presumed to be a brother also dying before records began and possibly another local landowner. As Henry here requests burial beside his (first) wife he must have remarried.

The Will: 1 Aprill 1505. 20 Henry VIJ. 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 laufull ? 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 decesse 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 doughters either £3.6.8. To Margery my doughter 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 Bekename, Thos. Kempsall and Wm. Crokesone.
Probate Lamehith 26 June 1505 by Wm. Violett and Henry Kyng exors.

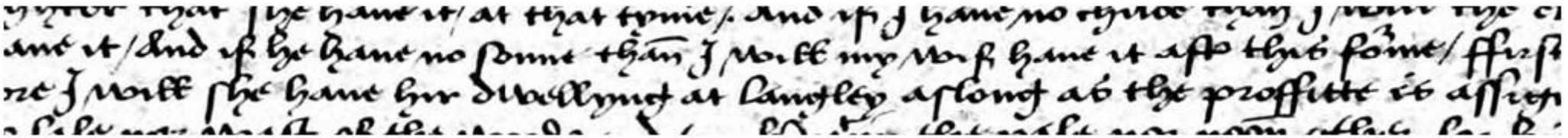
1505 Bargain & Sale 1) John Brownger of Addington 2) John Style citizen & Mercer of London re messuage & land in Addington (boundaries given) Surrey Archives 181/19/4

Assumed to be a purchase by John Style prior to his death. Whether this land adjoins Langley remains to be seen, the document needs to be researched further.

1505 – Langley: Death and Will of John Style, Mercer. 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 show he held it from circa 1500. The probate granted in October mentions lands in Bekynham (sic) and a dwelling at Langley for his wife for her lifetime or until she remarries. The will of Style and the slightly earlier will of Henry Violet raise questions about exactly where and what property is involved and whether John Style could have purchased Violet's woods following Violet's instructions in his will. John Violet has not been traced by us or by Len Hevey who made several investigations and found that there is no record of the Violets having Langley and that Langley may have passed through Fincham and Fabian who were also involved with Kent House Farm. See 1501 Fyncham v. Style. There are reasons to doubt that Fincham had any possession of Langley.

There are several Violets in Beckenham burials but only after records began in 1539, the name 'John' appears three times after 1547 and of course Henry and William Violet are present as per Henry's will of 1505.

The will of John Style proved in 1505 mentions Langley and "Bekynham". In 1507 Humphrey Style is only 6 so only about 4 in 1505, dob 1501.



John Style leaves his estate to his son John or sons or daughters surviving and coming of age. The son John died young. To his wife he says “I will she have her dwelling at Langley as long 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, John must have died and Humphrey Style is named by her as the beneficiary of all her lands. See appendix The Styles family of Langley. John and Elizabeth are believed to have had at least seven children of whom some died before John. In an Inquisition in 1507 we find six year old Humphrey Style named as heir as evidence that John Jnr died circa 1506/7.

Anne Sutton of Suffolk Institute of Archaeology and History published an account of research into London Mercers from Suffolk including many details of the Styles and linked families, Wolstan/Welstane, Bolle/Bulle and Yarford through intermarriage. There are several links to Ipswich (Ippeswich in Style’s will).

1505 – Death of JOHN STYLE (of Langley) late of London, ‘mercer.’

*Inquisition dated 1507; Commission of concealments &c*., 20 October, *inquisition* 30 October, 23 Henry VII (1507). He died 28 September, 21 Henry VII, seised in fee, *inter alia*, of the under-mentioned lands &c. in Bekenham. Humphrey Style, aged 6 years and more, is his son and heir. On 29 September, 21 Henry VII, Elizabeth, his widow, entered into the premises and all the lands late of the said John and intruded upon the king’s possession, and took the issues and profits thereof from the said 28 September until Midsummer day following, since when James Jarford, *alias* Yarford, late of London, ‘mercer,’ and the said Elizabeth, his wife, have intruded upon the said lands and taken the issues and profits thereof. Kent 160*a*. land, meadow, pasture and wood in Bekenham, late of Robert Symson, worth 8*l*., held of the king by a rent of 5*d*. yearly, but by what tenure or by what other services the jurors know not. *C. Series II. Vol*. 21. (15.)

1505 – Langley and Simpson’s Place; The Calendar of Fine Rolls lists landlords or tenants under the king who have died and writs of diem clausit extremum are issued. The phrase diem clausit extremum means he closed his last day, that is, he died. writ of Diem Clausit Extremum is a writ by which the heir of a deceased tenant in capite compelled the escheator to ascertain what land should escheat to the king.

In feudal England, upon learning the death of a tenant, the escheator would hold an inquisition post mortem to learn if the king had any rights to the land. These were often preceded by a writ of diem clausit extremum issued by the king to seize the lands. John Style and Henry Colet are listed, whether the same as the Style and Colet appearing in our timeline we can’t tell for sure. Colet only appears here as mayor of Westminster as signatory of documents. John Style may or may not be the same as of Langley but looks probable as the Inquisition Post Mortem into John Style’s death relates to James Yarford and Style’s widow ‘intruding’ into the property. See entries 1505-1508.

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.

Kent; Manor of Rydley, and 100a. land, 20a. wood and 40s. rent in Rydley and Asshe, worth 5l., 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 33s. 4d. rent yearly.
A messuage and 100a. land in Perystrete in the parish of Northflete, worth 100s., and a messuage, 11a. land and 2a. moor in Bowrestrete in the same parish, worth 14s., held in 'gavelkend' of the archbishop of Canterbury by fealty and 33s. 4d. rent.
A messuage, 40a. land, 6a. meadow and 6a. wood in Estgrenewiche, worth 40s., held of the prior of the house of Jesus of Shene, co. Surrey, by fealty and other services or rents unknown.
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 or was tenant at will of 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). Dorset owned land in 16 English counties. The Prior of Sheen held the manors of Lewisham and East Greenwich (Greenwich)

1507 – Inquisition Post Mortem; JOHN STYLE, late of London, 'mercer.' *Commission of concealments &c*., 20 October (fn. 4 "the commission is wanting"), *inquisition* 30 October, 23 Henry VII (1507). He died 28 September, 21 Henry VII (September 1505), seised in fee, *inter alia*, of the under-mentioned lands &c. in Bekenham. Humphrey Style, aged 6 years and more, is his son and heir. On 29 September, 21 Henry VII, Elizabeth, his widow, entered into the premises and all the lands late of the said John and intruded upon the king's possession, and took the issues and profits thereof from the said 28 September until Midsummer day following, since when James Jarford, *alias* Yarford, late of London, 'mercer,' and the said Elizabeth, his wife, have intruded upon the said lands and taken the issues and profits thereof. Kent 160*a*. land, meadow, pasture and wood in Bekenham, late of Robert Symson, worth 8*l*., held of the king by a rent of 5*d*. yearly, but by what tenure or by what other services the jurors know not. *C. Series II. Vol*. 21. (15.) (source BHO)

In 1510 Yarford and Elizabeth present a bill to the House of Lords, no details found so far but possibly to appeal for possession of Symsons.

**325.** JOHN STYLE

*Writ* 26 November, 21 Henry VII ; *inquisition* taken at Crayford, co. Kent, delivered to the Court 27 November, . . . . . .

Only a fragment of the inquisition remains. The following places are mentioned :—Bekenham, Bromley, Orpyngton, Pekyll and Hease ; and the following persons :—Thomas Bradbury, Thomas Baldry of London, mercer, Robert Reade, knight, William Babham, John Frensshe. There are also references to Elizabeth, his wife, and his daughters.

*C. Series II. Vol.* 20. (142.)

Frustratingly we can't identify his full list of properties believed to include Langley, Simpson's and Kent House. The following describes his son Humphrey as his heir and establishes a date of birth for Humphrey. Also, describes Elizabeth and James Yarford's actions regarding Simpson's Place. A inquisition post mortem documents in Kent Archive is unfortunately in Latin and defies some translation but we are researching it further.

**371.** JOHN STYLE, late of London, 'mercer.'

*Commission of concealments &c.*, 20 October*, *inquisition* 30 October, 23 Henry VII.

He died 28 September, 21 Henry VII, seised in fee, *inter alia*, of the under-mentioned lands &c. in Bekenham. Humphrey Style, aged 6 years and more, is his son and heir. On 29 September, 21 Henry VII, Elizabeth, his widow, entered into the premises and all the lands late of the said John and intruded upon the king's possession, and took the issues and profits thereof from the said 28 September until Midsummer day following, since when James Jarford, *alias* Yarford, late of London, 'mercer,' and the said Elizabeth, his wife, have intruded upon the said lands and taken the issues and profits thereof.

KENT. 160*a*. land, meadow, pasture and wood in Bekenham, late of Robert Symson, worth 8*l*., held of the king by a rent of 5*d*. yearly, but by what tenure or by what other services the jurors know not.

*C. Series II. Vol.* 21. (15.)

1507 – Symsons Place (AKA Simpsons and Sympsons); the 160 acres matches descriptions in entries for 1505 etc associated with Style, Yarford and Baldry. An interim demise as Symsons ends up with Humphrey Style along with Langley. A later map of Sympsons under the ownership of Hugh Raymond in 1735 describes 88 acres but the adjacent 'New Farm' may consist of the remainder unless other land on the Bromley side constitutes the remainder.

Nov. 30. Demise in like terms to Richard Broke, 'gentilman,' and William Bromwell, 'mercer,' both of London,—by mainprise of James Yarford, 'mercer,' and Thomas Baldry, 'mercer,' both of London,—of the keeping of 160 acres of land, meadow, pasture and wood in Bokenham, co. Kent, which are in the king's hand by colour of an inquisition, taken at Bromley, co. Kent, on 30 October last, before Edward Guylford, Reynold Pekham and Henry Vane, (by virtue of a commission directed to them and to Edward Cheseman and William Crowmer), and returned into the Chancery and filed there; to hold, from the time of the taking of the said inquisition until a plea between the king and the said Robert and William shall have been decided, according to the form of the statute published in the Parliament of 8 Henry VI.

1507 – Foxgrove Manor; Inquisition Post Mortem taken on 13 March 1507. In 1505-6 Walter Fitz has Foxgrove under a tenancy from Grene but Foxgrove is not listed or perhaps omitted from this Inquisition or missed when transcribed? Only Northampton properties described but Kent is mentioned among Grene's 'writings'.

259. THOMAS GRENE, knight.

Writ 12 November, inquisition 13 March, 22 Henry VII.

Long before his death he was seised of the under-mentioned keepership, but of what estate therein the jurors know not.

Long before his death he was seised in fee of the under-mentioned manors and messuages &c., and by his deed dated 10 March, 15 Henry VII, at Norton Davy, gave to one Thomas Haselwode, esquire, a yearly rent of 5 marks out of his lands &c. in Sewell and Potcote for life, with power of distraint; by virtue of which grant the said Thomas was seised thereof in his demesne as of free tenement.

Similarly, by his writing dated 31 May, 10 Henry VII, at Norton Davy, he appointed William Chaunterell to be his auditor of accounts of all his lordships &c. in cos. Northampton, Leicester, Lincoln, York, Hertford and Kent, and elsewhere in the realm, for life, receiving a fee of 40s. yearly as well from the issues and profits of his lordship or manor of Bukton, Brampton and Pysford, as in his other lands &c. in co. Northampton, with other fees &c. to the same office anciently due and accustomed, and also his daily expenses; by virtue of which grant the said William was and is seised of that office and fee.

Similarly, by his writing dated 1 June, 17 Henry VII, he gave to his beloved in Christ, Edmund Haselwode, gentleman, for good counsel rendered and to be rendered, an annuity of 20s. for life as well from his lands &c. in Great Houghton by Northampton as in all other his lands &c. in Potcote and Higham, with power of distraint; by virtue of which grant the said Edmund was seised thereof in his demesne as of free tenement.

Similarly, by his writing dated 20 June, 17 Henry VII, at Norton Davy, he gave to John Muscote, gentleman, for his counsel &c., 20s. yearly from his lands &c. in Great Dodyngton for life, with power of distraint; by virtue of which grant the said John was seised thereof in his demesne as of free tenement.

He died 9 November last, seised in fee of all the under-mentioned manors and lands &c. Anne Grene, aged 17 years and more, and Maud Grene, aged 13 years and more, are his daughters and heirs.

NORTHAMPTON. Keepership (custodia) of the forest of Wittylwode, held of the king in chief by knight-service; worth nothing beyond reprises.

Manors of Norton Davy, Boughton, Little Brampton, Pysford, Great Houghton and Great Dodyngton, and 30 messuages, 600a. land, 300a. meadow, 1000a. pasture, 20l. rent and 200a. wood in Norton Davy, Boughton, Little Brampton, Pysford, Great Houghton, Great Dodyngton, Sewell, Potcote, Higham Parva, alias Cold Higham, and Midelton; whereof-

The manor of Norton Davy, held of the king in chief by knight-service, and the lands &c. in Norton aforesaid, tenure unknown, are worth 86l. 13s. 4d.

The manors of Boughton and Brampton and the lands &c. in Boughton and Brampton are worth 26l. 10s., tenure unknown;

The manors and lands &c. in Pysford are worth 6l. 10s., tenure unknown;

The manor of Great Houghton and the lands &c. in Houghton aforesaid are worth 8l. 3s. 4d., tenure unknown;

The manor of Great Dodyngton and the lands &c. in Dodyngton aforesaid are worth 13l. 6s. 8d., tenure unknown;

The lands &c. in Sewell, Potcote and Higham Parva are worth 10l., tenure unknown; and

The lands &c. in Midelton are worth 3l. 6s. 8d., tenure unknown.

C. Series II. Vol. 20. (74.)

1507 – Kempsall Property, near Wickham Road?  The 1720 Foxgrove Manor map copied in 1766 shows Henry Kempsall Yeoman on land bounded by Oakwood Avenue, Wickham Road and Chancery Lane and fields named Upper, Hither and Further Leasons. This Warranty is for a messuage of 32 acres Whether this 32acres could be contained in that area needs to be confirmed. We cannot say whether these records evidence the transfer of complete

properties or are dividing property or even if the property is in one block. A Thomas, son of Thomas Kempsall is buried at St.George's in 1587 and the Kempsall name is in burial records from 1542 to 1787. A Robert Holden is buried in 1545. The Kempsalls are recorded from 1505, when Thomas witnesses the will of Henry Violett, until the mid 18th Century.

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].

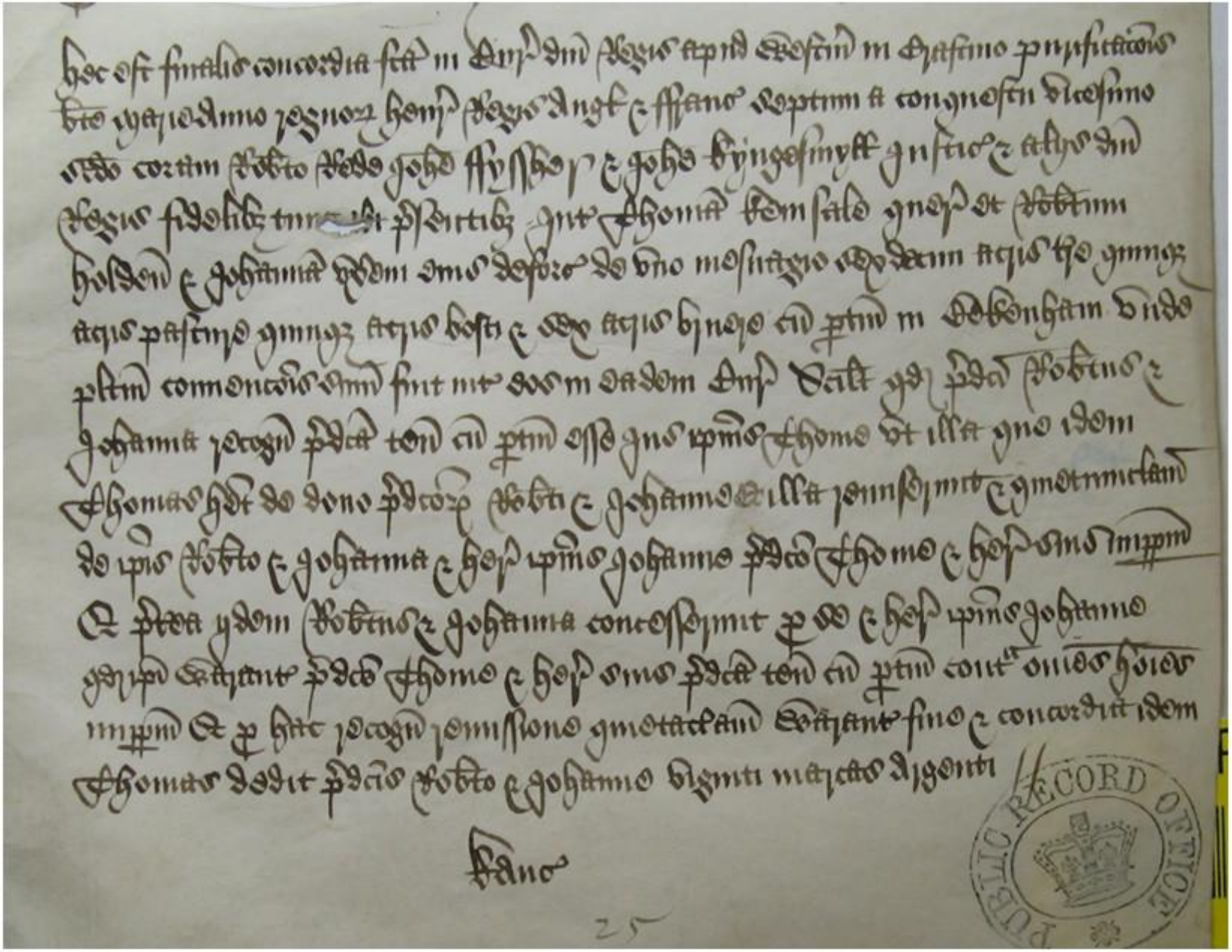
Parties: Thomas Kemsale, querent, and Robert Holden' and Joan, his wife, deforciants.

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.



Foot of Fine/Final Accord in Latin. See also 1531 etc for Kempsall

1508 - Sympson's Place (AKA Symsons/Simpsons); It seems probable that this relates to settlement of the issue of occupation or possession of Symsons by Yarford and Baldry and circa 1511 the cancellation may relate to sale or award by the crown to Yarford or the Style estate? This could relate to more property than Symsons as Yarford is involved with other estates. Sympsons and Langley descend to Humphrey Style.

1508. 826

Jan. 5. Four recognizances to the king for 80*l.* each by James Yarford and Thomas Baldry mercers and William Babam grocer, all of London. Condition (*English*): four annual payments of 100 *m.* on 7 January. *Signed :* Malhom.
*Cancelled by warrant, 2 Henry VIII.*

1508 - Hilary Term cases; A John Pledge is in burials for 1559. Langley was said to have been bought from the Violets and though John Style died in 1505, James Yarford had married his widow. Whether John Langeley is related to the Langleys of Beckenham is not know but there's a coincidence of Violets being present in Bromley. Yarford is recovering at least two debts here so continuing Style's practice of lending money or managing Style's widows estate? John Style's son Humphrey marries Bridget Bauldrey a daughter of a Thomas Baldrey so may be daughter or granddaughter of the Baldrye listed here. Humphrey and Baldrye are John Style's executors named in his will and probate.

| | | | |
|---|---|---|---|
| London | debt | Style, John, of London, mercer, executors of; (Laurence, Humphrey, parson of St Martin; Baldrye, Thomas, of London; Babham, William) | Pleg or Pley, John, of Bekenham, Kent, yeoman |
| London | debt | Yerford, James, of London, merchant of the staple | Violet, William, of Bekenham, Kent, yeoman; Croxston, William, of Bromley, Kent, yeoman |
| Kent | debt | Langeley, John, sheriff of Kent | Wodehache, Richard, of Bromley, husbandman; Violett, William, of Bromley, yeoman |
| London | debt | Style, John, of London, mercer, executors of; (Laurence, Humphrey, parson of St Martin; Baldri, Thomas, of London; Babham, William) | Croxton, William, of Bromley, Kent, husbandman |
| London | debt | Yerford, James, of London, mercer | Hunt, Thomas, of Bromeley, Kent, cordwainer; Croxston, William, of Bromley, yeoman |

Richard Dawe and Brograve appear in other refs ie Dawe is in Cade Rebellion pardons etc.

| | | | |
|---|---|---|---|
| Kent | trespass: taking | Brograve, Robert | Dawe, Richard, of Bekynham, husbandman; Brouger or Bronger, John, of Bekynham, husbandman |

**1509 King Henry VIII until 1547**

1509 – Sympsons Place? But Broke and Bromwell are mentioned in connection with Kent House according to G.W.Tookey from a Kent Archive document of 1507:

Parties: Richard Broke and William Bromwell, Robert Sympson deceased, John Stile and his wife deceased, James Yarford alias Garford and Elizabeth his wife Places: Beckenham, lands etc (being parcel of land etc in Bromley, Beckenham, Lewisham, Chislehurst, Orpington and Haye) County: Kent (TNA, 1 Henry VIII)

1509 – Langley; Philipot and Hasted wrote 'erroneously' that about the beginning of Henry. the eighth,(1509) it was conveyed to John Stiles Esq; who much inlarged 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 and other entries describing Symsons between 1505 and 1511. But this record dated 1509 relates some information but Henry Fincham mentioned is more connected with Kent House.

1509; Langley and Kent House; Kent archive; Bill of James Yarford concerning Kenthouse estate in Beckenham, inherited by his wife Elizabeth, widow of John Style in the reign of Henry VII

Henry Fincham and Elizabeth his wife were living in the house (Kent House) when John Style was awarded it in compensationf for unpaid debt and Elizabeth refused to leave. John Style had her ejected and a fortnight later she died in childbirth. John Stile was accused of her murder and later acquitted but apparently after some fines or bail had been paid. Yarford and Elizabeth (ex Stile) plead for repayment of the fines or bail monies. It appears that Elizabeth Style was accused by Edward Guildeford of causing Elizabeth Fincham's death We now have a copy of the document and the transcriptions follow, with apologies for any errors in transcribing.

Held At: Kent History and Library Centre

Document Order #:U36/L9

Date:1509

Transcript of James Yarford's plea; (from handwritten text)

To the right ? ? of our late sovereign lord king Henry the Seventh

In most piteous wife/wise shewith unto your good lordships and ? your humble orators James Yarford of London mercer and Elizabeth his wife late the wife of John Stile late of London mercer that where the late John Stile of late in the said late kings days was put in possession by the Sheriff of kent in a messuage in the said county called Kenthouse in the which Henry Fincham and Elizabeth his wife then dwelled by virtue of an statute of the staple of Westminster of £100 ? the said Henry Fincham was bound to the said John Stile and notwithstanding the said execution and possession thereof made to the said John Stile / yet the said Elizabeth Fincham would in no wise adboide nor go out of the said house whereupon after by theadvice? Of Thomas ? then servant at the law at bugard Broke the said John Stile sent Henry Comport Thomas Crispe and Nicholas Yoo his servant when the said Elizabeth was

at church to the said house and commanded them to keep possession in the same house which so did accordingly and soon after she came again to the same house and brake a pane of a wall at thende? Of the same house and so entered in and after that the same Thomas Crispe and Nicholas Yoo came again and peaceably put the same Elizabeth out of the same house and she seeing she mayye not be suffered there to abide departed there and came to London on foot being with child? And ? a fortnight after she was brought in bed and delivered of a child which is yet in life and the said Elizabeth thereof died as by divers honest women which were at her travail can be reported and proved and after this the said John Stile by sinister means of certain persons was instantly? Conviced of murder and death of the said Elizabeth Fincham and after he was thereof lawfully acquit before Sir Thomas Francis? And other Justices at a session of Gaol ? at Maidstone in the said county and dies after whose death your said oratrice were married together and after the certain malicious persons for to bring them in ? of our said late sovereign lord intentely imagined counterfeted and forged a bill of endightment containing that the said Elizabeth your said oratrice and one Henry Comporte Thomas Crispe and Nicholas Yoo with others unknown the 10th day of May the xyo?th (12th/13th) year of the reign of our late sovereign lord should by force of arms feloniously have entered into the said place called Kenthouse and that the said Henry Comport with his knee then and there should have given unto the said Elizabeth Fincham then being with child such a stroke that the same Elizabeth Fincham then one fortnight after should have died of the stroke and that the said Elizabeth your said oratrice and the other above named were then and there present feloniously of comforting assisting and maintaining the same Henry in the said deed doing which bill was by the said malicious persons delivered to a jury then being charged for divers other things before certain commissioners of our said late sovereign lord in the said county and on the behalf of our late sovereign lord the said jury were commanded and charged to find the same upon their pity which for fear of the great menaces and threat that were to them given by the said bill disposed persons and for fear of the said late kings displeasure untruly? Endited the said Elizabeth your said oratrice and the others according to the said forged bill against their conscience as the same jury by their oaths upon the holy evangelist made before the master of the ?? of late gave deposed of which felony the said Elizabeth your said oratrice was in nowise guilty as ? almight god for she was not privy nor knew nothing of the concerning of the said Elizabeth Fincham out of the said house for it was done by the said John Stile her late husband by the advice of his said counsel and at the time the said Elizabeth your oratrice was at Coulsdon in Surrey and knew nothing thereof and the said Elizabeth your said oratrice could not be suffered to be at her trial and ? with the said late king concerning the ? ? his high displeasureand they Proving? These great wrongs and ? to them ? done and also seeing divers other persons in likewise by such sinister means wronged and mistreated and also beholding what end many of them were brought unto durse not ? to the acquittal of your said oratrice by ? of the Doen? Lavoe? for fear of the said late kings displeasure and also your said oratrice was in such a despond and fear of himself and love of his good and to be utterly budoon? That he was afeared to keep the said Elizabeth his wife in his house with him lest he by his means should be also endited for the keeping of her as it was said to him he should be indited thereof as an accessory of his wife so that Confusion for fear of the ? and in ? of the high displeasure of our said late sovereign lord which he most feared he was ? compelled and forced to make a fine to our said late sovereign lord of five hundred marks of which sum of five hundred marks your said orator hath paid to our late sovereign lord 200 marks and for 300 marks residue he and other sureties to him stand bounde by several recognicences to pay at several days to come In consideration of the promises and that the said Elizabeth was not guilty of the ?misses So that there is no ground nor cause of truth why your said oratours should have been charged to pay one penny for the promises and also that Edmond Dudeley? Which knowing the circumstance? Of the said matter by a bill subscribed by his own hand ready to be shewed sayeth that before god in his conscience the said Elizabeth was wrongfully endited and so he sayeth he hath shewed it to our late sovereign lord and that also the said jury by their depositions have confessed the same as is aforesaid It may therefore please your most honourable lordships and masterships of your blessed disposition and charities ?? for adischarge of the said late kings soul to make unto your said oratours restitution of the said 200 marks by them paid of the good of the said late king and also to cause the said recognisance and any of them to be cancelled and made void for the discharge of your said oratours of the payment of the said 300 marks yet to pay and they shall dayly pray to god for the ? of your most honourable lordships and masterships.

James Yarford of London mercer

And this second plea is joint James and Elizabeth Yarford;

To the King our sovereign lord

In moste piteous wise herewith unto your moste noble grace your humble subject and continual ? James Yerford of London mercer and Elizabeth his wife late the wife of John Stile late of London mercer ? was lawfully seased of the moietie of a tent(tenement) or messuage called Kenthouse in the county of Kent and of the moietie of certain othere lands then by reason of an estate and bargain thereof to him made by John Handley which helde the same in copy/copeyne? By discent of inheritance ? Elizabeth than wife of Henry Fincham and the other moietie appteyned unto the said Henry Fincham and Elizabeth in the right of the said Elizabeth his wife which other moietie was lawfully delivered to the said john Stile by …… then Sheriff of the said county by virtue of a writ of delivery upon 'theytent' of the said moietie returned and certified in the Chancery upon and by reason of an statute of the staple of Westminster of the sum(some) of £100 (cL) wherein the said Henry Fincham was bounden to the said John Stile and which £100 the said Henry Fincham would in no wise pay wherefore the said John Stile sued and put the same in execution by due process of the law as before by virtue of which process? The said John Stile was seased and possessed of the said whole tenement or messuage in which messuage the said Henry Fincham at the time of the said execution dwelled in and notwithstanding the said John Stile had then lawfull in?? title and possession of the sand whole tent(tenement) or messuage the said Elizabeths wife of the said Fincham kept and held herself ? the same and would in no wise avoid? Nor depart the same but of forwardness and without discretion said she would there abide and dwell who so ever who soever would say thereunto the contrary yet alle the said demeaner and words of the said Elizabeth notwithstanding the said John Stile his good and charitable mind offered unto her another house of his own for her to dwell in without paying anything therefore which the said Elizabeth utterly refused whereupon the said John Stile by good advice of counsel caused her peaceably to be had one of the same house of Thomas Crispe and Nicholas YHoo his ? and thereupon she ? and cameto her said husband to London and there continued by the space of ? saife and was there delivered of a child and died of the labour of the same child which child is yet alive? and after this the said John Stile by sinister and ? means of certain persons was ? ? that the said Elizabeth should be by him murdered and slain in the said messuage whare? She was conveyed and had ? of the same whereof he was not guilty and afterwards was lawfully acquitted thereof before Thomas Fromwych? And other then justices of Baole Delyny?? In the said county and after died after whose death your said suppliance (yarford and stiles wife) were married together and so it was most gracious sovereign lorde that Edward Guildeforde of the same countie esquire ofpure malice imaginging to hurt and inure? Your said supplicants and to spoil the same James of his goods and to cause the said Elizabeth his wife to lose her life at his special labour obtained of ones late sovereigh lord King Henry the VIIth of famous memory your dear father his lines? Patent of commission made to the said Edward Guildeforde, HenryFaane and other of his affinity to enquire of all felonies within? The same county committed and done and certain other articles in the said commission contained and thereupon the said Edward to execute his malicious untrue and sinful purpose he untruly forged and counterfeited a bill by the way of indightment containing in (it) self that the said Elizabeth your said oratrite? And one Henry Comport Thomas Crispe and Nicholas Yoo ? other unknown to the number of the persons the 10th day of the 19th year of the reigh of your said noble father ? ? force of Armes feloniously had entered into the said place called Kenthouse and that the said Comport ? his knee then and there should have given unto the said Elizabeth Fincham then being with child such a fright that the same Elizabeth ? one fortnight after should have died of he stroke and that the said Elizabeth your said oratrite and the other above named were then and there present feloniously comforting and assisting abetting and maintaining the same Henry Comport in the said deed joining whereof of the said Elizabeth your oratrite as ? Almighty God ? ? gracious sovereign lord the said Edward Guildeforde delivered unto the jury? And on the behalf of your said noble father he commanded and charged them to find but upon? There ? untruly affirming and saying to them that the said bill was defined unto him by the hands of your noble father and that his grace would have so forbidde/followed/found and that they should find it whether they would or no ? diverse other ? words of malice and threatening by him viscously and furiously to them spoken on your said noble fathers behalf and otherwise whereby the said jury for fear of the said Edward by his unlawful inbracery? And in adjoining? The high displeasure of your said noble father

were forced? To find and present? The said bill for their verdict ? your said orator made instance? Labo? Aswell unto the said late noble king your father as to diverse of his council devising to have the law not his graciouise favour or else that the matter must be examined before his most honourable counsel but so was it most gracious sovereign lord that the said Edward Guildeforde so much? Labo? Made against your said orator that no righteous petition of theirs could have spede? And over that the said Edward Guildeforde so threat your said orator that if the same Elizabeth your orator would proceed to her acquittal your said orators both should fall in the high displeasure and indignation of our late said sovereigh lord and above this that the said Edward Guildeforde would cause the said Elizabeth your said oratrice to stand in the resbertie? Of her life and also the said James was afeared and in despair to keep the said Elizabeth near him in his house lest the said Edward would have caused him to have had trouble therefore because she was indighted of felony and that he should be indighted of felony for keeping of her by reason of which threat and dreadful behaviour of the said Edward Guildeforde and others of his affinite your said orator were forced and wasted? To make a fine of ? ? ? your said noble father to gain a pardon of his grace for your said oratos concerning the ? of which sum of (100 marks?) the said James hathe paid to our late sovereign lord your father the sum of (200 marks) and (300 marks) the residue thereof he and other of his ? stand bounden by recognicances to pay to their importunable cost and damage and against all right and good equity for of truth the said Elizabeth Fincham never died of any such stroke nor such stroke had but died of her childbirth wasnot manner of such occasion as divers honest womem which were spent at her traverse wife testify and record. And also of truth neither the said Elizabeth your said oratrice nor the said Henry Comport were not present at such time as it is supposed by the said indightment that the said Elizabeth Fincham should have had the said stroke nor at such time as the same Elizabeth Fincham was in manner aforesaid conveyed? Out of her said house the said Henry Comport which is supposed to have stricken her was at that time not near her by 7? Miles and your said oratrice which by the same indightment is supposed to have been present was not near her by miles nor knew not of the ? ? of the said house nor was privy thereunto of which consideration whereof it may like your noble majesty of your most blessed disposition the plaintiffs? tenderly confides to provide by the advise of the lords of your most honourable council that either the said Edward Guildeforde may be compelled to recompense your said oratos as well of the said 200 marks redy paid as of the 300 marks which is yet unpaid or else that your said oratos may be discharged of the said sum of 300 marks yet to pay and also recompensed of the said 200 marks which is paid of the goodes of your said noble father in the discharge of his conscience noble majesty your said oratos during their lives shall daily pray.

The case had been brought by Edward Guildeford who appears to have some issues with the Styles and related to Richard Guildeford who had been connected with dealings over Sympson's Place. Yarford was Lord Mayor of London in 1519.

1509/10 – Kent House/Langley; undated documents but in the early years of Henry VIII referring to the late King Henry VII; James Yarford, second husband of Elizabeth Stile and of Elizabeth two submissions regarding accusations of involvement in the case of Elizabeth Fincham late of Kent House. These attempts at transcriptions relate the details of a case brought against John Stile pre 1505 charged with assault against Elizabeth Fincham and regarding repossession of Kent House (see 1501). Elizabeth Fincham was probably reluctant to give up Kent House as she inherited it from her father Stephen Fabyan and her husband Henry Fincham acquired it in marriage to her. We can assume that she is reluctant to accept its loss due to Henry Fincham’s financial affairs, ie being in debt to John Stile. It seems John Stile paid a fine related to the case and Yarford is later attempting to recover the fine or costs pleading the innocence of his wife and stating that Stile had been find not guilty of any assault on Elizabeth Fincham.
Source; Kent Archive U36/L9

*Transcript 1; (? Indicates indecipherable words)*

*To the King our sovereign lord*

*In moste piteous wise sheweth unto your moste noble grace your humble subject and continual oratours James Yerford of London mercer and Elizabeth his wife late the wife of John Stile late of London mercer which was lawfully seased of the moietie of a tent(tenement) or messuage called Kenthouse in the county of Kent and of the moietie of certain othere lands then by reason of an estate and bargain thereof to him made by John Handley which helde the same in copy/copeyne? By discent of inheritance ? Elizabeth than wife of Henry Fincham and the other moietie appteyned unto the said Henry Fincham and Elizabeth in the right of the said Elizabeth his wife which other moietie was lawfully delivered to the said john Stile by …… then Sheriff of the said county by virtue of a writ of delivery upon 'thextent' of the said moietie returned and certified in the Chancery upon and by reason of an statute of the stape of Westminster of the sum(some) of £100 (cL) wherein the said Henry Fincham was bounden to the said John Stile and which £100 the said Henry Fincham would in no wise pay wherefore the said John Stile sued and put the same in execution by due process of the law as before by virtue of which process? The said John Stile was seased and possessed of the said whole tenement or messuage in which messuage the said Henry Fincham at the time of the said execution dwelled in and notwithstanding the said John Stile had then lawfull intesse title and possession of the sand whole tent(tenement) or messuage the said Elizabeths wife of the said Fincham kept and held herself no? the same and would in no wise advoid nor depart the same but of forwardness and without discretion said she would there abide and dwell who so ever who soever would say thereunto the contrary yet alle the said demeaner and words of the said Elizabeth notwithstanding the said John Stile his good and charitable mind offered unto her another house of his own for her to dewll in without paying anything therefore which the said Elizabeth utterly refused whereupon the said John Stile by good advice of counsel caused her peaceably to be had one of the same house of Thomas Crispe and Nicholas Yoo his servant and thereupon she departed? and cameto her said husband to London and there continued by the space of 12 days saife and was there delivered of a child and died of the labour of the same child which child is yet alive? and after this the said John Stile by sinister and ? means of certain persons was ? ? that the said Elizabeth should be by him murdered and slain in the said messuage whare? She was conveyed and had ? of the same whereof he was not guilty and afterwards was lawfully acquitted thereof before Thomas Fromwych? And other then justices of Baole Delyny?? In the said county and after died after whose death your said suppliance (yarford and stiles wife) were married together and so it was most gracious sovereign lorde that Edward Guildeforde of the same countie esquire ofpure malice imaginging to hurt and inure? Your said supplicants and to spoil the same James of his goods and to cause the said Elizabeth his wife to lose her life at his special labour obtained of ones late sovereigh lord King Henry the VIIth of famous memory your dear father his lines? Patent of commission made to the said Edward Guildeforde, HenryFaane and other of his affinity to enquire of all felonies within? The same county committed and done and certain other articles in the said commission contained and thereupon the said Edward to execute his malicious untrue and sinful purpose he untruly forged and counterfeited a bill by the way of indightment containing in (it) self that the said Elizabeth your said oratrite? And one Henry Comport Thomas Crispe and Nicholas Yoo ? other unknown to the number of the persons the 10th day of the 19th year of the reigh of your said noble father ? ? force of Armes feloniously had entered into the said place called Kenthouse and that the said Comport ? his knee then and there should have given unto the said Elizabeth Fincham then being with child such a fright that the same Elizabeth ? one fortnight after should have died of he stroke and that the said Elizabeth your said oratrite and the other above named were then and there present feloniously comforting and assisting abetting and maintaining the same Henry Comport in the said deed joining whereof of the said Elizabeth your oratrite as ? Almighty God ? ? gracious sovereign lord the said Edward Guildeforde delivered unto the jury? And on the behalf of your said noble father he commanded and charged them to find but upon? There ? untruly affirming and saying to them that the said bill was defined unto him by the hands of your noble father and that his grace would have so forbidde/followed/found and that they should find it whether they would or no ? diverse other ? words of malice and threatening by him viscously and furiously to them spoken on your said noble fathers behalf and otherwise whereby the said jury for fear of the said Edward by his unlawful inbracery? And in adjoining? The high displeasure of your said noble father were forced? To find and present? The said bill for their verdict ? your said orator made instance? Labo? Aswell unto the said late noble king your father as to diverse of his council devising to have the law not his graciouise favour or else that*

*the matter must be examined before his most honourable counsel but so was it most gracious sovereign lord that the said Edward Guildeforde so much? Labo? Made against your said orator that no righteous petition of theirs could have spede? And over that the said Edward Guildeforde so threat your said orator that if the same Elizabeth your orator would proceed to her acquittal your said orators both should fall in the high displeasure and indignation of our late said sovereigh lord and above this that the said Edward Guildeforde would cause the said Elizabeth your said oratrice to stand in the resbertie? Of her life and also the said James was afeared and in despair to keep the said Elizabeth near him in his house lest the said Edward would have caused him to have had trouble therefore because she was indighted of felony and that he should be indighted of felony for keeping of her by reason of which threat and dreadful behaviour of the said Edward Guildeforde and others of his affinite your said orator were forced and wasted? To make a fine of ? ? ? your said noble father to gain a pardon of his grace for your said oratos concerning the ? of which sum of (100 marks?) the said James hathe paid to our late sovereign lord your father the sum of (200 marks) and (300 marks) the residue thereof he and other of his ? stand bounden by recognicances to pay to their importunable cost and damage and against all right and good equity for of truth the said Elizabeth Fincham never died of any such stroke nor such stroke had but died of her childbirth wasnot manner of such occasion as divers honest womem which were spent at her traverse wife testify and record. And also of truth neither the said Elizabeth your said oratrice nor the said Henry Comport were not present at such time as it is supposed by the said indightment that the said Elizabeth Fincham should have had the said stroke nor at such time as the same Elizabeth Fincham was in manner aforesaid conveyed? Out of her said house the said Henry Comport which is supposed to have stricken her was at that time not near her by 7? Miles and your said oratrice which by the same indightment is supposed to have been present was not near her by miles nor knew not of the ? ? of the said house nor was privy thereunto of which consideration whereof it may like your noble majesty of your most blessed disposition the plaintiffs? tenderly confides to provide by the advise of the lords of your most honourable council that either the said Edward Guildeforde may be compelled to recompense your said oratos as well of the said 200 marks redy paid as of the 300 marks which is yet unpaid or else that your said oratos may be discharged of the said sum of 300 marks yet to pay and also recompensed of the said 200 marks which is paid of the goodes of your said noble father in the discharge of his conscience noble majesty your said oratos during their lives shall daily pray.*

*Transcript 2;*

*To the right ? ? of our late sovereign lord king Henry the Seventh*

*In most piteous wise shewith unto your good lordships and ? your humble orators James Yarford of London mercer and Elizabeth his wife late the wife of John Stile late of London mercer that where the late John Stile of late in the said late kings days was put in possession by the Sheriff of kent in a messuage in the said county called Kenthouse in the which Henry Fincham and Elizabeth his wife then dwelled by virtue of an statute of the staple of Westminster of £100 ? the said Henry Fincham was bound to the said John Stile and notwithstanding the said execution and possession thereof made to the said John Stile / yet the said Elizabeth Fincham would in no wise adboide nor go out of the said house whereupon after by theadvice? Of Thomas ? then servant at the law at Bugard Brok? the said John Stile sent Henry Comport Thomas Crispe and Nicholas Yoo his servant when the said Elizabeth was at church to the said house and commanded them to keep possession in the same house which so did accordingly and soon after she came again to the same house and brake a pane of a wall at thende? Of the same house and so entered in and after that the same Thomas Crispe and Nicholas Yoo came again and peaceably put the same Elizabeth out of the same house and she seeing she mayye not be suffered there to abide departed there and came to London on foot being with child? And ? a fortnight after she was brought in bed and delivered of a child which is yet in life and the said Elizabeth thereof died as by divers honest women which were at her travail can be reported and proved and after this the said John Stile by sinister means of certain persons was instantly? Conviced of murder and death of the said Elizabeth Fincham and after he was thereof lawfully acquit before Sir Thomas Francis? And other Justices at a session of Gaol ? at Maidstone in the said county and dies after whose death your said aratrice were married together and after the certain*

*malicious persons for to bring them in ? of our said late sovereign lord intentely imagined counterfeted and forged a bill of endightment containing that the said Elizabeth your said oratrice and one Henry Comporte Thomas Crispe and Nicholas Yoo with others unknown the 10th day of May the xyo?th (12th/13th) year of the reign of our late sovereign lord should by force of arms feloniously have entered into the said place called Kenthouse and that the said Henry Comport with his knee then and there should have given unto the said Elizabeth Fincham then being with child such a stroke that the same Elizabeth Fincham then one fortnight after should have died of the stroke and that the said Elizabeth your said oratrice and the other above named were then and there present feloniously of comforting assisting and maintaining the same Henry in the said deed doing which bill was by the said malicious persons delivered to a jury then being charged for divers other things before certain commissioners of our said late sovereign lord in the said county and on the behalf of our late sovereign lord the said jury were commanded and charged to find the same upon their pity which for fear of the great menaces and threat that were to them given by the said bill disposed persons and for fear of the said late kings displeasure untruly? Endited the said Elizabeth your said oratrice and the others according to the said forged bill against their conscience as the same jury by their oaths upon the holy evangelist made before the master of the ?? of late gave deposed of which felony the said Elizabeth your said oratrice was in nowise guilty as ? almight god for she was not privy nor knew nothing of the concerning of the said Elizabeth Fincham out of the said house for it was done by the said John Stile her late husband by the advice of his said counsel and at the time the said Elizabeth your oratrice was at Coulsdon in Surrey and knew nothing thereof and the said Elizabeth your said oratrice could not be suffered to be at her trial and ? with the said late king concerning the ? ? his high displeasureand they Proving? These great wrongs and ? to them ? done and also seeing divers other persons in likewise by such sinister means wronged and mistreated and also beholding what end many of them were brought unto durse not ? to the acquittal of your said oratrice by ? of the Doen? Lavoe? for fear of the said late kings displeasure and also your said oratrice was in such a despond and fear of himself and love of his good and to be utterly budoon? That he was afeared to keep the said Elizabeth his wife in his house with him lest he by his means should be also endited for the keeping of her as it was said to him he should be indited thereof as an accessory of his wife so that*

*Confusion for fear of the ? and in ? of the high displeasure of our said late sovereign lord which he most feared he was ? compelled and forced to make a fine to our said late sovereign lord of five hundred marks of which sum of five hundred marks your said orator hath paid to our late sovereign lord 200 marks and for 300 marks residue he and other sureties to him stand bounde by several recognicences to pay at several days to come In consideration of the promises and that the said Elizabeth was not guilty of the ?misses So that there is no ground nor cause of truth why your said oratours should have been charged to pay one penny for the promises and also that Edmond Dudeley? Which knowing the circumstance? Of the said matter by a bill subscribed by his own hand ready to be shewed sayeth that before god in his conscience the said Elizabeth was wrongfully endited and so he sayeth he hath shewed it to our late sovereign lord and that also the said jury by their depositions have confessed the same as is aforesaid It may therefore please your most honourable lordships and masterships of your blessed disposition and charities ?? for adischarge of the said late kings soul to make unto your said oratours restitution of the said 200 marks by them paid of the good of the said late king and also to cause the said recognisance and any of them to be cancelled and made void for the discharge of your said oratours of the payment of the said 300 marks yet to pay and they shall dayly pray to god for the ? of your most honourable lordships and masterships.*

*James Yarford of London mercer*

1510 – Foxgrove according to Philipot about the year 1510 Foxgrove came into the family of Beversea through Humphrey Beversea.

*"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,*"(Philipot)

But the Foot of Fine below for 1511 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 16th Century but it is conjecture. Vaus is thought to be another absentee landlord. Philipot and Hasted who derives some information from Philipot have confused some source material having facts in the wrong order according to our researches.

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 are connected through marriages.

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).

1512 – Foot of Fine; Kent Arch ref 150. Sir Ric Carew to Jn Oxenbrigge, clk, Thos Fenys Lord Dacre, Sir Thos Fenys, Sir Wm Scot, Sir Godard Oxenbrigge, Sir Jn Scot, Ric Sakevyle & Wm Pelham, esqs. Manor of Maytham w/10a mead in Beckenham, plus 3 large manors in Surrey. £1000. (51/359 no. 18)

Carew has been connected with Simpsons Place which has a small part in Beckenham but the connection is tenuous. The Dacre name turns up occasionally. Maytham is described in Philipot; Villare Cantianum connected with Malmaines who is also connected to Beckenham property. This further illustrates the complexity of land ownership.

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. This is shortly after John Stile had acquired one moiety from Henry Fincham circa 1500 and presumably Wells and his wife had the other half than the Stiles'. The land in Battersea would be parts of Kent House extending into Penge which lay in the parish of Battersea(Batricksey).

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 with mention of sons Hugh and William who leased or enfeoffed their part of Beckenham Manor it 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 daugthers, 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 - Hilary Term , Court of Common Pleas; Another of many Brograve brushes with the law, they are defendants in this case.

| | | | |
|---|---|---|---|
| London | debt | Nykke, Richard, Bishop of Norwich; Belamy, Richard | Brograve, John, of Tadlowe, Cams, esq; Brograve, Robert, of Bekynham, Kent, gent |

| | | | |
|---|---|---|---|
| Surrey | trespass: close | Compworth, John | Lye, Edward, of Bekenham, Kent, yeoman; Lye, Robert, of Bekenham, yeoman |
| Surrey | trespass: close | Compworth, John | Lye, Robert, of Bekenham, Kent, yeoman; Lye, Edward, of Bekenham, yeoman |
| Surrey | trespass: close | Compworth, John | Lye, Robert, of Bekenham, Kent, yeoman; Lye, Edward, of Bekynham, yeoman |

1517 - The following entry in the Treasury of Receipts, dated 22nd day of May in the 10th year of Henry VIII., is of interest, viz. : —

“ Costys ande charges hade and made by the Kinge is Comaundment “ opon the makinge of a newe barke namyde the Kateryn Plesuance “ for the transportynge of his gace to Calice. xxij daye of Maye Ao “ x Hen. VIII. Payde also to Herry Kynge of becknam for the “carriage of a xi lode of tymber from chelsam ”—(probably Chelsham, in Surrey)—" at ijr., eny lode xxijj. Itm. to him pd. for ix “lode cariage out of bromley pishe at xvj di the lode xijs.”

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)

1517 – Beckenham, Bromley, etc.; 9 Henry VIII; Kent Arch. Ref; 329. Ric Hilbyl & wife Eliz to Seth Bothe, Ric Elyot, J of Common Pleas, Wm Horsey, clk, Sir Edm Walsyngham, Jn Fitzjames, Wm Draper, Jn Chancey & Clem Ballard. 1/3 of manor of Sundridge w/200a land, 10a mead, 100a past & 300a wood in Bromley, Chislehurst, Beckenham & Eltham. £100. (11)

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 `Kenthous' in Beckenham and Lewisham, late of the said Stephen.
Kent. (TNA Ref; C 1/505/41)

2 documents

Stephen Fabyan had died pre 1501 and Sir JamesYarford was the second husband of John Style of Langley’s widow after 1505 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. This relates to Fabyan’s indebtedness to John Style circa 1500-1503 and seemingly Fyncham as Fabyan’s heir is seeking some kind of settlement. Whether the archive could settle the matter remains to be seen. Earlier references and records relate to Fabyan’s perhaps less than opulent assets having been a draper and released from alderman duty due to lack of resources. See 1504 for Fincham’s ‘lack of resources’ relating to a debt of £100 to John Style. Also, John Stile, his wife and some of Stiles servants were indited for assault against Elizabeth Fincham (nee Fabyan) said to result in her death at childbirth, see 1509. Stile was apparently acquitted and his wife and her second husband, James Yarford, appealed for restitution of fines or costs related to the case.

Some curiosity arises from the speculation by Len Hevey that Fabyan may have bought Langley and sold it to Style via Fincham when it seems both Fabyan and Fincham weren’t particularly wealthy.

1518 - Letters and Papers Foreign and Domestic Henry VIII; Shipbuilding timbers Henry Kinge of Becknam(sic/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)

1519 – Manor of Old Court/ near Langley Farm; 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.

1522 – Beckenham: Foot of Fine, Kent Arch Ref; 576. Jn Kyng & wife Alice to Jn a Woode, Jn Lambard & Thos Couper. Mess & 5a land in Beckenham. £20. (34)

A small plot but see Woode's 1525 will where other property in Surrey is mentioned and various bequests and Lambard is one of the executors. Woode leaves the Beckenham property to his son Edward. Some names on these transcripts of fines are witnesses. The name of Kyng/Kynge/King regularly occurs in Beckenham documents.

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 houshold 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 convenit 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 Cullesdon 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.

1525 – Beckenham unidentified land; Foot of Fine; Kent Arch. Ref 692. Jn & Thos Caweston (sons of Thos C) & Jn & Thos Caweston (sons of Hen C) to Hen Kyng, Ralf Bourne & Jn Kempsall. 2 mess, 32a land, 2a mead & 2a wood in Beckenham. 80 mks. (33)

Another mention of the Kyng family and some Cawstons appear in Beckenham burials, mostly for wives and children from 1562 to 1633. Possible the males of the family are buried in Bromley or Surrey? This fine evidences another yeoman held smallholding?

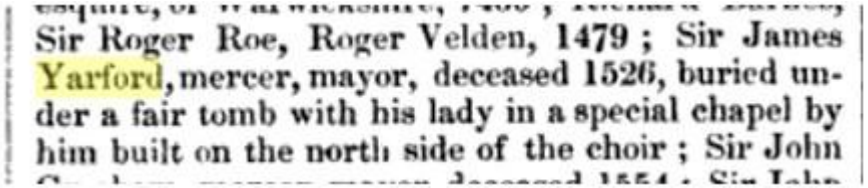
1525 - In the assessment for a lay subsidy (a tax upon persons in respect of their reputed estates) in the twenty-sixth year of Henry VIII., Beckenham appears at £4 8s., and the subsidy is made up as follows:—"Robert " Brograve for his lands xvj., Humphrey Style for his lands xxxiiij., Edward " Alegh for his goods xvj., Henry Vyolett for his goods xvj., Henry Ivyng " vs., Isabel 1 Dunce for her goods xvx ' It will be seen from this assessment that Sir Humphrey Style, who was then the owner of Langley, was by far the greatest land owner of the parish. Robert Brograve would at that time have been the owner of Kelsey; Edward Alegh, possibly, of Foxgrove. (Borrowman 1910)

Frequent mention is made of Beckenham in the "Feet of fines for "Kent" in the reign of Henry VIII., but not such as to throw any particular light upon the old houses or estates in Beckenham at that time. There are also references in these fines to the manor and advowson of the Church. In the Record Office appears the following entry of Church goods sold in Beckenham on the ist of October in the twenty-eighth year of Henry VIII., and the prices realized, namely:-

| | (£?) | s. | d. |
|---|---|---|---|
| the Church stuff | | XI j | X |

| | | | |
|---|---|---|---|
| the vestry | ix | vij | |
| the household stuff | X | xvj | ij |
| besides | lxxvjs. | for bullocks | kylled. |
| the Catall | xiij | xs. | |
| | ix | xiij | ljd. |
| Corne | xxiij | xiij | iiij |
| The hay | | xjs. | |

1526 – Death of Sir James Yarford second husband of Elizabeth Style, widow of John Style d.1505 of Langley and City of London


Sir Roger Roe, Roger Velden, 1479; Sir James Yarford, mercer, mayor, deceased 1526, buried under a fair tomb with his lady in a special chapel by him built on the north side of the choir; Sir John

From Stow's Survey of London, Church of St. Michael Bassinghall memorials.

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 Beknam; Letters and papers, foreign and domestic, Henry VIII. Sir Wm. Compton, under-treasurer 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)

1528 - Court of Common Pleas; cases mentioning Beckenham and various people;

Henry VIII, 1528: CP40no1057

Norfolk, debt; Feltwell, Richard v. Abbotte, John, of Lewesham, Kent, butcher; Kyng, John, of Lewesham, miller; Kempsale, John, of Bokenham, Kent, yeoman; Bartelett, John, of Crowden, Surrey, smith; Gysborowe, George, of Parva Walsyngham, yeoman

Kent, debt; Guldeford, George, esq, sheriff of Kent v.Kempsall, Thomas, of Bekenham, yeoman, administrator of; (Kempsall, John, of Bekenham, yeoman)

Kent, Trespass; close Brograve, Robert, esq. Sterky, John, of Levesham, yeoman

1529 - Old Court Manor; May; Morden College property and Langley Farm? As part of; Unknown property, see 1527. Coincidentally, Humphrey Style of Langley was appointed Squire of the Body to Henry VIII and acquired a coat of arms to distinguish his branch of the Styles from other branches. (The other branch possibly included John Style who was ambassador for Henry VII and 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 - Humphrey Style acquires his coat of arms but apparently is not knighted until 1544 according to *The Knights of England. A complete record from the earliest time to the present day* Shaw, William Arthur, Vol. 2 page 56. pub. 1906 London, England.
His position as Squire of the Body to Henry VIII also needs confirmation from any court record as it originates in Philipot 1659 and is repeated by Hasted 1778.
Court of Chancery; 1529; C 1/692/32Short 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 documents1529-1532 TNA



Style coat of arms viz. *Sable, a fess engrailed between three fleurs de lis, within a bordure or, the fess fretted of the field*.

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 and  John Style died in 1505 evidenced by his will.

1529 – Langley, Red Lodge; This panelling was recovered from the Red Lodge which was near Wickham Green on the edge of Langley Park. It is said 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. Humphrey Style acquires his coat of arms in 1529 which is a more likely reason for the date on the panelling.

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 "Romayne" 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 whichis probably the date at which he is knighted and 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(Bauldry) 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





1529/32 – Beckenham Manor TNA Ref. C 1/680/50 Short title: Tyrell v Luson. Plaintiffs: Humphrey Tyrell, esquire. Defendants: Nicholas Luson and Robert Legh.... Court of Chancery: Six Clerks Office: Early Pleadings and Proceedings, Richard II to Philip and Mary. Detailed description at item level. Short title: Tyrell v Luson. Plaintiffs: Humphrey Tyrell, esquire. Defendants: Nicholas Luson and Robert Legh. Subject: Detention of deeds relating to the manor of Beckenham, whereof the parties are tenants in common.

1529 – Penge; Surrey Wills ref; SW/3_24
John Comport of Penge, Battersea, husbandman 28 Apr 1529 (to be buried in the churchyard of Beckenham, Kent; to high altar of Beckenham 3s 4d; to mother church 4d)
to my younger son John Comport two oxen for certain money I owe him; to my daughter Jane [? Jane Comport] a year old cow bullock; to my daughter Emma [? Emma Comport] a year old cow bullock; to my elder son John Comport a heifer with calf; residue to wife Catherine Comport, exec.
Overseers: Harry Vyolett of Beckenham

Witnesses: Lawrence Kynder, priest; Henry Violet; Robert Hamond; John Topsfyld; John Tanner
Proved: 30 Jul 1529 at St Olave Southwark to exec. [DW/PA/7/3 ff.107r-v]

Another example of Penge residents using Beckenham Church as a place of worship. This tenant farmer leaves some bequests and the Vyolett/Violet family feature in the history of Beckenham several times with burials in the St. George's register. 1529 is too early for John to appear in the register but an Elizabeth Comporte appears 1557, perhaps a wife or daughter of John the younger son?

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

This is the record that Philipot, Hasted and Lysons had said "Manor of Beckenham: Clement Harleston sold it, in 1530, to Robert Legh, Esq., whose descendant of the same name, in 1610, alienated 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 same aspects, namely the indication that earlier Maude de la Rokele brought the manor over to the Bruyns rather than Isolda whose family name is unknown. See next entry 1531. We find Robert Leighe(sic) the elder in Beckenham burial records for December 1567 and Robert Leigh (gentleman) burial in 1630. Confusion is possible with Leighs as the Leigh family of Addington and Foxgrove are apparently unconnected with Robert Leigh.

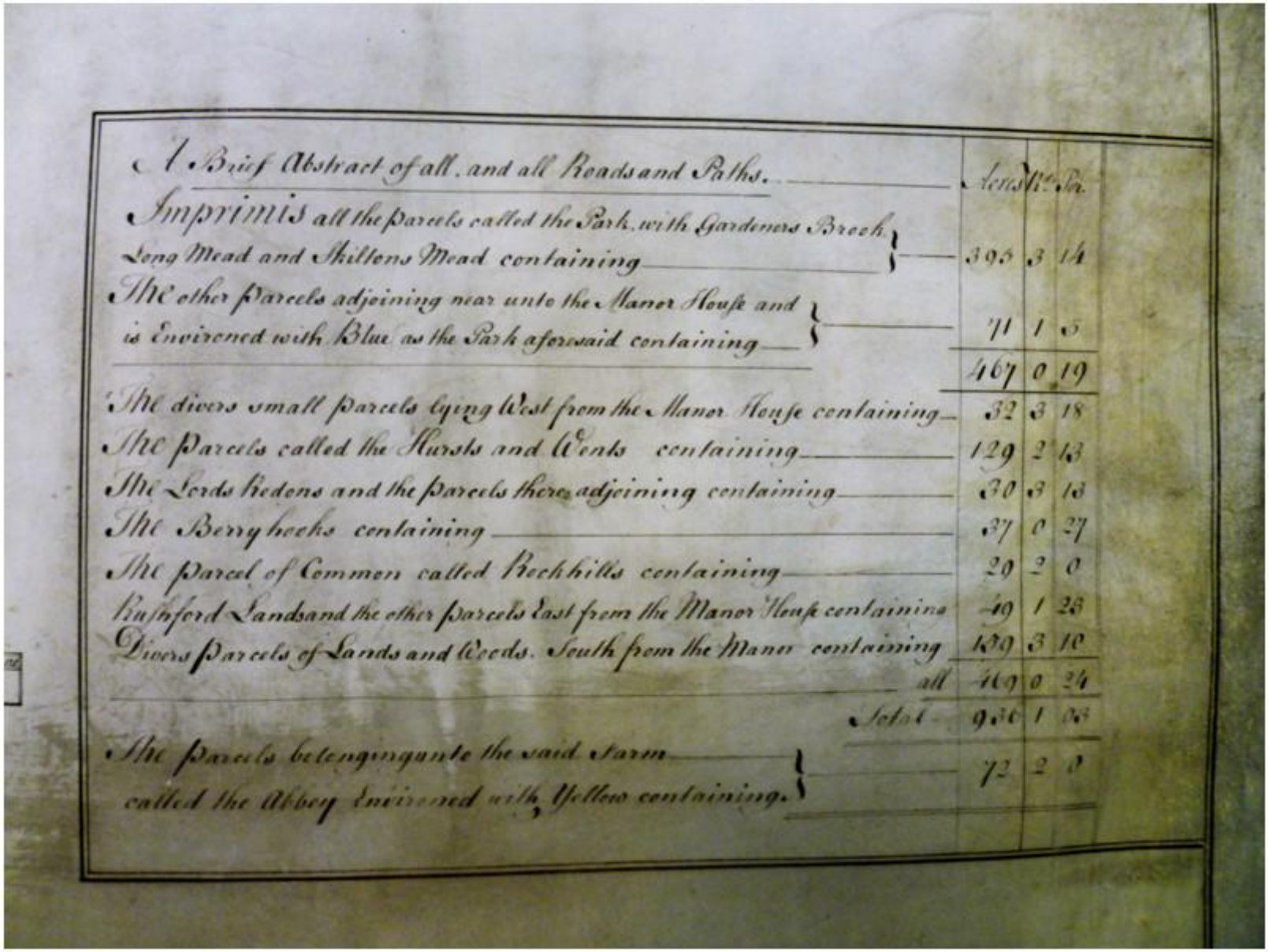
1530 – Foot of Fine; Various smallholdings? Kent Arch. Ref988. Jn Fitz to Hen Kyng, clothworker of London & Nic Smale. 3 mess, 60a land & 3a marsh in Greenwich, Charlton, Beckenham & Lewisham. £100. (37)

Kyng's name appears regularly.

1531 – Beckenham Manor; Completion(Final Accord)? of the Transfer of the moiety from Harleston to Robert Legh. 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. (1700 acres?)

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." (2200 acres?) although it adds 'waste' which is perhaps Penge Common. However, the two moieties were equal in size on the 1623 map drawn for Dalston and Snelgrave which describes a total of 936 acres.
As the manor of Beckenham was divided between the two Bruyn sisters somewhat earlier one assumes other land in Essex and Hampshire was also divided and maybe added to the 'Beckenham' acreages. This would require further research. But the 3900 acres total of the two moieties is equivalent to

roughly the 3755 acres shown in the 1838 Tithe for the whole of Beckenham which is a curious coincidence. The release from Humphrey Tyrell to Guy Crafford is not recorded in any other histories but appears to be another lease before the Dalston's acquire the moiety.



A Brief Abstract of all and all Roads and Paths.

| | Acres | R. | Po. |
|---|---|---|---|
| Imprimis all the parcels called the Park with Gardeners Breech Long Mead and Skillens Mead containing | 396 | 3 | 14 |
| The other parcels adjoining near unto the Manor House and is Environed with Blue as the Park aforesaid containing | 71 | 1 | 5 |
| | 467 | 0 | 19 |
| The divers small parcels lying West from the Manor House containing | 32 | 3 | 18 |
| The Parcels called the Hursts and Wents containing | 129 | 2 | 13 |
| The Lords Hedens and the parcels there adjoining containing | 30 | 3 | 13 |
| The Berry heeks containing | 37 | 0 | 27 |
| The Parcel of Commen called Beckhills containing | 20 | 2 | 0 |
| Rushford Lands and the other parcels East from the Manor House containing | 49 | 1 | 23 |
| Divers Parcels of Lands and Woods South from the Manor containing | 139 | 3 | 10 |
| all | 469 | 0 | 24 |
| Total | 936 | 1 | 06 |
| The parcels belonging unto the said farm called the Abbey Environed with Yellow containing | 72 | 2 | 0 |

# 1623 Beckenham Manor map describing acreages

1531 - Beckenham, Penge etc.; This will describes property and possibly links with some lands called Redons and similar such as the current Reddons Road. (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 viscinity. Rydon's main property was in Battersea which at this time included the hamlet of Penge. We cannot identify all his property but land in Lewisham is also mentioned. This Henry Rydon describes Henry King as his uncle and Robert Kyng as his cousin. His son Henry leaves a will in 1568 the Joanne/Johanne the daughter of that Henry Rydon marries Oliver St. John of Battersea which links the Rydons to the St.Johns. We have some outstanding questions as to whether Rydon property became absorbed into the St.John Battersea and Beckenham estates but it is other St.Johns who purchase Beckenham Manor circa 1650. The Beckenham Manor map of 1623 shows the fields with Redons in the name. Maybe just a coincidence?

Henry Rydon - Will 10 Dec 1531,

10 Dec 1531. Henry Rydon of Battersey in Surre yoman. To be buried within the parisshe churche 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 owr 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, toSaint 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 paroche churche of Claphan 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 lordeshippe 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 dispoased to the use of the said Robert my sonne putting in sufficent 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 Margery 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 sonmne 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 durying 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 Margery my wife and 20s for the use etc. of the son].

Probate 4 Jan 1531.

See 1568

Son Henry will 1568 Will mentions land in Beckenham (Penge Common) to go to the use of wife Elizabeth if unmarried after her death to Johan Harte otherwise Rydon my base daughter & her issue or if dead to Thomas Harrys son of the late Nicholas Harrys

Also Bridge Court Manor in Battersea lease to Thomas Kempsall of 21yrs @ ú10pa from Michaelmas grounds meadows & pastures called Latezette Webenste Upperbackfield Netherbackfield, Podes Grove, Little Rock, Great Rock, Rock Orchard, Chame Heng, in Beckenham (Henry Kemsall son of Thomas & his wife is a godson) Margery Woodward wife of Nicholas Woodward of London fishmonger decd late wife of Henry Rydon my father

cousin Elizabeth Rydon wife of William Rydon of Pyrford

brother in law Richard Turke

Daughter married Sir Thomas Holcroft who dies in 1591 leaving 2 sons, Joan/Johanna remarries Sir Oliver St. John, Viscount Grandison. Oliver sues Edmund(Edward) Style circa 1590 over land in the manor of Battersea. Joan outlives Oliver by a matter of months and her will is executed by her surviving son Sir Henry Holcroft M.P. but I find nothing more unless there is a link between Viscountess Grandison and the Countess of Oxford reference later.

Reference: TNA ref; E 133/3/464B

Description:

Elizabeth Rydon, widow, queen's farmer, v. Hugh Goldwell and others. Wood felled in a certain piece of waste ground lying at the north-west end of Gravell Hill Coppys, by Henry Rydon, and carried to the manor house of Croydon, by order of Matthew Parker,archbishop of Canterbury. Bounds

between the parishes of Croydon and Battersea. Alleging that the parishioners of Croydon, while perambulating their bounds, were stopped from entering the coppice by Thomas Kempsall. Beds & Surrey.

Date: 20 Eliz. Easter

Thomas Kempsall left a will in 1599 & the following in Chancery

Will 1599 leaves lands etc to sons Henry & Jeremy equally

Jeremy held land at Pickhurst in Hayes (probably by marriage) Description:Kempsall family; Hayes - Solemead and Horleys (5 acres) at Pickhurst deed of 1554 has notary's mark Held At:Kent History and Library CentreDocument Order #:U36/T178Date:1544-1728

And that led me to this and I think the messuages correlate to the listed owners. Certainly Baldwin was referred to of as the Abbeye which I think we had determined to be St Peters.




Redons and Lords fields. As they are named fields on the Beckenham Manor map of 1623 it indicates they belong to the manor, maybe ownership changed.

1533 – Langley: Short title: Dawe v Style. Plaintiffs: John, son of Richard Dawe, deceased. Defendants: Humphrey Style.... Court of Chancery: Six Clerks Office: Early Pleadings and Proceedings, Richard II to Philip and Mary. Chancery pleadings addressed to Sir Thomas Audley as Lord. Dawe v Style. Plaintiffs: John, son of Richard Dawe, deceased. Defendants: Humphrey Style. Subject: Mortgage of a messuage in Beckenham. Kent.

The National Archives, Kew - Chancery, the Wardrobe, Royal Household, Exchequer and various commissions

As John Dawe is plaintif it sounds like he is seeking some settlement or payment from Humphrey Style of Langley. We cant say whether the Dawes have lent money to Style or sold property against a mortgage. The Dawes have some social standing locally being mentioned in wills and post mortem inquisitions.

1533 – 1558; John Dawe ye elder d.1558 is recorded in Beckenham burials. A possible Jhon Dawe but transcribed as Davye was buried in 1541 and could be the 'younger' son. Also a few other Dawe burial records and references in the 14th Century evidencing some property ownership or ‘husbondman’ presence in Beckenham. A reminder that burial records only began in 1539. Burial records with possible spelling variations and transcription errors. We can see that the family appear to have left the area by 1571?

| | | | | | | |
|---|---|---|---|---|---|---|
| 4 Aug 1541 | 1541 | DAVYE | Isarde | | | 1541 |
| 7 Jun 1541 | 1541 | DAVYE | Jhoane | | | 1541 |
| 15 Aug 1541 | 1541 | DAVYE | Jhon | | | 1541 |
| 12 Jan 1553 | 1553 | DAWE | Humphrye | | | 1553 |
| 5 Jul 1554 | 1554 | DAWE | William s of William | | | 1554 |
| 21 Oct 1556 | 1556 | DAWES | Margaret w of Jhon | | | 1556 |
| 22 Jun 1557 | 1557 | DAWE | William | | | 1557 |
| 20 Jun 1558 | 1558 | DAWE | Jhon (ye elder) | | | 1558 |
| 24 Jan 1560 | 1560 | DAWES | Henry | | | 1560 |
| 20 May 1561 | 1561 | DAWYS(inserted twice) | Nicolas s of Wm | | | 1561 |
| 23 May 1571 | 1571 | DAVYES | Richarde | | | 1571 |
| 3 Aug 1878 | 1878 | DAWES | Francis Arthur | Beckenham | 2 | 1876 |

1534/35 - Lay Subsidy Roll; In the assessment for a lay subsudy in the twentysixth year of Henry VIII (April 1534-April 1535), Beckenham appears at £4 8s. And the subsidy is made up as follows: Robert Brograve for his lands xvs (15shillings), Humphrey Style for his lands xxxiiis (33shillings), Edward Alegh for his goods xvs (15 shillings), Henry Vyolett for his goods xvs (15 shillings), Henry King vs (5 shillings), Isabell Dunce for her goods xvs (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.

1534 – Foxgrove; This indenture explains that Thomas Vaus and his wife will have the lands for life. We should look to the date of their deaths to determine the next phase of Foxgrove's ownership. There are problems in determining the process from Nicholas Vaus to Hollingworth as described by Philipot who has confused matters here.

Date 12 December. Indenture of Agreement. (1) Thomas Vaus, Lord Harowdon son and heir of Nicholas Vaus kt., late Lord Harowdon, and of Lady Anne, his wife, dec., and (2) William Parr esq., son and heir of Sir Thomas Parr kt., and of Dame Maud, his wife, now dec. Sir Thomas Grene kt. was seised of manors of Norton Dany, Hethyncote, Darlescote, Sewell, Wyttylbury, Pootcote, Grymescote, Coldehigham, Duncote, Burcote, Bruden, Blakesley, Pokesley, otherwise Pokelardla ley, Pallesbury, Crasewell, Sylleston, Bukton, otherwise Boughton, Pysford, Brampton Magna, Brampton Parva, Dodyngton, Houghton Magna, Houghton Parva, Northampton, Assheby, Mares, Battesady, Hardwyke, Eylesbarton, Harrowdon Parva, Pyghtesley, Isham, Myddelton, Flore, Haybarne Felde, Borowghasshe, Foxegrove, Lynley and the hundred of Norton, and of the office of keeping the forest of Whyttelwood etc., cos. Northants., Bucks., Kent, and Hertf. Also of the manor of Kegworthe and Claxton, with lands in Kegworth, Claxton, Sutton, Donyngton, Kynston, Rytolf, Maltby, Thedylthorpe, Mabylthorp, Beysby, Helpryngham Parva, Gayton, Hole, Viceby, Carleton, Hotoft, Markeby, Waynefflete, Hekyngton, Strubby, Folkyngham, Strangrave, Hunington, Nesse, Muscote, Westnesse, West Nuningyngton, Rytolf and Coleton, etc. co. Leics., Notts., Lincs., and Yorks. After Grene's death premises came to Anne and Maud, as daughters and heirs. Anne married Nicholas, late Lord Harowdon, and Maud, Sir Thomas Parr, and seised except of keeping of forest of Whyttelwood. By indenture (1) Nicholas Vaus kt., Lord Harowdon, and Lady Anne, his wife, and (2) Sir Thomas Parr and Dame Maud, his wife, 26 February 3 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 Vaus, 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, laufully 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 concernyng the assurance of cten Londe to the Lady Elizabeth Vaulx in recompence of her Joynture.

WHERE 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, laufully assured unto the seid Lady Elizabeth for tme of her lyfe amongest other the Manour of Grencs Norton w[t] thappurtenaunce in the Countie of [North[t] ] and all other hys Mesuages Londes Tentis and Hereditamente in Grenes Norton in the Countie aforeseid, which seid Manour Londes and Tentis the seid Lorde Harrowdon after that bargayned and sold unto Syr Arthur Darcy Knyght and to hys heires for ev; the intest right and title of which seid Syr Arthure in and to the seid Manour Londes Tente and other the pmisses the Kynge Highnes nowe hath to hym hys heires and successours for ev laufully assured aswell by acte of parliament as otherwise: And where also Syr Nicholas Vaux Knyght late Lorde Harrowdon decessed Father of the seid Syr Thomas nowe Lorde Harrowdon, likewise and for the consideracion aforeseid laufully assured unto the seid Lady Elizabeth for tme of life of the same Lady Elizabeth for and in the name of her Joyntour, dyvs other Manours Lordeshippes Londe Tentis and Hereditamente of the seid late (5) Harrowdon herafter more playnely expressed and declared; Wherfor and for the further assurance of the same Manrs Londe Tente and Hereditamente to be

Recital of Sale of the Manor of Grenes Norton; which had been settled on Elizabeth the Wife of Sir Thomas Vaux Lord Harrowdon;

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[1] une half *O.*
[2] North[t]mpt *O.*
[3] An erroneous Repetition on the Roll.—*O.* omits.
[4] North[t]mpton *O.*
[5] Northt *O.*
[6] Lord *O.*

See next page for Foxgrove's mention.

had and made unto the seid Thomas Lorde Harrowdon, the remaynder therof after the decesse of the seid nowe Lorde Harrowdon and the seid Lady Elizabeth hys Wyfe, to be remayne and goo in suche maⁿ and fourme as herafter is expⁱssed and declared; The Kyngᵉ Highnes is contentid that it be enacted by hys Royale assent and by thassent of hys Lordes sp̄uall and temporall and the Comyns in this p̄sent parliament assembled and by auctoritie of the same, that the seid Thomas Lorde Harrowdon and the seid Lady Elizabeth nowe hys wyfe shall have holde and enjoye to theym and their assignes for t̄me of their two lyves and the lenger liver of theym withoute impechement of waste of the seid nowe Lorde Harrowdon, the Manours or Lordeshippes of Greate Harrowdon Lityll Harrowdon Cranesley Wylby Horpoll Boughton Brampton Pisford Dodyngton Houghton Flowre Middelton Burton Latymer Orlyngbere Assheby Mares Pightesley and Isham, with all their members and appᵗtenaunces in the seid Countie of [Norht¹]; The Manours or Lordships of Clopham Okely Carleton Chillyngton and Bromeham with all their Members and appurtenaunces in the Countie of Bed; The Manours or Lordeshippes of Shankton and Hardwyke with all their members and appᵗtenaunces in the Countie of Leyc̄; The Manour of Lyndeley with thappᵗtenaunces in the Countie of Hertf; The Manour of Foxgrove with thappᵗtenaunces in the Countie of Kent; and also all other Mesuages Londes Teñtis Rentᵉ Revsions s̄vices Medowes Lesues Pastures Woodes Waters Comens Fysshyns Warennes Letes Libties Franchesies Courtys p̄fettys of Courtys Advousons of Churches Chappellis Chaunp̄ies and Heremytagᵉ, and all and synguler other Hereditamentis with their appurtenaunces which late were the seid Syr Nicholas Vaux knyght late Lorde Harrowdon in possession revsion or use, set lyeng or beyng in Greate Harrowdon Lytyll Harrowdon Cranesley Wylby Horpoll Boughton Brampton Pisseford Dodyngton Houghton Flowre Middelton Northampton Burton Latymer Orlynbere Assheby Mares Pyghtesley Isham Clopham Okely Carleton Chillyngton Bromeham Shankton Hardewyke Lyndeley and Foxgrove in the seid Counties of Norht Bed Leyc̄ Hertf and Kent, the remaynder therof after the decesses of the seid nowe Lorde Harrowdon and the seid Lady Elizabeth hys wyfe to William Vaux nowe sonne and heire apparaunte of the seid Thomas Lorde Harrowdon and to the heires males of the bodie of the same William Vaux laufully begoten; The remaynder for defaute of suche Issue to the heires males of the bodye of the seid Thomas nowe Lorde Harrowdon betweyne hym and the seid Ladye Elizabeth his wyff [law . . .²] begoten, The remaynder therof for default of suche yssue to the heires of the bodye of the seid Thomas Lorde Harrowdon [law . . .³] begoten; The remaynder therof further for default of suche issue to the right heires of the seid Thomas now Lorde Harrowdon [f . .⁴] ev̄.

The said Lord Harrowdon and Elizabeth shall hold certain Manors for the Term of their Two Lives, and of the longer Liver.

Limitation of Remainders after their Deaths.

II. Bargains and Grants hereafter to be made by Lord Harrowdon shall be void after his Death.

And be yt further enacted by the auctoryte aforseid that all bargaynes grauntes alienac̄ons fynes feoffamentᵉ recov̄ez [. . . .⁵] statutᵉ recognisauncᵉ and all other actᵉ herafter to be hadde made [knowled⁶] or sufferyd by the seid nowe Lorde Harrowdon of or in [. . .⁷] of the p̄mysses [shuld⁸] immedyatly from and after the death of the seid now Lorde Harrowdon be clerely frustrate and voyde to all [ppo . . .⁹] construccons and intentᵉ.

III. Saving of Rights.

Savyng to all and syngler p̄son and p̄sons bodyes polytyke and corpat ther heires & successors and to the Heires and Successo⁹s of ev̄y of them, other then the seid now Lorde Harrowdon and his heires, and all and ev̄y other p̄son and p̄sonnes and ther Heires

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 inhabitants of 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 churche 6/8. For my sepulture in the same churche 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 eccl. 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 Monastries under Henry VIII;**

1536 - October; Church goods sold (as a result of the Dissolution and Reformation of the church?). (source; Borrowman 1910). Roman numerals, XIj = 12, lxxvjs = 76shillings? but transcription may lead to errors and Borrowman's source is less than clear.
In the Record Office appears the following entry of Church goods sold in Beckenham on the ist of October in the twenty-eighth year of Henry VIII., and the prices realized, namely:-

| | (£?) | s. | d. |
|---|---|---|---|
| the Church stuff | | XI j | X |
| the vestry | ix | vij | |
| the household stuff | X | xvj | ij |
| besides | lxxvjs. | for bullocks | kylled. |
| the Catall | xiij | xs. | |
| | ix | xiij | ljd. |
| Corne | xxiij | xiij | iiij |
| The hay | | xjs. | |

1537 – Foot of Fine; Kent Arch. Ref 1448. Ralf Hamond to Robt Hamond. 2 mess, 20a land, 14a mead & 16a past in Beckenham; land in Surrey. £100. (52/373 no. 18)

1537 - Bermondsey Abbey was dissolved in 1537 by Henry VIII, and the estate was acquired by Sir Thomas Pope (founder of Trinity College Oxford) who broke up the Abbey buildings and built a mansion for himself.In 1487 the Abbott of Bermondsey had gifted land in Beckenham and elsewhere to William Brograve of Kelsey.

1538 – Langley Farm? As part of Old Court Manor; Unidentified property but it is mentioned int 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)

1538 – Humphrey Style; TNA ref; C 1/951/49 Short title: Brown v Style.
Plaintiffs: John BROWN, gentleman.
Defendants: Humphrey STYLE, esquire, son-in-law of Elizabeth, late the wife of Thomas Bawdry, knight, alderman of London.
Subject: Share of the said Sir Thomas's fortune of 7713l. 2s. promised to complainant on marriage with Alice his daughter. London1538-1544

Style's father in law Thomas Baldry died in 1534 leaving shares of his estate to his children upon their marriage. It seems only one daughter Thomasin was married at the time of his death thereby receiving her share. Apparently the daughter Alice married shortly afterwards but Style and his mother in law had not paid her share of Baldry's (Bawdry) estate amounting to £7713.2s.0p. It looks like the daughters may have married brothers Thomas and John Browne.

1538 – 54; George Forman, citizen and skinner of London, and Agnes his wife, great-granddaughter and heir of John Hever v. Richard Carell (Carew?). Messuage and land in Hayes, West Wickham, Beckenham and Bromley, Kent

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."*

This reference has been repeated since its first appearance in Philipot. Sometimes confusing Anne of Cleves with Anne Boleyn. 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. No other independent confirmation of the story has been discovered.

Hever had been the home of the Boleyne'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 Boleyne 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 Raign, 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 Boleyne's or Bullens as Anne Boleyne 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. Enfeoffment implies in return for a service.

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, in this case Humphrey Tyrell but the pedigree of the Tyrells is unclear as to whether this Humphrey is a direct heir of Thomas Tyrell who was married to Elizabeth Bruyn. This again appears to be a lease (enfeoffment) as the Dalstons in 1623 are connected to the Tyrells. Enfeoffment is connected with some service or commitment. See 1544

The amount of land here seems unlikely, 2,200 acres when the whole manor is described as just over 900 acres on the 1623 map. Either some miscalculation of carucates or other factor has distorted the amount of land. The 500a of waste is presumably mostly made up of Penge Common and the figures are rounded up which looks suspicious.

1542 - Bridget Style, daughter of Sir Humphrey is buried in the vault at St. George's, Beckenham. baptized the 4th March 1539 she died as an infant burial date 6th April 1542. Of the 11 children shown on Sir Humphrey's memorial the record of the fate of some is sketchy. Maria born 1551 by Humphrey's second wife Elizabeth Peryn is described as married to Lawrence Meade in a Visitation of London family tree and no burial record as 'Style' exists. More research of parish registers is needed, though hampered by the damage caused to records during WWII.

1543 – Sir Humphrey Style of Langley Parke is High Sherriff of Kent, a post appointed for one year.

1543/44 – Foot of Fine; Hen Pyknor & wife Cecily to Robt Kyng. Mess, 3a land & 2a mead in Beckenham. £40. (3)Kent Arch 35 Henry VIII. A small transfer and possibly a mistranscription of the name Pykenot which had been associated with Beckenhams early history. This possibly terminates the Pyknot connection with Beckenham as no burials are recorded after records began in 1539.

1543/44 - Foot of Fine; 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) and Kent Arch ref 2044. Hum Tyrrell, esq to Sir Ralf Waren, Aldm of London. Moiety of manor (and advowson) of Beckenham w/500a land, 200a mead, 500a past, 500a wood & 500a waste in Beckenham, Bromley, Lewisham & Hayes. £400. (45) see 1541 for earlier ‘lease’ to Crafford. The Tyrrells lease their moiety of Beckenham Manor regularly as absentee landlords.

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://nbls.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 - Sir Humphrey Style of Langley, October 1st; Sir Humphrey was knighted in 1544, being “ dubbed Knight at Dover by the Kinge when he came from the “winninge of Boleyn, he being then Shirif of Kent.” (Borrowman 1910)

We have to question Borrowman's reference of this event as Anne Boleyn was Queen from 1533 until 1536. The other knighthoods of September 30th are in respect of the capture of Boulogne. (*The Knights of England. A complete record from the earliest time to the present day* Shaw, William Arthur, Vol. 2 page 56. pub. 1906 London, England.)

Similarly the references to Humphrey Style describe him as squire of the Chamber which was quite a notable position but no court record has been discovered to confirm this.

1544 – Penge; Henry VIII Letters and Papers. 'land which belonged' implies it doesn't any longer perhaps after the dissolution of the monasteries. Robt. Tyrwhyt, 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. St. Peter's is today's Westminster Abbey. See 1545

1545 TNA ref: E 305/3/B34 Sir Humphrey Style to Henry VIII 1545 May 11 Court of Augmentations: Deeds of Purchase and Exchange. This reference requires further investigation. The Court of Augmentation was set up in 1536 to administer finances related to the dissolution of the monastaries and without further information we might suspect that Sir Humphrey Style is connected perhaps with some purchase of some monastic properties locally which are referred to in earlier times as being leased. The entry for 1544 (Robert Tyrwhyt) who was a fellow esquire of the Body with Humphrey Style refers to lands which belonged to St.Peter's Westminster (Westminster Abbey) which is dissolved and becomes a Church of England Cathedral. Whether Style purchased some of those lands is perhaps an avenue of research. Humphrey's son Edmund later leaves some land in Sydenham (sic Sippenham) to his son Edmund on his marriage.

1545 – The year of the Battle of the Solent and the sinking of the Mary Rose this Muster Roll of men at arms describes men from Beckenham. Several names are familiar. Mandate to the Mayor and Sheriffs of London to publish a proclamation that the King has appointed an army royal to be levied beyond Trent for the annoyance of the Scots and Frenchmen intending displeasure to those parts, and he charges all gentlemen and others dwelling beyond Trent to repair home immediately, and be at the order of his Lieutenant there, except those who are commanded to give personal attendance here. Westminster.

# PRO: E101/61/40

*rotulet 1.* [25 November 1545]

*...[lost]*.....[Bromley] and Bekenham .....[Sir Percival Hart knight] sheref[86] of Kent Sir Humpry Style Knyght Sir Edward [Boughton, William] Adley John Dyer and William Harman comissionioners ther for the muster taken by virtue of the kynges majesties commyssion and letters to theym and other in the seid lymitt and countye addressid for the vewing and musterying of the kynges people with all horses hernesses armours and weapons within the seid hundred and lymytt upon which musters and vewes so had and taken / We the for named commyssioners accordyng to the articles made and devysid upon the same do sertefyd unto the right honerable Sir Thomas Cheyne knyght Lorde Warden of the fyve portes and tresorer of the kynges most honerable householde the xxv day of November in the yere of the reign of our soverayne lord kyng Henry the viij[th] as well the names and surnames of all chosen men for their personages notid with AA/ As of all ablemen notyd with A/ And with theire qualities/ And also the nombr of all horses hernesses armoures and wepons/ And of all unmete and unable men above the age of xvj yers within the seid villey and hundreds/ xxx[tie] of which chosen men here after notid with AA As parcell of CCC men according to the kynges majesties letter to be set forthe out of the seid countye/ Ratid and appoynted for the seid lymitt to serve his grace upon his graces next letter within one oures warnying / as here after more playnly ys declarid.

**Bekenham**

| | | | |
|---|---|---|---|
| | Sir Humfrey Style knyght | A B | Robert Legh gentleman |
| A Archer | James Anderton | A Ar | William Ryley |
| A B | John Robenson | A Ar | John Warren |
| AA Ar | James Pledge | AA Ar | Richard Herman |
| AA B | William Causten | A B | Robert Bothe |
| A Ar | Rondalle Snowe | AA Ar | Robert Violett |
| AA Ar | Robert Kyng | AA Ar | Henry Staynsmore |
| A B | John Dawe | A B | Thomas Adcocke |
| AA Ar | William Dawe | A Ar | Henry Muscrope |
| A B | Thomas Wodde senior | A Ar | John Kempsall junior |
| A B | Henry Lowyne | A B | Robert Waller |
| A B | John Lucas | A Ar | Roger Higson |
| A B | John Farthyng | A B | John Skelton |
| A Ar | Henry Kynge | A B | Richard Coyse |
| A B | Roger Bettes | A Ar | John Cooke |

The nombre of all the chosen men notyd with all their qualities above expressed within the seid villey hundredes and lymytt C iij$^{XX}$ xj

The nombre of all the ablemen notyd with A, with their qualites above expressid within the seid villey hundredes and lymytt vij$^{C}$ iiij$^{XX}$ ij

The nomber of all the unmete men not able to serve the kynge above the age of xvj yeres within the seid villey hundredes and lymytt vj$^{C}$ iiij$^{XX}$ xij

The nombre of all horses hernesses armures and wepons within the seid villey hundredes and lymytt, that is to saye,

| | | | |
|---|---|---|---|
| Horses | xxxix | Hernes furnesshed | CCCCxxiij |
| Splentes[90] | xL | Salettes[91] | Lviij |
| Bowes | Cx | Sheffe Arowes | iiij$^{XX}$ xvij |
| Billes | CCCiij$^{XX}$ ij | Swerdes | xxxiiij |
| Daggers | xLvj | | |

By me Humffrey Style, per me Edward Boughton, by me John Dyer

Many of the names in the Muster Roll are familiar from records as yeomen. Humphrey Style was a Squire of the Body to Henry VIII and a commissioner for the muster. Among others, Robert Legh acquired part of Beckenham Manor in 1531 from Clement Harleston and the Tyrells of the other moiety are absentee landlords not appearing in the muster. John and William Dawe may be the ones in Beckenham burials for 1557 and 1558 and of Dawes Farm. A Robert Violet is buried in 1559 and a Violet is said to have sold Langley to the Stiles pre 1505. Interestingly there are no Brograves mentioned perhaps because Robert Brograve dies in 1546 and only has daughters or because the Brograves mostly favour their other residences outside the county, see 1546 will of Robert where he describes other tenants his Beckenham properties. The Kynges and Kempsalls are yeomen and one Kynge is a victualler of the George Inn. See 1563 and 1599 for mentions of Kempsall. I assume that landowners were liable for the muster having a vested interest in property? "Ar" denotes Archers and "B" is a Bilman (billhook/halberd/spear type weapon). Splentes are pieces of armour and salettes are helmets. A sheaf of arrows is said to numer 24 arrows. 1545 is the year of the Battle of Ancrum Moor and other incursions into Scotland by Henry's army as part of what is known as the Rough Wooing. Whether these local men at arms went north is not known but as the date is November 1545 they may not have been called upon but hostilities continued until 1547.

1545 – Foot of Fine; part of Kelsey; Kent Arch. Ref 2397. Robt Brograve, gent to Jn Rogers. 22a land & 2a wood in Beckenham. £20. (74)

A lease of a smallholding belonging to Kelsey?

1545 – Foot of Fine; Unidentified site; Kent Arch. Ref 2401. Jn Harman & wife Joan & Jn Blake & wife Emma to Sim Shotte & wife Agnes, Ric a Wode & wife Denys & Jn a Wode. 1/4 of mess, 45a land, 7a mead, 12a past & 4a wood in Beckenham. £40. (78)

Several names found in burials ie Denys or Dionise Woode, Richard and John.

1545 – Foot of Fine; Kent Arch Ref 2419. Guy a Wood & wife Eliz & Thos Hale & wife Faith to Nic Rokewood & Jn Byll. 3 mess, 44a land, 6a mead & 9a wood in Beckenham & Lewisham; land in Surrey. Enfeoffment. (52/380 no. 2)

Although the acreages are similar and the name Wood is in both the above Feet of Fine possibly it is two moieties of the same messuage? The first describing a ¼ implies a total of about 280 acres. Kent House has been described as two moieties of 140 acres but this may be coincidence. Also, whether fines could relate to sub leases as well as leases could be considered. 'Land in Surrey' might relate to Kent House which is near the Surrey/Penge border.

1546 – The will of Robert Brograve of Kelsey. Robert was made main heir of Kelsey by his father William. Robert has three daughters, Mary, Anne and Margaret. Anne married to John Hammond and Margaret married John Bridges and Mary remained unmarried. They all appear to have had no heirs. Kelsey will ultimately follow the line of Nicholas Brograve, a brother of Robert. Robert's daughter Mary is bequeathed a house and land in Beckenham occupied by Leonard Machel who is buried in 1551. His wife Jane mentioned in the will may have remarried as she is not listed in burials. The Stainesmores are more prevalent in Beckenham from 1543 to 1661. See 1551 for a Chancery suit in which Mary Brograve sues John Brograve who may be her uncle or cousin regarding woods in Beckenham and Hayes.

12 Aug 1546. (subject to some editing when compared to the PCC transcript) Robert Brograve of Bekenham (Beckenham) in Kent Esquier being sick etc. If it please God to call me at this present tyme to be buryed within the paryshe churche of Sainct Elen in London.

Unto my doughter Mary the house and lands belongyng in Bekenham that Leonard Machell (Leonarde Machel is buried in 1551) nowe dwelleth in after the decease of the sayd Leonard and Jane his wife who hath estates therin 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 ?muiorns for the bequeste of Mres Reding duryng certen yeres yet to com. Unto high aulter of Bekenham 20s. To the new buylding of the churche 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 towardes 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 Edmound 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 Edmound my extours.

To my wif one bedd of downe withall that belongeth therunto. Unto Willyam Browne my servunt 6/8. My doughter 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 doughter 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 Mres Reding by the right of his wife as also his sayd wiffs thirde parte to be paide 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 bequeath 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.

From this will we can trace Leonard Machell

died in 1551 in burials.

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, Wasshyngham, 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

1546 - Humphrey Style [Stile] of Langley, leased Toller’s Broke, the site of Keston Windmill, and 2 other pieces of land in 1546. assuming rent was paid to the Wickham estate (source; Tudor Davis). Stile probably owned adjoining ‘Leafy Grove’ which is shown on the 1740/50 Langley/Jones Raymond map.

**1547 - King Edward VI until 1553**

1547 - May; Sir Humphrey Style is appointed one of the Kent Justices of the Peace.(Calendar of Patent Rolls of Edward VI)

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 churche of Englonde & Irelonde). I Elys Bodley parson of Saint Stephens in Walbrooke in London and also parson of Beckinhem (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 churche where it fortune me to decase. 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 Beckinhan 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 remaynynge 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 remaynynge 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 aforenamed of the plate aforesaid. To Andrewe Hubbarde sometyme my servunt a fetherbedd, a bolster, a mattress etc. a brass pott, a cobbarde at Bekinghan, 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 bunes accordynge to theire

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 theire 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 husbande 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 lovynge 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

1548 – Wickham Manor/Hayes or Baston Manor? 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. See 1550 and the Carylls can be connected to Seal and Chiddingstone. This George Forman may have been the juryman in several Inquisitions Post Mortem in the City of London and perhaps an Alderman.

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. It’s rather more complicated than that depending on the sources one reads.

1548 – Langley; death and will of Elizabeth Wolstan, wife of John Stile and James Yarford in that order, mother of Sir Humphrey Style. The will leaves several bequests to her son Humphrey and daughters Bridget and Florence. A codicil on the will leaves property in Beckenham, Bromley, Lewisham, Battersea, Tottenham and the City of London to Humphrey. Source; PCC wills. See 1527 Yarford’s post mortem inquisition. Whether the land in Battersea, Tottenham and the City was from her first husband John Style is unclear but Yarford’s property was supposed to go to his kinswoman after Elizabeth’s death.

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 and/or Hayes Common. (dated 2/3 Edward VI)

to be viewed with the next entry...

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 1549 fines effectively transfer property between Humphrey Tyrell and Thomas Tyrell via Parker and raises a question as to why? Humphrey Tyrell of Southwokyndond Rokell in Essex dies and leaves a will in 1549 so this is most like the same Humphrey. Southwokyndon Rokell derives from the Rokeles and Bruyn line of descent. Humphrey's will mentions a cousin Thomas Tyrell but is difficult to read. The name variation could be transcription error. The Tyrell genealogy is difficult to trace with so many Thomas's and Humphreys. 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. These fines and the earlier one with Warren explain how Philipot and Hasted deduced that the Beckenham Manor moiety was described as descending via Warren and Parke(r) and as we have found Fines do not always evidence sales but often relate to leases, short term tenancies or enfeoffments. The mention of 40 messuages gives some idea of the number of tenancies on the estate.

1550 – Wickham/Hayes/Baston Manor? 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. See 1548 and the Carylls have been associated with Seal and Chiddingstone Manors.

1550 – Related to Langley, second husband of John Style's wife; Sir James Yarford, knight.
Inquisition taken at the Guildhall, 27 March, 4 Edward VI [1550], before Rouland Hill, knight, Mayor and escheator, after the death of James Yarford, knight, late mercer and alderman of the City of London, by the oath of John Morryce, Edward Tagge, Thomas Peycocke, John Laylond, Thomas Petytte, Thomas Dyxyll, Robert Moldyng, William Wytte, John Sampson, Christopher Jacson, Thomas Jurdan, Richard Pagett, John Trull (?), George Forman, John Metheryngham, William Bessewicke, Thomas Michell, William Morreis and Robert Graunt, who say that
James Yarford was seised of 1 capital messuage, 1 large garden, and 5 large messuages or tenements to the said capital messuage adjoining—2 of which said 5 messuages are on the north side of the said capital messuage and 3 on the south—situate in the parish of St. Michael in Bassyngeshawe in the ward of Bassyngeshawe, London; 1 messuage called the hole Bulle and 3 tenements or small messuages thereto belonging, situate in the parish of All Souls' in hony lane in the ward of Chepe, London; and 1 yearly and quit rent of £3 6s. 8d. issuing out of a messuage called the Red Lyon, and 4 messuages adjoining thereto, then situate in the parish of St. Nicholas ad Macellas, London, and now in the parish of Christ Church (p[ar]ochia eccl[es]ie Xp[ist]i) in the ward of Faryndon, London.

So seised, the said James Yarford made his will in the said parish of St. Michael in Bassyngeshawe on the 10th day of June, 1527, and thereby devised to Dame Elizabeth Yarjord, his wife, all the said premises: to hold for her life without impeachment or waste, so that after her death the said premises should remain to the wardens and community of the mystery of the Mercers of London and to their successors for ever.
The said premises are held of the King in free burgage, and are worth per ann., clear, £40 and more.
James Yarford died 22 June, 19 Henry VIII [1527]; Margaret Colard, widow, is his kinsman and next heir, to wit, daughter of — Yarford, brother of the said James Yarford, knight, and is now aged 60 years and more.
The said Dame Elizabeth Yarford, widow, died 18 August, 2 Edward VI [1548].
Inq. p.m. 4 Edward VI, p. 2, No. 48. (BHO)

1551 – Foot of Fine; Unknown but Greenwich inclusion may relate to part of Old Court Manor? Q: Robt Altam. D: Wm Cure & wife Anne. 6 mess, 40a land, 10a mead, 20a past, 10a wood in Deptford, Greenwich, Bromley, Hayes & Beckenham. £120.
1551-3; Kelsey, Court of Chancery; Short title: Brograve v Brograve.

Plaintiffs: Mary BROGRAVE.

Defendants: John BROGRAVE and Richard WYGMORE.

Subject: Lands and woods (described) in Beckenham and Hayes of the demise of Robert Brograve. Kent.

This appears to relate to Robert Brograve's daughter Mary who was unmarried at the time of his death. Robert Brograve d.1546 of Beckenham, Kent (Kelsey), leaves a will and requests to be buried in a London Church (St. Ellen?). Bequests; House in Beckenham to daughter Mary, occupied by Leonard Machell and his wife until their death. Leonard Machell died in 1551. Another house and land in Beckenham to John Hammond, son in law occupied by Henry Stainesmore. Machell, Stainesmore and Hammond families are recorded in parish register entries. John Hammond, Robert's son in law married to daughter Anne is left any remaining property not already bequested. There is mention of woods bargained to be sold to Stainesmore and Machell which should be honoured. Stainesmore has a twenty year lease on the house and land he occupies. If Robert's daughter Mary dies without issue then the two houses mentioned go to Robert's other dauthers Margaret and Anne. We are left with questions as to how the land ended up after leases expired and whether any issue from the daughters and their husbands inherited property? There are several Hammonds in parish registers, some annotated as being of Penge and possibly these descended from John Hammond and Anne Brograve? Margaret had married a Robert Bridges and they appear to have resided elsewhere as they only were bequested some money in Robert's will

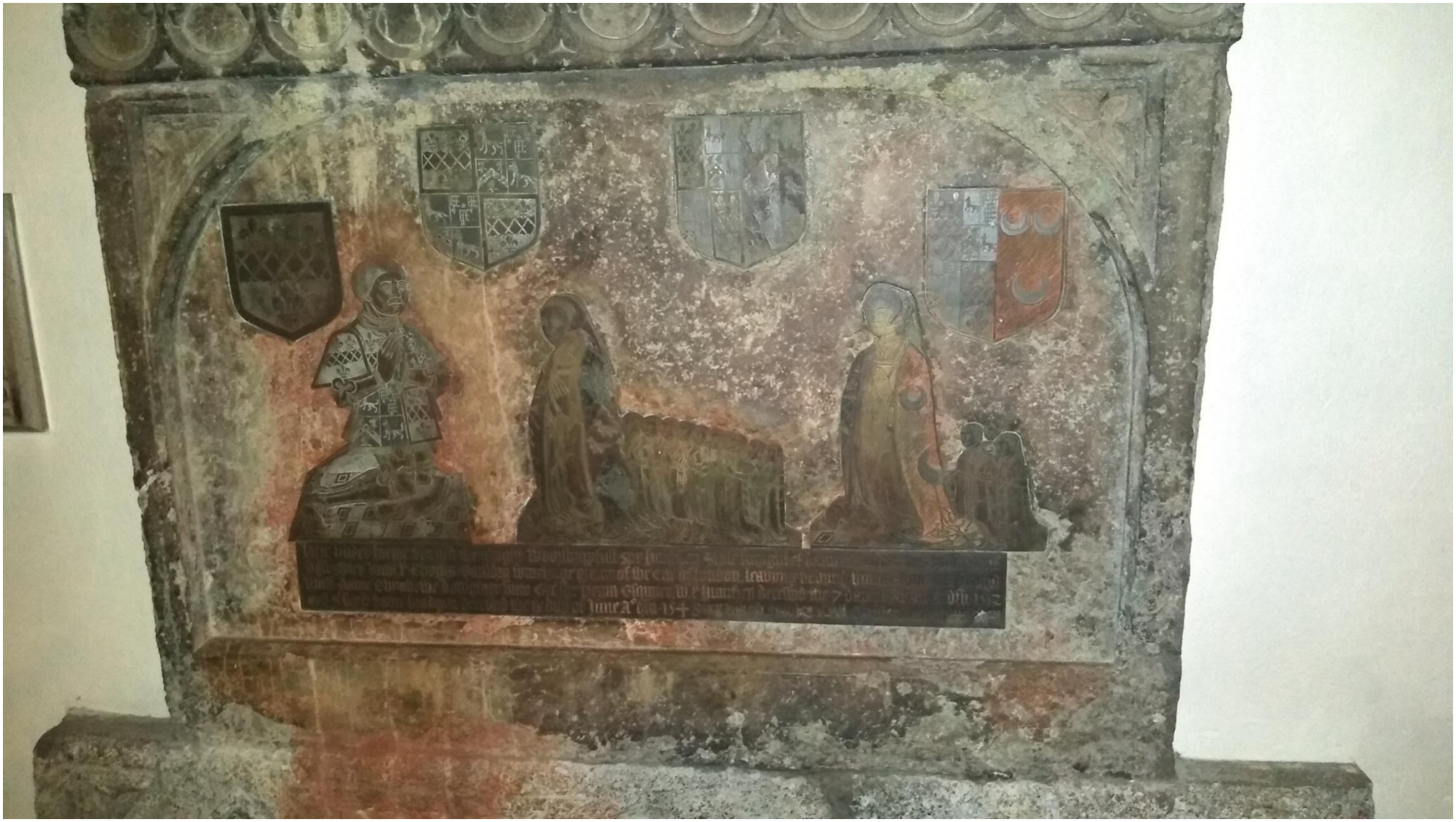
But there are some codicils to the will which seem to confuse the outcome and a "sentence" by the Prerogative Court of Canterbury appears to alter the outcome of the will mentioning Margaret Brograve.

We have to defer to later wills and records wherein the Brograve property is recorded.

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 by a sale or in some cases a lease. This is probably a lease as the Brograve sell to Burrell in 1688. See 1545 Muster Roll, Staynsmore who is most likely a yeoman holding some property of his own.

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 funeral 7th April; and his son Sir Edmund Style inherits Langley from his father. Sir Humphrey is buried in St. George's Church.




Here vnder lyethe buryed the Knight Worshipfull Sr Humfrey Style knyght & dame Bridgett his first Wyff
Doughter vnto S Thomas Baulden sometyme Maior of the Cite of London, leavyng behynd hym alyve his Second
Wyff Dame Elizabethe doughter vnto George Peryn Esquyer, w S Humfrey deceased the 7 day of April A dñi 1552
and S Knyght dame Bridgett deceased the 12 day of June A dñi 154 8

Humphrey Style's memorial plaque showing 9 children by his first wife Bridget Baldry(Bauldry) and 2 by his second Elizabeth Peryn. 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 Christoper 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 mentioned 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.

See 1579 Court of Chancery.

1552 - St. George's Church; November; INVENTORIES OF CHURCH GOOD. (Exchequer, King's Remembrancer). Temp. EDWARD the SIXTH, Kent. Bundle 3. No. 43- m.3.

THE HUNDRED of BROMELEY & BEKENHAM

BEKENHAM

KENT. The inventorie indented made the xvjth daie of Not ember in the sixte yeare (1) of the reigne of or sovreigne lord Edwarde the sixte by the grace of God king of England Fraunce & Irelande defender of the faith & in earth of the churche °I England & also of Ireland supreme heade betwene Syr Pcivall Harte and Sir Marten Bowes knyghtes John Browne & Thomas Lovelace enquires cornyssioneis emongste others auctorised by vertue of his grace comyssion bering Teste at V estm the vijth daie of Maye in the sixte yeare of his mooste graciouse reigne foi the \ie\\ Pntment (2) & certificate of all the goode plate juelle bells & ornamente to etrye churche & chappell within the saide countie of Kent belonging or in en\e wire aPpteynyng to them & others directed and allotted to the hundrede of Blakheath Bromeley & Bekenham Litle & Leosnes Rokeslev and Axton within the said countie of Kente of the one ptie and John Bate and Thomas Kempsall churchewarden; of lhe pishe churche of Bekenham aforesaid of thother ptie \\ittnessith that the .aide comyssionrs have delivred by thies pntes (3) to the saidc churchewardens all the pcelle herafter pticularlye written—

First ij chaleice wth there patente (4) °I s"vr on 'bother pcell gilt the hest yr of (5) wth his patent waving xv ounce di (6) & thother with hia patent waying xiij ounce di.
Itm on litle pax (7) of silver waying on ounc iij qurt di (8).
Itm on crosse of copper & gilte.
Itm on pix (9) wherin the sacrament is putt of copper and gilte.
Itm iiij bells of bellmettell suted (10) in the steple wherof one is broken,
It ij litle sacryng (n) bells of brass?,
It xiij altr clothes whrof iij of diap (12) indifrent good & ye rest playn cloth very moche worne.
Itm vj towells iiij of them of diap & thother ij of playne clothe very old.
Itm ij hand towelle for the altr of plaine lynnen cloth.

Itm vj corprax (13) cases wherof on of blake velvett on other of tynsen (14) & others of dyverse silkes.
Itm iiij corprax clothes.
Itm iij litle pillowes standyng on thalter.
Itm ij coverynge or canapies (15) for the sacrament of nedle worke & thother of laced golde worke & silke.
Itm j other olde cover of blewe damaske.
Itm ij curtens of Sarcenett (16).
Itm ij clothes for the crosse thone of grene sarcenett thother of painted cloth.
Itm iij alter clothes hanging of white & grene saten of Bridge (17) pancd (18).
Itm one other olde hanging of silke.
Itm ij vale (19) clothes painted of lynnen clothe.
Itm ij sepulcre clothes wth thappelle (20) paynted of lynnen clothe.
Itm j lynnen hanging for the altr with a curten of the same.
Itm j boke of the Bible of the large volume.
Itm j boke of the paraphrasis of Erasmus.
Itm j vestment of cremysen velvett wth a crosse of cloth of gold.
Itm j other vestment of tawney (21) satten of Bridge.
Itm j vestment of white damaske (22).
Itm j vestment of blake sarcenett.
Itm ij other olde veslmente of dornyx (23) & thother of whit chamlet (24) brashed. (25) Itm one other vestmente of white fustyan. (26).
Itm ij other old silke vestmente of divrse color all worne.
Itm ij olde chessables (27) of deacon & subdeacon of silke and one cope of white damaske.
Itm one other cope of white silke imbrodered and one old canapie of olde sarcenett. Itm one olde cloth caled a care clothe (28) of red silke.
Itm one pall or herse clothe of blake velvett & one other pall or herse cloth of blak worsted.
Itm on other of blake clothe.
Itm on olde coverlett to lay before thalter.
Itm one surples of lynnen.
Itm viij olde Banner clothes of painted clothe.
TO be safflie kepte and preserved by the saide churchewardens & the same and every pcell thereof to be forth comyng at all tymes herafter when it shalbe of them required.

In wittnes wherof as well the saide comyssioners as the saide churchewardens have subscribed theire names on the day and yere abovewrytten.

Percyvall Hartt. Martyn Bowes.
John Browne. Thomas Lovelace.
Thomas Kempsall.

(In dor so). Apud Estgrcnewich xvjto die Novembris anno RRe Edwardi Sexti sexto (29). ,

Md (30) that all the pcells of goode plate juelle belle and ornamente apptevnyng to the pisshe churche wthin written mer.cyoned in thynventorve made in the third > eare (31) of the reigne of oure saide sovreigne Lorde ar conteyned wthin this preseme inventory and bene delyvred by the wthin named Comyssioners to the wthin named Church wardens to aunswere the same excepte iiij pair of candlestvkke of latten (32) °ne censer one holy-water Stokke (33) one hand bell and one sacrament bell of brasse Prsented unto the saide comyssyoners by the othes of John Batt & Thomas Kempsall churchwardens there to be solde by the saide cluirche wardens wth the consent of the pisshoners there and employed aboute the necessarie repacons (34) of the pishe churche within written.

**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. The 1720 map (1766 copy) of Foxgrove Manor describes about 300 acres belonging to Jones Raymond in 1766 with significant other parts held by John Cator. But we have to allow for possibly disposals of parts of the manor. This evidences Acworth acquiring the property from William Vaus. Some time later Acworth's son George's widow Agnes is in litigation with William Vaux 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: rejoinder16th century
C 4/119/2 Agnes Ackworth, George Ackworth and Thomas Ackworth v. William Vaus, Lord Harowden: answer16th 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 John Oliff's will dated 1574, proved in 1577 at his death.

1555 – Unknown property; 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 Shortlands Green and Bromley; *Monday next before F. of Trans, of S. Edward, K. and C. [13 Oct.].* **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).

Calendar of Wills Proved and Enrolled in the Court of Husting, London: Part 2, 1358-1688. (BHC)

Shorams could be several fields with that name which are part of the Kelsey estate belonging to (under lease from) the Brograves at this time. Barnets might possibly be what becomes Borngattes but also possibly an unidentified field in Bromley. The Taberde (Tabard) may well be a public house?

**1558 – Elizabeth I until 1603**

1558 – Beckenham/Penge/Battersea; Surrey Wills ref; SW/6_26
Richard Kinge of Battersea, yeoman, senior, sick 20 Aug 1558 (to be buried in churchyard)
to wife Elizabeth Kinge £2 p.a. for life by my son Richard from my messuage at Beckenham, Kent, but if she claims dower payment ceases; to Richard messuage etc., above; my nephew Arnold Kinge and my tenant ... Curtes shall have governance of RK and messuage until he is 21; to son Ralph Kinge forty marks (£10 within fourteen weeks of my death, rest when wife thinks fit); to son Gregory Kinge forty marks at 21 or marriage; to each of my three daughters Elizabeth Kinge, Margery Kinge and Sarah Kinge £10 each when 21 or married; to servant Richard Johnson 10s; to maid [and goddaughter] Elizabeth Mychell 6s 8d; to godchildren (except RJ & EM above) 6d each; residue to wife Elizabeth, exec.
Overseers: John Heyre; cousin Arnold Kinge (6s 8d each)
Witnesses: John Eyre; Rowland Jackson; John Simpson; Maud Eyre
Proved: 26 May 1559 to exec. [DW/PA/7/6 ff.24v-26r; DW/PA/5/1559/27]

The King family or families occur regularly in the history being associated with Foxgrove Farm, the George Inn etc. and several burial records. The Curtes/Curtyses also occur in burials and it is interesting that they are tenants of King. Two Richard Jhonsons (sic) appear in burials circa 1580.

1559 - Langley; Edmund Style marries Marye Berney at St. Mary Aldermanbury, City of London. Edmunds is born before parish records so we estimate him to be about 29 years of age.

1559-Richard Johnson and wife Joan, cousin & heir of Raphe Hamond & right heir of Robert Hamond, father of the said Raphe, that is to say daughter & heir of William Hamond, son & heir of the said Raphe v. Robert Hamond.Four messuages and 50 acres of land in Beckenham, Kent and Penge, Surrey, [Kent]. Dismission.

Dismission means dismissal from a position and I take it that Johnson et al are dismissing Robert Hamond from a tenancy of the messuages etc. This Robert Hammond may be the one who dies in 1561 recorded in Beckenham Burials. There are 35 burial records for Hammond with a few spelling variations and possibly Roberts wife and son have recently died? Some possibly relevant burials below.

| | | |
|---|---|---|
| 1541 | HAMMONDE | William s of Robert |
| 1543 | HAMMONDE | Rafe |
| 1552 | HAMOND | William |
| 1553 | HAMONDE | Jhon |
| 1556 | HAMONDE | Margaret |
| 1557 | HAMONDE | Marye w of Roberte |
| 1559 | HAMONDE | Richarde s of Robert |
| 1561 | HAMMONDE | William s of Robert |

1560 – Battersea/Penge? Surrey Wills ref: SW/15_8
Robert Hammond of Battersea, sick 8 Jan 1560/1 (to be buried in the churchyard of Beckenham, Kent where my children choose to lay me and to its poor 1s 8d)
to son Thomas all houses and land in Surrey and Kent; to Joan and Thomas Wode £1 13s 4d and to Mary Wod £1 13s 4d; my exec. to discharge John Kylyngworth for legacies of Thomas Wod's will for the two children; to Alice daughter of John Wode £3 at 18 with remainder to Mary Waller and to her £2 at marriage; to John Kyllengworth two steers (a black one and a black four year old hawked one); to wife Agnes two kine, £4 and stuff she brought at marriage and my little house by road for life; to my godchildren 4d each; to my servant Ann Curtis 3s 4d; to my servant Joan Paythey 3s 4d; to Robert Wodestok 3s 4d; to widow Dobbys, widow Hubard and widow Wodstoke 8d each; residue to my son Thomas, exec.; to Agnes daughter of John Wodestock £1 at 18 for the goods of her father and to Harry Wodestock 13s 4d at 18
Overseers: John Batte; John Kyllengworth (3s 4d each)
Witnesses: Arnold Kyng; John Grantam; Robert Woodstok
Proved: 16 Jun 1561 to exec. [DW/PA/5/1561/8]

Among the names mentioned of interest are the Batts who are long time yeomen and tenant farmers and Kyng. Other names appear in the burial records adding more substance to the early history of the area. Robert Hamonde (sic) is entered for the 9th January 1561 in burials. Agnes Hamon left a will, see 1562.

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 | 242/1 |
| 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 appear 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. 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

1562 – Battersea/Penge? Surrey Wills ref; SW/15_133
Agnes Haman alias Banckes of Battersea, widow 16 Dec 1562 (to be buried in the churchyard of Beckenham, Kent and to its poor 3s 4d) to my daughter Margery Chatterton of Lewisham, Kent a featherbed I lie on, a bolster and its trappings, a cupboard, a brass pot and after death of my wife a cupboard to her daughter Grace and brass pot to Margaret; to Thomas Banckes, snr. a chest and lock and key; to John Cossey another chest and lock and key; to Robert Muscroppe's wife a petticoat and kerchief; to Robert Wood 3s 4d; residue to son John Banckes of Wickham, Norwood, exec.; re land in Beckenham: it to my son John for life and then to his heirs of that name; to my cousin Thomas Banckes £16 out of land; to my cousin John Banckes of

Beddington £16 out of land at 21 with remainder to his sister £8; if payment behind they may distrain on land Picknott's Field, Beckenham, Kent
Overseers: friends Thomas
empsall; Thomas Wood (6s 8d each)
Witnesses: Brian Ball; Richard Balden; Vincent Ball; Robert Garret, priest and writer
Proved: 7 Nov 1562 to exec. [DW/PA/5/1562/42]

See 1561 for Agnes's husband's will Hammond. Although we've linked Agnes with Robert Hammond it looks like the marriage of Agnes and Robert may have been second marriages for both of them?

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 Kempsall who is another yeoman farmer with land near Wickham Road. Harry/Henrye is buried at St.George's Beckenham on the 7th May 1563

Surrey Wills ref; 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 Kempsall; Thomas Hamond (3s 4d each)
Witnesses: Thomas Kempsall; Thomas Hamond; Thomas Wod; Robert Scott
Proved: 2 Jul 1563 to exec. [DW/PA/5/1563/86]
1563 - Dame Elizabeth Damsell (Dasell): burial at St. Georges; Some question as to whether William Damsell's house was in Beckenham or whether his wife died at his house at Wye, Kent or in the City of London and was carried to Beckenham. The possibility of some form of embalming may indicate a delay between death and burial. Damsell died in 1582 and buried in the City of London. But Damsell's own death and burial were more than a month apart according to History of Parliament.

Dame Margaret Dasell, was probably embalmed, for the following entry is made in the Register in November, 1563:—"The harte and bowells " of ye Ladye Dasell or Damsell ye sixte daye. The bodye of ye sayme " ladye ye tenth daye." The lady is represented in the loose dress of the period of Oueen Mary with embroidered front and puffed and slashed sleeves. According to Belcher a similar dress is to be seen in the brass to John Toke, his wife and seven children (1565) at Great Chart, and in the brass to Mary Boys (1558) at Goodnestone. This Lady Margaret Dasell was the wife of Sir William Dasell (knighted between 1555 ano 155? *2nd October 1553 - History of Parliament*) a daughter of John Barney, of Reedham, Norfolk, and there is underneath her monument a plain brass inscription let into the same stone, in memory of her sister Ellen Berney, who died in 1609. Sir William Dasell is mentioned by Lambarde as among the gentry in the "Herald's Visitation ' in 1574. Mary, another daughter of John Berney, married Edmund Style (the son of Sir Humphrey), and he was therefore brother-in-law to Dame Margaret Dasell. (Borrowman)

Two other burials at St. George's seem to confirm that Wm Damsell  had resided in Beckenham. His 'foole' Robert Anger was buried in 1564 and his 'man' Thomas Harris was buried in 1575.

*Parish Register entry*

| | | | |
|---|---|---|---|
| *10 Nov 1563* | *1563* | *DAMSELL* | *The bodye of ye sayd ladye* |
| *5 Nov 1563* | *1563* | *DAMSELL(DASELL #p13)* | *Ladye(harte and bowells)* |


Borrowman's image

HEARE UNDERLYETH BURIED Ye BODY OF DAME MARGARET THE WYF OF SYR WILLIAM DASELL KNYGHT, WHO DEPARTED OUT OF THIS WORLD THE THIRDE DAY OF NOVEMBER Ao DM 1563.

HERE VNDER ALSO LYETH BVRIED Ye BODY OF ELEE ALIAS ELLEN BERNEY SISTER TO THE ABOVESAIDE DAME MARGARET AND BOTH DAVGHTERS OF JOHN BERNEY LATE OF REDHAM IN THE COVNTY OF NORFFOLKE ESQ; BY HIS FIRST WIFE MARGARET Ye DAVGHTER TO Wm READE OF BECKLES IN THE COVNTY OF SVFFOLKE ESQ; Well ELLEN DIED THE VI OF OCTOBER IN THE 67 YEARE OF HER AGE & IN THE YEARE OF OVR LORD 1609.

**Burial of a "Ladye" in Two Parts and a "foole" -** St George's Beckenham (article by Linda Baldwin)

| | | |
|---|---|---|
| 5 Nov 1563 | DAMSELL, Ladye | (harte and bowells) |
| 10 Nov 1563 | DAMSELL | The bodye of ye sayd ladye |
| 22 Apr 1564 | ANGER, Robert | Sir Wm Damsell'sfoole |

Borrowman (1910) describes the monument to Dame Margaret Damsell as a brass of a lady "*represented in the loose dress of the period of Queen Mary* [Tudor] *with embroidered front and puffed and slashed sleeves*" set in the south wall of the chapel near the monument to Sir Humphrey Style. A plain brass below commemorates her sister, Ellen Berney *(1609)*. The following year, Sir William's "foole", Robert Anger, was buried at the church.

Margaret Damsell and Ellen Berney were sisters of Mary, the wife of Edmund Style (1538 – 1617) of Langley Park in Beckenham parish.

William Damsell (1520-1582),was a Freeman of the City of London, member of the Mercers' Company 1548, Henry VIII's royal agent at Antwerp, Edward VI's factor and governor in the Netherlands until 1551. On his return he was appointed Receiver General of the Courts of Wards and Liveries to Edward and Mary and Member of Parliament for Wilton 1553, Arundel 1555 and Hastings 1563, under Mary and Elizabeth I.

The Receivership was a lucrative role, which had been established during the reign of Henry Tudor, with responsibility for administration and collection of monies owed to the Crown. The Receiver was responsible for matters of feudal dues, wardship of heirs until they reached their majority and livery, the use of emblems and clothing to denote rank and allegiance. William was knighted on 1 October 1553 at Queen Mary's coronation, despite having signed Edward's "device"in June 1553 to exclude his "illegitimate" sisters from succession to the throne, which led directly to Lady Jane Grey's short reign. He was said to have been "visited by Cecil [another signatory to Edward's "device"] almost weekly, a habit which was to continue for many years."

William bought Wye College [formerly The College of St Gregory and St Martin at Wye] in Kent in 1553, "*but it was at Beckenham that he first settled in the county, his wife being buried there*."

Borrowman speculates that the separate burial of Dame Margaret's organs and the body may denote that she was embalmed before burial on 10th November. Could this be because she died away from home on 3rd November, a week's journey from Beckenham? Perhaps her body was intended to be buried in a family vault, but William changed his mind.

No record survives of any children of the marriage and William's will mentions only nieces,Thomasin Rowper and Dorothy Drew, a great-niece, Sarah Tyler, and a "*bastard daughter*", Anne Watkins among his beneficiaries.

We don't know what the entry for Robert Anger conveys about his relationship to Sir William. Was he aprofessional fool, an educated man employed by his patron to provide music, storytelling and physical comedy for family and guests? Or was he a"natural" or "innocentfool", a man with a physical or mental disability, adopted into the family and cared for (as we see in medieval family portraits)? There is no way of telling in which capacity Robert Anger lived in Beckenham, but the fact that he is claimed by William at his death suggests some affection. *(a further burial of interest is Thomas Harris, 1575, described as Sir William Damsell's man, perhaps further establishing that Damsell had a house locally. Ed.)*

**Sources**:


Bromley Local Studies Library- Transcripts St George's Church Registers
St George's Church Beckenham – for their kind permission to photograph the memorial
Robert Borrowman, "Beckenham" (1910)
Boyd's Inhabitants of London & Family Units 1200-1946
History of Parliament Online (1509-1558)
Records of London's Livery Companies Online (1400 – 1900)





Dame Margaret Damsel, memorial brass
by kind permission of St George's Church, Beckenham

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.

1569 - Bromley HC

| | |
|---|---|
| Ref No | 242/3 |
| Acc No | 242 |
| Title | Bond for £40 for possession of cottage, garden, and curtilage (1 acre) at Sippenham, occupiers: James Woodden, James Eden; refers to bargain and sale of same date |
| Description | James Woodden to Nicholas Leigh and Bridget, his wife. |
| Date | 27 August 1569 |

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 (Legh), by Humphrey Tyrrel and Jane his wife. (BTO)

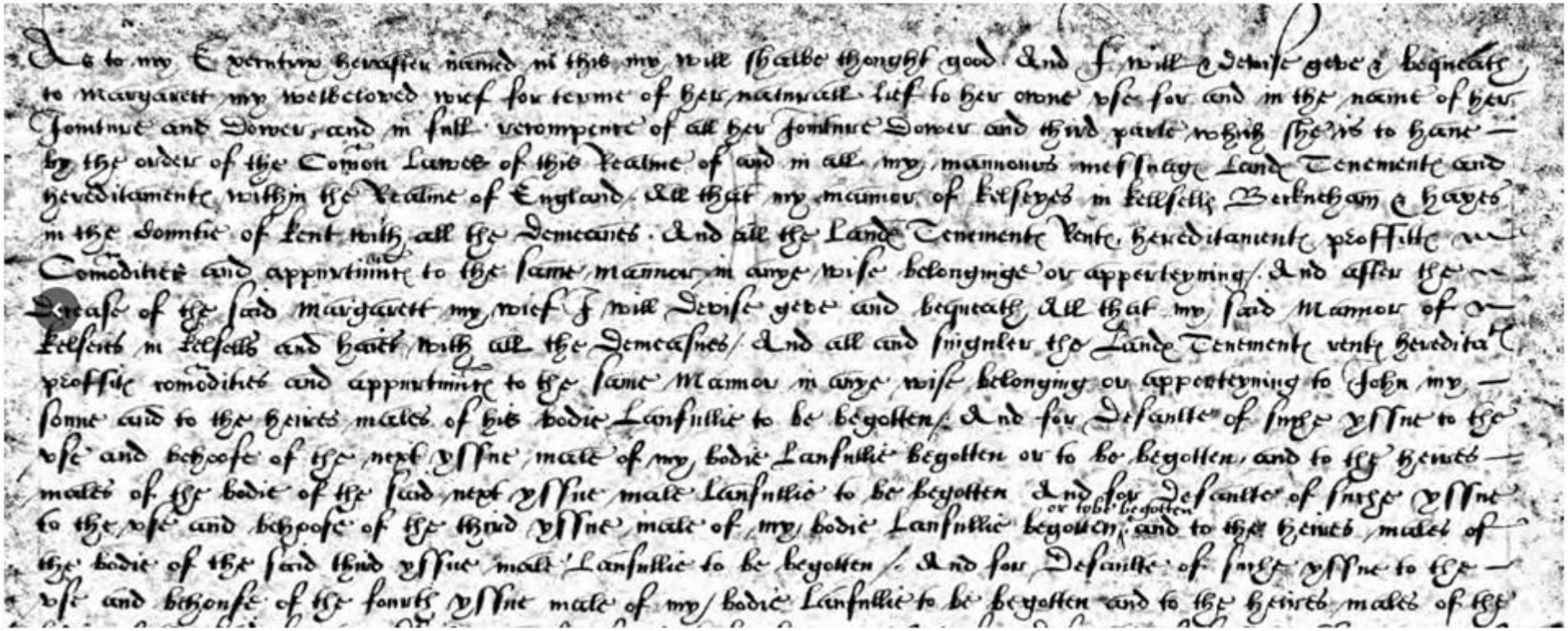
Robert Ligh (Legh/Leigh) had acquired the other moietie of Beckenham Manor from Clement Harleston and is leasing the other moiety from Tyrell. The Tyrell moiety will revert to Tyrells and descend to Dalston and Curwen via family intermarriages. And the Harleston/Leigh half will be purchased by Sir Henry 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. See 1500 where William Causten acquires property, this may be the same property descended to John and leased to Beadle and 1456 where Causten already has some property.

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

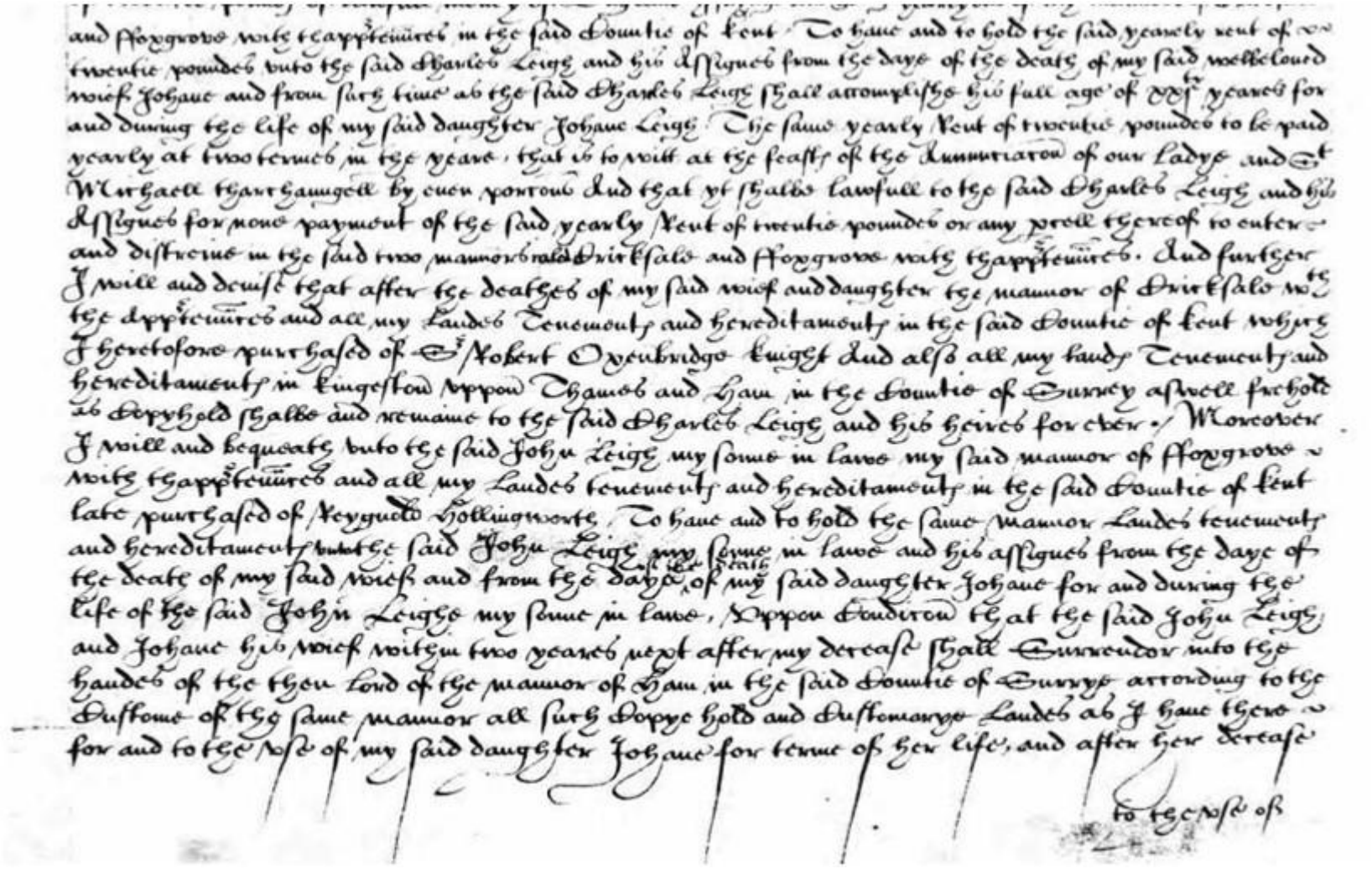
1575 – Kelsey; Henry Brograve (son of Nicholas) in his will leaves Kelsey which he describes the property as “Kelseyes in Kellselle Beckenham and Hayes” but describes himself as of “Buntingford in the parish of Leyton” and like many Brograves is not buried in Beckenham. Kelsey is left in dower to his 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 leaves it to his son in law John Leigh. Philipot had 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).

From genealogy research, Reynold Hollingworth m Mary Bristow 1565 Old Jewry, children Edward, Peter, Reynold, Mary, Elizabeth, Henry, John & Margaret. He died 1578 Will states family as Edward, Peter, Reignold, Mary. Elizabeth, Henry, John, cousin Robert Holte gent of Asherworth Lancs, cousin Reignold Hollingworth & his son Reignold, cousin William Sollyer taylor, sister Dromxe, wife Mary. Wife Mary remarried to Michael Warner who died 1603. No death date for Mary. Reynold seems to be a family name as he had a cousin of the same name. It looks like the sale of property to John Oliff was in anticipation of his death.

This extract below 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** (Regynold?) Hollingworth the transfer is close to the date of the will of 1574 challenging Philipot's description and perhaps implying that Luke Hollingworth was succeeded by Reynold Hollingworth?



John Leigh dies before Sir John Olyffe and Foxgrove and several other properties in Kenty and Surrey are left to his grandson 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). Sir John Olyffe's will mentions Arnold Kinge, his farmer who can be traced in Beckenham burials. The King family had long association with Foxgrove Farm.

We can find some burials at St. Bride Fleet Street and St.Margaret's Lothbury of children belonging to Reynold Hollingworth whether this is the same Reynold or his son is debatable. It perhaps indicates that Hollingworth was another City merchant and perhaps Reynold's father was Luke as mentioned by Philipot?

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 mentioned by Philipot.

1578 – Penge area; Croydon/Battersea puts this near the top of current day Anerley Hill? Reference: TNA E 133/3/464B Description: Elizabeth Rydon, widow, queen's farmer, v. Hugh Goldwell and others. Wood felled in a certain piece of waste ground lying at the north-west end of Gravell Hill Coppys, by Henry Rydon, and carried to the manor house of Croydon, by order of Matthew Parker,archbishop of Canterbury. Bounds between the parishes of Croydon and Battersea. Alleging that the parishioners of Croydon, while perambulating their bounds, were stopped from entering the coppice by Thomas Kempsall. Beds & Surrey. Date: 20 Eliz I, Easter.

Kempsall is mentioned in other entries, a yeoman landowner. Rydon may be the origin of local names Reddons. Perambulating their bounds sounds like 'beating the bounds' as carried out to confirm parish boundaries and here it seems to have come up against what are parish boundaries and what are private property boundaries.

1579 – Langley etc.: Court of Chancery, Short title: Style v Touneshend.
Plaintiffs: Edmund Style.
Defendants: Thomas Touneshend and Dame Elizabeth Touneshend his wife.
Subject: manor of Langley alias Little Cowsted and property in Beckenham, Bromley, Hayes, Lewisham, Isle of Sheppey, Deptford, [Gilling…], Kent; Addington, Surrey; Waltham, Essex; Northamptonshire; Calais etc.
Document type: [pleadings]. (TNA)
Edmund was the primary heir of Humphrey Style d. 1552 and Elizabeth Townsend was his second wife and widow subsequently married to Townsend and probably a Nicholas Rookwood. Edmund as plaintif is perhaps seeking to regain property. The possibility of marriage settlement, dower or bequests might explain the reasons. This also links Langley in Beckenham with Langley near Maidstone and Cowstead farms appear near Sittingbourne (Gillingham?) and Sheppey.

1583 - Beckenham Manor moiety; Nicholas Leigh dies and leaves a will although no record of his burial is at Beckenham indicating he may have resided or died elsewhere. Note; this is not the Leighs of Foxgrove but the family who acquired half of Beckenham Manor through John Leigh who also acquired Bellingham Manor in Lewisham. There is a record for Bridget wife of Nicholas buried in 1579.

1585 - Court of Common Pleas, Hilary Term Kent, trespass; close and taking; Haddon, Francis, gent, Lane, Robert of Beckenham, Carpenter

**1588 – The Spanish Armada**

1589 – (after); Beckenham Manor moiety; Sir John Dalston of Cumberland marries (Ann?) Catherine Tyrell or Tirrel, daughter and heiress 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. Whether the Thomas Tyrell of whom she was heiress was a son/ward of Humphrey Tyrell in earlier feet of fines requires some confirmation. See 1570. Dalston is MP for Carlisle in 1589.

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: Robert Borrowman 1910) '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.

1591 – Manor of West Wickham; some land in Beckenham and elsewhere. Exemplification of Fine Of manors of Chevening, West Wickham, Baston, Southcourt and Keston, 4 messuages, 2 tofts, 2 gardens, 1000a. land, 40a. meadow, 100a. pasture, 40a. woodland, 200a. heathland, £20 in rents all in Chevening, West Wickham, Keston, Hayes, Beckenham, Lewisham, Bromley, Farnborough, Downe and Cudham, with advowson of West Wickham church and also free warren and market and farms in West Wickham. [William Stanford and Walter James plt (plaintiff). and John, Sampson and Samuel Lennard, def (deforciant). Seal of Court of Common Pleas.] [H. M. C. 770] 1591Kent History and Library Centre Ref;U1384/T1/17. The Beckenham portion is thought to be adjacent to Kent House and Penge giving rise to Lennard Road unless Lennard Road naming is due to the intermarriage of Cators with Lennards in the early 19th C. The reference doesn't indicate who is acquiring the property from whom but as Lennard is indicated as deforciant it would appear that Stanford and James are acquiring a lease here and that Lennard had already acquired the property. The Lennards held Chevening and West Wickham etc and although Hasted does not give a year for the Lennards acquisition of West Wickham Manor this would seem to fit his description "Sir John Heydon, of Baconsthorpe, knight, his son, inherited this manor, and left it at his death to his eldest son, Sir Christopher Heydon, whose son, of the same name, was a man of some note in the reign of queen Elizabeth; his son and heir, Sir William Heydon, succeeded to this manor in the twenty-second year of that reign, the same being then held of the queen, as of the *honour of Albermarle*, by knights service; he alienated it in the latter end of that reign to John Lennard, of Chevening, esq. custos brevium of the common-pleas, who purchased it for his second son, Samuel Lennard, and, besides, left to him, by his will, five hundred marcs per annum."

1591 – Penge area?; Contents SW/17_693 Elizabeth Rydon of Battersea, widow 31 May 1591

the will of my late husband Henry Rydon to be performed; to my sister Bridget Duecke, widow my best grogran gown; to my sister ... Knight of Kingston Hill my best black gown; to my sister ... Marshe my wedding ring; to my cousin Henry Duecke and his wife my great silver salt which I bought from his mother; to my cousin Ann Lipscum £10; to my cousin John Embersome £5; to my cousin Elizabeth Woode £5; to Joan Rydon daughter of William Rydon £20 and £10 more her father has of mine, four pairs of sheets, two tablecloths and 24 napkins; to Elizabeth Holgate £5; to John Palmer a cow; to Elizabeth Alife wife of William Alife, gentleman £20, a bedstead, my best bed and its trappings in the parlour, a coverlet which I bought from (Mr) Bowes, four pillowcases, four pairs of sheets, two plain tablecloths of the best, 48 plain napkins, two long towels with fringe with a cupboard, table, six joined stools, four cobirons in the parlour, silk curtains and valence for a bed of blue and yellow taffeta; to my godson William Holcroft £30, a standing bedstead in the great chamber, a great coverlet lined with canvas, a featherbed, a bolster, blankets, a mattress, a pillow, four pairs of good sheets and four pillowcases; to Henry Holcroft, snr. £30; to Ann Holcroft the bed in the little parlour, a featherbed, a bolster, blankets, curtains, two pillows, four pillowcases, four pairs of sheets and the other coverlet lined with canvas; to Mary Holcroft £20, a featherbed, blankets, a coverlet, two pillows, four pairs of sheets and two pillowcases; to Thomas Holcroft £10; to Geoffrey Holcroft £10; to Henry Holcroft, jnr. £10; to Thomas Gregorye two of my best oxen and a red mare colt; to Nicholas Gregorye a colt fellow to the red mare colt; to Ann Woode £5; to Joan Holcroft wife of Thomas Holcroft, gentleman late deceased all my

room and that which is in the barn, that which grows on the ground late in the occupation of her husband; I hold land now enclosed called Lady Acre, Clapham - the rent first to my poor godchildren and then to poor of Battersea and therefore give it to William son of Thomas Holcroft, gentleman late deceased for rest of 1,000 years paying £1 p.a.; to 12 poor women a gown of sheep colour to accompany me at my burial; to the 'persons' £1; Joan Holcroft widow of Thomas, exec.

Overseers: (Mr) Morrell; (Mr) Emberson

Witnesses: Robert Pakenham; Richard Neale; Roger Morrell

Proved: 28 Aug 1593 to exec. [DW/PA/5/1593/83] See earlier references for Rydon, 1531 etc. There are no burial records for Rydon or Reddon in Beckenham so perhaps there are in Croydon or Battersea parishes since the Surrey border enclosed Penge hamlet and came close to Kent House Farm.

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.

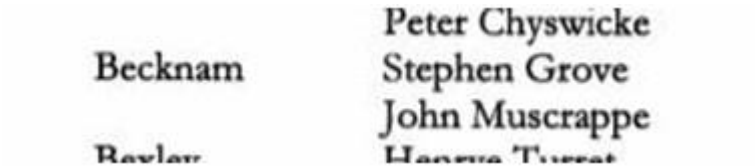
1596/97 – Manor of Battersea and parts of Penge and Beckenham; TNA Reference: E 134; 38and39 Eliz I/Mich3

Oliver St. John and his wife Johanna. v. Edward Style: Manor of Battrychsey (Surrey), "waste ground and coppices called Penge," parcel of the manor, and a messuage called "Grovefield House" in defendant's occupation. Common of pasture for goats on such waste. [The names of messuages called `Thornton's,""St. Peter's Hall,""Wilmot's Haw,""Stromer's Croft,""Katefield,""Hemphaw," and the possessions of Agnes Holden, Richard Baldwin, Henry Kempsall, Robert Wood, John Bat, of Beckenham, Sir James Yarford, Knt., and his wife Dame Eliz., Humfrey Style, Knt., and his second wife Dame Eliz., and Nichs. Rookwood and Thos. Townsend, the husbands successively of Eliz., are mentioned.]: Surrey.

Henry Rydon(Roydon) d.1568 left a will leaving property he was enfeoffed of to his wife for her natural life then to his daughter Johan Harte who married firstly Thomas Holcroft having two sons and secondly Oliver St. John. The description of this document is too vague to be accurately placed, probably in the viscinity of Penge Common and requires more investigation. Either unidentified fields or names have changed. Grovefield House might be related to Groveland which is later part of Burrell/Kelsey property. Kempsall and Batt are yeomen landowners mentioned elsewhere in this history and Richard Baldwin was tenant of the Abbey Farm part of Beckenham Manor near Rockhills as shown on the 1623 Beckenham Manor map. These occupants seem to be local people who gave evidence to a commission investigating the claims of St.John. As I don't have an Edward Style for this date in the family tree it looks like a transcription error of 'Edmund Style (1538-1617) of Langley'. Sir James Yarford (d.1527) was the second husbad of the widowed wife Elizabeth Wolstan (d.1547) of John Stile (d.1505). The document must reference the occupation by the Styles since John Style acquired Langley circa 1500? Humphrey Style probably acquired some Abbey of Westminster property at Penge after the dissolution of the Monastries and this may be related property. Humphrey was son of John Style and Humphrey's second wife Elizabeth Peryn remarried Thomas Townesend buth this is the first mention I've seen of another husband Nicholas Rookwood. The Oliver St. John here became Viscount Grandison and lived between 1559 and 1630 married to Joan Roydon and the land in question is probably that which Joan inherited from her father. He and Joan had no issue so perhaps her first husband's heirs if any had claim on any property. A related Oliver St. John acquired one moiety of the Manor of Beckenham circa 1639. The will of Elizabeth Roydon 1591 gives more names for Holcrofts which could be children or other relatives.

Whatever the outcome of the suit, Joan St.John, who became Viscountess Grandison died in 1631 just months after her husband and her surviving son Sir Henry Holcroft was executor of her will which is so far unfound.

1598 – Muster Roll under Elizabeth I, both Grove and Muscrappe names appear in Beckenham burials, Stephen appears but John Muscrappe/Musgrove doesn't. Muscrappe a variation of Musgrove.




1599 – The Will of Thomas Kempsall 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 husbondmen (farmers) of the parish. As the records of christenings and marriages for Beckenham were 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 Kempsalls 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's 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 Kempsall 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 etc make it difficult to trace family trees. Nevertheless this evidences this local family from the first records in 1539 to the mid 18th Century. See 1619 for the will of Jeremy Kempsall.



1600 - Beckenham Manor (part of and a probable lease) Philipot states “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).

But we are finding that the accounts of Philipot and Hasted treat the descent of Beckenham manor perhaps too briefly and with missed elements. No confirmation of a “Sergeant Gent” has been found. 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 burials for the century.

**1603 - King James I (VI of Scotland) until 1625**

## **Timeline 1600 - 1800** (Back to Intro) (Next Page 1800 onwards)

This 200 year period includes the changes of ownership of some estates, the English Civil War and Restoration of the crown. At the start of the period, Langley, Kent House (half or whole?) and Sympson's Place are held by the Style family, Kelsey is held by the Brograves, Foxgrove is held by the Leigh's. Several smaller farmsteads or messuages exist among these larger estates and substantial parts of the estates are leased as farm, tenementts and messuages. Beckenham Manor begins this period as two separate halves of the Manor which had come down from the descendants of Alice and Elizabeth Brun with one half being acquired by sale to Henry Snelgrave and one half descended to Sir John Dalston of Cumberland. Beckenham Manor has a long history of being held by absentee landlords and leased as farms.

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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.

1604 - Fines (Final Accords) King, Hawe, Leigh names occur regularly.

Reference: 242/5 (BHC) Title: Deed poll of feoffment Description: For £200 of Lillie Hawe, a messuage at Sippenham, occ. Thomas Brookhouse; land (9a. abuttals given); Rasselandes or Rastlandes, occ. William Monckclere; 4 pieces of land (abuttals given); Shalfoord Mead (3r.), Lewisham; messuage at Sippenham, occ. Robert Leigh (abuttals given)

Arnold King to Alice King, widow of Henry King of Beckenham, yeoman
Date: 29 Jun 1604

Reference: 242/4 Title: Fine acknowledging 2 messuages, 3 barns, 2 gardens, 2 orchards, land (12a.), meadow (1a.), pasture (4a.)

Description: Arnold King of Beckenham, yeoman (plaintiff)
Robert Leigh (e) and Frances, his wife (deforciants)

Date: 1640, 1668

Related material: (See also 242)
Purchases may be buying the freehold of lands already leased
Sons John & Nicholas seem to move to Bromley and William to Monkton Farleigh, Wilts.

1607 – Langley; On Sunday 16th July 1607 a private chapel was consecrated by Dr Barlowe Bishop of Rochester (preserved in the Bodleian Library). Those present were Edmund Style, Henry Snelgrave, Robert Leigh Esq, William Style, Edmund Style jnr, Edmund Scott (gentry) & Christopher Fountains & Arnold Stansmoor the Beckenham churchwardens. The full consecration is described in full. There is also reference to an old chapel or oratory within Langley mansion.

Neither Fountains or Stansmoor are in burial records but Stansmoor's wife Agnes is recorded. Robert Borrowman (1910) recites the full record transcript. Leigh and Snelgrave are linked as both the owner of one moietie of Beckenham Manor and perhaps his tenant in that Hasted tells us that Robert Leigh sells his moietie of Beckenham Manor to Snelgrave circa 1610. Snelgrave holds a position as Justice of the Peace for Kent and may be Leigh's tenant until he purchases the moietie of Beckenham Manor from Leigh. Hasted and Lysons recite "Clement Harleston sold it (Beckenham Manor moietie), 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."

See 1623 and 1633 for Snelgrave (map of Beckenham Manor and mention in a letter by Humphrey Style). His connection to the Stiles is prior to his purchase of part of Beckenham Manor is interesting and is evidence of his rise perhaps by being associated with the Stile family as he becomes knighted and a JP.

Ref; Bodleian Library, Rawlinson MS C.868 (SC 12703) and Robert Borrowman (1910)

1609 - Will of John Wood 1609

Surrey History Centre Ref No:PCC/CROY/48 Repository:Surrey History Centre, Woking Date:13 Dec 1609

Description:All my copyhold land and all my goods to Lettice Winstanley daughter of Beatrix his daughter with remainder to Michael son of William Wood of Lurchins, Beckenham, Kent, yeoman; Lettice Winstanley, exec.; Henry Harman of Croydon, guardian of Lettice and residue of increase over cost of bringing up Lettice to my son in law John Winstanley who not to interfere in the estate; Henry Harman and Henry Hunt alias Sewer of Croydon, overseers
Witnesses: [none given]
Proved: 28 June 1610 to Juliana Wood, relict in minority of exec.

John Wood buried Croydon 1609 but we cannot find anything about Beatrix or a marriage to John Winstanley. See Canterbury will 1610 which is written in the third party.

Lettice was christened in 1600 married William Thorne 1619 was widowed and married again Nicholas Jackson 1624 died 1628 Croydon.

Lurchins is referred to in other entries, yet to be located.  See  1708 Lurchens.

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. Lysons does add footnote references for patent rolls of Henry VIII and James 1. Other documents about this time record some of the Leigh family property dealings. Confusion between the Leighs of Addington and Foxgrove and the Leighs who acquired part of Beckenham Manor is to be avoided. Also a John Leigh acquired the Manor of Bellingham in Lewisham. The Beckenham Manor map of 1623 evidences Snelgar(Snelgrave) and Dalston as each owning a half moiety of the manor although it is a 1768 copy.

1610 – Land near Langley? 12 Nov Thomas Dainporte of St Saviours, Soutwarke, Surrey v Edmund Stile and William Stile. Possession of a share in gavelkind lands in Wickham and Beckenham, Kent. C78/229, no. 6 [78]

Some extracts from the document as follows; Thomas Dainporte gent, Edmund Stile Esq & William Stile gent

William [Easton?] gent decd late of Southlambeth Surrey was seized in gavelkind of lands and appurts in Wickham & Beckenham – his sons John & William inherited. John conveyed his moiety to the complainant & William sold his to Henry Emerson. Dainporte could not agree a price to sell to Edmund Stile, meanwhile Emerson sold his portion to Edmund Stile & it became a 1000yr lease to William Stile. Not knowing this Dainporte let his moiety to Gardner & then Phillips but Edmund Stiles disturbed their occupation turning cattle out but he being a JP committed them to prison so they gave the land back to Dainporte. Ultimately Edmund Stile admitted the error of his ways and the complainant got to choose his remedy so they split the lands.

Lands concerned described as firstly House & appurts together with a field, a field N&W of house called Cookes Field, Billocks Close, Chapmans Close [or field?] a close called Sanguenette, pond close, a corner of conduit field. Secondly Long Mead, a grove or coppice called Cookes als(alias?) Estons Grove adjoining on the highway leading from Beckenham to Wickham, a piece of ground called Peartree Field previously divided in two, Conduit Field.

Either the fields names changed or not on any available maps.

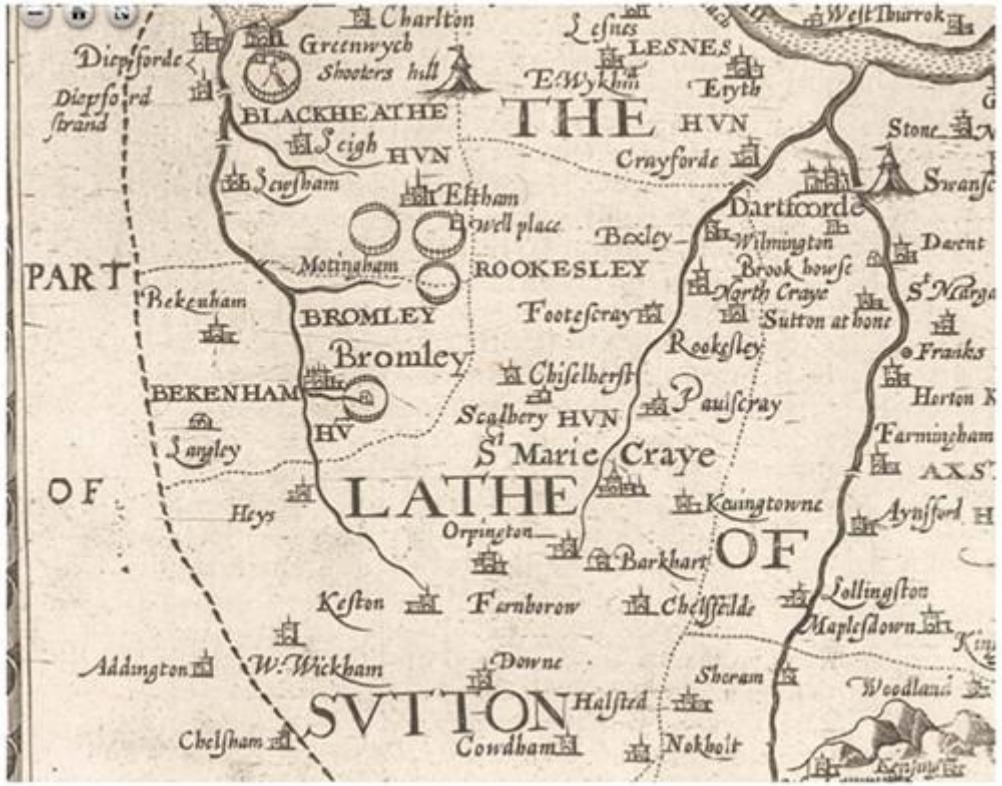
1612 - •Will of William Munckler of Combe 1612

- **SHC Ref No:**PCC/CROY/52
- **Repository:** Surrey History Centre, Woking
- **Date:** 8 Nov 1612

- **Description:**To my son George M. 30 at marriage and if my wife remarries then she to pay it then and if George dies to my son Nicholas M.; to my son George a dunnish grey stoned colt with a bald face in my farm at Beckenham; to my son Nicholas M. 10; to my daughter Ann wife of Arthur Wrighte of Bromley my biggest black cow; my wife to pay to my daughter Mary wife of George Johnson 2; residue to my wife Joyce, exec.; Thomas Batt of Croydon, overseer
Witnesses: Samuel Frisby, scr.; William Barnabe
Codicil 16 Nov 1612: to my son Robert M. 5s; to my daughter Mary wife of George Johnson 5s; to my daughter Christabel wife of Nicholas Mather 5s; to my daughter Grace M. 5s; Nicholas Mather and Griffith Mather owe me by obligation of 27 Jul 1609 for 10 to pay 5 2s on 13 Oct next and it to my son George
Witnesses: Samuel Frisbye, scr.; Robert Brytton (X); Alice wife of Henry Robinson
Codicil 5 Dec 1612: to my son Nicholas what is due from William Thorne and William Purdewe by bond
Witness: Samuel Finche, vicar
Proved: 14 January 1612/3 to exec.

Munckler's farm may be either freehold or leasehold, yet to be identified.

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

1615 - In 1615 Edmund Style purchased the 40a of Cook's Farm in Wickham & his son William was able to acquire "part of Cook's in Great Mead or in other words the now cleared frith of the manor and in 1642 the Styles enclosed this part with a pale or deer fence, this is now the (Langley Park) golf course. More adjacent parcels followed to form a home farm for Langley that eventually became known as Red Lodge.
West Wickham Past & Present Patricia Knowlden & Joyce Walker

1615 - Langley; December 26th and 27th; Parish records show that John Stile, sonne of Edmund Stile theYounger was borne on the xxvi and baptised on xxvii December at Langley Chapel lawfully consecrated by L.Barloe, late Bishop of Rochester

1617 – Langley; death of Edmund Style and 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? Other land acquired from John Brookecroft? of Sippenham, Lewisham (Sydenham) is bequeathed to Edmund Style junior and a windmill in Bromley is mentioned, whether this is the mill in Keston which is described on a Langley map of circa 1740 needs to be confirmed. Another candidate would be the windmill in Lodge Farm on nearby Bromley Hill.

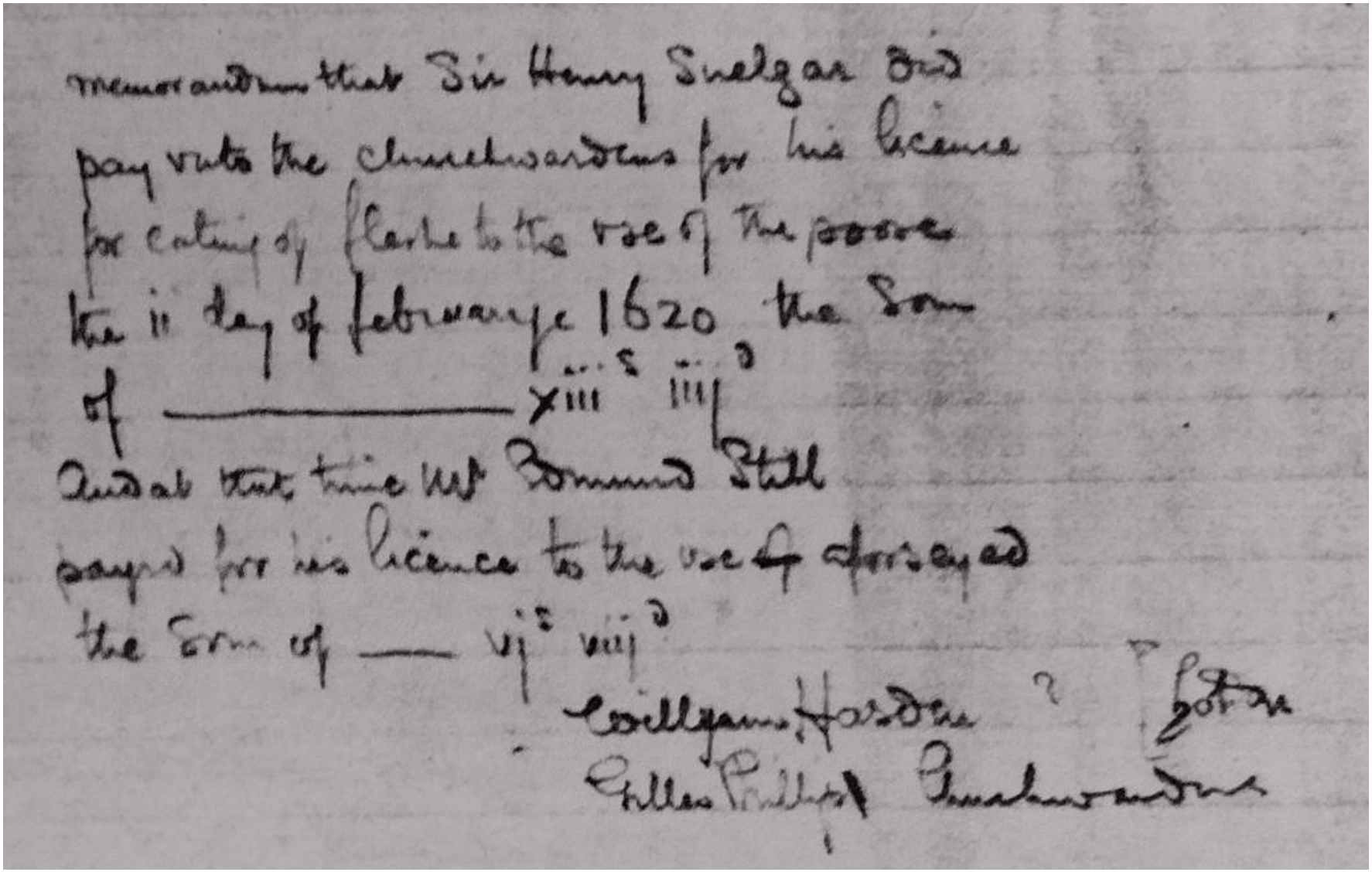
1619 - A Court of Chancery record, Dalston and Snelgar/Snelgrave each had half of Beckenham Manor and the 1623 map legend stating "as yet undivided" seems to imply that no agreed division exists. Short title: Snelgar v Dalston.Plaintiffs: Sir Henry Snelgar kt. Defendants: Sir John Dalston kt and others.ubject: moiety of the manor of Beckenham, Kent. Document type: bill, two answers.

1619 – The Will of Jeremy Kempsall, yeoman; He makes provision for three surviving daughters and sons Henry, Jeremy and John. 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. He mentions 'friends' Edmund Style and Humphrey Lewyne who are among witnesses to the will.

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.

1620 - St. Georges register; Snelgar/Snelgrave and Style entries in register/ Sir Henry Snelgar did pay unto the churchwardens for his licence for eating of fleche to the use of the poore the ii (2nd) day of februarye 1620 the sum of .....xiii s iiii d (13shillings and 4pence) and at that time Mr Edmund Still (Style) payid for his licence to the use aforesaid the sum of .....vi s viii d (6shillings and 8pence). Willyam Haseen Gilles Phillips Churchwardens

Thirteen shillings and 4 pence seems to be the value of 1 mark and hence six shillings and 8 pence is equivalent to half a mark. These sums are referenced in several wills as bequests to churches.


memorandum that Sir Henry Snelgar did
pay vnto the churchwardens for his licence
for eating of flesh to the vse of the poore
the ii day of februarye 1620 the Sum
of ——————— xiii s iiii d
And at that time Mr Edmund Still
payed for his licence to the vse aforesayd
the Sum of —— vi s viii d
William Haseen
Gilles Phillips Churchwardens

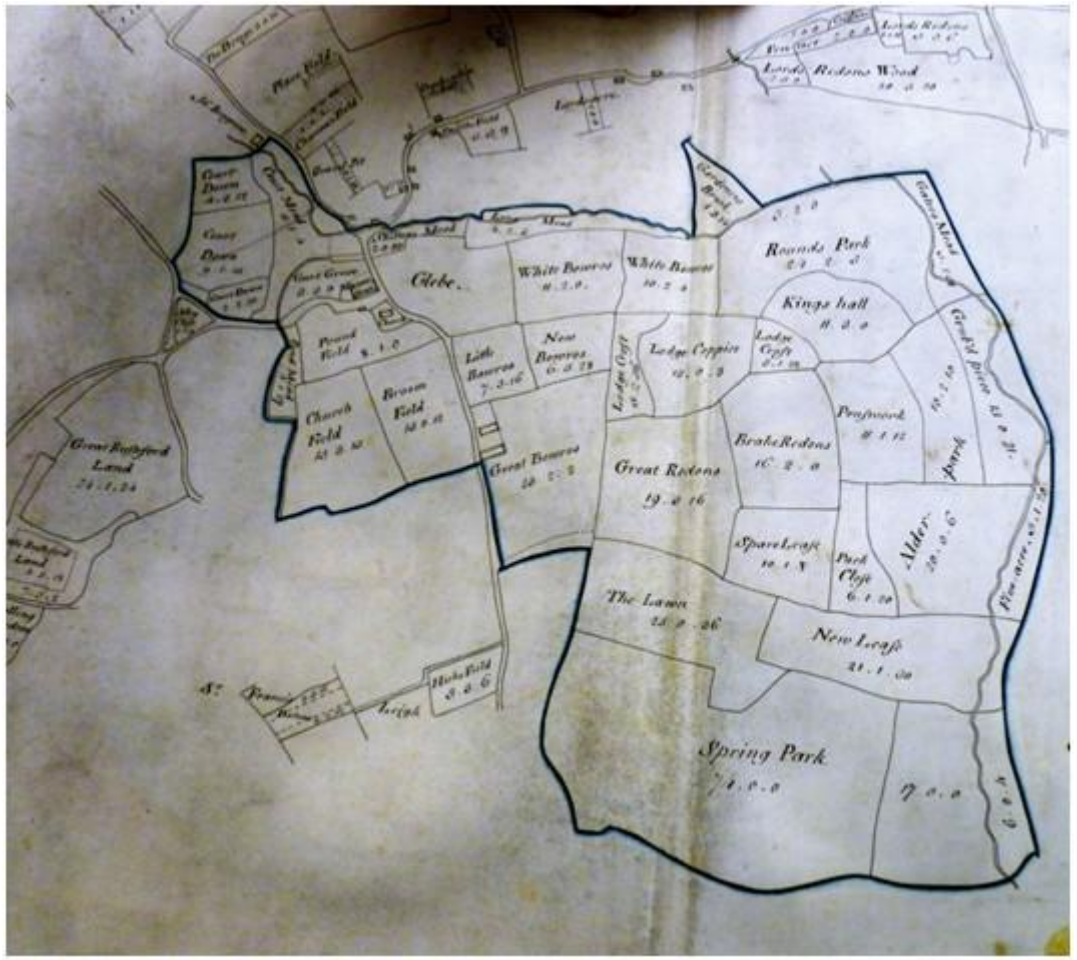
Transcript in BHC

1623 – Henry/Harry Kempsall of the parish of Battersey, most likely Penge will probate 8th July leaves his son Thomas, wife Ann and daughter Frances crops and goods from his leasehold land in Battersea (Penge). Harry Kempsall in Beckenham burials for 11th June 1623.

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 with an heiress of the Tyrell's. 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. The date 1623 is significant as it is the date at which Patricius Curwen inherits from his father Henry Curwen who had married a daughter of John Dalston and Catherine (or Anne?)Tyrell

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. see 1619 Chancery suit.

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.



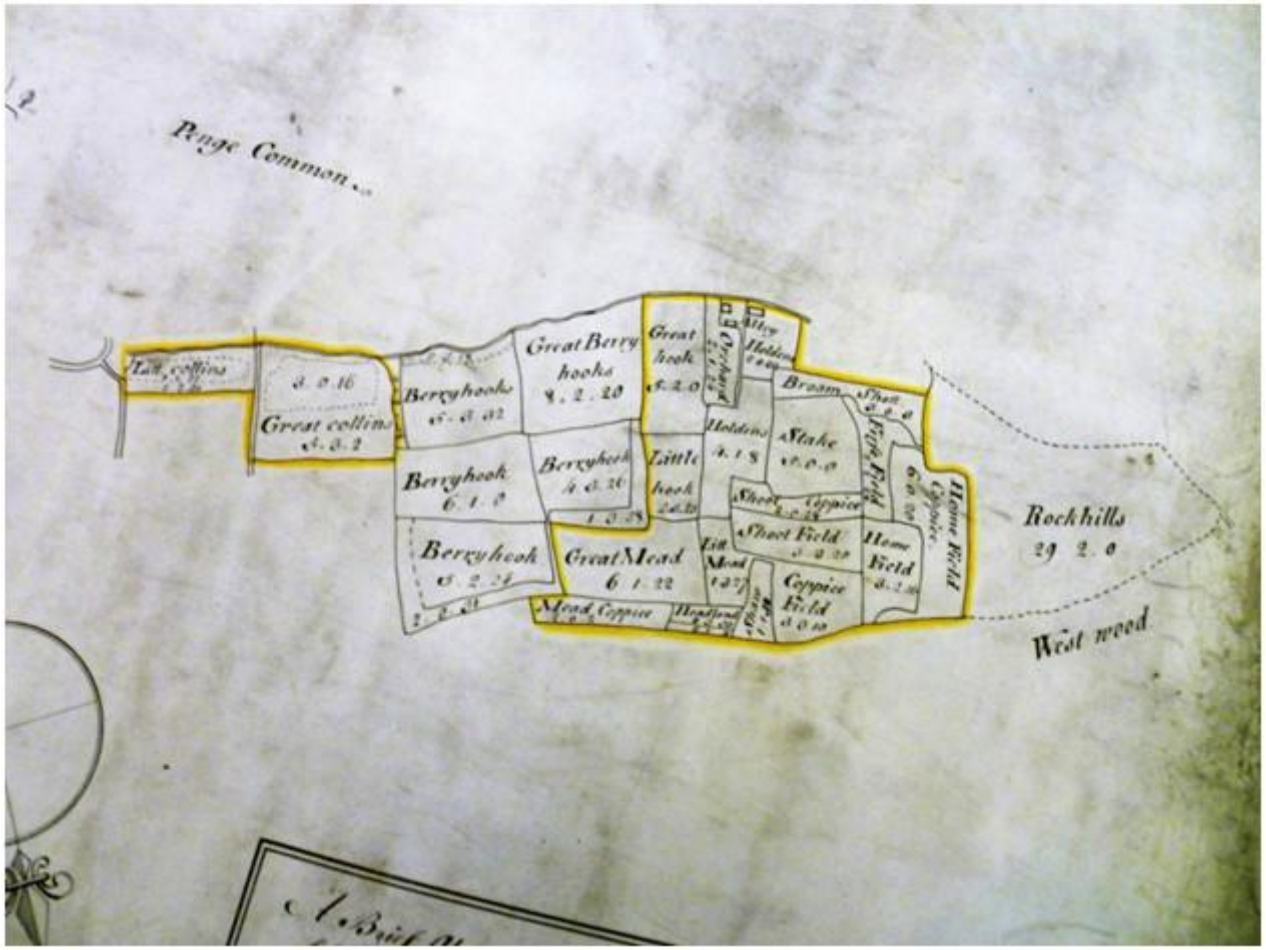

Courtesy of the British Library © a section of the map excluding parts near Penge, Crystal Palace, Kelsey and Langley

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.

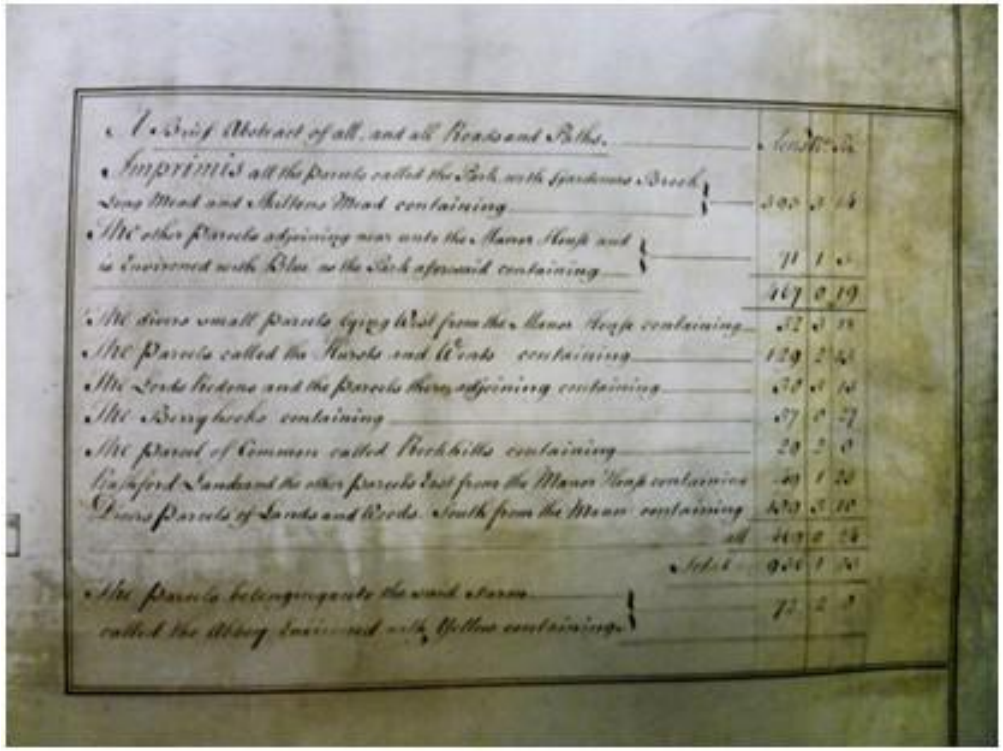
T. Proudlove. TransferiRfit. 1768"




Courtesy of the British Library shelf ref Maps 188.k.3.

Above; The Abbey Farm lands leased to Richard Baldwin. See 1651 for the Indenture which explains where Henry Snellyer/Snelgrave is residing i.e. Manor House and named fields. 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 18th 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 | |



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.

The list of Rectors for the church shows that Dalston had the advowson of the church thereby appointing the Rector from 1616 according to records in Hasted but this contradicts Dalston's date of death in 1614 and may relate to Sir John's son Sir George Dalston (1581-1657) holding the advowson? (see below, Lyson's extract).

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 but it is unlikely as the Dalston's were tied to Cumberland. 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

1623 – Penge; Surrey Wills ref; SW/10_537
John Haswell (X) of Penge, Battersea, husbandman, sick 30 Jun 1623 (to be buried in the churchyard of Beckenham, Kent)
profit of lease of 'Sellers Wood' and 'Sellers Field' to the use of my five children; residue to my wife Catherine Haswell, exec. and to bringing up my children
Overseers: cousin Thomas Haswell; John Haswell
Witnesses: Richard Bristowe; John Slighter; Robert Daulton (X)
Proved: 29 Jul 1623 to relict [DW/PA/7/10 f.284v; DW/PA/5/1623/55]

See 1626 Haswell. Beckenham burials also has another John Haswil buried in 1624 who may be the cousin or one of the children, these are the only two Haswell burials at St. George's so maybe the lease expired or was sold and the family moved away?

1624 - Langley, Simpson's Place, Kent House etc: 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 Scott'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 (a younger son of Wm.Style), Ra. Massie, Richard Harvye (in Beckenham burials as a servant of Sir Humphrey Style), 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. The will of William 1624 leaves bequests to his many children with some property in Beckenham and West Wickham which is under tenants going to some younger sons. Sir Humphrey is the main heir to Langley. The will deserves some transcription to understand the full implications of William’s bequests. The previous entry regarding the marriage settlement of Humphrey Style also gives some idea of property complexity associated with Langley.

**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: Humphrey Style is knighted.

May 18. Grant of Baronetcy to Sir Humphrey Styles, with precedence before all Baronets made since February 1, 1627. [Docquet.]
May 18. Warrant to discharge the said Sir Humphrey Styles, of money payable in respect of his Baronetcy. [Docquet.]
Source; BHO

1627 – Langley or nearby?; 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. It is possible that William is occupying Langley by permission or lease of his half-brother Humphrey.

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)

1627 – Sir Oliver St. John, Viscount Grandison of Limerick and Baron Tregoze, purchases the manors of Wandsworth and Battersea. Oliver had connections with the area via his marriage to Joan Roydon (widow of Thomas Holcroft of Battersea). His death in 1630 without a direct heir will pass Battersea to his nephew John St. John whose son Oliver will purchase part of Beckenham Manor circa 1639. Sources; TNA and Dictionary of National Biography

1629 - Kelsey; John Brograve dies in February (Probate date 11/2/1629). His will requests burial near his wife in St. George's but his burial not recorded in the register? Margaret Brograve (John's daughter) is also buried on 16th February.  John's son William is left property in Cambridge and his son John is left the Beckenham estate.

1631 – Beckenham Manor moiety; Sir John Dalston dies in Cumberland. He is mentioned on the 1623 map with Henry Snelgar/Snelgrave. His will mentions Patricius Curwen but not property is mentioned possibly having been distributed in marriage settlements. History of Parliament describes Patricius receiving his  inheritance in 1623 on the death of his father Henry Curwen who had married the daughter of Sir John Dalston and Catherine (or Anne?) Tyrell.

1632 – Langley; Borrowman (1910) relates; Humphrey Style writes a letter to his wife about arranging a procession for his cousin Sir Thomas Style of Wateringbury who is Sherrif of Kent in 1632. Whether the Snelgar is Henry Snelgrave of Beckenham Manor is in question but highly likely although the

tasks set for Snelgar imply a more lowly rank. An alternative might be that one of the Snelgrave family Robert or Thomas are in the employ of Stile. Some curiosity must be expressed regarding Court cases in Chancery between Style and Snelgar (Snelgrave) but Chancery disputes were often used to settle property ownership iel Beckenham Manor and Langley being so intertwined. Snelgrave is also a JP for Kent:

Sir Humphrey Style 1632.(original spellings) from Robert Borrowman's "Beckenham Past and Present" and also recorded in Kent Archaeology “(For the following letter, interesting as illustrating the habits of the time, we are indebted to the kind courtesy of the late Rev. J. Hunter, E.S.A., Assistant Keeper of the Records, who copied it in the year 1807, from a collection of autographs made by Mr. John Wilson, of Broomhead, near Sheffield, who died in 1783.) “. Borrowman's source was probably  Archaeologica Cantiana  published in the 1890's.

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 Lucres 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 theere, 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, wheere Sir Thomas hath bespoke his, and that he paye for them two shillings a piece: allso 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 alonge 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.

On Saturdaye morning,before you goe out of towne, send Snelgar to Sir John Spralie, to fetch the hourse hee hath lent me, and let him be wel looked to at my stable in London, till I coom thither on mundaie; then I will dispose of him, and would have Mr Brookes to fit the boyes shute to him, and if there be ever on ould laced band of mine past my wearing, let the boye have it. If the Croidon Shoemaker hath not brought my boots and the boy’s let him be sent for with all speede. I woulde have the coachman, if thou canst spare him to goe to Langlie for a day or two, and let him take oile with him, to oile the great coche and let him bee sure it bee well mended and cleane, for I wolde have that Coche brought to mee on Shrove Sundaie to London, to be theare in

readiness. I would have thee send for Sir Cornelius Fairemedu, to desire him not to faile to be ready according to his promis, on Tewesdaye monrninge, to goe along with mee; also that he speak to Sir John Ashfield and Mr. Braye and any one gallant man like hiumselfe, that may make the better showe. Let Mr. Brooke be spoken to my satin shute bee in readiness and, if I have never a silver hatband, that he bespeak mee a curious neate one. I wold have brought from Langleye the felt hat laced with satten, and my damaske night bagg and cloth.

This is all Sweete Harte, I can remember for this time, I pray thee bee merry and make mutch of thyself and take the coch and goe brode this fayre wether, it will do thee good so, with my best love to thee, and my kind remembrance to my sister and all our friends, in great hast by Reason of the spedie departure of the bearer who hath promised me safely to deliver this letter, I rest thy trewly loving husband Hm Stile

From Mon de Soubise his howse neare Salisbery the 16th Feb To his ever honoured friend the Lady Elizabeth Stile at her howse in Aldersgate Street next door to the Half Moon Taverne be these delieured.

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.]

1636 – Beckenham connected Coulsdon, Surrey; Surrey Wills ref; SW/13_54
Thomas Haswell of Coulsdon, yeoman, sick 25 Nov 1636
I am indebted to my sister Agnes Kempsell for £10 which to be paid within six months and I leave her the dwelling in my house for life; my brother John Haswell owes me £30 which I give to him; to the three daughters of John Haswell late of Beckenham, Kent deceased 13s 8d each when 21; residue to my wife Jane Haswell, exec.
Overseers: Miles Hatcher; William Greene
Witnesses: John Butler, writer
Proved: 31 Mar 1639 to exec. [DW/PA/7/13 ff.24v-25r; DW/PA/5/1639/70]

See Haswell 1623. The evidence of a Haswell/Kempsall link adds to the genealogy of Beckenham families. As no Agnes Kempsall is in burial records after 1636 she either remarried or moved away (into the Coulsdon house?).

Haswell burials;

| | | | |
|---|---|---|---|
| 3 Jul 1623 | 1623 | HASWILL | John |
| 2 Oct 1624 | 1624 | HASWELL | John |

1637 - 15th March; The King's protection to Sir Humphrey Stiles [Style], which had been stayed from passing the Great Seal as being contrary to the Council's Orders, was allowed, this once only, after promises made by Style to the King for the settlement of his debts.

1637 – Robert Snelgrave, a younger son of Sir Henry Snelgrave of Beckenham Manor marries; SNELGRAVE Robert, gent, of Beckenham, co. Kent, bachelor, 36, and Mary ADAMS, of St Giles in the Fields, widow, 33 – at St Gregory, London. 11 Nov 1637. I wonder if marrying a widow both in their 30's may mean they had no offspring being a reason that Beckenham Manor descended to Henry Snelgrave's grandson in 1639.

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 *Batricksey* (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 – Sir Humphrey Style of Langley is appointed a commissioner for collection of subsidy; Charles I, 1640: An Act for the releif of His Majesties Armie and the Northern Parts of the Kingdome.

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

632 STYLE V SHAW
Sir Humphrey Style of Langley, co. Kent, bart v William Shaw the younger of St Michael, Crooked Lane, London, merchant
February - October 1640
Abstract
Style complained that close to midnight on 7 January 1640, at a supper in the Bell Tavern in St Martin Orgar, London, in the presence of his brother, Michael Style, draper, Robert Ellis, merchant, and Mr Job Royce, Shaw had said, 'I know what Sir Humfry Styles is, he is a man worth nothing; he hath gamed away all his estate; he doth flinge his baggs in every corner; he is a base conditioned fellow'. Style was not present, but his brother and Ellis began trading blows with Shaw who later had Michael Style brought before a J.P. and bound over to appear at the next quarter sessions. Shaw and Michael Style also began suits against each other in the Court of Common Pleas and Crown Office. Process was granted on 15 February 1640 and Style presented his libel on 1 May. His brother and Ellis appeared as witnesses before the court in June and July and proceedings were still under way in October 1640; but nothing further survives.

## Initial proceedings

2/23, Petition to Arundel

'William Shaw junior, citizen of London one whome your petitioner never sawe, nor had any dealinge with, hath most unsufferably vilified, abused and traduced your petitioner in the hearing of your petitioner's brother, and divers other persons of good quality, vizt. He knew what Sir Humphrey Stile was, he was a man worth nothinge; and that he gamed away all his estate; and did flinge his bags in every corner; and a base condiconed fellow, with divers other reproachfull speeches. And being by the company exhorted to forbeare to injure your petitioner he reiterated the fowle language againe and againe to the great prejudice of your petitioner.

Your petitioner hath good and cleere estate of land able to support his degree, is not in debt, but hath paied 10,000li in one tearme where he was ingaged. Your petitioner hath annexed the testimony of 3 of those that heard the reproachfull abuses, and humbly praieth process against Shawe to answeare your petitioner in the Court of Honor.'

Maltravers granted process on 15 February 1640.

2/24, Plaintiff's bond

15 February 1640

Bound to appear 'in the Court in the painted Chamber within the Pallace of Westminster'.

Signed by Thomas Forster of St Clement Danes without Temple Bar, London, gent, on behalf of Style.

Sealed, subscribed and delivered in the presence of John Watson.

5/18, Defendant's bond

Described the defendant as of St Michael's parish, Crooked Lane, London, merchant.

4 May 1640

Bound to 'appear in Arundel house in the Strand without Temple Bar, London'.

Signed William Shaw.

Sealed signed and delivered in the presence of John Watson.

18/4t, Libel

1. Style's family had been reputed gentry for up to 200 years, and Style was a knight and baronet.

2. William Shaw had said in January in the parish of St Martin Orgar, London, 'I know what Sir Humfry Styles is, he is a man worth nothing; he hath gamed away all his estate; he doth flinge his baggs in every corner; he is a base conditioned fellow'. These words were provocative of a duel.

Signed by Thomas Eden.

No date but filed under Easter term, 1 May 1640.

## Plaintiff's case

Cur Mil 1631-1642, fos. 146r-148v, Plaintiff deposition

(Witness 1), Michael Style of St Martin Orgar, London, draper, lived there for 15 years, born at Bromley, co. Kent, aged about 32

3 June 1640

To Style's libel:

1. He had known Style as long as he could remember. Style was a gentleman bearing arms, a knight and baronet, and so reputed.

2. On 7 January last he was with Shaw in the Bell Tavern in St Martin Orgar parish, when Shaw said, 'I know what Sir Humphrey Stile is, he is a man worth nothing; and hath gamed away his estate; and he doth flinge his bagges in everie corner; and that Sir Humphrie had done [Michael] and Sir Humphrie his family a great deale of wronges'. Shaw said the words 'by way of disparagement and derogation from Sir Humfrie Style'. Robert Ellis and Jobe Royse were present and heard the speeches.

To Shaw's interrogatories:

1. He was a woollen draper and had known Shaw for 7 years 'and wisheth right may take place.'

2. He was 'brother by the father's side but not by the mother's side' to Style. Mr Foster had written a letter to him desiring Mr Ellis and Mr Royse to be witnesses, which the witness did 'desire them accordingly'.

3. There were several lawsuits depending between him and Shaw, two of which were commenced by Shaw against him, and the others commenced by him against Shaw. Two of these were in the Court of Common Pleas, and the third in the Crown Office. All of these suits concerned Shaw's abuse of this witness and Sir Humphrey Style in the time and place above mentioned.

4. He and his wife, and the rest of the parties in the interrogatory, 'did supp together at the Bell Tavern' with Shaw and his wife at the time of the words, but he did not send for Shaw.

5. There were blows between him and Shaw when the words were spoken.

6. At the aforesaid time and place, Shaw 'tooke up a glove of Mr Ellis and wiped his nose therewith', and afterwards Shaw told Ellis 'he would give him two paire of gloves for the glove'. Shaw 'carrying himself very unmannerly and uncivilly, Mr Ellis told him he was not fit to keepe civil company'.

7. Shaw procured a warrant from a J.P. to convent this witness before a J.P. and bound him over to answer at the sessions. This was done before the beginning of this suit. This suit would have commenced sooner 'had not Mr Royse promised that Shawe should give satisfaction to Sir Humfry Style' and this witness.

8. Shaw had a joint action against the witness and Mr Ellis in the Court of Common Pleas for an assault.

9. He believed Shaw never saw Sir Humphrey Style. The words before deposed were said 'without any provocation', at 11pm or midnight 'in a lower room of the house neere the kitchen'.

Signed by Michael Style.

Repeated before Sir Henry Marten on 9 October 1640, in the presence of Thomas Maidwell, notary public.

1/12, Plaintiff deposition

(Witness 2) Robert Ellis of St Michael, Crooked Lane, London, merchant, had lived there for two years, was born in the city of York, and aged about 34. To Styles's libel:

Styles was commonly reputed to be a knight and baronet.

On Monday 7 January 1640 at the Bell tavern in St Martin Orgar's, William Shawe, talking of Sir Humphrey Styles said, 'I did live in the cuntrie neere to Sir Humfrie Style and I know what Sir Humfrie Style is. He hath gamed away his estate and doth flinge his bags in everie corner; and he hath done his brother Michael Style a great deale of wronge.'

Shaw spoke the words in contempt and without provocation.

To Shawe's interrogatories:

1. He wished right would take place.

2. Michael Style was reputed to be Sir Humphrey Style's brother.

3. Shawe was suing this witness and Michael Style in the Court of Common Pleas in an action of battery. He believed that Michael Style was suing Shawe for the same in the Court of Common Pleas also.

30 July 1640.

No signatures.

## Summary of proceedings

Dr Eden acted as counsel for Style and Dr Tooker for Shaw. On 24 October 1640 the witnesses were warned to submit to examination, and on 30 October 1640, before Lord Mowbray and Maltravers, and Lord Stafford, Dr Eden petitioned that the witnesses' depositions be published.

## Notes

Sir Humphrey Style of Beckenham and Langley, co. Kent, knt and bart (1595-1659), was entered in the 1634 visitation of London as the son of William Style of co. Kent, and Mary, daughter of Judge Clerke, Baron of the Exchequer. A gentleman of the Privy Chamber and cupbearer to Charles I, he was created a baronet in 1627. He died without heirs and the baronetcy became extinct. William Shaw did not appear in the Visitations of London.

G. E. Cokayne (ed.), *The Complete Baronetage, 1611-25* (Exeter, 1900), vol. 1, p. 259; G. E. Cokayne (ed.), *The Complete Baronetage, 1625-1649* (Exeter, 1902), vol. 2, p. 474; J. Jackson Howard (ed.), *The Visitation of London, 1633, 1634 and, 1635, vol. II* (Publications of the Harleian Society, 17, 1883), p. 272.

On 16 February 1638 an order was issued for the arrest of Sir Humphrey Style for his failure to appear in court to answer the charges of Anne Carleton, viscountess Dorchester.

J. Broadway, R. Cust and S. K. Roberts (eds.), *A Calendar of the Docquets of Lord Keeper Coventry, 1625-1640* (List and Index Society, special series, 35, 2004), part 2, p. 432.

What can we say in retrospect regarding this case? We have found that Sir Humphrey married the widow of Sir Robert Bosvile and borrowed money from the Bosviles secured by mortgage of Simpsons Place. This case predates the Civil War which must have affected Sir Humphrey as he was a supporter of Charles I. The letter from Sir Humphrey to his wife regarding an excursion into Kent with his cousin then High Sherrif of Kent relates an expensive lifestyle. Maybe Shaw had related at least a half truth regarding Sir Humphrey or perhaps some jealousy as Sir Humphrey was in some favour with the king.

**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.

1642 - In 1615 Edmund Style purchased the 40a of Cook's Farm in Wickham & his son William was able to acquire "part of Cook's in Great Mead or in other words the now cleared frith of the manor and in 1642 the Styles enclosed this part with a pale or deer fence, this is now the (Langley Park) golf course. More adjacent parcels followed to form a home farm for Langley that eventually became known as Red Lodge. West Wickham Past & Present Patricia Knowlden & Joyce Walker

1642 - Trinity Term, Court of Common Pleas;

| | | | | | | |
|---|---|---|---|---|---|---|
| **1642** | Trin | Surrey | Robert Killick | Thomas Bedford de Beckenham, Kent, collier; And v. Henry Udall de Newington St Mary, innholder | Debt: each render £40: sum: nh: cap; cap: nei: s pr cap | CP |

1642 - Kings Bench; May we guess that Thomas Snelgrave as son of Sir Henry Snelgrave (d.1639) may have been passed over by his father's will because he was in debt and the grandson, Henry Snelgrave was Sir Henry's beneficiary. At this time during the Civil War it may be that the Snelgraves were in decline as Sir Henry had been a magistrate for Charles I. This culminated in Snelgraves moiety of Beckenham Manor eventually being sold to the St.Johns.

| | | | | | |
|---|---|---|---|---|---|
| **1642** | Trin | London | Richard Hubert, knight, executor of Thomas Wroughton, armiger | Thomas Snelgrave, armiger, son and heir apparent of Henry Snelgrave de Beckenham, Kent, | Debt on an obligation: £600; undefended; (50s dama Term, 1655, fully satisfied |

# 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. Sir Humphrey was a Gentleman of the Privy Chamber and a cup bearer to the king.

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 such as the landlords of Kent House but the Thayers appear to have given up the farm in the early 18th Century, see 1736. Dr Skynner, the rector had been seperated (sequestered) 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 51. 3s. 4d. to redeem his team of horses,they being seized for non-payment of the l0d. 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. Older 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 51. 3s. 4d. received of DanielShetterden. 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

1646 - Letters of Sir Stephen Lennard & his wife Anne source West Wickham Past & Present Patricia Knowlden & Joyce Walker

Two hundred Parliamentary soldiers are billeted locally. They have brought the sickness (smallpox) into Beckenham in two houses Abigail my maid and Mr Laines son (of Langley brewhouse) is sick. Sir Humphrey (Stile) & his wife are gone from Langley for fear of it.

see 1643, Sir Humphrey Stile summoned to Oxford to the court of Charles I. It was strange how apparantly opponents in the Civil War co-existed?  Very Civil indeed.

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)

1647 – Various properties in Beckenham and Penge descending froim Michael Leigh to the Batt family. Starts with Michael Leigh snr. In his will 1647 he mentions Willmers Field & Powry Field purchased from Humphrey Style 4 years before and possibly other land in Beckenham. Beneficiaries son Michael & daughter Rose (Kinsey).

Michael jnr dies 1688 and leaves the lands to his nephew & niece chidren of sister Rose, Richard & Mary Kinsey. Rose Kinsey died 1707 and left a will beneficiaries son & daughter (now Mary Batt wife of Henry)

Around this time we see a Chancery case 324r Kent 1690, May 26 Pyne, John, son and heir of Thomas Pyne late of Beckenham, deceased Kinsey, Richard; and Henry Batt Concerning a legacy devised by the will of Michael Leigh the elder of Battersea, Surrey. Dismissal of the defendants.

The son Richard Kinsey dies 1710 Beckenham. No will so Mary inherits his portion too.

Henry Batt dies 1715

Surrey Archdeaconry Court

Category Birth, Marriage, Death & Parish Records

Contents SW/24_196

Robert Hamond (X) of Penge, Battersea, sick and weak 18 Mar 1688/9 (to be buried in Beckenham, Kent)

all to Henry Batt of Penge, snr. exec. and rest of land to Henry Batt, jnr. at lawful age with remainder to Henry, snr.; to my sister ... King 2s 6d; to my brother John Hamond 2s 6d; to my brother Nicholas Hamond 2s 6d; to my brother Jacob Hamond all my clothes, a pair of sheets and £3

Witnesses: Richard Kinsey; Mary Thorne (X); Jane Wood (X); Thomas Watford

Proved: 27 Oct 1697 to exec. [DW/PA/7/17 p.301; DW/PA/5/1697/43]

Will dated 1707 probate 1715

Henry Batt of Battersea

purchased of the children of the late John Harris of Beknam a messuage & 14a now occ John Woodly settled on his daughter Mary Batt & her heirs

To my wife Mary Batt ú10pa from messuage called Fullers 15a at Sidenham Green in Lewisham occ John Constable

To my son Henry Batt lands previously of the Earl of Oxon (Countess of Oxford) in Lewisham, Beknam, Battersea & Bromley which i have agreed to purchase for ú3000. Directs purchase to go ahead in the names of his wife & son Henry. After completion to sell parts ie several parcels of land & messuage in Bromley now occ Col Edward King, a messuage & 4a in Bromley town occ Thomas Comb butcher, 26a Bromley Common occ Robert Shorter, land at Sidenham Green Lewisham 9a occ Robert Tilbersome, a further 15a at same occ Richard Clowder to settle any debts.

Any residue to be to wife & son.

Wife & son to convey messuage 15a in Battersea occ Robert Fox to daughter Jane to fund an annuity

Mary Batt leaves a will 1723

Will to son Henry (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

kinsman Knowles Kinsey

Henry Batt dies 1747

Will dated 1747 yeoman of Penge

wife Elizabeth

son Michael will benefit from joynture of Elizabeth Batt his mother & the will of his grandmother Mary Batt so he provides for his daughter Mary Batt leaving property in Beckenham, Bromley & Battersea.

Residue to wife & daughter

Reference: 728/11/1

Title: Lease for 21 yrs @ £32 p.a. of Roystons, a messuage, orchard, and garden near Penge Green, and closes (field names and acreages given)

Description:

William Lethieuller of Beckenham

Son Michael dies 1749 split between daughter & wife.

Daughter Mary Batt married Samuel Pugh as his 3rd or 4th wife.

Samuel Pugh died 1737

High Sheriff of Kent 1727

Apprenticed to Anthony Rawlins 1683 for 7 years who left him ú50 in his will

Will dated 1736 probate 1738

wife Mary mansion house in Beckenham in which I dwell (Elmers End)

dau Susanna Willis

dau Eleanor f'hold on Pickards Lane bought of John Cliff rebuilt & occ Robert Howard

cousin Samuel Pugh

brother Henry Batt

cousin Stephen Law/Lane

cousin Thomas Ward

cousin Mary Cook decd

Ref No 815/9

Title Probate of will

Description Probate of will and administration of Samuel Pugh of Beckenham. Appoints wife Mary and daughters, Susannah Willis and Eleanor Pugh, executrixes. Bequest of £3000 to Thomas Burke, of Southwark, George Roberts, and John Willis, of Southwark, dyer,as trustees for Eleanor Pugh. Bequests of £1000 to Mary Pugh; freehold messuage bought of John Cliff and since rebuilt, and 5 acres near the lane leading to Pickards Green, Beckenham, occupied by Robert Howard to Eleanor Pugh; To wife Little Farm, 2 houses and 16 acres, at Aylmers End (thereafter to grandson Sherlock Willis); 9 acres at. Sydenham occupied by - Anderson; 17 acres at Sydenham occupied by - Clowder (thereafter to grandson, John Willis); Mansion, appurtenances, garden and 22 acres, Beckenham (thereafter to Susannah Willis): Leasehold messuage, dyehouse, yard, outhouses in the Maze, Southwark, Surrey (thereafter to grandson Pugh Willis). Also money bequests to named grandchildren, relatives, friends. Administration granted to John Willis, 11 March 1760

Date Will: 23/08/1736; Probate: 1 February 1737/8

Court Surrey Archdeaconry Court

Category Birth, Marriage, Death & Parish Records

Contents SW/28_224

Elizabeth Wright (X) of St Olave Southwark, widow 7 Jan 1709/10

to (Mrs) Mary Oakman (wife of Thomas?) of Milton, Kent, sp. all my clothes and all my goods, three gold rings, a pair of silver buckles, a silver spoon marked EW and a silver bodkin; to (Mrs) Joan Pugh wife of (Mr) Samuel Pugh my wedding ring and another ring marked JW; to my son in law Robert Wright 1s; residue to (Mr) Samuel Pugh of St Olave Southwark, dyer, exec.

Witnesses: Mathew Smith; Edward North; William Hopkins, clerk to (Mr) Woodcraft in the

Poultry, London

Proved: 15 Mar 1709/10 to exec. [DW/PA/5/1710/117]

Mary Pugh died WILL 1759 Mary Pugh of Beckenham widow

lands in Southwark from husband Samuel Pugh to 4 grand daughters Mary Heaton, Eleanor Willis, Eleanor Baylis & Mary Baylis

Elizabeth Batt widow of my late brother Henry Batt of Penge exor

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].

Also; Chancery case TNA ref: C 5/396/42 Short title: Evelyn v Snelgar alias Snelgrave.

Plaintiffs: John Evelyn.

Defendants: Henry Snelgar alias Henry Snelgrave and Thomas Snelgar alias Thomas Snelgrave. property in Beckenham, Kent. Document type:

answer1648
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 17th Century and could refer to parts of Snelgrave's moietie 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]

Back to search results

SHC Ref No:K8/16

**Repository:**Surrey History Centre, Woking

**Date:** 1648

The mention of Robert Abbott here implies some connection with the moietie 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**

1649 - John Stensmore (Stainesmore) husbandman, leaves a will mentioning his wife Katherine, two granddaughters Ellen and Richard Terle, children of his daughter Catherine and son in law Alexander Terle (Ferle?) and friend Roger Musgrove, Yeoman. Yeoman indicates a small landowner/gentleman farmer while husbandman indicates a tenant farmer. The next entry 1650 indicates that Stainesmores had been landowners but sold it to the Gattons who in turn transferred it to the Burrells via Jones Raymond of Langley. Gatton land was between Kelsey and Langley on the Burrell Kelsey map.

The Stainesmores were recorded in parish registers from the earliest records until mid 17th century when the family disappeared from local records.

**1650 - End of the English Civil War**

1650 - This schedule of deeds it states this land to originally being that of John Stainsmore, one of several yeoman landowners in Beckenham, and found its way into the hands of Gatton and then Burrell via Jones Raymond. We are challenged to identify the land in question apart from that annotated 'Gattons' on the Burrell Kelsey map of 1735 and the presence of a Walnut Tree Field in Langley belonging to Jones Raymond circa 1740. Several field names are duplicated on various estates such as Barn Field, Pond Field etc.
Schedule of indentures of land belonging to Nathaniel Gatton in Beckenham

1/3/1650 Ind(enture) between John Stainsmore & Ron Lloyd of one part & Wm Williams of the other & bonds for performance of covenants included

13/9/1653 Ind between John Stainsmore Lloyd on the one part & Wm Williams

15/9/1653 Ind between said Williams & Charles Carshwell & Joseph Hendrick

18/9/1653 Ind between Stainsmore & Lloyd on one part & Robert Hill

18/9/1653 Ind of bargain & sale enrolled in Chancery between same

Ind of fine between Hill & Stainsmore & Lloyd deforcients

17/5/1656 Ind between Stainsmore & Lloyd on one part & Hill on the other

25&26/9/1684 Ind of lease & release between said Hill & Edward Gatton

Ind of Edward Hendrick son & exor of Joseph Hendrick decd & said Hill on one part & Richard Pope as trustee for Edward Gatton the other

27/9/1684 Ind between Gatton & Hill

11/4/1705 general release from Mrs Susan Gatton widow & admon of Edward Gatton decd to her son Nathaniel Gatton

15/2/1709 Tripartite indenture between Nathaniel Gatton first part Elizabeth Whifling (Whiffin) second part & Richard Pearch & John Uppington third part with an endorsement thereon dated 18/6/1728 whereby the premises therein mentioned are assigned to Merrick Burrell

Counterpart thereof

2/4/1717 ind of demise from Nathaniel Gatton & his wife & mother to John Brooke

8/4/1717 redemise from Brook to Gatton

Easter term 1717 Ind of fine John Brook & Nathaniel Gatton & wife deforcients

6/4/1719 Ind between Gatton & wife & John Brook

8/1 1719 tripartite ind between James Brook of the first part, Nathaniel Gatton & wife second part & John Chetwynd third part with an endorsement dated 14/6/1728 whereby premises are assigned to Jones Raymond Esq in trust for Peter Burrell Esq

Counterpart thereof

1728 ind of fine between Peter Burrell Esq & Nathaniel Gatton & wife deforcients

24/4/1745 received of Edward Emily the several deeds & writings above

Notes

1598 William Stanesmore yeoman of Beckenham leaves a will (Rochester)

1616 George Stanesmore yeoman of Beckenham leaves a will benefitting son Bartholomew

1648 John Stainsmore leaves a will benefitting widow Katherine & daughter Katherine Texle?

Many burials for Stainsmore at Beckenham implying a long association with Beckenham and perhaps a longstanding land-holding

1655 Edward Gatton was apprenticed as a tallow chandler

John Stainsmore is probably son of the one who died 1648, not sure who the Lloyd is but there was a Griffith Lloyde of Beckenham in 1586 though I doubt a connection. We have not been able to find much other about the Stainsmore's but they were in Beckenham for over a hundred years.

The will of John Stainesmore 1648 mentions his wife Katherine and daughter Katherine (married to Alexander) [not sure of surname perhaps Tense]. https://www.ancestry.co.uk/imageviewer/collections/5111/images/40611_311336-00452?treeid=&personid=&usePUB=true&_phsrc=QIU57229&_phstart=successSource&pId=912721

1651 – 21st June; Beckenham Manor, The moiety of the manor belonging to Snelgrave 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

LM/351/11 dated 1651 being 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. [Surrey Archive thing this may be a stray record from the Evelyn archives introduced by William Bray]



The field names listed in the document are as follows with the spelling variation on the 1623 map in brackets and some fields appear to have an occupants name as well i.e. Edwards Pond Mead. Henry Snelgrave (grandson of Sir Henry) is also mentioned along with the Evelyns so he has some claim or share under the prior mortgage?

Manor House occ Henry Snelgrove, Longmeads (Long Mead), Skeltons Mead (Shiltons Mead), Edwards Pond Mead (Pond Mead), Great Riddens (Great Ridens), Buarche Riddens (Brake Ridens), Spaur Leges (Spare Lease), Parkerlase (Park Close), Kingshall (stet), Three Acres (possibly one of the three Lodge Crofts), Catenomeads (Gaters Mead), Five Acre Mead (Five Acres), New Lodge Croft (Lodge Croft and Coppice), Spring Park (stet), Alder Park (stet), Rounds Park (stet), Gardners Brooke(stet), Doppis Two fields = The Hydes (The Hides), White Burroughs, Mire Burroughs (New Bowros), Great Burroughs, Little Burroughs, (Burroughs seems to be a variation of Bowros on the map which has Great Bowros, White Bowros, Great/Little and New Bowros, The following don't have a match on the 1623 map but may be alternative names for Court Downs, Pound Field, Church Field, and Broom Field i.e. Denterfield, Pantswort, The Larone, The Paddock, Mere Lever Mead, The Chinteene, Ladys Coggine. Masons late occ widow Kempsall (may be at Mason's Hill Bromley), Wheatfields (escaped identification), Webblands – John Balden (shown on the 1780 map as in the area that became Eden Park.

The Evelyns were active in the buying and selling of properties and some are referred to in John Evelyn's 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 Lavaran 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. He did not leave a will but there is a record of an Act of Administration at the Prerogative Court of Canterbury.



# John Brograve's house at Kelsey

1651 – Giles King of Beckenham, victualler, dies leaving a will. He is tenant of some land on lease from Walter St. John and 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)

1652 – Believed to be land belonging to Old Court Manor Greenwich which descended to John Morden and Morden College; 8 May William Wood v St John Heydon and Mirabell Heydon his daughter, an infant. Title to messuages and lands in Bromley, Beckenham, Eltham, Lee, Mottingham and Chisilhurst, Kent. C78/478, no. 4 [59]

Henry Draper gent of London decd did convey said lands etc to Mirabell Heydon dau of Sir John Heydon who appear to have leased them to William Wood

https://spw-surrey.com/whp/blog/2013/01/19/c101865/

see 1659

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 which belonged 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 Kempsall also deceased but there are two grandchildren Thomas and Sarah Kempsall thus linking the Tapsell/Tapsfield family to the Kempsall 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. Also see 1736 will of William Tapsfield mentioning the same fields called Webbs etc.

1653 – Langley; Final concord or agreement; Final concord John Brompton, gent plaintiff and Humphrey Styles, knight & baronet, deforciant. 22 messages, 20 cottages, 2 mills 2 dovehouses, 22 gardens, 22 orchards, 1000 acres of land, 100 acres of meadow, 300 acres of pasture, 300 acres of wood in Beckenham, Bromley, Heyes, Lewsham, West Wickham, Orpington, Deptford and Keston, Kent, 20 acres of land in Battersey, Surrey. Date: 8 days of the Purification of the blessed Mary 1653 (Lincolnshire Archive 7-ANC/1/1/1)

Brompton is presumably acquiring Style land for probably a fixed period of time or 'at will' since the land remains Style owned. Questions arise as to what Humphrey Style, a staunch royalist, was doing during the Cromwell / Commonwealth years.

1654 - Langley; Sir Humphrey Stile and his second wife, Hester Wright, have a son Charles born in January but dies he dies in February. In 1659 Langley will pass to Humphrey's half brother William.

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.

1656 - William Lambarde in his “Perambulation of Kent,” published in 1656, mentions Beckenham, and gives the name of Edmund Style as Justice of the Peace for Beckenham at that time, and records under the heading of “The tenth and fifteenth of Kent” that Beckenham paid £5 19s. 6d., as against the £8 paid by Bromley. Lambarde’s “Kent,” which is referred to by nearly all the later writers, is full of Kentish, Norman, and Saxon history, but unfortunately contains little information about Beckenham. (Borrowman)

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). But bear in mind we find several discrepancies in this account as well as the omittance of smaller properties held by yeomen etc.
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 de|scended. 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 EssexWilliam 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. Esquire, and after his Decease to Sir
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 Fa|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 ingraffed 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 Be|ginning of Hen. the eighth, and then it was conveyed to John Stiles Esq; who much inlarged 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 Sirname are represented to have an In|terest 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 Origi|nal 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 Join|ture, enjoys the present Possession of it.
Foxgrove is the last place of Account in this Parish, it had in elder times Pro|prietaries of this Sirname; 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 with|out 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 then report the events of the next 150 years but we can dispute a few details later in this timeline.

1659 - Old Court Manor; Believed to be land belonging to Old Court Manor Greenwich which descended to John Morden and Morden College; 5 May Mirabel Heydon daughter of Sir John Heydon decd by Henry Nevill v William Wood Waste committed

on trust settlement of tenements and lands in Bromley, Beckenham, Eltham, Lee, Mottingham and Chisellhurst, Kent. C78/594, no. 9 [76]

The Lodge in Bromley is mentioned, more investigation is necessary but there is a temptation to connect with Lodge Farm which was on Bromley Hill.
See 1652

1659 - Langley passes from Humphrey Style (1585-1659) 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. However, William had inherited property called Cookes in West Wickham from his father William who had died in 1624. 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 Humphrey and wife Elizabeth



Sir William Style 1603-1679

Borrowman records this from Humphrey's will "An instance of satire and lack of charity on the part of a testator is contained in the will of Sir Humphrey Style in 1658. His widow Dame Hester Style married shortly after his death John Scott, who is buried at Hayes, and we

gather from the following extract from Sir Humphrey's will that his married life could not have been a happy one. He gives to his wife "the summe of £20 to buy her mourning apparell to mourne for me "if she please. Item I give unto her the sum of 5/- and so no more for "good reasons best known unto myselfe but not for her honour to be " published." It may be remarked that Sir Humphrey prefaces his will by expressing his trust that his Lord and Saviour would remit and forgive all his sins and offences whereby he had provoked His justice ! Sir Humphrey died childless, *(although Hester had borne him a son who died soon after birth)* and his widow died and was buried in Beckenham on August 23rd, 1671. William Style, the half-brother of Sir Humphrey, to whom the Langley estates descended on the latter's death, conjures his daughters Mary and Hester "to live in the feare of GOD and to bee loving " and affectionate as it becometh sisters one to the other."

1659 - October 9th; a son Rodger is baptised, son of Rodger Clissold, Rector of Beckenham (from St. George's baptisms transcript).
We know that the vicar/rector Skynner was sequestered for not signing up to the Cromwelllian doctrine regarding the Church of England and Clissold was installed by Parliament..

**1660 - King Charles II (The Restoration of the Monarchy) until 1685**

1661 - 17th Century Map of Monks Orchard Wood showing Monks Orchard Copps, Monks Meade, Paddox, Furse & Park no scale acreages given Surrey Archives 7624/4/1

Possibly the map seen by Tookey for his research which is quoted by Copeland, the map is being researched further.

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.

1662 – Beckenham, Penge, etc: TNA Reference: C 7/496/18 Short title: Lady Dacre v Rosse.
Plaintiffs: Elizabeth [Lennard] Lady Dacre.
Defendants: Lord John Rosse, Aubrey [de Vere] Earl of Oxford and others.
Place or subject: property in Bradfield, Manningtree, Essex, Battersea, Surrey, Beckenham, Penge, Kent, Stoke Orchard, Gloucestershire, Caldecote, Hertfordshire, Laxfield, Suffolk, London etc.
Document type: bill and answer.
SFP. Date 1662
This has relevance to the later transactions between Henry Batt and the Countess of Oxford's estate. Lennard Road gets its name from the Lennard

connection (Manor of West Wickham). We haven't been able to define the land in question but all or part of Kent House Farm and other sites are involved.

1662/64 - In 1662 and 1664 "part of Cook's"(Red Lodge?) was occupied by Robert Style and perhaps this is when the richly carved panelling was brought to Red Lodge which went to Pennsylvania Museum when the house was demolished in the 1930's. West Wickham Past & Present Patricia Knowlden & Joyce Walker

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.
TNA ref; C 5/610/262 Short title: Hatcher v Brograve. Plaintiffs: Nicholas Hatcher. Defendants: Matthew Brograve and Thomas Brograve.
Subject: property in Beckenham, Kent.

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

1665 – Penge; Surrey Wills ref; SW/19_102
William Fox (X) of Penge, Battersea, husbandman, sick and weak 4 Apr 1665
to my son John Fox £15 and half my land; to my grandchild William Fox £15 when he reaches 21; residue to my wife Eliza Fox (with £1 to her son George Ward)
Overseers: friends Michael Leigh, Thomas Greenaway and Henry Batt (6s 8d each)
Witnesses: Thomas Bowler, Richard Humpheryes (X), Thomas Pyne
Proved: 8 Jun 1665 [DW/PC/5/1665/48]

Husbondman usually describes tenant farmers so Fox is either leaving an unexpired lease to his son or has some of his own land. Leigh, Batt, Humphreys, Payne are names which occur regularly in records.

1665 – This may relate to Penge/Surrey borders of Beckenham;

https://findingaids.folger.edu/dfowilliams.xml L.f.570
Affidavit of Edward Pate, tanner of Beckengham, Surrey, 1665 June 162 leaves (bifolium)
Pate declares that he does not know of any judgments, recognizances, or debts with which certain lands, tenements, etc. are encombered. Refers to a feoffment tripartite between William Violett, Edward Pate, and Susan Pate of the first part, Thomas Booth of the second part, and William Stistead and John Walker of the third part.
Beckengham, Surrey is probably Beckenham, now part of Bromley, Greater London.
Watermark: Gate posts/columns (small type). Initials: N? - confused
Digital image(s): https://luna.folger.edu/luna/servlet/s/32v0q0

1666 - Woolseys Farm?; Thomas Bedford of Wolsees 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.

1666 - Robert Stile dies at Chickering Hall, Suffolk apparently childless. He had married in 1645 but no widow mentioned in the will. Half brother of Humphrey Stile of Langley, he had inherited Cooks Farm in West Wickham from his father and in his will leaves Cooks Farm and other property in Westerham to Elizabeth, daughter of his brother Michael Stile. Other brothers are mentioned in the will with small bequests of money and other bequests to the poor of Bromley, Beckenham, etc. (source; PCC wills, Ancestry, Bromleag magazine)

1667 – Beckenham King family background; Surrey Wills ref; SW/20_615
Richard Wade (X) of Mitcham, blacksmith, sick 13 Aug 1667 (to be buried in the churchyard)
to my son Richard (after death of my wife Susan Wade) my two messuages I late bought from Nicholas Phipps of Cheam, sawyer in Carshalton in the occupation of Henry Hayward and John Hayward; to my daughter Susan Wade at 18 £40 due to me from Richard King of Beckenham, Kent, armourer by bond of 6 Oct 1660; to my son Humphrey Wade £5 to apprenticing him; residue to my wife Susan, exec.
Overseers: friends Henry Lake; John Goldsmyth
Witnesses: Henry Lake; John Goldsmyth (X); Edward Brigstocke
Proved: 4 Oct 1667 to exec. [DW/PA/7/14 QQ.46-47; DW/PA/5/1667/90]

The description of Richard King as an armourer is interesting and whether Humphrey Wade was apprenticed to King is too vague to assume.

1667 - BHC; various properties but as we included Plaistow and Sydenham etc. this may fit with some other evidence

| | |
|---|---|
| Ref No | 242/9 |
| Acc No | 242 |
| Title | Papers re: lawsuit: Thomas Austin (plaintiff) v. Robert King (defendant) |

| | |
|---|---|
| Description | Particular of Thomas King's property:<br>Tenement in Bromley, occupied by Anne Harlackenden;<br>Farm in Bromley, occupied by Philemon Wolfe;<br>Tenement in Bromley, occupied by. Richard Gratwicke;<br>Tenement and lands called Plaistow, formerly occupied by. Thomas King; Lands called Blackbrooks, occupied by. Elizabeth Beadle;<br>Messuage, occupied by Tobias Ashmore;<br>Croft, occupied by Peter Hunter;<br>Woodland (18 acres), and land (3 acres), Chislehurst; Cotsams and Brooklands, tenement and land in Sippenham, occupied by William Shurmor. |
| Date | Post 1667 |

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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 Higges 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 messuage 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 .

https://books.google.co.uk/books?id=n_8vAAAAIAAJ&lpg=PA150&dq=bosvile%20style&pg=PA150#v=onepage&q=bosvile%20style&f=false

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.

At 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 Pastdure 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/leasor. Peter Burrell later acquires Kelsey with several tenants in place. The value of estates is assessed by the rent/lease income they generate.

1671 - August; Dame Hester Style (nee Wright) is buried in the Style vault at St. Georges. She had been the 2nd wife of Sir Humphrey Style. They had one child who barely survived one month named Charles (d.1654) in honour of King Charles I or II. After Sir Humphrey's death in 1659 Hester then remarried John Scott of Beckenham and Hayes. John Scott's father had married Elizabeth Brograve and hence a tenuous relationship existed between the Styles, Scotts and Brograves. Hester named 'Aunt' Elizabeth Brograve and Mary Brograve in her will. Hester and John Scott (d.1670) were also childless so John's brother Edmond inherited his Hayes estate.

Hasted's entry for Hayes has more to say but seems to imply there was at least one child from the marriage which seems to be an error although as Hester's second husband they apparently resided at Langley until Johns death and he is said to be buried in Hayes church.. John's 1670 will names him as 'of Beckenham'.

If Hester and John resided at Langley until 1670/71 then it may be that William Style, Sir Humphrey's half brother, did not take up residence until after that date. He had married in 1640 in West Peckham, Kent. There are no records for the baptisms of William's children locally? It looks like William's son Humphrey who would inherit Langley was born in Rochester?

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).

1672(circa) – Foxgrove connection; John Brice is described as being a Presbytarian Teacher preaching at his own house and at Francis Ligo's house in Beckenham. Ligo is recorded as being a leaseholder/tenant of Foxgrove Manor/Farm. Such dissenters or non-conformists may or may not have been able to be buried in the Anglican churchyard? Certainly the Quakers had their own burial grounds but none is recorded in Beckenham/Bromley although we know of one in Southwark (Long Lane).

https://www.google.co.uk/books/edition/Freedom_After_Ejection/ytHmAAAAIAAJ?hl=en&gbpv=1&dq="john+brice"+beckenham&pg=PA221&printsec=frontcover

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 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 (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.

1674 - • Will of Nicholas Northopp 1674 (some relevance to the Brograves of Kelsey)

- **SHC Ref No:**PCC/CROY/172

- **Repository:**Surrey History Centre, Woking

- **Date:**15 Sep 1674

- **Description:**To my grandson Nicholas son of my son Nicholas, deceased all my messuages in Croydon and Beddington at 24; to my granddaughters Joyce and Ellen daughters of said deceased son Nicholas 200 each at 21 and 20 more each in 3 years; to my said grandson Nicholas 4 silver spoons, a silver tankard, a silver bowl, a silver chain and coral and other furniture and goods; to my said granddaughters 3 silver spoons each with furniture and goods; the goods to be put in chests and kept by John Newton and to be divided before the marriage of my daughter in law if she intends to marry and she to bring up my grandchildren receiving 14 p.a. for Nicholas until he is 24 and 13 p.a. each for Joyce and Ellen until they are 20 or married; if John Newton died Edward Lynne of Croydon, carpenter and my daughter Northopp in her widowhood to receive my rents until Nicholas is 24; I am owed 400 and interest by Mr Thomas Brograve of Beckenham, Kent secured by mortgage on lands there; and my daughter Northopp to live in the house she now lives with me except the malt rooms late in occupation of George Heathfeild but if she marries to pay rent of 4 p.a.; to my daughter Ann Curtis, widow 5 p.a. for life and to live rent free in the same house in her widowhood; to my grandson Richard Curtis (her son) 100 at 24 to set him up as a tanner to which he is now apprenticed; if Nicholas dies without issue then the messuage and workhouse and use of adjoining yard now in occupation of Edward Lynne, snr. and barn now in occupation of Henry Cooper to Edward Lynne, jnr. son of said Edward for life with remainder to Richard Curtis for life and then Ellen and Joyce N., the messuage in occupation of Ann Curtis to her for life and then to Ann Lynne daughter of said Edward, all my messuage in occupation of Robert Bentley, jnr. to Mary Lynne another daughter of Edward; to Edward, Ann and Mary Lynne children of Edward 10 each at 21; if Nicholas dies without issue then all my messuages except what is given to Edward L.'s children to my daughter Ann for life and then to her son Richard and her daughter Ann wife of Edward Lynne, snr. paying to my daughter in law Ellen Northopp 15 p.a. in her widowhood; to my kinsman Watkin N. 30 at end of his apprenticeship and if Nicholas dies a further 40 and also in that case to my kinsman Benjamin N. 20 at 21; grandson Nicholas, exec.; friends John Newton of Coulsdon and Edward Lynne and also my daughter in law Ellen N. in her widowhood, trustees and overseers (10s each for a ring)
Witnesses: Thomas Edwards; John Woodward
Proved: 22 July 1675 to John Newton in minority of exec. TNA Ref PROB 11/348/291

The debts owed by the Brograves is the subject of other entries and is thought to be a reason for Brograves sale of Kelsey to the Burrells. The Brograves were mostly absentee landlords it would appear with very few of them being buried locally and the wills of some of the family relate to the Home Counties.

1675 - Will of John Burrows 1675

- **SHC Ref No:**PCC/SAN/12

- **Repository:**Surrey History Centre, Woking

- **Date:**14 Apr 1675

- **Description:**My tenement Longs with buildings in Beckenham, Kent rented at 7 10s p.a. of which 6 p.a. to my wife Jane and rest to my grandson John Osborne at 21 with remainder to my grandson Robert O.; to my daughter Ann wife of Robert O. of Croydon due to me on bond from William Rogers late of Croydon; of rest 4 to my daughter Ann O., 15 to my grandson Robert O. at 21 and rest to my grandchildren Andrew, Jane, Mary and Susan O. at 21; friends John Saxby, jnr. and Edward Leigh both of Chelsham, yeomen, execs.; John Phillip of Chelsham and John Floud of Addington, overseers
Witnesses: John Floud (X); William Allingham
Proved: 13 July 1683 to exec. John Saxby, the other exec. dying in testator's lifetime

The location of the tenement Longs is not yet identified.

1675 – The Will of Samuell Hale of Foxgrove leaves freehold and copyhold land in the Parish of Goddison or elsewhere in the Countie of Hereford to his father in law Francis Ligoe of Foxgrove to be sold and proceeds to Samuel's wife Mary nee Ligoe. Hale is either tenant by lease or copyhold of Foxgrove but describes land in Hereford as his freehold. (Ancestry.co.uk)

Copyhold land was land held from a manor. ... Smaller landholdings within manors were held by copyhold tenure. Title deeds for these pieces of land do not exist in quite the same form as for freehold land. This is because copyhold land was technically owned by the Lord or Lady of the Manor.

See 1691 Chancery case between Ligoe and Leigh (Leighs are Lords of the Manor of Foxgrove).

1677 – Foxgrove connection; Francis Ligoe widower marries Mrs Anne King widow. Ligoe's address given as Snow Hill London. Anne's is given as Beckenham and the King family are an old established Beckenham family, we don't know Anne's maiden name before marrying King. See 1688, Francis and Anne still in Beckenham. Beckenham burials has a Mrs Ligo being buried in 1676 and this is probably Francis remarrying. Remarriage was often soon after decease of a partner for social and financial reasons.

1678 – Foxgrove; Ligo occupants; SORRELL John, of St John the Baptist, London, gent, bachelor, about 18, with consent of his mother, Sarah SORRELL, widow, and Mrs(mistress) Anne LIGO, of Beckenham, Kent. spinster, about 17, with consent of her father, Francis LIGO, of same, gent – at St Martin, Outwich, London. 2 Dec 1678.

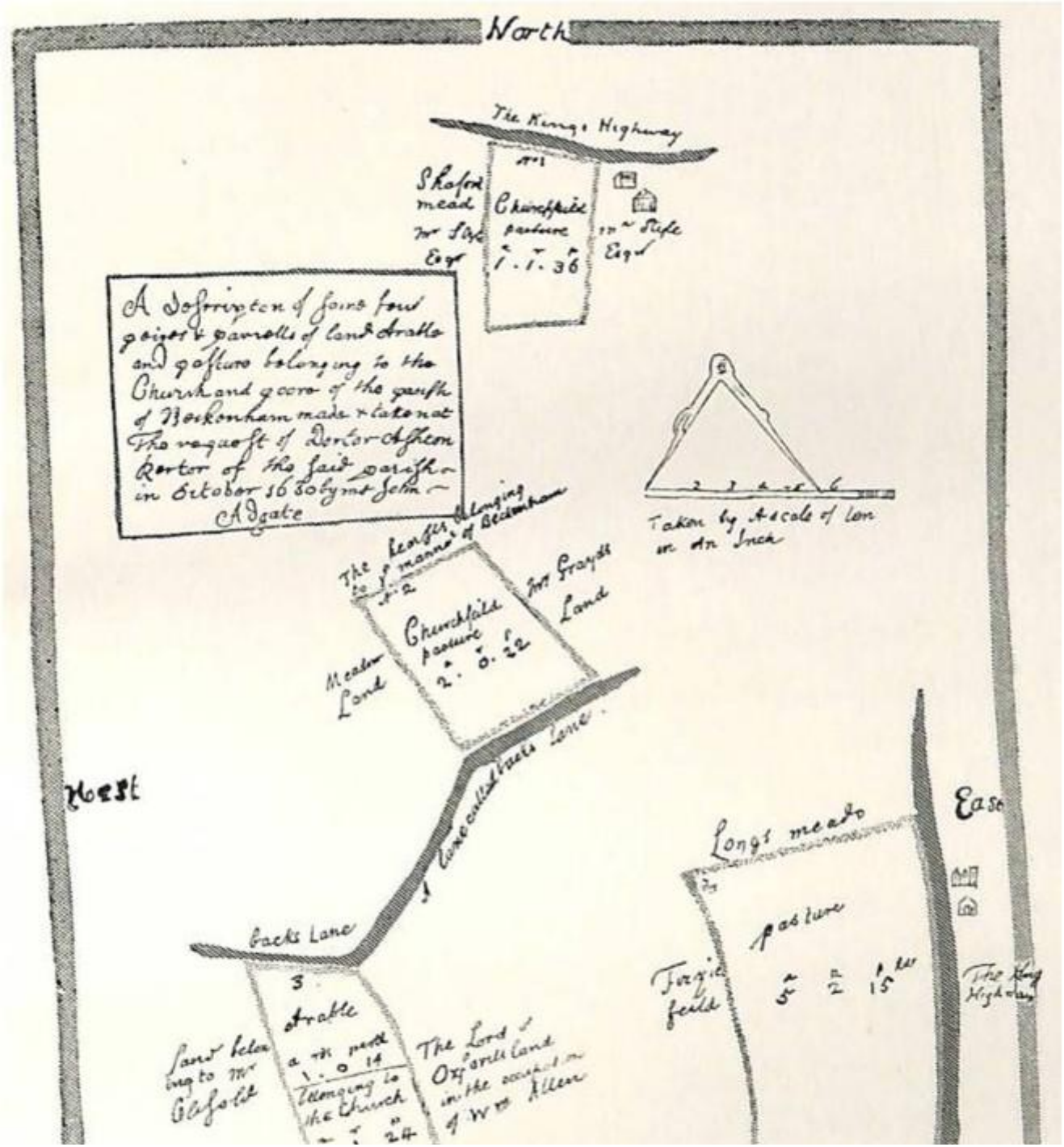
1678 – Langley; Marriage of Humphrey Style; STYLE Humphry, of Langley, in the parish of Beckenham, co. Kent, esq, bachelor, about 26, and Mary HOVELL, of St Paul, Covent Garden, Middlesex, spinster, about 20, with consent of her father, Hugh HOVELL of same, esq – at St Clement Danes, Middlesex. 16 Dec 1678.

1679 – Langley and Simpson's Place; Humphrey Style (1648-1718) inherits Langley from his father William Style (1603-1679). See also 1718. William's 1679 will describes how Simpson's Place had been mortgaged by his brother Humphrey to Roger Garland of Stobenheath, Surrey who was a mariner. William pays the mortgage and assigns Simpson's to a cousin John Alleyn of Chatham in trust for William's son Humphrey. Some investigation is necessary as evidence indicates that Sir Humphrey also raised money from his wife's family the Bosviles. See 1670 Chancery suit.

William's will leaves property and money to two daughters Mary and Hester and the main estate to his son Humphrey. One of the executors is 'Doctor' Style who I take to be William's only surviving brother Thomas "Doctor of Laws" who was of Cooks, West Wickham. Thomas died in 1677.

1680 - Church Lands; from Borrowman 1910; :—“Style of Langley aforesaid gave Church Field at “the yearly rent of £2, two acres in Backs Lane at £1 10s. per annum, “Grubs Field at 10s. per annum the donor unknown.” It was stated at the public enquiry which, as already stated, was held as to the Beckenham Charities in 1877, that “ E. Style gave Church field and Two Acre field in “Becks lane also Grubbs field in Becks lane for Church purposes, the rents“ of which had hitherto been applied in aid of Church rates.” Becks, Backs, or Baxes lane is the road lately known as Arthur Road, but now Churchfields Road and Beck Lane.

Borrowman provides a detailed description of these plots of  land.


North
The Kings Highway
Shaford mead
Mr Style Esqr
Churchfield pasture
Mr Style Esqr
A Discription of foure peices & parrells of land Arable and pasture belonging to the Church and poore of the parish of Barkenham made & taken at the request of Doctor Aylem Rector of the said parish in October 1630 by mr John Aldgate
Taken by a scale of ten in an Inch
The Lords Manno of Beckenham
Mr Grayes Land
Meadow Land
Churchfield pasture
Lane called Bacts Lane
West
East
Longs meade
pasture
Forrie feild
The King Highway
Backs Lane
Land belonging to Mr Oldfield
The Lord of Oxwell Land in the occupacon of Wm Allen

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. 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 : 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 : 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.

1686 - William Ash 1686/7
Repository: Surrey History Centre, Woking SHC Ref No:PCC/BER/532
Date:23 Jan 1686/7
Description:To Thomas and Ann son and daughter of Thomas Toomes of Aldgate, Middlesex, tailor 5 each; to William Jackson and John Fox a gold ring each; residue to my son Henry, exec. and my messuage leased at Beckenham, Kent; friends Bennett Hall and William Bawtree of Bermondsey, overseers (2 each for a gold ring) who may prove will in absence of exec.
Witnesses: Henry Wooddington; Thomas Titcombe; Edward Benson, scr.
Proved: 4 March 1686/7 to overseers, exec. being abroad

William Ash's messuage is so far unidentified.

1687 – Southend Mill, Lewisham; Ephraim How, Master Cutler is producing Cutlery at Southend Mill. He is buried at St. Mary's Lewisham in 1720 but his son continues manufacture. This was the Mill on the junction of Bromley Road and Southend Lane (its protected successor building was demolished without permission circa 2000)

1687 - Peter Burrell; the 9th son of Walter Burrell of Holmstead House in the parish of Cookfield in the County of Sussex Esqre and married anno 1687 to Isabella 2th daughter of John Merik Esqre of Stubbers in the Parish of Northockendon in the county of Essex by whome he had six sons and four daughters of which only two sons and three daughters survive him. He departed this life the 13th of Septbr 1718 and in the 68th year of his age. (Borrowman)

Though Burrell shortly afterwards acquired Kelsey, his first home was in the Cityof London and first children were born there.

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 plaintif 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 plaintif 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 rather like Frances depending on a spelling difference from Matthew, 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 as there was a probate Act of Administration 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.

image of the court record; http://aalt.law.uh.edu/AALT7/C78/C78no1063/IMG_0209.htm

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.htmand https://uh.edu/waalt/index.php/C78_1688

Court of Chancery; 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.

| | | | |
|---|---|---|---|
| **1688** | 3 March | 4 | 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 Br 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 |

1688 – Ligoe of Beckenham (Foxgrove); Copy of a feoffment dated 30 May 1688 by which Francis Ligoe of Beckenham co Kent Gent, and Anne his wife and Tho 8 Smith of Beconsfeild co Bucks gent, and Rich d Gosnold of Wooburne sd. co. gent, enfeoffed John Lowe of Holbourne co Midd. gent in consideration of 900 of a capital messuage called Waddenton House Beconsfeild. Evidences Ligoe's other property.

**1689 - King William III and Queen Mary II** (after the Glorious Revolution of 1688)

1689 – Kelsey estate; Kent Archive ref;U36/T363 John Francis Brograve 20/8/1689 lease to George Smith 16a occ George Smith 21 yrs called Shores Mead alias Shortlands. The date is perhaps debatable as Brograve sold Kelsey to Burrell at this time.

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 and 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 receited - Indenture dated 27 Aug. 1691 between John Smallbone and Mary his wife and Benjamin Hodgekins;

Act 5 and 6 Ann (1706-7) 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; Chancery case; 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. See also 1675 will of Samuell Hale son in law of Ligoe

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 TNA C 7/602/21

Also 1691; Court of Chancery: Six Clerks Office: Pleadings before 1714, Collins. Short title: Leigh v Goring. Plaintiffs: Francis Leigh kt. Defendants: Peircy Goring , Edward Goring , Sir William Goring baronet, Mary Goring and Eleanor Leigh.
Subject: manor of Fox Grove, Kent

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.

1692/93 - Kelsey; Peter Burrell v. Thomas Povey. Relating to loans that were taken out by the Brograves against property at Kelsey. TNA ref C 5/101/4 and Gloucester Archive ref; D 1799/L56
1693 – Woolseys Farm (now Shortlands House/Bishop Challoner School) Lincolnshire Archive **7 ANC/1/7/1**
Also see 1705 transfer to Peter Burrell. These documents disprove our earlier thoughts that Woolseys Farm came to Burrell via Brograve of Kelsey. Although it raises some questions about the earlier route by which Woolseys Farm evolved. We have to investigate how Loader's purchase from Mercer and Medbury.

On reverse:
For Loader to pay £412 the 9th of August 1693
Woolsey's Farm in Beckenham for 500 years

MORTGAGE BY DEMISE

(1) Isaac Loader of Deptford, Co. Kent, anchorsmith
(2) Samuel Shephard, Citizen and distiller of London
From (1) to (2)

Property: messuage or tenement called Woolseys Farm in Beckenham, Co. Kent and lands etc:

Three corner Close or Gravill Pitt field about 3 acres, Oldcroft about 3½ acres, Old Croft Spring about 3½ acres, Kitchen Croft, Clay field about 2½ acres, Lay Street Wood, Lower Pitt field about 5 acres, Leystreet field about 9 acres, Clayhill field about 1 acre, Brookland about 7 acres, Ryefield about 3½ acres, Kitchencroft about 4 acres. (42 acres)
And all other messuages, lands or tenements of Isaac Loader which he bought from Elizabeth Mercer, Zachariah Medbury and Hannah his wife in the parish of Beckenham.
Term: for ever
Rent: peppercorn annually for 500 years.
Consideration: £412
8 Feb 1692/3
Endorsed: receipt of Isaac Loader for £400 received from Samuel Shephard, 8 Feb 1692 [New Style 1693]. Sealed and delivered.
Attached: Receipt dated June 30th 1704 of Esqr. Lowder the sume of eighteen pounds ffor nine months Interest of ffour hundred pounds Deed of 9th of May Last yeare £18
Signed: Phill. Shephard (paper)
(1 large parchment sheet, endorsement and attached paper receipt)

This image from the 1735 Burrell map shows the house and fields.


Bushey Field
Pettey Field
Brook Field
Martin Wood
Great Clay hill Field
Rye Field
Little Orchard
King's Mead
Little Clay hill Field
Clay Hill
The Young Orchard
Kitchen Croft
Broomey Croft
Bromley Mead
North Field
Mr. Toulsons

1694 – Humphrey Style (1648-1718) is appointed one of the deputy lieutenants of Kent under William and Mary. This is Humphrey, son of William Style and nephew of the earlier Humphrey.

1696 – Rogers of Beckenham; Surrey Wills ref; SW/24_97
John Seaman (X) of Godstone, husbandman 1 Apr 1696
to my eldest brother William Seaman £5; to my brother Michael Seaman £2; to my brother Thomas Seaman £2; to my sister Mary Rogers wife of Nicholas Rogers of Beckenham, Kent £2; to William Eliffe now living with me £12 paid to (Mr) Thomas Clayton for apprenticing him; wife Joan Seaman and friend Thomas Clayton of Blechingley, gentleman, execs.
Witnesses: Christopher Hawkins (X); Elizabeth Hyam (X); Thomas Peyto
Proved: 20 Aug 1696 to exec. Joan power reserved to other exec. [DW/PA/7/17 pp.151-2;
DW/PA/5/1696/58] (£136 3s 8d)

Although there are several Rogers in Beckenham burials these two do not appear.

1697 - Penge; Surrey Wills ref; SW/24_196
Robert Hamond (X) of Penge, Battersea, sick and weak 18 Mar 1688/9 (to be buried in Beckenham, Kent)
all to Henry Batt of Penge, snr. exec. and rest of land to Henry Batt, jnr. at lawful age with remainder to Henry, snr.; to my sister ... King 2s 6d; to my brother John Hamond 2s 6d; to my brother Nicholas Hamond 2s 6d; to my brother Jacob Hamond all my clothes, a pair of sheets and £3
Witnesses: Richard Kinsey; Mary Thorne (X); Jane Wood (X); Thomas Watford
Proved: 27 Oct 1697 to exec. [DW/PA/7/17 p.301; DW/PA/5/1697/43]

A relationship between the Hamond, King and Batt families is evidenced or implied. Hammond has a few spelling variations Hamon, Hammonde etc. Robert and Jacob Hammond appear in burials in 1717 but not John or Nicholas. "X" shows that people signed with their mark ie illiterate.

1697-98; burial of Merrick Burrell and baptism of Isabella Burrell respectively. The first records in parish registers of Burrell family. Prior registrations at the parishes of Outwich and Fink, City of London. Although the Burrells acquired Kelsey in 1688 their main abode was in London.

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.

1699 – Langley Farm; From the records of Morden College Blackheath; John Morden of Morden Hall and Wricklemarsh purchases the Manor of Old Court. Sir John Morden, as endowment for his College, bought the Manor of Old Court in 1699, and this included land at Beckenham, specifically Pightle Green, King's Field, Shortlands Green, Langley Farm and Morden Field, and this land was exchanged for land in Lewisham with Lord Gwydir in 1813. Among the papers the secretary of Morden College took over from her predecessor is a photocopied plan, possibly from a large scale OS map, and I see

that the land in question is bounded on the north by the Turnpike road from Wickham; on the northeast by Kelsey Park, and on the west by Langley Park and Langley Lodge lands.

However, most maps show a small parcel of land annotated as ‘Morden College’ so the matter is debatable.

**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.

1704 - Foxgrove/Francis Leigh; It is.recorded ln the old minute-books at the Parish Church, that in April 1704, in consideration of his having spent £12 in alterations and repairs to the pews in the body of the Church, the said Sir Francis Leigh was granted sole use of “ the first and largest seat adjoining to the north aisle, he, having promissed to leave the key of the said pew in his absence with the Clark to place such strangers of Ouality and good fashion as shall be thought fit and that the other foremost adjoining seat shall be always left open tor any of the Panshioners to sit intermixt with tenants of Foxgrove, as the Church wardens shall appoint”;

This is a rare example of some occasional visitation to Foxgrove by Leigh who is thought to have been mainly an absentee landlord.

1705 – Woolseys Farm (now Shortlands House/Bishop Challoner School); Lincolnshire Archive 7 ANC/1/7/2

We had hitherto assumed that Peter Burrell acquired Woolseys Farm along with Kelsey from the Brograves. This was erroneous as this document shows that Burrell acquired Woolseys Farm separately in 1705 and the phrase 'Shepheard acquits Peter Burrell and Walter Challoner (trustee) for ever' could be equivalent to acquiring the freehold instead of the 500 year lease. Burrell must have had the wherewithal to exchange Woolseys with Frederick St. John for Beckenham Manor house and grounds in 1759.

On reverse: Mr Shepard by direction of Mr Loader his assignment to Mr Burrell's Trustee to the attend the Inheritance 1705

ASSIGNMENT OF MORTGAGE BY DEMISE

(1) Isaac Loader of Deptford, anchorsmith

(2) Phillip Shepard, citizen and distiller of London, sole executor of the last will of Samuell Shepheard, late citizen and distiller of London deceased.

(3) Peter Burrell of London, merchant and Walter Challoner of London, tailor

Reciting indenture dated 8 February 1692 between Isaac Loader and Samuell Shepheard in consideration of Isaac Loader who demised, bargained and sold to Samuell Shepeard his executors, administrators and assigns all that messuage and tenement called Woolsey's Farm in the parish of Beckenham, county of Kent [fields etc listed as in 7 ANC/1/7/1] for 500 years under yearly peppercorn rent under proviso to be void on payment by Isaac Loader to Samuell Shepheard of £412. Whereas the sum of £412 was not paid and is due to (2) Phillip Shepheard and whereas (3) Peter Burrell has purchased and contracted with (1) Isaac Loader to purchase the said message, lands etc for a term of 500 years upon trust.

By Peter Burrell to Phillip Shepheard

Consideration: £400
Phillip Shepheard acquits Peter Burrell and Walter Challoner (trustee) for ever
Refers to Indenture of release with a consideration of £816 (which includes the £400) of same date as this deed between (1) Isaac Loader and Mary his wife and (2) Peter Burrell.

Endorsed: Receipt of Samuell Shephard for £400 received from Peter Burrell being the consideration money within mentioned and £24 2s interest. Sealed and delivered by Phillip Shepard.

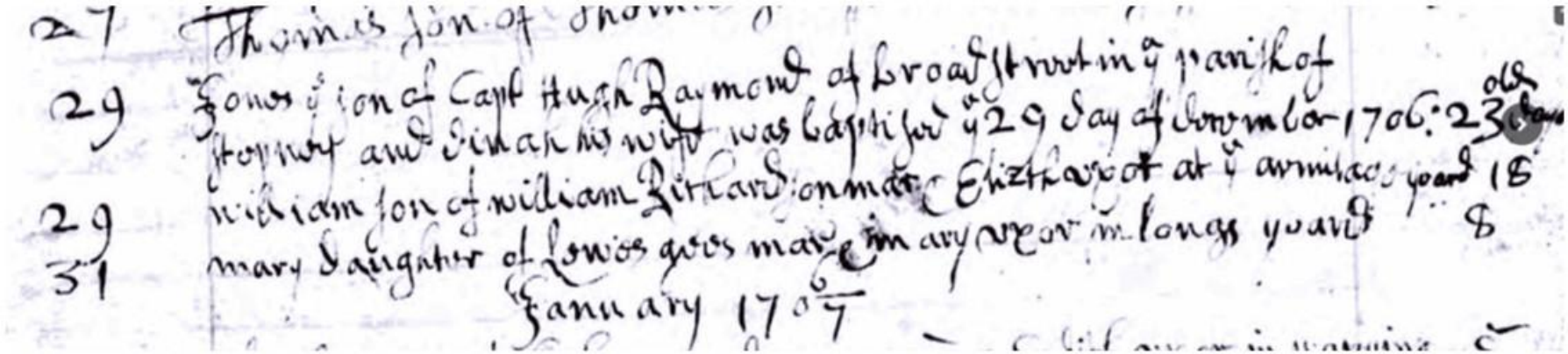
2 May 1705

(1 large parchment sheet and endorsement)

1705 – Beckenham land etc. Surrey Wills ref; SW/26_792
William Woodman (X) of Chelsham, yeoman 12 Sep 1698
to my daughter Ann Woodman £100; to my daughter Elizabeth Woodman all my land in Beckenham, Kent; to my wife Ann Woodman £5 p.a. for life from my son John Woodman and a featherbed she lies on and all goods in that chamber; to my son John all my land in Warlingham and Merstham, all my messuages and land in Walton on the Hill and residue, exec.
Witnesses: Nicholas Stacy (X); Robert Stacy (X); Thomas Wood (X); Thomas Newton
Proved: 5 Nov 1705 to exec. [DW/PA/7/18 Q.31; DW/PA/5/1705/110C]

Land to be identified and whether freehold or leased? But the bequests imply substantial divers property. Chelsham close to Biggin Hill.

1706 - Jones Raymond is born on the 6th 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.



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 ocupied 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 of 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 of 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 viscinity 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 Pearch 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, Wallnut 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 Lethieullers 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.

1709 – Captain Richard Pearch of Holwood, Keston, in 1709, on the marriage of his niece, Elizabeth Whiffin, with Nathaniel Gatton, esq. of Beckenham (Hasted)
Fields called Gattons Land between Langley and Kelsey which appear on the Burrell 1735 map were later purchased by Peter Burrell.

1709 – Robert Callant, son of Robert Callant deceased is indentured as a Tallow Chandlers apprentice bound to David Heywood of London for seven years. Callant will reappear as a Tallow Chandler in Beckenham in 1750 and an elector/property owner in Beckenham in 1754.



This Indenture Witnesseth, That Robert Callant
Son of Robert Callant late of London
Merchant deceased
doth put himself Apprentice to David Raymond
Citizen and Tallow Chandler of
London, to learn his Art, and with him (after the manner of an Apprentice)
to serve from the day of the Date hereof
unto the full End and Term of Seven Years, from thence next
following, to be fully compleat and ended. During which Term, the said Apprentice his said Master
faithfully shall serve, his Secrets keep, his lawful Commandments every where gladly do. He shall do
no Damage to his said Master, nor see to be done by others, but that he to his power shall let or forth-
with give warning to his said Master of the same. He shall not waste the Goods of his said Master,
nor lend them unlawfully to any. He shall not commit Fornication, nor contract Matrimony within
the said Term. He shall not play at Cards, Dice, Tables, or any other unlawful Games, whereby his
said Master may have any Loss. With his own Goods or others, during the said Term, without License
from his said Master, he shall neither Buy nor Sell. He shall not haunt Taverns or Play-houses, nor
absent himself from his said Master's Service Day nor Night unlawfully, but in all things as a faithful
Apprentice he shall behave himself towards his said Master and all his, during the said Term. And the
said Master his said Apprentice in the said Art which he useth, by the best means that he can, shall
teach and instruct, or cause to be taught and instructed, finding unto his said Apprentice, Meat, Drink,
Apparel, Lodging, and all other Necessaries, according to the Custom of the City of London, during the
said Term. And for the true Performance of all and every the said Covenants and Agreements, either
of the said Parties bind himself unto the other by these Presents. In Witness whereof, the Parties
above-named to these Indentures interchangeably have put their Hands and Seals the Third
day of October in the Tenth
Year of the Reign of our Sovereign Lord Anne Queen of
Great Britain France, and Ireland, Defender of the Faith, &c.
Annoque Domini 1711
Robert Callant
Gilb. Brandon Cler

1711 - Humphrey Style of Langley is High Sherriff of Kent.

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 – Langley; Elizabeth Style marries Sir John Elwill at Bridewell Chapel, City of London. A marriage settlement is in Kent Archive. Subject to reading the settlement it would seem to settle the Langley estate on Elwill as regardless of the marriage being childless and Elizabeth remarrying Henry Bartelot in 1730 and her subsequent death in 1731 the estate remains in the Elwill family until sold to Hugh Raymond in 1732.

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.

1713 - Langley; The Reverend Stukeley, an antiquarian, made a sketch of Lady Elwill's House at Langley. Lady Elwill was Elizabeth Style. The sketch is in Stukeley's diary at the Bodleian Library. The house is similar to the print in Hasted's 1778 History and Topography of Kent.



Lady Elwills house
at Langley, Kent.
1718.

**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 Chirugeon, 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 lawsuite.
Chirurgeon is an archaic spelling for Surgeon.

1715 - (Hasted). Henry St. John, son of Henry St John, Ist 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

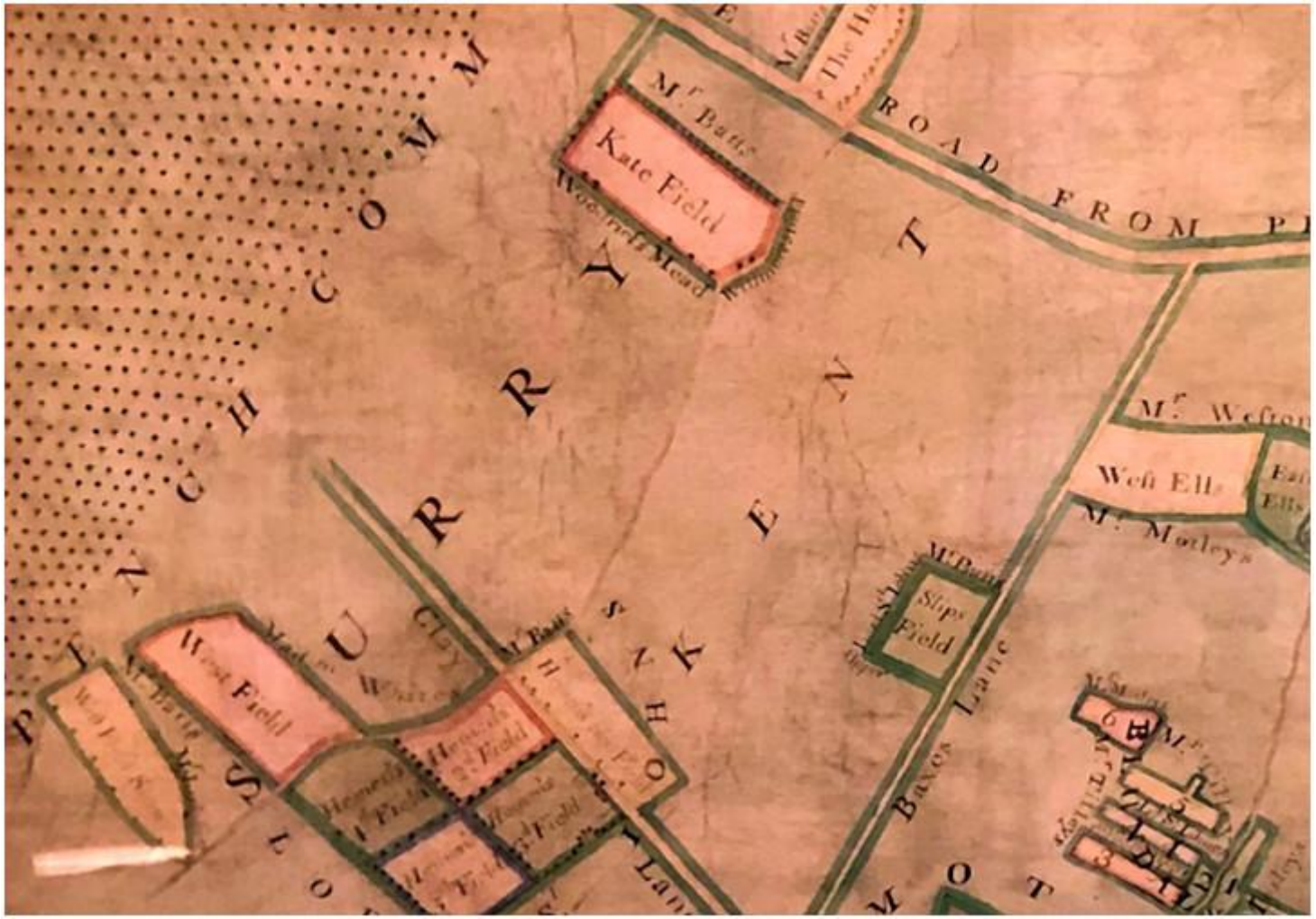
1715 – Henry Batt of Penge dies and leaves a will. The Batt family can be traced back to the 1550's in burials. One of the witnesses to his will is John Tolson. The brother Joseph is referred to as 'late' and therefore not a beneficiary. The Batts are landowners and lease additional land from Peter Burrell.

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. John Reynolds is to pay £580 to Batt (for Kent House which he later sells to Lethieullier).

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 estate of the Earl of Oxford, in the person of Aubrey de Vere d.1703, is difficult or impossible to define as parts are in Battersey, Lewisham, Bromley and Beckenham. It seems to include all or part of Kent House Farm. The Earl of Oxford, Robert Harley was a statesman in the time of Queen Anne and was closely associated with Henry St.John, Viscount Bolingbroke. Whether Oxford acquired some property from Bolingbroke remains a question. Edward King mentioned in this will is a name appearing on the map of Simpsons Place as a neighbouring property in 1735.




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 related to the Chancery direction. Nevertheless, Lancelot Tolson held it at the time of his death in 1727 and left it to his nephew, Lancelot Tolson-Tilly.

1716 - Langley; presumed date of the installation of an obelisk near Hayes Lane close to the Greenwich Meridian. The date matches that of Edmund Halley's fixing of the Greenwich Meridian and we have guessed whether it might be a southerly marker visible from Greenwich Observatory at that date? Some authorities say not but the jury is still out. The obelisk was removed and now stands in a housing estate in Hither Green.

1717 – The Ridge/Village Place: with reference to earlier landlords.

Bromley Historic Collections

853/1/1/1/4

8/10/1717 Lethuiellier to Davies – release of house and lands in Beckenham

William Lethuiellier 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 Lethuiellier

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 deforcs

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 deforcs

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 Lethuiellier 1st, Edward Gilbert of London scrivener 2nd & Wm Sayle of London gent 3rd
Exemplification common recovery Wm Sayle demand, Edward Colbert & William Lethuiellier 1705

1717 Langley; Chancery; Short title: Style v Elwill.

Document type: Bill only.
Plaintiffs: Humphrey Style, esq of Langley, Beckenham, Kent.
Defendants: Sir John Elwill and Elizabeth Elwill his wife, Peter Burrell, [unknown] Hoskins, Peter Southey, Thomas Hinman, William Hall and Elizabeth Colson.
Date of bill (or first document): 1717 Ref; C 11/2730/115
Whether this is Humphrey Style who dies in 1718 or his son disatisfied with the terms of Humphreeys will remains unexplained but there are several cases relating to Langley, Elwill and Style. The terms of Humphrey's will 1718 implies that Langley remains with Elizabeth Style and any issue. That not being the case then the estates should revert to the Style line. I can only deducethat the cases found in favour of Elwills and the subsequent sale of Langley to Hugh Raymond.

1718 – Kent House etc. Sir John Lethieullier dies on the 4th April. He possesses extensive property Beckenham, Lewisham, Lee, West Wickham etc. Much of it leased to tenants. His will states "my lands and tenements in Beckenham, Lewisham & Battersea in the tenures and occupations of Thomas Draper, Richard Clowder, widow Stevens, Abraham Phillips, John Batt, Nicholas Sheeres & Thomas Brasyer to son William." along with other properties in Kent. His son John gets property in Essex and London. His daughters Leonora and Letitia get property in Lewisham. See 1739 the death and will of William Lethieullier.

1718 – Langley; Humphrey Style (1648-1718) died and his surviving daughter Elizabeth inherits Langley, Simpsons Place and any other property in Kent 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 although Humphrey's will specifies that Sir John Elwill should not have control of the estate it raises some legal issues and questions about what other arrangements or commitments Humphrey made. Humphrey Style names Peter Burrell I as one of his executors and trustees along with his own son also named Humphrey Style. Humphrey makes provision for Frances Shippe from Norfolk who appears to be a mistress or common law wife. The will dated 27th March 1718 mentions his son also named Humphrey Style who has some bequest of the remainder of Styles leasehold 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 as Humphrey had been residing with Francis Shippe at Kenning Hall Place, Norfolk.

Humphrey had expected his daughter Elizabeth to bear heirs as implied in the wording of the will. She had been married for 6 years since 1712 aged 26 and her only son named John had died, apparently an infant in 1714. There were no other children. As the Beckenham and Bromley property became the Elwills and was sold to Hugh Raymond, by then a relative of Peter Burrell, there may have been some influence exerted by Burrell as an executor of the will? This is speculation on my part and we don't know the exact conditions of the Elwill/Style marriage settelement, although it is BHC ref 841/3/1/4

The only Styles mentioned in the will are the daughter Elizabeth and son Humphrey. Perhaps the son was not expected to father any heirs for whatever reason. Other children must have pre-deceased their father. It was more usual for such wills to determine that property followed on via some other branch of the family but that is not the case here. See 1734 for more implications.

Kenning Hall Place in Norfolk had been the residence of the Howards and the much grander house had been demolished and reduced to this farmhouse.

Humphrey's words regarding Frances are "whereas I have brought Ffrances 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 Ffrances 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 having been mentioned in the will but as no will of his or other record apart from his burial at St.George's has been found the trail goes cold.

There is a marriage settlement document drawn up between Sir John Elwill and Elizabeth Style which we assume settles Langley upon Elwill as there is no evidence that Langley should have descended to other members of the Style family. Taking account of earlier financial problems related to Sympson's Place perhaps Elwill settled money on the Styles? We should review the marriage settlement at some time in the future.

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, Brenan? 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 16th 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.




Courtesy of the British Library, Foxgrove Manor 1766

**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 connected 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 Commitee 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 Parlamentary and mind the grand Affairs and Credit of the Company. Hereupon ſeveral of the Directors declared they were ready to ſubmit to any Examintion. Col. Raymond ſaid he ſold none of his Stock and that it he had thought in Conſience, he ough 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. Crags Senior gave his Oppinion, 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 Iſla 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

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A True and Exact R

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ditaments, Goods, Ch

From an Inventory of Hugh Raymond's assets during his prosecution regarding activities while a director of the South Sea Company. All possessions down to and including teaspoons and handkerchiefs were included. (British Library)

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 but we find him adding property from Hugh Raymond called Elmer Farm in 1734. 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

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| ory | London Borough of Bromley Archives |
| Level | Item |
| Ref No | 853/1/1/1/8 |
| Title | Lease and release with fine |
| Date | 8/9 June 1721 |
| Description | Lease, release and fine in relation to a capital messuage lately erected in Beckenham and lands known as The Ridge and Bunhill, between William Davies of the parish of St John Wappin, Middlesex, chirurgeon; Thomas Davies of the parish of St Dionis, Backchurch, Fenchurch Street, London, gentleman; Thomas Motley of the parish of St Mary Matsdon alias Whitechaple, 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.

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|---|---|
| y | London Borough of Bromley Archives |
| Level | Item |
| Ref No | 815/7 |
| 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, occupuied by John Watford<br>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 - Peter Burrell of Kelsey is High Sherriff of Kent.

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 Henry (then grandson Michael Batt "St Peters Hall" Penge 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 – 22nd 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.

This 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.

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| **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 1st pt Hugh Raymond and Amy Raymond daughter of said Hugh 2nd pt and Matthew Martin Esq & John Wenham merchant of 3rd 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,** |

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| **The Willow Slow Three Fields 15a,** |
| **Lee Grove 6a,** |
| **Crabb Tree Field 9a,** |
| **Twelve Acres 12a,** |
| **Two Acres 2a,** |
| **Barngalls 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 Slypes 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,** |

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|---|
| **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,** |

1722 - Peter Burrell II of Kelsey (to be 'of Langley' later on) and Amy Raymond marry. She is a daughter of Hugh Raymond of Saling Hall and Stepney who purchases Langley in 1732. These pictures have been dated 1724 but perhaps are wedding portraits.



PETER BURRELL, 1724.



MRS. AMY BURRELL 1724.

1722 - The Ridge;

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|---|---|
| Ref No | 853/1/1/1/11 |
| Title | Lease and release |
| Description | Lease and release between Thomas Motley, late of the parish of St Mary Matsdon alias Whitechaple, Middlesex, gentleman, now of Beckenham, Kent; Joseph Nutt of the parish of St John Wappin, Middlesex, brewer; William Davies of the parish of St John Wappin, Middlesex, chirurgeon; John Dodd; Thomas Davies of the parish of St Dionis, Backchurch, Fenchurch Street, London, gentleman; John Willis of London, merchant and Micajah Perry, Leadenhall Street, London, merchant in relation to a capital messuage in Beckenham and land known as The Ridge and a moiety in a seat or gallery in Beckenham Church. In consideration of the sum of £1575, the property is released to Willis and Perry forever. |
| Date | 30/31 May 1722 |

| | |
|---|---|
| Ref No | 853/1/1/1/12 |
| Title | Bargain and sale |
| Description | Bargain and sale between Thomas Motley of Beckenham, Kent, gentleman and Joseph Nutt of the parish of St John Wappin, Middlesex, brewer (1st part); William Davies of the parish of St John Wappin, Middlesex, chirurgeon; John Dodd; Thomas Davies of the parish of St Dionis, Backchurch, Fenchurch Street, London, gentleman (2nd part) and John Willis of London, merchant and Micajah Perry, Leadenhall Street, London, merchant in relation to a capital messuage in Beckenham and land known as The Ridge and a moiety in a seat or gallery in Beckenham Church. Motley and Nutt bargain and sell the property to Willis and Perry to hold in trust for Willis. |
| Date | 31 May 1722 |

| | |
|---|---|
| Ref No | 853/1/1/1/13 |
| Title | Mortgage |
| Description | Mortgage of a capital messuage on half an acre of land in Beckenham and land known as The Ridge from John Willis of London, merchant and Micajah Perry of Leadenhall Street, London merchant to Thomas Motley of Beckenham, Kent, gentleman. In consideration of the sum o f1000, the property is conveyed to Motley for 99 years, with condition for redemption upon repayment with interest. |
| Date | 4 June 1722 |

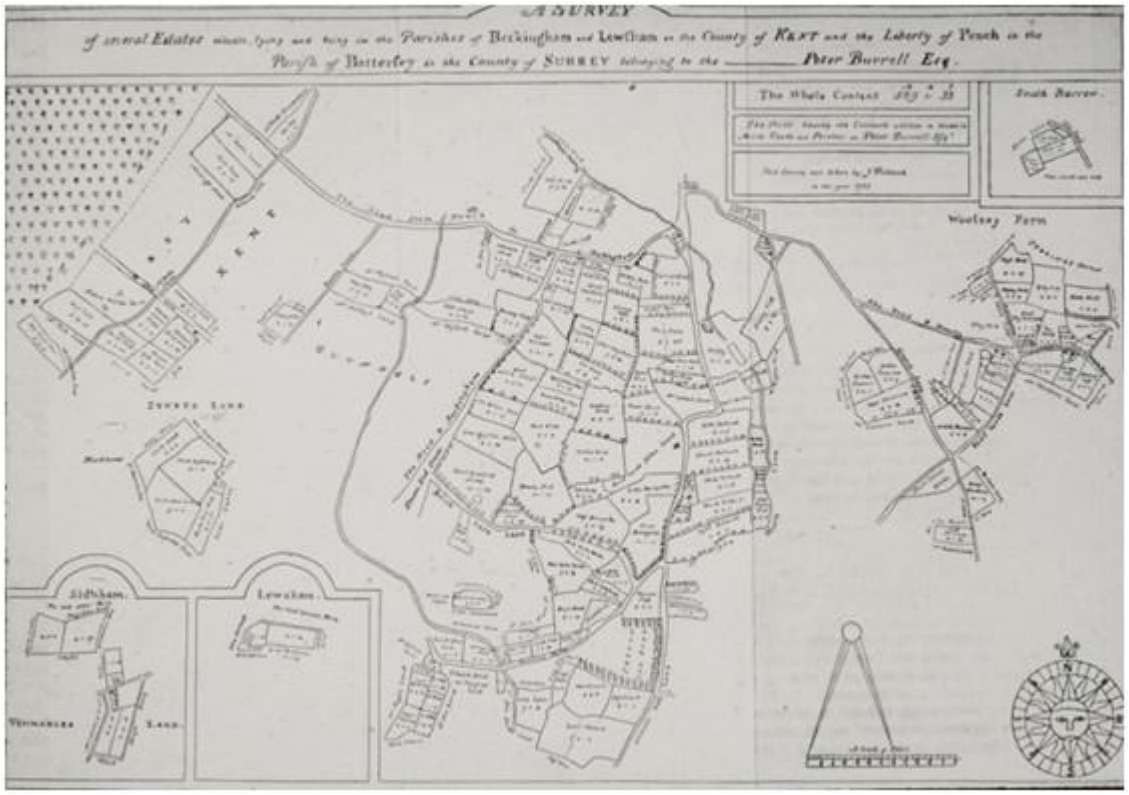
| | |
|---|---|
| Ref No | 853/1/1/1/17 |
| Title | Lease and release |
| Description | Lease from John Willis, late of London, merchant, now of Beckenham, Kent, esquire and Micajah Perry of Leadenhall Street, London, merchant to Benjamin Hall of the parish of St Thomas, Southwark, Surrey, esquire of a capital messuage built upon 1 ½ acres of land in Beckenham, land known as The Ridge and part of a gallery in Beckenham Church for a year at the annual rent of a peppercorn. (1 membrane) Release of the property from Willis and Perry to Hall forever, in consideration of the sum of £1498. (1 membrane) |
| Date | 17/18 May 1732 |

| | |
|---|---|
| Ref No | 853/1/1/1/19 |
| Title | Bargain and sale |
| Description | Bargain and sale of a capital messuage in Beckenham, Kent upon 1 ½ acres of land, land known as The Ridge and part of a gallery in Beckenham Church from John Willis, late of London, merchant, now of Beckenham, Kent, esquire and Micajah Perry of Leadenhall Street, London, merchant to Benjamin Hall of the parish of St Thomas, Southwark, Surrey, esquire for £1498. |
| Date | 18 May 1732 |

1723- The Stamford Mercury of 30th 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.

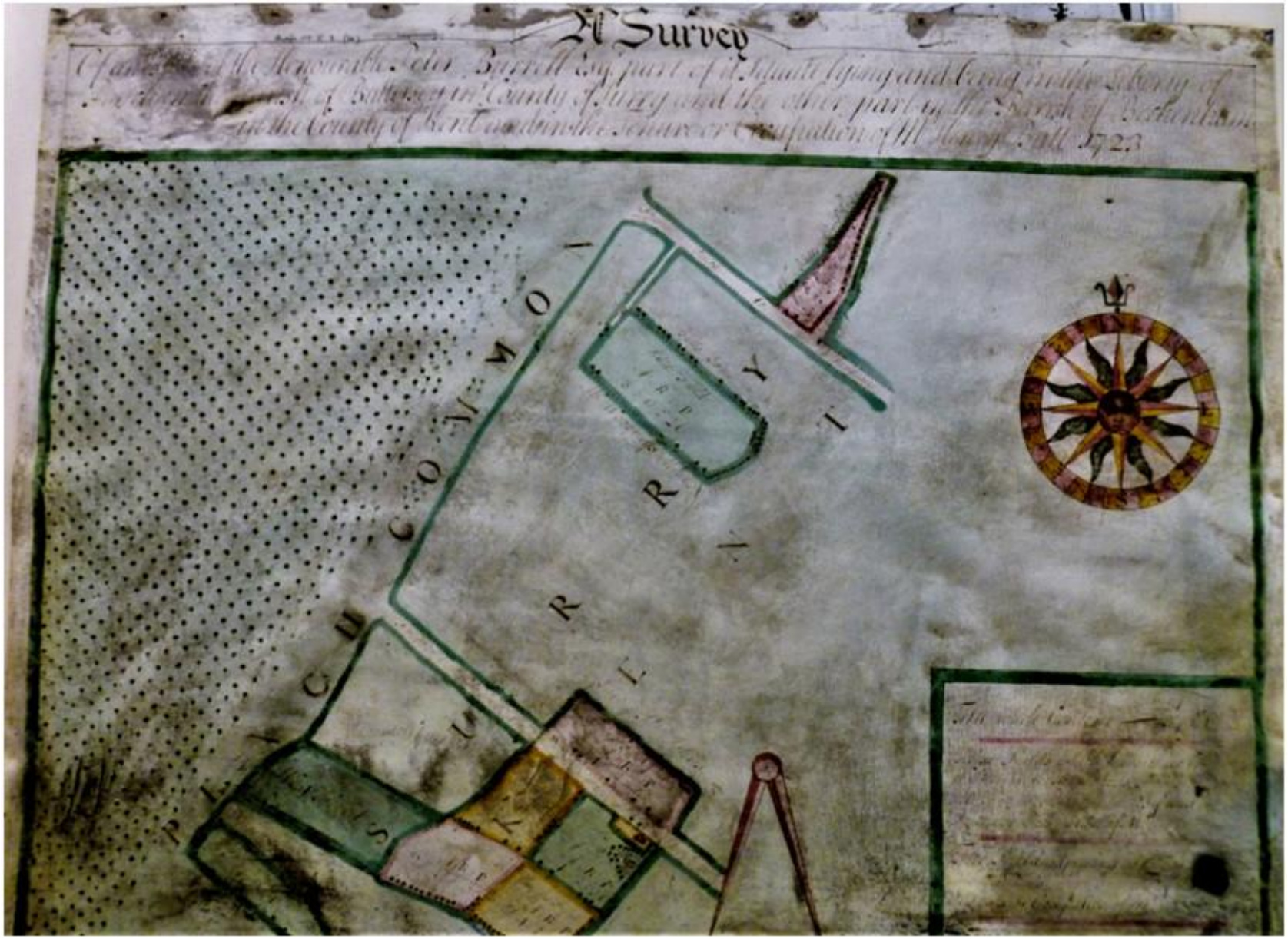
1723 - A map of Peter Burrell's estate is drawn by J.Pidduck, copied by Robert Borrowman for his book of 1910. Borrowman copied the map from another copy made in 1829 which was in the Hoare family documents.The original is at Knepp Castle, Sussex, the home of Sir Charles R. Burrell, Bt. The map possibly relates to the Peter Burrell/Amy Raymond marriage settlement and 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?.

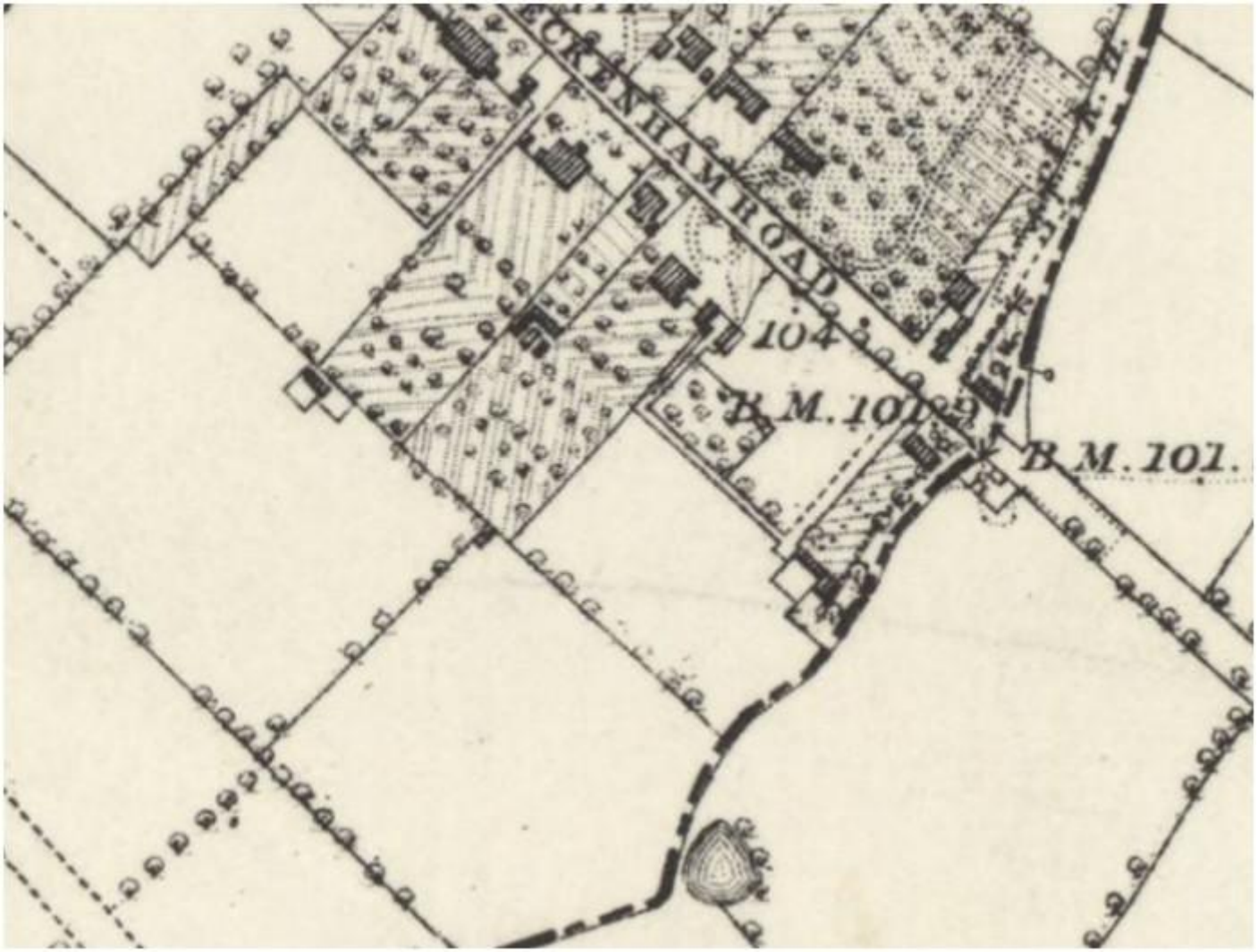
With thanks to Sir Charles Burrell Bt. of Knepp Castle, East Sussex who is a direct descendant of William Burrell (1732-1796) and his father Peter Burrell II (1692-1756) of Kelsey. William Burrell is recorded on the 1769 Andrews, Drury and Herbert map as residing at Kelseys


A SURVEY
of several Estates situate lying and being in the Parishes of Beckingham and Lewisham in the County of KENT and the Liberty of Penah in the Parish of Battersley in the County of SURREY belonging to the ____ Peter Burrell Esq.
The Whole Contains
South Barrow.
Woolsey Farm
Sidcham.
Lewsham.

Part of Borrowman's copy alongside the original at Knepp Castle

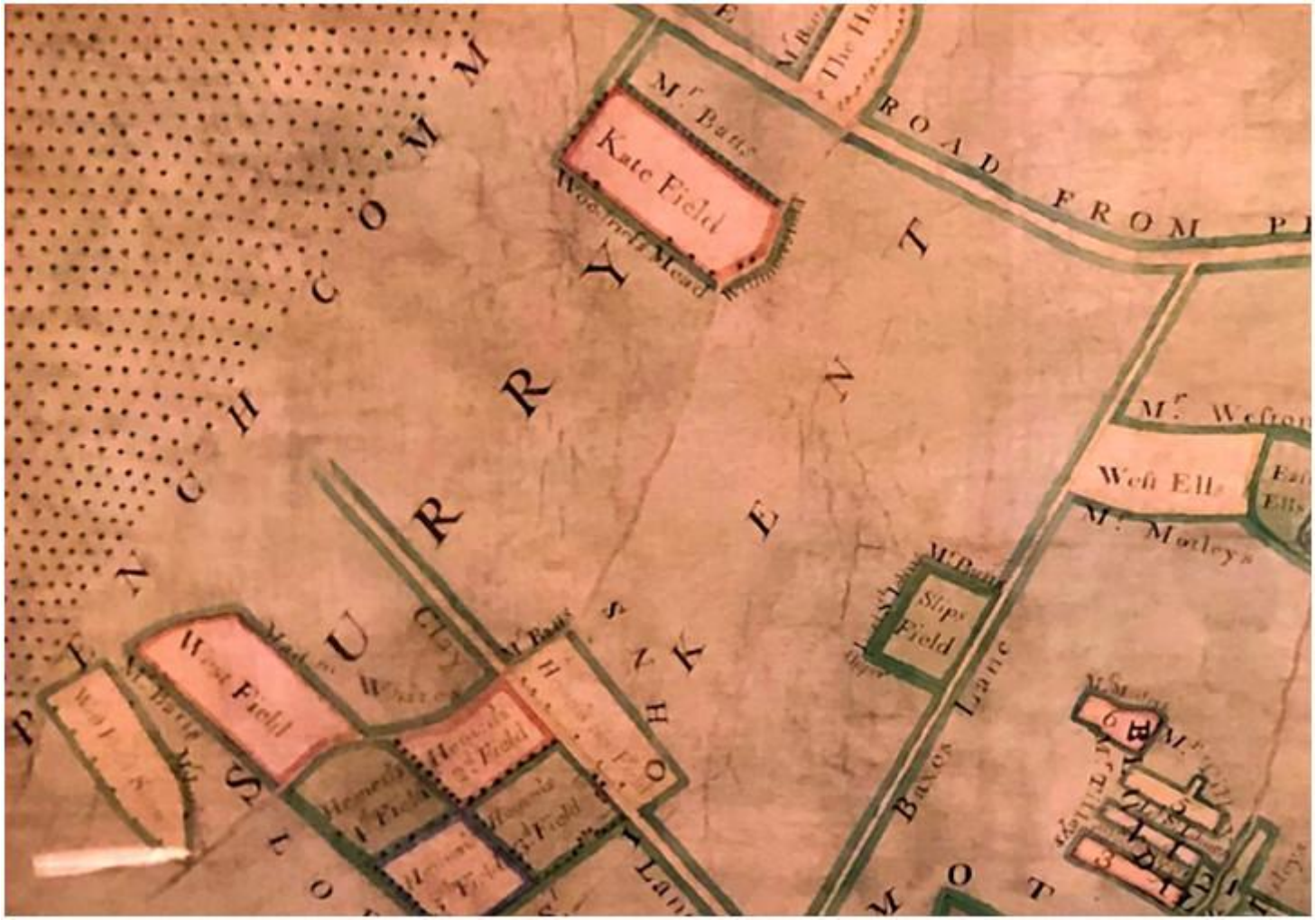
1723 – A continuation of the previous entry, part of Peter Burrell's property near Penge is leased to Henry Batt. Batt owned property in his own right around Penge and also leased adjoining land from Burrell. This plan in the British Library illustrates the property including 'Kate Field' and is on the Surrey/Kent Border close to Kent House.


A Survey
PUBLICK COMMON
RIVER




Courtesy of the British Library and National Library of Scotland, the 1870 OS map shows the county boundary and a triangular plot on Beckenham Road and the outline of ‘Kate Field’ is also discernable.

And relates to this extract from the Burrell Kelsey estate map of 1735 below.




Although these marked fields are Burrell land leased to Batt, much of the land around the fields is marked as Batt's who also had a plot in Beckenham High Street neighbouring the site of the George Inn.

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)

1725 – Elmers End, William Motley is landlord of Old and New Farms and brings this case against the South Sea Company possibly related to the South Sea Bubble of 1720? Many people were compensated for misdealing within the SSC. TNA ref; C 11/2385/26 Short title: Motley v Rigby.

Document type: Bill and answer.

Plaintiffs: Thomas Motley, gent of Beckenham, Kent.

Defendants: Richard Rigby, Governor etc of South Sea Company. Date of bill (or first document): 1725

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 meeted 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 Bragrave , 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, JosephBrockhouse , Benjamin Blocksedge , Temperance Stonly, Rebecca Read , Thomas Owen, CharlesAtkins , 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 - Samuel Pugh of Beckenham is High Sherriff of Kent

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 – Death of Sir John Elwill of Langley; 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. Elizabeth subsequently remarried Henry Bartelott but Langley had passed to her first husband who left it to his brother Edmund. Elizabeth probably remained at Langley as dowager. As Elwill's will is in latin we cannot deduce the full details of it. See 1732 and 1734

1727 – Penge: Henry Batt leases property from William Lethieullier. It can be found referenced in William Lethieullier'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.




Rocque'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 Cater and Mary Brough } Aty Savoy, the 11th Day of the 2/mo: 1728:

gh2-159

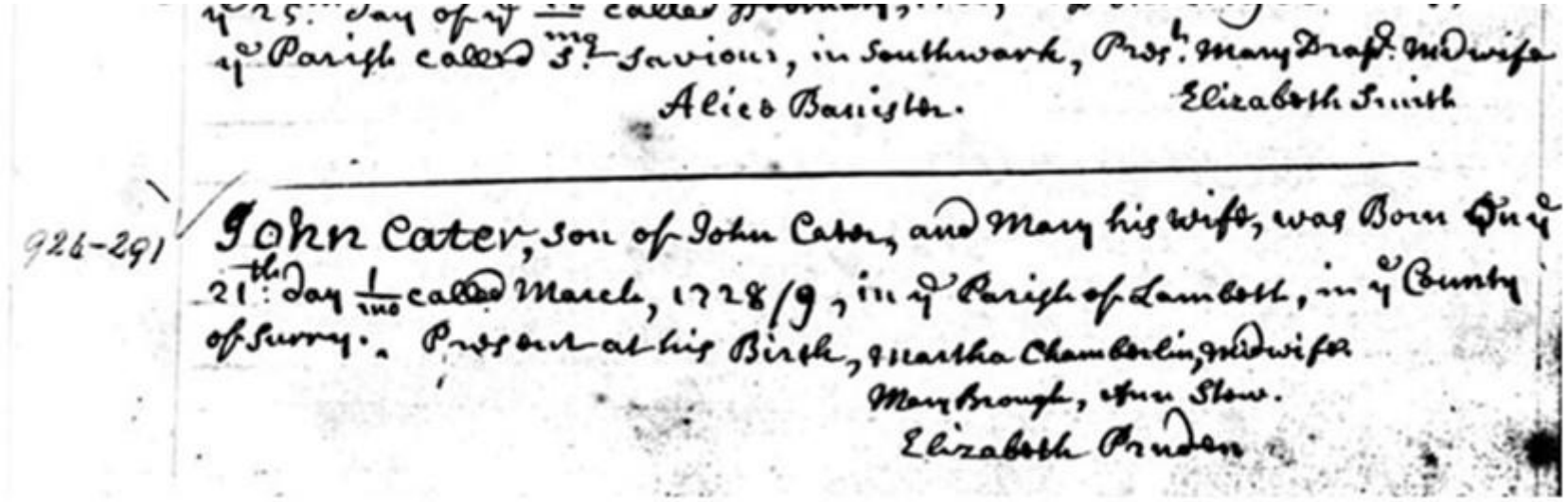
John Cater, of the Parish of Lambeth, in the County of Surry, Timber-merchant, Son of Jonah Cater, late of Ross, in ye County of Hereford, Glover, dec.d and Sarah his Wife, him Surviving, And Mary Brough Daughter of John Brough of the Parish of Jam.s's in ye Liberty of Westm.r Timber Merchant, and Mary his Wife: having Publickly declared their Intentions of taking each other in Marriage before Several Meetings of ye people of God called Quakers in London according to ye good Order used among them, whose Proceedings therein after due Enquiry and Deliberate Consideration thereof, (with Regard to ye Righteous Law of God) were allowed by ye 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 April, in the Year One Thousand Seven Hundred and Twenty Eight, They the said John Cater and Mary Brough appeared in a Publick Assembly of ye aforesaid People, and Others, met together for that End, in their Meeting House at ye 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 25th of March and did not like to refer to some days of the week as they derived from pagan gods.

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 2nd 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.


y^e Parish called S^t. Saviours, in Southwark, Prs^d. Mary Draper Midwife
Alice Banister. Elizabeth Smith
926-291
John Cater, Son of John Cater, and Mary his wife, was Born the
21^th. Day 1^mo called March, 1728/9, in y^e Parish of Lambeth, in y^e County
of Surry. Present at his Birth, Martha Chamberlin, Midwife
Mary Brough, then Stow.
Elizabeth Pruden

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, Wallnut 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. See 1709 - 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 Pearch 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, Wallnut 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.

Land identified as Gattons on the Burrell map may include these fields but Holdens and Wallnut 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 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

1728 Langley: Court of Chancery; TNA

Short title: Elwill v Style.

Document type: three answers.

Plaintiffs: John Elwill esq an infant aged four years (by David Polhill esq, Geoffery Amherst esq, Peter Southey gent his next friends) and the said David Polhill, Geoffery Amherst and Peter Southey.

Defendants: Sir Edmund Elwinn bart and Dame Wlizabeth Elwill his wife, Humphrey Style, Hanry Walrond, Henry Herring esq and Edward Gilbert gent.

Date of bill (or first document): 1728.

Date of last document: 1728

A curious case as Sir John Elwill is apparently named wrongly as Edmund here and Elizabeth Elwill is Elizabeth nee Style and Humphrey is apparently her brother. Edward Gilbert was a trustee/executor of Humphrey Style's will from 1717. Sir John Elwill died in 1727 and the John Elwill infant of 4 years could be a second offspring of John and Elizabeth if we assume they had a surviving child from circa 1724.

1729 - Lancelot Tolson had come into possession of the Manor of Foxgrove whichhe or his brother John Tolson had purchased from the estate of Francis Leigh circa 1713/16. Through John Tolson and his brother Lancelot not having direct heirs the estate passed to the nephew Lancelot Tolson Tilly (LTT) by their sister Mary Tolson married to Joseph Tilly.LTT died young leaving the estate to his parents and the widowed Mary divided the estate.

| | | | | |
|---|---|---|---|---|
| **1729** | 11 Dec | 3 | Lancelot Tolson Tilly, an infant, by James Humberstone, of New Inn, Middx, gentleman v. John Simpson, esq., and John Brome, esq., and Joseph Tilly, & Mary, his wife | re. will, 5 Feb. 1726, of Lancelot Tolson [1673-1727], great-uncle of complt, of Plaistow, in par. Bromley, Ke his manors, messuages, lands, tenements, and hereditaments in Beckingham [Beckenham], Bromley, Lewi Swanscombe, and Darent and in par. Wadhurst, Sussex, and in par. Saint Botolph's, Aldersgate, London, e plentiful personal estate, ready money, banknotes, navy bills, bonds, mortgages, South Sea stock, Orphan India stock, etc., plate, jewels, rings, books, household stuff, ...etc., etc. |

1730 -

| | | | | |
|---|---|---|---|---|
| **1730** | 18 Feb | 3 | Thomas Lockyer v. John Simpson and John Brome esqs; and Lancelot Tolson Tilly | re. will 25 Feb 1726, of Lancelot Tolson of Plaistow, Kent; considerable real and personal es bequests. |

1730 – Beckenham; Surrey Wills ref; SW/31_407
Richard Philips (X) of Beckenham, Kent, yeoman (died) 2 Sep 1729
my late brother James Philips by his will of 30 Mar 1729 devize to me his messuages etc. (4 acres) in the occupation of William Lewin in Beckenham to me for life and then to my daughter Sarah Philips and if she dies to me; I bequeathe this if my daughter dies to my wife for life and then to (Revd Mr) Talbot of Beckenham; my wife Sarah if she remarries to enter bond for daughter; to my mother Sarah Meager, my brother William Philips and brother in law Henry Wooden and his wife Sarah Wooden half a guinea each; residue to my wife, exec.
Witnesses: James Combs (X); Elizabeth Whiffin (X); Elizabeth Smyth
Proved: 8 Apr 1730 to exec. [DW/PA/5/1730/97] (late of Addington)Several Philips in burials for the 17th and 18th Centuries including James in 1729 but not Richard who may appear in Addington burials? The 4 acres may be close to Thayers Farm as Lewin was a tenant of Thayers Farm around 1735 and the plural messuages indicate more than one property. But this is another example of the complex land ownership under yeomen around the larger estates. The (X) in the text I take to mean that these people made their mark as they were illiterate. Where this occurs its usual for the mark to be witnessed i.e. by Elizabeth Smyth?

1731 – Langley; death of Elizabeth Style wife of Sir John Elwill deceased and then Henry Bartelot. The Reverend William Stukeley a well known antiquarian wrote of her “Elizabeth (Lady Elwill), of the old and opulent Kentish family of the Styles, a lady of an excellent character, a lover of flowers, admirer of the beautys of nature. Whilst marryed, and at Langley, I often visited, and was well received by her, through a certain similitude of disposition. Archbishop Wake was her godfather. July, 1729, the day after I was ordained deacon at Croydon by that Prelate, I visited her at Langley, her husband being lately dead. She afterwards marryed again, but did not live long, and was buryed in the same vault with Sir John Elwill in Beckenham church."

Stukeley is said to have made a drawing of Langley House in 1718 apparently in volume XVI of his published diaries but so far it evades discovery. It would be of great interest if it was the same or differs from the later 1779 picture of Langley in Hasted's publication.

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, first husband of Elizabeth Style (1686-1731) (according to Hasted). This purchase appears to include some property belonging to Simpson's at Elmers End i.e. Elmer Farm which is the subject of a sale to Thomas Motley in 1734.

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 straddled the Parish boundaries between Beckenham, Bromley, Hayes and West Wickham. Simpson's was in Bromley and Beckenham. 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 as she may have occupied the estate in dower. 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. See 1718 death of Humphrey Style, Elizabeth's father. Strangely the inheritance of such large estates was often put 'in tail' to any surviving male line but perhaps the lack of any direction to this effect in the wills of the Style family meant that Elwill's family acquired it through the marriage even though there were no heirs produced out of the marriage.

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

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.

1732-3: Antiquarian Smart Lethieullier writes the first detailed English account of the (Bayeux?) tapestry while living in Paris - but it is not published till 1767. Smart was the grandson of Sir John Lethieullier. His main residence was Ilford, Essex. He was a nephew of William Lethieullier who was more connected locally with Kent House which Sir John had purchased some time earlier and was left to William in his will of 1718 i.e. "messuages in Beckenham, Lewisham (Sydenham?) and Battersea (Penge?)"

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 thereference 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 adminstratrix with will of goods unadminstered 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 - Short title: West v Style. Chancery; 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 adminstratrix with will of goods unadminstered 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): 1733This suit must relate to a dispute over Langley property or Elizabeth Style's (unadministered goods) effects as Henry Bartelot was

second husband of Elizabeth Style, the last of the Styles whose first husband was Elwill. It was Elwill's brother Edmund who sold Langley to Hugh Raymond. Just another instance of complications regarding property inheritance and disposal.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.



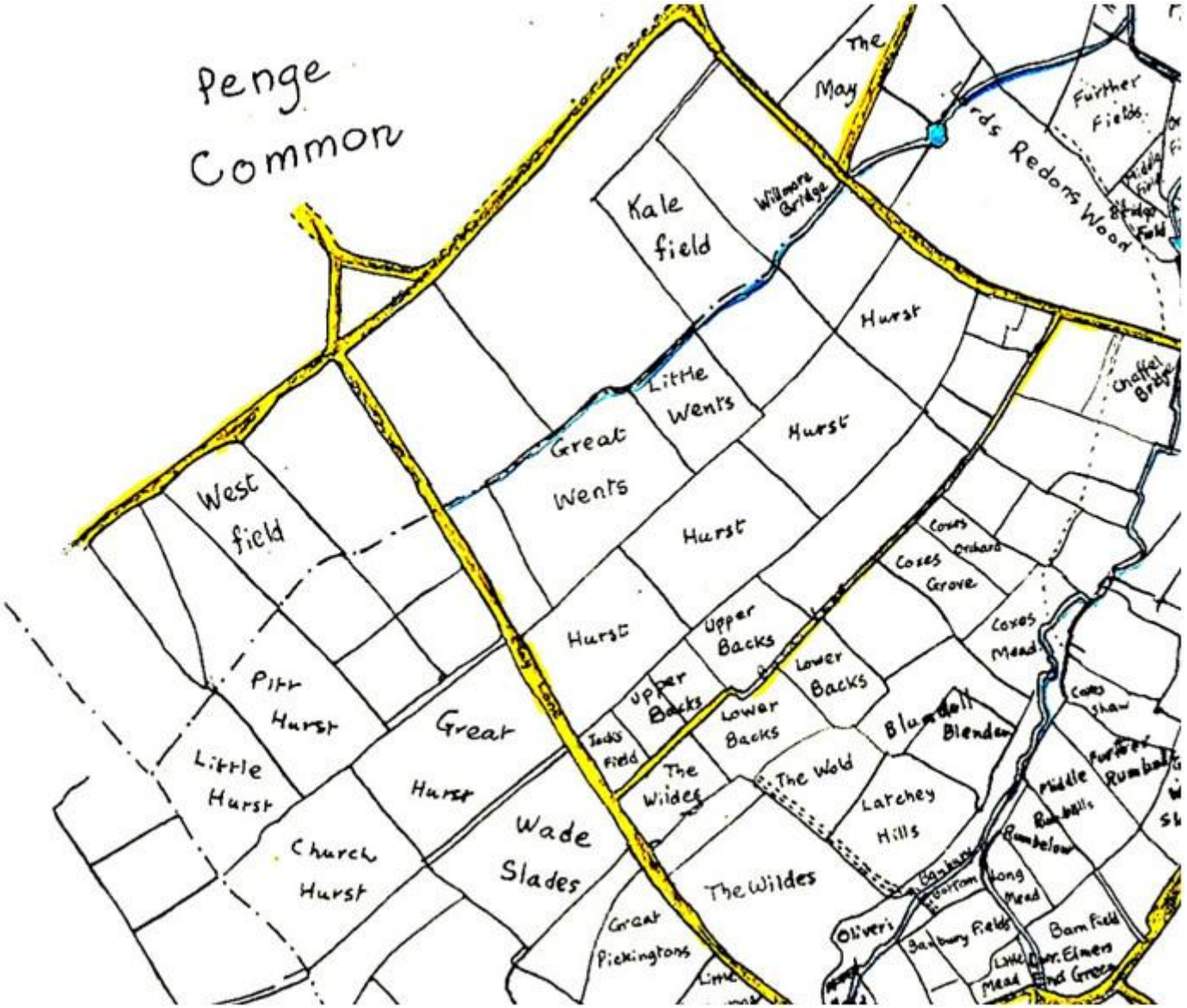

1734 - 17th April Manor of Beckenham lands; Lease to Henry Batt of Penge for 21 years at £88 per annum, of 6 closes (63 acres) in Clay Lane (occupiers, abuttals, and field names given); 7 closes (65 acres), (field names given); 3 closes called The Riddens; Riddens Wood (*between Clockhouse and Penge*) (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 aFrederick St. John (Bolingbroke), grandson of Sir Walter St. John. The existing or previous occupier Lethalear, a spelling variation 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 and their property at Kent House. The land between Redons Wood and Rounds Park is the position of Thayers Farm owned by Thomas Motley at this time.

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.

1734 – 31st August; Elmers End Farm(s); A document in Lincolnshire archive evidences purchase of Elmer Farm by Thomas Motley from Hugh Raymond of Langley and Simpson's Place. Subject to some clarification as Thomas Motley held Elmers End Old and New farms according to his 1736 map and this shows that the land called La Motes, which is now in South Norwood Country Park and other land south of Elmers End and land north of Croydon Road and parts of Thayers Farm are included in this acquisition by Thomas Motley and the land came to him via Hugh Raymond who apparently acquired it along with Langley and Simpsons Place from the Elwills who had acquired it through the marriage of Sir John Elwill to Elizabeth Stile in 1712. As Motley's map only shows Elmers End Old and New farms this release is where he acquires the named land shown on the map. The details of field names shows that parts of Elmers End farms and part of Thayers Farm are included in this transfer and that indicates that the land was originally part of Simpsons Place, Bromley property which was acquired by John Stile circa 1500. This in itself draws some questions about the remainder of Elmers End Farms and Thayers Farm which may have belonged to the Aylmers circa 14th Century.

Counterpart Release
(1) Hugh Raymond of Saling Hall Essex, Esq.
(2) Thomas Motley of Beckenham, Kent, Esq.
From (1) to (2).
Property: capital messuage called Elmers with barns, stables, buildings, lands, woods, near Elmers End, Beckenham, Kent.
Field names etc:
Parcel of land called La'motts or La Motes, part of Simpsons Place lands
The Barnfield containing Three acres and two roods, Long Mead two acres and Two roods, The Little Meadow one Acre, Three Rumballs Twelve Acres and two roods, Two Willow Slows Six Acres, Two Peices of Land in a Common Field called Blundells one acre and two roods. The undivided Moiety of Three Fields called Great and Little [P]ickingtons and Olivers Meadow Eight Acres, Two Closes lying behind Yeomans Cottage Six Acres, Two Closes called the Wildes Six Acres, [J]acks Field Two Acres and all that Parcel of Land called La Motes with the Shaws and Motes
The Great Mead, Long Mead, The Old Orchard, Two Broomfields, M[atch?]field and Loft Meadow.

Consideration: £1,689.
Reciting deeds 14 May 14 James I [1616] – 31 Aug 1734.

All that Capital Messuage Tenement and Farm commonly called or known by the name of Elmers with the Barnes, stables [?] and Appurtenances thereunto belonging situate and being at or near Elmers End in the Parish of Beckenham in the County of Kent And all those Fields Closes or Parcells of Arable Meadow or Pasture Ground to the same Messuage and Farme belonging or therewith used or Enjoyed containing together by Estimation Fifty acres be the same more or less also situate lying and being at or near Elmers End in the Parish of Beckenham and County of Kent aforesaid and with a parcel of Land called La'motts parts of Simpsons Place Lands now are or late were in the Tenure or Occupation of Walter Holden his Assignee or Assignes at the Yearly Rent of six and Forty pounds Ten shillings or thereabouts and all that or those the said Parcel of Land or Closes called La'motts

containing in the whole by Estimation Twenty acres be the same more or less with the Appurtenances also scituate and being in the Parish of Beckenham and County of Kent aforesaid which said Capital Messuage Farm lands and premises hereinbefore Granted and Released or mentioned so to be were demised by Sir John Elwill Baronet deceased unto the said Walter Holden by Lease dated on or about the Nine and Twentieth Day of September One Thousand Seven Hundred and Twenty two for the Term of One and Twenty years at the yearly rent aforesaid and the Fields Closes or Parcells of Land are therein more particularly described called and distinguished by the several Names and Descriptions therein and next hereinafter mentioned that is to say The Barnfield containing Three acres and two roods Long Mead two acres and Two roods The Little Meadow one Acre Three Rumballs Twelve Acres and two roods Two Willow Slows Six Acres Two Peices of Land in a Common Field called Blundells one acre and two roods The undivided Moiety of Three Fields called Great and Little [P]ickingtons and Olivers Meadow Eight Acres Two Closes lying behind Yeomans Cottage Six Acres Two Closes called the Wildes Six Acres [J]acks Field Two Acres And all that Parcel of Land called La Motes with the Shaws and Motes Twenty Acres be the same or any or either of them more or less And also all that Messuage or Tenement with the Barne Stable Buildings Yard Garden Orchard and appurtenances thereunto belonging and all those sixteen acres of Arable Pasture Meadow and belonging or therewith used or enjoyed which last mentioned Messuage or Tenement Lands Ground and Premisses are also scituate lying and being in the Parish of Beckenham and County of Kent aforesaid and now are or late were in the Tenure or Occupation of John Theyer or his Assignes by Lease from the said Sir John Elwill dated on or about the nine and Twentieth day of September One Thousand Seven Hundred and Twenty six for the Term of  One and Twenty years at and under the yearly rent of sixteen pounds Fifteen shillings or thereabouts and the same lands and Ground are there more particularly described and called by the several names and descriptions therein and next hereinafter mentioned that is to say The Great Mead, Long Mead, The Old Orchard, Two Broomfields, M[atch?]field and Loft Meadow Or by whatsoever other Name or Names or description at the said several Messages or Tenements Fields Closes Pieces or Parcells of Land and Premisses hereinbefore Granted and Released or any of them now are or have been called known or distinguished And all Houses Outhouses Edifices Buildings Barnes stables Yards Gardens Orchards Ways Paths Passages Waters Water courses Hedges Ditches Fences Trees Woods Underwoods Commons Common of Pasture Easements Profitts Commodities Advantages Emoluments hereditaments and Appurtenances whatsoever to the said Messuages …..

As Thomas Motley is named as trustee in some wills and transactions of the Lethieullier family we cannot discount the possibility that Motley's other property may have been purchased from the  Lethieulliers? Perhaps being originally part of Kent House Farm?
1734 - Brograve;  November, Arabella Brograve is buried at St. George's and leaves a will in which she leaves a nominal "shilling" to one nephew and the rest of her belongings, South Sea Annuities and any other possessions to her nephew, William Dacres, husbondman (tenant farmer). Possibly the William Dacres who is tenant farmer of Staceys which is part of the Langley estate belonging to Hugh Raymond at this time. Arabella appears to be the last of the Brograve family to reside in Beckenham but we don't know where she lived. Her parents were Thomas and Mary Brograve.
1735 – Kelsey; 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, Bart. 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, spelt 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. Some of the Tolson land will come into the possession of John Cator giving rise to the interwoven patchwork of ownership which would enable later exchanges to consolidate estates and some will be acquired by Jones Raymond. Other detail on the map shows Kelsey with a formal square lake and more detail that could only be related in a small book.




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.

This can be compared to the 'Langley belonging to Jones Raymond' map which postdates Hugh Raymond's death in 1737 but is undated and could be shortly after 1737 upto 1768. Whether maps were drawn in anticipation of deaths and settlement of wills is unknown but several maps are drawn from 1720 but of course these are only the ones we are aware of. As the 'Jones Raymond' map shows the southern part of Langley estate and has fields indexed K to O then the supposition is that at least one other part was drawn showing A to J.

The labelling of Langley Farm is a moveable feast as the original farm was centred around the main house but after several land exchanges Langley Farm was a part of the estate centred on what is now Langley Court leaving ‘Langley’ as a separate entity.




Part of the “Second Schedule” map courtesy of Kent Archive

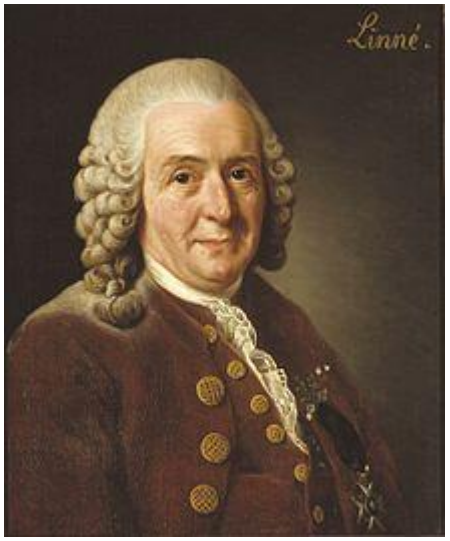
1735 – Map of Simpson’s Place, Bromley

Described as Simpson’s Place Farm (Bromley Historic Collections)

88 acres listed compared to earlier descriptions of Simpson’s with 160 acres. Whether the difference went to constitute New Farm needs to be confirmed or deduced.

1735/36 - Peter Collinson (John Cator's eventual father in law) meets Carl Linnaeus (Carl von Linne) on Linnaeus’s only recorded visit to England and they become lifelong correspondents on botanical and other scientific matters. An association has been made between Cator, Collinson and Carl Linnaeus the botanist, assuming that Linnaeus contributed to the landscaping of Beckenham Place Park. We have gathered evidence regarding relevant dates of birth and death as well as age of the individuals and known movements of Linnaeus indicating this was very unlikely if not impossible. The originating reference to such an event seems to be in Robert Borrowman’s "Beckenham Past and Present" but I believe this to be a confusion arising out of the Collinson/Linnaeus connection. Linnaeus's son later visits London in 1781 in the time of John Cator and we are investigating whether they met. No evidence has emerged so far despite some material relating to Linnaeus the younger being discovered at the London Linnaean Society. Peter Collinson did communicate regularly with Linnaeus by letter. Linnaeus's only known visit to Britain was in 1735/36 when he met Collinson among many others, long before Cator then aged 7 married Collinson's daughter or created Beckenham Place. Collinson enabled Linnaeus to collect various plant specimens and collections. On Collinson's death his books and papers were passed to John Cator and thence inherited by John Barwell Cator, who then enabled them to be copied by the emergent Linnaean Society of London. One of many interesting exchanges Collinson had with Linnaeus and others was the speculation as to where swallows went in winter. It was even thought they might hibernate under water and they discussed experiments to see if this was true involving putting swallows in or near barrels of water. Collinson also discussed electricity with Franklin and the migration of people to America and its impact on the Native Americans. He was a Fellow of the Royal Society and contributed to the establishment of the Foundling Hospital. Having originated from a family home in Peckham he moved to a house inherited via his wife at Mill Hill and established his garden there. It is now the Mill Hill School; see the Mill Hill Society for further information.

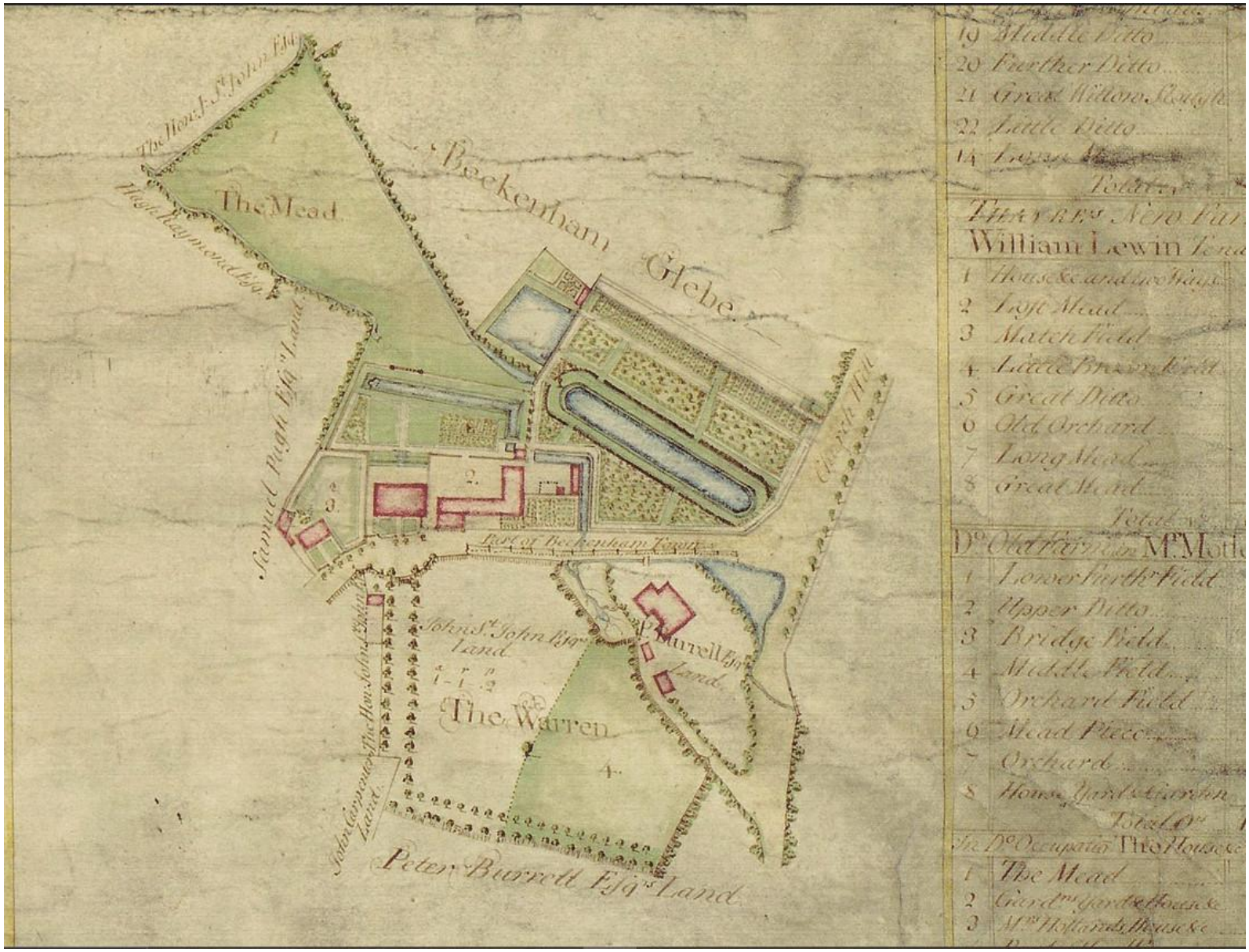




Peter Collinson (1694-1768) Carl von Linne (1707-1778)

1736 – Elmers End Farms, Thayers Farm, The Mead in Beckenham village. 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. The house and gardens called The Mead is on a site earlier called Shiltons Mead on the copy of the 1720 Foxgrove Manor map and it looks like the house is what later became known as the Mansion House, not to be confused with the Manor House opposite the church. 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. Thomas Motley acted as trustee on several Lethieullier wills and transactions implying a close link with the family. He is described as a friend by William Lethieullier in Williams will of 1739 and a trustee/executor to manage property for William's heirs. Also see 1734 whereby Motley purchases Elmer Farm from Hugh Raymond evidencing that that property had come to Raymond via his purchase of Langley and Simpson's Place. Elmer Farm constitutes about half of Motley's Elmers End Old and New Farms and raises the question of how Motley acquired the other property.

Some other interesting detail; Mrs Holland's House is next door to Motley's and land belonging to Samuel Pugh is adjacent. Pugh's land looks like it is the site of the Old Woodhouse. Mrs Holland is possibly Susannah Holland, widow of Epiphaneus Holland. The Hollands become related to the Lethieulliers and Hoare families by marriages and although a later "Mrs Holland" mentions a house in Beckenham we believe that to be Clockhouse as she is widow of Samuel Lethieullier and subsequently after remarriage, widow of Stephen Holland the surviving son of Epiphaneus Holland.




The Mead (Mansion House) and Burrells house on the site of the Greyhound Public House

Courtesy of Kent Archive

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

1736 – The will of William Tapsfield; A yeoman land owner describes some of his property in Beckenham and Croydon. Some plots in the occupation of tenants around Elmers End Green adjacent to Monks Orchard. Tapsfield is shown on the 1735 Kelsey map and on the 1809 Burrell map these plots are in the possession of Humphreys and Willis. St.John Humphreys is mentioned in Tapsfield's will as an executor and beneficiary. (Ancestry PCC wills) see 1653 Roger Tapsell/Tapsfield

1736 – Old Manor and Kelsey; These small plots are leased from Morden College by Burrell and will later be purchased eventually becoming part of the Langley Farm property.

**Lease**

(1) Trustees of Morden College (Philip Papillion, Richard Chiswell, Thomas Cooke & Kenelme Fawkner, Turkey Merchants)
(2) Peter Burrell Esqr.
From (1) to (2).
Property: 2 pieces or parcels of land in Beckenham, Co. Kent called Great King's Field (4a 5r 29p) on a road that leads from Langley to Clay Hill and Little King's Field (1a 2r 14p) abutting on the north west on the road from Beckenham.
Term: 21 years.
Rent: £4 annually
Commences Lady Day 1736, expires Lady Day 1757.
Attached: small plan showing the location of the fields adjacent to land of Peter Burrill (sic) and woodland. 23 x 14 cms, colour.
10 March, 9 George II (Lincolnshire Archive)

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 Litttle 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)

1737 – Samuel Pugh of Beckenham dies; He was one of the smaller landowners locally. His will offers some detail as he possesses 'a mansion house' and is married to Mary Batt. The Batts are another local land owning family based in and around Penge with property in Beckenham High

Street (Beckenham Street as it was known). Samuel and Mary had been married in 1721 by Epiphaneus Holland, who also resided in Beckenham but the marriage was performed at St.Mary Somerset, City of London. A 1710 City of London Poll register of Liverymen records Samuel Pugh as a Dyer so we might assume that is where his wealth originates.

1738 - Jones Raymond is High Sherriff of Kent. Apparently replaced by Christopher Milles perhaps he is ill because he 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 benefiaries 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 10th 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 Remberancer 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 which he had inherited from his father.

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. The date of the building of Clock House is thought to be during William Lethieullier's landlordship of the Beckenham property.

http://www.hartley-kent.org.uk/history/wills/lethieullier.htm

Will of William Lethieullier of Beckenham, barber surgeon (1739)
"I resign my precious and immortal soul into the hands of my heavenly Father.... my body I commit to the earth to be decently interred .... in the parish Church of Beckenham... by my late dear wife and children".
He has purchased for his eldest son John Lethieullier the office of Remembrancer of London from John Preston for £2,900; and he has borrowed from William Gosselin of London the sum of £2,500 on John's behalf. Therefore he leaves manors of Sutton at Hone, Wilmington and Roughill in Kent, houses at Dartford, farm at Marsh Street near Dartford, to Thomas Mottley and Hugh Corry, that they raise the said sums from the revenues or sale of the

same. Any interest payments he has made to go to his executrix. Annuity of £15 to be paid to Susan Adams, wife of John Adams of Bromley to paid from remainder, and rest to be held by trustees on John's behalf.
To dear and loving wife, Mary Lethieullier: his dwelling house at Beckenham. And to Susan Adams: his house at Bromley. To hold for life, then reversion to son Manning Lethieullier, to whom he also leaves Kent House Farm in Beckenham, messuage in Lewisham, 2 messuages in Bromley, messuage in Penge Green in Battersea. Subject to annuity of £10 for Susan Adams.
To third son William Lethieullier: farm at Dartford Heath and 2 woods called Haxells and Death Springe, which he bought off _____ Bucks of Erith.
"Also I give, devise and bequeath to my fourth son Samuel Lethieullier: all that my farm of Hartley Wood in the parish of Hartley in the said county of Kent with all and every of its appurtenances. To hold to him and his heirs and assigns forever."
He divides his personal estate into 3 parts, according to the custom of the City of London. One part to wife Mary; one part to be divided between his 7 children - John, Manning, William, Mary, Samuel, Letitia, and Leonorah Lethieullier; third part to daughter Mary and son John Lethieullier.
To wife Mary: all jewels, gold watch and rings which he gave her, his coach, chariot and coach horses and all household goods, except linen, at Beckenham. Also his stock on the land and silver scalloped tea table.
To wife and daughters Mary, Letitia, and Leonorah: all his household linen and plate.
To son Samuel: "my gold watch, which my wife gave me after our marriage, and which was formerly her uncle Winder's, which I will my said son shall have when his mother thinks fit".
To wife: £100 in trust for use of Elizabeth Carpenter, wife of John Carpenter of Beckenham, smith.
To godson John Carpenter: £100
To John Woodmansee, his bailiff at Hally near Sutton at Hone: £100
To godson John Williams: £100; and money for mourning to relations and friends at executrix's discretion.
Mary Lethieullier to be sole executrix and guardian of any underage children of theirs.
(S) William Lethieullier
Witnesses: William Ingram, George Bradbury, John Lockett
Dated 8 December 1736
Proved at London by Mary Lethieullier, 13 December 1739.
PRO PROB 11/797 sig. 253

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.




Courtesey of the British Library (partial image) Cartographic Items Maps 188.k.3.(7.)

1740 - Kempsall property; The will of John Kempsall of Stepney, Shipwright. leaves one shilling to his beloved brother Henry and one shilling to his nephew Thomas. His property in Beckenham he leaves to his wife Jane and apparently having no surving children leaves the property after his wife's death to the two daughters of Henry Kempsall, Mary and Arabella to share and share alike. John is buried at St. Georges, his brother Henry died in 1744 and Arabella apparently unmarried died in 1755. Maybe the property descended via Mary and any husband she had, possibly to a John Hampshire. By 1756 the records for Kempsalls in Beckenham fizzle out. It is possible the lands had been divided between various sons and then disposed of and Kempsalls followed different occupations, Shipwright, Blockmaker (ship rigging/Henry of Deptford) etc..

1741 – Lancelot Tolson Tilly 1716-1741 (LTT) dies. He had inherited Foxgrove among the estates of his uncle Lancelot Tolson who had no other heirs. The uncle Lancelot Tolson by his will of 1727 left estates to LTT upon reaching the age of 23. As LTT died aged about 25 he only just qualified to receive the estates. LTT by his will of 1737 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 wifes will of 1748 by which process the estates appear to descend to Joseph Groves, Deborah Timewell (nee Bridges) and brothers John and Edward Bridges. This has relevance to Beckenham Place in 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

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 2nd Viscount St. John, 1st 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 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 Beckenham Place 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 1784, 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 her 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.

Perhaps Rocque’s map, like the History written by Hasted was more about an A-Z for the gentry, it’s unlikely that all and sundry would have afforded such maps. Often these publications were produced by subscriptions from purchasers which perhaps went along with a guarantee of inclusion.




Rocque's map,

I'm sticking my neck out a bit here but the buildings between Stoms and Hill are the site of the Beckenham Place 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 driveway through the park.

John Cator's brother Samuel is born, he will perhaps be the least fortunate of the Cator brothers. He is intended to join the timber firm but takes up a customs related post in Jamaica.

1746 - Chancery; This and other cases relate to the Manor of Foxgrove as disseminated by Mary Tilly or the wills of those involved. Nathaniel Tilly mentioned here is named as kinsman of Joseph Tilly and a beneficiary of part of his will. Tunewell should read Timewell, a beneficiary of Mary Tilly's will through his wife Deborah. Analysis of the case would take some investigation but we have explained the division of Foxgrove Manor in other parts of this history.

| | | | | | |
|---|---|---|---|---|---|
| **1746** | 3 July | 20 | Nathaniel Tilly of the parish of St Andrew, Holbourn, Middx, gentleman, and William Tilly of Bristol, wine cooper v. John Simpson of St Stephens near the city of Canterbury, gentleman; John Broome of Tuppendense, Kent, esq; Elizabeth Tilly the widow and relict of Lancelot Tolson Tilly; Elizabeth Bestman of the parish of St Andrew Holbourn, widow; Edward Tunewell of Chigwall, Essex esq & Deborah his wife; Sarah Brown of Holes Street in the parish of St Clements Dane, Middx, widow; and Edward Cockey of Warminster, Wilts | re. will, 5 Feb 1726, Lancelot Tolson of Plaistow, Kent and properties in Beckenham, Bromley, Lewisham, Stone, Swanscombe, Darenth and Ash, Kent & Wadhurst,Sussex & St Botolph-without-Aldersgate, London. | C78/18 no. 6 [2 |

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 | 815/13 |
| 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);<br>15 acres Lewisham occupied by Abraham Clowder;<br>9 acres Lewisham occupied by John Anderson; Maidenhead, a messuage, Home Close, and Westbrook, Beckenham. occupied by Thomas Watford |

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. The Batts also leased land from the Burrells

1747 – 11th November, Elmers End; Francis Motley Austin is Christened, he will later inherit Elmers End farms etc.

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 daugher 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 or as the St. Johns had the advowson for the church and parish the clergy were in many ways the local council acting for the lord of the manor. 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 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 3rd 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 Deed of exchange between Peter Burrell of Beckenham, Kent, esquire and Gent Unwin of Beckenham in relation to lands in Beckenham. Capital messuage 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 messuage. The mansion was built between 1718 and 1720 by William Davies, surgeon. After 1834 it was variously called 'Village Place' and 'The Cedars'. source Bromley Collections

Another account by Rob Copeland describes the Cedars as being opposite Village Place, but that seems to be a mistaken assumption.

1750 – Robert Callant listed as Tallow Chandler of Beckenham and is a freehold property owner/voter in the 1754 General Election.

1750 – Francis Flower acquires Elm Cottage by Southend Green which he renames Flower Hall (see 1770 image). It later becomes part of the Forster estate and the residence of Captain Henry Forster R.A. (Proceedings of the Lewisham Antiquarian Soc.)

1751 – Beckenham Manor etc. 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

1751/79 – Account book of Peter Burrell, esq. Loose items including list of arrears of tenants in Kent, 1775-1776, land tax receipts, letters and notes etc. Accounts including one with Clutton and Chatfield [Clutton possibly acting as agent for Burrell as well as being a tenant himself]. Lands including Sibbertoft, Northamptonshire [see 257/13/15]; Biggleswade estate, Bedfordshire; Elmers End, Beckenham, Kent [see 257/13/5]; fields and tenements at Penge, Surrey; lands and tenements at Beckenham, Lewisham and Sydenham, Kent; lands in Clay Lane and at Clay Hill, Kent; Kings Piece, Pickerel Green, Kent, belonging to Morden College; Braziers Farm, Kent; Bromley Market, Kent [see 257/13/12]; Great Oakley Farm, Higham, Kent; 44a at Ivychurch, Romney Marsh, Kent; Ham Farm and Hailing Brooks, near Croydon, Surrey; Phelpham Farm, Sussex; Holmstead, Thorndean, Handley, Bolney and Abbots Farms, [?Cuckfield], Sussex; Plaw Wood, Sussex; Alconbury, Huntingdonshire [see 257/13/16]; the Chains, Rotherhithe, Surrey (Surrey Archive)

1751 – Death of St.John Hare of Beckenham. Will and administration in Surrey Archive. I am curious about the Hare family as Mrs Margaret Hare lent money to Frederick St. John and was involved in legal proceedings with John Cator over his purchase of Beckenham Manor from Frederick St. John (Viscount Bolingbroke). However the will leaves several household effects in bequests with a remainder to a nephew St.John Haynes and there is no mention of a wife.

1752 – Samuel Lethieullier of Beckenham (Clock House?) is buried on the 10th 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 14th 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 Beckenam which his wife and daughter can occupy. The house in Beckenham is referred to as opposite the Warren and believed to be Village Place but the Warren is opposite what was Thomas Motley's house in 1736. The Lethieulliers had Kent House Farm and also some land leased from Elizabeth Style or Elwill after the death of Humphrey Style and some land leased from the church (Glebe) which had been joined into one plot (The Warren). The Warren was between what is today The George Inn and The Greyhound. 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.

The village in 1863, the land with 117 in it is The Warren and Manning Lethieulliers house is most likely the one opposite the first "1" in 117




The buildings on the opposite side of the road to The George, The Old Wood House just in frame obscurring a large house with covered entrance way, then The Manor House (although misnamed as did not belong to the Lord of the Manor), then a house believed to be on the site of Thomas Motley's "The Mead". Manning Lethieulliers house belived to be The Manor House.




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).

1754 – Other properties of Beckenham landowners; Bromley Historic Collections Ref No 1080/1/1/1/19/5

Acc No 1080

Title Covenant to produce writings

Description Agreement between (1) Arnold King of Bromley, Kent, esquire; (2) Jones Raymond of Langley, parish of Beckenham,Kent, esquire; (3) Robert Neale of Castle Yard, Holborn, London, gentleman; (4) Thomas Farrington of Chislehurst, Kent, esquire; (5) William Tyser of St Botolph Without, Aldergate, London, laceman; (6) Thomas Walker of the parish of St Nicholas, Deptford, Kent, grocer; (7) Saint John Humphrey of Beckenham, Kent, gentleman; (8) Richard Valentine of Lewisham, Kent, yeoman and (9) William Ball of Bromley, Kent, victualler. All of the other parties have purchased property from the 1st party. Raymond has the deeds relating to all of the purchases and agrees to produce them at reasonable request of any of the others.

Date 6 March 1754

This describes the property of Arnold King of Bromley selling to all the other parties. Jones Raymond acquiring lands in Hayes, Southborough & Bromley Common

St John Humphrey acquiring lands in Southborough

William Ball the Red Lyon in Bromley

Richard Valentine 5 fields in Lewisham.

1754 – The Poll for Knights of the Shire to represent the County of Kent. The candidates were Robert Fairfax, Lewis Watson who stood jointly against Sir Edward Deering. Fairfax and Watson received 7 votes each from the Beckenham electorate who were residing in Beckenham at the time. Fairfax was elected for one of the two Kent seats in parliament. Of the Electors Callant is listed under Tallow Chandlers in 1750 and a will for Robert Callant is ‘of Greenwich’ in 1764 with property in Norwood and Croydon. The Burrells, Peter Burrell II and III, had Kelsey at this time. Motley had a house in the town and other land including Elmers End Farms. Humfrey had a house and land. Other freeholders of Beckenham land resided elsewhere at the time of the poll. We should look for Jones Raymond, Frederick St.John etc in the electors residing in and about London but they are not found, St.John as a peer of the realm may not have qualified to vote? Joseph Grove who owned Stone Farm at this time is resident in Richmond, Surrey and his land occupied by St.John Humphrey. Grove voted for Watson and Deering. Grove had inherited his Beckenham property from the widow of Lancelot Tolson Tilly. John Willis is residing in Southwark and his Beckenham house and land let to Mrs Pugh. A map showing Upper Elmers End indicates a house owned by Pugh Willis.

1756 - Peter Burrell I of Langley (1692-1756), dies, he is the son of Peter Burrell of Kelsey and properties are inherited by his widow Mrs. Amy Burrell and his son also named Peter. 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. The Beckenham election poll return in 1754 (above) shows Peter Burrell senior and junior with P.Burrell jun. already owning land in Beckenham.

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=lSM31F4_EQEC&dq=%22john%20west%22%20%22black%20silk%20dyer%22&pg=PA267#v=onepage&q=dinah&f=false

1756 – Kelsey/Elmers End; 20th October; Counterpart lease for 21 years 1) Amy Burrell of Beckenham, Kent, widow 2) William of Grendon of Beckenham, maltster. Messuage, malthouse, appurtenances and land (field names given), 12a, called Guildhall, at Little Elmers End, Beckenham (Surrey Archive 257/13/5)

Recently widowed Amy Burrell is landlord of Kelsey etc. jointly with her son Peter Burrell III. This document could add to the understanding of property around Elmers End.

1756 - This messuage 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. 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. The Reverend Langhorn Warren is the father of Erasmus Warren who would be the beneficiary of Sarah Holland upon her death and inherit, presumably, Clockhouse. Motley is associated with the Lethieulliers in several references in some legal capacity. And Motley's ownership of Elmers End farms, Thayers Farm etc. may explain his interest in the property.

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: messuage 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 in Kent was part of Lethieullier properties for some previous generations. If related to Clockhouse Motley was landlord of neighbouring Thayers Farm. The Rev. Warren had property and a living from the parish of Hampstead. His will of 1762 disposes of property and annuities between his son Erasmus and daughter Dorothy and names his wife Kitty and cousin Stephen Holland as executors of the will. This does perhaps explain why Sarah Holland leaves her property to Erasmus later on as her closest heir?

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 messuage, 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, (Tigers Head perhaps?) 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 (LordBolingbroke) 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 abuting 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 175

9 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 in that John Tolson died before 1716 and a complicated series of change of ownership took place 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 dies, landlord of Elmers End Farms, Thayers Farm and The Mead in the High Street, and leaves property to his son in law Francis Austin of Sevenoaks. There is substantial land in addition to Beckenham property. It seems that his Ann Motley, wife of Francis Austin 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 - A case concerning the will of Sir Samuel Lennard of Wickham Court. His will of 1726/7 devised his estate to two illegitimate sons born by Mrs Mary Johnson of New Bond Street via his executors Sir Peter Burrell and Francis Austin. The sons named Samuel and Thomas and this case is brought after the death of Samuel junior who had two illegitimate children named Stephen and Elizabeth Langford before he married Jane Chadwick and had a daughter Mary. Jane Chadwick/Lennard and the daughter Mary Lennard are named here as defendants along with Peter Burrell who was one of the executors of Lennard's will in 1726. The status of John Thomas Stanley via Mary Stanley needs to be researched. Mary Lennard married Sir John Farnaby and the estate seems to have followed that line intact regardless of any settlement via this case? Dame Mary was Mary Ward married to Stanley's father Sir Edward Stanley the 5th Baronet of Alderley.

| | | | | |
|---|---|---|---|---|
| **1758** | 2 May | 31 | Sir John Thomas Stanley of Alderley, Ches, baronet, heir at law of Sir Samuel Lennard of West Wickham, Kent, baronet, an infant by Dame Mary Stanley widow his mother v. Jane Lennard, widow; and Mary Lennard, an infant; and Peter Burrell, esq, son and heir of Peter Burrell, esq | re. will 16 Nov 1726 of sir Samuel Lennard [1672-1727] a bachelor, property Wickham, Kestram [?Keston] and Hayes; provison for Samuel and Thomas of West Wickham, Kent and Dorothy Lennard & Francis Leigh of Addington, |

Samuel Lennard (1727) left the estate to the son Samuel but rents from the estate to his son Thomas, his sister Dorothy's male children as well as his cousin Francis Leigh of Addington. As the will states 'heirs male' then probably any bequest ceased to be valid via female lines and hence, perhaps, Mary Ward/Stanley could not carry any claim, but the court record shows that Stanley's pedigree goes back to Sir Stephen Lennard's youngest daughter Christian and he claims inheritance as an only male descendant. The court appears to have followed the principal of 'in tail general' through the natural sons and final daughter Mary and dimissed the Complainants case (Stanley)

in favour of the defendants (Jane and Mary Lennard) hence the estate came to Mary's eventual husband John Farnaby. The judgement was signed by Sir Robert Henley, Lord High Chancellor.

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, deforciants

1758 – Elmers End Green; William Tapsfield of Chislehurst leaves a will with bequests of his land at Elmers End inherited from his father. The properties are in the viscinity of Monks Orchard and some of it was leased to Peter Burrell. Some land ends up in the possession of St.John Humphreys who is Tapsfields executor and some in the possession of Willis. Willis is still holding some property in the 1838 Tithe, probably a later generation of Willis. (Ancestry and PCC wills) see 1736.

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 and1793.

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: messuage let to Thomas Watford or, the messuage 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.


SOUTHEND GREEN
Ravens
Lane
Sand
Lane
Broom
Mill




Rocque's map 1746 Andrew, Drury and Herbert map 1769

A 'messuage' on the site of the mansion had probably been removed to make way for Cators house which could be Watford's or fields called Delvins.

1758 -Lease and release for £820 of messuage, 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

Reverand 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 piesces 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 droveway 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 Manor and properties elsewhere; Frederick St.John/Viscount Bolingbroke obtains a Private Act of Parliament permitting sale of parts of his family estate which would otherwise be ‘in trust’ or in tail for St.John heirs. Curiously Jones Raymond who was proprietor of Langley in Beckenham had apparently lent money against a mortgage with Fredericks father John St.John on parts of the estate in Whitstable.

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)

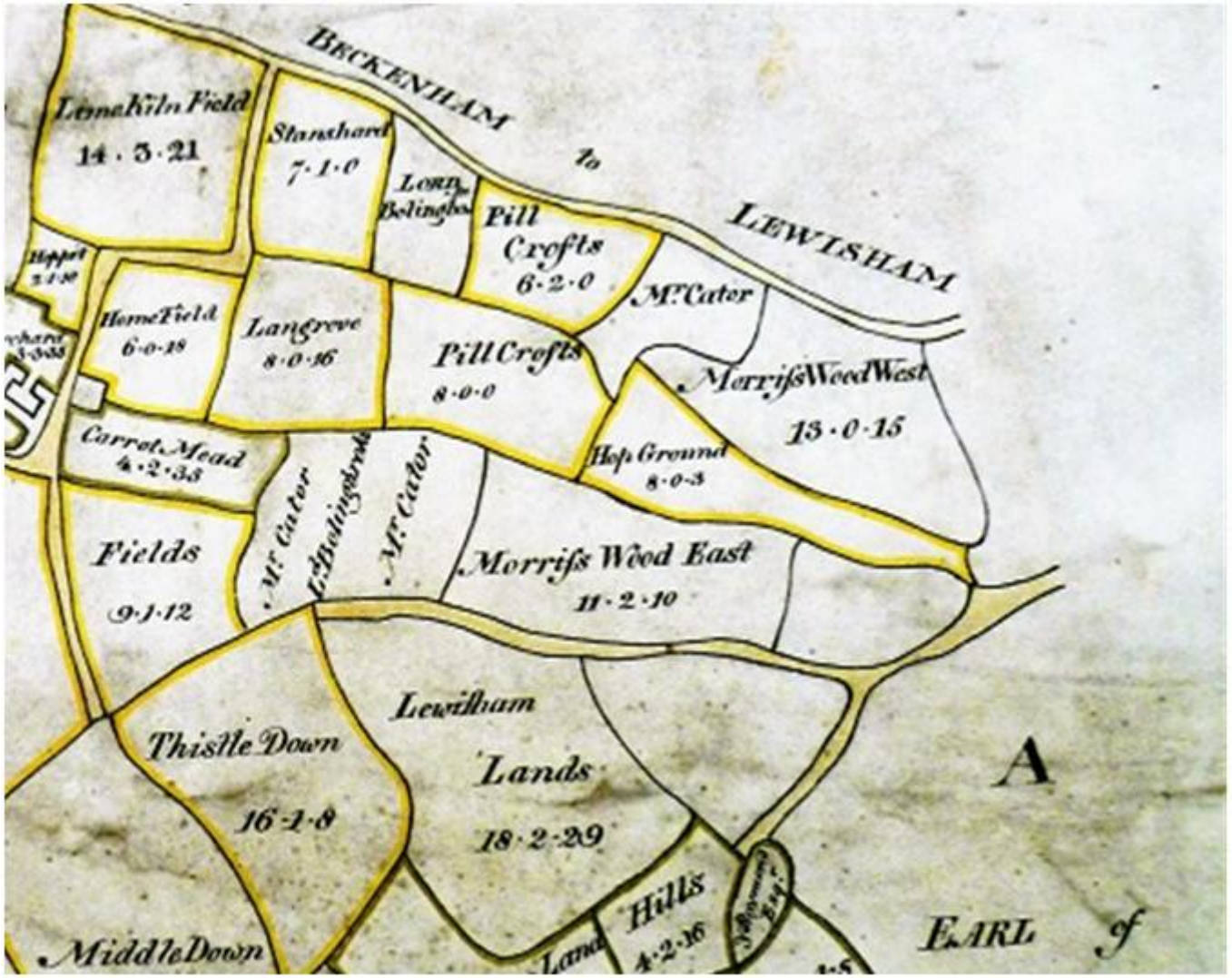
Richard Hoare had property in Beckenham which he later rented to his brother Henry. The Beckenham property does not seem to be the principal residence of Richard Hoare.

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 Jnr., 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.

1761 - Burrell;  14th November. on Monday last the house of Peter Burrell broken into and valuables stolen which had been packed for removal to London for the winter. Some evidence here that Beckenham was a summer retreat. (Kentish Weekly Post)

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

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. 1762Warwickshire County Record Office

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. John Cator senior or the elder's will does not mention any Quaker meeting houses but refers to the parish of Bromley to whom he leaves some bequest for the poor. The Cator's subsequent transfer of faith to the Church of England does beg the question whether they are leaving the Quaker faith. The daughter Mary, sister of John Cator the younger is left £3000, half upon marriage and half upon death of her mother. This will become the subject of a Chancery court case Sparkes v. Cator some time later in 1797 regarding settlement of bequests made by Mary Cator's husband Joseph Sparkes.

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.

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 agone, 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.

Gattons 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 Gattons 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 – Gatton's Land; Holwood, Keston and connected property in Beckenham:

Holwood Memorandum 12 June 1763 Ann Dipper to Peter Burrell for £1800I 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 Ind between Jos Stainsmore & Ron Lloyd & Wm Williams other pt bonds for performance of covenants inclosed

1655 Sep 13th Ind between Stainsmore & Lloyd other pt Wm Williams

1655 Sep 15th Ind between sd Williams 1st pt & Charles Carshwell & Joseph Woolrich

1655 Sep 18th Ind between Stainsmore & Lloyd 1st 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 17th Ind between Stainsmore & Hill

1684 Sep 25th Ind of lease and release between sd Hill & Edward Gatton

1684 Sep 26th Ind between Edward Hendrick son & Exor of sd Joseph Hendrick & sd Hill 1st pt & Richard Pope being a trustee of sd Gatton

1684 Sep 27th Ind between sd Gatton & sd Hill

1705 Apr 11th General release from Mrs Susan Gatton widow & adm of Edward Gatton to her son Nathaniel Gatton

1709 Feb 15th Triparte Ind between Nathaniel Gatton 1st pt, Elizabeth Whifling 2nd pt and Richard Pearch & John Uppingham with an ind thereon dated 12th June 1728 assigning premises to Merrick Burrell Esq

Same date – a counterpart thereof

1717 Apr 2nd Ind of demise from Nathaniel Gatton, his wife & mother to Jas Brooke

1717 Apr 8th 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 6th Ind between sd Gatton & his wife & John Brooke

1719 Jan 8th Ind triparte between Jas Brooke 1st pt, Nathaniel Gatton & his wife 2nd, & 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 28th 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 John  Cator's brother, 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.

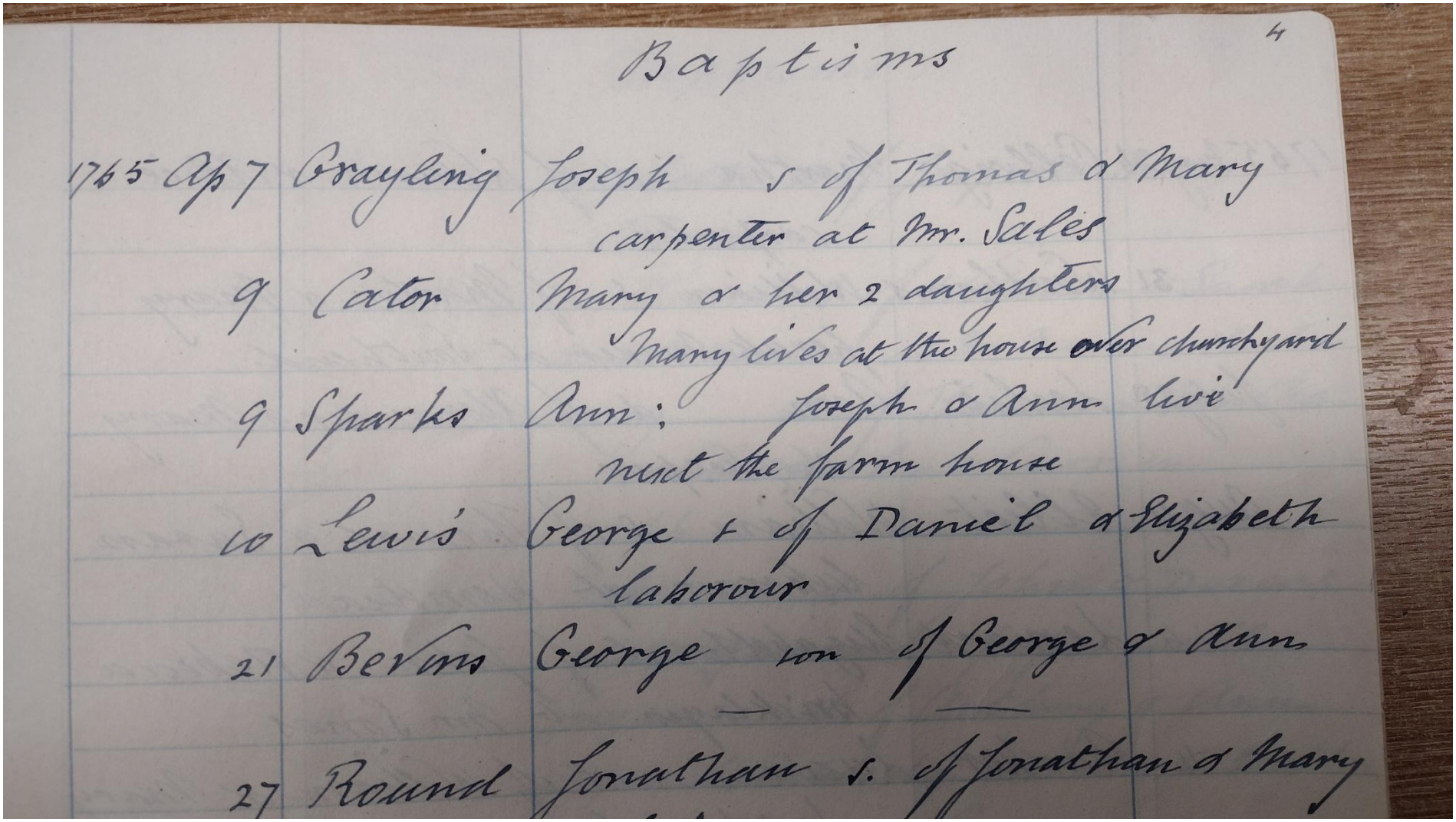
1765 - Hasted states Foxgrove Manor (Farm) was purchased by Jones Raymond from John and Edward Brydges of Wotton (should read Wootton/Kent) in 1765, but Raymond and Burrell were exchanging land with Cator in 1760 some of which is now known to be Stone Farm hitherto part of Foxgrove manor so the date 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 – Cator and Sparkes; John Cator's sister Mary marries Joseph Sparkes of Bromley on the 22nd of August 1765. If not already then he will become a director of the East India Company thus strengthening the ties of the Cators to the EIC.

On April 9th Mary Cator, John Cator's mother having been raised as a Quaker becomes baptized into the Church of England with her two daughters, Mary and Ann. Her husband had died in 1763 so it appears she had sought conversion after his death. This is the most definitive description as to where John Cator the elder and his wife lived in Bromley "at the house over the churchyard".

The following entry in the register transcription below for Joseph and Ann Sparks seems to be the parents of Joseph jnr. who would marry Mary Cator junior. The Sparkes also appear to have been Quaker dissenters previously.

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.



Baptisms 4

1765 Ap 7 Brayling Joseph s of Thomas & Mary
carpenter at Mr. Sales
9 Cator Mary & her 2 daughters
Mary lives at the house over churchyard
9 Sparks Ann: Joseph & Ann live
next the farm house
10 Lewis George s of Daniel & Elizabeth
labourer
21 Bevins George son of George & Ann
—
27 Round Jonathan s. of Jonathan & Mary

1765 - Manor of Beckenham: November 4th: An Indenture is written regarding the marriage settlement 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 disolution 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. As John Cator was already in possession of Stumps Hill

and other land formerly belonging to the Manor of Foxgrove it is possible that Cator is leasing land adjoining his Stumps Hill and other properties. That detail is lacking in the indenture.

(image)

Extract showing a part from the indenture listing all that Manor of Beckenham field names and acreages.

The indenture appears to give parties associated with Diana Spencer ie Earl of Guilford (Lord North), Earl of Pembroked (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 beem 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 hygene, 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.



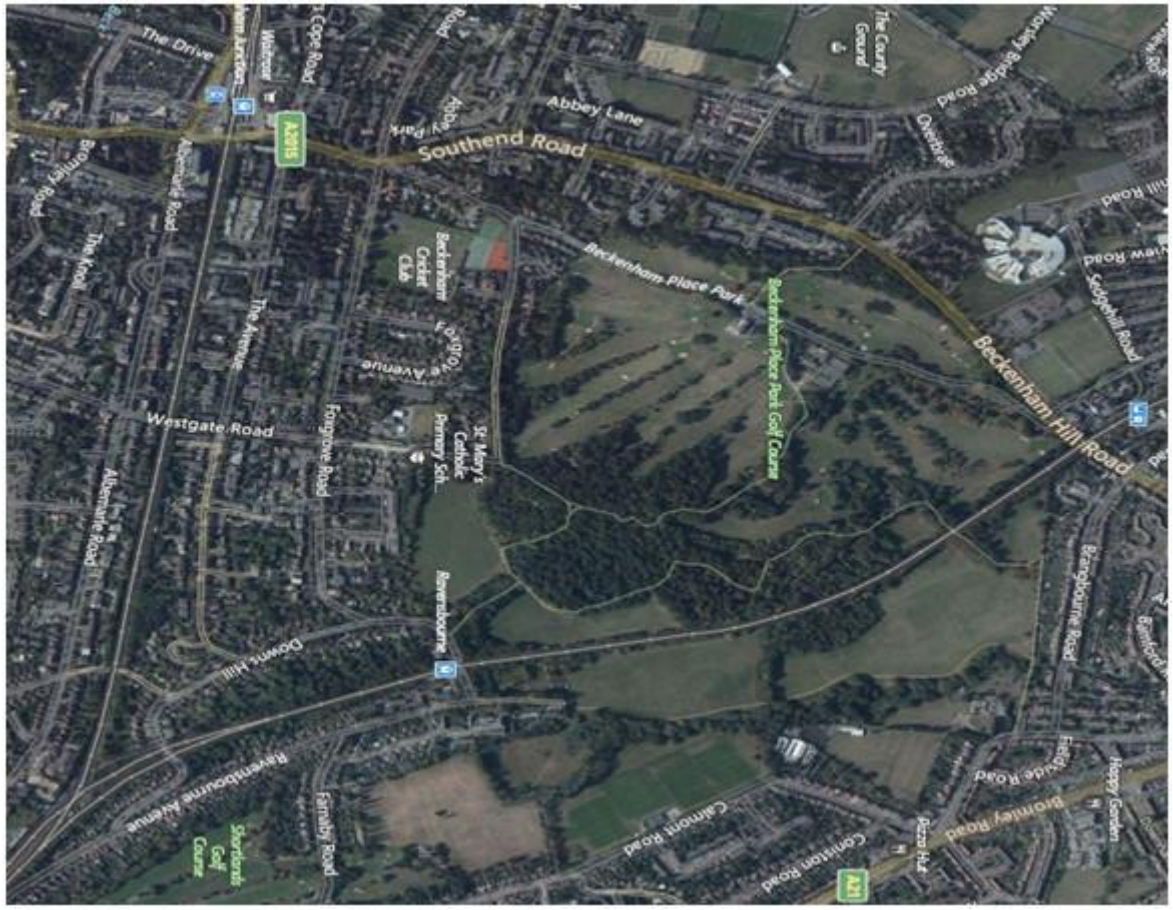

Reproduced by permission of The British Library © Shelfmark(s): Cartographic Items Maps 188.k.3.(6.) This image is from the 1776 redrawing which is easier to read. The Cator holdings do not change between the two versions apart from some acquisitions in the village 'high street'.

British Library©

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 Cators 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 "Cators" 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.

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.

1766 – Gattons Land, Beckenham ex-Holwood; Attested copy of conveyance of a messuage and premises with 10 acres of land, 4 acres of pasture and woodland called Hollwood in Keston, Kent between Miss Ann Dipper of Bedington, Surrey, spinster (1st part); Peter Burrell of Beckenham, Kent, esquire (2nd part); Jones Raymond of Langley, Kent, esquire (3rd part) and Richard Jephson of the parish of St George the Martyr, Middlesex, esquire and Stephen Wilson of The New River Office, London, gentleman (4th part). In consideration of the sum of £1800 paid by Burrell to Dipper, she bargains and sells the property to him and quitclaims her interest in property in Beckenham. They both agree to levy a fine. Bank annuitites are to be transferred to the 3rd and 4th parties to idemnify Burrell against such demands. BHC ref 841/3/2/6

Gattons land was south of Kelsey and is shown on the 1735 Kelsey map.

1768 – Kelsey; Amy Burrell and her son Peter Burrell (III) assign Leases for terms of 7 and 14 years 1) Richard Henry Alexander Benet (Bennet) 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).

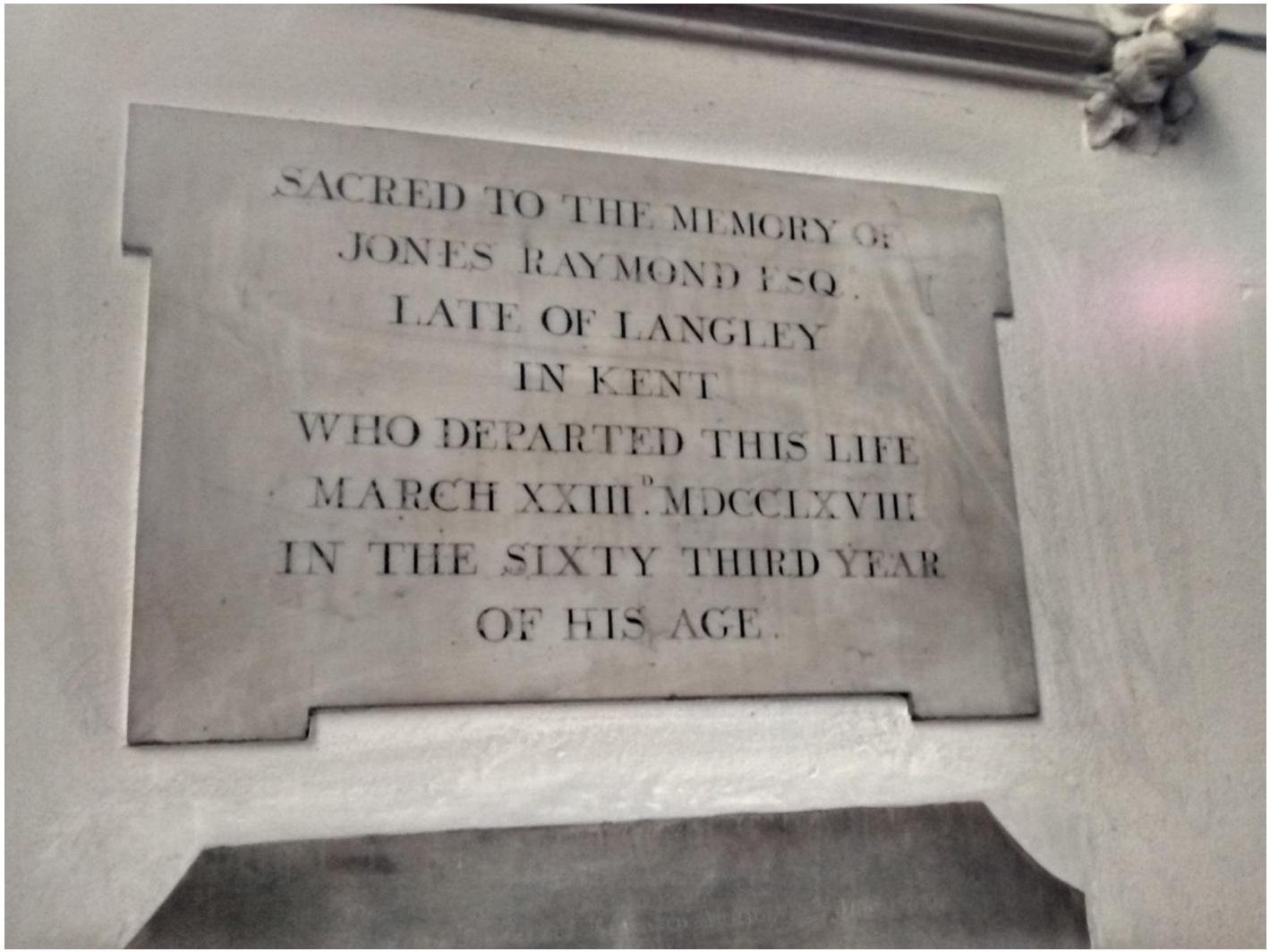
This record indicating that the building is newly erected and had prior lessees is interesting detail. Benet had married Peter's daughter Elizabeth Amelia on the 10th January 1766. Kelsey requires some more detail as there was the house originally occupied by the Brograves, a later mansion built by the lake and also Kelsey Cottage on Kelsey Lane. (see 1779 extension lease to Bennet by Peter Burrell IV)


From London
Beckenham Church
BECKENHAM
Mr Hoare
F.M. Austin Esq.
Jn.o Cator Esq.
Workhouse
Jackson Esq.
Home Farm
Eden Farm
GLEB
58.
59
47
46
60
38a
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Kelsey Park, 1809 Burrell estate map. ‘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.

1767-69: Thomas Motley; believed to be nephew of Thomas Motley of Elmers End and Beckenham. Captain of the EIC ship LONDON. Ship. 1763-1773. 676 bm. 20.12.1763: Launched by Wells, Deptford, for Charles Raymond. Captain John Webb. 1) 2.4.1764 - 26.10.1765: Bombay direct. 2) 4.3.1767 - 15.7.1769: Coromandel Coast and China. Captain Thomas Motley. 1773: Sold to the French East India Company. This Thomas Motley was buried in St. George's churchyard in 1770. The connection to the Raymond family perhaps draws some attention to Thomas Motley d. 1758 of whom little is known but who acquired parts of the Langley/Simpsons Place estate from Hugh Raymond.

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 23rd 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.

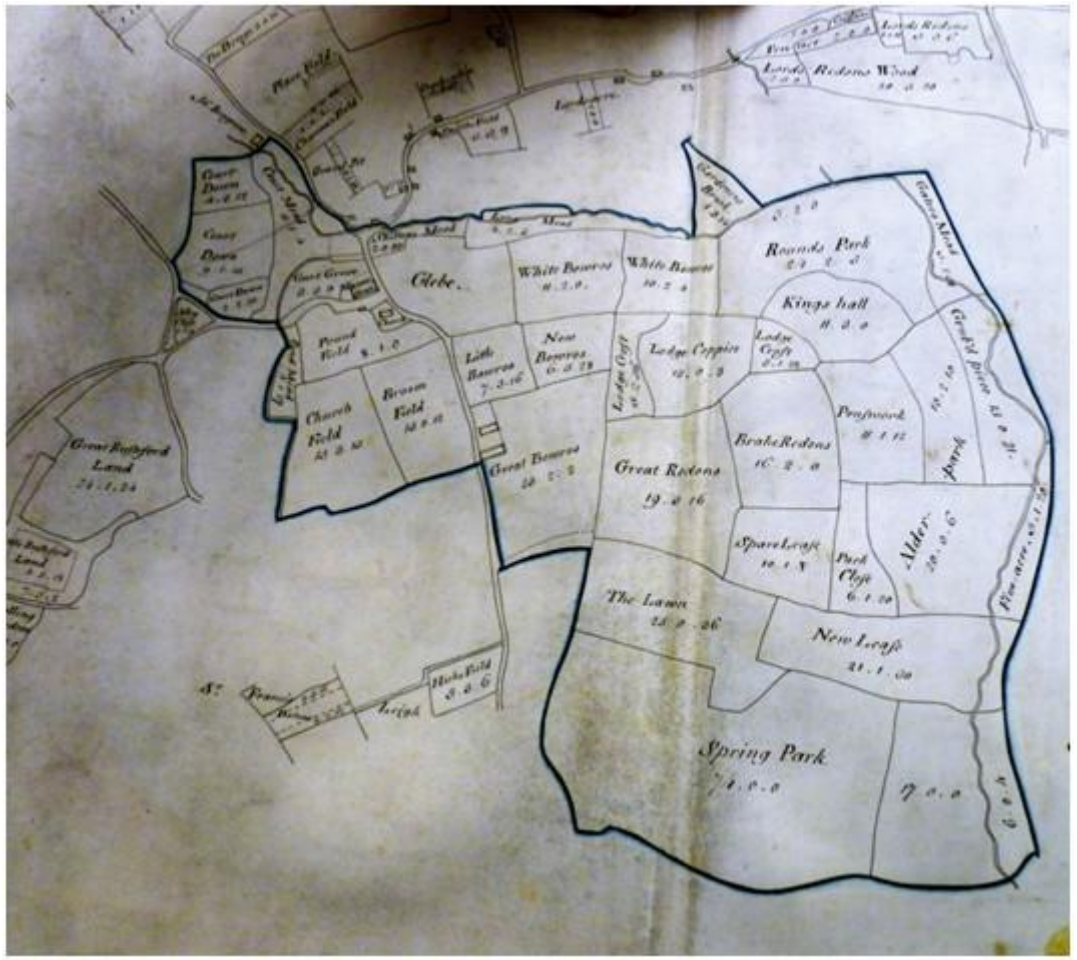
The British Library has some documents from the East India Company with Jones Raymond's name and signature. He was appointed a new director of the EIC in The Gentleman's Magazine of April 1739. "A Voyage to the East Indies" John Henry Grose published 1766 states that Jones Raymond was still a named director 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 Road) Kent Archive has this record but unfortunately any plans are missing. This predates the building of the South Eden Park Road. Part of highway leading from Beckenham to West Wickham, from north end of Langley Pond Mead Hedge in Beckenham, southwards across avenue of capital messuage 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 messuage 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.

(source; Kent Archive)(courtesy of The 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.

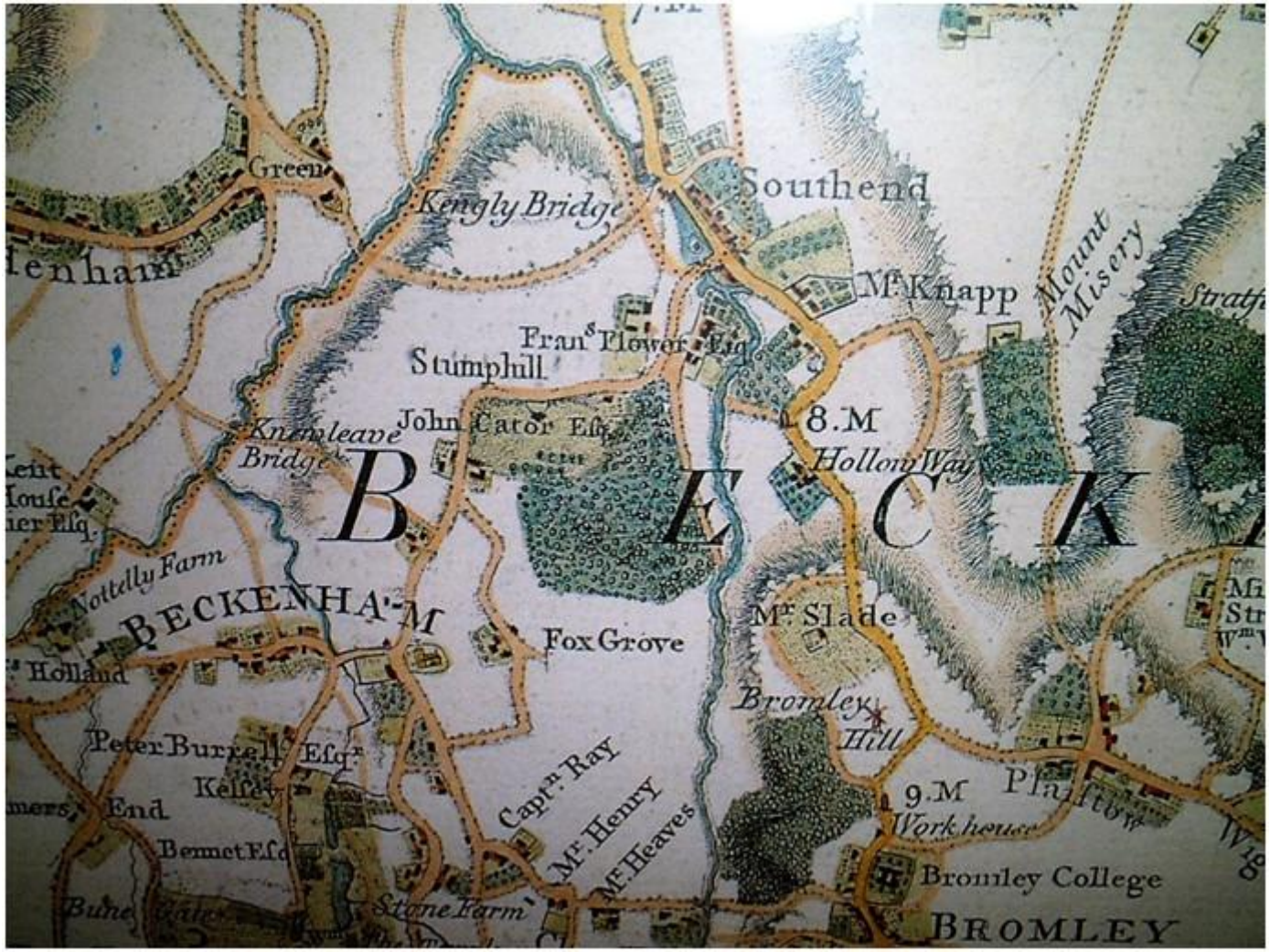
Leases for terms of 7 and 14 years 1) Richard Henry Alexander Benet of St James Street, esq, Amy Burrell and Peter Burrell, esq, her son 2) Stephen Cazalet of London, broker. Newly erected messuage, appurtenances and land, in Beckenham, Kent, late in tenancy of Tobias Frere, esq, then of Dudley Baxter, esq, now of said Richard Benet, esq. Schedule of property appended (24 Mar 1768)

The description “newly erected messuage” indicates the recent new build upon the Kelsey estate. See 1779. The mention of Baxter and Frere indicate the occupancy of some of Kelsey by those tenants.

1769 - Publication of the Andrews, Drury and Herbert map of Kent. Format in an atlas of sheets. The map is largely drawn upon a copy of Rocque's maps and other publications of around this time seem to show plagiarism or variations on each others work.
The map has know errors like incorrect courses of rivers, inaccurate road alignment and mispellings of place names.

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 is 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


SOUTHEND GREEN
Ravens
The Hollow Way
Sand
Lane
Lane
Lane
Pine Grove
KEN HAM

1745 Rocque

1769 - Thayers Farm; is shown as Nottelly's Farm on the Andrews map but this is derived from the ownership under Thomas Motley as per his 1735 map and his occupation of Thanyer's Old Farm at that date. Although Motley died in 1757 it seems his name corrupted to Nottelly has been used on the Andrews map. Motley's property descended to his son in law Francis Austin and grandson Francis Motley Austen. (1735/6 and Elmers End Farms)

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 anotated 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 – Southend, Lewisham; The mill pond described as at Southend Green until the green was enclosed in 1810 (Proceedings of Lewisham Antiquarian Society)



PLATE 72.—VIEW AT SOUTHEND, 1770.

1770 - Elmers End?; Thomas Motley, nephew of Thomas Motley who held Elmers End Farms, Thayers Farm and The Mead/Mansion House in Beckenham. Nephew died in 1770 and is buried at St. George's. Thomas Motley the uncle had left either Elmers End farm or another 'near Bygroves' on lease to the nephew for his lifetime or 21 years. The nephew is also described in parish register and other records as having been captain of The London East India ship which had been built for Sir Charles Raymond. This further cements contacts between the Motleys and Raymonds. Thomas Motley the uncle had earlier acquired parts of Elmers End and Thayers Farm from Hugh Raymond's Simpson's Place estate.

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 - The Pillory or Stocks; evidence is scant for the existence of any such means of punishment but in 1772 one Rogers was sentenced to stand in the pillory at Bromley and Beckenham plus a prison sentence. (Kentish Gazette)

1772 - Various properties; Lennard/Farnaby/Austen;

1115/A/I/iv/a/7 at Bromley Historic Collections of which this is a summary of notes

1. Abstract of title of lot 4 Keston Property 1/2/1772 Mary Lennard of Wickham Court only daughter of Samuel Lennard decd of same

1st part Francis Austen of Sevenoaks & Jane his wife therefore to Jane Lennard widow a relict of Samuel Lennard decd & mother of Mary

2nd part Thomas Gregory of Cliffords Inn London gent [who may possibly have been associated with my family if he is the same as the one in Seal]

3rd part Thomas Wilson of West Wickham knight

4th part George Weller of Middle Temple London Esq & Francis Motley Austen of same

5th part It is witnessed that for the docking barring & extinguishing of all estates etc to be sold to extinguish the dower of her Jane Austen & provision for Sackville Austen & John Austen minors & brothers of half blood to her the said Mary Lennard in case they or either of them qualify themselves for holy orders & encourage so to do & in course love and affection which said Mary Lennard had & bore to and for her said brothers and Jane Austen her mother 10/- each unto said Mary Lennard, Francis Austen & Jane his wife paid by Thomas Gregory. Sold to Thomas Gregory all those pieces or parcels of land or heath ground called Shuttsbridge & Beck/Besk Heath in the parish of Keston. To hold same unto Thomas Gregory heirs and assigns forever.

2. Also Hilary Farm & Easter Farm to be let to Thomas Gregory manor of Binbury (Binbury, Thrivenham Debtling) otherwise Debtling & Stockbury

Hilary Farm 21 cottages, 21 messes 4 lofts, 20 barns, 20 stables, 1 corn mill, 2 dove houses, 20 orchards, 20 gardens, 2500 acres of land, 200 meadow, 300 pasture, 500 wood, 20 marsh, 20 saltmarsh, 500 furze & heath, 20 acres water with appurts in West Wickham, Baston, Keston, Beckenham, Orpington, Farnborough, Erith, Binbury, Stockbury & Debtling.

1/6/1793 Indenture of assignment between Francis Motley Austen of Lamberhurst & Thomas Gregory of Cliffords Inn 9exors named & appointed last will and testament of Francis Austen late of Sevenoaks & John Farnaby & Mary 9wife theretofore Mary Lennard spinster0 & John Barnes of Cliffords Inn gent indenture mortgage 19/11/1793 & 25/3/1779 Francis Austen decd 20/6/1791 will dated 20/6/1789 exors M Austen & Thomas Gregory. [Mary Lennard married John Farnaby]

1772/80 - John Cator is elected MP for Wallingford. This will be his longest period in the House of Commons (History of Parliament online). Some histories only mention his failed attempt at a seat in Ipswich.

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 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?

The old Manor House was excluded from this purchase with its grounds bounded by Court Downs Road, Wickham Road and Bromley Road as St. John had already exchanged that part with Burrell for Woolseys Farm / Shortlands House in 1757. However, Cator also gained Woolseys Farm in this purchase of all St. John land in the parish.

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. Perhaps Cator related the date of 1773 to Hasted for his History of Kent as he wanted to be more closely associated with his new found ‘lord of the manor’ status than his earlier ‘landlord’ status from 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. The earlier 1735/36 maps of Kelsey and Elmers End provide further detail of what was Burrell and St.John property as well as Thomas Motley’s Elmers End farms etc.

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 18th 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 fraudulant in the sale of the estate....

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.

1774- Stumps Hill, Cator; 11 Jul 1774 Saunders Newsletter Dublin carried an article describing " There is at this present time a cucumber growing in Mr. Cater's garden at Stamps Hill (sic) near Bromley in Kent which measures four feet in length and only in diameter four inches."

1774 - Village Place/The Ridge; Lease from Barnard Gregory of London, gentleman; George Jones of Newbury, Berkshire, gentleman; and Berry Osgood of Barnstaple, Devon, gentleman to William Devisme of a capital messuage built at the costs of William Davies on 1 1/2 acres of land and lands known as the Ridge in Beckenham, Kent, along with a seat of gallery in Beckenham Church and a parcel of meadow ground in Beckenham for a year at the annual rent of a peppercorn. (1 membrane)

Release is between Gregory (1st part); Jones (2nd part); Osgood (3rd part) and Devisme (4th part). In consideration of the sum of £700 paid by Devisme to Jones in discharge of interest and in the further sum of £1400 paid by Devisme to Osgood, the 1st three parties bargain and sell the property to Devisme to hold forever. Osgood also bargains and sells 3 messuages in the High Street, Beckenham to Devisme to hold forever. Includes a map of the properties. 9/10 February (BHC 853/1/1/1/33)

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 his 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.

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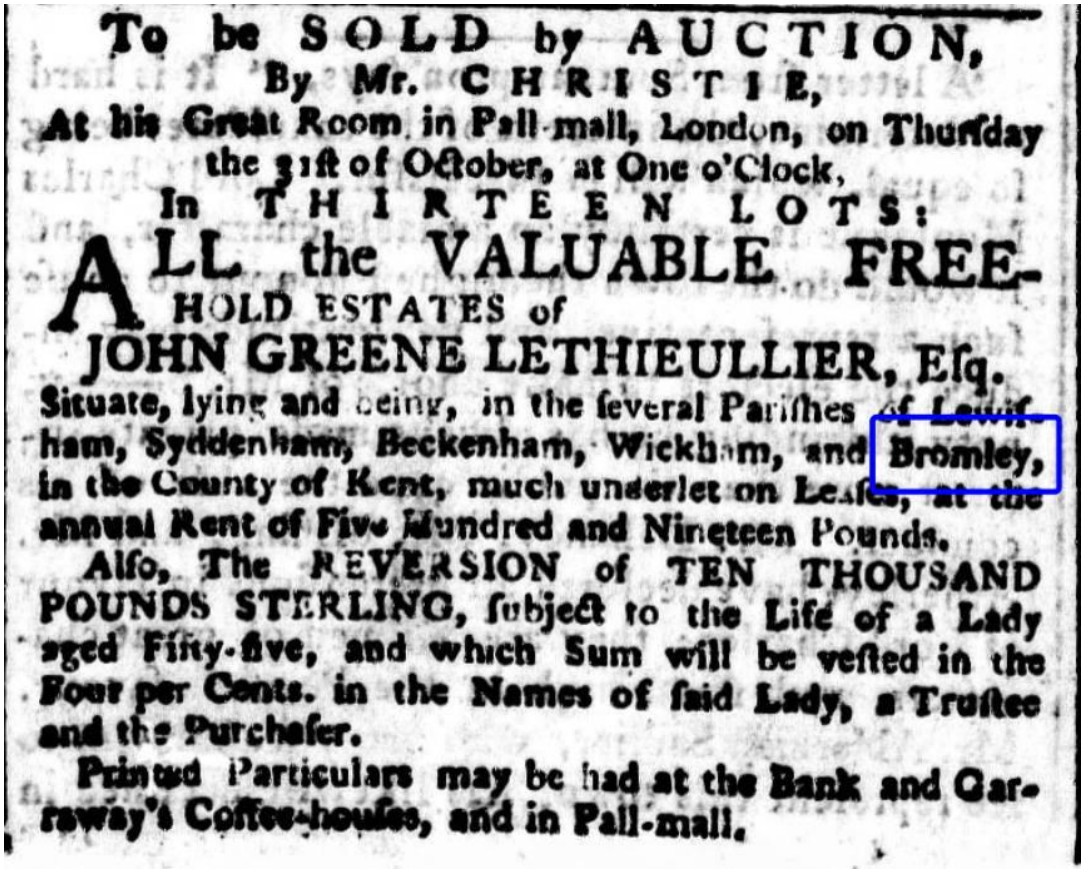
"As to this here question of Lord Lyttelton, I can't speak to it to the purpose, as I have not read his 'Life,' for I have only read the 'Life of Pope;' I have got the books though, for I sent for them last week, and they came to me on Wednesday, and then I began them; but I have not yet read 'Lord Lyttelton.' '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). John Green Lethieullier dies in 1779



To be SOLD by AUCTION,
By Mr. CHRISTIE,
At his Great Room in Pall-mall, London, on Thurſday the 31ſt of October, at One o'Clock,
In THIRTEEN LOTS:
ALL the VALUABLE FREEHOLD ESTATES of
JOHN GREENE LETHIEULLIER, Eſq.
Situate, lying and being, in the ſeveral Pariſhes of Lewiſham, Syddenham, Beckenham, Wickham, and Bromley, in the County of Kent, much underlet on Leaſes, at the annual Rent of Five Hundred and Nineteen Pounds.
Alſo, The REVERSION of TEN THOUSAND POUNDS STERLING, ſubject to the Life of a Lady aged Fifty-five, and which Sum will be veſted in the Four per Cents. in the Names of ſaid Lady, a Truſtee and the Purchaſer.
Printed Particulars may be had at the Bank and Garraway's Coffee-houſes, and in Pall-mall.

1776 – (circa?); Langley; Langley mansion was largely rebuilt in 1776 which is the date of the engraving in Hasted. Some of the out-buildings are described as being very old the most noticeable being the old tennis court (used as a cowhouse) and a barn with massive timbers. Apparently there was until about 1840 a wooden footbridge connecting Langley with Eden Park (across either the new road or river Beck/Hawksbrook?). Source; R.Borrowman 1910.

The description of old buildings, one being a tennis court used as a cow house implies a Tudor 'Old Tennis' court after the fashion of Hamptons Courts? This lends some support to speculation that Langley had been a substantial Tudor Mansion perhaps dating to circa 1529.

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

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.

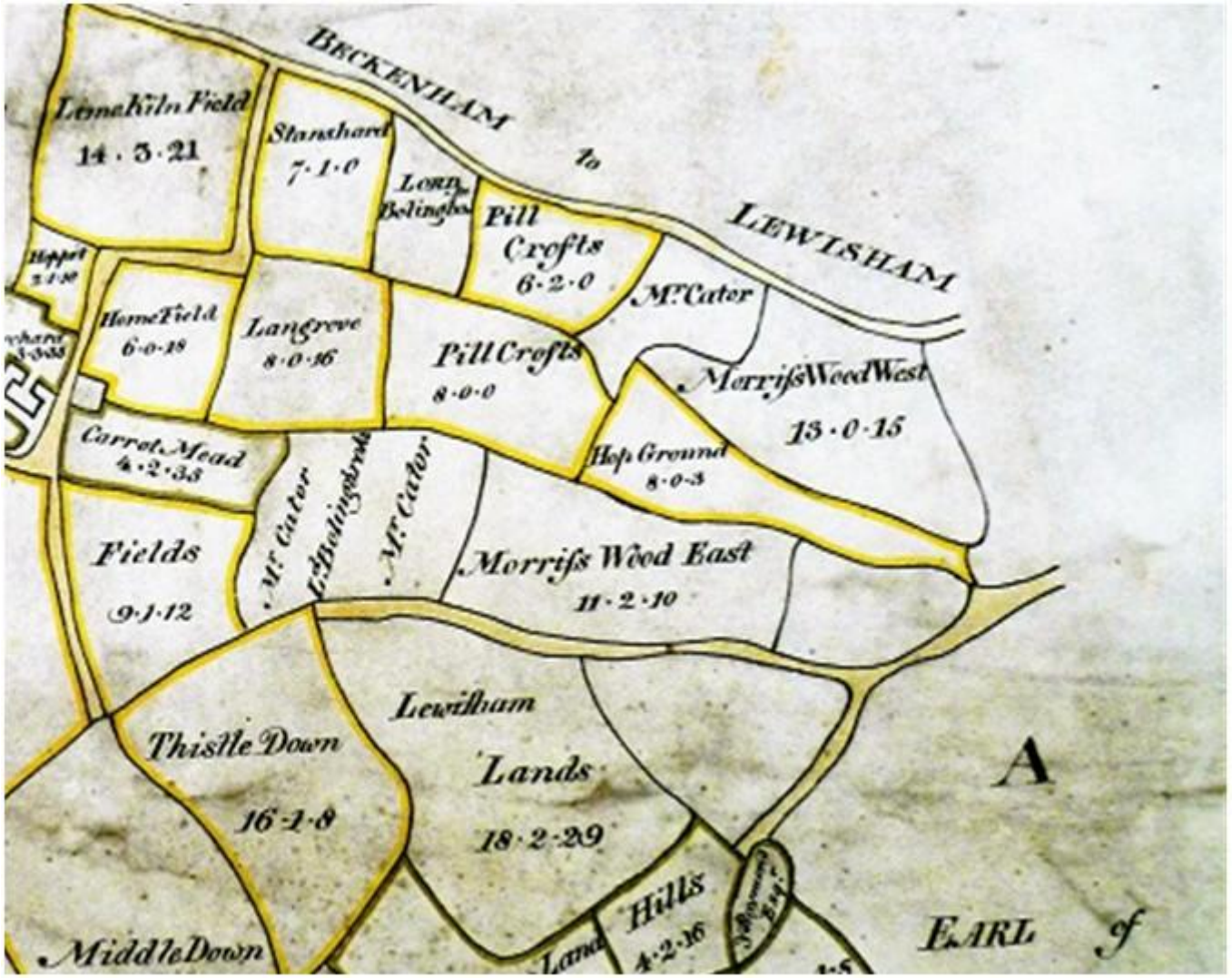
The Cator house at Bankside, Southwark was old by this time and perhaps not up to the standards which Cator was becoming used to. "The House by the Thames" by Gillian Tindall describes number 49 Bankside which the Cators occupied at one time. It was near the Mould Strand Wharf timber business. Possibly 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’.



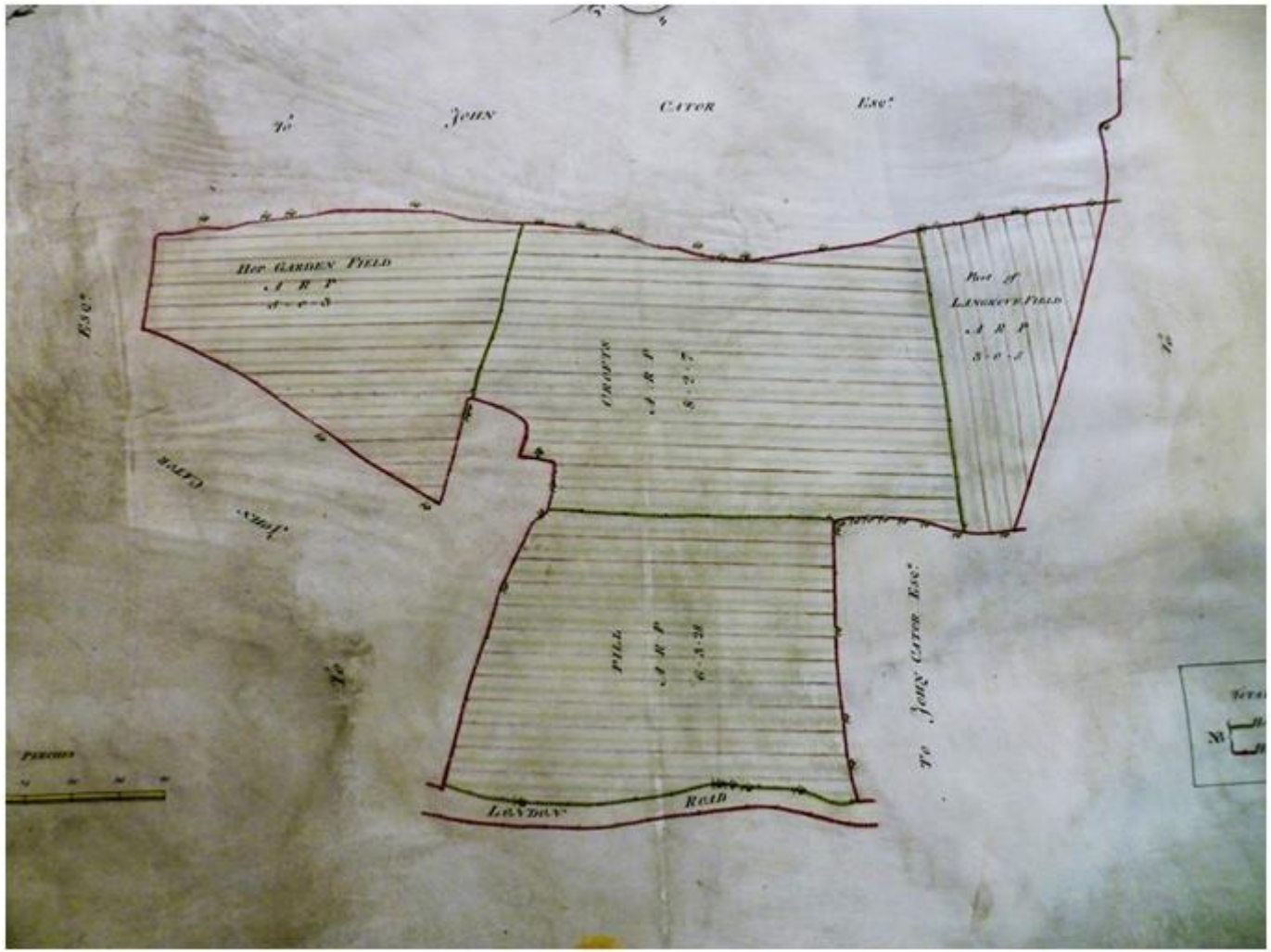

Courtesy of the British Library ©

1776 - Various property Beckenham and elsewhere; The will of Sarah Countess Falkland is extensive with various bequests including land to Francis Motley Austin. Very difficult to identify property but Motley Austin's grandfather Thomas Motley is mentioned.

1777 - In thie 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.

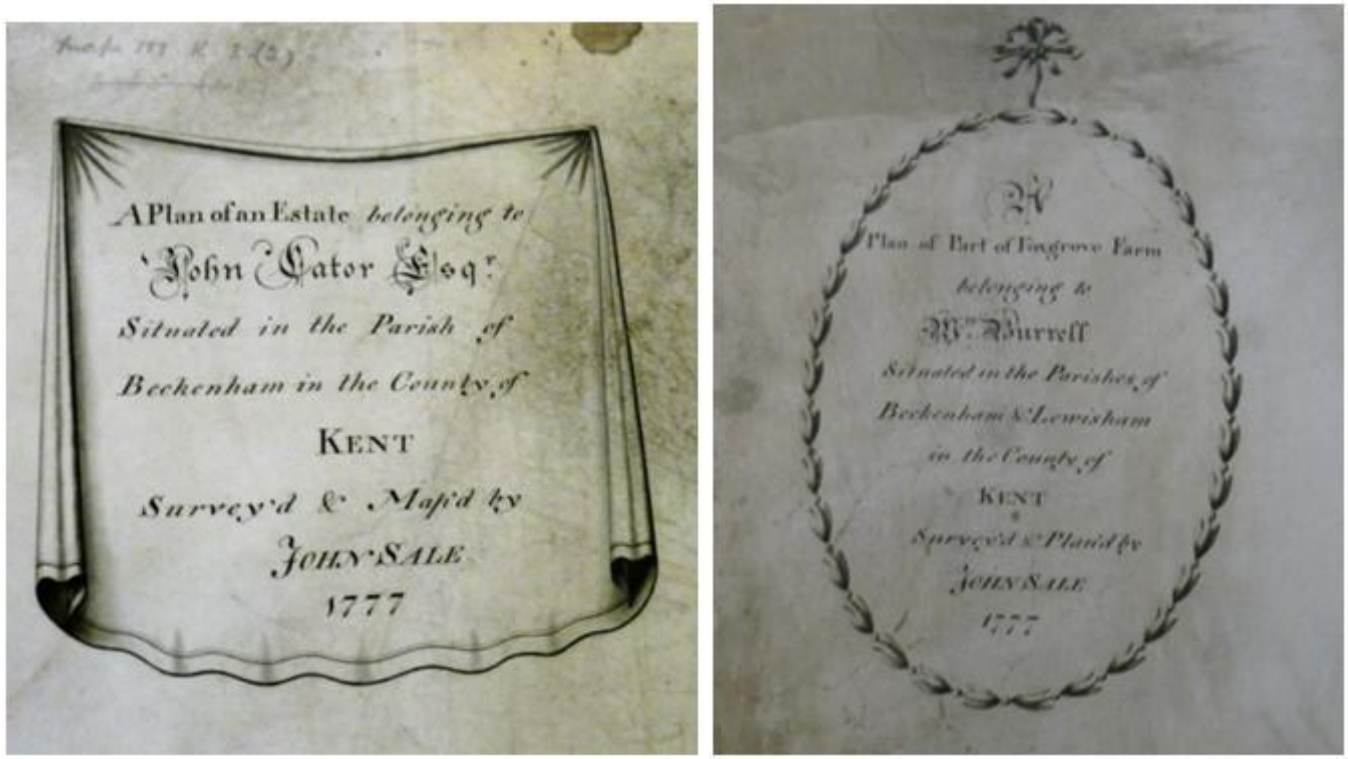
Then we have to ask how the 1793 exchanges between Cator and Burrell affected holdings or indeed whether any other exchanges took place of which we are not yet aware.




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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.

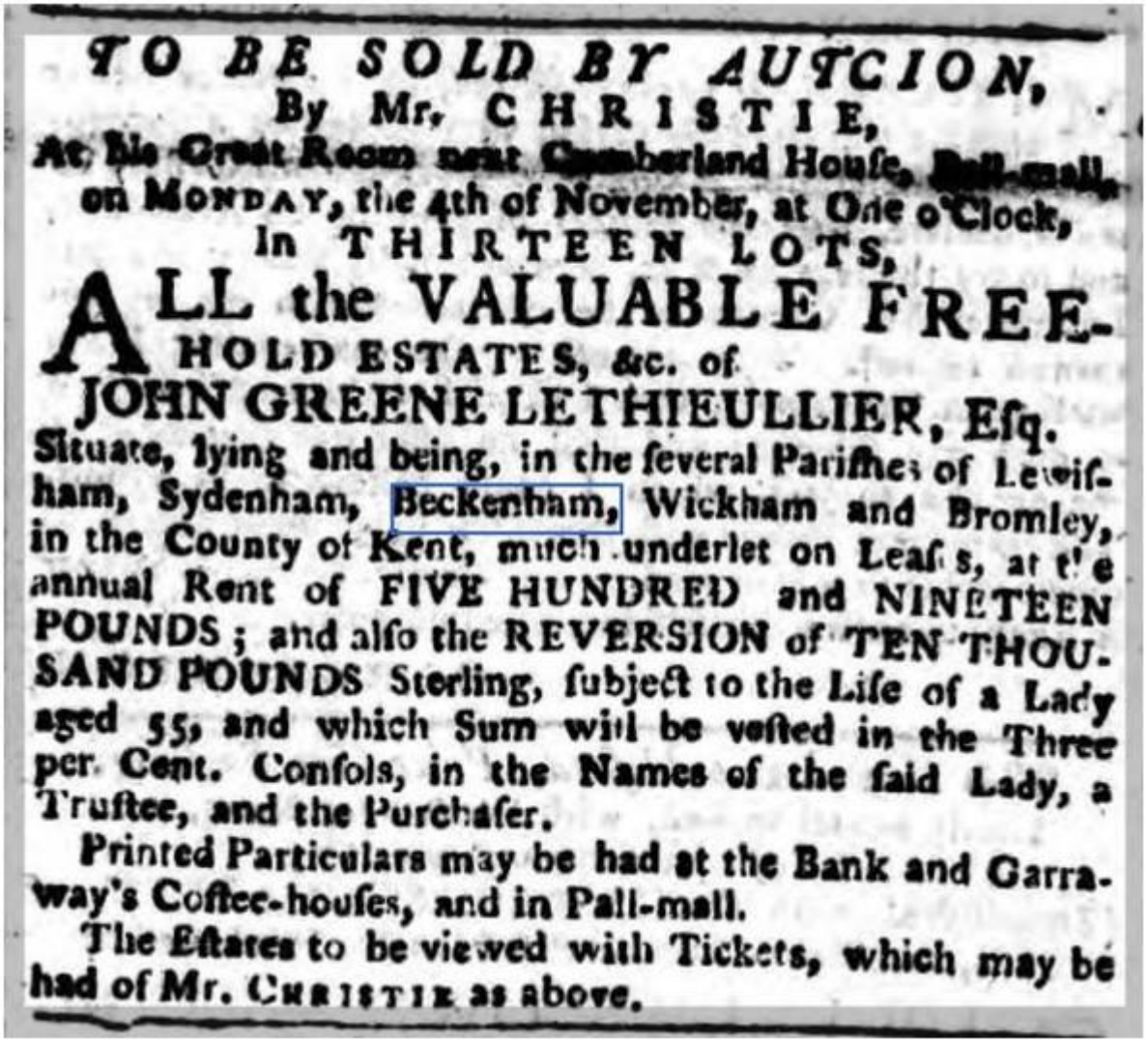
The earlier map published by John Rocque in 1745 does not show the hop field, but depicts a continuous stretch of woodland called Langstead Wood stretching all the way to the Ravensbourne. The hop field may have been created between 1748 and 1766, but Rocque's map is not highly detailed being of a scale 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 Lethieullers 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 Lethieullers 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 Lethieullers 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 Lewis-
ham, 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 THOU-
SAND 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 Garra-
way'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 26th 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; passes from the Lethieulliers to Thomas Lucas. 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

1777 - TNA RYCH/1025 Lease by Henry Thrale of the Borough of Southwark to Samuel Johnson of the parish of Saint Dunstan in the West, London, Doctor of Laws, and John Cator of Beckenham, for one year Sept. 27, 1777 Held by: Manchester University: University of Manchester Library, not available at The National Archives. And
Indenture between Henry Thrale, of the Borough of Southwark, and Hester Lynch Thrale, his wife, of the one part, and Samuel Johnson of the parish of

Saint Dunstan in the West, London, Doctor of Laws, and John Cator of Beckenham of the other part, relating to the settlement of an estate purchased from Sir Robert Salusbury Cotton (TNA)

1778 – Edward Hasted publishes the first edition of his Topography and History of Kent now available on Google Books. The entry for Beckenham and its constituent estates has several updates or changes between the first and second edition in 1798. We should repeat here that several differences or errors appear in both editions of Hasted compared to the evidence which we have researched. One example, perhaps a printing error, states Jones Raymond died in 1738 instead of 1768. However, Hasted's work and Philipot's before him are still interesting reads and provided us with a good starting point.

1778 - Bayly's Print of the mansion is reproduced in Hasted's History. 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. As the print shows a lake and predates the road diversion there is a possibility that a lake was installed and Langstead Lane may have been diverted or perhaps the initial lake was smaller. It appears that the lake design was also later changed by John Barwell Cator after 1806.

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 Bennet 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. Several of the fields named are traced on the Burrell Kelsey map of 1735.

1779 – Clockhouse? July burial of Sarah Holland widow of Stephen Holland and her first husband Samuel Lethieullier had been living at Clockhouse. Her will leaves "house in Beckenham" believed to be Clockhouse and other properties in Tottenham and Essex to the Reverend Erasmus Warren Rector of Hampstead. Although no evidence has come to light I believe Warren leased Clockhouse to Piercy Brett and then sold it to Joseph Cator. Brett's will in 1781 does not mention Clockhouse. A 1769 map shows "Mrs Holland" resident at Clockhouse but whether in fact she stayed there until her death isn't clear. Nevertheless, we take it that Brett could not have been in Clockhouse for more than 10 years. Erasmus Warren is defying investigation to find any relationship to Sarah either as uncle, cousin etc.

1779 - Samuel Cator, brother of John, is listed as comptroller of customs for Port Antonia, Jamaica. Samuel had been intended to join the family timber business and eventually take it over but he chose a different path. A letter written by his mother descibes his getting into debt and being bailed out by the family on more than one occasion. Perhaps attempting to be successful in business like his older brother but records of his life in Jamaica show that he kept falling into trouble. Whether he had gone to Jamaica with his brother Joseph and stayed there is unclear. Or maybe followed on some of his footsteps.

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 19th 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 – A Map of the “Burrell” estates south of Beckenham, Kelsey to Langley Park area: Perhaps earlier but apparently divided to reflect the exchange of property in 1793 - 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. New roads are drawn on as if planned but not yet installed.




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: 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 (right hand side of image) although called Barnfield House owned by John Cator, the site bounded by the neighbouring ‘Kelseys’ belonging to the Burrells. (British Library©)




1779 - Kelsey Park; lease from Peter Burrell IV to R.H.A.Bennet who had married his sister Elizabeth Amelia Burrell in 1766. 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.

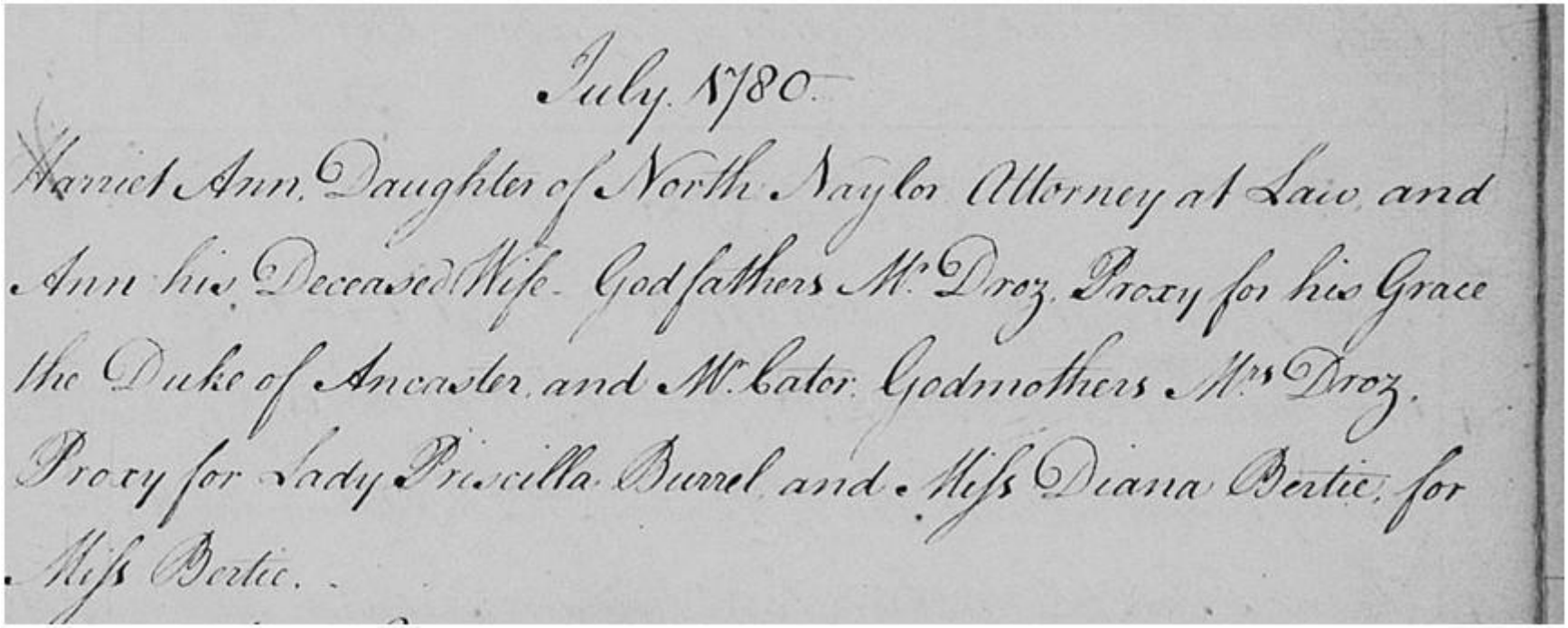
It may be, I suspect, that although Cator bought the Manor of Beckenham from Bolingbroke and it probably included Bolingbroke's parts of Foxgrove Manor and elsewhere so that Cator did not have sole rights over the property until this year in which his compensation of Mrs Margaret Hare does give him full ownership.

1780 (circa) - Richard Hoare owns land in Beckenham and leases it to his brother Harry (Henry Merrick Hoare). 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 appartment 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

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 Droz Proxy for his Grace
the Duke of Ancaster and Mr Cator. Godmothers Mrs Droz.
Proxy for Lady Priscilla Burrel and Miss Diana Bertie for
Miss Bertie.

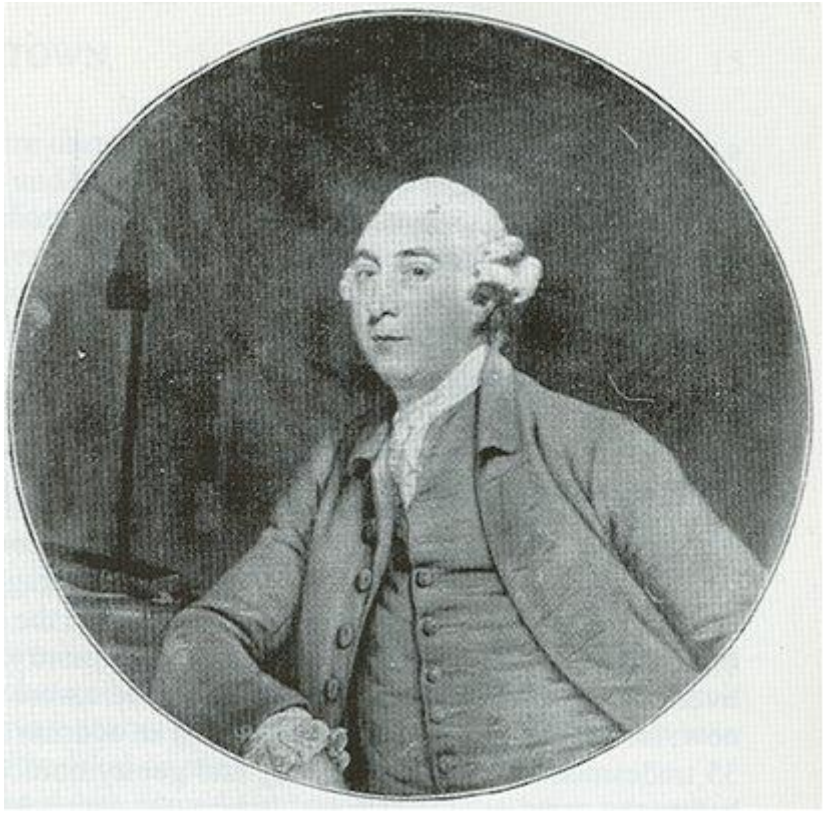
North Naylor married Annie Bertie sister of Albemarle Bertie & Diana Bertie 1778 in Calcutta. He died Aug 1782 leaving just Harriet Ann. See https://www.google.co.uk/books/edition/Memoirs_of_Sir_Elijah_Impey_Knt_First_Ch/0sL0KiPqWvkC?hl=en&gbpv=1&dq="joseph+cator"&pg=PA194&printsec=frontcover

..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.

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 – 4th 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 25th 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 Meditterranean 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.

We should mention here that Hasted in his second edition says that Eden purchased the house from Anthony Rucker. It is plain from the 1735 Burrell Kelsey estate map that the land was in the ownership of the Burrells, but a map estimated to be circa 1780 records that the site was leased to A. Rucker Esq. by Burrell. The 1769 Andrews map shows the house owned and/or occupied by one of the Peter Burrells (II or III?). It seems likely that Burrell leased the house to Rucker and Rucker may have sold any remaining lease to Eden which Eden then extended through Burrell. \Or even that Hasted has misinterpreted the change of occupation. The Edens and Burrells were closely tied through business and political careers. 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.

Eden renames the estate Eden Farm in 1794 "**1794-1810** In September 1794 (p. 14 in my book), Eden, by then 1st Lord Auckland, renames the place Eden Farm. That makes sense in the light of the 60-year lease you refer to, granted him in that year by Peter Burrell. The family treats Eden Farm as its country villa, while spending most of the parliamentary and social season in Old Palace Yard, Westminster, where Auckland bought a house late in 1793. (This is featured on the cover of my book, which you can see on the Amazon website.) In January 1810 the eldest son, William, who has been living and working in the Old Palace Yard house, drowns himself in the Thames. The house is sold, and Eden Farm remains the family's sole residence."(Brigid Allen)




1809 Burrell Estate plan, courtesy of The British Library



Eden Park, Seat of Lord Auckland (William Eden) circa 1789

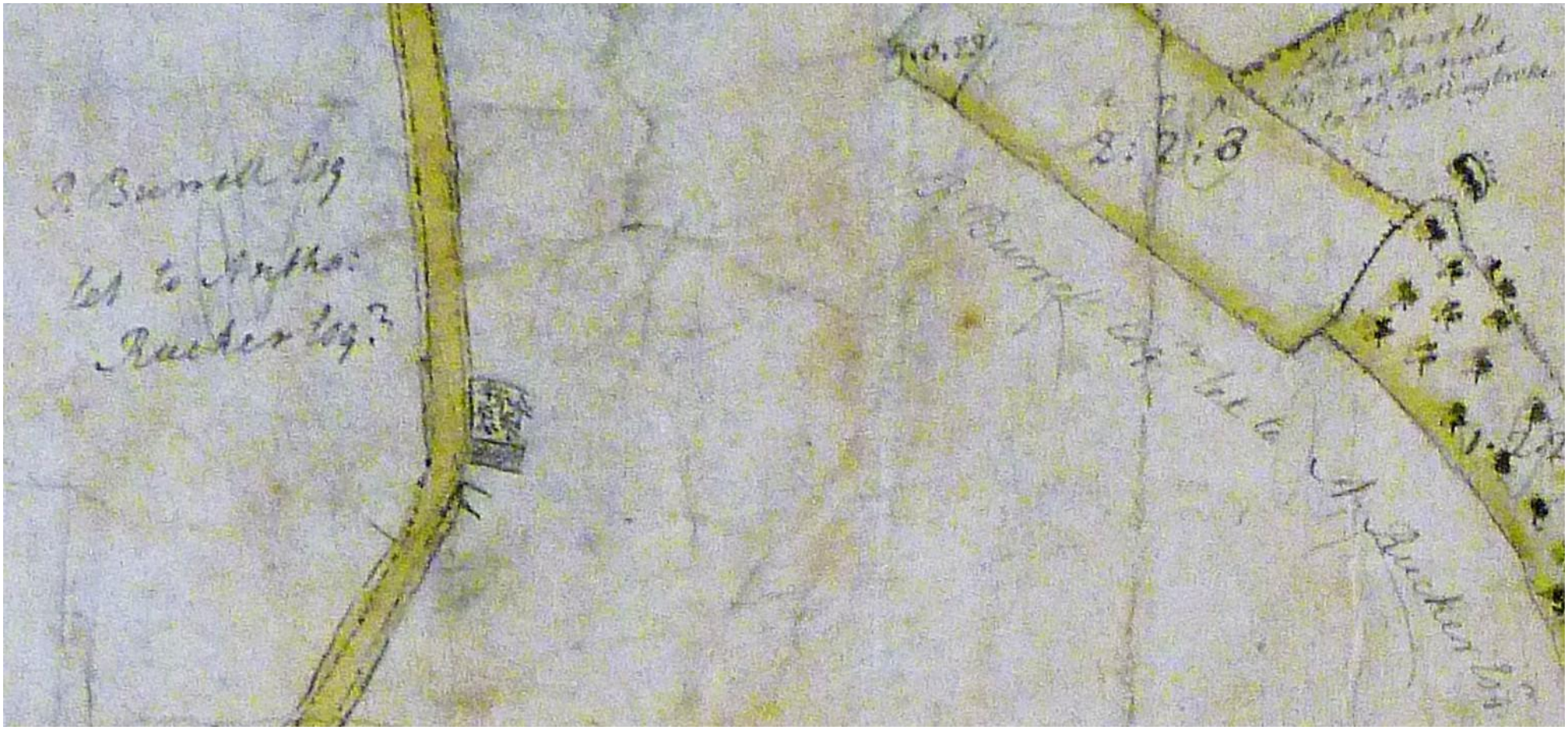
Painted by Peter la Cave,  French School artist working from 1789 onwards




**Title**: "EDEN PARK, KENT, ;"
**British Library shelfmark**: Maps K.Top.17.35.
**Place of publication**: [London]
**Publisher**: [W. Peacock].,
**Date of publication**: [1812]

Eden Farm, formerly Burrell's Bune Gate as occupied by William Eden from 1782 until his death in 1814 and then the lease taken over by his son George who may not have resided there as he was in India much of the time but George's siblings probably resided there. Willima Eden's career also determined that he spent considerable time away on official business.

This image shows the record of a lease to Anthony Rucker of the Eden Farm / Borngates or Bune Gate property.



map courtesy of British Library. The road shown is part of Bricklers Lane which became Eden Park Avenue.

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.

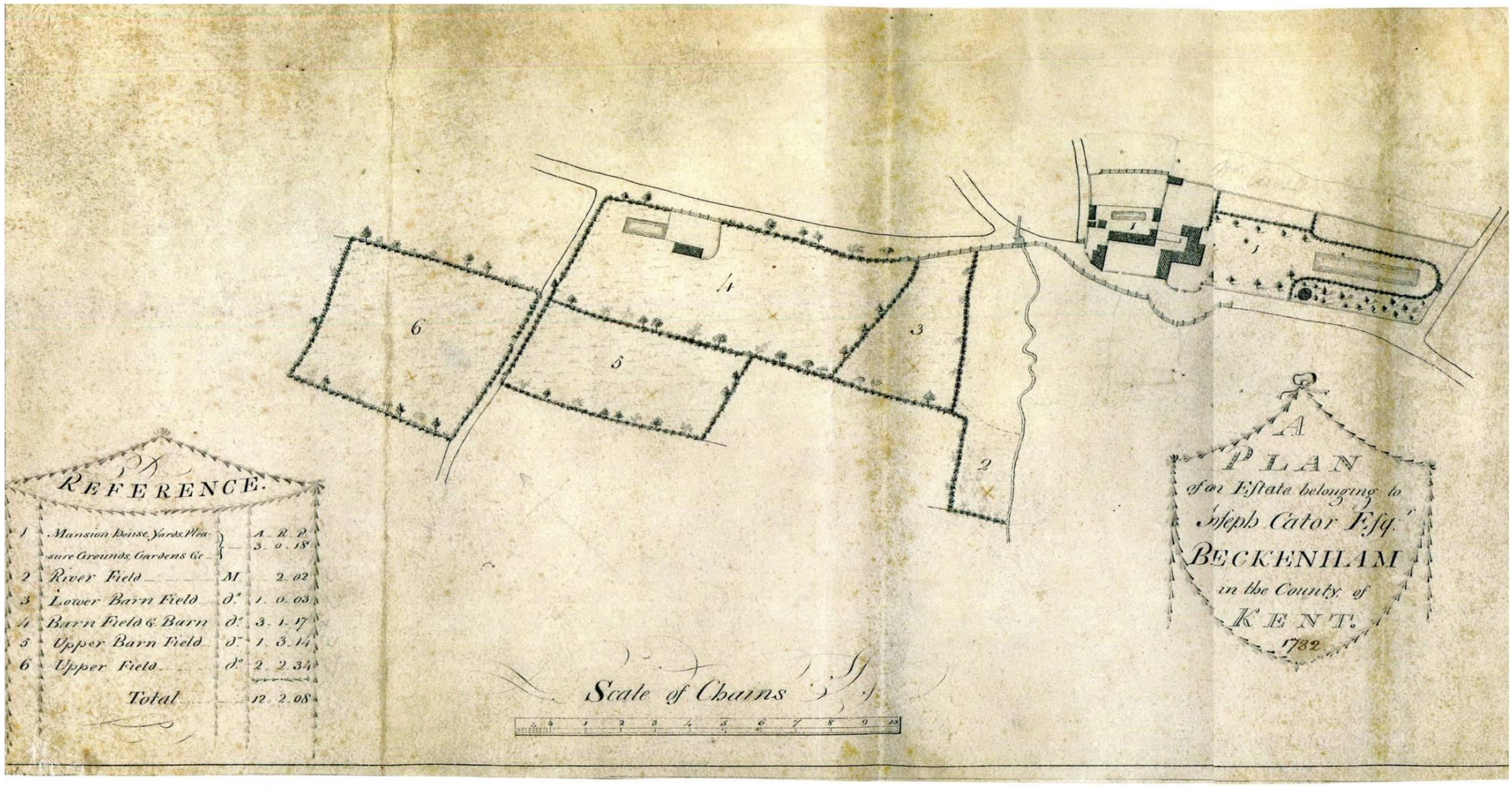
(source: www.british-history.ac.uk/survey-london/vol18/pt2/pp131-137#h3-0007)

1782 - John Cator'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 Benghal 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 Piercey 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)



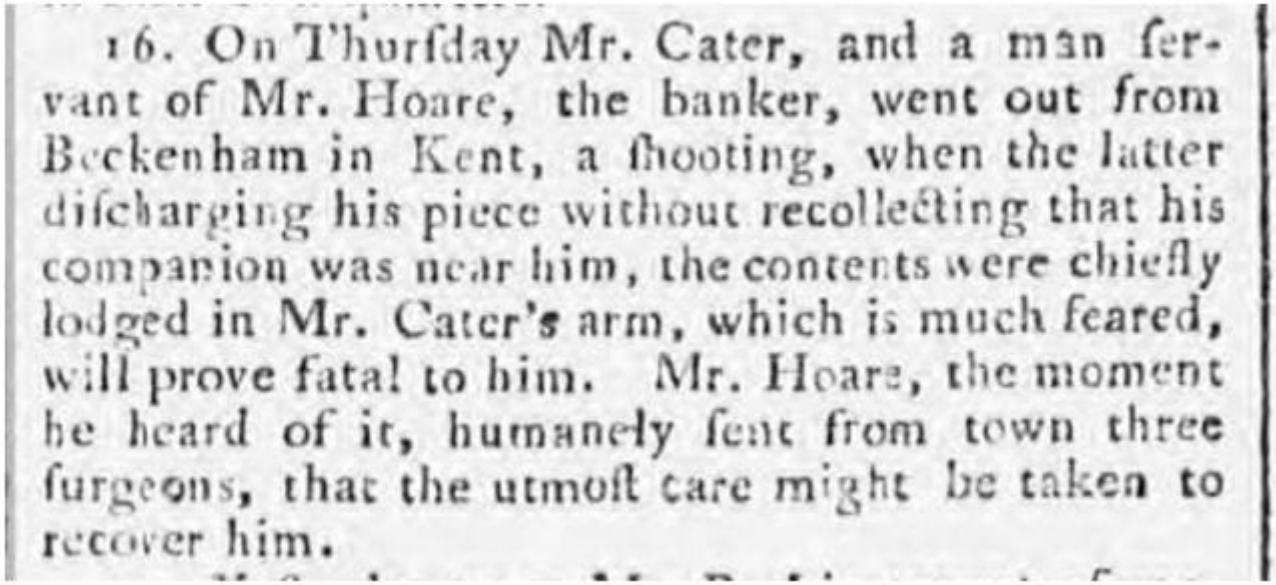

Part of the Clockhouse Estate plan (Penge off to the left, Beckenham to the right)



Courtesy of Beckenham History www.beckenhhamhistory.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 with a servant of Mr. Hoare. Either Richard Hoare d.1787 or his brother Henry d.1785



16. On Thurſday Mr. Cater, 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. Cater'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.

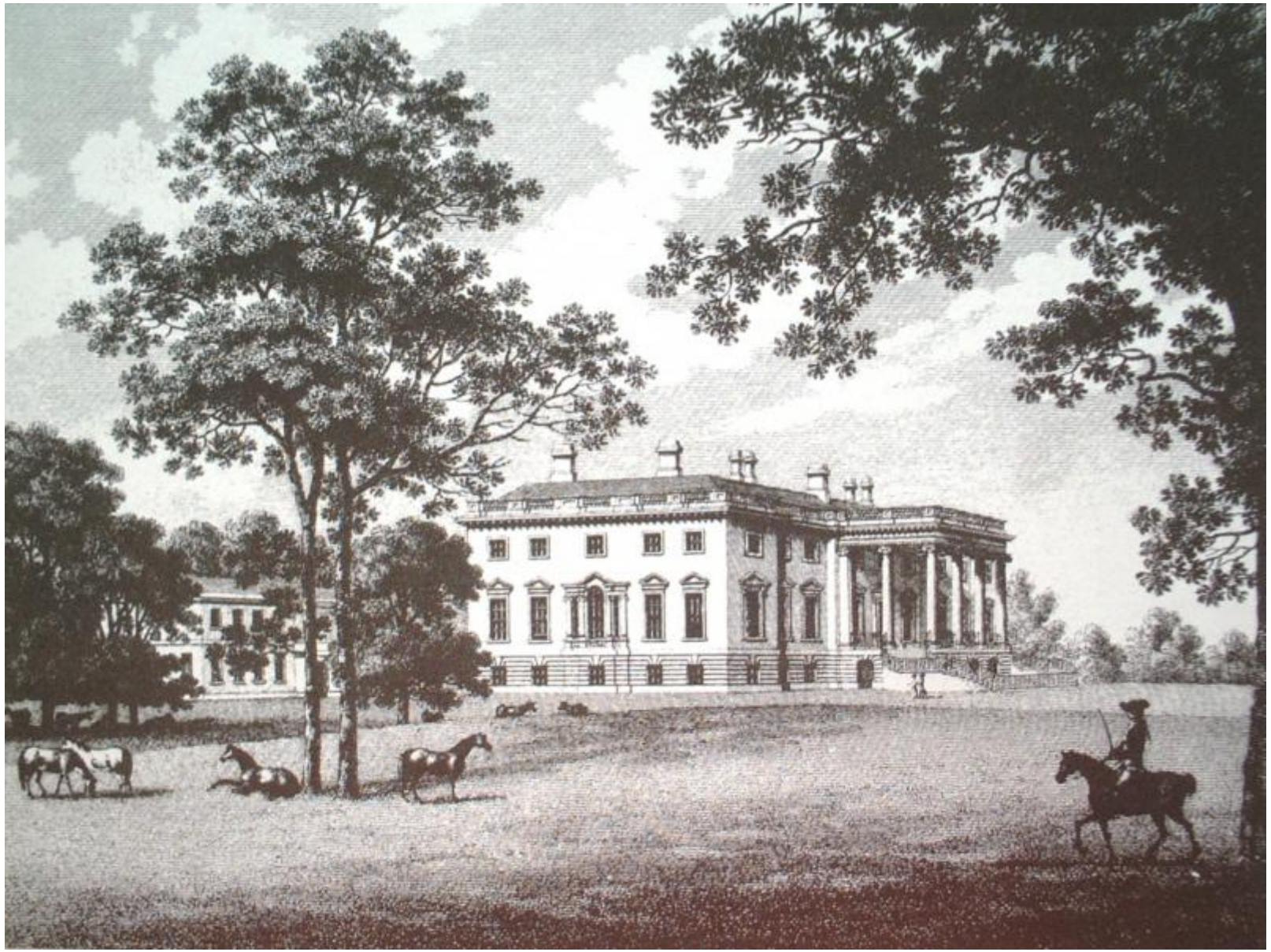
1783 – From the Ipswich Journal

And from the Stamford Mercury 13th February

The Kentish Gazette reported on 12th February

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 12th April. Note the reference "John Cator, of Stump's Hill" and the price of Wricklemarsh £22,550



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 Wricklemarsh 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 Wintrop 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

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.



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, John 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)

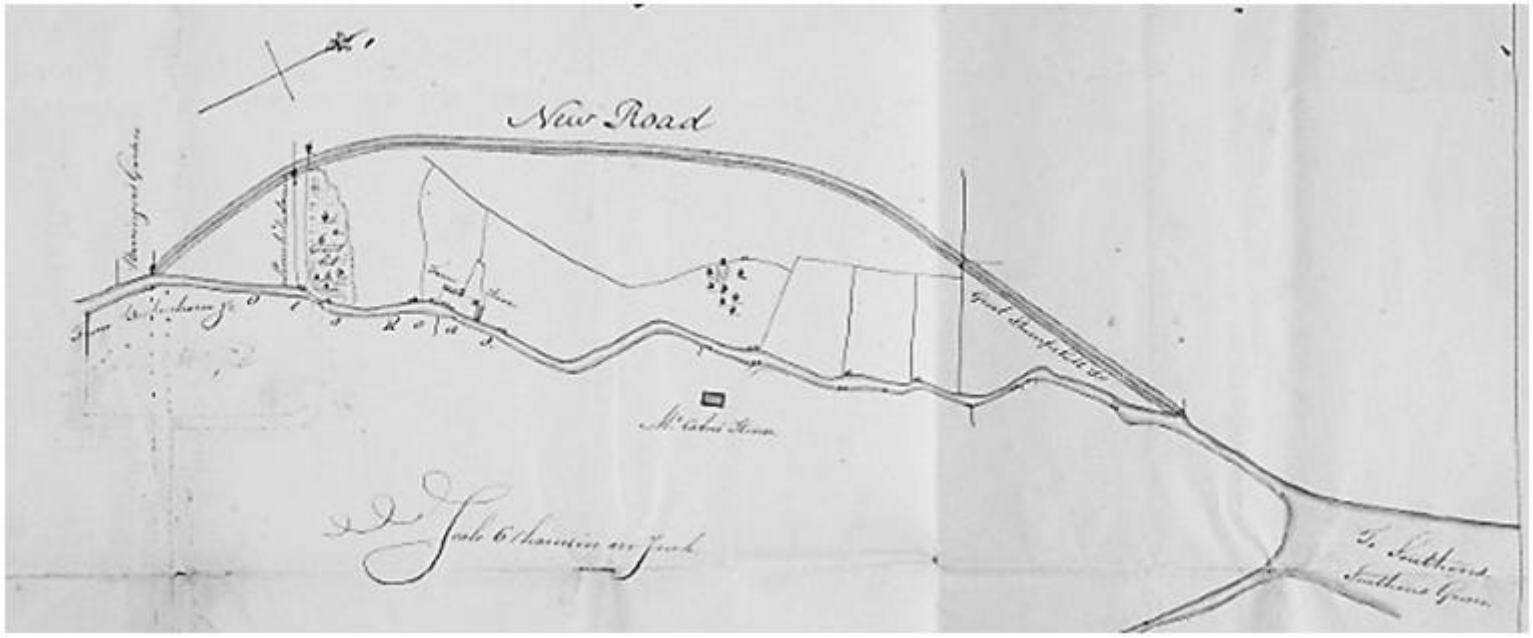
1784 - Eden Park or Farm: George Eden, earl of Auckland, (born Aug. 25, 1784, Eden Farm, near Beckenham, Kent, Eng.baptized at St.George's 20th September — died Jan. 1, 1849, The Grange, near Alresford, Hampshire), governor-general of India from 1836 to 1842, when he was recalled after his participation in British setbacks in Afghanistan.

The Earl of Auckland was born at Eden-farm, near Beckenham, in Kent, on the 20th of August, 1784, and his elder brother, William, having lived till the year 1810, Mr. George Eden, afterwards Earl of Auckland, received an education befitting a man intended for one of the learned professions. He entered Lincoln's-inn as a student on the 7th of May, 1806, and was called to the bar by that society on the 13th of May, 1809; but in the following year he became heir apparent to the peerage, and abandoned all thoughts of the bar as a profession before he could be said to have well entered upon that arduous pursuit. His brother, Mr. William Eden, had for some time represented the borough of Woodstock, and having unfortunately been drowned in the Thames, in the year 1810, the noble Earl just deceased became then the eldest surviving son of his father, and was shortly afterwards elected to fill that seat in Parliament which his deceased brother had previously occupied. He was not returned for Woodstock, however, at the general election in 1812, and he remained out of Parliament till the month of November 1813, when General Thornton having resigned, he again became member for Woodstock, and so continued till he succeeded to the peerage as second Baron Auckland, upon the death of his father, which event took place on the 28th of May, 1814.

Obituary, Evening Mail 3rd January 1849

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 Shojāʿ, who then depended strongly on British support.

1785 – Stumps Hill; John 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 in Beckenham Place Park 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'

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 Beckenham Place 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. There had been the exchange of further fields with Amy Burrell in 1777 which enabled the joining up of separated parts of the property. 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 rhodedendrons. 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 aristrocracy. 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 passtimes 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 Billingham (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

The 1780 Burrell map in the British Library shows two phases of planned road diversions, one in the viscinity of Red Lodge Road and the other is South Eden Park Road from what is now the Chinese Garage to West Wickham. As with Beckenham Place, Langley was on the former main road and the diversions and new roads took traffic away from the houses and emparked estates.

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.

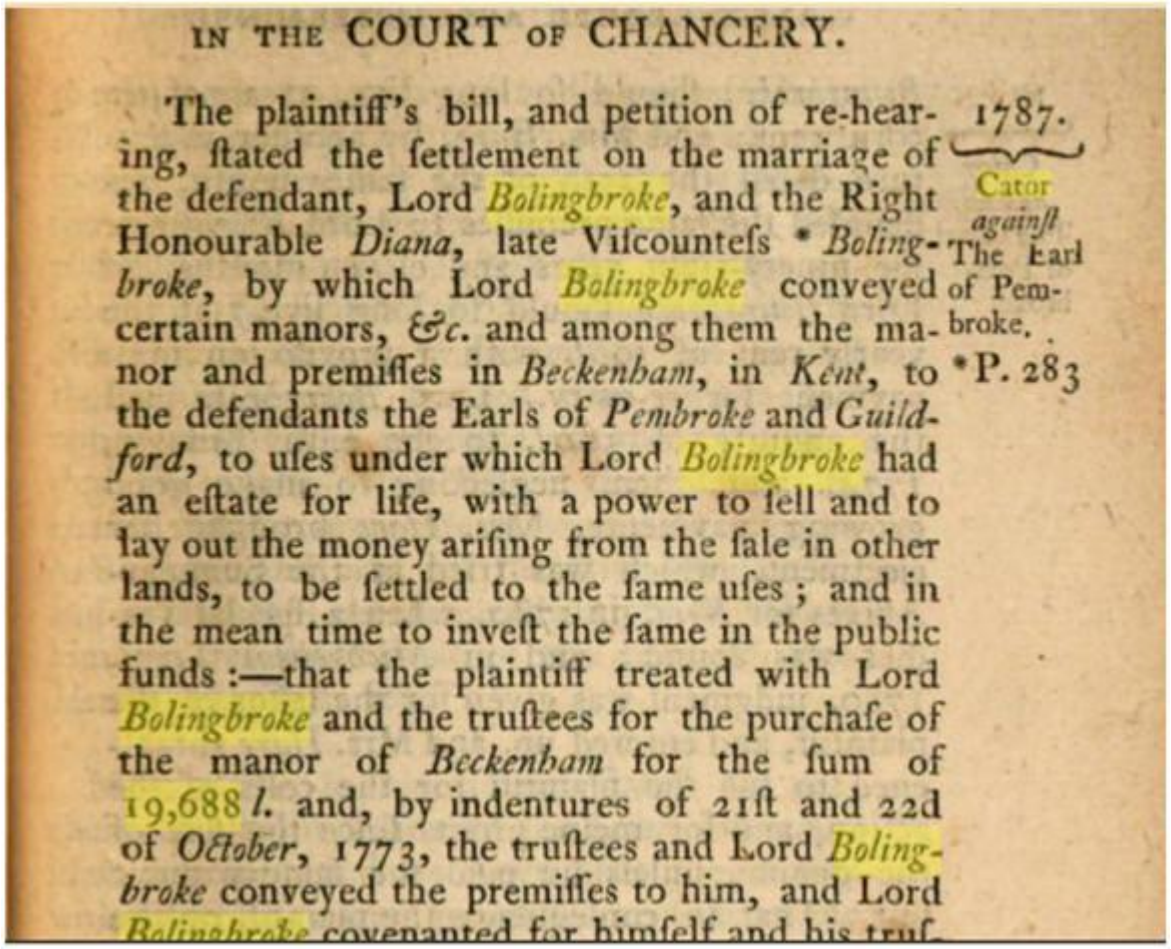
1787 – Cator's mother Mary dies in this year and is buried on the 31st of August at the age of 78 in what becomes the family vault St. George's parish churchyard Beckenham. Her abode is given as Bromley in the Beckenham burial record. Mary did not leave a will it seems but she had been left money and 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.



IN THE COURT OF CHANCERY.

1787.

Cator *againſt* The Earl of Pembroke.

The plaintiff's bill, and petition of re-hearing, ſtated the ſettlement on the marriage of the defendant, Lord *Bolingbroke*, and the Right Honourable *Diana*, late Viſcounteſs * *Bolingbroke*, by which Lord *Bolingbroke* conveyed certain manors, &c. and among them the manor and premiſſes in *Beckenham*, in *Kent*, to the defendants the Earls of *Pembroke* and *Guildford*, to uſes under which Lord *Bolingbroke* had an eſtate for life, with a power to ſell and to lay out the money ariſing from the ſale in other lands, to be ſettled to the ſame uſes; and in the mean time to inveſt the ſame in the public funds:—that the plaintiff treated with Lord *Bolingbroke* and the truſtees for the purchaſe of the manor of *Beckenham* for the ſum of 19,688 *l.* and, by indentures of 21ſt and 22d of *October*, 1773, the truſtees and Lord *Bolingbroke* conveyed the premiſſes to him, and Lord *Bolingbroke* covenanted for himſelf and his truſ-

* P. 283

Extract from Google books

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 shed 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 Samuels 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 1st Earl of Rockingham had married Lady Catherine Sondes daughter of the 1st 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. The 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 pur-

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 1st 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 and 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.

*To be Sold by Public Auction,*

# By Mr. Yeats,

*At his Auction Room,*

THIS DAY, THURSDAY, *the 1ſt of May.*

The following ESTATES in one LOT.

NINETEEN HOUSES, now leaſed to the East India Company at Sicca Rupees 3800 per month.

A GARDEN HOUSE and GROUNDS, now leaſed to Charles Grant, Eſq. at Sicca Rupees 500 per month.

The Premiſes are ſubject to a ground rent of S. Rs. 46. 2 ans. 10 pies per month and the 19 Houſes to the uſual houſe tax.

CONDITIONS OF SALE:

1ſt. The higheſt bidder ſhall be the purchaſer.

2d. The biddings ſhall be in ſterling money to be paid in England,

3d. Until the money ſhall be ſo paid in England to the Truſtees Joſeph Cator and James Barwell, Eſqrs. the purchaſer ſhall have no right in, nor claim to, the eſtates.

4th. On payment of the money, the Truſtees ſhall execute the neceſſary deeds of conveyance to the purchaſer.

5th. The purchaſe money ſhall be paid within twelve months from the day of ſale.

1788 – Samuel Cator, Kingston, Jamaica; The brother of John, Joseph and William Cator, Samuel's death is reported in correspondence dated 6th 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 he subsequently married Bridget Hill a widow, maiden name Maclean. The daughter Mary from this marriage was sent back to England for education but died young 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. Jamaican records indicate four children by Ann Beavis, one by Margaret Dunston and two by Frances Hendry. Samuel appears to be at least estranged from the family as a letter has emerged written by his mother Mary Cator bemoaning his wayward tendancies.

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

1789 - Eden Farm; the building resembles the "Bune Gate" footprint shown on the 1769 Andrews map as Burrell's house and the 1809 Burrell estate map and plans as well as the 1812 British Library print. The building was superceded by John Woolley's rebuild in 1820. This painting may be dated later but we have no provenance for the actual date. A print is dated later in 1812 possibly made from detail in this painting. Willliam Eden is reputed to have renamed the earlier Burrell house as Eden Farm in 1794 (Brigid Allen)



Eden Park, Seat of Lord Auckland (William Eden) circa 1789
Painted by Peter la Cave,  French School artist working from 1789 onwards

The artist is variously said to have died in poverty in 1812 or still working in 1816?

1790 - St. George's Church Steeple; destroyed by lightning. (Borrowman)

1790 – Peter Burrell IV (Lord Gwydir) commissions Humphrey Repton to design the landscape of Langley. Repton produces a “Red Book” of designs which are only partially adopted.  Gwydir's father Peter Burrell III had died in 1775 and his grandmother Amy Burrell died in 1789, buried in July leaving Gwydir in sole control of the estate, probably with some restrictions under trustees as the estate was 'in tail'. However, Gwydir would have leeway to

apply his own will on the estate. Amy Burrell had apparently not liked Langley Lodge as a dower house and she had died in a town house in Belgravia. She had kept possession of Kelsey mansion by the lake according to the Kelsey lease to Henry Alexander Bennett. As stated earlier she had repurchased the house Saling Hall in Essex, her childhood home, and spent some time there. Gwydir is credited with rebuilding Langley about this time and map evidence shows that the earlier water features in the grounds are abandoned if not entirely removed. Recent (2022/3) investigation shows that the water features of long rectangular ponds are wholly or partially filled in or drained leaving only the pond to the south of the house with the stream draining around the site of Langley Lodge pond. There is no evidence of a sweeping view of a river as in this artists impression from Repton's Red Book. Gwydir's father had already had Gwydir House built on Whitehall in 1772.

Some question arises on the reasons for the Red Book. Repton submits a bill for visits to Langley in January 1790 and the Red Book describes Langley Lodge as Mrs Burrell's House and I had assumed this meant Amy Burrell but now I believe it refers to Elizabeth Burrell nee Lewis, Gwydir's mother who died in 1794. The plan for Langley Lodge and later photographs show that the paladian columns were installed at Langley Lodge and the 1809 Burrell estate map shows a pond where Repton drewn on on his design.



Repton's Red Book design for Langley held in RIBA archive but no sweeping river vista was created.

1790 – Lewisham Archive Ref A62/6/138; Some land transactions nearby, some not so near.

Minutes of proceedings of Court Leet

Lewin's land now Lady Dacre; 70 ac. land now Sir Gregory Page Turner; messuage late Sir George Champion now Lady Dacre; land late Mr. Boone now Charles Boone; land late Thos. Evelyn now Elizabeth Boyfield; Hookes Wood late William Coleman now Elizabeth Angerstein; land late Nich. Stoddard

now Robert Dyneley: Crablands late Geo. Woods now John Hooker; Lady Croft, late Lady Lade now Geo. Butler; (Sir Gregory Page Turner sold Wricklemarsh at Blackheath to John Cator in 1783)

House previously Sir Tho. Fludyer, then Mrs. Newland, now Lady Dacre;

Stone Pitt Field, previously Sir Sam. Fludyer, now Lady Dacre Waste late Wm. Payne, now Elizabeth Payne his widow; House late Chas. Cornforth, now Chas. Boone his heir; Marvells, late John Wood, now Mrs. Freeland Barn and land late Richard Titterton now John Baud; Land Gloverswick & Gardiners, now called Pott Land and Winchcombe Springs, late Lady Lade, now John Green; Land Bramble Croft, late Mr. Wetherall, now Rev. Wm. William House Mrs. Lewis, now Mr. Blackmore her heir at law; Manor Place, Brockley, Broomfield and Pond Field, late Mrs. Nugent, now Edward, Lord Elliot

5 acres land at Loom Pitt Hill (Loam Pit Vale, Lewisham) late John Townsend now John Round.

Cottage late Samuel Spencer, now Hadley of Lewisham

Mess. & land late Mr. Cleaver, now Mary Ann Cleaver his heir

40ac. land late Mr. Flower, now Elizabeth Flower, his heir (Flower House, Southend, Lewisham?)

Mess(uage). and lands at Southend, late Rogers, now Elizabeth Flower Cottage and houses in Lewisham (Shroffold) late Mr. Flower and Mr. Hawes, now Elizabeth Reed;

Mess. and lands Lovendales, late Mrs. Knapp now Mrs. Forster

Messuages at Southend, late Mr. West now Mrs. Orde

Watercourse, late Captain Clarke, now Mr. Clarke, a min;

Messuage late Sir Purbeck Temple, now Clarke

Fields, Grange Field and Deepslades late Mr. Wake's heir now heir of Eleanor Brooker.

House called Randall's, formerly Smetts, late Ephraim How, now - How, son and heir of Ephraim;

Lands in occup. Hawes, late Stoddard now Valentine. (tempted to associate with Hawes Farm, West Wickham but could be land near Shortlands)

Lands late Nich. Stoddard now John Penn

Lands called Putroms, Bromley, late Andrew Devisme, were bought by William Duffie and now Peter Thelluson;

Houses late Mr. Brownson's now - Bailey;

House called Langley's, late Joseph Piper, now his widow;

4ac. land at Southend, late Rebecca Evans, now Francis Valentine.

Lands formerly Ed. King's, now Francis Valentine.

Lands called Deepslands, late Edward King, now Geo. Glenny;

Land called Kitley's, late Lady Falkland, now Francis Motley Austin;

Land called Rustless Grave or Russell's Grove, late Lady Falkland then Francis Motley Auxstin not John Cator.

Date19 Oct. 1790

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.

Borrowman describes it as a fire which occurred on the 23rd December, 1790, when the spire and a portion of the old Church were destroyed. "a design (dated 1791) for rebuilding part of the tower and stone spire to replace the one destroyed in 1790." (Borrowman)

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) Gwydyr. (source: Edward Hasted 1797)



Foxgrove Farm later circa 1870?

However, some documents dated 1791 in Lincolnshire Archive may date this exchange a year or two earlier. 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.

1793 – A Bill for the enclosure of Penge Common is presented in the House of Commons. It prompts a petition against it; Penge Enclosure Bill, Petition against.

Upon reading the Petition of several Owners and Occupiers of Estates within the Manor and Parish of Battersea, in the County of Surrey, whose Names are thereunto subscribed; taking Notice of a Bill depending in this House, intituled, "An Act for dividing and enclosing the Common or Parcel of Waste

Ground called Penge Common, lying within the Hamlet of Penge, in the County of Surrey;" and praying Their Lordships, "That they may be heard by their Counsel against the said Bill, and that the same may not pass into a Law:"

It is Ordered, That the said Petition do lie on the Table till the said Bill be read a Second Time, and that the Petitioners be then heard by their Counsel against the said Bill at the Second Reading thereof, and that Counsel be heard for the Bill at the same Time, if they think fit.

1793 - Beckenham Place or Clockhouse?; Mary Cator aged 8 is buried at St. Georges. She is the daughter of John Cator's brother Samuel who was a rather wayward member of the family. Samuel had been intended to take over the timber business but had a chequered career in Jamaica, often falling into debt. He had died in 1788 and apparently the daughter came to England perhaps for education. Whether she resided with the childless John and Mary Cator or with Joseph Cator's family at Clockhouse is not known. Mary would be interred in the family tomb with other members of the family.

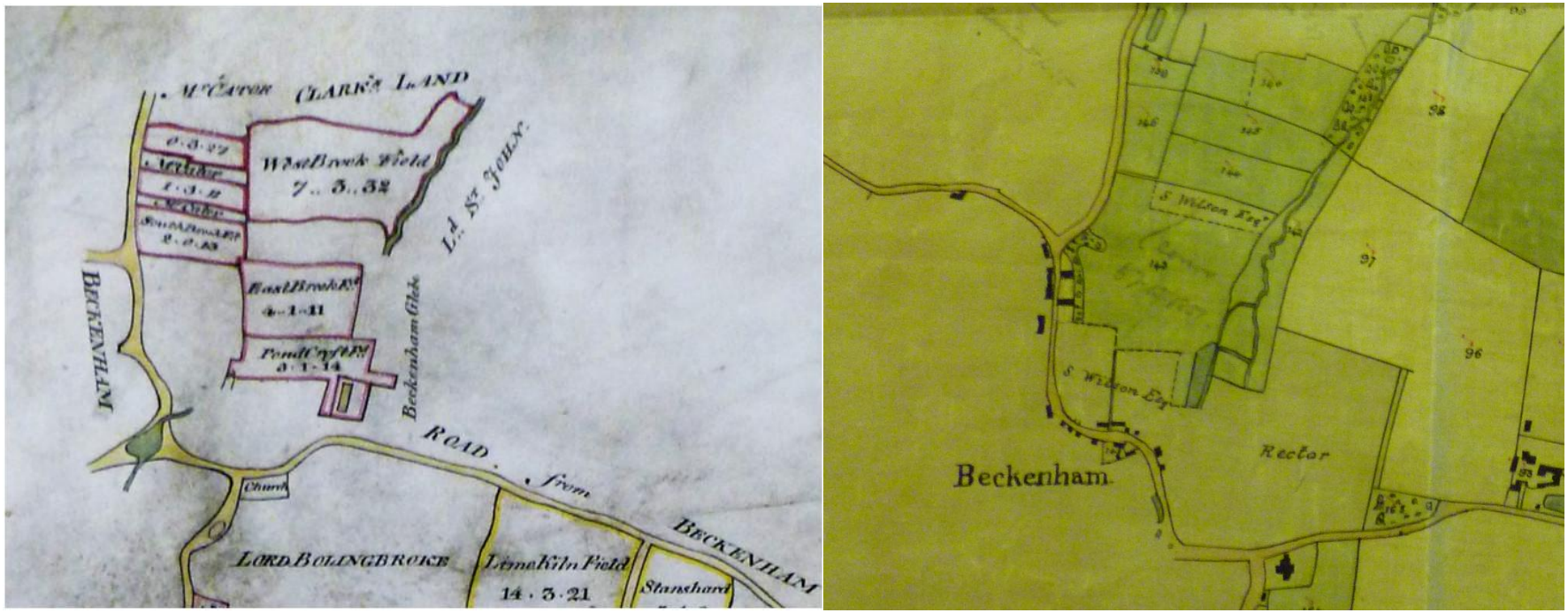
1794 - Eden Farm; This relates to the lease of Eden Park or Farm to the Eden family - Abstract of two leases granted by Sir Peter Burrell and the trustees of his will to the Right Honourable Earl of Auckland of a farm in Beckenham, Kent. The first is dated 16 August 1794 and is for 60 years and the other 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. The lengths and dates of the leases is confusing as the Edens seem only to reside at Eden Farm for about 40 years from about 1780. (BHC)

Eden is said to have renamed the house Eden Farm at this date. See 1818 for details of George Edens sale of the remaining lease after the Edens vacated.

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 853/1/1/1/46

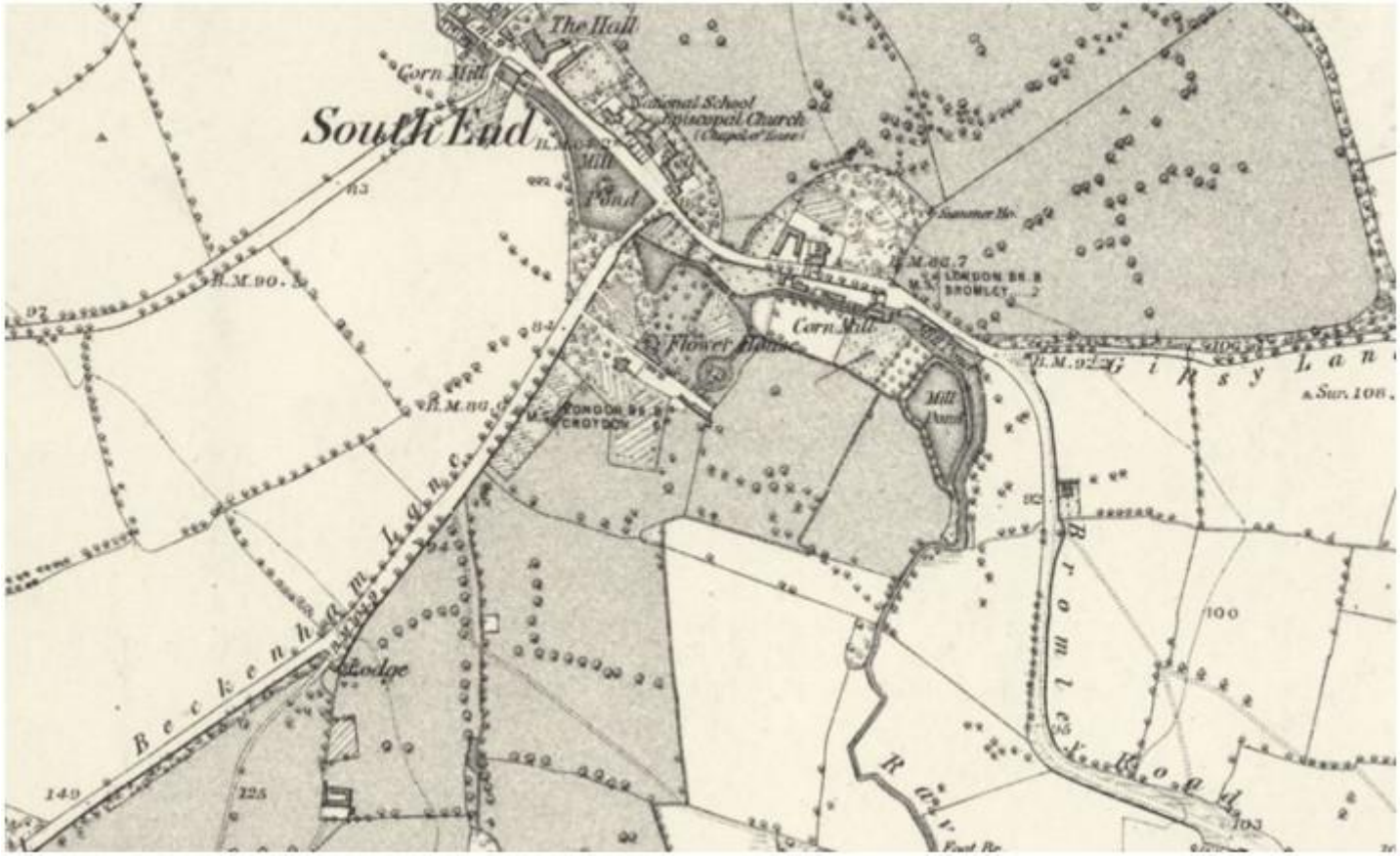
Graham is apparently a lawyer of Lincolns Inn and his mansion may be either on Village Place site or the mansion which was previously Thomas Motley's? This property is between what is now the High Street and Rectory Road and may be the grounds of Village Place. Shown below on the 1776 Foxgrove Manor map and was part of the exchange between Cator and Burrell having been part of the Burrells estate from before the 1736 Burrell map.




The Village in 1776 on the Foxgrove Map and in 1833 on the Cator Estate 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? 02/01/1795Attested 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)




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 Morrices 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 Morrices 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

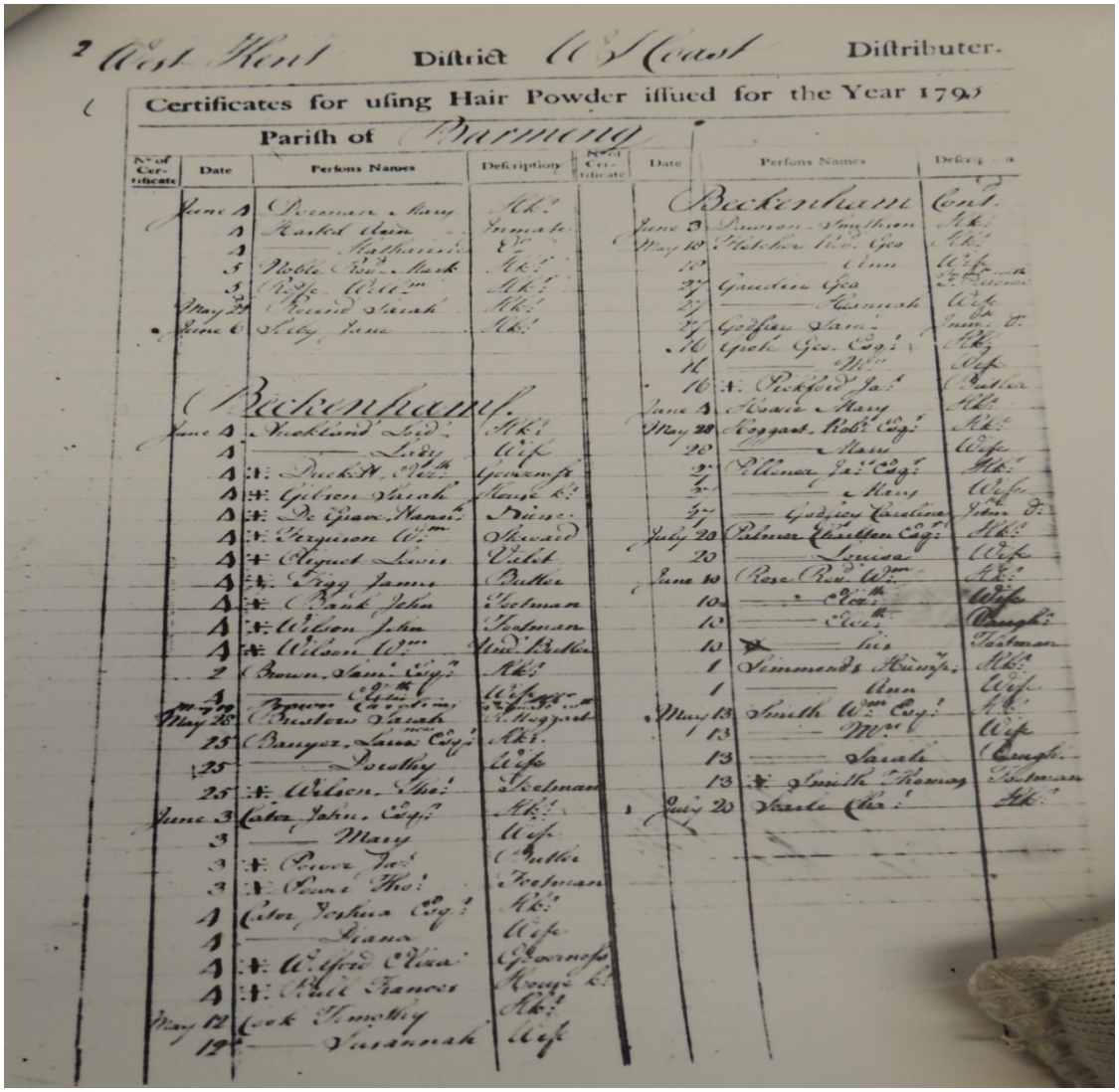
Bromley Historic Collections

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.

1795 - The Hair Powder Act; a tax levied on the 'well to do' for the use of hair powder. A certificate cost one guinea (£1.05) the equivalent of £100 to fund the Napoleonic War (in  part). The names of several local landlords etc and their staff who would be required to wear powdered wigs. I assume the employer paid as the tax would be onerous on low paid domestic staff. This gives us some names of the staff of those landlords.



2 West Kent District W Coast Distributer.

Certificates for using Hair Powder issued for the Year 1795

Parish of Barmeny

| No. of Certificate | Date | Persons Names | Description |
|---|---|---|---|
| | June 1 | Freeman Mary | Mkt. |
| | 1 | Hasted Wm | Inmate |
| | 1 | ——— Stephen | Do |
| | 3 | Noble Wm Mark | Mkt. |
| | 3 | Wife Wm | Mkt. |
| | May 23 | Pound Sarah | Mkt. |
| | June 6 | Riley Jane | Mkt. |
| | | Beckenham. | |
| | June 1 | Nickland Saml | Mkt. |
| | 1 | ——— Lady | Wife |
| | 1 | Duckett Mrs | Governs. |
| | 1 | Gibson Sarah | Maids Do |
| | 1 | De Grave Hans | Diner |
| | 1 | Ferguson Wm | Steward |
| | 1 | Aigust Lewis | Valet |
| | 1 | Pegg James | Butler |
| | 1 | Bank John | Footman |
| | 1 | Wilson John | Footman |
| | 1 | Wilson Wm | Asst Butler |
| | 2 | Brown Saml Esq | Mkt. |
| | 1 | ——— Eliz | Wife |
| | May 28 | Buston Sarah | Mrs Haggart |
| | 25 | Banyer Lewis Esq | Mkt. |
| | 25 | ——— Dorothy | Wife |
| | 25 | Wilson Thos | Footman |
| | June 3 | Cator John Esq | Mkt. |
| | 3 | ——— Mary | Wife |
| | 3 | Power Jos | Butler |
| | 3 | Peart Thos | Footman |
| | 1 | Cator Joshua Esq | Mkt. |
| | 1 | ——— Diana | Wife |
| | 1 | Wyld Wm | Governs |
| | 1 | Hall Frances | Maids Do |
| | May 12 | Cook Timothy | Mkt. |
| | 12 | ——— Susannah | Wife |

| Date | Persons Names | Description |
|---|---|---|
| | Beckenham Cont. | |
| June 3 | Pearson Jonathan | Mkt. |
| May 13 | Hasted Rev. Geo | Mkt. |
| 13 | ——— Ann | Wife |
| 27 | Gardner Geo | Inmate |
| 27 | ——— Hannah | Do |
| 27 | Godfrey Sam. | Inmate |
| 16 | Cook Geo. Esq. | Mkt. |
| 16 | ——— Mrs | Wife |
| 16 | Pickford Jas | Butler |
| June 1 | Hoare Mary | Mkt. |
| May 28 | Leggatt Robt Esq | Mkt. |
| 28 | ——— Mary | Wife |
| 27 | Allnutt Jas Esq | Mkt. |
| 27 | ——— Mary | Wife |
| 27 | ——— Godfrey Caroline | Inmate |
| July 20 | Palmer Charlton Esq | Mkt. |
| 20 | ——— Louisa | Wife |
| June 10 | Rose Rev. Wm | Mkt. |
| 10 | ——— Eliz | Wife |
| 10 | ——— Eliz | Inmate |
| 10 | ——— Jas | Footman |
| 1 | Simmonds Humph | Mkt. |
| 1 | ——— Ann | Wife |
| May 13 | Smith Wm Esq | Mkt. |
| 13 | ——— Mrs | Wife |
| 13 | ——— Sarah | Inmate |
| 13 | Smith Thomas | Footman |
| July 20 | Searle Chas | Mkt. |

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 useful additions.

This image from Lysons dated circa 1790 is the only indication that John Cator may have added the portico and other alterations to Beckenham Place during his lifetime. Since other images such as Turner's depiction of Wricklemarsh show ruins with columns still standing there has been much debate about the date of the portico at Beckenham Place.



The image seems to be painted from the viscinity of Elstree Hill, Calmont Road near Downham and looks across the Ravensbourne and water meadows with Summerhouse Wood on the hill to the right.

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 Cators presumably at Clock House. She left several bequests to relatives and some small bequests to Joseph Cator’s servants.

1797 - The second edition of Hasted's History and Topography of Kent volume 2 includes additions and corrections to the Beckenham entry with useful descriptions of the use of land etc. but some detail is questionable. Kent House had become a farmhouse. Lord Auckland's Eden Farm was leased from the Burrells but the reference to Rucker is supported by his name appearing on a map as land being leased from Burrell (see 1782). This is some confusion with Clockhouse which Joseph Cator bought after Piercy Brett's death perhaps from J.A.Rucker? However, the evidence of the Lethieullier sale implies that John Cator probably purchased Clock House from John Green Lethieullier prior to 1776 as Cator's name appears on the Foxgrove Estate map which touches on the site of Clockhouse. As several errors have been discovered in Hasted I'm inclined to believe our findings from the map evidence.

BECKENHAM.

PAGE 528. This parish reaches to the confines of Surry, where it is bounded by that of Croydon, a small portion of Camberwell, and Penge, a detached hamlet of Battersea. It contains three thousand one hundred and seventy acres of land, of which, in 1793, about eighteen hundred and fifty were arable, ten hundred and eighty meadow and pasture, and about two hundred and forty woods and orchards, but a considerable quantity has since been laid down in grass, the waste lands do not exceed thirty or forty acres; the number of houses are one hundred and forty.

*Beckenham-place* is an elegant mansion, standing on an eminence, and commands a beautiful, though not an extensive prospect. Kent-house is now occupied as a farm house.

Among other houses in this parish, the residence of gentlemen, is that of lord Auckland, near Elmer's-end, purchased of J. A. Rucker, esq. of Joseph Cator, esq. formerly Sir Piercy Brett's; of R.H.A. Bennet, esq. about half a mile south east of Beckenham-street; and of Mrs. Hoare, widow of Henry Hoare, esq. opposite the church; which two last are the property of lord Gwydir and of Edward King, esq. F.R.S. and F. S. A. Author of the Disseriation on antient Castles, Morsels of Criticism, and other learned works.

PAGE 538. Sir Merrick Burrell died in 1787.

*Line* 5. For James read Jones Raymond.

PAGE 545. Correct the time of Mrs. Amy Burrell's death: she died in 1789, æt. 89. It was the widow of her son, Peter Burrell, Elizabeth, daughter of Mr. Lewis, of Hackney, who died in 1794.

PAGE 549. The following is an extract from a more correct *list of rectors*, communicated by the Rev. Mr. Denne, of Wilmington.

| Advowson | Rector |
|---|---|
| *Robert Leigh* | *Robert Cosyn*, A. M. inst. 1548. |
| | *John Calverley*, LL.D. ins. 1561, obt. July 31, 1576. |
| | *Thomas Lloyd*, 1576. |

| | |
|---|---|
| | *Thomas Anyam*, S. T. B. induct. 1613. |
| *Dalton, esq*. | *William Skinner*, L. B. 1616, ob. 1647. |
| | *Robert Clissold*, A. M. 1661, ob. 1676. |
| | *William Asheton*, S. T. P. inst. 1676. obt. 1711. |
| *Honourable St. John, bart*. | *Thomas Clarke*, A. B. inst. 1711. |
| | *William Furingneau*, A.M. 1765, obt. 1778. |
| *Mr. Rose*. | *William Rose*, A.M. 1778. The present rector. |

Dr. Epiphanius Holland was never rector; he served the curacy, and was buried in this church in 1730.

1797 - Croydon Enclosure Act; (source Wikepedia) 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.

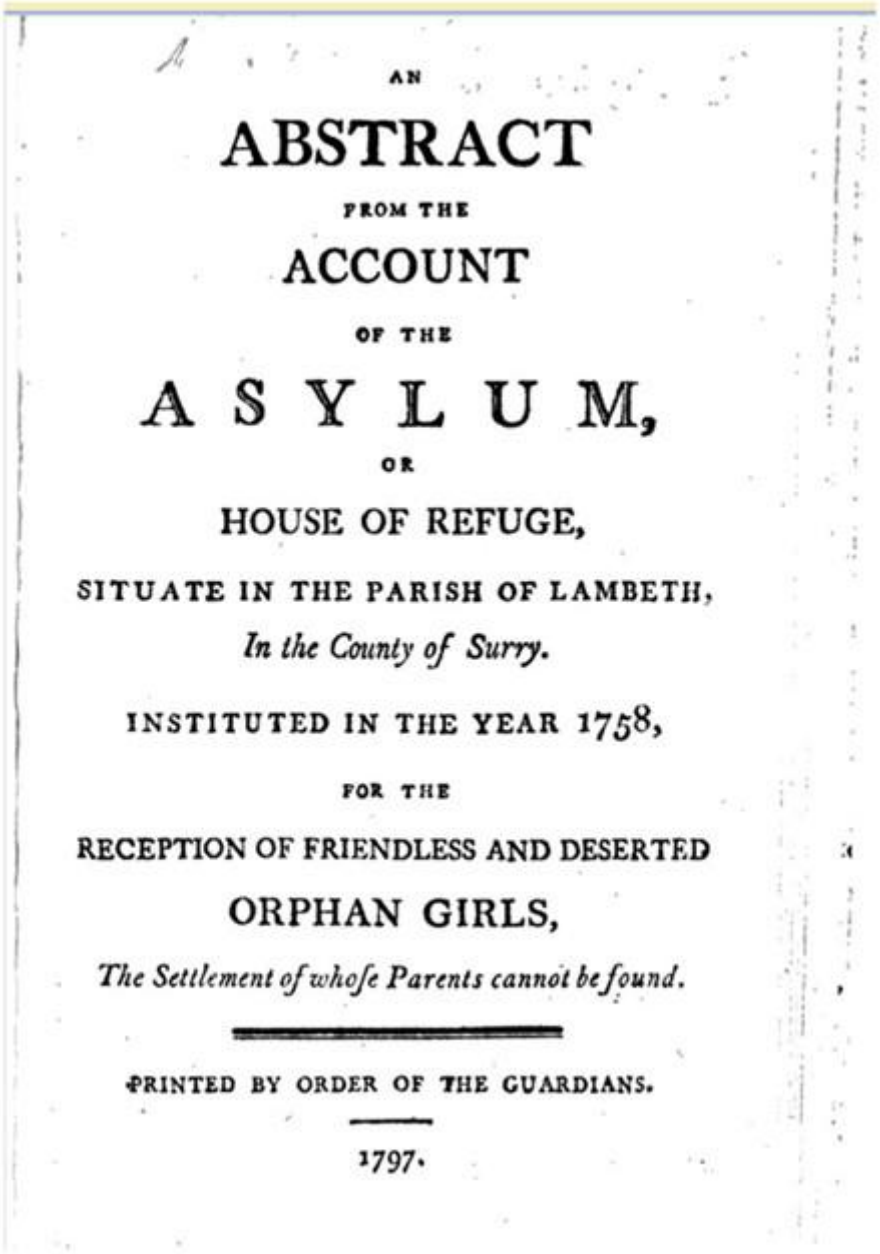
1797 – Kent House transfers; the date of acquisition of Kent House by the Barings; Indenture of Bargain and Sale dated 17 Feb. 1797 Joseph Paice, Thos. Plummer, Sir Francis Baring, Alexander Baring and Charles Wall.

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.



AN

# ABSTRACT

FROM THE

# ACCOUNT

OF THE

# A S Y L U M,

OR

## HOUSE OF REFUGE,

SITUATE IN THE PARISH OF LAMBETH,

*In the County of Surry.*

INSTITUTED IN THE YEAR 1758,

FOR THE

RECEPTION OF FRIENDLESS AND DESERTED

## ORPHAN GIRLS,

*The Settlement of whoſe Parents cannot be found.*

PRINTED BY ORDER OF THE GUARDIANS.

1797.

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 part 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

1797 - Lawrence Banyer of Beckenham Lodge dies. Will at PCC. Leaves properties in Wisbech, Norfolk and Suffolk. John Clarkson and Hawkins Wall are named as executors but only Clarkson survives to become executor. His wife Dorothy has the house and effects for her natural life. There are no children but several beneficiaries of his extensive properties elsewhere. Dorothy survives until 1823 and is buried at St. Georges. It appears that Beckenham Lodge is then sold to John Woolley of Eden Farm and Kelsey Farm who resides at Beckenham Lodge on the 1838 Tithe schedule. Although the Banyers appeared to be childless a daugher Marianne may have predeceased them.

1798 - Land Tax: An Act of Parliament to raise aid for his majesty George III probably for pursuance of the Napoleonic war;

The register shows owners, tenants etc. for the various Parishes of Kent. Some information we can glean is that John Cator had a tenant on part of his estate ie Robert Haggard, probably of Copers Cope farm, Foxgrove Farm or both. Joseph Cator would be of Clockhouse, Lord Gwydir has a John Mathews as tentant of a small part, probably Stone Farm or similar property. Julius Angerstein posseses Kent House and is leased to Thomas Randall. Francis Motley Austin has leased Elmers End Farms to Alexander Jefferies.

This link can explain more about the land tax https://en.wikipedia.org/wiki/Land_Tax_(England)

Whether the sum payable is the 'redemption' value that represents the lump sum payable or the annual charge I cannot say but appears to be the annual charge.

COUNTY of Kent PARISH of Beckenham

An Assessment made in Pursuance of an Act of Parliament passed in the 38th Year of His Majesty's Reign, for granting an Aid to His Majesty by a Land Tax to be raised in Great Britain, for the Service of the Year 1798

20

| No. of Register. | Names of Proprietors. | Names of Occupiers. | Sums Assessed. £ | s. | d. | Date of Contract. |
|---|---|---|---|---|---|---|
| 5609 | Sir Cator Bt | Robt Haggard | 84 | 12 | — | |
| | | Self and others | | | | |
| 7605 | Capt Parish | Geo Goode Esq | 1 | 8 | — | |
| 10250 | Revd Gwyder | Self & ors | 105 | 0 | — | |
| | Revd Butt | Revd Gwyder | | 0 | — | |
| | Geo Ashdown Esq | Mrs Rowe | 3 | 8 | — | |
| 11626 | Sir Cator Bt | Self | 4 | 16 | — | 5 Nov |
| | Wm Sankey | Self | 3 | 16 | — | |
| 1811 | Mrs Storey | Exrs of Storey | | 8 | — | 5 Jan |
| 15600 | Revd Mr Rose | for the Rectory | 13 | 0 | — | 11 June |
| 10350 | Wm Cash | Robt Haggard | 1 | 0 | — | |
| 7575 | Revd Mr Austen | Thos Jeffries | 10 | — | — | |
| 10502 | Revd Augustus | Thos Randall | 12 | 0 | — | |
| | Revd Mr Wilson | Lawrence Burge | 8 | — | — | |
| | Sir Humphry | Esq & Mr Smith | 3 | 8 | — | |
| 4334 | Mrs Farmer | Susan Miller | 2 | 8 | — | |
| 9534 | do | Elizth Smith | 1 | 12 | — | |
| | Sir Garrard | Esq | 1 | 12 | — | |
| | Sir Morgan | Esq | 2 | 16 | — | |
| 10250 | Revd Gwyder | Sir Mathews | 7 | 0 | — | |
| | Mr Saunders | do | | 16 | — | |
| | Thos Sidney | Esq | 1 | 0 | — | |
| | Sir Wilkes | Esq | | 12 | — | |
| 24000 | | | 1 | | | |

Source; Ancestry.co.uk

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 2nd 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:

The 18th Century had been a period of substantial change in the large estates with boundaries being redrawn. This process continued to some extent but property development began to rear its head. 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 descendents. 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 such as the Goodharts, Hoares, Woolley etc. and their various tenants with estates being fragmented i.e. the Kelsey and Langley estates divided between Goodhart, Woolley, Grosesmith and Hoare. Other properties such as Austin's Elmers End etc. change hands and the district begins to become suburbanized.

The Cator estate sold some land while purchasing others i.e. the construction of Crystal Palace was on part of their Beckenham Manor land and Penge Place which had passed through their hands while they acquired Kent House Farm adjoining their Copers Cope Farm either side of the Beck, Chaffinch, Pool river confluence. The estate maps of 1809, 1833, 1864 and the Tithe map of 1838 plus publication of Ordnance Survey maps from early 1800 to 1860/70/etc. all allow us to make some assessment of the speed of change and development.

The Croydon Canal cuts through the western part of Beckenham but is short lived being superceded by the railway which followed most of the Canal's route.

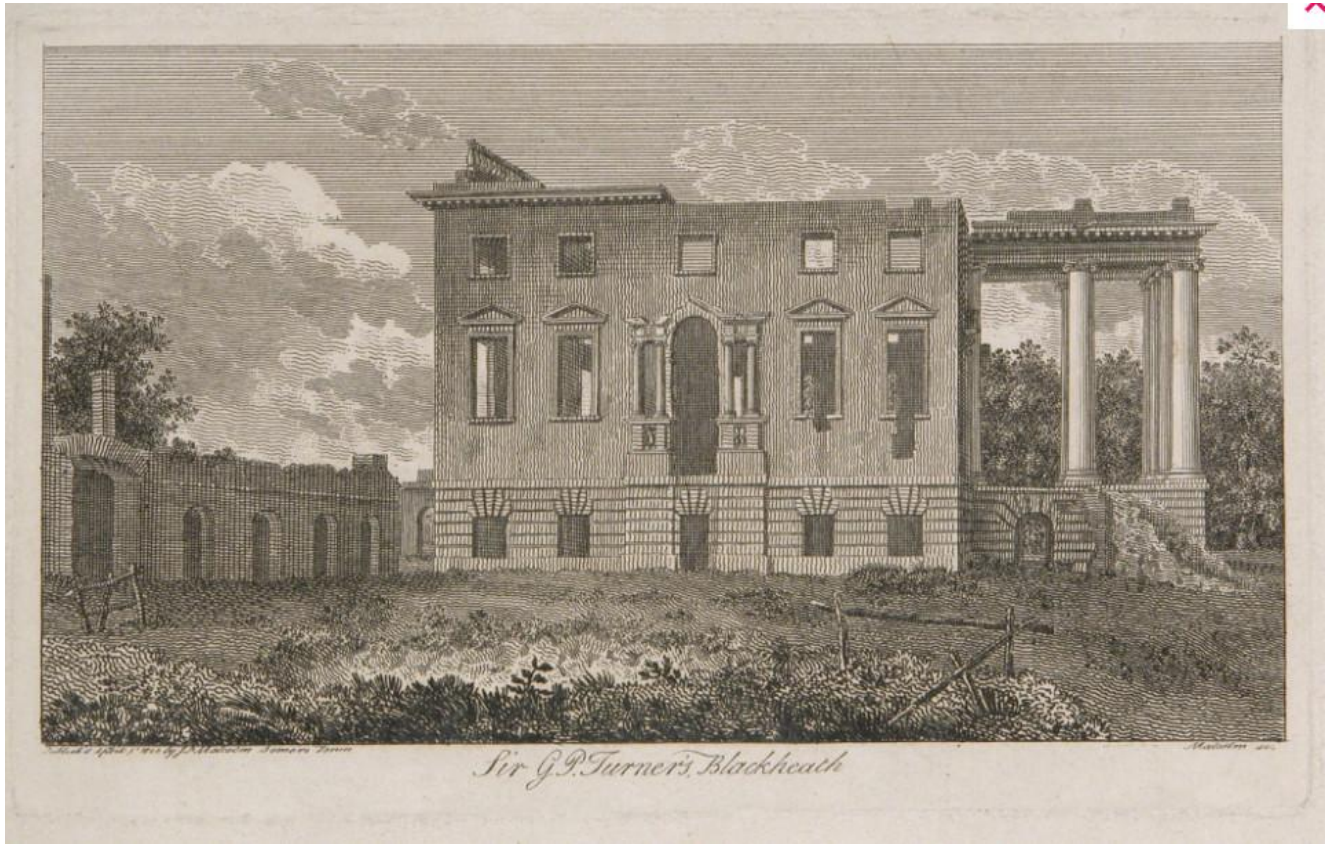
Builders and speculative property developers emerge to buy or lease from the estate holders.

The reigns of George IV, William IV and Victoria will cover the century which sees the eventual abolishment of slavery, the growth of colonisation, some improvements in exploitation of labour but essentially the Industrial Revolution which had started in the previous century gathers pace fuelled by

cheap labour and poor working conditions. Poverty leads to growth of the workhouse system which had been modestly parish led to become regional with large institutions established. i.e. Beckenham, Bromley and West Wickham workhouses are centralized into the Bromley Union Workhouse..

Return to timeline:

1800 - Wricklemarsh, Blackheath; dated 1st April an engraving of Wricklemarsh in a state of demolition showing columns, window masonery. Described as Sir G.P.Turner's House, 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

1800 – September 18th;  The Times reports that grain producers in Bromley and Lewisham including John Cator and John Forster undertake to supply their crop at a supplemented price to ameliorate suffering of the poor due to the high price of wheat and bread. A degree of means testing is applied by bakers to control the scheme. (Times newspaper and Ancestry.co.uk)

1800 – The Croydon Canal; an act of parliament is passed to incorporate The Croydon Canal company. In 1841 John Barwell Cator brings a case against the company.

**The Years 1800 - 1900** Back to Intro

**Overview:**

The beginning of the 19th Century would see major changes in land ownership and the beginnings of suburban development. John Cator had exchanged land with Peter Burrell IV (Lord Gwydir) in 1793 and as a result Burrell land was south of the village and Cator mainly north. After Mary and John Cator's deaths, John left the Cator estates in the hands of several family trustees headed by his nephew, John Barwell Cator, making complex bequests. Whether John intended the Beckenham estates to be developed is in doubt. His will intends the estates to be kept intact although some development of the Wricklemarsh, Blackheath estate had taken place. His will dictated 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 Beckenham Place for at least some of the time. He buys estates in Norfolk and visits Ireland, his wife's family's home, 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 descendents. 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. Edward Grose-Smith, John Woolley and the Hoare banking family take root. Other properties such as Austin's Elmers End etc. change hands and the district begins to become suburbanized  although  OS maps  published as late as the 1890's  show large swathes of open land.

**Return to the timeline:**

1800 - Wricklemarsh, Blackheath; dated 1st April an engraving of Wricklemarsh in a state of demolition showing columns, window masonery and columns. Described as Sir G.P.Turner's House, Blackheath and the picture attributed to James Peller Malcolm (Philadelphia 1767-London 1815). But the property was acquired by John Cator in 1783 apparently already in a state of disrepair. Parts of the masonry is believed to have been removed to Beckenham Place but probably by John Barwell Cator beween 1806 and 1812 who is said to have improved the Beckenham Place property. The masonery of the windows and columns is strikingly similar to those at Beckenham Place.

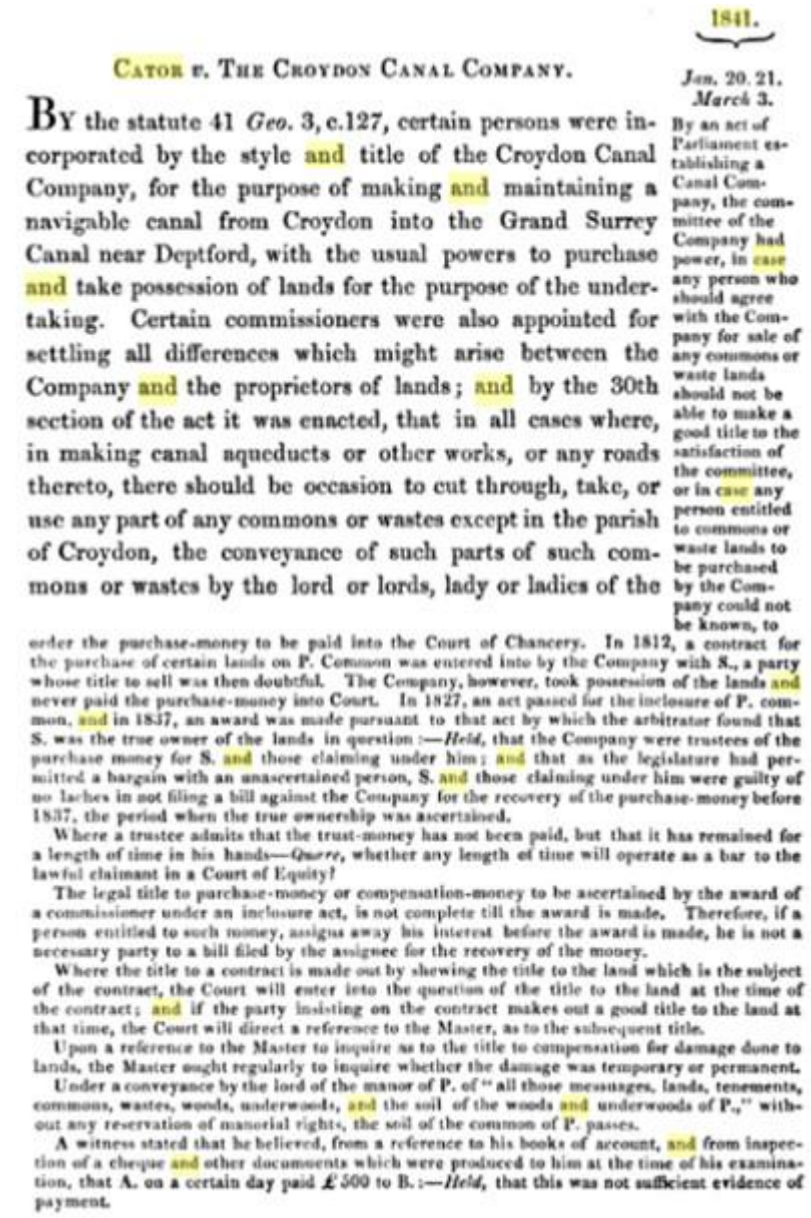



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1800 – The Canal; an act of parliament is passed to incorporate The Croydon Canal company.



1841.

CATOR v. THE CROYDON CANAL COMPANY.

*Jan.* 20. 21.
*March* 3.

By an act of Parliament establishing a Canal Company, the committee of the Company had power, in case any person who should agree with the Company for sale of any commons or waste lands should not be able to make a good title to the satisfaction of the committee, or in case any person entitled to commons or waste lands to be purchased by the Company could not be known, to

BY the statute 41 *Geo.* 3, c.127, certain persons were incorporated by the style and title of the Croydon Canal Company, for the purpose of making and maintaining a navigable canal from Croydon into the Grand Surrey Canal near Deptford, with the usual powers to purchase and take possession of lands for the purpose of the undertaking. Certain commissioners were also appointed for settling all differences which might arise between the Company and the proprietors of lands; and by the 30th section of the act it was enacted, that in all cases where, in making canal aqueducts or other works, or any roads thereto, there should be occasion to cut through, take, or use any part of any commons or wastes except in the parish of Croydon, the conveyance of such parts of such commons or wastes by the lord or lords, lady or ladies of the

order the purchase-money to be paid into the Court of Chancery. In 1812, a contract for the purchase of certain lands on P. Common was entered into by the Company with S., a party whose title to sell was then doubtful. The Company, however, took possession of the lands and never paid the purchase-money into Court. In 1827, an act passed for the inclosure of P. common, and in 1837, an award was made pursuant to that act by which the arbitrator found that S. was the true owner of the lands in question:—*Held*, that the Company were trustees of the purchase money for S. and those claiming under him; and that as the legislature had permitted a bargain with an unascertained person, S. and those claiming under him were guilty of no laches in not filing a bill against the Company for the recovery of the purchase-money before 1837, the period when the true ownership was ascertained.

Where a trustee admits that the trust-money has not been paid, but that it has remained for a length of time in his hands—*Quære*, whether any length of time will operate as a bar to the lawful claimant in a Court of Equity?

The legal title to purchase-money or compensation-money to be ascertained by the award of a commissioner under an inclosure act, is not complete till the award is made. Therefore, if a person entitled to such money, assigns away his interest before the award is made, he is not a necessary party to a bill filed by the assignee for the recovery of the money.

Where the title to a contract is made out by shewing the title to the land which is the subject of the contract, the Court will enter into the question of the title to the land at the time of the contract; and if the party insisting on the contract makes out a good title to the land at that time, the Court will direct a reference to the Master, as to the subsequent title.

Upon a reference to the Master to inquire as to the title to compensation for damage done to lands, the Master ought regularly to inquire whether the damage was temporary or permanent.

Under a conveyance by the lord of the manor of P. of "all those messuages, lands, tenements, commons, wastes, woods, underwoods, and the soil of the woods and underwoods of P.," without any reservation of manorial rights, the soil of the common of P. passes.

A witness stated that he believed, from a reference to his books of account, and from inspection of a cheque and other documents which were produced to him at the time of his examination, that A. on a certain day paid £500 to B.:—*Held*, that this was not sufficient evidence of payment.

In 1841 John Barwell Cator brings a case against the company.

1801 – John Cator and his brother Joseph are active in local affairs. Press cuttings in 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 the accusation is that Cator and

other ‘local persons and Noble Lords’ perhaps referring to Lord Gwydir are used to influence 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 by the lawyer Garrow 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 by a Bromley statiuoner to Joseph Cator and the Bishop of Rochester who resides at the Bishops Palace in Bromley. Joseph’s defence lawyer is George Wickes.

Reference is made to John Cator’s experiences with the law, perhaps referring to his suits against Bolingbroke’s trustees over the purchase of Beckenham Manor 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.

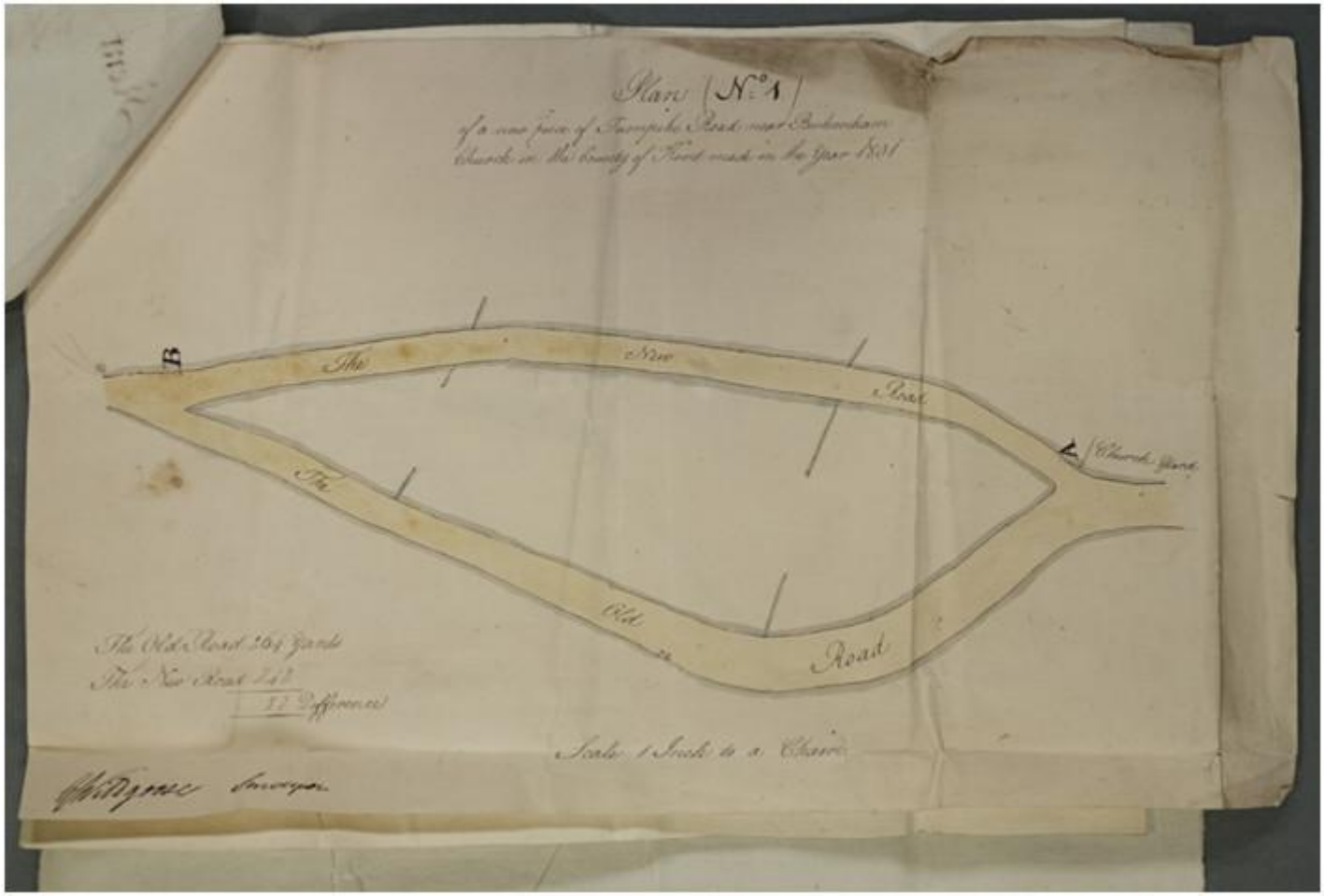
1801 – The Croydon Canal; July; It was resolved by the General Assembly of the Croydon Canal company that the Croydon Canal Act be carried into execution. (Times Newspaper). The canal was short lived and much of the route is later taken over by the subsequent railway.

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.

1802 – Minor Road diversion to straighten part of what is now the High Street; Part of highway with footpath between village of Beckenham and village of Southend, from the churchyard of Beckenham, 264 yards long, being crooked and narrow, to be diverted to new line through lands of John Cator, Esq., from Beckenham churchyard, 242 yards long, 30 feet wide.
Part of footpath between village of Beckenham and village of Sydenham, from the highroad near Beckenham churchyard, 631 yards long, to be diverted to new line through lands of John Cator, 575 yards long.
Order: at Beckenham, 30 August 1802, with plans (scales: 80 inches to mile and 25 inches to mile) surveyed by G. Wildgoose.
Endorsed: consent of John Cator of Beckenham, Esq., 30 August 1802; certificate of completion, 4 October 1802.

Held At:Kent History and Library Centre

Document Order #:Q/RH/2/68




Courtesy of Kent Archive

1803 – Elmers End? Ambrose Austin is christened, son of Ambrose and Mary Austin. Ambrose Austin appears as landlord of the Elmers End Farms on the1838 tithe map. We have not been able to link Ambrose Austin to Francis Austin or Francis Motley Austin who inherited Elmers End Farms from Thomas Motley. And an Ambrose Austin is described as a farm labourer on a census record.

1804 - Mary Cator dies and is buried in St. Georges churchyard with her daughter. Although born and raised in a Quaker family, Peter Collinson was her father, the Cators embraced the Church of England about the time of John Cator the Elder's death in 1763.

1805 – John Cator prepares his Last Will and Testament, mentioning properties in Kent, Surrey, Essex, Herefordshire 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 west end 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 small amount of Herefordshire (Ross on Wye) property relates to John Cator the elder's birthplace. 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 presumeably 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 inention 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, 21st February 1806 aged 76 years/ MARY his wife 13th 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 27th 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.

1806 – Kent House Farm; This will of a leaseholder, Thomas Randall, of Kent House Farm leaves unexpired terms of leases to heirs. Kent House had been acquired by the Barings in 1797, by 1828 Kent House ownership passes from Julius Angerstein, who had married Barings widow, to John Barwell Cator and in 1838 and the Tithe map the Randalls have disappeared unless sub leasing, as by that time Michael Mathew Snr. is leaseholder. Thomas Randall is buried at St.George's and his son James in 1815 and these are the last two Randalls recorded buried at St.George's. The wife Mary is not recorded so presumably buried in another parish or possibly remarried.

I Thomas Randall of Kent House in the Parish of Beckenham in the County of Kent Farmer do make this my last Will and Testament as follows (that is to say)
I give and bequeath unto my Son James Randall my leasehold Estate called Kent House Farm whereon I now reside for all the Rest and Residue of my Lease to come The stock and Utensils Goods Chattels Effects whatsoever (save and except hereinafter mentioned) to hold the same and every part thereof save and except as aforesaid
I give and bequeath unto my Wife Mary Randall all that Cottage Tenement part of my Leasehold Estate Scituate in the Hamlet of Tonge and also five acres of Meadow Land now in the Occupation of James Marshall To hold to her all which I do direct she shall enjoy to her sole use during the Term to come
It is my Will that my Son James Randall do grant to Mrs. Randall a Lease for the unexpired Time to come at a Pepper Corn * per Year
* Peppercorn Rent: A token or nominal rent. The name comes from leases where the rent is one peppercorn a year. A peppercorn rent is often found where a premium has been paid for a lease.
I do desire my Son James Randall to suffer and permit my said Wife Mary Randall to occupy the Blue Room called in my house all the Residue of the Term
I give and bequeath to my Wife Mary Randall the Interest that shall become due from Time to Time of the Sum of five hundred pounds in the Long Annuities during her Life
And after her decease I give unto Thomas Randall the Younger my Grandson of Wallere? Street the Sum of Three hundred Pounds of the said stock
I give and bequeath unto my Grandsons John Field and William Field (of?) Brooks Market the Sum of Two hundred pounds Stock in the five per Cent Long Annuities the remainder of the said Stock to them or the Survivor
I give and bequeath unto my said Wife all such household Goods Plate and Linen and China as were her property and brought with her from her house (in?) Beckenham on our Marriage
I also give to my said Wife all my wearing apparell for her to distribute the same amongst my Brothers at her Discretion
If any part of the above Stock should be Sold out and made use of in the Farm in my Lifetime the said Sum so made use of out of the said Stock in twelve Months after my Decease the said stock shall be bought in and made good out of my Effects
And all my just Debts and Demands out of the said Farm to be paid by my said Wife Mary Randall and my said Son James Randall to be my joint Exors. [Executors] and Trustees
I do hereby desire that my said Wife do hold the Lease of the said Premises called Kent House Farm for the Deficiencies if any of the said Stock and shall at the years End after my Decease enter the said Premises and to sell any part of the Effects to make good the said Stock five per Cent Long Annuities
And my exors. Mary Randall and James Randall shall sell out and replace the said Stock Long Annuities into any other Stock at any Time they shall find it to be necessary and same to be divided in two ad the three Fifths as within mentioned

I do hereby appoint Mary Randall my Wife and James Randall my Son to be my Joint Executors to this my last Will and Testament revoking all other Wills dated the Twentieth Day of March One thousand Eight hundred and five Written and signed by me
Thomas Randall

Appeared Personally Matthew Concanon the Younger of Sandys Street in the Parish of St. Botolph Bishopsgate London Gentleman and John Garrard of Sydenham in the County of Kent Gentleman and made Oath that they knew and were well acquainted with Thomas Randall late of Kent House in the Parish of Beckenham in the County of Kent deceased for some Time before and to the Time of his Death Acquaintance with the said deceased they have often seen him write and Subscribe his name and are thereby become well acquainted with his manner and character of handwriting and subscription and having now carefully viewed and perused the Paper Writing thereunto annexed and purporting to be the last Will and Testament of the said deceased the Will beginning thus, I Thomas Randall of Kent House in the Parish of Beckenham in the County of Kent Farmer ending thus dated the Twentieth Day of March One thousand Eight hundred and five Written and signed by me Thomas Randall.
these Deponents say they verily and in consideration believe the whole Body series and Contents of the said Will together with the Subscription hereunto to be all of the proper handwriting and subscription of the said deceased
M. Concanon John Garrard
On the 5th Day of June in the year of our Lord 1806 the said Matthew Concanon the younger and John Garrard were duly sworn to the Truth of this affidavit before me C. Coote Surrogate J.B. Morgan Not. Pub.

This Will was proved at London on the ninth Day of June in the year of our Lord one Thousand eight Hundred and Six before the Worshipful Charles Coote Doctor of Laws Surrogate of the Right Honorable Sir William Wynne Knight Doctor of Laws Master Keeper of the Prerogative Court of Canterbury lawfully constituted by the Oaths of Mary Randall Widow the Relict and James Randall the Son of the deceased and the Executors named in the said Will to whom Admon. of all and singular the Goods Chattels and Credits of the said deceased having been Sworn duly to administer.

1806 – Langley and Kelsey; Peter Burrell IV/Baron Gwydir resides in Sidmouth and Langley is occupied by his sons Peter and Lindsey.

## *SIDMOUTH, MAY 24.*

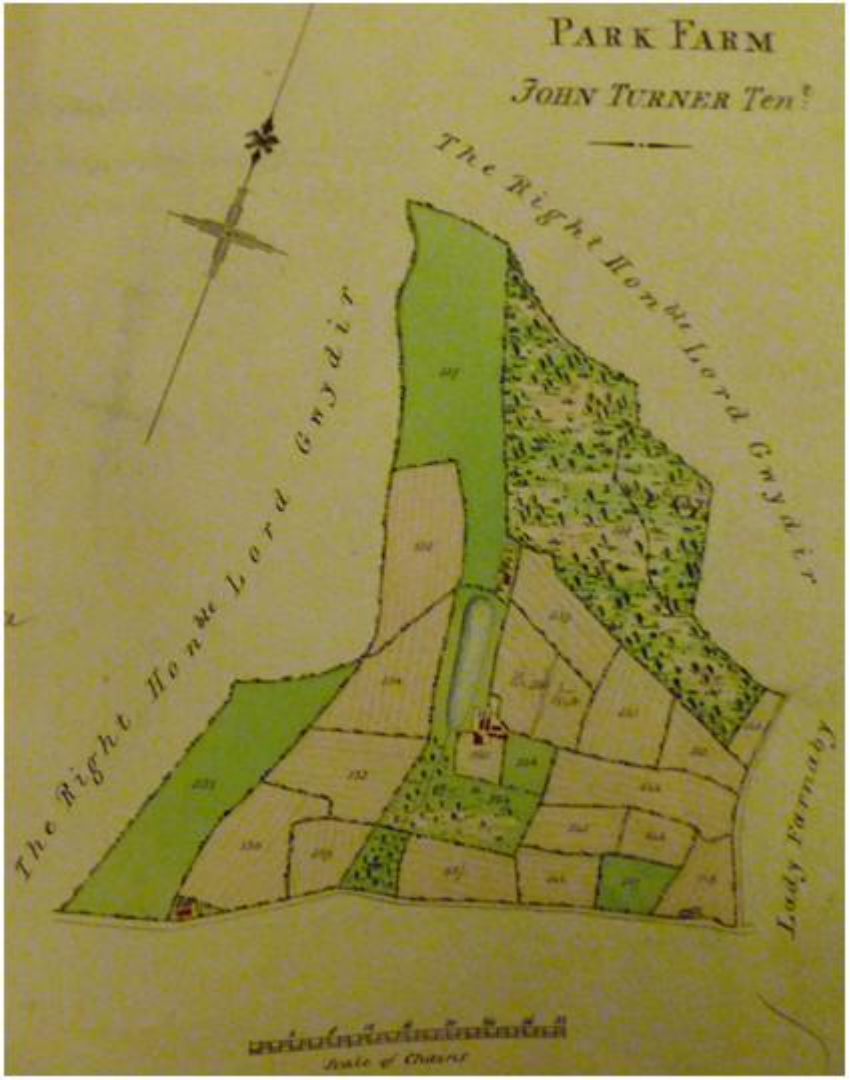
On Tuesday last Her Royal Highness the PRINCESS of WALES and Suite arrived here, on a visit to Lord GWYDIR and Family. (His Lordship, we are happy to state, is rapidly recovering from the complaint that a few months since threatened to deprive society of one of its brightest ornaments.) Her Royal Highness was received with every possible mark of respect from all descriptions of the Inhabitants. The Volunteer Artillery fired a salute of one and twenty guns from the Fort; the bells were rung, and Colours hoisted both at the Fort and at the Church. On the following day Her Royal Highness, attended by Lord GWYDIR and Lady WILLOUGHBY, went to view an elegant villa near the town, in the cottage style, which Lord GWYDIR is building, having determined to make this place his residence, in consequence of the benefit he has experienced from its mild and salubrious air.

In the evening the PRINCESS condescended to appear at the window, and walked upon the Beach Parade, and expressed herself highly delighted with the romantic scenery, and extensive sea views of

Sun (London) 28th May 1806

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)

1807 – Monks Orchard/Park Farm; is bought by Peter Burrell/Lord Gwydir. This property had been part of the Leigh's Addington estates which was bought by Barlow Trecothick and the Addington estates were divided in sale by Barlow Trecothick's nephew James. The patch of woodland is Monks Orchard Wood and this plan shows the leased property to John turner tenant in 1809.




1808 - John Barwell Cator's wife's relative Mr Aylmer Bourke Lambert has access to Barwell Cator'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 building of the Beckenham Place/Stumps Hill 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"

Stayed last week at Beckenham Park with [John Barwell] Cator who has recently inherited the estates of his uncle [John Cator (1728-1806)], who was married to [Peter] Collinson's [(1694-1768)] daughter, [Mary]. Collinson's books and manuscripts there, including last edition of [Philip] Miller's "Dictionary" full of Collinson's observations, intends to publish them. Received "fine China drawings" from Lady de Clifford. Plans to send Smith his just finished "suppl[ement]". (Linnaen Society)

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 19th Century property distribution.



Part of the Burrell Estate plan 1809 (High Street, Bromley Road and Kelsey)

Courtesy of the British Library



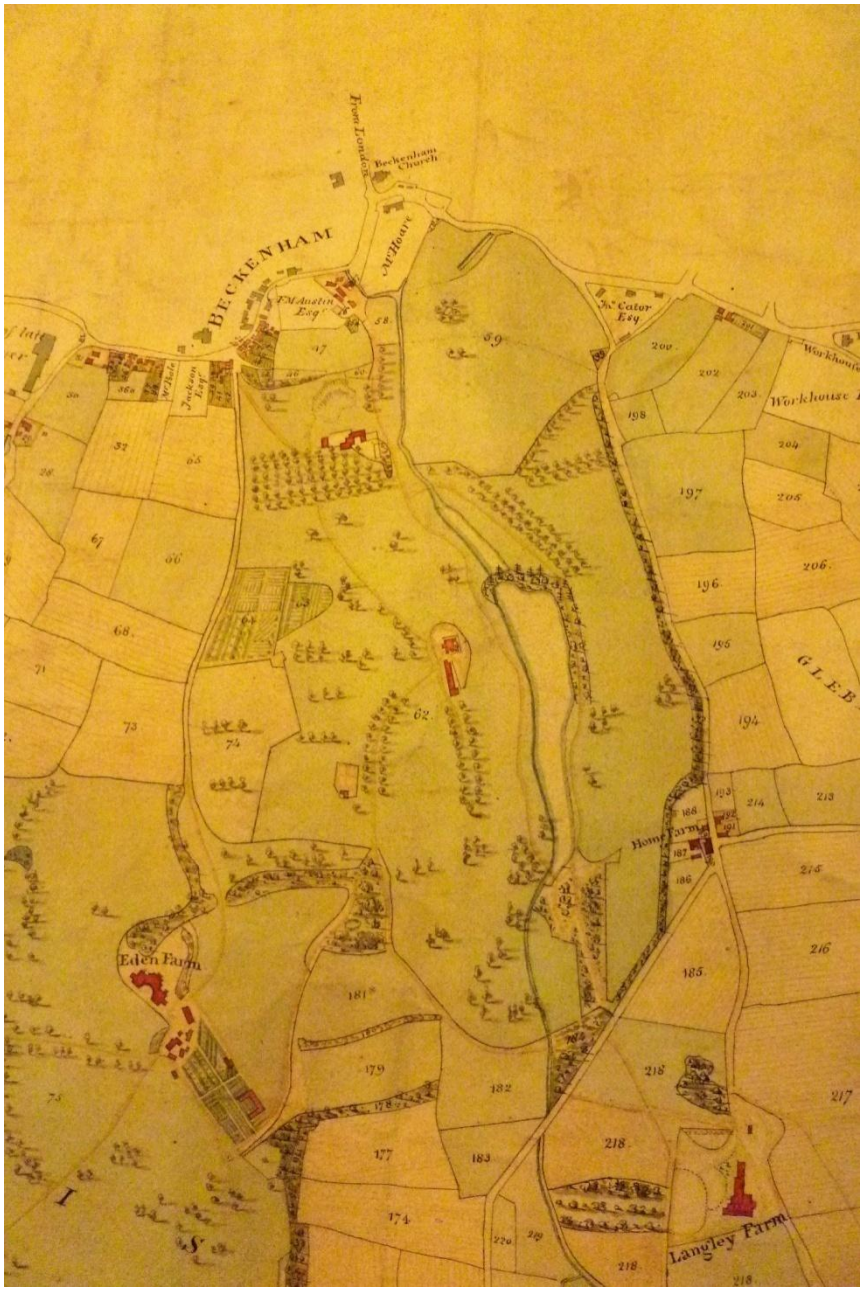

Langley House or Place with Langley Lodge 1809




Langley Farm and Home Farm (near Chinese Garage) 1809




Eden Farm (Bune Gate) and Elmers End (Elmer Lodge) 1809

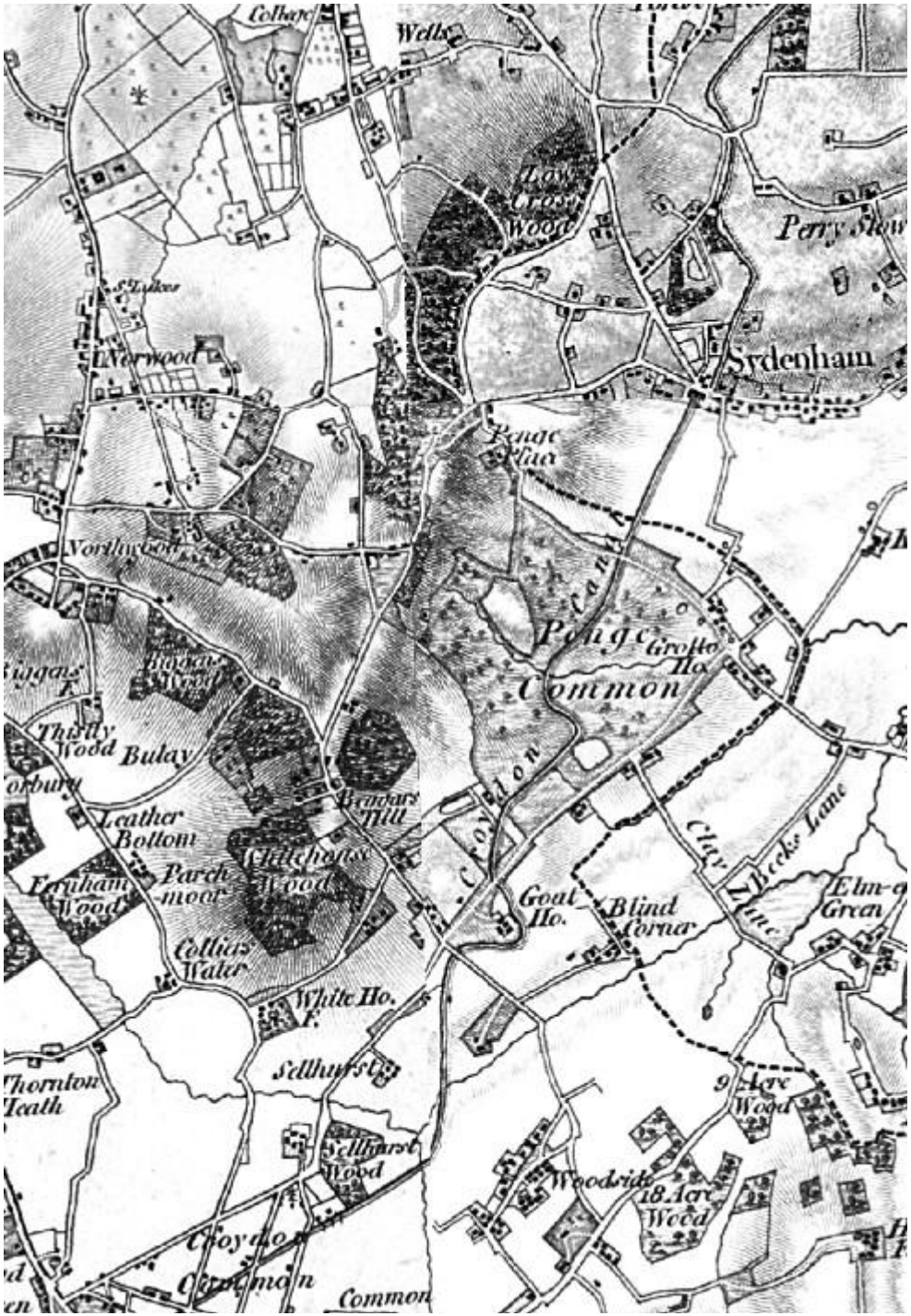



Kelsey Lake, residences and mansions. 1809

1809 – Langley; Lindsey Meryck Peter Burrell, second son of Peter Burrell/Lord Gwydir occupies Langley up until the time it is sold circa 1822. Lindsey and his wife Frances have 10 children baptized at St.Georges and one child when they move to Hampshire in 1823. Lindsey himself had been born in Paris while Peter Burrell IV was there on a legation with Lord Eden and others. This alters the known story of Langley and is more evidence that his father Lord Gwydir spent more time away from Beckenham, some of it at Sidmouth, Devon due to his gout and his eldest son, Peter deputized as Lord Chamberlain (Hist.of Parliament and Ancestry)

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, for example at Leigh in Kent they were unaware of Cators owning farms there. See 1825.

1809 - The Croydon Canal opens. This shows a section from Sydenham to Norwood crossing Penge Common. Much of the route would subsequently be used by the railway leaving some small isolated stretches at Dacres Wood and Betts Park.


Wells
Bow Wood
Perry Slew
Sydenham
Penge Place
Northwood
Penge Common
Grotto Ho.
Thistly Wood
Bulay
Leather Bottom
Bradars Hill
Parch-moor
Clay Pidgeon Lane
Goat Ho.
Blind Corner
Collins Water
White Ho.
Sellhurst
Thornton Heath
Sellhurst Wood
Woodside
18 Acre Wood
9 Acre Wood
Croydon Common
Common

1810 – John Barwell Cator's daughter Elizabeth Diana Cator is born in Beckenham 27th 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. This view can be compared to Collinson's own view of Beckenham Place or Stumps Hill as it was in 1762: "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".

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.



1812 - This print of Eden Farm is published and supports our evidence of the former house at Eden Farm which was originally Bune Gate on the 1769 Andrews map and also matches the footprint on the 1809 Burrell estate map. See 1822 for an image of the later house built for John Woolley.




source; British Library



And this earlier illustration

Eden Park, Seat of Lord Auckland (William Eden) circa 1789

Painted by Peter la Cave,  French School artist working from 1789 onwards

1812 - Penge Place; 7th April John Scott reputed 'Lord of the Manor' of Penge Common according to a notice posted by the Croydon Canal Company

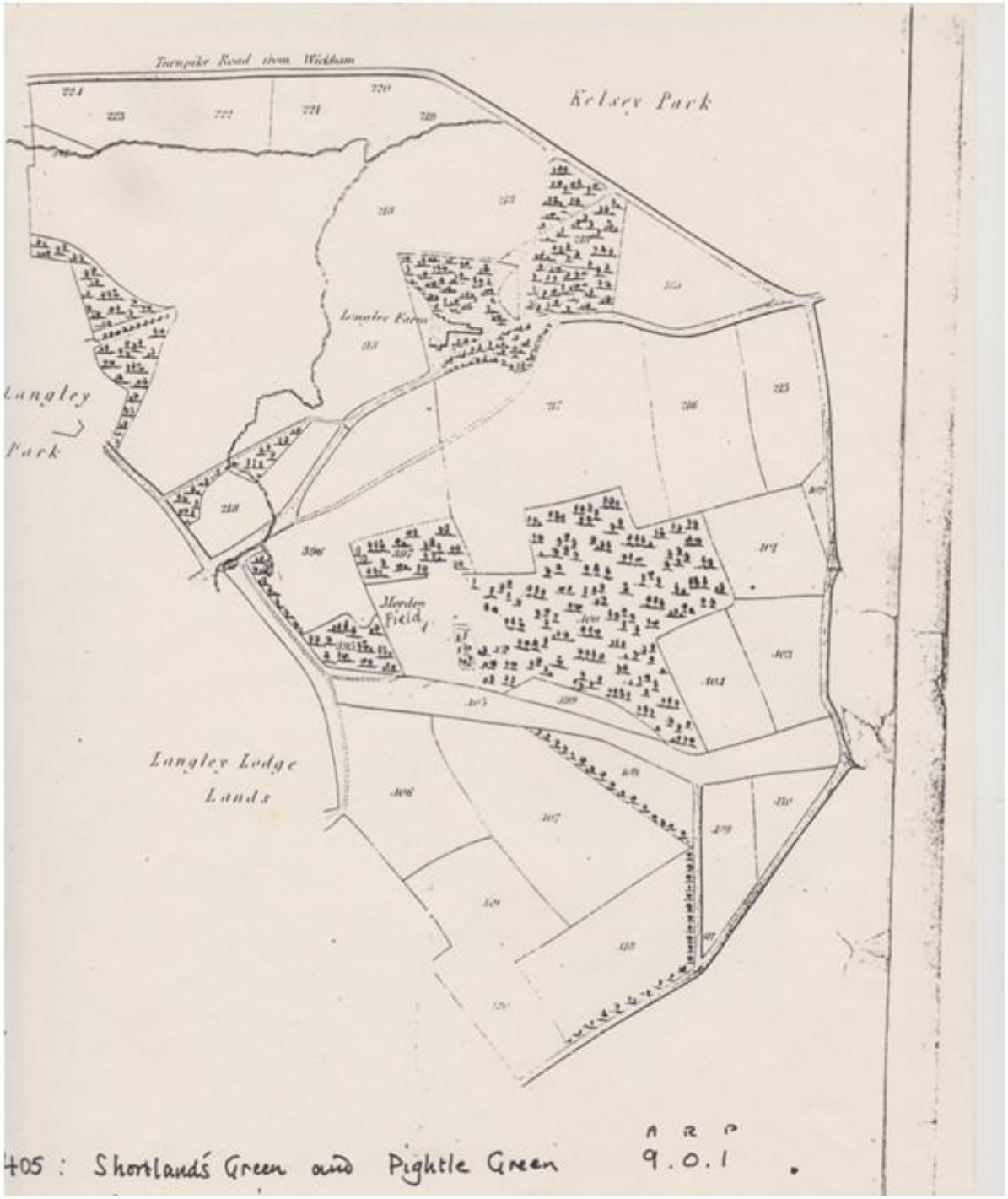
1813 - Penge Place and  Common; John Barwell Cator purchases Penge Place and Common by Articles of Agreement for £35,000. it will later be resold to another unrelated 'John Scott'  who in turn sells it to the Crystal Palace Company.

1813 – Albemarle Cator (the first or elder) is born at Beckenham, J.B.Cator's eldest son who will inherit the estates.

1813 – Morden College property in Beckenham;  Langley Farm; The archivist of Morden College sent this statement; "Sir John Morden, as endowment for his College, bought the Manor of Old Court in 1699, and this included land at Beckenham, specifically Pightle Green, King's Field, Shortlands Green, Langley Farm and Morden Field, and this land was exchanged for land in Lewisham with Lord Gwydir in 1813. Among the papers I took over from my

predecessor is a photocopied plan, possibly from a large scale OS map, and I see that the land in question is bounded on the north by the Turnpike road from Wickham; on the northeast by Kelsey Park, and on the west by Langley Park and Langley Lodge lands. (source; Morden College archivist)"

However, we believe that only the small patch between the Cocapanniers Woods was Morden land.




405 : Shortlands Green and Pightle Green A R P 9.0.1

Morden College archive map extract.

1815 - Miss E. (Emily) Eden writes from Eden Farm; Miss Eden to Lady Buckinghamshire (Eleanor Eden married to Robert Lord Hobart)

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, and have revenged themselves on poor innocent harmless out-of-the-way George (Eden, their brother), by drawing him on the walls hanging as comfortably as possible, and Mr. Cator on another gibbet opposite to him. Mr. Colvile 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. Emily would have  resided in this Eden Farm mansion



Eden Farm 1812 as occupied by Emily Eden and perhaps other siblings shortly after her father's death in 1814.

1815 - Penge (House unknown, Penge Place?); Occupants; Lord and Lady Selkirk. Lady Selkirk was sister to Andrew Colvile who occupied Langley Farm at this time. Another letter from Emily Eden mentions a house in penge and the death at Waterloo of William De Lancey plus details of his widow Magdelene De Lancey who wrote a book about the Battle of Waterloo which became a classic.

*Miss Eden to Lady Buckinghamshire*.

*July* 3, 1815.

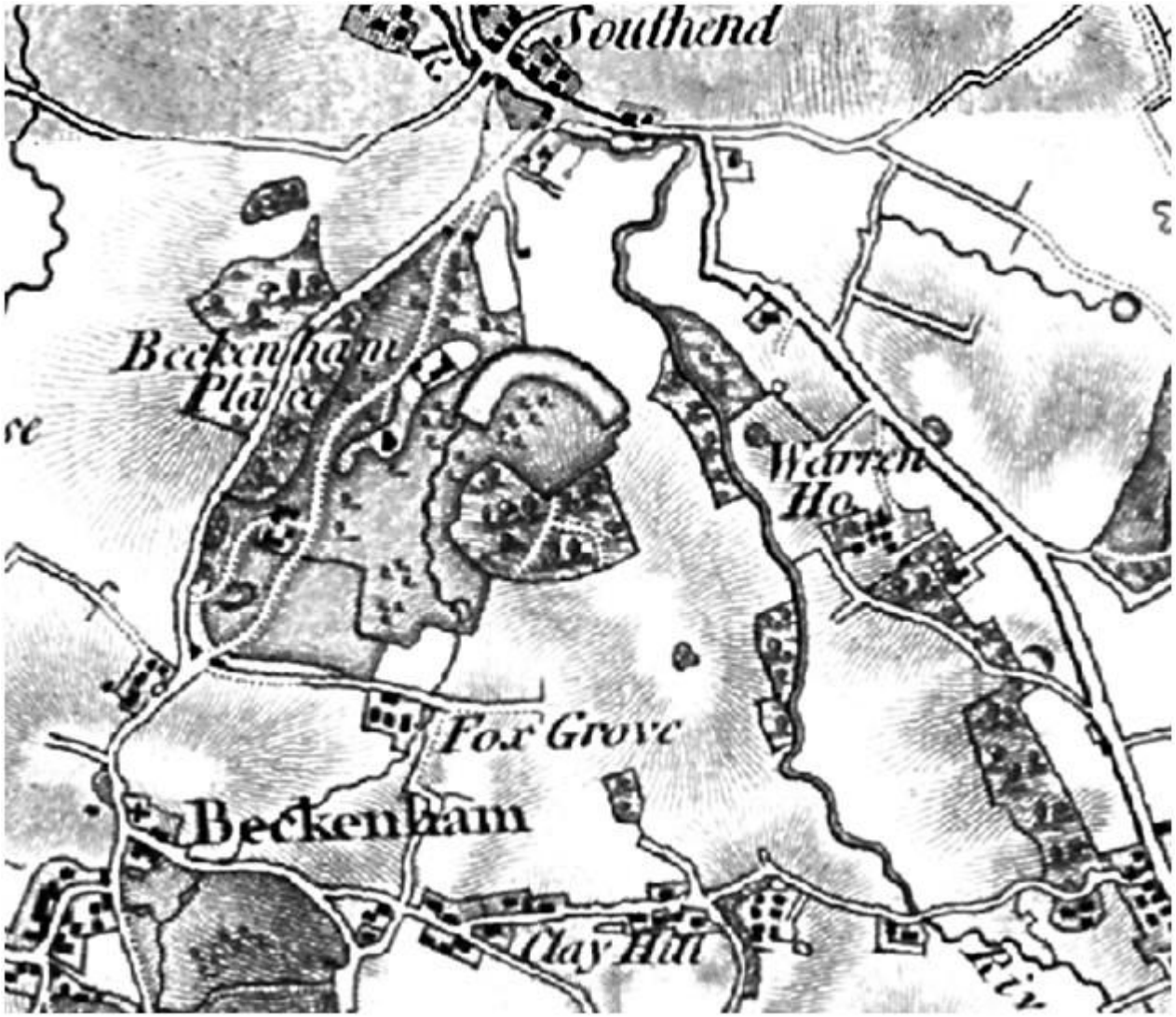
We heard yesterday from the Selkirks[50] a certain account of poor Sir W. Delancey's death,[51] and we heard it also from several other good authorities. The Selkirks have been in town every day in hopes of hearing either of or from Lady Delancey, but without success. Her situation is most dreadful, as he died at Waterloo, so she is not near any acquaintance she might have made at Brussels. She is but eighteen, and literally just out of the nursery. She has with her only a new maid, whom Lady Selkirk procured for her but three weeks ago. It appears very shocking that none of her relations should have gone to her on hearing of his wound, as she will now have every detail to manage for herself, and her return to Penge, which she quitted in such violent spirits not a month ago, will be dreadful. The Selkirks expect her every hour.

I have just been interrupted by the arrival of the Lansdowne children, who are come here for the afternoon to make Lady Lansdowne's excuse for not coming to take leave before she goes out of town. The little girl[52] is the prettiest little thing I ever saw—the smallest child—looking like a fairy *for all the world*.

*July 6, 1815*.

We were all very sorry to hear of poor Comte Meerveldt's[53] death, for *her* distress must be very great. Little Rodolphe will now be a great consolation to her. Lady Selkirk has had one very short note from poor Lady Delancey.[54] It was almost too composed to be comfortable to her friends. She said her husband had died at Waterloo, and was buried the morning she wrote, at Brussels, and she wished Lady Selkirk would have his picture done immediately by Heaphy,[55] as that was the only thing she could now live for. She made no complaint, except saying that she had had but one very happy week at Brussels, which was over, and that she was sure Lady Selkirk, at least, would feel for such a very wretched creature. She is expected at Penge to-morrow. There is an odd mixture of joy and sorrow in that house, as Lady K. Douglas[56] is married there to-day, which is rather astonishing, considering the state her family is in....

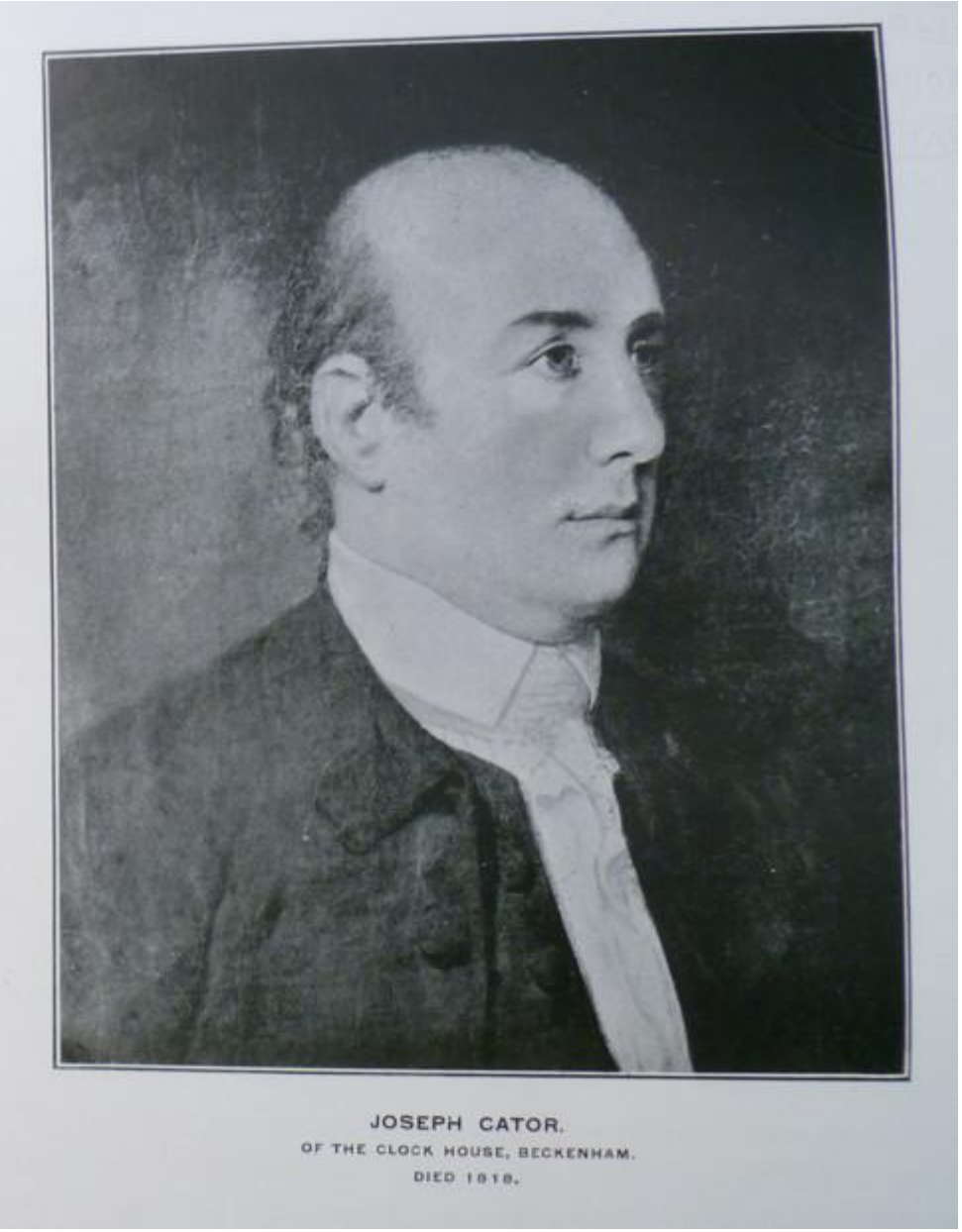
1816 – This map is said to be published in 1816, probably surveyed earlier in the 1799 OS drawing on the right. At 1 mile to the inch the lake is more of a curved canal shape than the kidney shape on later maps. See the 1833 estate map and the 1799 OS Survey drawing. As other smaller details are drawn in I assume the representation of the lake is reasonably accurate. Apparently map publishers were using OS data before the Ordnance Survey began to publish their own maps circa 1860.


Southend
Beckenham
Place
Warren
Ho
Fox Grove
Beckenham
Hay Hill

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. We should mention that some confusions have taken place between Beckenham Place and Beckenham Lodge?

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.



JOSEPH CATOR.
OF THE CLOCK HOUSE, BECKENHAM.
DIED 1818.

Joseph's will might be interpreted to be curious. He mentions his six (surviving) sons but by name only mentions John who is provided for by his Uncle's will, and two other sons who inherit his herediments along with his widow Diana. He refers to making provisions among his "aforementioned" sons are all provided for by earlier settlements. This branch of the Cators has risen to put the children through universities, The Army, Navy and Church which

reflects Joseph's marriage into aristocracy through Diana Bertie, related to the Willoughby D'Eresby's. Joseph's wealth had been substantially accumulated during his time with the East India Company in India.

1818 - Eden Farm; Emily Eden and Lord George Eden; correspondence; from a collection of letters on guttenberg.org.

These appear to explain the leaving date of the Edens from Eden Farm and put us on the trail of Mrs Wildman. It was common for properties to be leased and rented and this was for the remaining part of Eden's lease from Peter Burrell, Lord Gwydir. George Eden had an unexpired lease and although the Burrells sold the Freehold to Eden Farm in 1820 it was with a "sitting tenant", Mrs Wildman who later defaulted on her sub-lease. See 1820 and 1825. The subject isn't entirely unravelled between George Eden's disposal of the lease, the Burrell sale and the subsequent ownership under John Woolley.

*Lord (George) Auckland to Miss Eden.*

BRUTON STREET,
*Monday, November 1818*.

MY DEAR EMILY, I have this moment seen an agent of Mrs. Wildman, a rich Kentish widow, and she has agreed to take Eden Farm on my own terms, which gives us a prospect of being a little more settled and comfortable.

She is to have it for seven years and pay £600 a year. And now I must look out for a house in town, which you will find pretty near ready for you when you arrive. I am in a great bustle and hurry, for we are all alive with this election, though with the melancholy impression of poor Romilly's death it is difficult to rouse people. Hobhouse has behaved so ill that it is right to try to beat him, but I fear that Lamb is too late. He will certainly be low on the poll for the first week, but it is possible that afterwards he may recover. In the meantime, people are very busy, and none of our friends are sanguine. Your affectionate brother,

AD.

*Lord Auckland to Miss Eden.*

[*November*] 1818.

MY DEAR EMILY, Lamb carried his election to-day by 604, and made a sort of a speech saying that now he was their member, and they were his constituents, and that they would soon learn to be friends. He was a little hooted, but not much more than usual; but all our foolish friends appeared to cheer him with cockades in their hats, and all was uproar and riot and confusion and pelting and brickbats and mud, and it is lucky none of them were very seriously hurt. They all arrived covered with dirt to the west end of the town, and the mob at their heels, for they were too gallant not to stop to be occasionally pelted.

I never saw such a scene. Your friend Grahamlooked as if he had just come out from the pillory; Sefton, Morton, and twenty others in the same plight.

Report says that one servant is nearly killed; I hope it is not true. Ferguson had a blow on his head, and Mr. Charlton another more serious one; but I hear of nothing worse. It makes but an ugly triumph for our great *victory*. What a glorious debate was yesterday's!

You will live at No. 30 Lower Grosvenor Street, the only house I can get, small but convenient, and I think we shall make it do well enough. Ever affectionately yours,

AD.

*Miss Eden to Lady Buckinghamshire.*

NEWBY HALL [1818].

MY DEAREST SISTER, ...Mr. Ellis left this place yesterday, so I could not give him your message. I think he enjoyed the latter part of his visit here very much, as there was a very pleasant set of gentlemen, and Mr. Douglas, who is more amusing than ever. We had besides them, two Mr. Lascelles's, one "a cunning hunter" and the other very gentlemanlike and pleasant; Mr. Duncombe, a *pretty* little London Dandy, rather clever in his way; Captain Cust, a soldierly sort of person, and a kind of *Lusus Naturae* (is that sense do you think?), because he is pleasant and well-looking though he is a Cust, and Mr. Petre, very rich and very stupid, so that we had a very proper mixture of character....

We are all hunting mad in these parts, and I am afraid that when I come to Eastcombe I shall be a great expense to you with my hunters and grooms. I have already made great progress in the language of the art.

I have heard a new name for the Miss Custs, in case you are tired of the Dusty Camels; by uniting their names of Brownlow and Cust, they become Brown Locusts, which is a very expressive title I think. I remain, ever yr. very affec. sister,

E. EDEN.

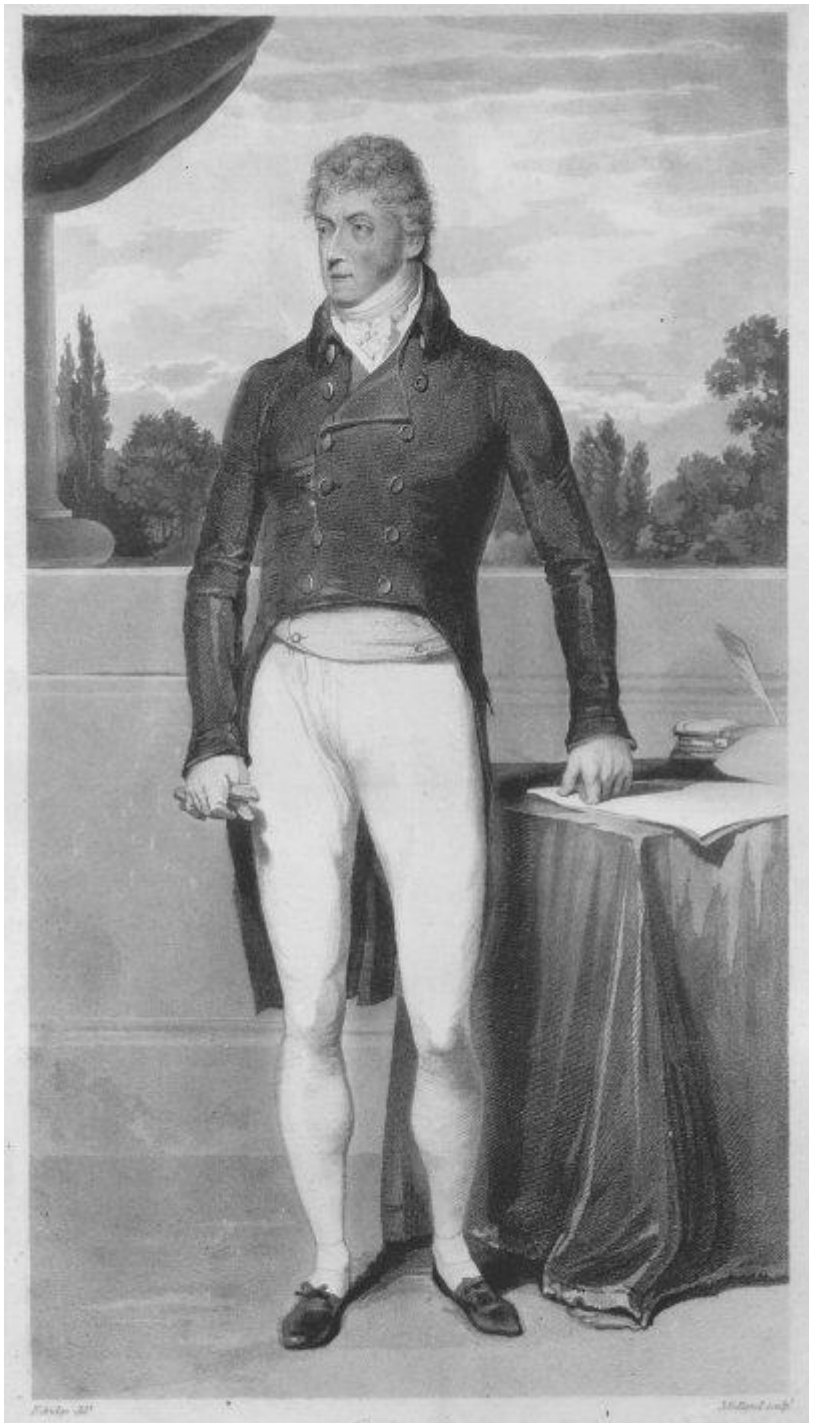
**1820 - King George IV until 1830**

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 among others. (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. His mother in law was Duchess of Ancaster, Mary Bertie nee Panton. Peter Burrell the fifth's wife 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 ended up with a grandson, Peter Robert Burrell of Stoke Park, Suffolk via Gwydir's younger son Lindsey Burrell. Wikipedia and History of Parliament are sources of information. Langley from circa 1807/9 had been occupied by Lindsey Burrell, Gwydir's second son who had a family of 10 children baptized at St.George's and one later when they moved to Hampshire, later to move to Stoke Park in Suffolk.

The Langley Estate was given as a total of 3202 acres in 1820 when put up for sale. Langley Park itself was 423.1.17 the house consisting of on the principal storey “a lofty drawing room 40x30ft, a dining parlour, morning room, gentleman’s dressing room & water closet & on upper stories 6 bedchambers, 4 dressing rooms, a water closet and apartments for servants extensive offices & out-buildings, stabling for 28 horses, barns, granaries, forcing houses, and a melon ground along with a cold bath in the park. This latter ‘cold bath’ has been described or styled as The Roman Bath

Borrowman recorded that; "on June 29th, 1820, and in October of the same year the whole of the Gwydir estates came under the hammer. The sale which lasted four days was herd at Garraway’s Coffee House, Change Alley, Cornhill, the auctioneers being Skinner, Tuchin and Forrest, and the solicitors Bray and Warren, of Great Russell Street, Bloomsbury. The sale comprised 3,202 acres in the parishes of Beckenham, Bromley, West Wickham, Hayes, Keston, Lewisham, Croydon and Addington, in 92 lots, and included Langley Park, Langley Farm, Langley Lodge, Kelsey Park and Eden Farm. Langley Park was put up on the first day, and is described as “ situate in a much admired and fine sporting part of the County of “ Kent and most justly celebrated for an abundance of every sort of game, which “ has been carefully preserved for many years, ornamented with a great variety ' of full grown and stately timber, pleasantly clumped and scattered, with “ a grand avenue or vista upwards of a mile in length and several beautiful “ groves.” This avenue can still be seen extending from the summit of Pick- hurst Hill to the mansion. There was at that time a herd of deer in the park. The lot, known as Langley Park, included 423 acres 1r. 17p. The house contained on “ the principal storey ” “ a lofty noble drawing room 40 feet by 30 feet,” a dining parlour, morning room, “ a gentleman’s dressing room and a water closet ”, on the upper stories, “ 6 bedchambers, four dressing rooms,” “ a water closet and proper apartments for servants.” There were extensive domestic offices and out-buildings with a tennis-court (still standing) 105 feet by 38 feet, with a dressing-room adjoining, stabling for 28 horses, bams, granaries, forcing-houses and a melon ground. Among other advertised attractions was “a cold bath in the Park.” At this time the mansion was occupied by the Hon. Lindsey Burrell. This lot realised £22,700, but was probably bought in. The estate was described as “ one of the completest “domains of its extent in the Kingdom; the neighbourhood is of the first “ respectability, and the situation particularly desirable for a nobleman or “ gentleman fond of hunting or shooting, being in the midst of every kind of “ field sport."

See 1821/1825 etc. The sales took place over a few years as Eden Farm had been sold and the house rebuilt by 1822 and the 1838 Tithe map and returns shows landlords and occupants for Beckenham Parish.



1820 (September) The Oakery, Clay Hill– 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'

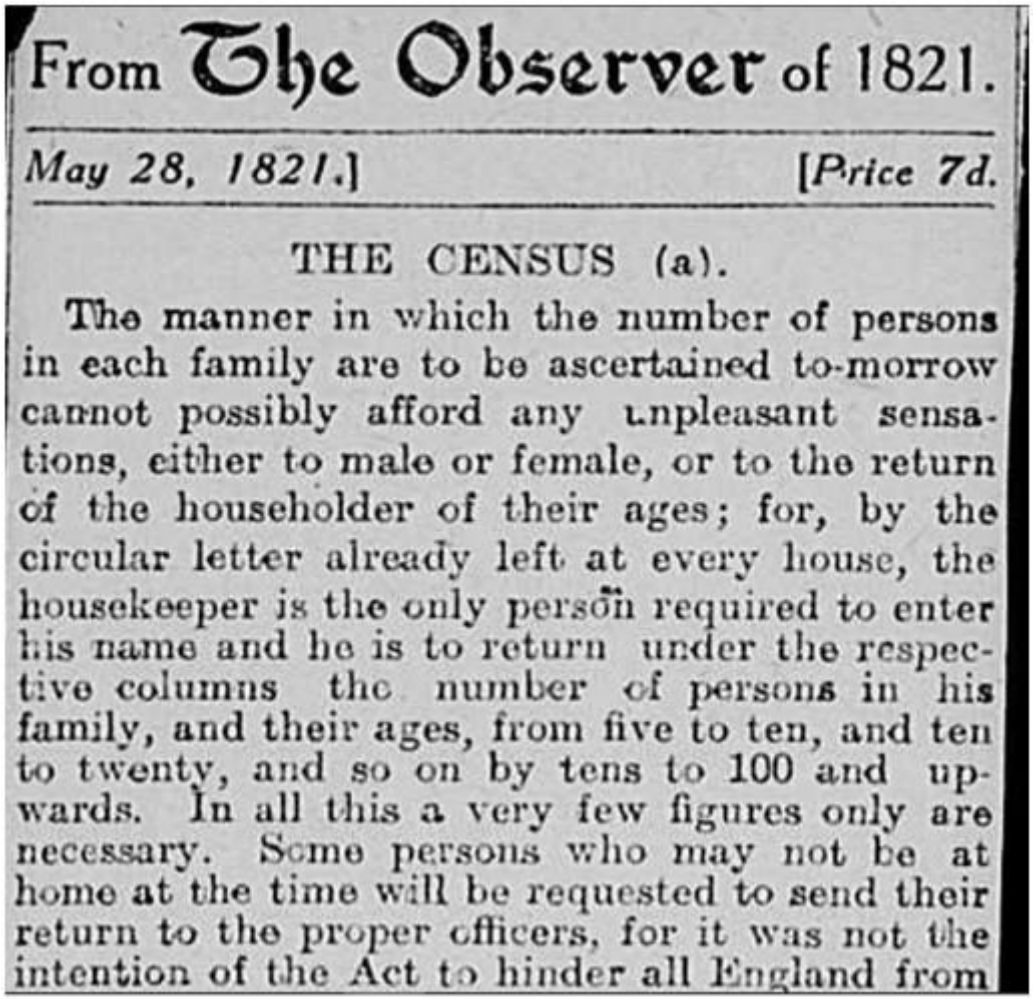
Peter Robert Drummond here is in fact Peter Burrell/Lord Gwydir's son who adopted the name Drummond on marriage as his wife came from a senior family and she had inherited the Baron Willoughby d'Eresby title. This is also instrumental in Peter Burrell/Drummond selling the Beckenham estates. The Gwydir title later seems to have ended up with a cousin via a younger son of Peter Burrell IV. With so many Peters and Peter Roberts in the family it gets very confusing.

Morning Chronicle *18 October 1820*

1820 - 31st October the sale of Burrell estates is advertised "Freehold estate
Langley Park, Langley Farm, Langley Lodge, Kelsey Park and Eden Farm. Water Mill, three public houses, sundry farms, lands and woods.
With maps."

1821 – William Thornhill Cator is born at Beckenham Place, the younger of John 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. See 1823 Anne Charlotte Cator.

1821 – The Census; May 29th; This press cutting describes the process and states that at the previous census 1811 there were a lot of absent males due to the Napoleonic War. The population of Beckenham was 1180 with figures broken down into males, females and divided up into various age groups. Those familiar with genealogy research will know that the first generally available national census is for 1841 but the census started in 1801. This 1821 Census records the household under the family surname with data for the male, female, children of the household.



From The Observer of 1821.

*May 28, 1821.]* *[Price 7d.*

THE CENSUS (a).

The manner in which the number of persons in each family are to be ascertained to-morrow cannot possibly afford any unpleasant sensations, either to male or female, or to the return of the householder of their ages; for, by the circular letter already left at every house, the housekeeper is the only person required to enter his name and he is to return under the respective columns the number of persons in his family, and their ages, from five to ten, and ten to twenty, and so on by tens to 100 and upwards. In all this a very few figures only are necessary. Some persons who may not be at home at the time will be requested to send their return to the proper officers, for it was not the intention of the Act to hinder all England from

1821 – Mary Elliot, servant to John Barwell Cator and his wife Elizabeth of Beckenham Place leaves a will; mentions Mrs Cator and two of their children. Various bequests of effects and sums of money.

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. 1821 Langley etc; Date:1821-1823 Langley mansion with land (366 acres) including cottages at Wickham Green, Gamekeeper's Lodge and Bath House, all in Beckenham, West Wickham and Hayes. Including conveyance by Peter Robert Drummond Lord Gwydyr and others to Emmanuel Goodhart of New Grove, Bromley, Middlesex 1822, with map annexed. Held At:Kent History and Library Centre Document Order #:U1435/T1 bdl 6

1823 – Anne Charlotte Cator born in Beckenham, daughter of J.B.Cator. This establishes Cators still occupying the mansion upto this date. Some of J.B.Cator's children are born in Ireland.

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 – Cator Estate; 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 Beckenham Place 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.

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.

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 (Probably Penge Place).

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

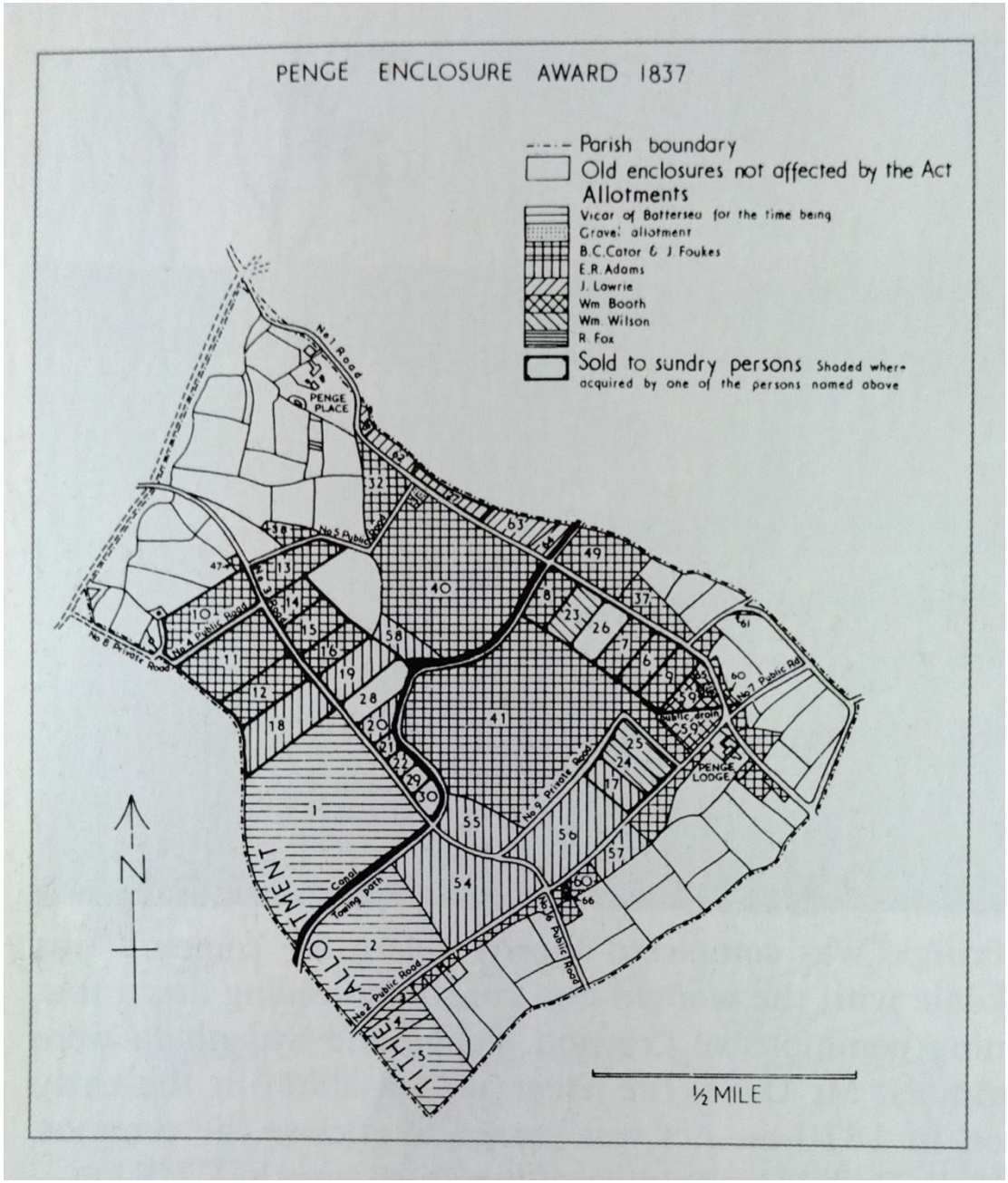
probably around the edges of Bromley and Beckenham towns.

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 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).

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 - Penge Common Enclosure Act; Commons all over the country had already been enclosed, including Sydenham and Croydon, when the Act for enclosure of Penge Common was passed in 1827. This was as a result of a petition by John (Barwell) Cator (nephew and heir of John Cator the younger). It took ten years to make the award to the various landowners. The first enclosure petition for Penge Common was made to Parliament fifty years earlier. Penge was exceptional both for the time it took and its late date. There had been much opposition from the Vestry (Parish Council?) and some latterly from the Lord of the Manor of Battersea, Earl Spencer. Dr B. Taylor shows that a large amount of land at both ends of Penge 'Common' had already been enclosed by non-parliamentary means before the act of 1827.




The dark line on the map is the old Croydon Canal route.

(BHC and David Johnson "Around Crystal Palace and Penge") The diagram appears to be wrongly dated 1837 but although the original act is passed in 1827 it is not settled until 1837 (source; Cator v Croydon Canal Company)

1827 - Eden Farm (Park); The catalogue for the 54th Royal Academy Exhibition 1827 (MDCCCXXVII) lists; item 925 "A perspective drawing of a mansion lately erected for John Woolley Esq, Beckenham, Kent" G.Robins (artist and architect?)

This seems to be the drawing which dated to 1827 was very soon after the Gwydir sale of Eden Farm of 1820 and after Woolley acquired the freehold in 1825. It has been used to make prints describing it as the home of Edward Lawford to whom it was leased by John Woolley. Eden Park is offered for rent for two years in the Morning Herald of 25th September.



1827 – West Wickham Workhouse etc; The Weekley Times (London) 14th January reports on a theft

James Johnson was indicted for a burglary in the coach-house of James Lance, at Beckenham, on the 7th of October last. It appeared in evidence, that the coach-house of Mr. Lance, proprietor of the coach between Beckenham and London, was broken open on the night in question, and that various articles, the property of Mr. Courtenay, clerk to the House of Lords, which had been sent by the Beckenham coach in a hamper, and which on the arrival of the coach had been deposited in Mr. Lance's coach-house, had been stolen therefrom. A pauper in the poor-house of West Wickham, two miles from Beckenham, proved, that at five o'clock on the morning of the 8th, he saw the prisoner bury some candles, and a linen cloth, part of the property taken, in a garden adjoining to the poor-house. Another witness proved that the prisoner offered him for sale a coat and cloak. These were not traced to the possession of the prisoner; but it appeared that a coat and cloak were among the articles taken from the coach-house. The Jury, under the direction of the learned Judge, found the prisoner Guilty.

Evidence regarding the workhouse at Wickham Green is scant but this and a few other records shed some light on its existence.

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.

image

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.

image

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).

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.

1. 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 receited - Indenture dated 27 Aug. 1691 between John Smallbone and Mary his wife and Benjamin Hodgekins;
2. 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.
3. Indenture dated 6 Dec. 1706 between Jno. Reynolds, Lancelot Stephens, Edward Corbett, Wm. Peere Williams, William Williams; (Mortgage)
4. Lease and release dated 6 and 7 April 1709 betw
5. een 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.

6. Thomas Lucas devises property to widow Elizabeth, who remarries John Julius Angerstein. John Beach, Thomas Plummer and Joseph Paice trustees.
7. Indenture of Bargain and Sale dated 17 Feb. 1797 Joseph Paice, Thos. Plummer, Sir Francis Baring, Alexander Baring and Charles Wall.
8. Details of wills, dates of death, etc. of Elizabeth Angerstein, Sir Francis Baring, Chas. Wall John Cator, Bridget Cator, Elizabeth Scott, Geo. Sparkes.
9. Act 6 Geo IV enables John Cator to grant building leases.(1825)
10. 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.
11. 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, Edward Grose Smith had purchased a significant part of the Burrell estates and subsequently sold it off in sections. Bromley Collections 834/7a-b Lease and release for £5,400 of capital messuage 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 18281. 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)

John Woolley also acquires parts of Kelsey on the west side of Wickham Road totalling about 12 acres, presumably for development. The land is acquired from the Burrell estate and trustees so presumably did not pass through the ownership of Edward Grose Smith who had acquired other parts of Kelsey.

On the 1838 Tithe John Woolley owns about 500 acres of property in Beckenham.

1829 - Alexander D. Inglis recorded as tenant of Beckenham Place 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.

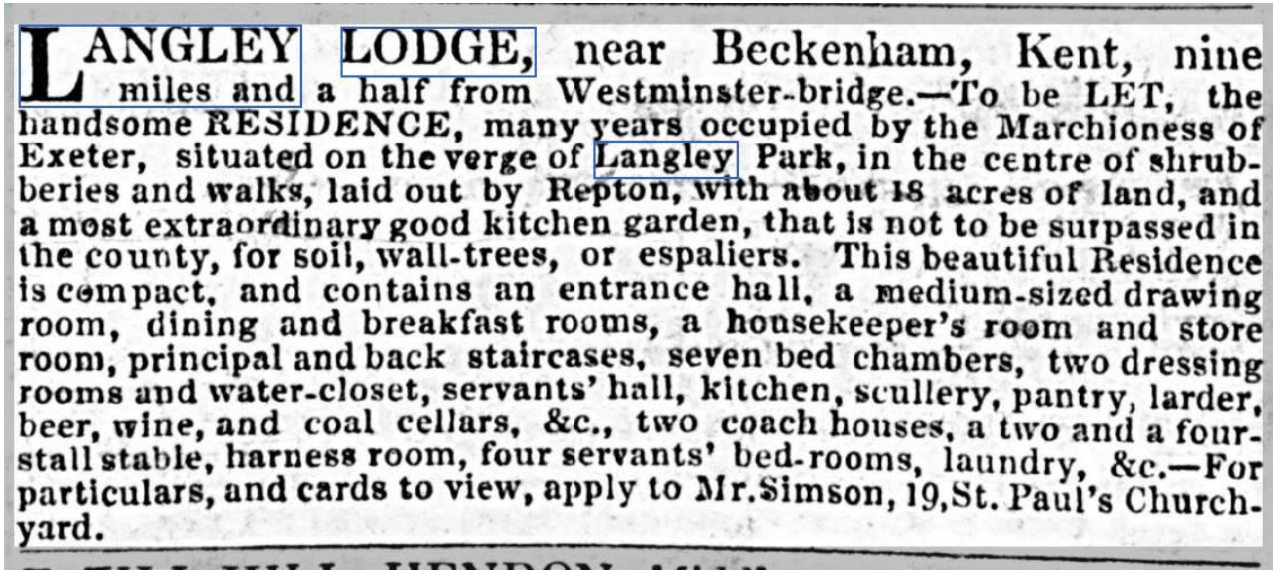
1829 - Reverend William Rose of St.George's dies, His will leaves a substantial sum of money to his daughters. (£1500 apiece)

**1830 - King William IV until 1837**

1830 - Foxgrove Farm Manor house is demolished and a new farm house built. We don't have detailed maps pre 1833 so we can only compare footprints on maps from 1833, 1864 and later. (source: Borrowman and Rob Copeland)

1831 – The Kentish Weekly Post records a daughter born to the wife of Alexander Inglis at Beckenham Place. Tenants of the Cator's the Inglis's leave by 1834.

1832 - Langley Lodge; The Morning Herald, 5th May London advertises Langley Lodge to let. Emanuel Goodhart is the landlord and the property is 'in hand' in the 1838 tithe presumably empty? By the 1851 census Emanuel Goodhart's son Charles is living at Langley Lodge with his family and servants. The reference to Repton's landscaping is authenticated to some degree by the installation of paladian columns to the Lodge and the landscape drawings in his Langley Red Book.



LANGLEY LODGE, near Beckenham, Kent, nine miles and a half from Westminster-bridge.—To be LET, the handsome RESIDENCE, many years occupied by the Marchioness of Exeter, situated on the verge of Langley Park, in the centre of shrubberies and walks, laid out by Repton, with about 18 acres of land, and a most extraordinary good kitchen garden, that is not to be surpassed in the county, for soil, wall-trees, or espaliers. This beautiful Residence is compact, and contains an entrance hall, a medium-sized drawing room, dining and breakfast rooms, a housekeeper's room and store room, principal and back staircases, seven bed chambers, two dressing rooms and water-closet, servants' hall, kitchen, scullery, pantry, larder, beer, wine, and coal cellars, &c., two coach houses, a two and a four-stall stable, harness room, four servants' bed-rooms, laundry, &c.—For particulars, and cards to view, apply to Mr. Simson, 19, St. Paul's Churchyard.




1832/33 – Kelsey; is occupied by the Grose-Smiths. Edward and two sons Heathfield and Henly. Edward had become an attorney and solicitor for the Court of Chancery and his sons had entered into apprenticeships as clerks. They are variously registered in poll books for the City of London. Edward had married Mary Fielder Heathfield in 1792 hence the name Heathfield of one of their sons.

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 Emanuel Goodhart's Langley Farm in the 1838 tithe and 1841 census living on independent means. Martha Cator, daughter of Peter Cator, marries Launcelot's son Henry Holland in 1841 so there are family ties and associations.

1834 - Penge Place and Common etc.; John Barwell Cator and his trustees who had purchased Penge Place in 1813 put the property up for sale, advertised in the County Courier and London Chronicle etc. Penge Place occupied by Mr. Peters. Penge Farm. Whether this 'Peters' is the same or related to the Peters who took residence at Beckenham Place in 1835 is a question and if Penge Place is sold by the Cators then offering Peters the alternative of Beckenham Place is possible. see 1835 and 1838.

County Chronicle:

"Kent, Surrey, and Essex. Important and very valuable Estates at Norwood, Penge, Beckenham, Chingford and Sevenoaks.

Mr Hoggart begs leave to announce for Sale, in May next some of the most valuable Estates ever offered, the chief part within six miles of the metropolis, comprising in the whole about One Thousand Acres, a great portion of which upon that delightful spot Norwood, so distinguished for the beauty of landscape scenery and extensive prospects and adapted for the erection of villas. The property commences on the ridge of the fine road from Sydenham to Croydon, bounded on one side by the road from Penge Place to Beckenham, and intersected by the new road from Norwood over Penge Common is Addington and Croydon. It includes the beautiful villa, pleasure grounds gardens and rich verdant meadows called Penge Place, in the occupation of Peters Esq.; the ornamental cottage of Mr Rose; the residences, pleasure grounds and gardens of Mr Rose, jun., Mark Brown Esq., Mr. Miller, and Mr Weare; several rich meadows near Beckenham; a valuable Farm called Mayes, with farm buildings, several cottages and buildings, the Crooked Billet public house and land, various valuable allotments ornamented with fine timber, the coal wharf and buildings on Penge Common, various pieces of rich marsh land in Chingford Marsh, cottages and land at Loughton, and two valuable farms called Leigh Park, and the Priory Farm, near Sevenoaks and Tonbridge. Future advertisements will more particularly delineate the subdivision of this very valuable and interesting property.

62 Old Broad Street, April 1834"

Several properties mentioned and this solves to some extent the mystery of some of them. Leigh Park Farm and Priory Farm are near Leigh (Tonbridge) and Chiddingstone both in Kent which had appeared in the Cator list of properties in the 1825 Private Act.

Smaller properties in Essex which had been acquired by the late John Cator are also disposed of in this sale.


Sydenham
Kent House
Grotto
Ho.
Common
Croydon
Clay
Becks Lane
Elm-and
Green
Goat
Ho.
Blind
Corner
Eden

A map derived from Ordnance Survey data published in 1816. By the time of the 1838 Tithe the railway had replaced the canal. The first map on which the Croydon Canal appears.Penge Wharf (the coal wharf and buildings) and land is sold to John Lawrie of Sydenham Place

1835 - Penge; An Act passed for the building of the railway from Croydon to the London and Greenwich Railway following the route of the now defunct Croydon Canal. The Canal Company had become insolvent circa 1822.

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. William Peters is recorded on the 1838/40 tithe map and returns and a Peters was resident at Penge Place in 1834 when John Barwell Cator put it up for sale. Peters was succeeded at Beckenham Place 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 6dTerms: 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.

Penge Wharf on the Croydon Canal was becoming or had become redundant due to the coming of the railways.

1835 - Kelsey sale by Edward Grose Smith to Henry Merrick Hoare. Edward Grose Smith had bought it from the Gwydir sale of Langley and Kelsey. This 63 acres is just part of the overall Kelsey estate accumulated by the Burrells. Other parts to the south and west had been bought by John Woolley in 1820.

| London Borough of Bromley Archives | |
|---|---|
| Level | Item |
| Ref No | 834/17 |
| 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<br>To Henry Merrick Hoare of Fleet St, London, esq. |
| Extent | 1 Item |

1836 - Albemarle Cator II (1836-1906) 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 – Cator estate sale, Shortlands House and Norwood/Penge Common 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 Tithe of the following year. 18 acres sub-let.

Significantly these are sales of previously leased properties with sitting tenants in some cases.

## *SALES BY AUCTION.*

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.

THE ESTATE is all FREEHOLD and Tithe-free, comprising about Seventy Acres of prime Land of a rich mixed soil, lying in One Piece, ornamented with timber, and convenient for the London market, near the intended railroad.

This Estate would readily let upon lease at a rent of 140l. per annum.

Also, Five Inclosures of Land contiguous, and fronting the road, near the Crooked Billet; and containing together about Fifteen Acres, more particularly adapted for building, and within 100 yards of the site for the projected Chapel.

May be viewed, and particulars had of Mr. Hoggart, 62, Old Broad Street, Royal Exchange. Particulars also of Messrs. Brundrett, Randall, Simmons, and Brown, solicitors, King's Bench Walk, Temple; at the Crooked Billet, Penge; at the Bell, Bromley; and at the Mart.

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Delightful FREEHOLD RESIDENCE, with Pleasure Grounds, Gardens, and Land, between Beckenham and Bromley, with a Ferme Ornee adjoining; Farm Cottage, Barns, and Buildings, with several Woods, Coppices, and Land, containing altogether about One Hundred and Fifty-five Acres.—By Mr. HOGGART, at the Mart, on Friday next, July 28, at Twelve, in Lots.

A Spacious **FREEHOLD RESIDENCE**, most delightfully placed on an eminence, commanding a diversity of beautiful landscape scenery, including Bromley Wood, with its Park and distinguished Grounds, situate at Clay Hill, midway between Beckenham and Bromley, and about ten miles from London, in the county of Kent, in the occupation of Mrs. Webber, whose term is about to expire. The house contains 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.

Also, the Lodge Farm, at the bottom of the Hill nearer to Bromley; comprising several Inclosures of rich Meadow, and fine Orchard and several Arable fields, in a very high state of cultivation, containing altogether about Seventy-five Acres, with a Farm Cottage, granary, double barns, stabling, and outbuildings.

Also, the several valuable Coverts, called Brambles, Shortlands, and Souther Woods, with Three Arable Fields adjoining the above, and containing together about Fifty-six Acres, bounded by a fine road.

To any Gentleman attached to agricultural pursuits upon a limited scale, this Estate offers the opportunity.

May be viewed by tickets only, which with particulars may be had of Mr. Hoggart, 62, Old Broad Street, Royal Exchange; particulars also of Messrs. Brundrett, Randall, Simmons, and Brown, solicitors, King's Bench Walk, Temple; at the Bell, Bromley; and at the Mart.

1837 - Thayers Farm / Cator; 02/12/1837; Conveyance of Thayers Farm, Beckenham between Sir John Cholmeley, 6of Easton, Lincolnshire; William John Campion the younger, of Itchen Abbots, Hampshire; Samual Forster, of Lincolns Inn, Middlesex, esquire and Henry Forster, of Southend, Kent, Captain in the Royal Artillary (1st part);
Henry Goodford, of Chiltern Cantels, Somerset, esquire; Stephen Cholmeley, of Wainfleet, Lincolnshire, esquire; the Reverend John Thomas Austen, of Aldworth, near Reading, Berkshire, Clerk and Thomas Phillip Waite, of Louth, Lincolnshire, esquire (2nd part);
The Reverend Richard Stewart Evelyn Forster, of Carlton, Lincolnshire, Clerk and Catherine, his wife (3rd part),
and the Reverend John Brownrigge Collisson, now residing at Charmouth, Dorset, Clerk and Sarah, his wife (4th part),

and Albemarle Cator, of Beckenham Place Park, Kent, esquire (5th part).
In consideration of the sum of £2000 paid to the 1st parties and £2000 paid to the 2nd parties, the property is conveyed to Cator. Includes a map of the property. BHC 989/4/1/2

Combined with sales of Shortlands and purchase of Kent House this adds to the adjustments the Cator Estate makes in creating a contiguous estate rather than diversely seperate holdings.

As Thayers Farm was part of the Thomas Motley properties descended to Francis Motley Austin the mention of John Thomas Austen seems coincidental and how the Forsters of Southend became involved is curious. But Francis Austin held extensive property extending into Lewisham so some complex bequests etc could esplain it.

1838 - The Tithe Map and returns for Beckenham shows the landowners and occupants of the Parish. William Peters is already the tenant 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:

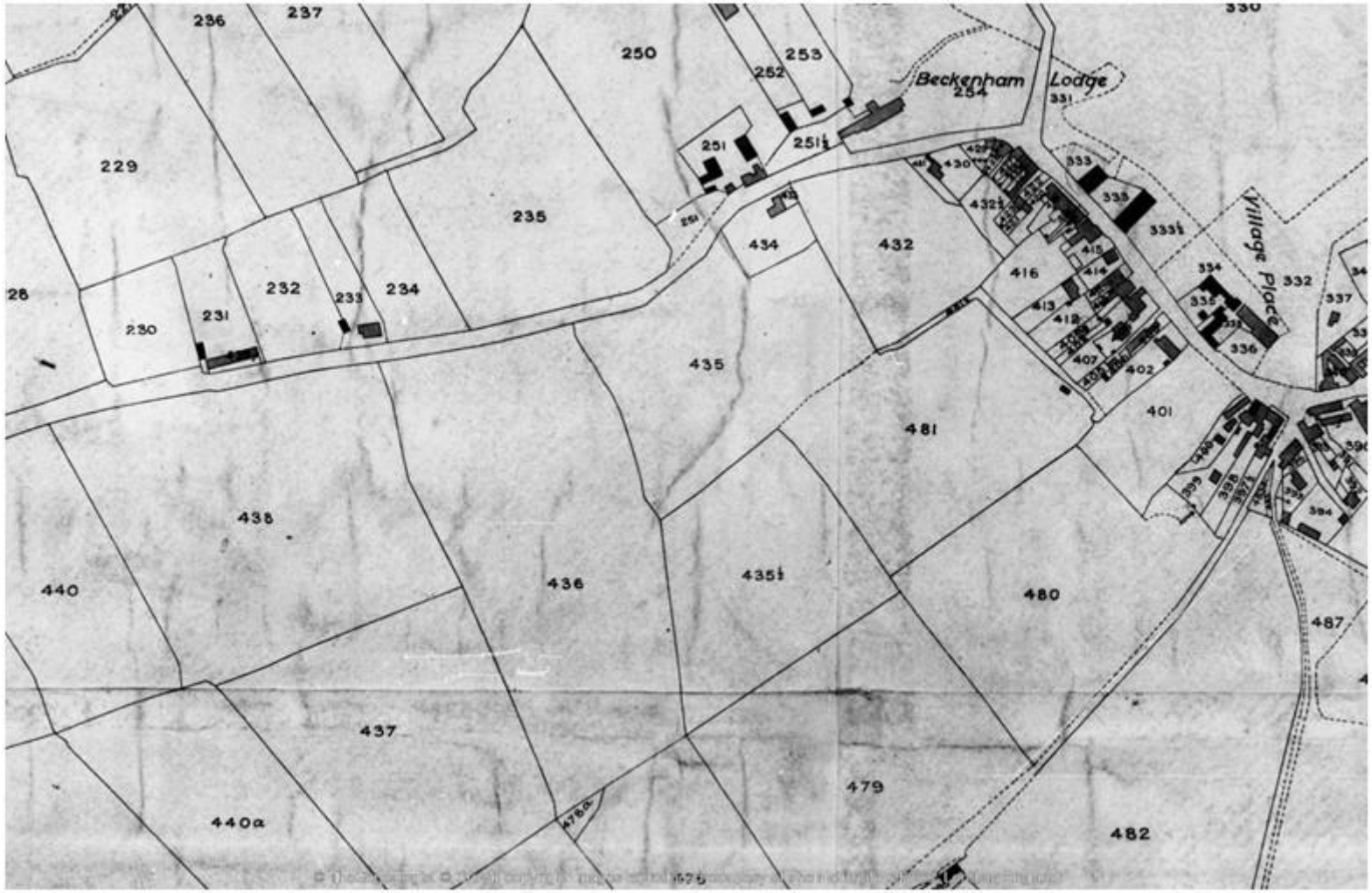
Richard Adams 83 acres,
Ambrose Austin (who is not adescendant of Francis Motley Austin so far as we can tell) 165 acres at Elmers End Old and New Farms,
Albemarle Cator 45 acres Thayers Farm occupied by William Inglis
John Barwell Cator about 1300 acres inc. Copers Cope Farm, Kent House Farm, Foxgrove 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 Richard 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 500 acres, including Kelsey and Eden Park. Most sub let and Woolley lives at Beckenham Lodge with 28 acres 'in hand'.

Robert Gibson 90 acres The Oakery, Clay Hill
Rev L.V.Harcourt (Glebe land) 50 acres.
Cornelius Lea Wilson owned and occuped Village Place otherwise known as The Cedars with about 11 or 12 acres of mixed land and leased or let properties around the High Street.
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. Woolley also leased Kelsey Cottage to Herbert Jenner. Woolley appears to be occupying Beckenham Lodge and adjoining land as it is shown 'in hand' on the tithe return. Peter Richard Hoare holds and occupies Kelsey mansion and grounds. Henry Merryk Hoare holds the Manor House and grounds but it is leased to Matthew Fortescue. Just south of Kelsey Cottage was Lee Grove owned by William Wright but leased to William Whitmore.

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 - Eden Park is shown in a book of prints or directory as the Seat of Edward Lawford who had leased Eden Park from John Woolley. It's worth repeating here that this house is not the Eden Farm that William Eden named as some images of the earlier house were found for 1812 which probably began life as the Bune Gate that the Burrells built before 1769. Refer to the 1769 Andrews, Drury and Herbert map and 1812. This later house was built for Woolley after 1820.



wn. from Nature & on Stone by T. J. Barbers

R. Martin & Co. Lithographers 14 Long Acre

EDEN PARK.

*The Seat of Edward Langford, Esq^re*

*For the Epitome of the History of Kent*

*1838*

1838 – Clockhouse; Is shown on the Tithe map return as belonging to John Barwell Cator and described as unoccupied.

1838 – West Wickham Workhouse, Wickham Green; Sale by the Bromley Union, 27th October; The Surrey and Middlesex Standard advertises; Apparently a small green of common or Glebe land was situated between Langley estates and West Wickham. It is described as Wickham Parish on the Burrell Langley map implying it is Glebe land and a workhouse occupied some unidentified building there. The description of 'New' workhouse indicates a relatively recent build or rebuild. After Emanuel Goodhart bought the building he either built a gatehouse there or adapted the workhouse building. The description in the sale particulars adds detail.

# BROMLEY UNION,

Parish of West Wickham, in the county of Kent, for absolute sale.

To be Sold by Auction,

## By Messrs. BLAKE,

At the Swan Inn, Wickham, on THURSDAY, November, 8, at Two for Three o'Clock exact time, by order of the Poor-Law Commissioners,

A FREEHOLD ESTATE, hitherto used as a parish workhouse, situate adjoining to Langley Park, at Wickham Green, near the Langley-road, leading to Beckenham, comprising three separate tenements, brick, timber, and tiled, containing sixteen apartments, with other conveniences, and about three quarters of an acre of garden ground; a property that may be rendered very productive, and much improved under judicious management.

Particulars may be had at Garraway's Coffee-house; at the Artichoke Inn, Newington Causeway; at the Swan Inn, Wickham; at the principal the in the neighbourhood: and of Messrs. Blake, Croydon.




1839 – West Wickham Workhouse; Conveyance by Bromley Union to Emmanuel Goodhart of Langley Park, with affidavit that the property was not manorial. (Kent Archive ref U1435/T10)

1840 – John Woolley dies, buried at Norwood Cemetary on February 22nd. landowner of substantial parts of the ex-Burrell estates such as Eden Park, Beckenham Lodge, Kelsey Cottage. Woolley had been a director of Atlas Insurance company and leaves property in Beckenham and Norwood to his wife Grace for her lifetime and to his son in law William Gibbs and friend Henry Desborough. Although his will requests burial in St.George's Beckenham he is buried at Norwood Cemetary, one of the newer cemetaries around London. He was shown as resident at Beckenham Lodge in 1839 on an electoral register and on the Norwood burial register. source; Ancestry.co.uk

1841-51 – Beckenham Place; 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 30th December 1848.

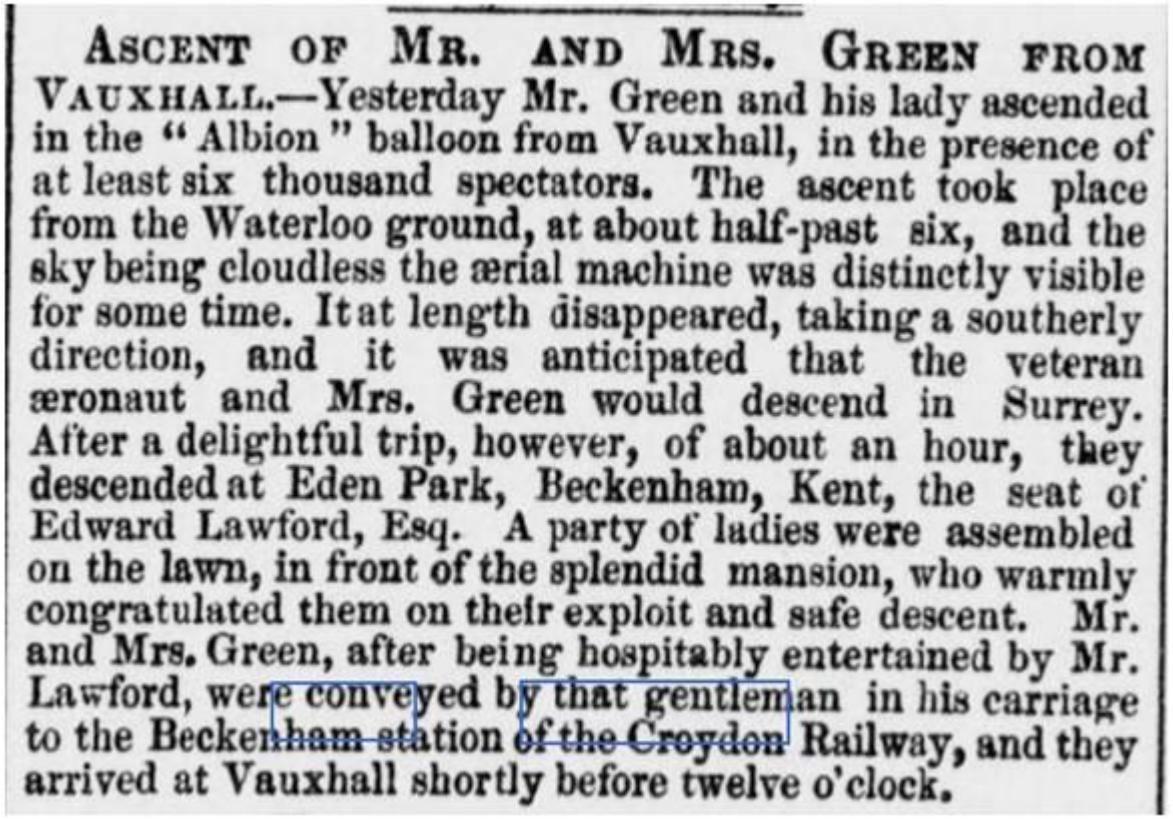
This evidences the length of the Peters lease of the house which was hitherto unknown. See 1835 which states that Walter Raleigh Gilbert takes over residence. Other press announcements evidence the Peter's residence at Beckenham but also intimate a seasonal movement between Beckenham and other residences 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.

1841 - The Census record allows a great deal of data to be viewed. Clock House; John Goddard, independent means occupies Clock House with wife and 2 children and possibly step children with the surname Morgan. By 1871 he resides at Elmer Lodge.

1845 – Eden Park; The Morning Chronicle reports; Edward Lawford occupant of Eden Park. Lawford was also tenant/leaseholder in the 1838 tithe of the Woolleys who owned Eden Park at this time.

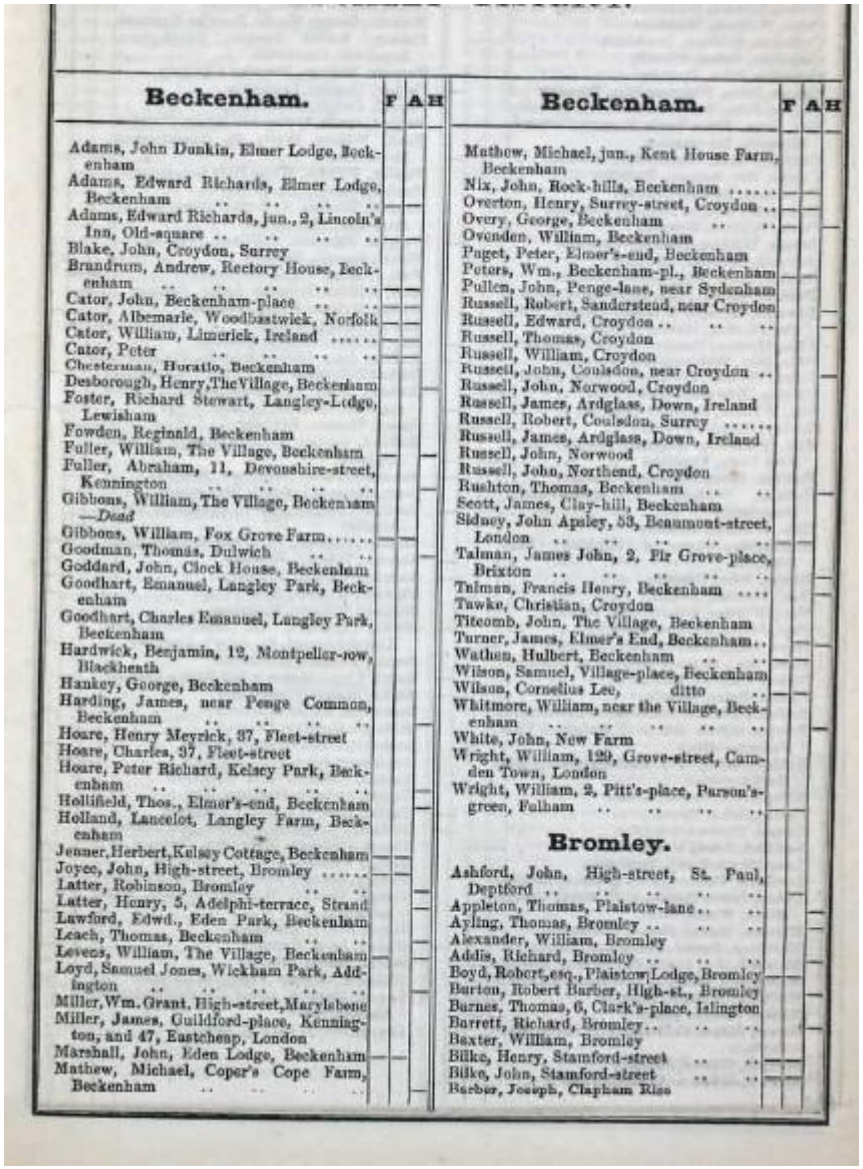


ASCENT OF MR. AND MRS. GREEN FROM VAUXHALL.—Yesterday Mr. Green and his lady ascended in the "Albion" balloon from Vauxhall, in the presence of at least six thousand spectators. The ascent took place from the Waterloo ground, at about half-past six, and the sky being cloudless the aerial machine was distinctly visible for some time. It at length disappeared, taking a southerly direction, and it was anticipated that the veteran æronaut and Mrs. Green would descend in Surrey. After a delightful trip, however, of about an hour, they descended at Eden Park, Beckenham, Kent, the seat of Edward Lawford, Esq. A party of ladies were assembled on the lawn, in front of the splendid mansion, who warmly congratulated them on their exploit and safe descent. Mr. and Mrs. Green, after being hospitably entertained by Mr. Lawford, were conveyed by that gentleman in his carriage to the Beckenham station of the Croydon Railway, and they arrived at Vauxhall shortly before twelve o'clock.

1841 – John Barwell Cator v. The Croydon Canal Company; Cator (click link) sues the company regarding a land purchase relating to 1813.

1847 – Elizabeth Louisa Cator nee Mahon, wife of John Barwell Cator 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. John Cator recorded in the poll book below but it seems electors could be absentee voting by post?

1847 - Poll Book Electoral Register; John Dunkin Adams and Edward Richards Adams listed as resident at Elmer Lodge in a poll book. John Goddard at Clock House. Henry Latter is occupying John Cator's old residence at 5 Adelphi Terrace and holding some property interest in Beckenham?



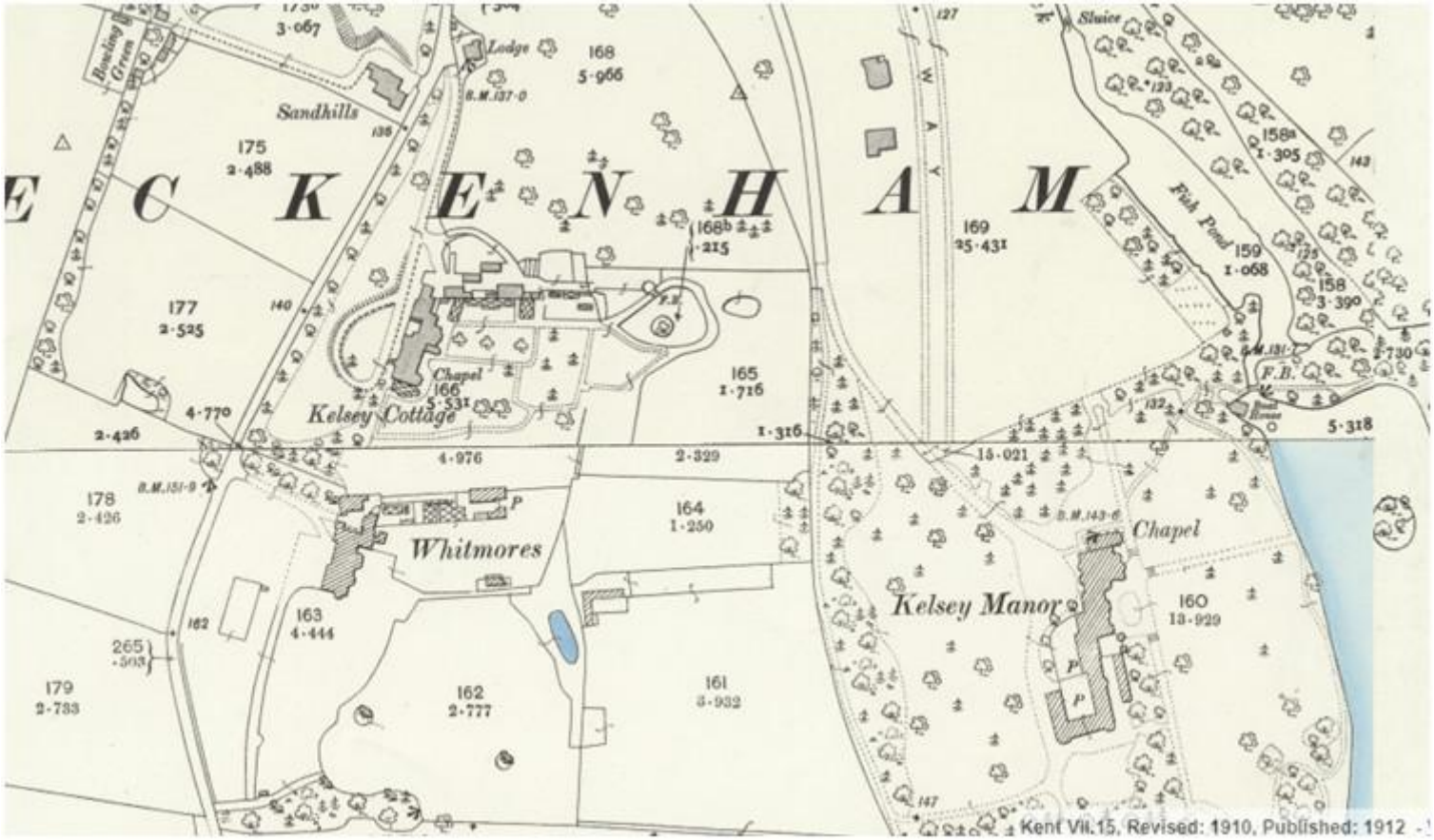
| Beckenham. | F | A | H |
|---|---|---|---|
| Adams, John Dunkin, Elmer Lodge, Beckenham | | | |
| Adams, Edward Richards, Elmer Lodge, Beckenham | | | |
| Adams, Edward Richards, jun., 2, Lincoln's Inn, Old-square | | | |
| Blake, John, Croydon, Surrey | | | |
| Brandrum, Andrew, Rectory House, Beckenham | | | |
| Cator, John, Beckenham-place | | | |
| Cator, Albemarle, Woodbastwick, Norfolk | | | |
| Cator, William, Limerick, Ireland | | | |
| Cator, Peter | | | |
| Chesterman, Horatio, Beckenham | | | |
| Desborough, Henry, The Village, Beckenham | | | |
| Foster, Richard Stewart, Langley-Lodge, Lewisham | | | |
| Fowden, Reginald, Beckenham | | | |
| Fuller, William, The Village, Beckenham | | | |
| Fuller, Abraham, 11, Devonshire-street, Kennington | | | |
| Gibbons, William, The Village, Beckenham —*Dead* | | | |
| Gibbons, William, Fox Grove Farm | | | |
| Goodman, Thomas, Dulwich | | | |
| Goddard, John, Clock House, Beckenham | | | |
| Goodhart, Emanuel, Langley Park, Beckenham | | | |
| Goodhart, Charles Emanuel, Langley Park, Beckenham | | | |
| Hardwick, Benjamin, 12, Montpelier-row, Blackheath | | | |
| Hankey, George, Beckenham | | | |
| Harding, James, near Penge Common, Beckenham | | | |
| Hoare, Henry Meyrick, 37, Fleet-street | | | |
| Hoare, Charles, 37, Fleet-street | | | |
| Hoare, Peter Richard, Kelsey Park, Beckenham | | | |
| Hollifield, Thos., Elmer's-end, Beckenham | | | |
| Holland, Lancelot, Langley Farm, Beckenham | | | |
| Jenner, Herbert, Kelsey Cottage, Beckenham | | | |
| Joyce, John, High-street, Bromley | | | |
| Latter, Robinson, Bromley | | | |
| Latter, Henry, 5, Adelphi-terrace, Strand | | | |
| Lawford, Edwd., Eden Park, Beckenham | | | |
| Leach, Thomas, Beckenham | | | |
| Levecs, William, The Village, Beckenham | | | |
| Loyd, Samuel Jones, Wickham Park, Addington | | | |
| Miller, Wm. Grant, High-street, Marylebone | | | |
| Miller, James, Guildford-place, Kennington, and 47, Eastcheap, London | | | |
| Marshall, John, Eden Lodge, Beckenham | | | |
| Mathew, Michael, Coper's Cope Farm, Beckenham | | | |

| Beckenham. | F | A | H |
|---|---|---|---|
| Mathew, Michael, jun., Kent House Farm, Beckenham | | | |
| Nix, John, Rock-hills, Beckenham | | | |
| Overton, Henry, Surrey-street, Croydon | | | |
| Overy, George, Beckenham | | | |
| Ovenden, William, Beckenham | | | |
| Paget, Peter, Elmer's-end, Beckenham | | | |
| Peters, Wm., Beckenham-pl., Beckenham | | | |
| Pullen, John, Penge-lane, near Sydenham | | | |
| Russell, Robert, Sanderstead, near Croydon | | | |
| Russell, Edward, Croydon | | | |
| Russell, Thomas, Croydon | | | |
| Russell, William, Croydon | | | |
| Russell, John, Coulsdon, near Croydon | | | |
| Russell, John, Norwood, Croydon | | | |
| Russell, James, Ardglass, Down, Ireland | | | |
| Russell, Robert, Coulsdon, Surrey | | | |
| Russell, James, Ardglass, Down, Ireland | | | |
| Russell, John, Norwood | | | |
| Russell, John, Northend, Croydon | | | |
| Rushton, Thomas, Beckenham | | | |
| Scott, James, Clay-hill, Beckenham | | | |
| Sidney, John Apsley, 53, Beaumont-street, London | | | |
| Talman, James John, 2, Fir Grove-place, Brixton | | | |
| Talman, Francis Henry, Beckenham | | | |
| Tawke, Christian, Croydon | | | |
| Titcomb, John, The Village, Beckenham | | | |
| Turner, James, Elmer's End, Beckenham | | | |
| Wathen, Hulbert, Beckenham | | | |
| Wilson, Samuel, Village-place, Beckenham | | | |
| Wilson, Cornelius Lee, ditto | | | |
| Whitmore, William, near the Village, Beckenham | | | |
| White, John, New Farm | | | |
| Wright, William, 129, Grove-street, Camden Town, London | | | |
| Wright, William, 2, Pitt's-place, Parson's-green, Fulham | | | |
| **Bromley.** | | | |
| Ashford, John, High-street, St. Paul, Deptford | | | |
| Appleton, Thomas, Plaistow-lane | | | |
| Ayling, Thomas, Bromley | | | |
| Alexander, William, Bromley | | | |
| Addis, Richard, Bromley | | | |
| Boyd, Robert, esq., Plaistow Lodge, Bromley | | | |
| Burton, Robert Barber, High-st., Bromley | | | |
| Barnes, Thomas, 6, Clark's-place, Islington | | | |
| Barrett, Richard, Bromley | | | |
| Baxter, William, Bromley | | | |
| Bilke, Henry, Stamford-street | | | |
| Bilke, John, Stamford-street | | | |
| Barber, Joseph, Clapham Rise | | | |

a dash indicates votes cast and the 'returns' of voters seems less than 50 percent or maybe they cast their vote in another constituency for which they qualified?

1850 – Kelsey Cottage; John Woolley d.1840 had purchased substantial parts of the Burrell/Gwydir Kelsey estate in 1820 and built Kelsey Cottage. He had leased Eden Park to Edward Lawford.

Abstract of title of Mrs Grace Wooley, William Gibbs and Griffith Thomas, gentleman, devisees in trust under the will of John Wooley, esquire to a mansion house, a messuage called Kelsey cottage and lands in Beckenham, Kent. Begins with lease and release of 11/12 March 1824 and includes schedule of related deeds. (BHC ref 841/3/1/5)


E C K E N H A M
Bowling Green
Sandhills
Lodge
168
5·966
B.M.137·0
175
2·488
177
2·525
Chapel
166
5·531
Kelsey Cottage
168b
·215
165
1·716
169
25·431
Sluice
Fish Pond
159
1·068
158
3·390
F.B.
5·318
4·770
2·426
4·976
2·329
1·316
178
2·426
B.M.151·9
Whitmores
164
1·250
15·021
B.M.143·6
Chapel
Kelsey Manor
160
13·929
163
4·444
265
·503
162
2·777
161
3·932
179
2·733
147
Kent VII.15, Revised: 1910, Published: 1912



Kelsey Cottage circa 1910 near Kelsey Lane relative to Kelsey Manor. The house had some farmland attached. These are further examples of how properties were swept away with changing ownership, fashion and taste. With a satellite image of the same area.

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'. These had been assigned to Peter Burrell in 1757 in exchange for Woolseys Farm with Frederick St. John and by 1809 the Manor House is assigned to the Hoare family as shown on the Burrell estate map.

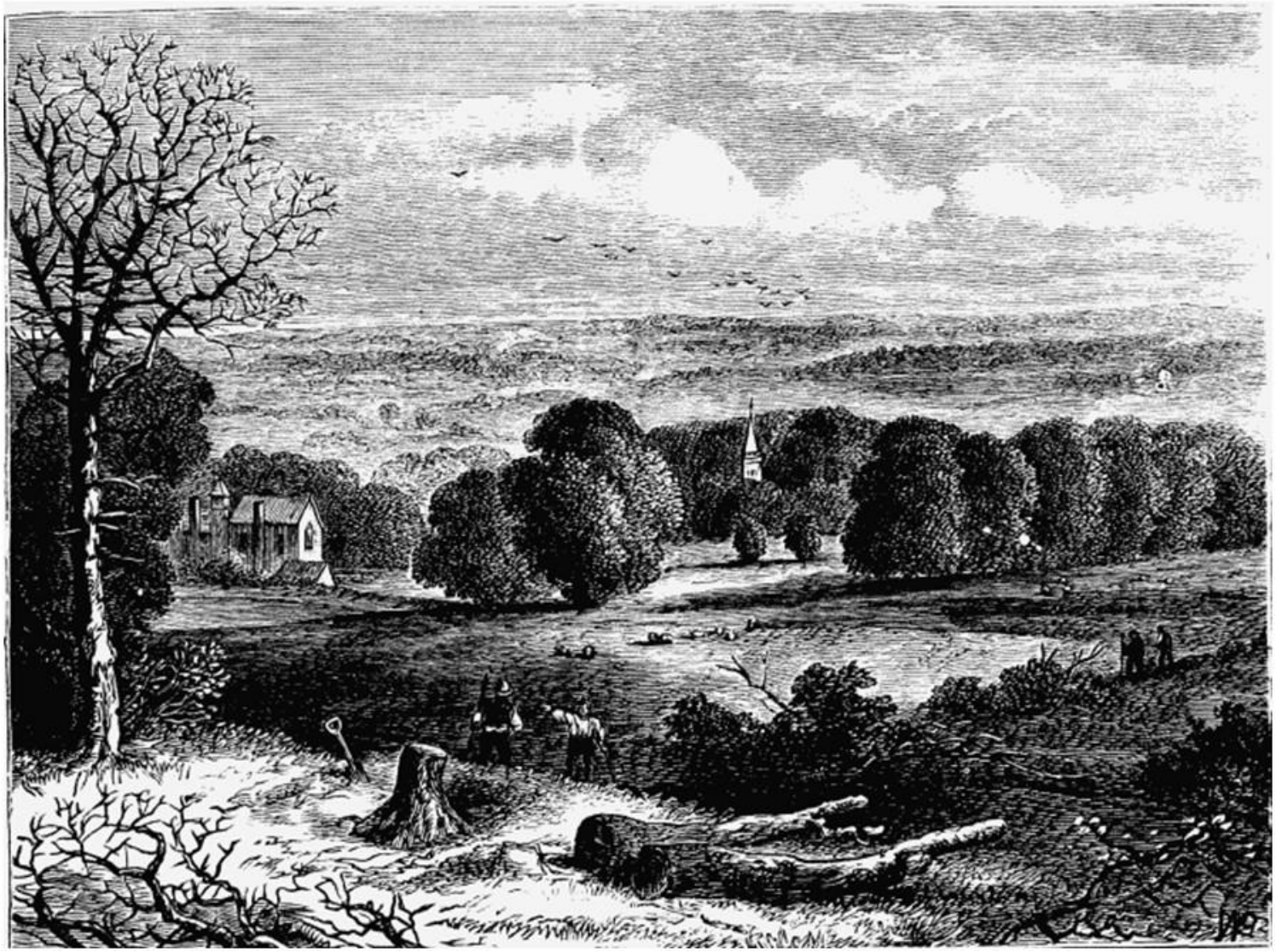
Attested copy settlement of the Manor House Estate at Beckenham, Kent between Charles Hoare of Luscombe, near Dawlish, Devon, esquire and Henry Merrick Hoare of York Place, parish of St Marylebone, Middlesex and of Beckenham, esquire (1st part); Edward Tylee of Essex Street, The Strand, Middlesex, gentleman (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)

Some research may reveal a family relationship between Fortescue and Hoare?

1851 – William Peters occupies Beckenham Place Park (since 1841 or earlier) shown in the census.

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. The 1868 report of the Cator Estate shows that Peter Cator is renting 'Beckenham Hall' from the estate along with a block of five cottages since 1864. There is little evidence to show that Peter Cator is managing the estate and maybe this has emerged anecdotally is a question.

1852 – Crystal Palace, site of; at Penge Common and Rockhills. By comparing the Beckenham Manor map of 1623 (1768 copy) and later Ordnance Survey maps circa 1860 we can see that the 'Penge Common' part of Beckenham Manor now lies at least partially within Crystal Palace Park. A little to the north of the site of the palace, and overlooking the grounds, stood Rockhill, from 1852 the residence of Sir Joseph Paxton, the designer of the Crystal Palace, the Great Exhibition building of 1851, of Chatsworth conservatory and gardens, etc.

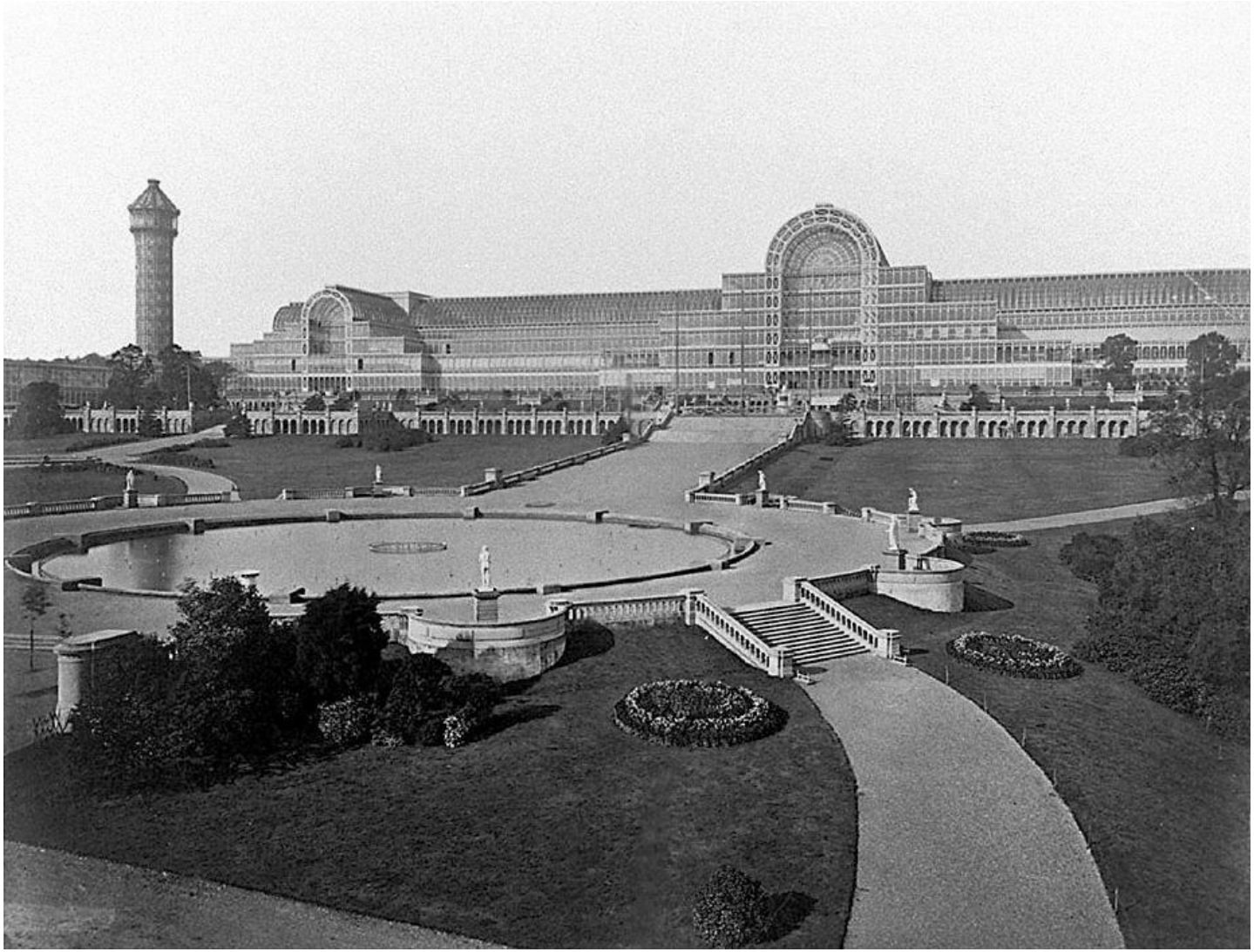


Site of the Crystal Palace 1852. The direction of view is unknown

1853 - Beckenham Parish; In 1853, in consequence of the appearance of cholera in this country, a committee was formed to combat the scourge. It is hardly to the credit of Beckenham that the Relieving Officer reported that he considered the condition of the Parish was “the most dirty of the Parishes within his “ range.” (Borrowman 1910)

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.

1854 - Crystal Palace completed? at Sydenham Hill/Penge Common. (first column raised in 1852 - Borrowman 1910)



1854 - Eden Park; Related to possible sale and  division of the estate? This plan splits the Eden Park Estate into four numbered sections. Plan reference 1954/2 is a larger scale of section No. 2 of this plan. There is a smaller scale map of the area in the corner of the page. Names of the neighbouring land owners are given as: Edward Richard Adams; John Cator; Ambrese Austin; John Blake; Herbert Wathen; P.R.Hoare Brid's [Exors]Sarah PooleS.C.WilsonJohn BaxterPeter Richard HoareIsabella HoareGeorge HankeyJohn MarshalEmmanuel Goodhart. (BHC) see 1866

1855  The Mid Kent Railway: The Mid Kent Railway was formed on 23 July 1855 to construct a 4.75-mile line between the South Eastern Railway (SER) at Lewisham and the Farnborough Extension of the West End of London and Crystal Palace Railway (WEL&CPR) at Beckenham, later renamed Beckenham Junction. The intention then was to extend this line to Croydon at a later date. The line opened 1 January 1857 and was operated by the SER under a ten-year agreement.

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.

454/1

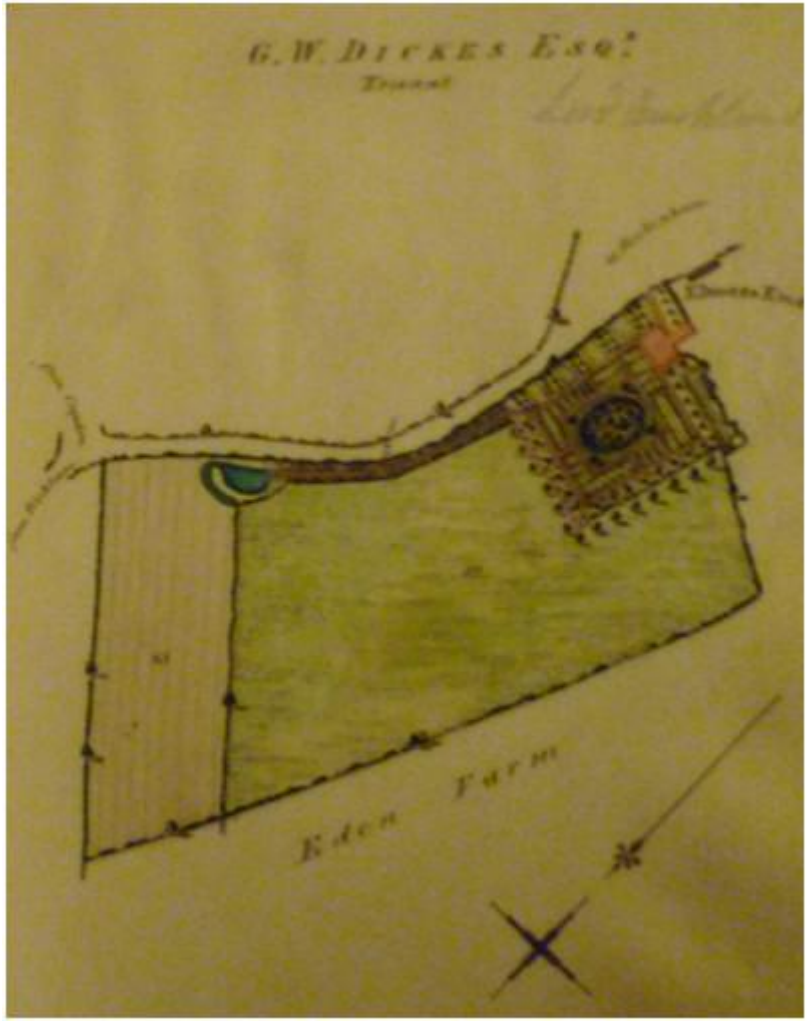
| | |
|---|---|
| Title | Deed |
| Date | 30 August 1855 |
| Description | Lease for 70yrs of messuages and land in Penge, Surrey (abuttals given); plan -. (unexamined, membranes adhere)<br>Edward R. Adams esq. of Elmer Lodge Beckenham<br>to William Hopcroft, of London, printer & publisher |
| Extent | 1 Item |
| Format | Maps and Plans |
| Access Status | Open |



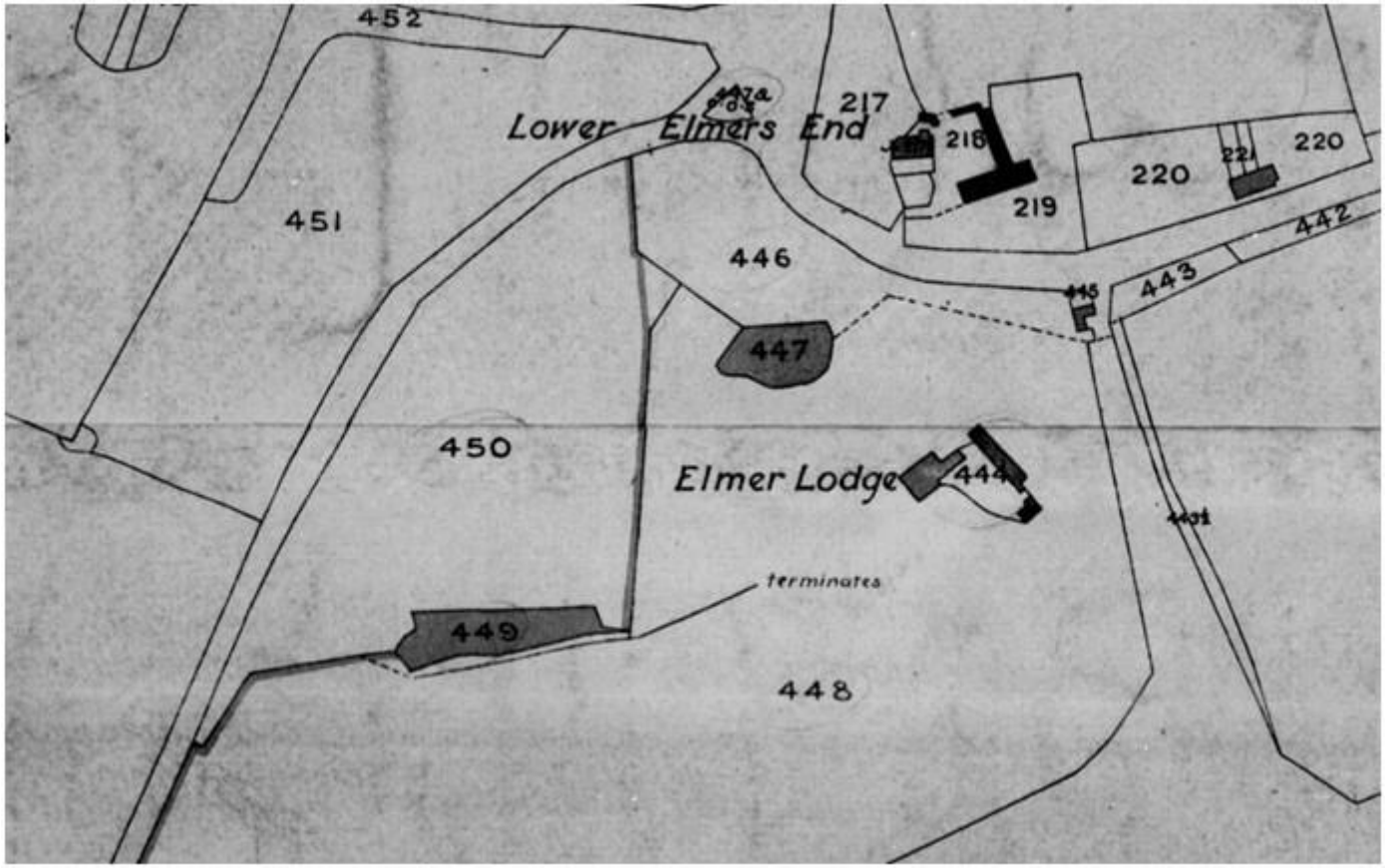

Elmer Lodge on the 1868 OS map, names truncated to Elm Lodge probably due to a mapping error




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

1856 - Kelsey and Beckenham Manor House; Henry Merrick Hoare who had acquired Kelsey mansion in 1835 dies without a direct heir and Peter Richard Hoare, a nephew inherits. Henry's brother Peter Richard had occupied Kelsey as shown on the 1841 census. He died in 1850 and his wife Arabella took over as head of the household. Peter Richard junior is shown as resident of Kelsey in 1861 but recorded in Devon in 1871. Since the family had at least three residences including the banking house in Fleet Street then they were probably mobile. Peter Richard junior had been born in Monmouthshire.

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.

1858 - South Eastern Railway: Service between London, Bromley and Southboro' Road. Refers also to Sunday train restrictions imposed by Mr. Cator of Beckenham. Which Mr Cator needs confirming but about this time John Barwell Cator is succeeded by his son Albemarle Cator.

1859-73 – Kent House Farm; leased to T. (Thomas) Covell by the Cator Estate

1861 - Robert Henry Page a Merchant and Russia Brokerand family reside in the Beckenham Place mansion (source U.K.census) but the 1868 report on the estate shows that a lease has been granted to Sir John Kirkland from 1860 until 1881. Kirkland had other property at Blackfen, Sidcup. See 1871

1861 - The Census; information gleaned from the census returns; The public houses, George, Coach and Horses, Three Tuns and Bricklayers Arms are recorded and the Rising Sun at Elmers End (became William IV?). Occupants of Rockhills, Joseph Paxton,  (additions to be listed)

Kelsey Park; Isabella Hoare, Landed Proprietor and Head. Peter Hoare, son, Magistrate and Banker.

Langley Park ; Colvile.  Langley Lodge; Charles Goodhart.

1862 Mid Kent Railway Addiscombe Line.Although the company later abandoned its intention of building a line to Croydon, an extension to "Croydon (Addiscombe Road)" from New Beckenham through Elmers End was completed in 1862 which was also leased to the SER on completion. This extension led to the re-siting of New Beckenham Station which found itself on a junction or loop line.

1862 – The birth of John Cator (1862-1944), son of Albemarle Cator II (the younger) who will inherit the Cator estates in 1906. He will subsequently be responsible for selling off the Beckenham estates and dividing other property between family members who are trustees. Possibly as part of the dissemination of large family estates that took place post World War 1.

1863-73 – Copers Cope Farm leased to T.(Thomas?) Covell by the Cator Estate and as Covell also has the lease on Kent House Farm it looks like he may be farming Kent House and Copers Cope Farm together because in the 1871 Census “Coper Cope House” is occupied by William Edwards who is an Accountant and Liquidator.

1864 – Cator Estate; November, a map of the Beckenham Estate of Albemarle Cator is printed. The original may be lost but it exists in at least two copies. It excludes the site of Old Manor House opposite the church as that is part of the Burrell estate since 1759. One copy annotated ‘updated to 1889’ is in Bromley Historic Collections. Recently (2022) another copy of the map has been brought to our attention by Richard Mason. The ‘Mason’ copy is

more like the original than the BHC copy, not coloured although annotated that certain areas shoudlcoloured to show leases. But this copy is dated 1864 without the ‘updated to 1889’ caption. Hopefully some good quality images will be hosted on the BBLHS website.

Some closer studies of the two versions seem to show that some roads planned in 1864 have been installed by 1889. For example Albemarle Road is just a dotted line on the 1864 but well defined on the 1889 and the Beckenham Place Park private road is not on the 1864 map but drawn in on the 1889. Thayers Farm adjacent to Clockhouse had been acquired and is attached to Clockhouse with census records naming occupants. More investigation is ongoing and the map adds to the story of the evolution of the Cator Estate, development of New Beckenham and surrounding areas. Both maps show a proposed road extending Westgate Road into Summerhouse Wood, Beckenham Place Park and illustrate the intention of the Cators to build on or sell/lease the land. A house called “Foxgrove” is already built by 1864 on the site of what is today Foxgrove Avenue. Kings Hall Road is not drawn in but the old station approach went from Lennard Road to the original position of New Beckenham Station. Beckenham Hill Road and Southend Road were called Beckenham Lane and Stumps Hill at this time. In the Copers Cope Road area another planned road which would have extended Lawn Road across what became sports fields is planned in 1864 but never laid down. However now that the sportsfields are coming under new ownership development is being allowed on a piecemeal basis even though a Metropolitan Open Land designation has been applied. Several other roads are drawn in but unnamed so presumably still in the planning stage and subject to amendment e.g. Copers Cope junction with Worsley Bridge Road is moved from the position indicated on the map.

The legend stating ‘revised upto 1889’ indicating that this is an amended later publication along with the indication of colour coding of the 1864 map does imply that other versions do or did exist. The 1889 version is also recorded as being part of documents lodged with a commissioner for oaths in 1906. Bromley Historic Collections/Museum also records a framed map dated April 1893 with colouring or the purposes of letting. All these maps are being investigated further.




1864 map courtesty Richard Mason



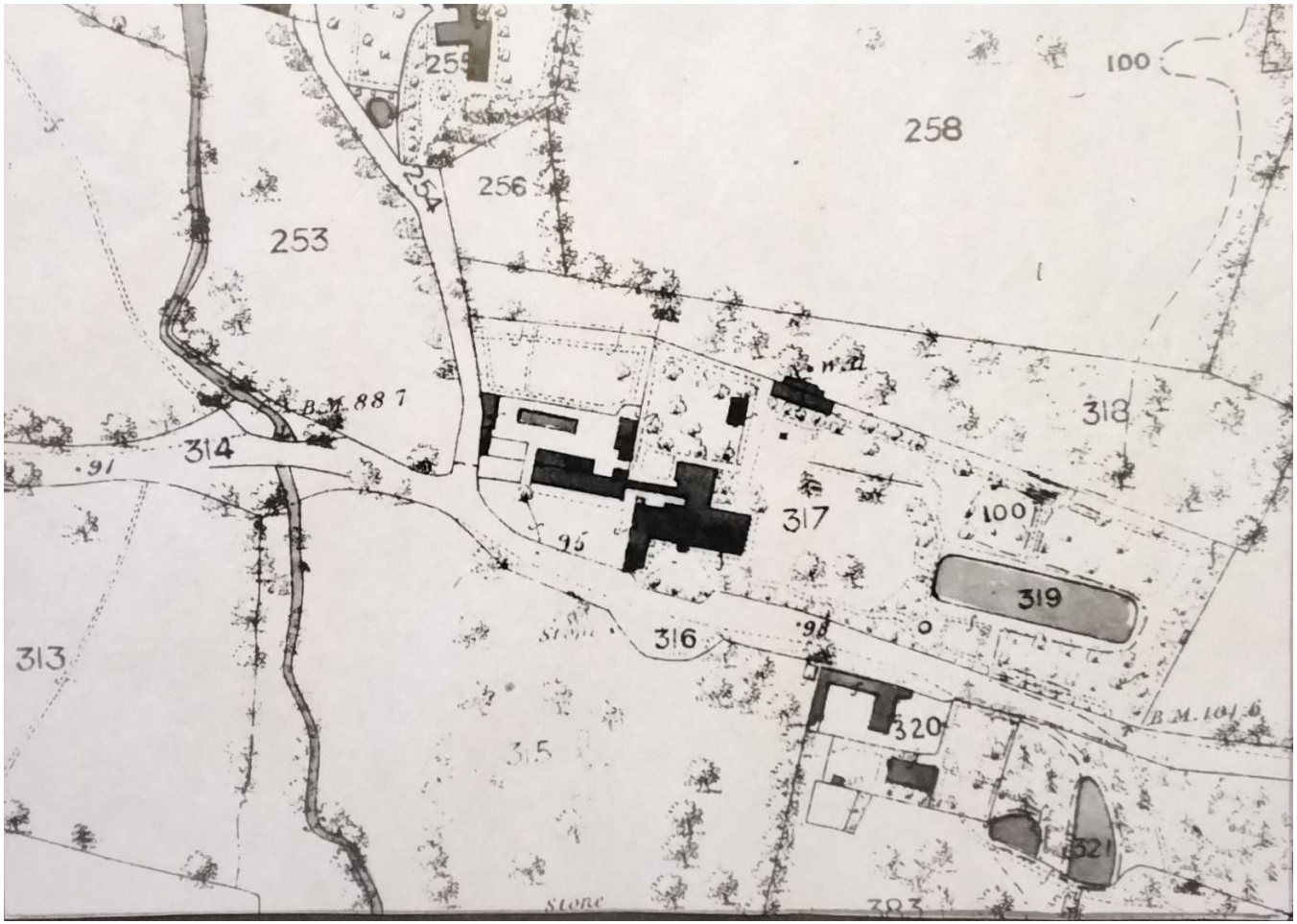

extract of 1889 updated map

As one copy of the map is annotated "updated to 1889" and with the 1906 reference I list it there in the timeline as well. (Bromley Library Historic Collections and Richard Mason)

1864 - Albemarle Cator exchanges some land, probably Glebe land, unidentified 2 plots? Perhaps aided by the fact that the Cators held the advowson of the church and two Cators held position as Rector although not at this date. Church Warden Goodhart was landlord of Langley at this time.

| | |
|---|---|
| Reference: | MAF 11/78/2616 and 2617 |
| Description: | Order of exchange of lands. Place: Beckenham, Kent. Parties: A(Albemarle) Cator and Rector and Churchwardens of Parish of Beckenham |
| Date: | 1864 Dec 16 |

| | |
|---|---|
| ef No | 989/4/2/2 |
| Acc No | 989 BOX 2 |
| Title | Office copy of order of exchange of lands |
| Description | Office copy of order of exchange of lands from the Inclosure Commissioners for England and Wales, who declare that property shall be exchanged between the Reverend Frederick Stene Courtenay Chalmers, Rector, Charles Emmanual Goodhart and Reginald Fowden (Churchwardens of Beckenham), and Albemarle Cator. Includes map showing the road from Beckenham to Penge, the clockhouse and 2 parcels of meadow land. |
| Date | 16/12/1864 |



1865 - On August 6th, 1865, the Parish Church, which had been closed in the previous year in order that the old-fashioned pews might be removed, was re-opened.

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 - In the early part of the year the Beckenham Cricket Club was formed, the first secretary being A. C. Wathen, of Beckenham Lodge. The club had permission from Mr. Peter Hoare to use the private cricket ground at Kelsey for their first season, but shortly after the formation of the club the ground in Foxgrove Road was leased and play has continued there ever since. (Borrowman).

Peter Richard Hoare had inherited Kelsey from his uncle Henry Merrick Hoare who died without male issue in 1856.

1866 - The Beckenham Place Mansion occupier is still given as Robert Henry Page Esq. (source: a directory found be E.Inman)

1866 - Eden Farm; Plan related to sale and division of the estate? Plan is entitled "Plan of South Eden Park Estate in the Parish of Beckenham, County of Kent; Containing 105.0.34 of valuable freehold building land eminently suited to first class villa residences being richly furnished with ornamental timber etc.". The plan has the land in this area (which is a larger scale version of the southern area in plan reference 1954/1) split into lots labelled with the size of the plot (in acres, roods and perches). The plan also marks proposed roads. There is a smaller scale map of the area in the corner of the page. Surveyor: Joseph Fogerty. Names of the neighbouring land owners are also given: Emanuel Goodhart Lewes Loyd Junr. W.R.Mace Isabella Hoare John Marshall George Hankey.(BHC)

1867 - This press cutting from the Maidstone Journal and Kentish Advertiser of 22nd April 1867 describes several aspects of Beckenham at the time and some residents of the larger properties.

"BECKENHAM ; Beauties of Beckenham
We have been favoured with the following interesting account of Beckenham and its neighbourhood :- This formerly quiet and aristocratic parish is situate in the north-west corner of the county of Kent, having Surrey for its boundaries. It contains 3,875 acres, and 11 miles of roads, and is well watered by rivulets and streams. The principal is the Ravensbourne, with its silver springs. The ornamental waters in the parish are numerous and well-fed. The chief of these are in Kelsey Park, which contains 11 acres of great depth, surrounded by beautiful plantations of evergreens and rhododendrons of very great age and beauty. The water is well stocked with fish the proprietor, P. R. Hoare, Esq., having expended a considerable amount in enlarging and improving it. This park, as a whole, is very handsome; the undulating surface and fine old timber (especially oak and elm), the noble sheet of water, and the ancient mansion give it an air of importance. Next to Kelsey Park we come to the neat little residence of W. Whitmore, Esq., J.P., with its well-kept grounds, and close to which is Eden Park, which is now divided, and not long, I fear, to remain in its beauty. Bricks and mortar are likely to take the place of the beautiful walks and grounds, which a few years ago nothing could surpass. It formerly belonged to John Fowler, Esq., the eminent civil engineer of the

metropolitan railways. It is a fine old family mansion with a park of 150 acres, remarkably well timbered.
Next we come to the newly laid out park ; and grounds of Lewis Loyd, Esq., J.P., for Surrey, and known by the name of Morrets (sic; Monks) Orchard. It extends to the parishes of West Wickham and Croydon. It has many very ornamental beds and plantations, and its beautful approach to an ornamental lodge and carriage drive is much admired by all travelling that way.
To the East we have the fine old park called Langley Park, with its several mansions, formerly belonging Lord Gyder (sic, Gwydir), and now belonging to C. E. Goodhart . This is a fine noble property, with its powerful spring, which supplies the whole estate with pure water, also we find one of the finest avenues in Kent, The trees are Spanish and horse chesnut intermixed with oak and elms, it was a few years ago a fine deer park but is now used for agricultural purposes. There are three mansions, they are at present occupied by Mark Collett, Esq., C. Goodhart, Esq., and Mrs. Gladstone, On the estate will be found an old and noble building formerly used as a Tennis Court, and has been visited in former days by Royal blood, It is perhaps the largest span roof of any building in the county. It is now used as a cow shed, with sufficient accommodation for over 100 cows, converted to that purpose by James Caird Esq., well-known agriculturist.
Next we have the exceedingly pretty little estate called “Shortlands,” the property of _ Wilkinson Esq., The grounds are neat and well kept, with magnificent cedars of Lebanon, supposed to be the largest in Kent. The family must not be passed without a word as to their charitable aid to the poor ; seldom one leaves without being well fed and cared for. This family is some of the good old English style, and with English hearts. The greater portion of this property is cut up and sold for villa residences, which command a pretty view over the Kentish hills, and also overlook the old ancient town of Bromley, and the seat of Col. Long, called Bromley hill. Next is the Oak Hill Estate, now occupied by F. Cramp, Esq. This is a pretty property with an almost a new mansion, built by the late Jas. Ogle, Esq. The grounds are well kept, and have a neat aproach from the high road from Bromley and Beckenham, Adjoining this is Beckenham hall, the seat of P. Cator, Esq., a brick-built mansion of the last century, but not extensive grounds. Then we have a handsome residence where the leader and chief supporter of the old Surrey foxhounds is to be found, H. Nichol, Esq., and next a Chancery-lane with its various trades, Farmers are nearly driven out of the Parish, but we still have Fox Grove, Kent House, Stone Farm, and a few others of importance, but bricks and mortar is fast taking the place of the plough. Next to Fox Grove is the fine and well timbered Park, with a noble mansion called Beckenham Place, with a fine sheet of water. It was formerly residence of the well known ‘‘Cator” family, and now occupied by R. H. Page Henderson, Esq. Too much cannot be said in praise of the great improvement of this fine old park and carriage ways, by the present occupier. So close to London it is doubtless the prettiest seat. Then comes the newly erected villa residences on the Beckenham Park Estate, and occupied by our London merchants, who patronise the South Eastern, and London, Chatham, and Dover Railways. Then the accommodating hotel, with its extensive grounds and accommodation, especially for wedding parties in the use of their noble grey horses which are so well known, The present proprietor is Mrs Bird. Then we have the fine old church of St. George’s, with spire and six bells and ancient lych-gate, and its many ancient family vaults and tablets. Close by is the Rectory, which is occupied by our much respected Rector, the Rev. Frederick Sreve Courtney Chalmers his living is the Rectory, annual value £900 with residence, in the gift of Alexander (sic. Albemarle?) Cator, Then we have Old Manor House belonging to Henry Fortescue, Esq., and now occupied by — Chrisby, Esq. The grounds are beautiful, over-looking a lake of several acres, and a good view of the Norwood Hill, and Crystal Palace in the distance. Opposite to the Old Manor House is the Ancient Alms Houses, the gift of Antony Rawlings,Esq., and the National School a very pretty structure. The village is a long crooked street of old fashioned houses, many of them modernised by putting up shop fronts of goodly dimensions by Col. Wilson. Many old cottages have been replaced by Gothic villas on the estate of P. R. Hoare Esq.
About the centre of the village is the residence of C. L. Wilson, Esq., J.P., called the ‘Cedars ;” it has a fine piece of ornamental water at the back, giving it a very pretty feature from the railway on passing it. Beyond that we come to the Clock House, which is occupied by Francis Tress Barry, Esq.; it is a fine old structure of olden times. Next to that is Beckenham Lodge, the seat of Hulbert Wathen, Esq. which abuts to the Croydon-road. Near the New Beckenham station is the new church, built and opened in 1863 by A.(Albemarle) Cator. Esq.. but this structure cannot well be classed amongst the beauties of Beckenham but it is likely to be enlarged and improved as there is considerable neighbourhood springing up all around, and more

accommodation is much required.
As a whole this parish is considered one of the most healthy and eligible spots for genteel residences around the metropolis and having a full view of the Crystal Palace fountains and gardens. "

1868 - Albermarle Cator (the first) dies on the 1st May, Albermarle's eldest son John did not marry, dying without issue 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.

A report on the condition of the Beckenham estate is commissioned by the Cators and is archived in Bromley Historic Collections, it includes such detail as 5 brick fields, building and agricultural leases and describes Beckenham Place as ideal building land but it is on lease until 1881 which may partly contribute to its conservation toward becoming a public park much later on?

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 from its original base by the Burrells. Originally the farmhouse was about half way along Wickham Road (see 1766 and the Foxgrove Manor map). The farm was acquired by Burrell from Cator in land exchanges in 1793. 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.

| | |
|---|---|
| Ref No | 1200/548 |
| 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. |

1869 - Albemarle Cator exchanges some land; St.Mary Aldermanbury had held some land in the Shortlands area which had been bought with a legacy in 1627, probably leased to local landowners for rent income. (TNA)

Reference: MAF 11/78/3542

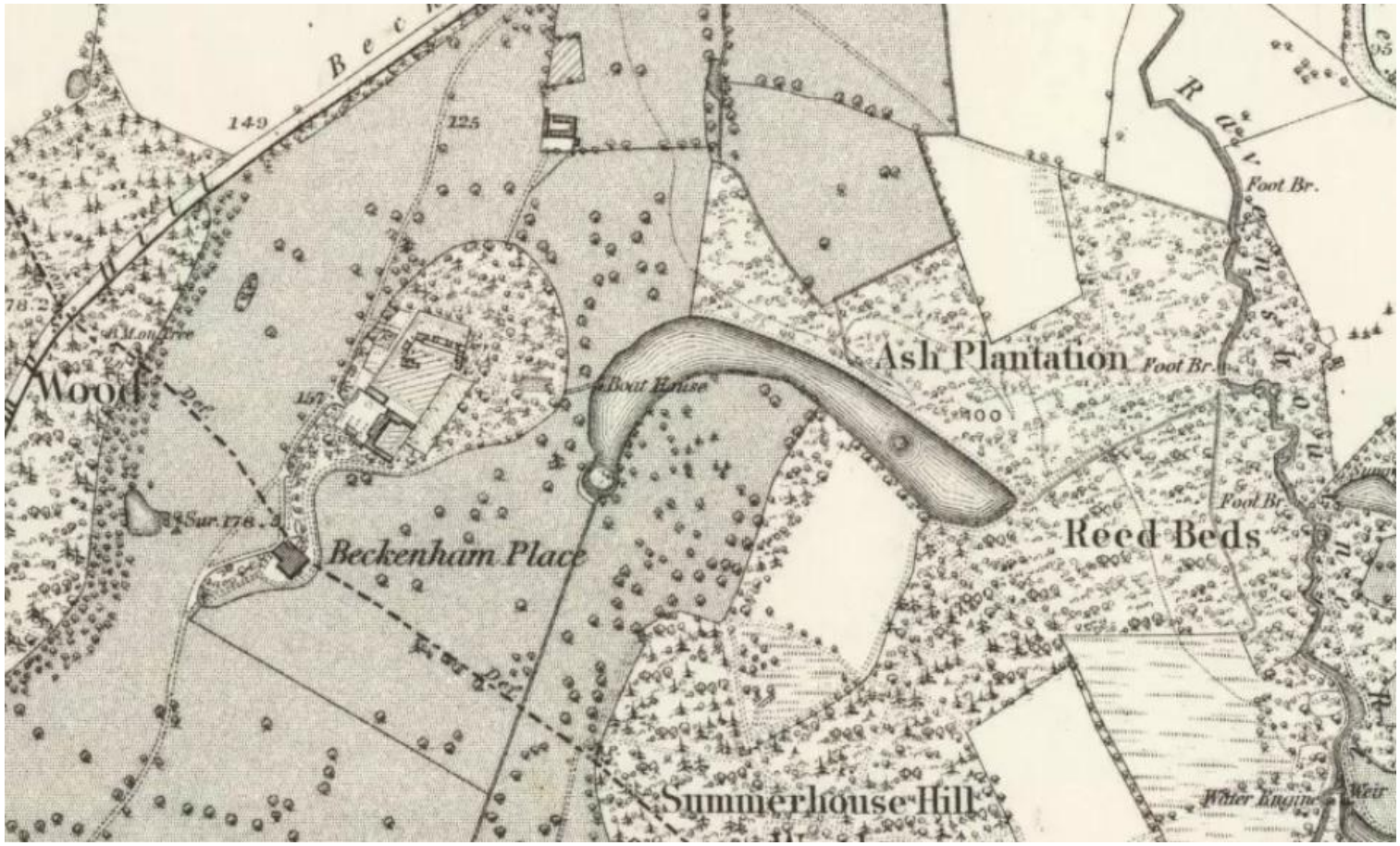
Description: Order of exchange of lands. Place: Beckenham, Kent. Parties: Churchwardens and Overseers of St Mary, Aldermary, London and A Cator

Date: 1869 Mar 27

Also, see this description of the endowment to St.Mary Aldermanbury.

1869/71 – The Beckenham Place mansion occupier is **Sir John Kirkland, Bart. J.P**. an army agent who had taken the lease on Beckenham Place in 1861. Kirkland apparently was on good relations with Queen Victoria and Prince Albert and received gifts from them but he dies in January 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. Kirkland had died before his lease on Beckenham Place was due to expire in 1881. The 1871 Census records his son also named John, a retired Major General in the army. A register of wills for 1871 shows that this latter John Kirkland also had to administer the probate of his sister's death from 1869. It appears Kirkland has either surrendered his lease or sub let because in 1874 another tenant is listed at Beckenham Place in a local directory.

1870 - The first publication of the Ordnance Survey maps shows very little built development around Beckenham Place 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 Kent Sheet VII – 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.

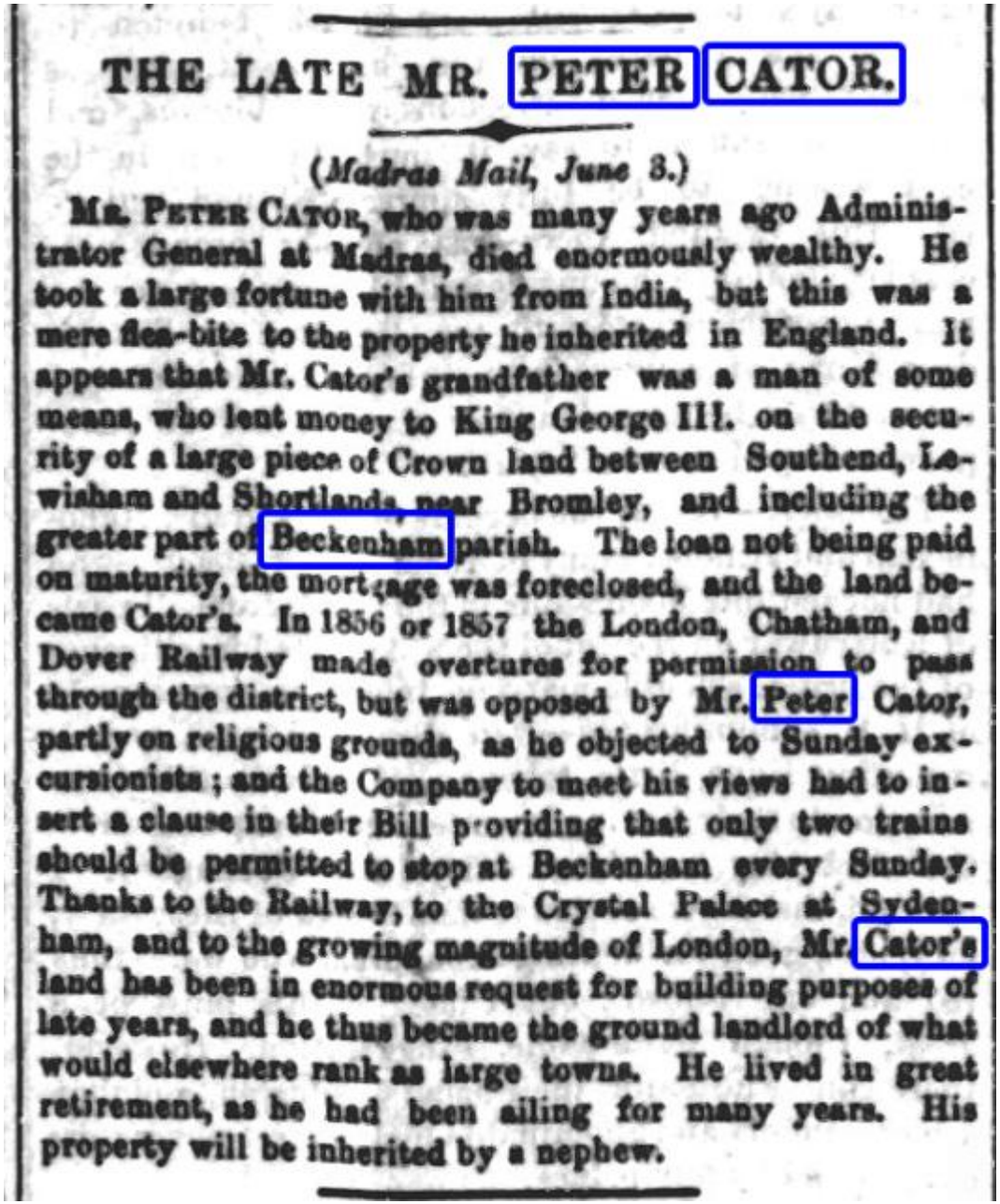
1871 - Beckenham Lodge (site of Barclays Bank, near the War Memorial) was occupied by Edwin Covell age 35 with his large family. Thomas Covell, age 43 (perhaps Brother) occupies Kent House Farm with 600 acres employing 20 men and 6 boys.(census record).

1871 – The Rectory; occupied by Frederick Chalmers, Rector of Beckenham (St.George's).

1871 - Elmer Lodge occupied by John Goddard, retired Actuary.

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.

As Peter Cator had held a post in Madras this obituary was published but the writer has confused some 'Cator' family events. It was Peter's uncle John Cator of Beckenham Place who amassed the fortune and he didn't lend money to George III but did negotiate lending to Prince Regent and his two brothers but the loan wasn't finalised (see other timeline entries). Also the "Crown Land" mentioned was in fact the Beckenham Manor land belonging to Viscount Bolingbroke, Frederick St. John who sold it to John Cator but had already taken secured loans on the property thereby involving John Cator in lengthy court proceedings to straighten out the situation while St. John effectively avoided any liability for fraudulently taking money from Cator. This is in entries circa 1773 to 1780 in this timeline. It may not have been Peter Cator who objected to the railway running but his brother John Barwell Cator who was primary heir to the estates until his death in 1858 or John Barwell Cator's son Albemarle Cator who became next primary heir. There is great complexity regarding the Cator property involving several family members as trustees and the mention of 'a nephew' is believed to be the confusion that John Cator d.1806 did leave immense wealth to his nephew John Barwell Cator (Peter's brother). Perhaps the distance from Beckenham to Madras led to several confusions?



# THE LATE MR. PETER CATOR.

(*Madras Mail, June 3.*)

Mr. Peter Cator, who was many years ago Administrator General at Madras, died enormously wealthy. He took a large fortune with him from India, but this was a mere flea-bite to the property he inherited in England. It appears that Mr. Cator's grandfather was a man of some means, who lent money to King George III. on the security of a large piece of Crown land between Southend, Lewisham and Shortlands, near Bromley, and including the greater part of Beckenham parish. The loan not being paid on maturity, the mortgage was foreclosed, and the land became Cator's. In 1856 or 1857 the London, Chatham, and Dover Railway made overtures for permission to pass through the district, but was opposed by Mr. Peter Cator, partly on religious grounds, as he objected to Sunday excursionists; and the Company to meet his views had to insert a clause in their Bill providing that only two trains should be permitted to stop at Beckenham every Sunday. Thanks to the Railway, to the Crystal Palace at Sydenham, and to the growing magnitude of London, Mr. Cator's land has been in enormous request for building purposes of late years, and he thus became the ground landlord of what would elsewhere rank as large towns. He lived in great retirement, as he had been ailing for many years. His property will be inherited by a nephew.

1873 - Return of Landowners 1873 Beckenham

Return of Landowners 1873
Beckenham

| | A.R.P. | | | Value £.s.d. | |
|---|---|---|---|---|---|
| | Acres | Roods | Perches | | |
| Nickall Harry | 11 | | 29 | £152.0.0 | |
| Marshall Mrs | 14 | | 227 | £370.0.0 | |
| Harris Charles W | 14 | | 321 | £295.0.0 | (Beckenham) |
| Cator Rev William | 16 | | 38 | £180.0.0 | |
| Austen Rev J F | 17 | | 322 | £11.14.0 | |
| May Richard | 23 | | 32 | £50.0.0 | |
| Sydney Stanley | 25 | | 212 | £130.0.0 | (Beckenham) |
| Walthen Hulbert | 29 | | 334 | £244.10.0 | |
| Brown Miss D | 34 | | 23 | £3727.2.0 | |
| Ogle Ann exors | 35 | | 131 | £590.0.0 | |
| Wilson Cornelius L | 37 | | 20 | £2237.0.0 | |
| Wilkinson Conrad | 59 | | 20 | £1036.15.0 | |
| Kirkland Sir J Exors | 142 | | 137 | £275.0.0 | |
| Chumley Mr Ttee547.10s of | 143 | | 238 | £1359.5.0 | |
| White F le Grix | 178 | | 335 | £634.0.0 | (Beckenham) |
| Hoare Peter | 201 | | 118 | £2301.15.0 | |
| Goodhart H Trustees of | 262 | | 131 | £547.10.0 | |
| Mace William R | 274 | | 321 | £1696.16.0 | (Beckenham) |
| Goodhart Charles E | 727 | | 6 | £2057.10.0 | |
| Cator Albermarle of Woodbastwick | 1085 | | 20 | £28016.12.0 | |
| Cox Mr | 1 | | 0 | £75.0.0 | |
| Groves William | 1 | | 0 | £120.0.0 | |
| Whiteman Mrs | 1 | | 10 | £605.0.0 | |
| Wilkinson Miss | 1 | | 20 | £84.0.0 | |
| Carey Edward | 2 | | 0 | £122.0.0 | |
| Durage Inex | 2 | | 0 | £135.0.0 | |
| Luck Edward J | 2 | | 0 | £173.0.0 | |
| Cator Peter (exors of) | 2 | | 233 | £135.0.0 | |
| Craik George H | 3 | | 20 | £213.10.0 | |
| Harcourt Benjamin | 4 | | 216 | £205.0.0 | (Beckenham) |
| Hooker & Rayner | 4 | | 20 | £392.0.0 | |
| Austin J | 5 | | 0 | £250.0.0 | |

| | | | |
|---|---|---|---|
| Tapp A M | 5 | 0 | £220.0.0 |
| Girdwood Alexander | 6 | 0 | £145.0.0 |
| Parish of Beckenham | 8 | 33 | £165.5.0 |
| | 3373 | 45507 | |
| | 3387.42 | 14.4187512.675 | |

Some observations from the list, Sir John Kirkland is leaseholder of Beckenham Place so we might assume that some other parties are leaseholders? Of the two Goodharts, sons of Emanuel Goodhart. Henry will die without issue having resided mostly elsewhere. Peter Cator of The Hall is the uncle Albemarle Cator of Woodbastwick who is primary heir of the Cator Estate and the Rev. Charles Cator is another uncle of Albemarle who having been Rector of Beckenham and Carshalton (both advowsons of the Cator family) has retired to Yorkshire and dying in 1872 this record had 'crossed over' the event of his death. The Parish land is most likely Glebe land around the Rectory although the Rectory is seldom used as a residence for the Rector of the church. Peter Hoare is landlord of Kelsey etc,

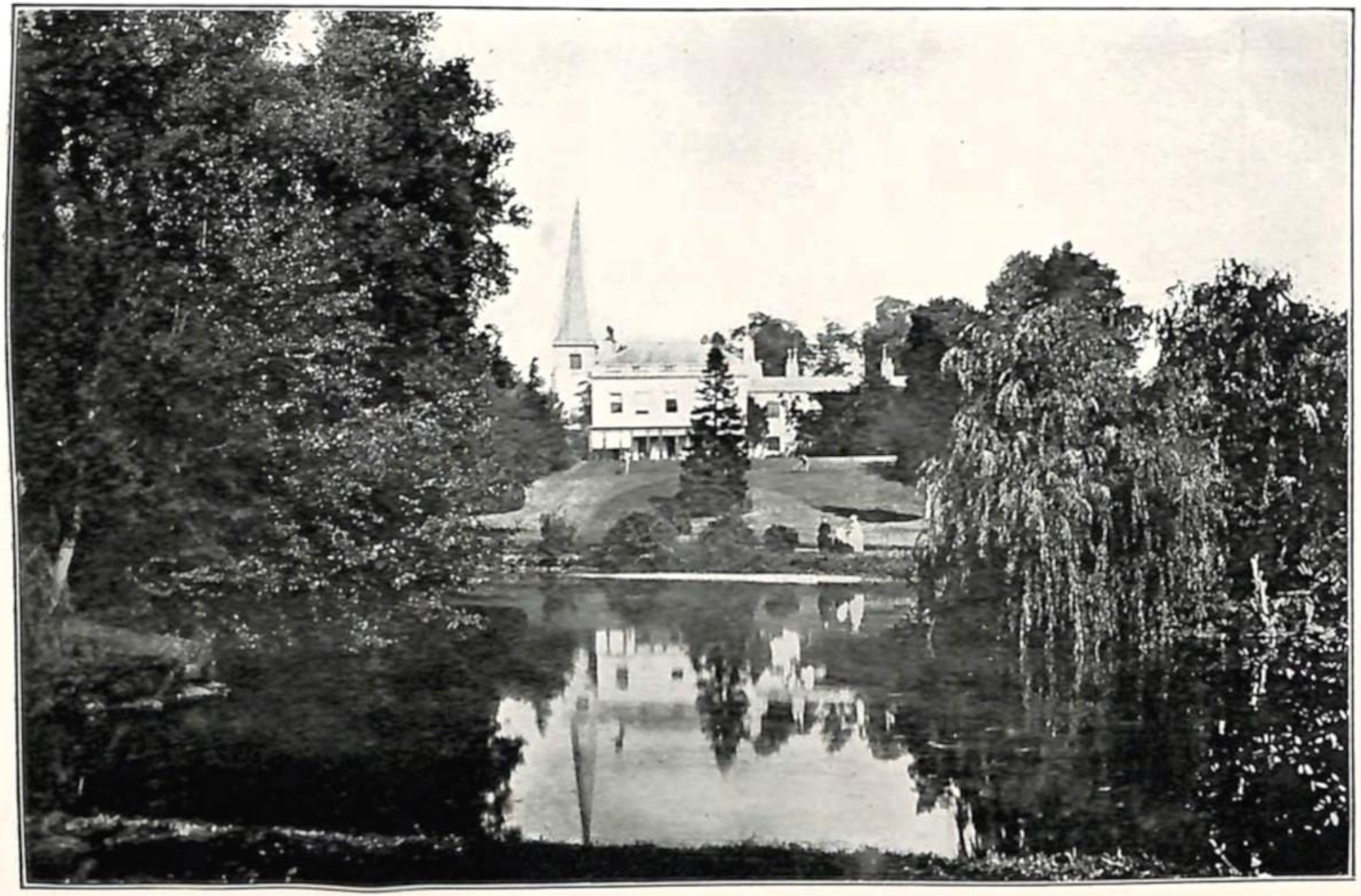
1874-6 Joseph Fell Christie, occupant of Beckenham Place is listed in the 1875 Bromley Directory.

1875 – This record relates to at least some of the disposal of the southern part of Beckenham Place Park, being on the north side of Foxgrove Road:

Bromley Library archive: Agreement between Albemarle Cator of Woodbastock (Woodbastwick) 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 but that house is on the 1864 Cator estate map indicating that Maltby’s site is on parts of Foxgrove Road.
1876 - 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)

1875 - Manor House; with old church behind.



THE OLD MANOR HOUSE AND GROUNDS, 1875.

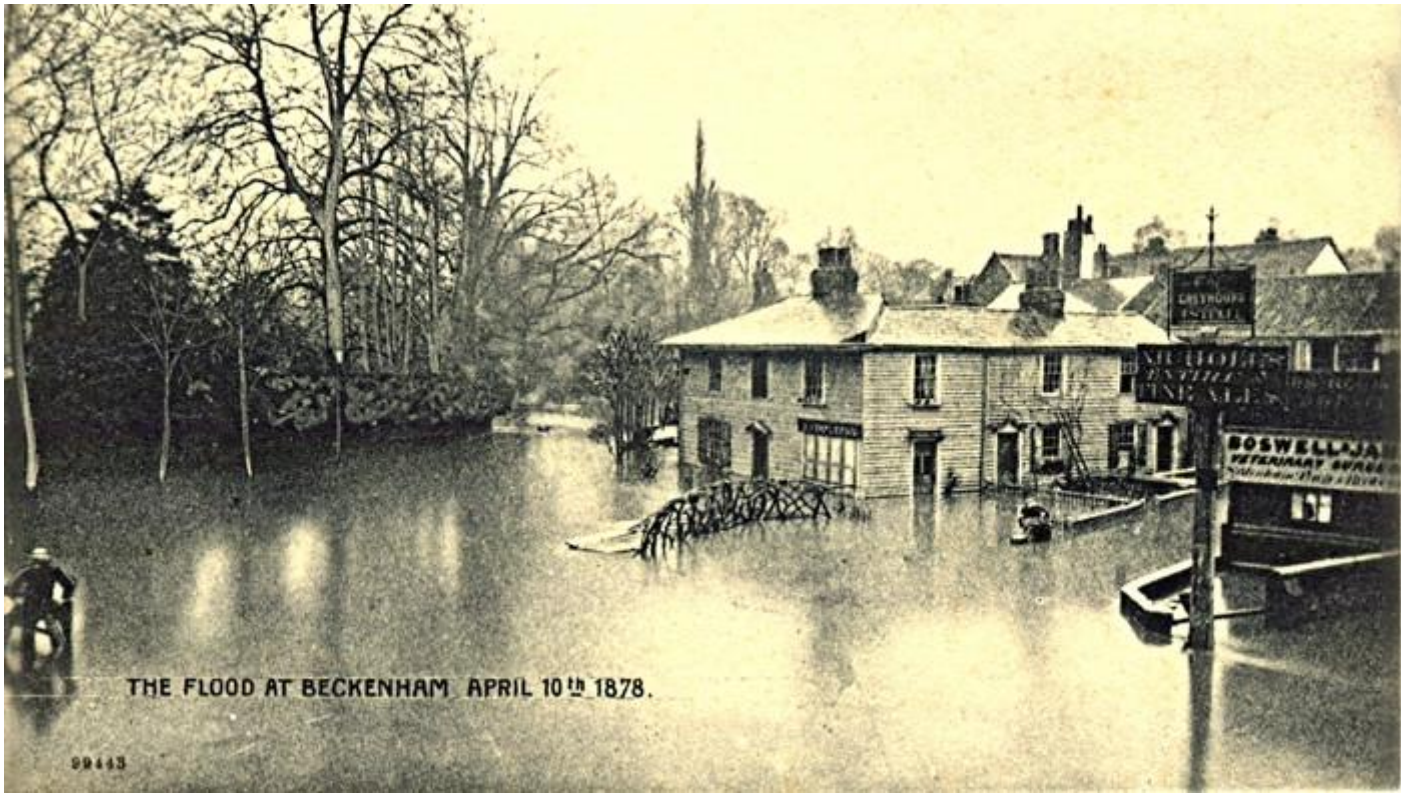
1876 - On December 10th, 1876, Charles C. F. Cator died after a short illness, much regretted by all classes throughout the parish. He was the son of the late Lady Louisa and the Rev. Thomas Cator, Rector of Kirk Smeaton, in Yorkshire. In the early part of the year 1865, he came to reside at Beckenham,

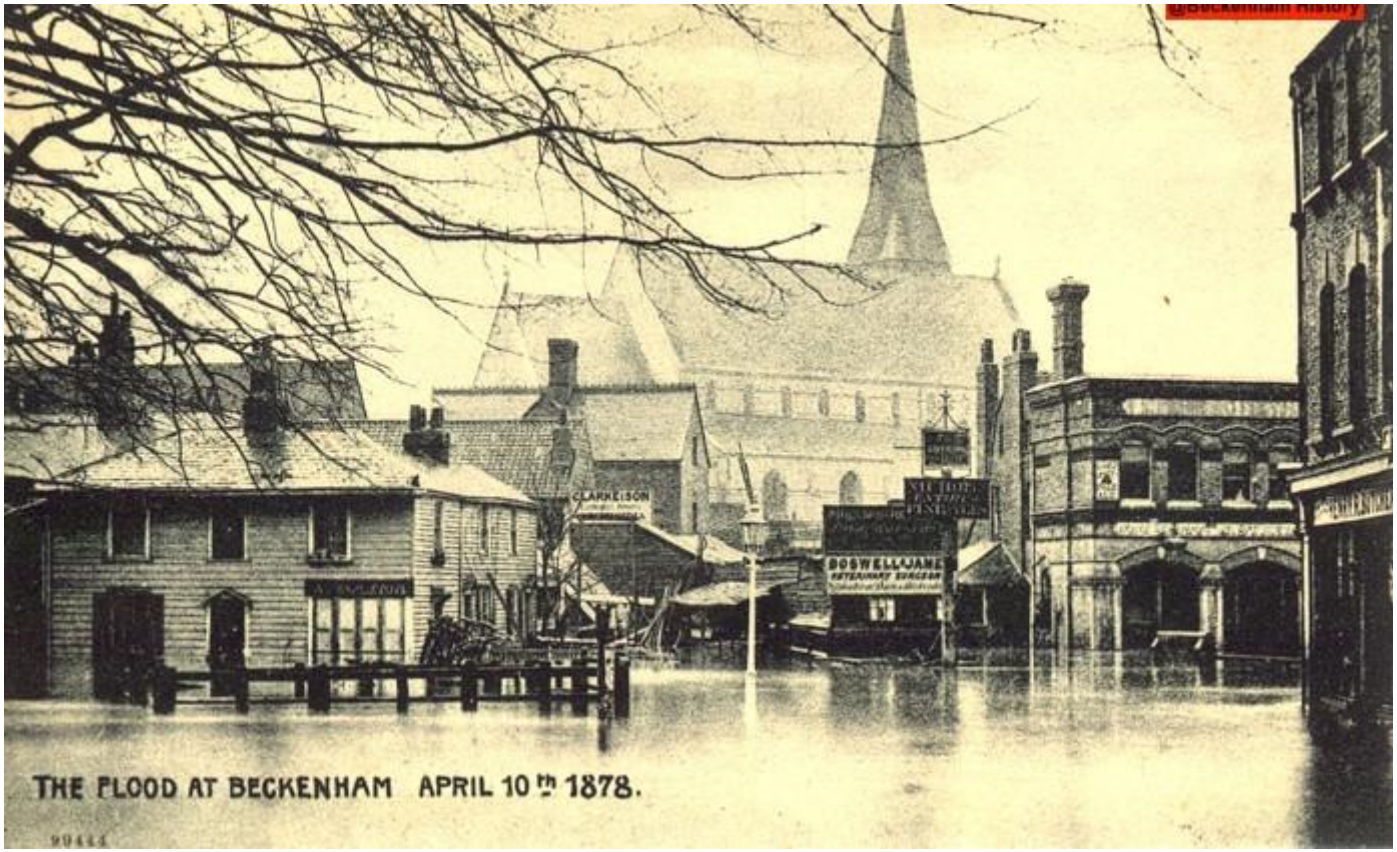
and assisted his uncle, the late Peter Cator, in the management of the Cator estates. His principal study was meteorology, and he was the inventor of the leverage anemometer. He resided in one of the first villas erected at the summit of Stump's Hill.

1877-8 No one is listed as in occupation of the Beckenham Place mansion as Sir John Kirkland had died before his lease expires in 1881 and his son has surrendered the lease.

1878 - The Village Flood; A flood of the Beck inundates parts of the High Street around what is now Thornton's Corner. It would have stretched from Kelsey Park downstream toward The Drive but been confined by the rise up the High Street toward the George Inn, by the hill up to the church and the hill at Court Downs Road. Later floods are recorded and no doubt there had been more floods in the past but the less dense built up area probably avoided too much building on the flood plain of the river. For example The Manor House was on the hill by the Church as was the Rectory, Other buildings were on the higher ground up the High Street including the George, the Three Tuns, Village Place etc.

Borrowman wrote in 1910; "On April nth, 1878, as we have stated elsewhere, the piece of water in the old Manor House grounds overflowed in consequence of the great floods, and aoout 120 feet of the w'all at the bottom of Church Hill gave way, and the lower part of the village was flooded. In consequence of the same inundation the traffic on the Mid-Kent Railway was stopped, and the bridge over the road at Southend was broken down."


THE FLOOD AT BECKENHAM APRIL 10th 1878.
99443




First picture looking up Kelsey Park Road and the second picture shows the Greyhound public house and Thornton's on the right with the spire of Christ Church, Fairfield Road in the background. (pictures courtesy of beckenhamhistory.co.uk)

This section of a map from circa 1870 shows the lake in the old Manor House grounds and how the Beck crossed the road junction before the river was conduited from Kelsey Park through to The Drive. The Manor House lake was filled in for property development




Map published 1870-74 but not necessarily keeping up with the pace of development in the village.

1878 - Church Buillding; "The year 1878 showed great activity in Church building in Beckenham. On June nth, the foundation stone of the permanent Church of St. Barnabas was laid by the Right Hon. Earl Nelson, and on the 22nd of the same month, Holy Trinity Church in the Lennard Road was consecrated by the Bishop of Dover. This Church was built from designs of Messrs. Daukes, by Francis Peek, in memory of his parents, and the ground was given by the late Albemarle Cator, the Lord of the Manor. The building is capable of accommodating between 800 and 1,000 people." (Borrowman 1910)

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, Co1. 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 for 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. PascalI, 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 :-Humerous 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 canvasers 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. PascalI, 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 Hawthorndeans 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.


MAYFIELD

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. Kent House was not an ancient seat of the Lethieulliers as they only possessed for about three generations and were probably absentee landlords for some of this time. 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 Lethieullers 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 Angersteinss.

1885 – From a local directory: The populatiop 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,OII. 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 theBeckenham Place mansion, a butcher's proprietor/meat salesman. An 1885 directory has an advertisement for his business and the 1887 Beckenham Directory shows him as at Beckenham Place. 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 viscinity.

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. The recent discovery (2022) of another Cator Estate map dated 1864 provided byRichard Mason can be compared to the 1889 amended map. Some roads planned in 1864 are installed but with amended routes in some cases ie Copers Cope Road junction with Worsley Bridge Road is moved.

Looking at the areas outside Beckenham Place 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.

Comparing the estate map with the nearest OS map it appears that a lot of house building has not been recorded on the estate map other than shown as leased to developers. Hence comparison with the OS 25 inch map is recommended.

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 Beckenham Place mansion is shown as disputed parish boundary.




Estate Plan updated to 1889 – Courtesy of Bromley Historic Collections

Regretably so far no key to the field numbering has been found.

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)

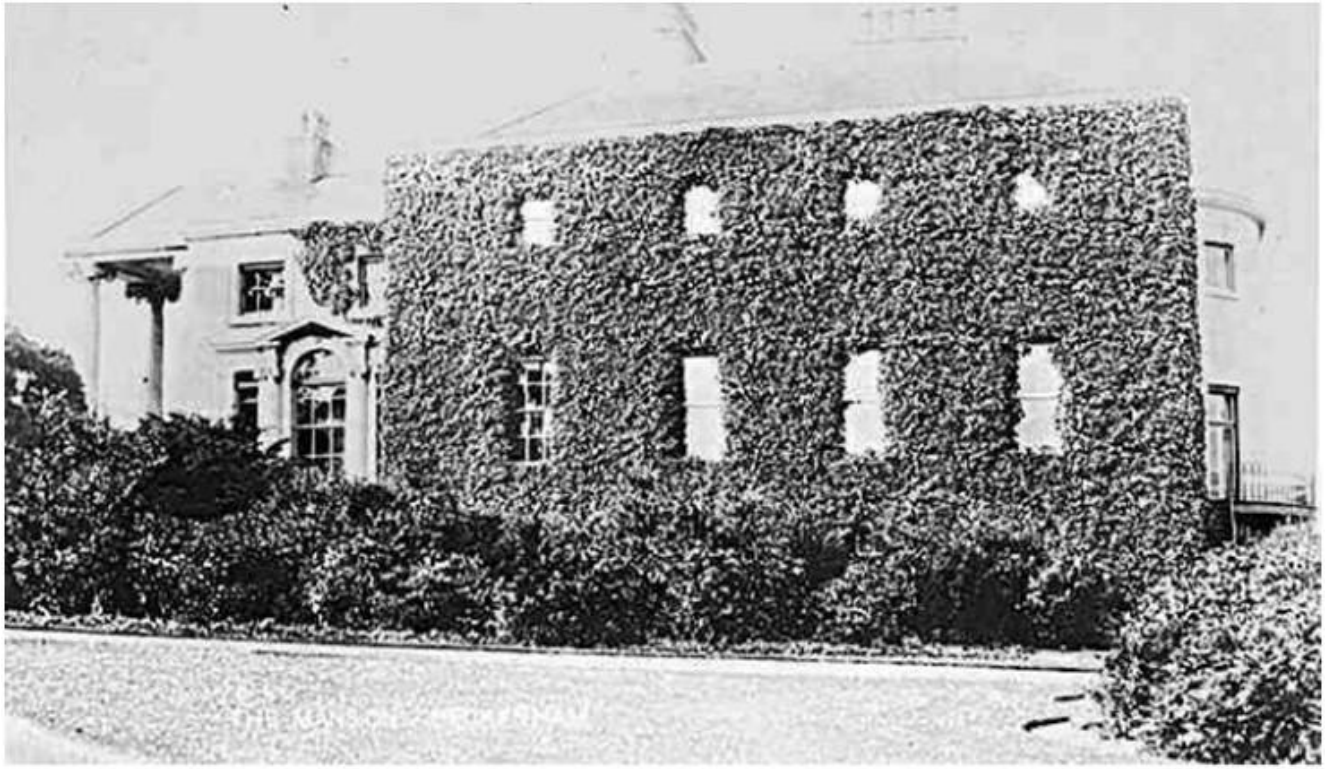
The attraction for the railway company was that it offered an alternative route to that through the Penge tunnel, an important role it provides to this day. Maximum charges per mile were set at 3d, 2d & 1d for first, second and third class passengers, 4d for horses, 1d for cats and dogs and 5d or 4d 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 Cators' 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

1891 – Eden Park (Farm); The Norwood News report shows that Eden Park had been left vacant for 17 years and subjected to vandalism. OS maps show that the main building has been demolished shortly afterwards and only the outbuildings/farmstead remain. The house that John Woolley had built in 1820 had become a white elephant in that short time.

1892 - 28th 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 Burroughs has been a land agent for the Cators since at least 1881.

1894 - Beckenham Urban District Council is established. (Borrowman)

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.

1897 - On Sunday afternoon, June 6th, 1897, a terrific thunder-storm visited Beckenham, accompanied by torrential rain, the basements of several houses were flooded and the roads in places rendered impassable. (Borrowman)

**1900 to 2000 (Beckenham Place unless otherwise stated)**

The population of Beckenham is steadily increasing along with built development but it is still a relatively green suburb before increased building phases during the 1920's and 30's. The census/censi of 1901 and 1911 show more detail and the number of people in service is substantial. The 1921 census recently released is unfortunately no as 'open source' as earlier ones as the distribution is monopolized via a genealogy website.

Of course the advent of two world wars will have a physical impact on Beckenham whereas earlier conflicts were substantially away from home since the Civil War of the 17th Century.

The recently (2024) appended text of Borrowman's "Beckenham Past and Present" 1910 can be consulted for relevant turn of the century content. (see Introduction/ Contents) but some caution is required regarding information Borrowman gleaned from others.

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**

1900-1902; Memorial in St. Georges; South African Campaign; WEST PORCH. [south wall—tinier west window).

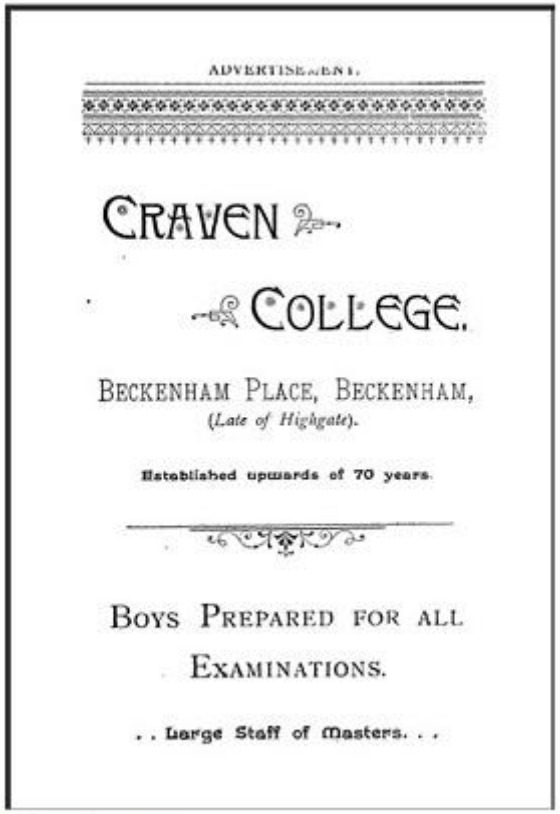
TO THE GLORY OE GOD AND IN MEMORY OF
LANCE CORPORAL HENRY CHARLES BALDWIN 1ST OXFORDSHIRE LIGHT INFANTRY
PRIVATE HORACE J. BOND 2ND BATTALION EAST SURREY. REGIMENT
LANCE CORPORAL SIDNEY CARR 13TH MIDDLESEX VOLUNTEER RIFLE CORPS (QUEENS WESTMINSTERS)
BOMBARDIER ALBERT GEORGE HERBERT ROYAL GARRISON ARTILLERY (14TH COY) (WESTERN DIVISION)
TROOPER ROBERT LANGLANDS SOUTH AFRICAN CONSTABULARY
SERGEANT WILLIAM HENRY PAINTING 34TH IMPERIAL YEOMANRY
PRIVATE WILLIAM TAYLOR QUEENS OWN (ROYAL WEST KENT REGIMENT)
SERGEANT WALTER FELIX BUDGETT GORDON HIGHLANDERS (VOLUNTEER COMPANY)

who were killed in action or died of wounds received or disease contracted in the South African Campaign 1900-1902 the window above this stone was erected by some of their fellow inhabitants of Beckenham.

“Duke et decorum est pro patria rnori” W. Lovelock. (Borrowman 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. (E.Inman)



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 - Beckenham Place; 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 18th or early 19th century.

The Conveyance of the park to the LCC in 1928 states that a lease was taken out on the Mansion on 1st 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.

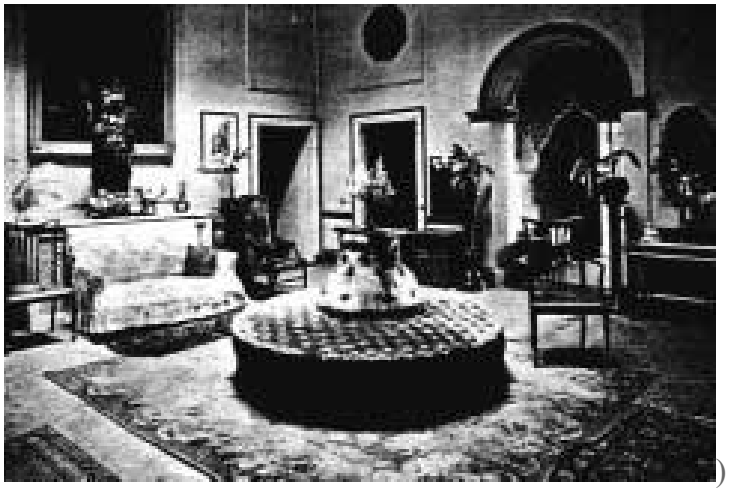
Eric Inman relates: The sanatorium opened its doors on September 25th 1905 with 13 patients, a number which peaked at 232 in 1913. The average length of stay was six to eight weeks and the inclusive weekly charges pre-war were £7.17s.6d a week, falling to £7.7s.0d after six weeks. This included medical 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.



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

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)

1909 - Lord Gwydir; Although the Gwydir family severed their connection with Beckenham in 1820, when, on the death of the first Lord Gwydir, the Burrell estates were sold, it is fitting that mention should be made of the death of the fourth Lord Gwydir, which took place at Ipswich, in April, 1909, within twenty- four days of his entry into his 100th year. He was able to boast that he had been present at the coronation of three British Sovereigns, and lived in the reigns of five, and that he had also lived during the time that thirty Ministries held office.(Borrowman)

1910 – Robert Borrowman publishes his 'Beckenham Past and Present' drawing on his local knowledge and the works of Philipott, Hasted and Ireland as well as material he could access in Beckenham Parish records. We must 'sort' the material of Borrowman, filtering material we have found to be erroneous from that which Borrowman is the only reliable source. He reiterates earlier accounts about Beckenham, 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.

We have now (2024) included the scanned copy of Borrowman accessed via the Contents listing.

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; 6th January – Langley House which had been adopted as the Clubhouse for Langley Park Golf Club burnt down. This building has replaced the earlier house shown in the 1779 Hasted print. The Burrells undertook some rebuilding circa 1790.





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, some say circa 1790 under Lord Gwydir (Peter Burrell IV) and maybe some papers will emerge from archives revealing some detail eventually. Humphrey Repton had produced plans for relandscaping the grounds in the late 18th Century but these do not appear to have been carried out in full but some features of the earlier grounds had been abandoned if not relandscaped ie see our account of the Roman Bathhouse and long ponds in the earlier 1735 onwards house.

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 24th 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 19th Century to early 20th 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 and research. The Land Act of the early 20th 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 mush 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.

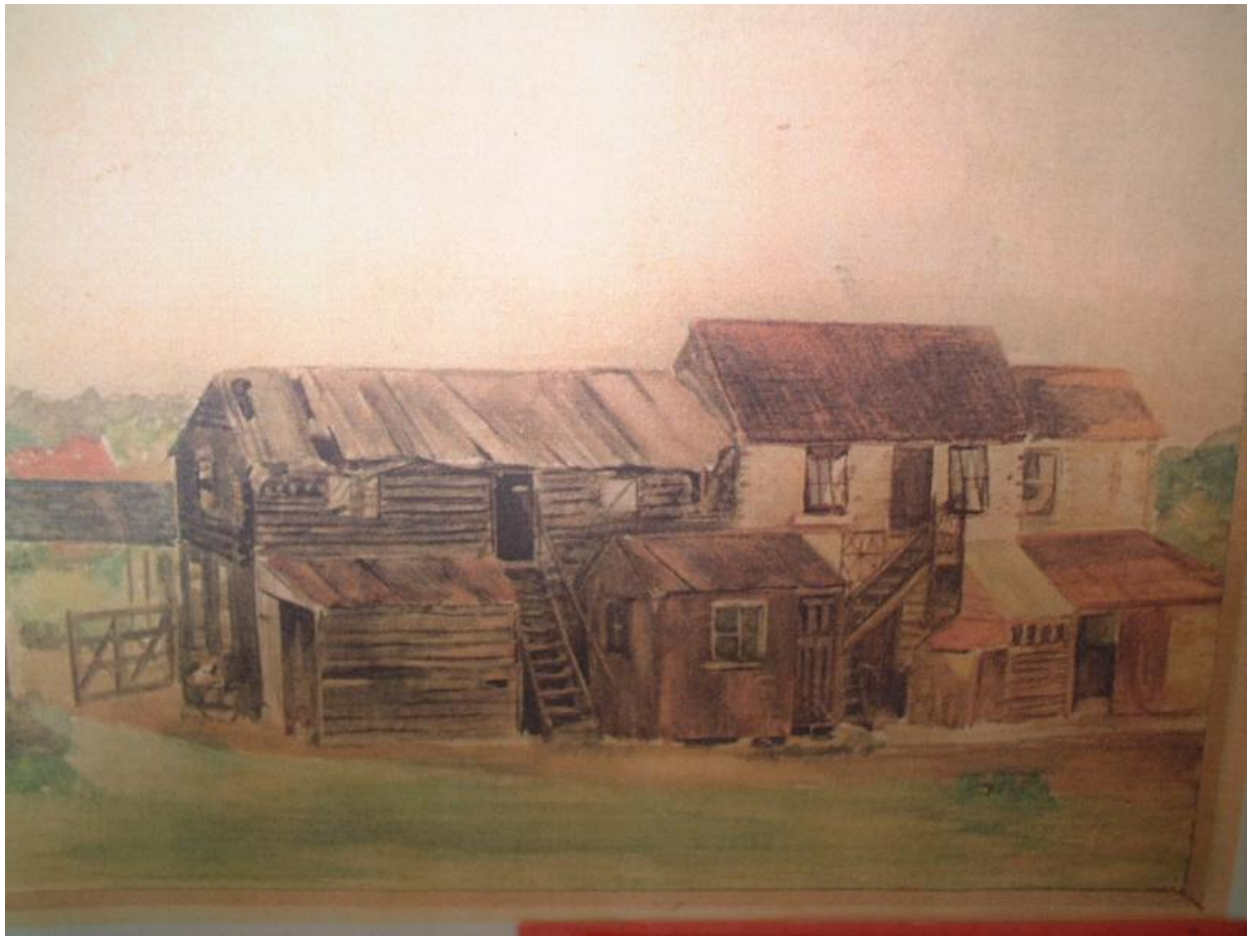
1930 – Eden Lodge; was constructed on part of the Eden Park estate now part of Harvington open space. Some remains of the foundations are visible in woodland.




1931 - The Home Farm in Beckenham Place Park is vacated and demolished. Below 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.






Home Farm or Beckenham Place Park Farm depicted by a young girl who lived there (Miss I. Krombach?). map; 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 avenue of Oak trees is 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: Other accounts recount the events of WWII but an Italian Prisioner of War 'Summerhouse' Camp was constructed on Crab Hill in Beckenham Place Park and an anti aircraft gun and barrage balloon emplacements were installed, although later the AA batteries were positioned around London as falling shrapnel was causing more damage to ground infrastructure than it was to enemy aircraft. 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.
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 camp on Worsley Bridge Road accommodated German navy POW's according to local residents. 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. The photographs on historicengland.org are mostly dated 1946 and 1947. Prefabs can be seen constructed on what appear to be bombsites after rubble was cleared.

The photographs tempt me to believe that some records or anecdotal evidence must be incorrect or the dates on photographs are suspect. Some photos show parts of POW camps start as a collection of bell tents presumably later replaced by huts as the need to accommodate more POWs increased. When trying to match bomb sites with photos there is very little evidence of craters so presumably the rate of clean up was quite fast. Today we can trace relatively new constructions on these sites compared to the surrounding 'original' houses. Bear in mind that in most cases houses built late 19th/eary 20th Century were the first houses built on the majority of the areas which had been agricultural land.





This image from Google Earth Historic imagery shows the Beckenham Place Park POW camp (Summerhouse Camp) on Crab Hill and the other image from historicengland.org which shows additional structures in Summerhouse Field.

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 infrasture of the park. Regretably few records are easy to acquire but at the Public Enquiry recent accounts showed a 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.

1959 – Langley Roman Bath; this is from the archive of G.W.Tookey; (The Roman  Bath and a few other features in a ruinous state are all that remain of the Langley estate which passed through the ownership of the Stiles, Raymonds, Burrells and Goodharts).

T.114 THE LANGLEY PARK BATHS

These baths are situated on Langley Park Golf Course in a hollow about one quarter of a mile to the south of the Beckenham Girls' Grammar School buildings. The larger bath is open and comprises a brick lined basin about twelve feet wide and fifty feet long. The smaller bath is in a brick building and comprises a small plunge bath about four feet wide and nine feet long the depth of the water cannot now be gauged with accuracy owing to the amount of debris in the baths, but there was at one time without doubt several feet of water in the big bath and at least two or three feet of water in the small bath.




Early maps show the field to the east of the site as "Conduit Field" which indicates that the springs of water which rise out of the ground there were piped down to the Langley mansion which stood on the site now These springs are not now serving as a means of water supply to any house, but they still keep the baths filled with fresh clear and cold water, although the general appearance of the baths has for many years now been spoilt by the sad state of ruin into which they have fallen, largely as a result of the destructive work of children playing there and throwing everything movable into the water and also as a result of the side walls of the large bath caving in.



There is a photograph (No.963) which was taken some time in the late nineteenth century showing the large bath in a reasonable state of upkeep, although it can be seen that the sides are already slightly bowed inwards due to the pressure of the surrounding soil, much of which would have been excavated from the bath when it was constructed. The building at the north end, in which the small bath is situated, is beginning to show signs of lack of repair with one light out of the window over the doorway. The tree at the corner of the building has already reached an uncomfortable size for its position.




The original of the picture is in Virginia U.S.A in the possession of Mr. Leander McCormick-Goodhart whose father was the last owner in residence at Langley. A copy of the photograph was supplied by him in 1954.

The small bath is shown in the photograph taken in 1952 (No.820) after it had been cleaned out to a certain depth by F.A.Watts and G.W.Tookey of the Beckenham Historical Association. The clearness of the water can be seen and there was an abundant supply coming in at the time. The conduit at the south end of the bath connects with the large bath, and the outlet at the other end goes to form a stream running through the park towards the site of the house.



The date when the baths ware constructed is not known for certain, but it is probable that they were built in the first half of the eighteenth century. They are shown on a map of the Langley estate in the time of Jones Raymond (Photograph Q.116) end this is the first map which is available of the site. Jones Raymond succeeded to the estate on the death of his father Hugh Raymond, in 1757, and Jones himself died in 1768, It is possible that the baths were constructed at the same time as the new Langley Mansion was built, which was probably in Hugh Raymond's time at Langley (1752-7). The house was certainly of that period.

The baths would serve the purpose of both sport and hygiene. The large bath would provide a swimming pool of ample proportions, and the small bath would fulfil the purpose of a plunge bath in the privacy of the small building. There would have been no such baths in the mansion at that time. The house was improved by Sir Peter Burrell (later Lord Gwydir) when he inherited in 1789 from his mother Amy Burrell, who was Jones Raymond's sister. Even so, the house contained no bathroom, although by 1820 at any rate the house could boast of two water closets. These are referred to in the particulars of the Auction which followed on the death of Lord Gwydir in 1820, The particulars mention the "cold bath in the park".

Although the small bath has sometimes been referred to as a "Roman Bath" there is no indication that the construction is of Roman date at all. Nevertheless it is worth noting that the bath lies within a few feet of the ancient Roman road which ran from Lewes to London through West Wickham

and Beckenham and that it is probable that the place was known and used as a source of pure spring water from very early times.

The spring is not to be confused with the "Woe Waters" referred to by Johan Warkworth, the chronicler in the time of Edward IV, as being a "pytte ie Kent, in Langley Park". This reference applied more appropriately to the subterranean flow of water in Langley Park near Maidstone (see Hasted' s History of Kent Vol.II page 140).

15th September 1959. G .W .TOOKEY

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 11* 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 – Beckenham Place 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 is confirms many early events which we have rediscovered independantly. It was published after Len's death.

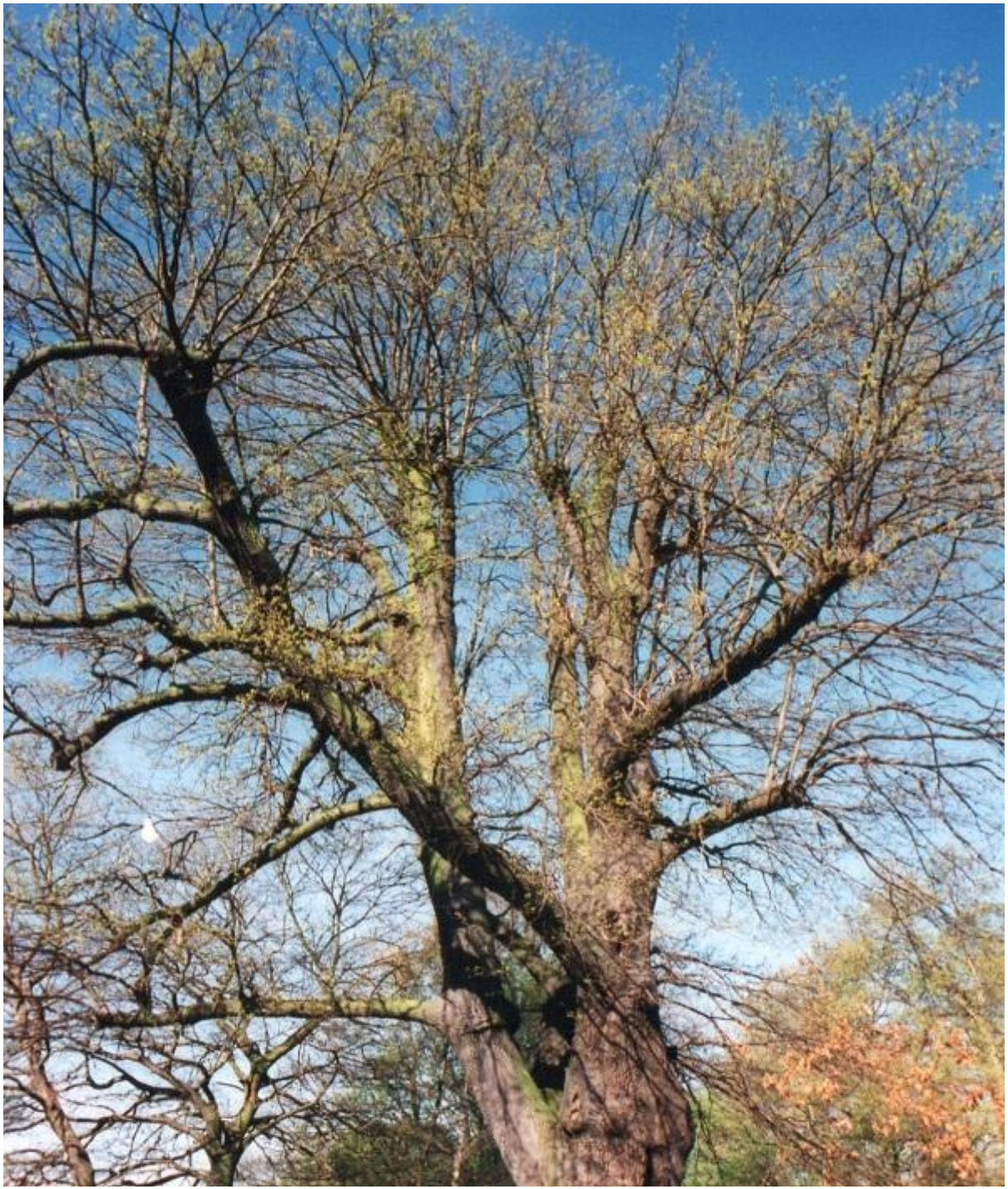
1999 – The Visitor Centre removed to the Mansion in November 1999. We regret leaving it as it might have saved the stable block from the later fire in 2011.

**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 is 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

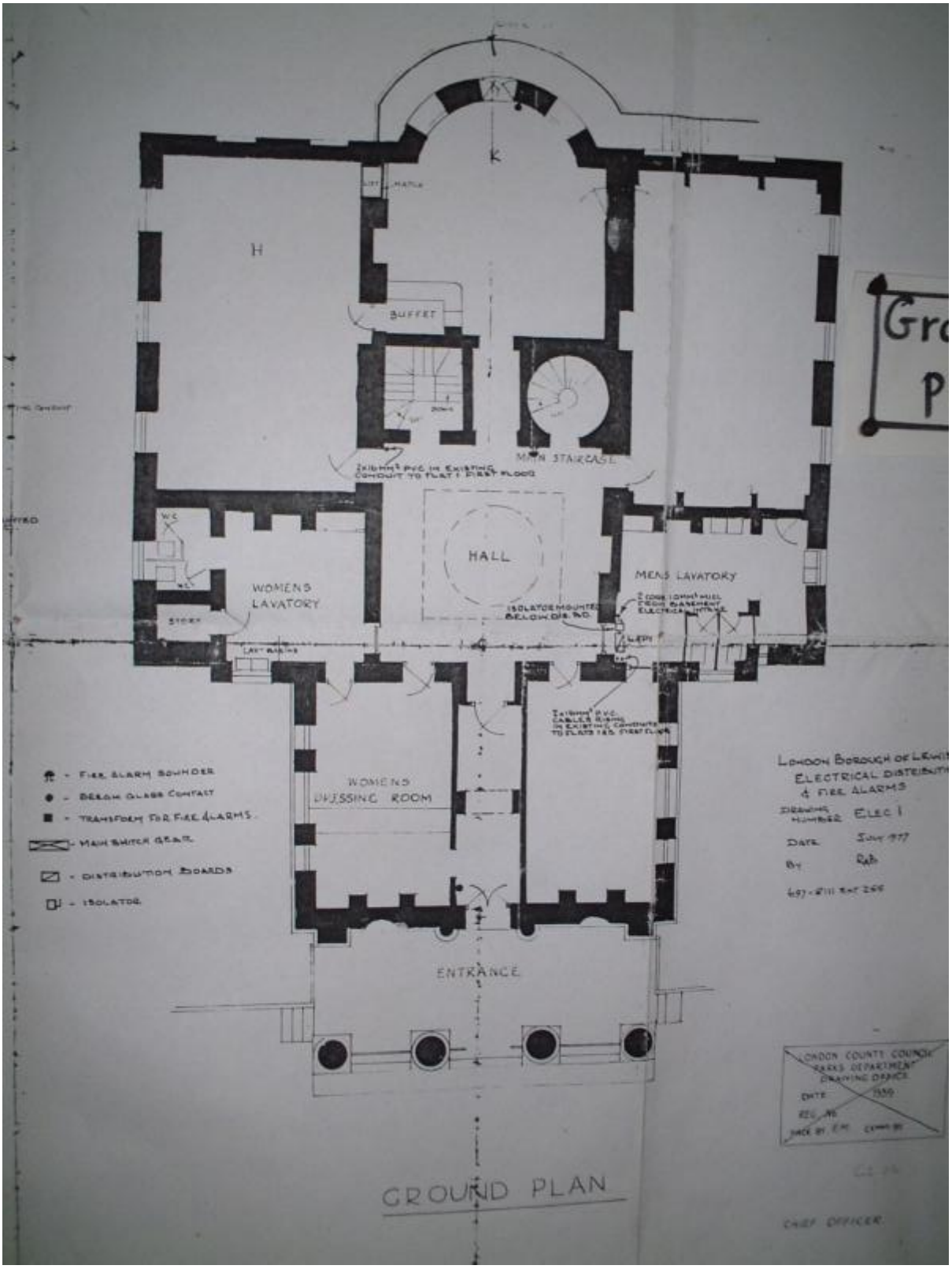
2004 (?) - Beckenham Place: Mander and Mitchenson Theatre Collection leaves the mansion: having occupied most of the mansion upper floors for over 20 years the collection is moved firstly to the Greenwich University and then to Bristol University to join other theatre memorabilia. Though the collection 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 lavendar. The Friends began a program of planting and maintenance gardening. Corporate volunteers from Deloite 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, invertibrates, 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 furter '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 inadmissable 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 18th 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 18th 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 18th 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 forseeable 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.

2022 – A recent visit to Bromley Historic Collections and delving into the research of G.W.Tookey revealed this vision of the future, possibly from the 1930's