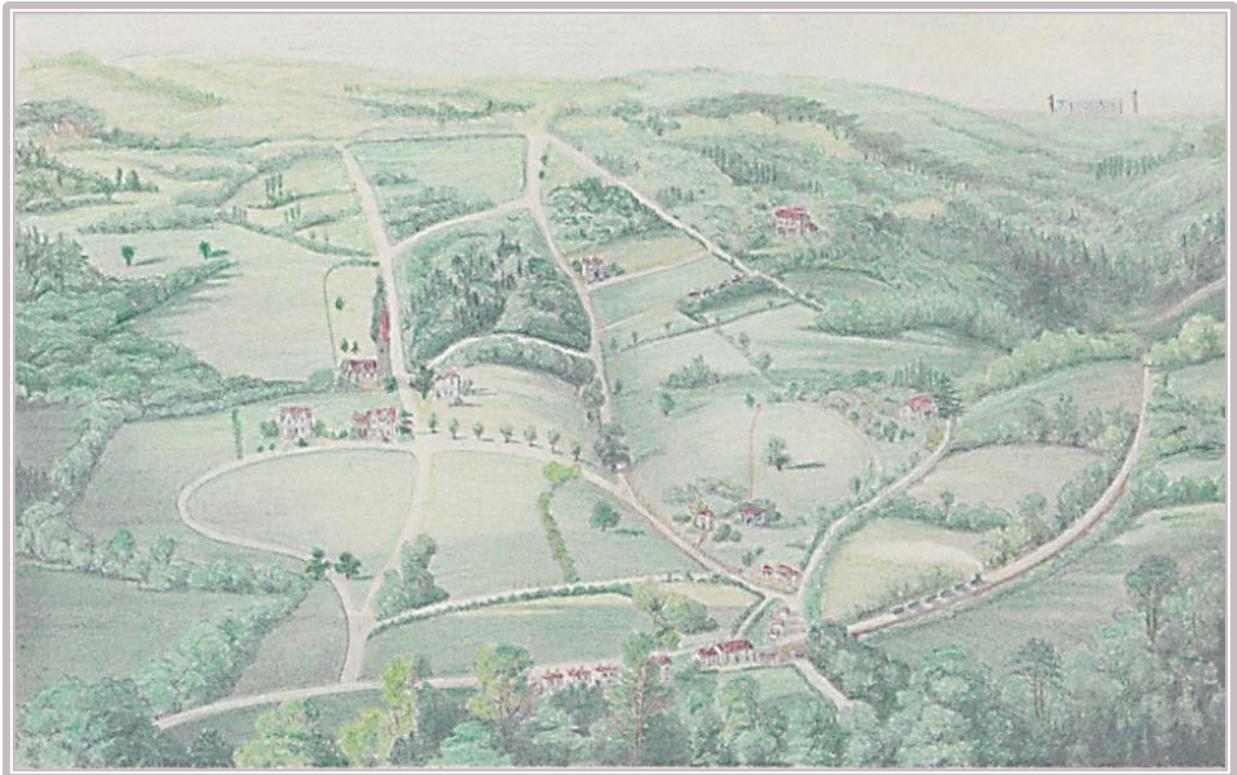


Shortlands House and Estate
14th – 21st Century



K. M. Baldwin

Introduction

There is a general acceptance that Shortlands House, as it became known, was built about 1702 (Len Hevey). There is also speculation that it had its beginnings as a roadside refreshment house. However, like Mr Robinson, then headmaster of Bishop Challoner School, I can find no corroborative evidence for this idea (Bromleage Dec 1995). Given its proximity to Bromley Town and Beckenham village it seems unlikely.

In earlier times this area of Beckenham parish was known as Clay Hill, presumably because it is an outcrop of London Clay. Clay Hill appears to cover the area from Chancery Lane, Beckenham as far as Shortlands House, present day Bromley Road. The individual properties do not appear to have been named or numbered until the early 19th century and the name Shortlands House is first seen in *Greenwoods Epitome of County History* of 1838.

In 14th and 15th centuries legal documents relating to land called “Walcy” in Beckenham have been found. An early estate map of 1723 appears to show a property on the site of Shortlands House, which at this time seems to have been known as “Woolsey Farm”. The landowner was **Peter Burrell** (1692-1756) of nearby Kelsey Park who owned a lot of land locally, though not all in the same locale (more on this later). This map probably relates to his marriage settlement in respect of **Amy Raymond**, daughter of **Hugh Raymond** of Saling Hall, Essex. They married at St Mary Somerset, London on 14th March 1722.

Peter Burrell Esq (an ancestor of the later owners) purchased Kelsey Manor in 1688 from **Sir John Brograve II** (1664-1691), great grandson of Sir John Brograve I. John used the money raised to purchase the remaining half-part of Albury Hall, Hertfordshire but died in 1691 aged just 31. The manor of Kelsey had been in **Brograve** ownership since at least 1479 when **William Brograve** was occupier, his fifth son, **Nicholas**, and grandson, **Richard**, remained in Beckenham but **Richard’s** son, who became **Sir John Brograve I** (1538-1613), bought Hamells in Hertfordshire in about 1580 and this appears to have then become the principal residence.

In 1732 **Hugh Raymond** purchased Langley Estate from **Sir Edmund Elwill** (?-1740), acting as executor of **Elizabeth Barttelot née Style**, widow of **John Elwill** (Edmund’s brother). Edmund was obviously keen to sell Langley as, in September 1728, he was found guilty of trying to evict his sister-in-law forcefully (*The King against Sir Edmund Elwell, Joseph Billers Esq & Daniel Monty Esq Mich Term 1 Geo 2 N2.*)

The occupant at this time was **Alexander Buster** who appears to have been resident from 1719 until his death in 1753. There is an earlier reference in Beckenham St George parish burials to a **Thomas Bedford** of “Woolsees” buried 30th November 1666 and many other Bedford entries both before and after this date.

Front page:

The Shortlands Estate. Bird’s Eye View
Lithograph by Kell Brothers of Holborn (c 1870)

14th and 15th Centuries - Walcy

In 1372 we find a property called Walcy, which is possibly the property called “Woolseys” in the 1700s, as part of Beckenham Manor – *“Lease for 9 years 20 September 1372 Lease from **Robert de Marny**, **Alice** his wife, **Robert de Bourton**, parson of South Wekyndon [South Ockendon, Essex], and **Philip atte Bregge**, to **Roger Prest** and **John Thornkyn** of 2 crofts of which the west is on the London Road, Bromley by the field of the Bishop of Rochester, and a croft called the Rachel, a croft called Chellefeld, the Mellebroke, 2 crofts called Jonestone, Cilmynesbroke and a croft, and land called Mersshland, Bromley (formerly of **Richard Lacer**, citizen of London) Lands of **Richard Lacer** in Beckenham, south of Westbregg Street, land, tenement and customs of [missing] Walcy, Bakersland, and meadow in Bladyngdonemed”* (Bromley Collections)

Kent Archives also holds various Manorial Documents and Deeds, under reference U36/T124: Beckenham - Woghedroft (1369)

Further searches for “Beckenham” in The National Archives catalogues find the following abstracts of court pleas relating to ownership of the “Walcy” property:

*“One week from Holy Trinity, 15 Henry VI”, or 2nd June 1437, relating to a Plea of Covenant at Westminster between “**William Wolcy** (Waleys?), querent [petitioner], and **John Langwyth** and **Ellen**, his wife, deforciant [persons depriving an owner of his property or estates]. The property in this case is “1 messuage, 40 acres of land, 4 acres of meadow, 20 acres of wood and 11 pence of rent in Bekynham.” The action agreed in the court is that “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 [transferred title to] them from themselves and the heirs of Ellen to him and his heirs for ever.” “William has given them 40 pounds sterling.”* (Index reference: CP 25/1/115/311, number 439)

These William and John have further dealings in the court two years later.

*“Two weeks from St Hilary, 17 Henry VI”, or 27th January 1439,” relating to another Plea of Covenant at Westminster between “**John Langwyth**, **Thomas Peny** and **Otes (Oto) Trethek**, querents, and **William Waleys** of London, skinner, and **Katherine**, his wife, deforciant.” This time the property is “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 [Lewisham] and Wykham.” The action agreed in the court is that “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.” “John, Thomas and Otes have given them 100 marks of silver.”* (Index reference: CP 25/1/115/313, number 479)

Ellen Langwith (formerly **Waltham**) was a businesswoman in her own right. As a silk worker, she had her own apprentices and, in 1465, royal patronage. Her first husband was **Philip Waltham**, a cutler, son of **Richard Waltham** (? – 1397) (*Richard Waltham’s will: R. Sharpe, ed., Calendar of Wills Proved and Enrolled in the Court of hustings*; London, 2 vols, London 1889–90, vol. 2, p. 333). When Philip died in 1425, his will included a request to be buried with his parents in their tomb in the church of St Martin. So, when we first find **Ellen** in her husband’s will in 1425, she is the mistress of three girl apprentice cutlers: **Agnes Walshale**, **Agnes Sampson** and **Alice Dunnowe**, the principal executor of her husband’s will, the proprietor of ‘Le Hertishorne’ brewery and the recipient of almost all her husband’s movable goods. It appears that this marriage had been childless and that Philip had considerable respect for his wife’s administrative and business skills. He also left 13s. 4d.

towards the new bells in Beckenham church. We know that Philip himself was a Londoner but his wife Ellen may have had Beckenham connections before she appears with her second husband in 1437 & 1439 in disputes over the “Walcy” lands. (www.thericardian.online/downloads/Ricardian/13/05.pdf)

1423 - Philip Waltham

John Skrene and **Thomas Hynstoke** to **Philip Waltham** citizen and cutler of London and to the heirs of his body. Grant indented of a yearly quit rent of 5 marks to be taken, after the death of **Richard Wellom**, of the moiety of a brewhouse tenement called the 'Walssheman' upon the 'Hope' in 'Fletestrete' in the suburb of London without 'Ludgate' in the parish of St. Martin, of two shops adjacent, one on the east and the other on the west thereof, a gate with porch and entry, and of another shop with solar thereupon built situate in the bailey of the said suburb and to the said tenement annexed, and the moiety of a void piece of ground in the said bailey adjacent to the said tenement, subject to a condition for defeasance of the said rent in case Philip Waltham or the heirs of his body will in any court of record sue a writ of formedon *en le remanere* concerning a tenement in Redyng called the 'Aungell,' or other tenements there late of **Richard Wellom**, and shall appear to such writ in person or by attorney. Proviso that this grant shall not be extended to charge of the persons of the grantors, but only to charge the said moieties.

Dated 19 October 2 Henry VI.

Memorandum of acknowledgment, 16 December 1423

1423 – Philip Waltham

[Berks.]

5995. Release by **Philip Waltham**, citizen and cutler of London, to **Richard Clerk**, late of the parish of St. Clement, Asshamstede, **Anne** his wife an **Thomas** their son, of all his right in two messuages in the new street of Redyng, on condition that if a yearly quit rent granted by **John Skrene** and **Thomas Hynstoke** to the said **Philip**, from the moiety of a brewhouse called 'le Walsshman on le hope 'in Fletestrete, without Ludgate, in the parish of St. Martin, and of two shops adjoining, be extinct before the date of these presents, then this release shall be void.

4 November, 2 Henry VI. *Seal.*

*“The sum of £400 was advanced to the treasurer of the Household to defray the costs of the occasion, among the more specific disbursements were £27 10s paid to **Elyn Langwith**, a London silkwoman, who provided materials for the Queen’s ‘chairs, saddle and pillion’, £108 5s 6d to **Matthew Philip** for a gold cup and basin, £280 to **John de Bardi** of Florence for two cloths of gold, and £20 to **Sir John Howard** who supplied ‘the plate that the Queen was served with the day of her coronation’.” (Coronation May 1465)*

“Elizabeth Woodville. Mother of the Princes in the Tower”, David Baldwin (2002)

1467 – Ellen Langwith

<p>1467, February 9</p>	<p>Ellen Langwith, widow of John Langwith, citizen and tailor of London.</p>	<p>An obit for the soul of the said John Langwith & others.</p>	<p>"All her lands w'th th' app'tenanc's scituate in Sherborne lane and Candlewicke streete, in London, w'thin the p'rish of Abchurch." Value 12<i>l.</i> 6<i>s.</i> 8<i>d.</i> per annum.</p>	<p>St. Mary Abchurch, London.</p>	<p>To the priests and clerks at the obit . 0 16 8 To the king (a quit-rent late of Bermondsey abbey,) 0 2 6 To the king (a quit-rent late of Kilburn priory,) . 0 17 10 A quit-rent to the hospital of Burton St. Lazar . 0 25 8 To St. Katherine's [Hospital] for a like quit-rent . 0 10 0 To the masters of the poor spiritual house at the Lock at Newington and Kingsland, for a like quit-rent 0 13 4 To the poor for 28 quarters of coals, at 5<i>d.</i> per quart. . 0 10 10 <hr/>Total . . 4 17 10</p>
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1467 – John Langwith

John Langewith citezein or taillor of London. 4 Dec 1466 and 6 yere of the Reigne of King Edward the iiiijth. 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.

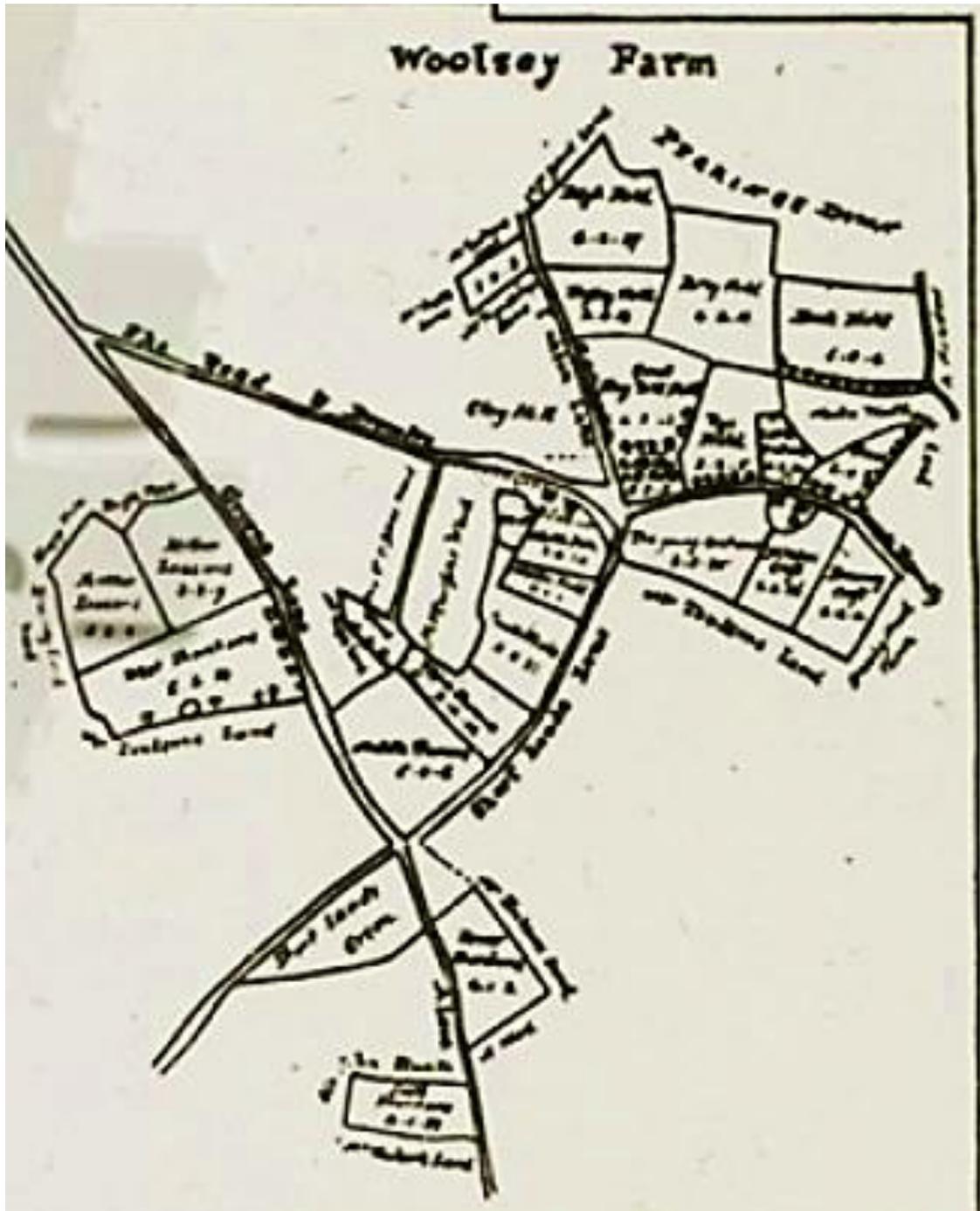
I will and utterly charge all such psones as of trust been eufeoffed with me in all my londys etc in the pissh of Bekenham in Kent at such tyme as they shall resonably be required by **Eleyne** my wife shall make a sufficient astate in the lawe accordey as can be thought by lerned counsaill therin to be doon to the same **Eleyne** to her and hir heires for ever more to thentent that she shall dispose thereof as shall seme best aff her discrecn for both our soules

Also with such goodes as I have to find an honest preest to sing and pray for my soule in the said chirch of Abbechirch at awter of Saint John there x yer. the saide preest dayly to say his masse if he be thereto disposed ther betwixt vij or viij at the cloke afore none and to be at al ?d.... ?gunce and salue daily to be saide in the said chirch like as judge other preestes of the same chirch nowe ?.../.

Residue to **Eleyne** my wife and I ordeeyne her miyn executrice principall and Thomas Fermory citezein and ?Scrynend of London coexecutor. ?T.../ at London.

Prob. Lamehith 25 July 1467 and con. to Elene relict. Res. ptat.

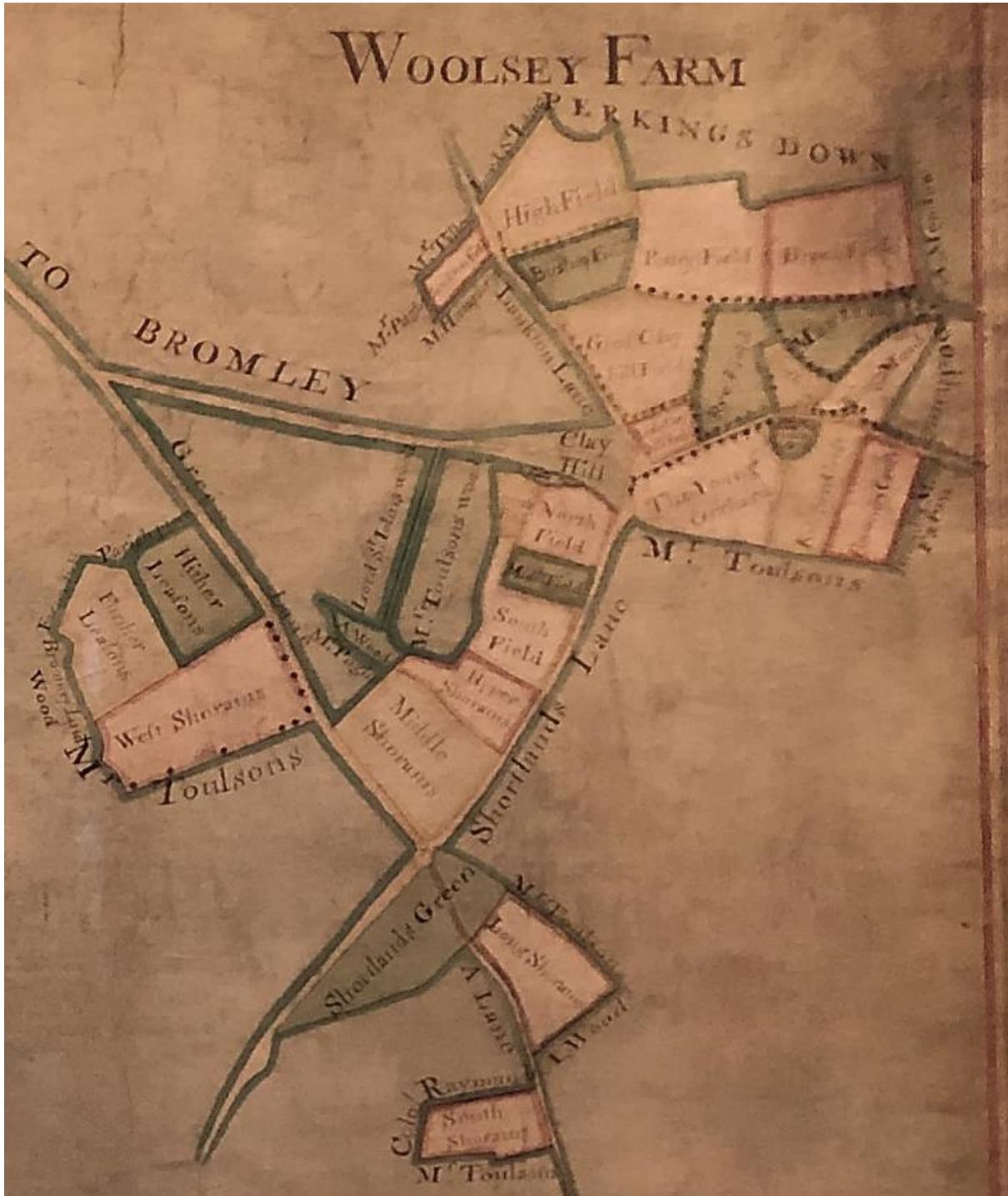
18th Century – Woolsey Farm



1723 - J Piddick's map of Peter Burrell's estate in Beckenham

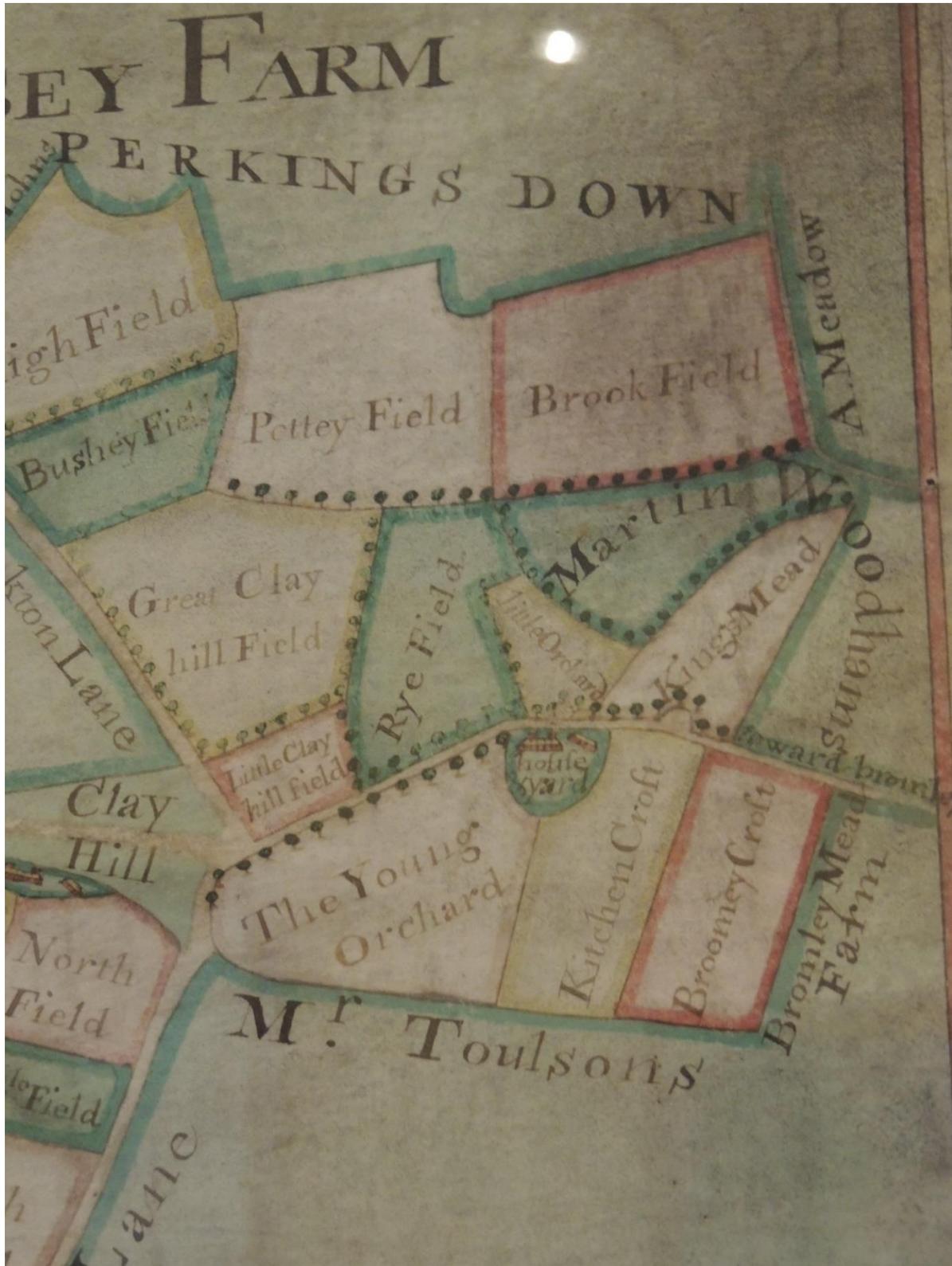
Detail of a 19th century copy reproduced in *Beckenham Past and Present*, Robert Borrowman

Another version of this map has come to light in the archives of the Burrell family of Knepp Castle, West Sussex, with another map of 1735 with slight differences.



By kind permission of the Burrell Family

This much clearer map additionally shows two small pieces acquired by **Samuel Pugh** in the intervening period and all the field names. The house and yard are indicated and must be Woolsey Farmhouse, as no other dwellings appear. "**Mr. Toulson**" is John Tolson owner of lands called Foxgrove in Beckenham.



By kind permission of the Burrell Family

The Centre for Kentish Studies at Maidstone holds a memorandum of lease for 21 years for Wolsey Farm (sic) dated 12th March 1753 between **Peter Burrell** (1724-1775) and **James Stiles** of Cheam, Surrey, a farmer, and notes that the premises were “late in the occupation of **Alexander Buster**.” The property is described as “a farmhouse, two barns, stable, orchard and 60 acres let at £52 p.a.” Covenants were included to ensure the property should be kept in good repair: “orchard pruned and soil is enriched with dung and lime by the tenant” with restrictions on the extent of ploughing and on topping or stripping trees and that **Peter Burrell** allows rough timber for repairs, builds an oven in the farmhouse and carries out repairs to both house and gates and to provide enough timber to build a “half-house in the stable.”

Alexander Buster (? – 1753), a brazier (worker in brass), was probably raised in Chelsfield, though no christening seems to have been recorded. The will of **Alexander’s** brother-in-law **Thomas Mace** of Chelsfield 1730 (transcription Kent Archaeology) indicates a marriage record at Halstead, Kent in 1711 between **Alexander Bargton** (mis transcription) and Thomas’s sister **Elizabeth Mace**. Another marriage record shows **Francis Buster** married to **Susanna Mace** there in 1711, possibly Alexander’s brother, though not mentioned in his will of 1765.

Alexander first appears in the Beckenham Parish Registers as the father of **Alice** in 1712, **Elizabeth** in 1713 and **Alexander** in 1715. **Alexander** junior died in infancy in 1718 followed by his mother, **Elizabeth (Mace)**, in the following year. **Alice** died unmarried in 1782 and **Elizabeth** married at the age of 48 to **Thomas Commons** of the Rose and Crown Bromley and died in 1764, a year after her father. Alexander is mentioned in the abstract of title for Lord Gwydir (841/3/1/1) as having “*Little Germans House half an acre situate in the lane leading from Beckenham church to the estate of Peter Burrell previously held by Antony Lane*” This probably constituted the marriage settlement of **Peter Burrell** and **Amy Raymond** in 1722.

James Stiles married **Dorothy Goldsmith** in Cheam in 1748 and a son, also **James**, is christened there in 1751. Beckenham parish registers record two further christenings, of **Edward** in 1753 and **Richard** in 1756 (died 1758). A James Stiles is buried in 1764, probably the father as there are no further entries for any of the family and I have been unable to find the widow or children elsewhere in any registers. The occupant of the house from this date until George Grote senior arrives is unknown.

In 1757 **Frederick St John, Viscount Bolingbroke**, exchanged “Beckenham Manor House (8a*), Great & Little Downs (17a) abutting north to Bromley Road, South to 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 (1a 1r) 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 (3a 2r), adjoining Kitchen Croft (2a 2r), adjacent Clayfield and part of Lower Langstreete Wood, Lower Pittfield (5a), Langstreete Wood (5a), Langstreete Field (9a), Clay Hill Field (1a), Brookfield (7a), Ryefield (3a 2r), Kitchen Croft (4a), Upper Shorehams (2a1r12p) South Shorehams (2a 1r 33p) West Shorehams (6a 2r 34p)” i.e. most of what we see here.

* numbers relate to area of each plot a=acre, r=rood, p=perch (4 roods = 1 acre; 40 perches = 1 rood)

In 1759/60 **Peter Burrell** and **Jones Raymond** obtained an Act of Parliament allowing them to exchange certain properties with **John Cator the younger** and create building leases on various pieces of land. “*Lower Field, Middle Field, Upper Field, Pond Field, Barne Field and Orchard Field containing 12 acres 1 rood and 19 perches let to Thomas Watford at £12 per annum, a messuage called Stacey’s and three fields called Delvins totalling 8 acres 3 roods and 12 perches and three other fields called Peartree Field,*

*Barn Field and Mill Field let to Thomas Selby at £13 7s per annum passed from Peter Burrell & Jones Raymond to John Cator the younger whilst in exchange Barne Field Wood 30 acres 11 perches, Bushey Pigott 17 acres 2 roods 15 perches & Bushey Ten Acres 12 acres 1 rood 12 poles totalling £30 per annum” passed from **John Cator** to **Jones Raymond**. This does not appear to have affected Shortlands House itself but did result in a building lease being granted on Clayhill Wood (shown as “Mr Toulson’s Wood”) close by.*

In 1765 Foxgrove Estate (except the woodlands and Stone Farm) is sold to **Jones Raymond** by **John** and **Edward Bridges** of Wootton, Kent (one of three ultimate beneficiaries of **John Tolson** (Toulson) deceased).

Foxgrove is a story in itself.

Foxgrove

This 1766 map of Foxgrove by Proudlove is a revision of a 1720 map by John Holmes (*not located*) and shows **Jones Raymond** owning the freehold following the purchase. (I believe some aspects of this map to be inaccurate.)



1766: British Library

The 1769 Andrews, Drury & Herbert map shows residents as:

Mr Heaves in Shortlands House

David Henry in The Oakery

Captain **Charles Wray** in Oakery Cottage (corroborated through deeds in Bromley Historic Collections)

The occupant of The Hall is not mentioned. Given the apparent inaccuracy of this map, e.g. the course of the River Ravensbourne, perhaps care should be taken in the evidence it offers.

No information has been found regarding "Mr Heaves", though, if correct, this is an unusual name. It could also be a corruption. I believe that this could relate to **Richard Neave**, a merchant in London, whose wife Anne is buried in a tomb at Beckenham in 1776 (mentioned in Lysons but is not included in Leland Duncan's survey - Kent Archaeology). The burial is recorded as "12 Jan 1776 Ann Neaves". Richard married Ann Batchelor in Westminster 1735, only one child, also Richard, survived and was in partnership with his father trading with America. Both were subject to a bankruptcy petition in 1777/8 and travelled to Pennsylvania via Dieppe (Franklin Papers Project-<https://founders.archives.gov>). No further links to Beckenham have come to light.



1769 map of Kent in 25 sections by Andrews, Drury & Herbert *Bromley Historic Collections*

In 1773 **Frederick St John Viscount Bolingbroke** sold Beckenham Manor, including Woolseys Farm, to **John Cator** (the younger) for £19,688 (about £3 million 2020).



1766 British Library

Another map of Foxgrove in 1776 may not have been revised to take into account the 1773 sale.



1788/89 Plan of the narrow part of Clay Hill showing intended new road Bromley Historic Collections

In 1789 Bromley Road was widened and realigned and plans at that time show **George Grote Snr** in occupancy and what had been Woolsey's Farm now in the hands of **John Cator (the younger)**.

The freehold of Lodge Farm with "Mr Smith" as tenant was advertised for sale in 1794. This is probably **William Smith** of Hadley Middlesex, tenant in what later became known as "Scott's House" at Clay Hill. A map of 1792 survives in Bromley Historic Collections, which gives the owner as **Edward Peach** of Sundridge Kent (not to be confused with Sundridge Park).

The sale lot includes 100 acres of rich arable meadow, pasture and woodland, let at £80 on lease due to expire in 15 months from the date of the advertisement. The Ravensbourne is "an excellent trout stream" and there is a "fine cold bath in the woods." The estate also offers a choice of situations to build upon.

BROMLEY, KENT.—By Mr. YOUNG,
 At Garraway's, on Thursday, July 3, at 12 o'Clock,
A Valuable and most desirable **FREEHOLD**
ESTATE, called **LODGE FARM**, pleasantly situate, at
BROMLEY, 10 miles from London; consisting of a **BARN**, and
 100 Acres of very rich arable, meadow, pasture, and wood Land,
 all lying perfectly compact, and let on Lease to Mr. Smith, which
 expires at Michaelmas, 1795, at a low rent of **EIGHTY POUNDS**.
 The River Ravensbourn runs through part of this Estate, which
 is an excellent Trout-stream. There are many eligible situa-
 tions to build upon, and a fine Cold-bath in the Woods. Mr.
 Smith, the Tenant, will shew the Estate; printed Particulars
 may be had at the Bell, Bromley; at Garraway's; and of Mr.
 Young, No. 58, Chancery-lane, where a Plan of the Estate may
 be seen.

The Times London 19 June 1794, Issue 940619, p.4

It is difficult to ascertain exactly the size of the Shortlands estate at any given time, but we do have a map of Lodge Farm dated 1794 belonging to **Edward Peach** (Peach of Sundridge nr. Sevenoaks) which makes no mention of Grote, also an advertisement in 1809 for the sale of fields leased by St Mary Aldermary on lease to **George Grote** (page 17/18). These appear to be opposite the house, totalling around 12 acres, (7 arable, 6 woodland and 4 meadow). Fields around the house may also have been let to Grote but I have no evidence to support this other than the 1766 map which would imply such.

In 1793 another exchange takes place between **Peter Burrell** and **John Cator**.

*“Foxgrove common called Boyland and a capital messuage or mansion house at Clay Hill with stable, 6 houses garden, orchard, fields and appurtenances late in occupation of **Rev William Rose** and lands etc at Clayhill to **Cator** in exchange for Stone Farm comprising Stone Field otherwise Barn Field, 4 pieces formerly called the Stone Lands, Gattons Mead 2a occupied by Samuel Parson, then Robert Lloyd as bought from Joseph Grove (except Gattons Mead formerly given to **John Cator** by **Peter Burrell**), Home Field, Grove Field occupied by **Richard Henry Alexander Bennett** Esq purchased by **Cator** from **Lord Bolingbroke & Pikehill (Pickhurst) Green.**” (I believe the mansion referred to here is The Oakery.)*



1799 Map British Library

This map of 1799 shows how sparsely populated the area was at this time and how much of the land was in agricultural use.

19th Century – Clay Hill House – Shortlands House

George Grote Snr, a German by birth, was partner in a bank in Threadneedle Street. He was to remain in occupancy until about 1828 when he suffered a stroke, also occupying Badgemore in Oxfordshire after he inherited from his elder brother in 1814. He tended to spend the summer months in Beckenham and to winter at Badgemore. He married **Selina Peckwell**, daughter of **Rev. Henry Peckwell**. Very much a country gentleman, George ran a large farm at each residence and participated in country sports, devoting little time to the bank. He was a Justice of the Peace and served as High Sheriff of both Oxfordshire and Kent.

(Brittlebooks.library.illinois.edu "The Personal Life of George Grote, compiled from family documents, private memoranda and personal letters to and from various friends" by Mrs Grote -1873)

(Google books "A History of Greece: From the Time of Solon to 403 BC" By George Grote reprinted 1907 & 2001)



Selina Peckwell 1793 Wedding portrait
by Sir Thomas Lawrence *Wikimedia Commons*

No portrait of her husband, George Grote senior, seems to survive.

George Grote, Jnr (1794 – 1871), eldest of George and Selina Grote's 11 children, was born at Clay Hill and became an eminent historian and politician. He had been educated at home by his mother before attending Sevenoaks Grammar School at 5 years old then to Charterhouse School at 10 years. At 16, his father removed him from school and placed him with the bank. George Junior never lost his thirst for knowledge and undertook private study of many subjects including languages, history, politics and philosophy. In 1820 he married Miss **Harriett Lewin**, daughter of **Thomas Lewin** of Bexley. From 1833 to 1841 he was a Member of Parliament for the City of London Constituency. After he retired, he devoted himself to travel, study and publishing his "History of Greece" in 12 volumes. (*Google books Biographical Note "A History of Greece: From the Time of Solon to 403 BC" By George Grote reprinted 1907 & 2001*)

Leasehold Meadow, Arable, and Pasture Land, of about 10 Acres, situate at Bromley, Plaistow, and Beckenham, Kent, belonging to the Parish of St. Mary, Aldermary, in the City of London.

TO BE LET BY AUCTION,
By Messrs. BAXTER and SON, by order of the Trustees of the said Land, on THURSDAY, Nov. 2, at 12 o'clock, at the Swan Inn, at Bromley,

THE following VALUABLE LEASEHOLD ESTATES, in Seven Lots, at an annual rent, and for a term of 21 years from Michaelmas last; is situated only two miles from the Metropolis.

Lot 1. Two valuable Meadows, situate in the Parish of Bromley, on the High Road to Seven Oaks and Tunbridge, and near the Town of Bromley; is an elevated spot, commands a view of the surrounding country, is rural and pleasant, has an extent in front, and is very eligible to build on; late in the occupation of Messrs. Soans and Downard, marked J. and K. containing (be the same more or less) 5 acres, 2 roods, and 10 perches.

Lot 2. Two valuable Meadows, adjoining, situate as Lot 1; is rural and pleasant, has an extent in front, and is very eligible to build on; late in the occupation of Messrs. Downard, marked K. L. and M.—containing (be the same or less) 6 acres.

Lot 3. A Meadow, situate at Plaistow, called the Slip, with good frontage, and is eligible to build on; late in the occupation of Mr. Marshall—containing (be the same more or less) one acre.

Lot 4. Two valuable Meadows, pleasantly

Lot 4. Three valuable and excellent meadows, situate at Plaistow; has a good frontage, and is very eligible to build on, having a good view of the surrounding Country; late in the occupation of John Cator, Esq. marked A. B. and C.—containing (be the same more or less) 17 acres, 1 rood, and 4 perches.

Lot 5. Three Fields of very excellent Arable Land, adjoining Lot 4, late in the occupation of Mr. Marshall, marked F. and D.—containing (be the same more or less) 2 roods, and 10 perches.

Lot 6. A Field of excellent Arable Land and some Wood, situate near Clay Hill, in the Parish of Beckenham, late in the occupation of George Grote, Esq. marked P. and Q.—containing (be the same more or less)

Arable	7. 0	20	}	7 acres and 2 roods.
Wood	0	1. 20		

Lot 7. A very valuable and excellent Meadow, and near the Town of Bromley, on the Beckenham Road, late in the occupation of George Grote, Esq. marked N.—containing (be the same more or less) 4 acres, 2 roods, and 2½ perches.

Further particulars will be explained at the time of letting. May be viewed by applying at the Swan Inn, Bromley, where Particulars may be had, and a Plan may be seen. Particulars may also be had at the Swan Inn, Brough; Green-hound, Greenwich; Crown and Anchor, Woolwich; Rose, Dartford; Rose, Seven Oaks; Lion, Farningham; King's Arms, Croydon; Tiger, Lee; of Mr. Moore, Solicitor, 10, Dow-lane, Cheapside; where a Plan may be seen; and of the Auctioneers, Land Surveyors, &c. Chislehurst, Kent.

Morning Advertiser, 25 October 1809 *British Newspaper Archive*

In "Environs of London" 1811 (Lewisham) Daniel Lysons relates that David Henry, editor of the Gentleman's Magazine, "lived several years at Beckenham, at a house which is now the seat of George Grote Esq." This appears at odds with the evidence (from Bromley Historic Collections) which shows he purchased a 60-year lease on Crabgrove from **Peter Burrell** and **Jones Raymond** in 1760 and built The Oakery and Oakery Cottage, residing in The Oakery and later moving to Lewisham.



View of Shortlands House c1800 (Bromley Historic Collections)

Most desirable Freehold Mansion House and Lands, Beckenham, Kent.—By Mr. PEYTON, at Garraway's Coffee-house, Cornhill, on WEDNESDAY, the 13th day of June next, at Twelve, in One Lot,

A Most respectable and very substantial MANSION HOUSE, fit for the residence of a family, with attached and detached offices of every description, and lawn shrubberies, kitchen garden well stocked, detached farm yard, and labourers' cottages, and sundry enclosures of rich meadow, pasture, and arable land, lying very convenient, and containing upwards of 55 acres. The house is a little removed from the village of Beckenham, has good roads, within nine miles of London, ornamented with lofty timber trees, and screened by thriving plantations from public observation.

To be viewed with tickets, which, with printed particulars, may be had 21 days previous to the sale, on application to Messrs. Frere and Forster's, Lincoln's Inn; or to Mr. Peyton, Cook's-court, Carey-street, London,

There is some doubt whether this sale notice relates to Shortlands House, but the description of 55 acres appears relevant. This would date before George Grote's reported stroke unless Mrs Grote's recollection is wrong. No occupant is identified until Mrs Webber and family arrive, probably about 1830.

Morning Post 23 May 1827
British Newspaper Archive

1832 "Mrs **Ann Webber** widow *Clay Hill House insured*" – Sun Life MS 1936/538/1141949

Ann was the widow of **Robert Webber** Esq of Brockley Hill House near Elstree, Hertfordshire who died 1830. An advert in the Morning Post, 14th May 1830 offers the lease of Brockley Hill House for sale. Implying that Mrs Webber and her family took up residence at about this time.

Brockley-hill House and Grounds, near Elstree, Herts.
MR. PHILLIPS respectfully announces, that on FRIDAY, 28th May, 1830, at One, he will SUBMIT by AUCTION, at his Great Rooms, Bond-street (unless previously sold by Private Treaty), the distinguished RETREAT called BROCKLEY HILL HOUSE, with its pleasure grounds and gardens, and surrounding meadows. Late in the occupation of
R. WEBBER, Esq.
situate on the renowned eminence called Brockley-hill, near El-stree, approached from London by an Avenue of stately trees, and commanding from its situation an uninterrupted panoramic view of the rich and fertile scenery which characterizes its environs in the counties of Herts and Middlesex, and particularly noticed in every topographical work published during the last century. The Villa is well arranged for domestic accommodation, embracing a noble banquetting room of antique character, seated in front of a sheet of water, intersecting the lawn, and screened from the road by a belt of trees and shrubs of luxuriant growth, and a court yard in its rear, environed by offices of every useful description. The land, consisting of about 16 acres, gently slopes towards the south, and forms a chosen spot for building on.
The tenure and more detailed particulars may be had at Mr. Phillips's, 73, Bond-street, where cards for viewing the property may likewise be obtained; particulars may also be had of Mr. Tootel, Edgware.

Morning Post, 14 May 1830 British Newspaper Archive

Further evidence in the *Gamekeepers lists for 1834 & 1836* mention **George** and **Charles William Webber** (sons of Mrs Webber) as the appointers. A daughter, **Emily Susanna Webber** married **John Boscowan Monro** at Beckenham in 1833.

Ann Webber died in 1841 at Micklefield House (now Micklefield Hall), Hertfordshire.

The 1833 map of the Cator Estate shows the result of the numerous property exchanges and purchases just before parts begin to be sold off.



1833 map of the Cator Estate Bromley Historic Collections

The freehold was offered for sale in 1835 and again in 1837 after it failed to sell the first time. The 1837 advertisement is just one of several properties put up for sale by the Cators, which also included The Oakery and Oakery Cottage and "Scott's House". It is interesting to note that the 1837 sale includes an additional 56 acres of woodland and arable not offered in 1835.

Delightful Freehold Residence, with Pleasure-grounds, Gardens, and Land, between Beckenham and Bromley, with a Ferme Orneè adjoining, Farm Cottage, Barns, and Buildings, containing altogether about Seventy-five Acres.—By Mr. HOGGART, at the Mart, on FRIDAY, July 10, at Twelve, in Two Lots,

Lot 1. THE RESIDENCE, for many years, of the late George Grote, Esq., 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. The house contains twelve bedchambers, dressing-rooms, and water-closets; a drawing-room, 36 feet by 24 feet, and 14 feet high; dining-room of nearly similar dimensions; breakfast-parlour, library, and offices of every description; double coachhouse, and capital stabling; productive garden, partly walled; icehouse, and agricultural buildings; together with several paddocks of fine rich meadow, ornamented with fine timber, and belted from the road by plantations, containing altogether about 25 acres.

Lot 2. The Lodge Farm, which would make a pleasurable appendage to the purchase of lot 1, lies at the bottom of the hill, near to Bromley; comprising several enclosures of rich meadow, a fine orchard, and several arable fields, in a very high state of cultivation, containing altogether about 55 acres, with a farm cottage, granary, double barns, stabling, and outbuildings. To any Gentleman attached to agricultural pursuits upon a limited scale this farm offers the opportunity, and there are situations of extreme beauty for the erection of a villa.

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; the Fox, Keston Cross; and at the Mart.

Morning Post 4 July 1835 British Newspaper Archive

The house in 25 acres is offered as one lot with Lodge Farm offered as a separate lot with 55 acres and the farm cottage and buildings. "To any Gentleman attached to agricultural pursuits upon a limited scale this farm offers the opportunity, and there are situations of extreme beauty for the erection of a villa."

In 1837 the estate of 75 acres is advertised again, seemingly as one lot.

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 out-buildings.

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.

Surrey Herald and Weekly Advertiser for Kent 25 July 1837 *British Newspaper Archive*

From the codicil to the will of **Thomas Carey Palmer** (c1769 -1849) we know that he purchased the freehold from **John Barwell Cator**. This sale includes a further 56 acres of fields and woods originally part of Tolson's (Foxgrove) lands which **John Cator** acquired from **Joseph Grove** of Richmond Surrey in 1761 in conjunction with Stone Farm and other lands totalling 160 acres and/or as part of the 1793 property exchange with **Peter Burrell** who had purchased other parts of the Foxgrove estate from **John** and **Edward Bridges** of Wootton in 1765.

Thomas Carey Palmer already owned a property variously called Vale Cottage or Valley House from 1816 or earlier, situated adjacent to Bromley Mill (Glassmill) which he purchased from **Mr Hayward** (according to the will) amounting to 31 acres including two cottages and the house and he acted as

attorney on behalf of his brother-in-law **Robert Booth Rawes** (1785 – 1841), an East India Company Ships Captain, who owned the mill itself, purchased in 1824 from the Langley Estate Gwydir sale.

Thomas's mother **Bless (née Freeman)**, appears to have inherited considerable property in Hertfordshire together with 89 messuages on the Tenter Ground Estate in Spitalfields from a half-sister, Miss **Mary Freeman Shepherd**, in about 1815 (Hertfordshire Archives). His father (also Thomas) died possessed of these properties in 1827 and this property passed to **Thomas Carey Palmer**.

DE/HCC: Title deeds of the High Cannons Estate, Shenley an... (1534 - 1912)

- 1: TITLE DEEDS ()
- 1: Shenley ()
- 27571: Attested Copy of Settlement of Real Estate of late... (5th Aug 1815)

Held At: Hertfordshire Archives and Local Studies

Title: Attested Copy of Settlement of Real Estate of late Miss Mary Freeman

Description: 1 Thomas Palmer of Bromley, Kent, and Bliss his wife (nee Freeman) 2 Thomas Carey Palmer of Abchurch Lane, London, Plasterer, their son. 3 James Bate of Cheapside, paperhanger & Frances Ann, his wife. (nee Palmer) 4 William Rawes of Bromley, gent, Thomas Watts of St Bartholomew's Hospital, London, gent. 5 Charles Shepherd of Bedford Row, Middx, gent, and John Swarbeck Gregory, gent. Estate in Hertfordshire. Assigning property to different uses and trusts etc & beneficiaries. Property referred to: - Brick Farm, The Dairy Farm and Howard's Farm, in Ravensdell & Reynolds, Beds. Field names. Also dwelling house in Shenley, with small house adjoining. Also chapel and 89 freehold messuages on West side of Rose Lane on South of Whites Row and East of Bell Lane, in Spitalfields, Christchurch, Middx, piece of ground on which tenters and cloth racks are erected on back of last mentioned messuages, late in tenure of Trustees of Chapel of ... Evans, & Thomas Butler & Thomas Gable, all known as Tenter Ground Estate, about 494' 6" one way & 433' 3" another way & 477' 6" another & 401' 6" another way

Date: 5th Aug 1815

Document Reference: 27571

The National Archives

Thomas Carey Palmer was at least a third-generation plasterer of 17 Abchurch Lane, London, who lived in Greenwich in 1799 (when his sister, **Frances Palmer**, married **James Bate**.) The income from the property portfolio allowed him to pursue other interests and he became a fellow of the Royal Horticultural Society. He is credited with introducing a number of plant species into Britain, largely through his brother-in-law, Captain **Richard Rawes**. These included *Wisteria Sinensis* 1816, *Primula Sinensis* 1821, *Camellia Sinensis* 1824 and *Diandria Monogynia* 1826. He exhibited *Enkianthus Reticulatus* in 1829 and showed *Ardisia Odontophylla* grown from seed obtained from Brazil in 1834. The first edition of the *Horticultural Register & Gardeners Magazine* in 1835 included an article by **Thomas Carey Palmer** for an improved clay pot design (with feet).

Thomas Carey Palmer: the Rawes and Pickwick Papers connections

Following an appeal to our website and the request for information in December 2013's *Bromleag*, a little more information has come to light about the family of Thomas Carey Palmer. It was known that this 18th century nurseryman, who lived in the Bromley area, grew and supplied plants from China to the wealthy.

With assistance from Arthur Holden at Bromley Local Studies Library, researcher Dr James Compton found that Palmer bought Watermill House, the mill pond, cottages and four acres of land, when the Langley Estate, owned by Lord Gwydir, was sold in 1820. This is the mill that once sat at the bottom of Church House Gardens where Glassmill Lane runs today.

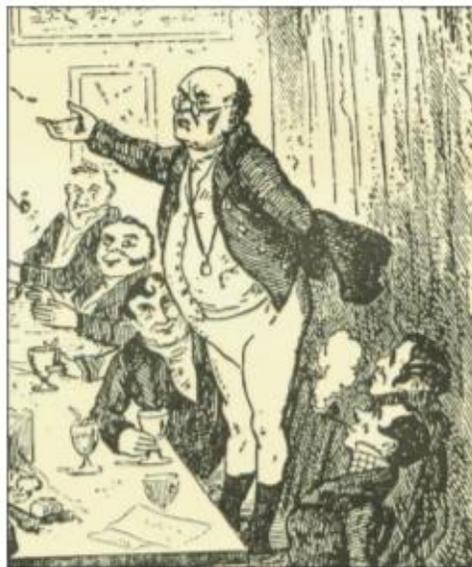
Dr Compton says: "He bought the property on behalf of his brother-in-law Robert Booth Rawes (Master of Rawes Academy). I infer that he then lived with his wife Elizabeth (nee Rawes) at the Watermill House until he moved to Beckenham."

Rawes Academy was an important boarding school in Bromley. It is not known who founded the school in 1730 but Horsburgh says in his history of Bromley that before its closure in 1850 it "flourished for over a century under the name of Rawes' Academy". The first record of a Richard Rawes in Bromley is in the Rate Books of 1787 when he was also a churchwarden. His son Robert Booth Rawes and other members of the family took over the academy from Robert's father in 1814.

Horsburgh says: "There is a local tradition that Robert Booth Rawes was the original of Mr Pickwick, and it is possibly not without significance, as associating Bromley with the immortal *Pickwick Papers*, that a family of stage-coachmen of the name of Weller is frequently mentioned in the records of the town."

Thomas Carey Palmer was also a wealthy man, having inherited money from a maiden aunt. His nurseries must have been an sizable business in the town and Dr Compton would still like to identify their location.

If anyone has information on the Rawes and Palmer families, do let the editor know.



Mr Pickwick as illustrated in the Waverley edition of Charles Dickens's Pickwick Papers.

After discussions with Dr James Compton, we have concluded that Thomas was probably an enthusiastic plantsman, but not a nurseryman.

Thomas did not live long to enjoy his purchase. He died on 24th March 1839 lamenting in his will the excessive cost of the renovations and ongoing improvements to the house and leaving instructions for further works and how to raise funds if his ready money proved insufficient. On the tithe schedule of 1838 his widow, **Elizabeth Rebecca Palmer (née Rawes)**, is recorded as the owner.

1838 "Shortlands property of Thomas Carey Palmer" - *An Epitome of County History – Kent C Greenwood*. This is *the first reference to it being called Shortlands*

1841 Census* – Place: Clay Hill - Parish: Beckenham

Elizabeth Palmer (aged 55-59) b 1782-1786 (*daughter of Richard Rawes & Mary Thompson*)

Anne Edwards (aged 65-69) b 1772-1776

William Thompson Rawes (aged 50-54) b 1787-1791 *brother*

Mary Rawes (aged 55-59) b 1782-1786 *sister*

Mary A(nn) Rawes (aged 20-24) b 1817-1821 *cousin, daughter of Richard & Mary Ann Rawes*

Benjamin Thomson (aged 55-59) b 1782-1786 *maternal relations (Mary née Thomson died 1831)*

Mary Thomson (aged 25-29) b 1816-1821

And five servants

***Note:** the 1841 census required ages of people over 15 years to be rounded down to the nearest 5 years

1842 – Elizabeth's brother, **William Thompson Rawes**, dies a bachelor.

In 1848 Shortlands House is put up for sale. We are fortunate that the sales particulars survive (*Bromley Historic Collections*)

Elizabeth Palmer moves into Valley Cottage by Bromley Mill, with a cousin and great nephew.

1849 Elizabeth's sister **Mary Rawes** dies.

1851 Census - Valley Cottage (Vale Cottage) Bromley

Elizabeth R Palmer (aged 69) b 1782 Bromley

Mary A Rawes (aged 32) cousin b 1819 Kennington

Thomas R Bate (aged 3) great nephew b 1848 Bombay, India

And five servants

1856 **Elizabeth Rebecca Palmer** dies at Ebury Street, London, aged 75 years on 9th February. Her will states that she wishes to be buried in Bromley Churchyard with her deceased husband. Probate is granted 3rd March 1856.

1858 **R Malins** Esq is resident in Vale Cottage.

CLAY HILL, BECKENHAM.

PARTICULARS

DELIGHTFUL FREEHOLD RESIDENCE,

PLEASURE GROUNDS, GARDENS,

FARM ADJOINING,

CONTAINING ALTOGETHER

ABOUT ONE HUNDRED AND FIFTY-FOUR ACRES,

TO BE SOLD BY PRIVATE CONTRACT.

THE PARTICULARS ARE AS UNDER:

No. of Plot.	Description.	Mode of Cultivation.	Quantity.
200	Street Land	Arable	0 2 04
201	Part of Strasser House Field	Arable	0 2 12
202	Strasser House and Middle King's-wood Fields, see to use	Arable	12 0 00
203	Hay's Hill Field	Arable	10 0 00
211	Steadily, or Bready Wood	Wood	30 3 22
212	Hay Garden	Arable	11 3 01
213	Shortland's Wood	Wood	8 3 28
214	Two Acre Field	Arable	1 3 34
215	Half Acre Field	Arable	2 0 00
216	Lane by Wood	Arable	0 1 30
217	The Five Acres adjoining Shortland's Wood	Arable	4 3 05
218	Strasser Land, or Southern Land Wood	Wood	9 2 08
219	The Seven Acre Field	Arable	7 1 5
220	Great Kingwood Field	Arable	11 3 4
221	Little Dene	Arable	0 0 1
222	Pool Field and Long Meadow	Meadow	4 2 20
223	Orchard Field	Arable	2 0 1
224	Orchard and Meadow	Arable	2 2 13
225	Farm House and Housewood, Garden, &c.	Meadow	0 3 14
226	House Meadow	Meadow	1 3 13
227	Paddock	Arable	0 0 13
228	Strasser House, Six Acres, Shalbury, Walk, &c.	Arable	0 0 25
229	Garden and Longy Pond	Arable	1 0 0
230	Mansion, Out-Buildings, Yards, Garden, Lawn, &c.	Meadow	4 1 03
231	Stables and Wall	Arable	1 0 05
232	Orchard	Meadow	2 2 46
233	Great Shortlands	Arable	7 1 13
	Total		134 8 11

The Mansion may be viewed by Leave of the Trustee; and the Farms and Lands, which are shewn in here, will be shown by the Seller, at the Farm House.

For Terms, and to view the same, apply to Mr. J. FOAKER, Land Agent and Surveyor, Tooting; or to Messrs. SHINDRETT, RANDALL, SIMMONS, and SIMONS, King's Bench Walk, Temple.



Bromley Historic Collections

1858, 3rd May - Bromley Railway Station (now Shortlands Station) opened. Shortlands was originally the end of the Crystal Palace & West End line linking Shortlands to Beckenham Junction station.

In July 1858 *The Bromley Record* carried a report on the imminent opening of the line extension through to Bromley South, or New Bromley as the area was then known : “*The long expected time has at length arrived, and Bromley this day, Monday, July 5th, will find itself accommodated with no less than twenty trains to London, eleven of which will be supplied by the Mid-Kent to London Bridge, and nine by the West London and Crystal Palace to Pimlico. The companies are reported to be of different opinions respecting the amount of traffic which each of them is entitled to. The consequence is, that the West London and Crystal Palace companies refuse to accept the offer of the South Eastern company to work the line between Beckenham and Shortlands, which is only a single line at present.*”

The Wilkinson family continued to live in the house employing a butler and seven servants:

1861 Census – Name of House: Shortlands - Parish: Beckenham

- William A Wilkinson (aged 65) b 1796 London - retired stockbroker and JP for Surrey
- Sarah Wilkinson (aged 40) daughter b 1821 Middlesex
- Conrad Wilkinson (aged 37) son b 1824 member of stock exchange
- David Wilkinson (aged 32) son b 1829 member of stock exchange

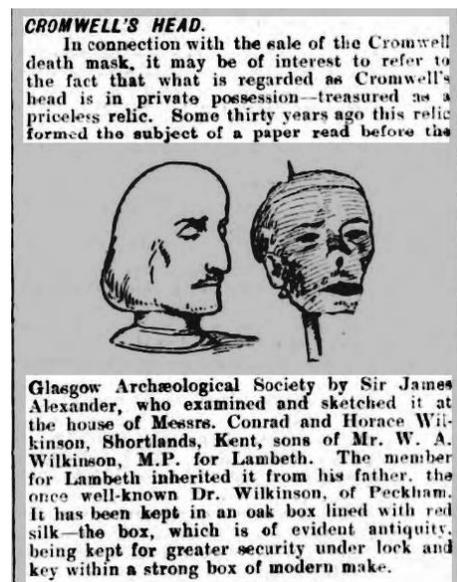
W A Wilkinson died in 1865 and his will allocates monies to build a church in the middle of his estate (St Mary’s Shortlands). From Land Registry documentation it is clear that he has taken advantage of the newly opened railway and had laid down roads and utilities before registering the entire estate (Dec 1864) at the newly formed Land Registry. The estate appears as number 116 in the register. Unfortunately, the Land Registry are not able to provide copies of the accompanying map, though I believe this will show the road layout broadly as we have today. As a result, he was able to offer “indefeasible title” to purchasers and, presumably, obtain a slightly higher price as a result. Kingswood Cottages at the junction of Hayes Lane and Kingswood Road were reportedly built circa 1863 to house woodcutters employed to fell the wooded area known as Kings Wood (*Len Hevey*) in order to put in the infrastructure and plots.

According to legend, the Wilkinson family owned the embalmed head of **Oliver Cromwell** preserved in a box.

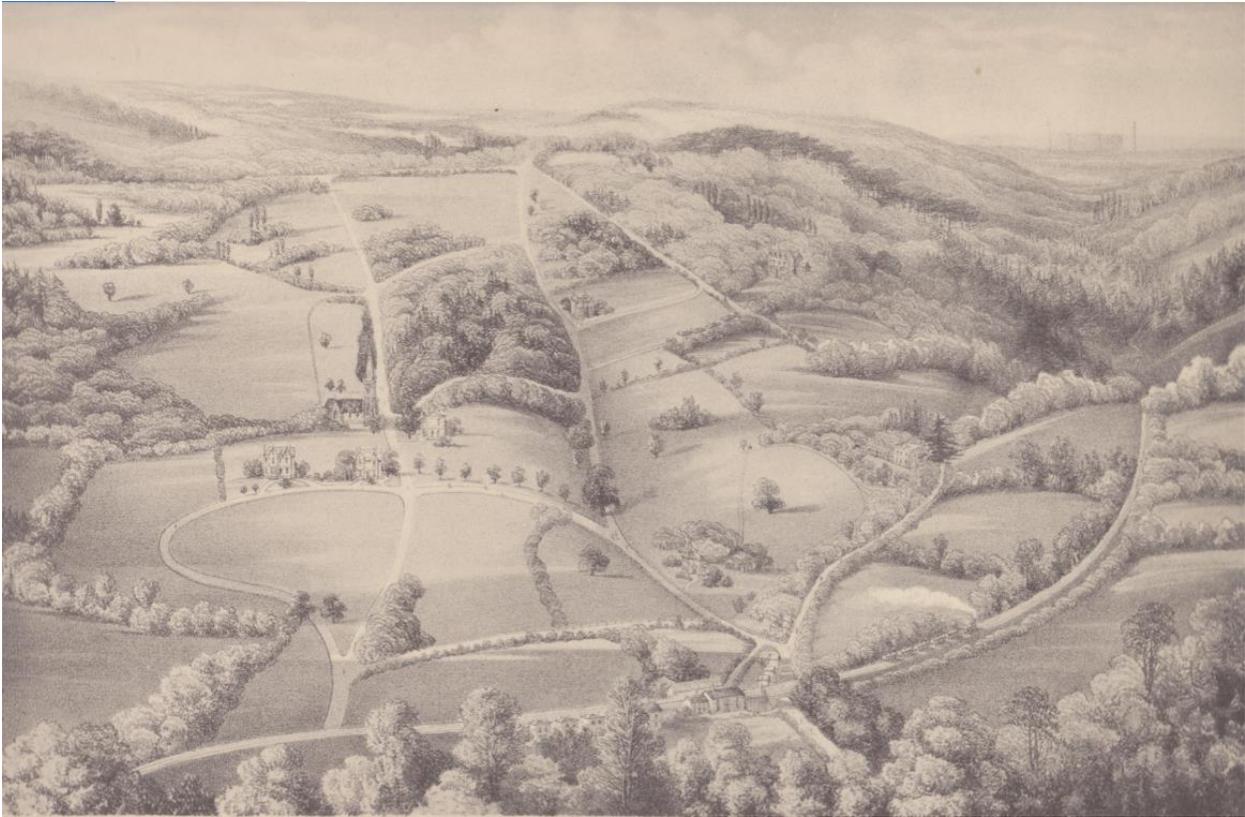
OLIVER CROMWELL'S HEAD (1st S. 2nd S. 3rd S. *passim*; 5th S. ii. 205, 240, 466; iii. 27, 52, 126, 273, 357.)—Without desiring to revive the discussion on this subject, I may mention that the student of its bibliography will find “An Account of the Embalmed Head of Oliver Cromwell at **Shortlands House, Kent,**” by Col. Sir James Edward Alexander, K.C.L.S., F.R.S.E., in the *Transactions of the Glasgow Archaeological Society*, vol. ii. p. 35. **WILLIAM GEORGE BLACK.**
Glasgow.

Notes and Queries Jul-Dec 1878 p 277
British Newspaper Archive

Sevenoaks Chronicle and Kentish Advertiser
18 August 1905 *British Newspaper Archive*



The Wilkinson family continued to live in Shortlands House, the 1871 census showing Conrad Wilkinson, his unmarried sister Sarah and six servants in residence. According to Len Hevey, they later moved to Ightham Mote but the 1881 census finds them at Marlings Park, St Pauls Cray and in 1891 and 1911 they are at Frankfield, Stone Street, Seal Chart near Sevenoaks.



Source: Baldwin collection

From "Views of the London Borough of Bromley in the 18th and 19th Century" LB Bromley 1972

This aerial depiction printed by Kell Brothers of Holborn (probably around 1870) shows the roads and the church with its tower and spire, but there are very few houses.

Note the steam train to the bottom right of the picture pulling five carriages towards Beckenham Junction Station. The line appears to extend behind the train, past the station and towards Bromley South. The Crystal Palace is shown sitting atop the hill on the horizon at the top right. The "Palace" had been removed from Hyde Park to Penge Common near Sydenham Hill in June 1854 and "Bromley Station" had been opened by the West End of London & Crystal Palace Railway Company in May 1858.

The estate was developed on an individual building plot basis with the Land Registry records showing ongoing transactions over many years. The houses seem to have been largely what would be termed Gentleman's Residences and villas on generous plots (half an acre to 5 acres) with houses built to the design of and at the expense of the buyer.

The Kell Brothers' lithograph may have been used to advertise the sale of building plots on the estate in the countryside but with a train connection via Beckenham Junction to London and within view (if you were on high ground) of the Crystal Palace.

Tuesday Next.—Bromley, Kent.—Second Sale.—Charming Building Sites for Gentlemen's Residences, immediately adjoining the Shortlands Station on the Mid-Kent Railway, near the important junction at Beckenham, and consequently within very easy reach of nearly all the London Termini.

MESSRS. DEBENHAM and TEWSON are instructed to Sell by Auction, at the Mart, on Tuesday next, May 3, in Lots of from half an acre to five acres each, a portion of the remainder of the very valuable FREEHOLD BUILDING ESTATE, known as Shortlands, affording some of the most agreeable sites to be met with near London. Excellent roads have been made, nearly all these lots have large frontages thereto, and are within two or three minutes' walk of the station. Particulars and plans (now ready) of Messrs. Burchell, Solicitors, Broad Sanctuary, Westminster; of Jno. Whichcord, Esq., Architect, 16, Walbrook; and of the Auctioneers, 8^o, Cheapside, who will in the meantime be prepared to treat by private contract.

Important Notice.—Shortlands Estate, Kent.—A Registered and Indefeasible Title to every Lot.—For Sale on Tuesday next.

MESSRS. DEBENHAM and TEWSON beg to inform the public that the option of having a registered title, under the Act of 1862, will be offered to the purchasers of lots in this estate, steps having already been taken by the vendor to obtain this advantage. The effect of a registered title will be to reduce the present and all future purchasers' legal expenses to an almost nominal amount. This is the first estate which has been brought into the market for sale with a REGISTERED AND INDEFEASIBLE TITLE UNDER THE NEW ACT, and the immense advantages thereof to all purchasers, and especially those intending to deal with or build upon the land, can hardly be overestimated, as not only will the title be absolutely indisputable, but all sales of the whole or any portion, or of houses to be built thereon, will be as simple and inexpensive as the transfer of a ship, for money in the funds. This advantage, in addition to the attractions of the estate itself, and the fact of the locality being one of the most favourite near London, cannot fail to render any building operation on an extensive scale an eminently successful speculation. Particulars as above.

Morning Advertiser 26 April 1864 British Newspaper Archive

This advertisement names "Shortlands Station", as the extension to the new Bromley Station had opened in 1858.

It also boasts: "This is the first estate which has been brought into the market for sale with a Registered and Indefeasible Title under the new Act" (Land Registry Act, 1862) allowing any onward sale of the whole or part of the property to be "as simple and inexpensive as the transfer of a ship". No longer would there be legal disputes over ownership to be evidenced by copious bundles of deeds, leases, wills and receipts.

BROMLEY, Kent.—Beautiful FREEHOLD BUILDING SITES, with a Registered Title under the new Act, adjoining the Shortlands Station on the Mid-Kent Railway.—Messrs. DEBENHAM and TEWSON beg to announce that the Title to the Shortlands Estate having been investigated and approved by the Court of Registry, they are now in a position to SELL any of the REMAINING LOTS, with a registered and indefeasible Title, the effect of which will be to reduce the present and all future purchasers' legal expenses to an almost nominal amount, the immense advantage of which to all purchasers, and especially to those intending to deal with or build upon the land, can hardly be over-estimated, as not only will the Title henceforth be absolutely indisputable, but sales of the whole or any portion, or of houses to be built thereon, will be as simple and inexpensive as the transfer of a ship or money in the Funds. This advantage, in addition to the proposed supply of water by the Kent Waterworks Company, and of gas by the Bromley Gas Company, cannot fail to render any building operations on an extensive scale an eminently successful speculation. The unsold Lots vary in extent from 1 to 13 acres, with an undulating surface and a varying soil of gravel, sand, and clay. They are within a few minutes' walk of the Shortlands Station, and only 10 miles from London-bridge.—Full particulars and plans may be obtained of Messrs. Debenham and Tewson, 80, Cheapside.

Morning Post 5 August 1864 *British Newspaper Archive*

This advertisement for the sale of remaining plots (1 acre to 13 acres) offers the added advantage of a “proposed” supply of water and gas to the estate.

MESSRS. DEBENHAM, TEWSON & FARMER
 are instructed by the Executors, under the will of the late
 W. A. W. Ineson, Esq., to SELL, at the Guildhall Coffee-house,
 near the Guildhall, on Tuesday, June 20, at Three, in Lots of from
 half an acre to 14 acres each, the REMAINING PORTION of the
 important FREEHOLD, land tax redeemed and tithe-free BUILD-
 ING ESTATE, known as Shortlands, possessing a registered
 indefeasible title, and affording most eligible sites for the
 erection of first-class houses and moderate-sized villas, the
 demand for which in the neighbourhood is so great and
 constantly increasing that any building operations judiciously
 carried out upon this property must become permanently
 lucrative. Among the advantages offered are—the proximity
 to the railway, affording the means of reaching almost every
 terminus in London speedily, easily, and economically; the
 notably pure air and rich scenery of the district, the plentiful
 supply of excellent water, the beautifully undulating character of
 the land, and its applicability for division, so as to ensure fine
 views from each lot. The several lots have excellent frontages
 to superior roads, and gas can at any time be introduced. Only
 such restrictions as will tend to the mutual benefit of the re-
 spective purchasers will be introduced into the conditions of
 sale; but gentlemen requiring private residences for their own
 occupation will be protected from the possibility of having very
 small houses or factories of any kind upon the estate.—Parti-
 culars, with plans (shortly), of Messrs. Burchell, solicitors, 5,
 Broad Sanctuary, Westminster; of John Whichcord, Esq.,
 architect, 16, Walbrook; of Robert Richie, Esq., architect, 7,
 Beaufort-buildings, Strand; and of the Auctioneers, 80, Cheap-
 side.

London Evening Standard 5 June 1865 *British Newspaper Archive*

This advertisement emphasises “notedly pure air and rich scenery of the district, the plentiful supply of excellent water, the beautifully undulating character of the land [...] fine views from each lot” and “gas can at any time be introduced”. “Restrictions” are mentioned, but only those which “tend to the mutual benefit of the respective purchasers” such as protection from the building of “small houses or factories of any kind on the estate”. Anecdotally, in the 1990s a local solicitor examining the deeds of a much later semi-detached house in the Shortlands estate area, advised the prospective buyer that the original deed forbade the opening of a tea room or the keeping of pigs.

Bromley, Kent.—Charming Building Sites for gentlemen's Residences, immediately adjoining the Shortlands station, between Beckenham and Bromley, in the midst of one of the most popular, picturesque and healthy districts near the metropolis, for sale, in lots, with a fully registered, indefeasible title.

MESSRS. DEBENHAM, TEWSON, and FARMER are instructed by the Executors under the will of the late W. A. Wilkinson, Esq., to **SELL** by **AUCTION**, at the New Auction Mart, Tokenhouse-yard, Bank, on **TUESDAY, May 8, at One o'clock**, in lots of from half-an-acre to two acres each, the remaining portion of the **SHORTLANDS ESTATE**, land-tax redeemed and tithe-free, possessing a registered, indefeasible title, and affording most eligible sites for the erection of first-class houses and moderate-sized villas, the demand for which, in the neighbourhood, is so great and constantly increasing that any building operations judiciously carried out upon this property must become permanently lucrative. Further particulars will duly appear, and may, in the meantime, be obtained of Messrs. Burchell, Solicitors, 5, Broad Sanctuary, Westminster; of Mr. Jno. Whichcord, Architect, 16, Walbrook; and of the Auctioneers, 80, Cheapside.

London City Press 07 April 1866 *British Newspaper Archive*

These are smaller plots of a half-acre to two acres each "immediately adjoining Shortlands Station". It is apparent that the size of the plots and the noise and soot created by the railway made these plots less desirable.

Messrs. Debenham, Tewson, & Farmer.
Bromley, Kent.
Charming **FREEHOLD BUILDING SITES** for gentlemen's Residences, immediately adjoining the Shortlands Station, between Beckenham and Bromley, in the midst of one of the most popular, picturesque, and healthy districts near the metropolis, for Sale, in lots, with a fully registered, indefeasible title.
MESSRS. DEBENHAM, TEWSON, & FARMER
Are instructed by the Executors under the will of the late W. A. Wilkinson, Esq.,
T O S E L L,
At the Mart, near the Bank of England, in the City of London,
ON **TUESDAY**, the 25th of June, at Two o'clock, in lots of from half an acre to five acres each, the remaining portion of the **SHORTLANDS ESTATE**, land-tax redeemed and tithe-free, possessing a registered, indefeasible title, and affording most eligible sites for the erection of first-class houses and moderate-sized villas, the demand for which in the neighbourhood is so great and constantly increasing that any building operations judiciously carried out upon this property must become permanently lucrative.
Further particulars will duly appear, and may be obtained of Messrs. Burchell, solicitors, No. 5, Broad Sanctuary, Westminster; of Mr. Jno. Whichcord, architect, 16, Walbrook; and of the Auctioneers, No. 80, Cheapside, London, E.C.

Kentish Mercury 1 June 1867 *British Newspaper Archive*

This advertisement, appearing three years after the first, uses less elaborate language and mentions "moderate sized villas" on plots of half an acre to five acres.

SHORTLANDS, near Bromley.—Two desirable semi-detached **FREEHOLD RESIDENCES**, pleasantly situate on the Shortlands Estate, overlooking the Church, Martin's-hill, and Colonel Long's woods, within three minutes' walk of the railway-station, and half an hour's ride of town, adapted for occupation or investment.

MR. MARSH will **SELL** by **AUCTION**, at the Guildhall Coffee-house, on **THURSDAY**, Oct. 17, at 12, in Two Lots (unless an acceptable offer be previously made), **TWO** superior and well-built **FREEHOLD** semi-detached **RESIDENCES**, situate on the Shortlands Estate, near Bromley, Kent, and nearly opposite the Kent Waterworks; containing six bedrooms, bath-room, drawing, dining, and morning rooms, study, and all domestic conveniences, with garden in front and rear, and one with capital coach-house and stable, at present in hand, but of the estimated value of £190 per annum. Two-thirds of the purchase-money may remain on mortgage.—May be viewed, and particulars of sale obtained on the premises; of Messrs. Stone, Billinghurst, and Wood, solicitors, 13, Poultry; and at Mr. MARSH'S offices, 54, Cannon-street.

London Daily News 5 October 1867 *British Newspaper Archive*

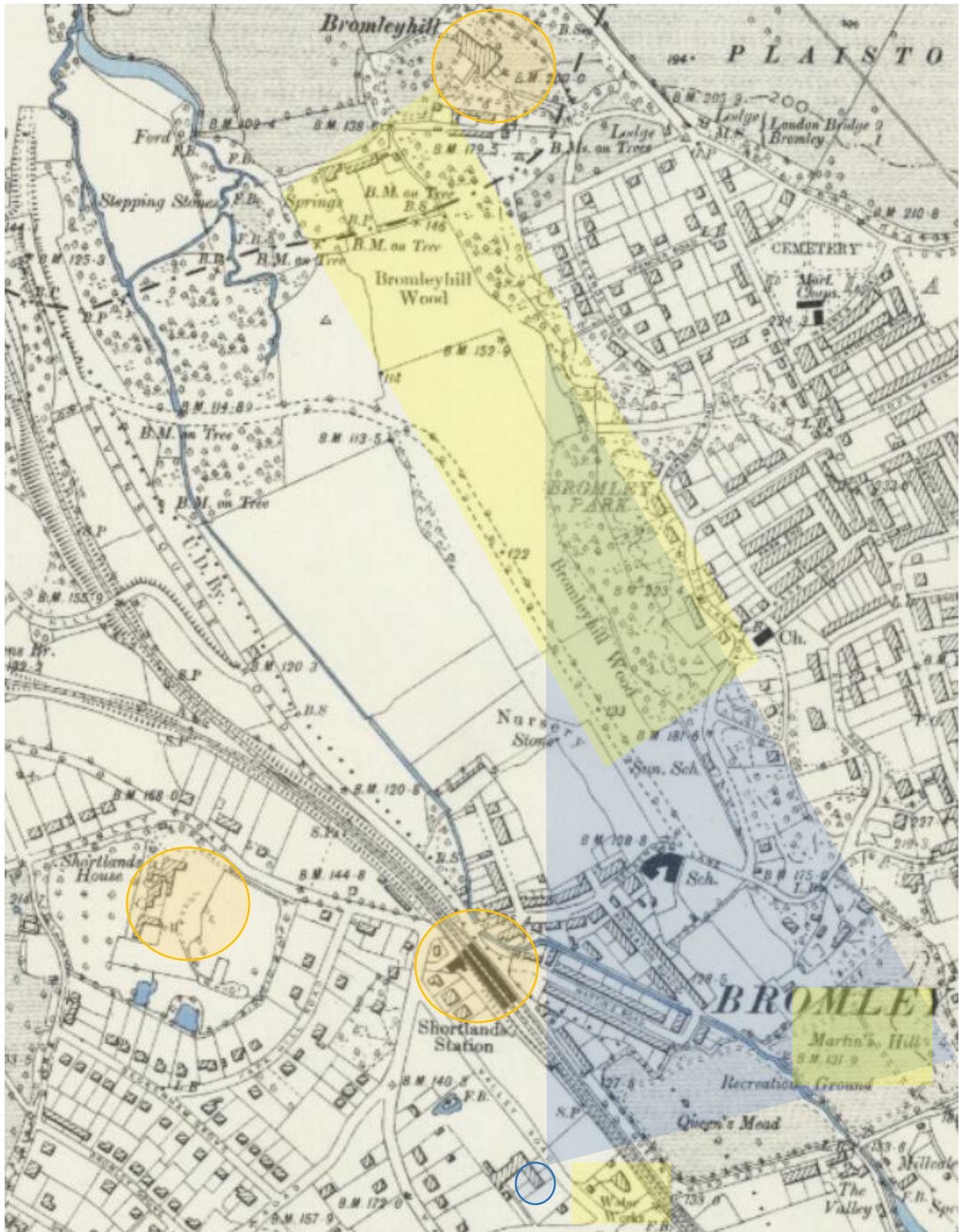
The position of these semi-detached residences “overlooking the [Bromley Parish] church, Martin’s Hill and Colonel Long’s woods” places them on Valley Road “nearly opposite the Kent Water Works”. Houses fitting this description still stand in Valley Road (2020).

Colonel Samuel Long, mentioned in this advertisement, was resident in the house now known as The Bromley Court Hotel.

“Bromley Hill, the name given to a mansion formerly belonging to the late Lord Farnborough and latterly the seat of Colonel Long, is situated at a short distance from the town [Bromley], on the London road. The park, about 100 acres in extent, is finely wooded, and the ornamental ground surrounding the house, which is partly secluded by trees, are tastefully arranged.” (*‘Greater London’ 1883-84, Cassell & Co. Ltd.*). Bromley Hill Wood could be seen on the hillside across the valley from Shortlands (see page 38).



Valley Road



1898 Map: Kent VII.SE, Published: 1898 National Library of Scotland
Showing view from Valley Road properties to Bromley Hill Woods (Colonel Long's) and Martin's Hill

SHORTLANDS, NEAR BROMLEY, KENT.

CHARMING FREEHOLD BUILDING SITES for gentlemen's residences, immediately adjoining the Shortlands Stations, which is quickly accessible from all the southern termini, being situate between Beckenham and Bromley, in the midst of one of the most popular, picturesque, and healthy districts near the metropolis. To be sold in convenient lots of from half an acre to two acres each, with a fully registered indefeasible title.

MESSRS. DEBENHAM, TEWSON, and FARMER are instructed by the Executors under the will of the late W. A. Wilkinson, Esq., to **SELL**, at the Mart, on **TUESDAY, APRIL 27**, at 2, in lots of from half an acre to two acres each, the remainder of the **SHORTLANDS ESTATE**, which is land-tax redeemed, tithe-free, possesses a registered, indefeasible, freehold title, and affords most eligible sites for the erection of first-class houses and moderate-sized villas similar to those already built upon the estate. A church has recently been erected near the centre of the property. The roads are made throughout, gas and water introduced, and every facility is afforded to builders or to gentlemen who may be desirous of erecting their own residences. Further particulars may be obtained of Messrs. Burchell, solicitors, 5, Broad Sanctuary, Westminster; of Mr. Jno. Whichcord, architect, 16, Walbrook; and of the auctioneers, 80, Cheapside.

Maidstone Journal and Kentish Advertiser 10 April 1869 *British Newspaper Archive*

By 1869 the advertiser is able to say that houses and villas and St Mary's church have been built.

The Gothic style church with bell tower and spire had 3 bells. The windows were stained glass and the lych-gate is described by Thornton in 1885 as "similar to that of Beckenham parish church." The Parish registers go back to 1870.

The vicarage stood to the left of the church in Kingswood Road (viewed from Church Road).



St Mary's Church Shortlands
Bromley Borough Local History Society

The effect of the development can be illustrated through the ordnance survey maps.



1863 Ordnance Survey map 6" *National Library of Scotland*

In 1885, Thornton's first edition of "The Beckenham Street Directory" lists just 10 roads in Shortlands:

- Beckenham Grove
 - Bromley Grove
 - Bromley Road
 - Church Road
 - Den Road
 - Kingswood Road
 - Mays Hill
 - Scotts Lane
 - Shortlands Grove
 - Valley Road
- (Beckenham Lane is not included in the Beckenham Directory)

It also reproduces the following gloomy sentiments of "Unwin's Guide to Bromley and its Neighbourhood"

"A few years ago," writes the author of Unwin's 'Guide to Bromley and its Neighbourhood,' "a large wood, known as the King's wood, covered the whole of these parts; but with the growth of the town this has diminished until very few traces of it exist. Great improvements are going on and rows of newly erected cottages have sprung up like mushrooms, threatening to destroy entirely the rural aspect of the place. The land on the right forms a part of the extensive estate of C. E. Goodhart, Esq., of Langley Park."

Shortlands House 1870 – 2020

In about 1875 they sold the property to **William Edward MacAndrew** (1833-1905), who immediately carried out the improvements which can be seen today. Two peaked additions to the rear carry his initials and the date 1875. Inside, a new mahogany staircase and Arts and Crafts style windows were installed. Interestingly, no sales particulars have been found in newspapers relating to this sale.



Rear of Shortlands House showing McAndrew's extension c1951 *Bromley Historic Collections*





Shortlands House frontage 1951
Bromley Historic Collections



An undated picture showing the large conservatory and 1875 additions
Bromley Historic Collections

William E MacAndrew was born in 1833 in Liverpool into a wealthy family of merchants who had made their money shipping fruit and commission goods from Spain. Originally from Elgin, Scotland, they had offices in London, Liverpool, Alicante, Valencia, Denia, Seville, Huelva, Barcelona, Tarragona and Malaga as “MacAndrews & Co” and also in Gijon as “Acebal & Co”

After his father **Robert MacAndrew**’s death in 1873, William purchased Shortlands House. Robert’s will divided nearly £120,000 between his seven children, subject to an annuity for his widow. **William** married **Emily Loudon Ramsey** in Liverpool in February 1861. While living at Shortlands House they produced two children, **Hugh** and **Evan**, in 1876 and 1879 respectively. Both sons were baptised at St Marys Church, Shortlands. The April 1881 Census shows the only occupants of Shortlands House to be **William Pewsey**, butler, and his family. **William MacAndrew** was at his mother’s residence, Isleworth House, and **Emily** and children are in South Bersted (Bognor), Sussex.

For additions to Shortlands House, Shortlands, Kent, for Mr. W. E. MacAndrews. Mr. Ernest George, architect :—		
Arnaud	£9,073	0 0
Brass	8,450	0 0
Ashby, Bros.....	8,421	0 0
Clark & Brassey	8,329	0 0
Payne & Balding	8,312	0 0
Braid, Jopling, & Co.	7,994	0 0
Manley & Rogers	7,457	0 0

Tenders for the building work - The Builder 17 July 1875 *British Newspaper Archive*

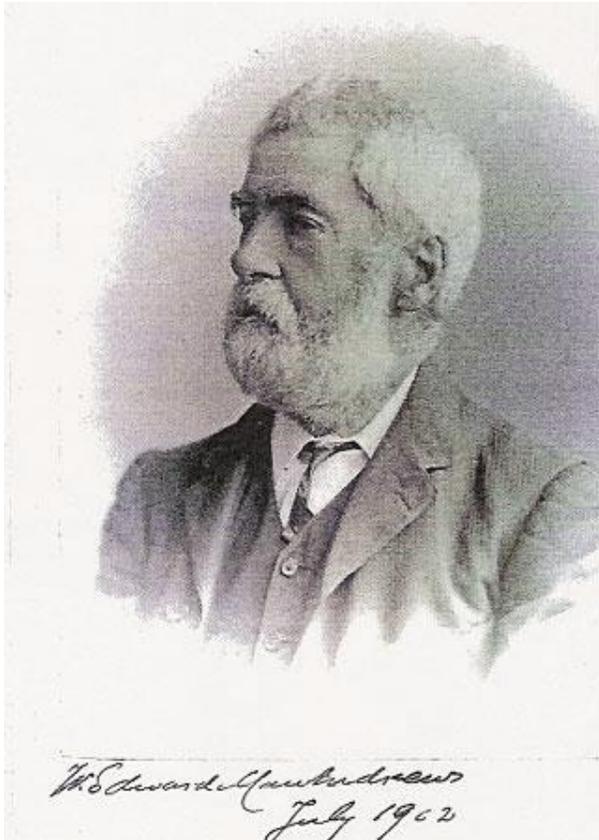
William’s brother and Emily’s sister also married in Liverpool in April 1861. **Robert Alexander McAndrew** (sic) and his wife, **Margaret Anderson McAndrew** (née Ramsey) purchased Wickham House in 1881 in West Wickham, Kent. The house still stands on the corner of West Wickham High Street and Corkscrew Hill, now converted into shops and without the pleasure gardens and 20 acres of parkland in which it once stood. Robert died in 1902 leaving £593,953 (equivalent to £7.35bn in 2020). Margaret died in 1925 leaving £27,075, having donated the land for the War Memorial in 1920 and a park (at the top of Corkscrew Hill). Her benevolence is commemorated on a drinking fountain In Woodlands Way, Spring Park bearing the inscription:

*“In Memory of
Margaret Anderson McAndrew
Who Lived at Wickham House
From 1881 To 1933 (sic)”.*



Bishop Challoner School 2019
MacAndrew's Staircase

Bishop Challoner School



William MacAndrew clearly had money troubles, perhaps from as early as 1880, but it was not until 1887 that he was made bankrupt having lost £100,000 (approx. £13.25 million 2020) on the Stock Exchange between October 1886 and April 1887.

In 1888 MacAndrew applied for discharge from bankruptcy, his creditors having realised 1½d in the pound (0.625%). The application was refused and the discharge suspended for 5 years from May 1887.

Picture courtesy of Richard MacAndrew

The farming live and dead stock, hay, tools and machinery and “a handsome double Brougham” and “plated harness” was sold in 1880 followed by the entire house contents in 1881, “having disposed of the mansion”.

Live and dead farming stock, comprising four cows in full profit, two calves, pigs, fowls, &c, stock of meadow hay, (about 30 loads), farm wagons, tumbril cart, spring van, horse rollers, chaff cutting machines, hay machines, barrows, and miscellaneous farm implements. 200 dozen plants, garden roller, Green's lawn mower, ladders, garden tools, &c., a handsome double brougham, double victoria, and double wagonette, by Slatter and Son, equal to new, together with two sets of double and one of single plated harness.

MESSES. HERBERT, BEAN & BURNETT will SELL the above by AUCTION, on the premises, "Shortlands House," two minutes' walk from the Shortlands Station, on the London, Chatham, and Dover Railway,

ON MONDAY, November 8th, at 12 for 1 o'clock.—
Catalogues of the Auctioneers, 14, Nicholas-lane Cannon-street, E.C.

Shortlands House, Shortlands, near Beckenham, Kent.—The Contents of the Mansion, comprising French and Arabian bedsteads, feather beds and bedding, walnut and mahogany winged and other wardrobes, handsome bed-chamber suites in mahogany, walnut, and ash, and the appointments of 14 bed-chambers, superior Turkey and Brussels carpets, beautifully carved hall tables and chairs, oak dining-room suite in green morocco leather, mahogany library suite, oak bookcase, bagatelle board, a pair of handsome walnut bookcases with Sèvres medallions, chimney glasses, walnut chiffonnière with reflecting plate-glass back, handsome walnut drawing-room suites in silk rep and crimson velvet, walnut centre, Sutherland, and occasional tables, a 6½-octave cottage pianoforte by Broadwood in walnut case, very antique Spanish, Moorish, and Italian cabinets, Sèvres and other china, glass, large quantity of Doulton, ware, valuable proof engravings, pictures, about 240 doz. of wine, and miscellaneous Effects.

MESSRS. HERBERT BEAN and BURNETT having disposed of the Mansion, will **SELL** the Above by **AUCTION**, on the Premises, Shortlands House, on Wednesday and Thursday, Feb. 16 and 17, at Eleven for Twelve precisely each day.—Catalogues may be obtained on the Premises; or of Messrs. Herbert Bean and Burnett, auctioneers, 14, Nicholas-lane, Cannon-street, London, E.C.

Nevertheless, MacAndrew retained the freehold of Shortlands House while letting it unfurnished to **Sir Stevenson Blackwood** and his family.

Yesterday a meeting was held before Mr. Registrar Hazlitt for the public examination of William Edward McAndrew, described as an underwriter, of Lloyd's, and of 8, Copthall-court, E.C. The accounts filed show gross liabilities £81,426 19s. 3d., of which £72,964 1s. 3d. is unsecured, and assets £5,216 10s. 6d. At the first meeting it was resolved to wind up in bankruptcy with Mr. J. Slingsby Ogle, accountant, as trustee with a committee of inspection. The bankrupt, who was a merchant and shipowner, from 1854 to 1880, has since operated very largely on the Stock Exchange, and states that his losses in that respect since October, 1886, have amounted to over £100,000. Mr. McIntyre and Mr. Herbert Reed appeared in the case, which was adjourned for further accounts.

IN RE W. E. MACANDREW.

The bankrupt, formerly of Lloyd's and Copthall-court, underwriter, filed his petition in February, 1887, and now applied for his order of discharge. The liabilities amounted to £72,964, and the trustee reports that the assets have realised £966 1s. 9d., and have yielded a first and final dividend of 1½d. in the pound. It appeared that the bankrupt had since 1872 been operating on the Stock Exchange, and he attributed his failure to losses in December, 1886, owing to a heavy fall in the price of American securities, consequent on a panic at New York. From the deficiency account filed by the bankrupt, it appeared that he had on the 15th of October, 1886, an estimated surplus of £35,737, and that his losses on the Stock Exchange had amounted to £100,340. The Official Receiver therefore reported that the bankrupt had brought on his bankruptcy by rash and hazardous speculation.

Mr. M'Intyre opposed on behalf of the trustee; Mr. H. Reed supported; and Mr. Aldridge appeared for the Official Receiver.

His Honour suspended the order of discharge for five years.

IN RE PORTER BERRILL

Morning Post 30 November 1888 *British Newspaper Archive*

(Sittings in Bankruptcy, before MR. REGISTRAR
BROUGHAM.)

IN RE W. E. MACANDREW.

With reference to this case, which was noticed yesterday,

His HONOUR, at the sitting of the Court, intimated that in suspending the order of discharge for five years he had intended to say that the suspension would date from May 12, 1887, when the bankrupt's examination was concluded.

The Times, London 1 December 1888, Issue 32558, p.13. *British Newspaper Archive*

The catastrophic fall in US share prices was caused by an exceptionally cold winter in 1886 which reportedly killed about a third of all farm livestock.

In May 1888 the Shortlands House freehold was advertised for sale, but it appears that the Blackwood's remained in residence, even though they were seeking to move to smaller accommodation further removed from London from as early as 1888.

Kent.—A very complete Family Mansion-house, with capital garden, fine old pleasure grounds and park-like land of about 16 acres, within five minutes' walk of Shortlands Station, London, Chatham, and Dover Railway, whence there is an exceptionally good train service to Cannon-street, St. Paul's, Holborn-viaduct, and Victoria.

MESSRS. DEBENHAM, TEWSON, FARMER, and BRIDGEWATER are instructed to SELL, on TUESDAY, June 19, at two,

The Important **FREEHOLD PROPERTY**, Shortlands House, near Eromley, Kent. It comprises a fine old family residence, to which many important additions have been made within the last few years, rendering it now one of the most perfect houses in the district. It contains 20 bed and dressing rooms, many of them most conveniently arranged in separate suites, bath-rooms, housemaid's chambers, box-rooms, a very pretty boudoir, a large entrance hall with corridor leading to a handsome principal staircase of teak, easy of ascent and 6ft. wide, secondary staircase, noble dining-room about 32ft. by 21ft., opening to handsome conservatory 61ft. in length, morning-room about 25ft. by 20ft., library about 19ft. 6in. by 18ft., drawing-room about 31ft. by 24ft. 6in., billiard-room about 33ft. 6in. by 21ft., exclusive of a large recessed window (about 13ft. by 5ft. 6in.), very complete offices, with man servant's bed-room, strong-room with patent iron door, and extensive cellerage. The grounds surrounding the house are particularly well timbered, two grand old cedars being remarkable specimens; there are pretty flower gardens with shrubbery walks, tennis lawns, tennis court, entrance lodge, fruitful kitchen gardens containing vinery, stove-house, forcing pits, &c., capital parklike pasture land, two delightfully shaded ponds with boat-house, large orchard, summer-house, &c. The stabling is principally modern and well placed, there are boxes and stalls for eight horses, coachman's house, large coach-house, harness-room, covered yard, cleaning-room, &c. The property occupies an elevated site on a dry subsoil; the house itself is built entirely on free gravel; the appointments throughout are of the best description, including pneumatic bells, speaking tubes, hot water service (by Smeaton). Every attention has been paid to the drainage and to its ventilation. The water supply is that of the West Kent Company. The property is land tax redeemed and has a registered indefeasible title.

Particulars, with plan, &c., of Messrs. Shoubridge and May, solicitors, 19, Lincoln's-inn-fields; of Messrs. Baxter, Payne, and Lepper, land agents, Bromley, Kent; and of the auctioneers, 80, Cheapside.

Morning Post 05 May 1888 *British Newspaper Archive*

Newspaper snippets in the early 1880s refer to events held at Shortlands House in respect of **Sir Stevenson Arthur Blackwood** and the Post Office (of which he was Secretary from 1880-1893 when he was succeeded by Sir Spencer Walpole) hosted by his wife, **Harriet Sydney Dobbs Montagu** (née Dobbs), **Dowager Duchess of Manchester** (1834-1907) both of whom appear to have been in residence from April 1881- January 1891. Harriet was formerly the second wife and widow of **George, 6th Duke of Manchester** (1799-1855). (*Some Records of the life of Stevenson Arthur Blackwood KCB* by Harriet Sydney Dobbs Montague Blackwood 1896)

The Blackwoods had married in 1858 and by 1871 and had 5 children: **Cecilia** (8), **Beatrice** (5), **Stevenson** (3), **Algernon** (2) and 3-month-old **Ada**. Harriet's daughter, **Sydney Charlotte Montague, Countess of Manchester** (19) was also living with her mother and stepfather.

70,000 and 80,000. The telegraph messengers employed in the various post-offices in the City, to the number of nearly 300, were entertained at Shortlands House, Bromley, Kent, by the Duchess of Manchester and Mr. Blackwood, C.B., Secretary of the General Post Office.

Illustrated London News 6 August 1881 *British Newspaper Archive*

A letter to the editors of prominent national and regional newspapers gives Sir Arthur Blackwood's address as Shortlands House in March 1889. In January 1890 the local press published a notice of sale of the furniture and effects of Shortlands House by auction. A week later it is confirmed that the Blackwoods had moved to Plaistow Lodge in Bromley Town having sold Shortlands House.

SALES BY AUCTION.—THIS DAY,

BAXTER, PAYNE, & LEPPER.—FURNITURE and effects; at Shortlands House, Shortlands, Kent, at 1.

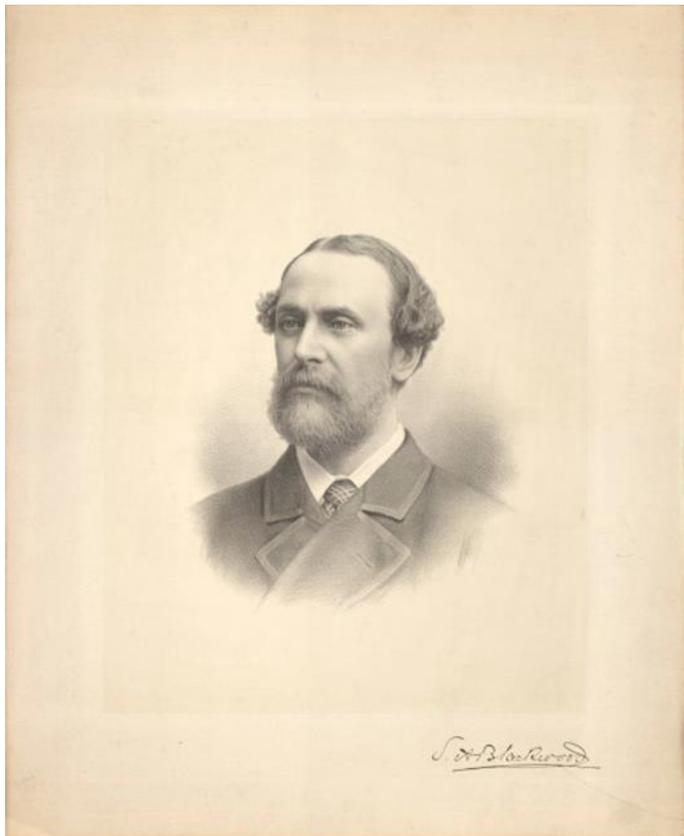
British Newspaper Archive

Bromley & District Times 10 January 1890

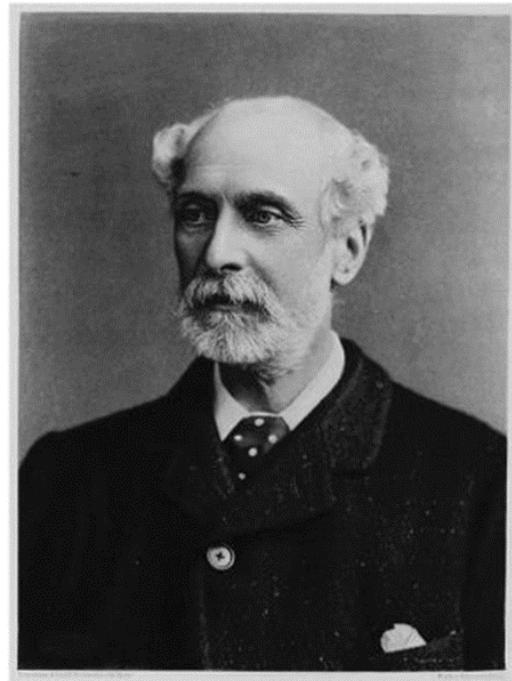
Plaistow Lodge—which is just vacated by Lord Kinnaird and family, who have removed to a residence in town—is now the temporary residence of Sir Arthur Blackwood and the Duchess of Manchester and family. Sir Arthur has sold Shortlands House.

Bromley & District Times 17 January 1890

British Newspaper Archive



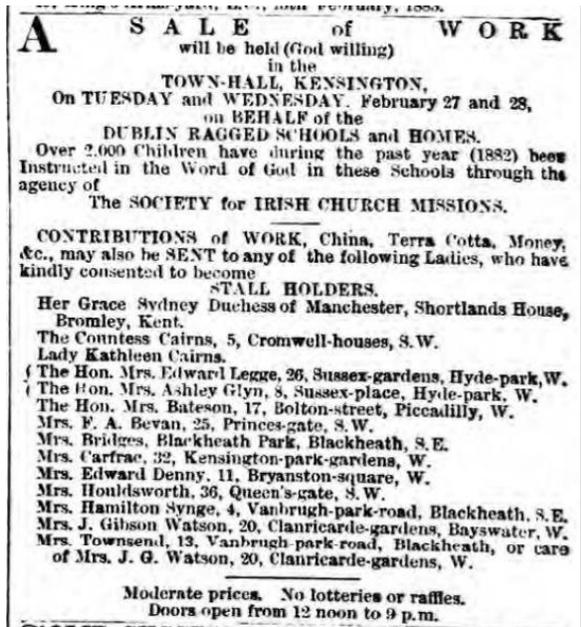
Sir Stevenson Arthur Blackwood Courtesy British Postal Museum & Archive



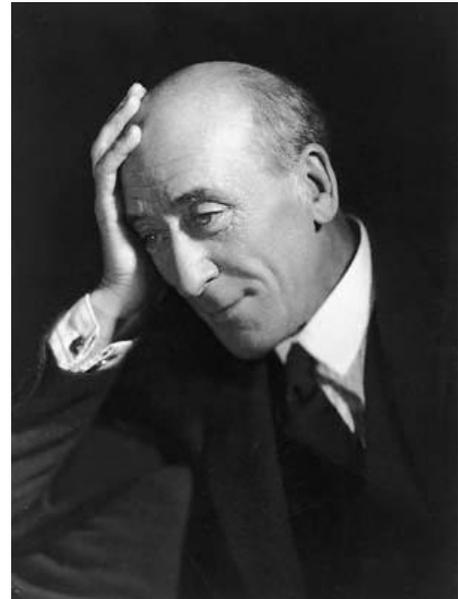
S. A. Blackwood

According to the Oxford Directory of National Biography **Stevenson Blackwood**, “in his youth a man of fashion known as ‘Beauty Blackwood’, underwent a conversion while serving in the Crimean War in 1855; he became a leading evangelist, a passion shared by his wife.”

Their second son, **Algernon**, became a well-known author of fiction and an early star of television.



Morning Post 15 February 1883 *British Newspaper Archive*



Algernon Henry Blackwood 1929
© National Portrait Gallery, London

Algernon Henry Blackwood (1869–1951), the Blackwood’s second son, became one of Britain’s most successful writers of supernatural fiction and a regular teller of ghost stories on television. During the First World War he served as an undercover agent in Switzerland for British military intelligence. The family moved to Shortlands House when he was 11 years old and, according to his autobiography, “Episodes Before Thirty” (1923), he delighted in climbing out of the window at night to set a boat afloat on the garden pond. He was educated at ‘horrible private schools’ where the strict religious regimes did not suit his temperament.

He studied agriculture at Edinburgh University 1888–89, later moving to Toronto then to New York variously working as an editorial assistant on the Methodist Magazine, a dairy farmer, a publican and a court reporter for the Evening Sun. He returned to England when he was 30. Algernon’s short story collections, initially written during his time in North America, were published annually. In all he published 40 books and a children’s fiction story and collaborated on several plays. When “A Prisoner in Fairyland” (1913) was dramatized as “The Starlight Express” in 1915, **Sir Edward Elgar** composed the music.

He also worked in radio and television; appearing on Britain’s first television show, “Picture Page”, in 1936 and became a household name in 1947 telling ghostly tales on “Saturday Night Story”. Two years before his death in 1951 he was appointed CBE.

The 1891 census shows **Lewis Peter Ford** (due to a transcription error he is listed as “Thomas Peter Ford”) aged 45, retired H M Attorney General of the Transvaal, and his family residing at Shortlands House with a two-year-old son **Eric Loufwijn Ford** born at Shortlands. **Lewis Peter Ford** married **Fannie Jane Dorey**, nineteen years his junior, in 1885 in Pretoria

Lewis Peter Ford was born in London in 1846. He married four times: **Ellen Marian Utting** in 1866, **Johanna Catherine Lehmkuhl** in 1875, **Fannie Jane Dorey** in 1885 and **Edith Margaret Tanner** (daughter of **Sir Henry Tanner** of Rothbury, Brackley Road, Beckenham, chief surveyor in HM Office of works) in 1900 and had 23 children: 6 sons and 17 daughters. Records indicate that he was at Shortlands House until at least June 1900 but his marriage at Beckenham in September 1900 records his address as Burton Towers Gresford nr. Wrexham. In September 1907 he travelled to America alone stating his destination as San Francisco and giving his address as Elmhurst, Twickenham, Middlesex, not returning until July 1911. His family at this time are living in Glenette, Tower Road, Worthing and remain there after his death in 1925 until 1965 when his widow died.

He is listed as Chairman of the Livingstone African Exploration Company Limited in 1895 and he joined the board of the Piggs Peak Development Company Limited in 1896. Piggs Peak was known for its spectacular gold mining from 1889 to 1957 and named after William Pigg, who discovered gold there in 1884.

WANTED.

SAFE INVESTMENT.—From £8,000 to £18,000
WANTED on the SIX PER CENT. £100 DEBENTURES
of a City Properties Company, at JOHANNESBURG, TRANS-
VAAL; secured by first Mortgage on their Freehold and net
revenue of over £10,000 a year, principally made up of Ground
Rents.—Write for particulars to L. P. Ford, Shortlands House,
Shortlands, Kent.

The Globe, London 20 January 1894
British Newspaper Archive

Lewis Peter Ford (1846–1925), lawyer, businessman and Johannesburg pioneer. Ford came to South Africa with his parents in 1851. After reading law at South Africa College (now the University of Cape Town), he was enrolled as an attorney in 1866 and thereafter appointed deputy sheriff of Richmond and Murraysburg from 1866–71. He moved to Kimberley following the discovery of diamonds where he built up a successful practice as well as becoming actively involved in the diggings.

In Kimberly he was deserted by his first wife and subsequently married Johanna Catherine Lehmkuhl (1854–85) in 1876, the daughter of a German immigrant.

Following the annexation of the Transvaal in 1877, Ford went to Pretoria where he was appointed Acting Attorney-General, also acting as a judge on two occasions. He was chancellor of the Anglican diocese of Pretoria, 1879–89.

In Pretoria, Ford became friendly with Haggard and Arthur Cochrane. As well as Haggard's liaison with Mrs Ford, Cochrane had a relationship with her unmarried sister Josephine. Haggard, Cochrane and Josephine Lehmkuhl were godparents to another of Ford's children, Rollo Theodore.

After the retrocession of the Transvaal, Ford remained in Pretoria acting on behalf of the British government. Johanna died in 1885. Ford married twice more before his death and had a total of 19 children.

When gold was discovered on the Witwatersrand in 1886, Ford became a partner of the Randjeslaagte Syndicate and one of the founders of Johannesburg. In partnership with the Jeppe family, he was responsible for developing the townships of Jeppetown and Fordsburg.

Ford returned to England in 1888 due to illness. After returning to South Africa in 1889, his health gave way again and he left the country for good. During the 1890s he was involved in a number of commercial African enterprises, notably developing areas of East Africa. He appears to have maintained contact with Haggard during this time.

“Diary of an African Journey” Henry
Rider Haggard 1914

1900 - 1919 – Shortlands House

Again, we have no advertisement for the sale of Shortlands House, the only evidence that it has been sold is a deed dated 16th July 1900 in Land Registry records.

Mrs. Baden-Powell, the mother of the defender of Mafeking, has consented to open a fair and fete in the grounds of Shortlands House, near Beckenham, on June 8th, in aid of the War Relief and Indian Famine Funds. Shortlands House is the residence of Mr. Lewis P. Ford, who was for some years Attorney-General in the Transvaal under the administration of Sir Theobald Shepstone.

Cambridge Daily News 28 May 1900
British Newspaper Archive

One of the latest fetes held in the neighbourhood of London for the benefit of the sufferers by the war took place in the grounds of a house to which a singular celebrity attaches. This is Shortlands House, where Mrs. Baden-Powell, the mother of the hero of Mafeking, opened a bazaar at the end of last week. It was here that the head of Cromwell reposed for some years. After the great Protector's body was dragged from the grave at the Restoration and beheaded, the head was preserved. It ultimately came into the possession of the Wilkinson family, who lived for some time at Shortlands House, where they kept the gruesome treasure. It is still in possession of the same family, and is, I believe, now at Croydon. The owners have more than once been challenged to prove the authenticity of the relic, but its history can be traced step by step from Cromwell's death to the present time, and there can be no reasonable doubt of its genuineness.

Officers who have returned invalided from
Buckingham Express 16 June 1900
British Newspaper Archive

SHORTLANDS HOUSE, SHORTLANDS, KENT.

Surplus Furniture, comprising handsome walnut and rosewood bedroom suites, wardrobes, chests of drawers, dressing tables, wash-stands, bedroom requisites, bedsteads, &c., cabinets, drawing-room suite, overmantels, carpets, rugs, curtains, reception room furniture, kitchen utensils, &c., also farming stock and effects, including 4 well-bred Jersey and shorthorn cows, 2 half-bred heifers, bay pony (quiet to ride and drive), 200 head of poultry, 6 hives of bees, &c., dairy utensils, garden implements, two rustic summer houses, and a choice collection of greenhouse and hothouse plants.

MESSRS. BAXTER, PAYNE & LEPPER having disposed of the Mansion, are instructed to SELL by AUCTION, upon the premises, "Shortlands House," on

WEDNESDAY, JULY 4th, 1900,

at 11 for 12 o'clock precisely, the surplus furniture, farming stock, poultry, garden implements, two rustic summer houses, greenhouse and other plants, and a large quantity of miscellaneous effects.

May be viewed the day previous and morning of Sale, and catalogues obtained of Baxter, Payne and Lepper, Auctioneers and Land Agents, Bromley and Beckenham, Kent, and 69, King William-street, London, E.C. [369]

Maidstone Journal and Kentish Advertiser
21 June 1900 *British Newspaper Archive*

During the summer of 1900 Shortlands House continued to be a popular venue for garden fetes in aid of good causes attended by the cream of society and regularly reported in the national syndicated press. However, in June 1900 an advertisement for the sale of "surplus furniture ... utensils ... livestock ... and hothouse plants" appeared in the county press.

In 1901 we find reference in the newspapers that **W G Dawson** of Shortlands House presented a collection of British lepidoptera (butterflies and moths) to Hertfordshire County Museum.

William George Dawson was the son of **William Edward Dawson** a successful brick and tile manufacturer with works in Dulwich (off Lordship Lane) and in Plumstead. A large brutalist building called Dawson Height's now stands on the site of the Dulwich premises.

W G Dawson lived at "The Links", adjacent to his manufactory in Plumstead. He sold off and developed his lands there before moving to Shortlands House.

KENT.—BECKENHAM, 18 minutes from Town.
MESSRS. W. LEVENS, SON, and HOARE beg to call attention to the undermentioned excellent and choice PROPERTIES, for SALE by AUCTION, at the Mart, E.C., on Thursday, July 18, 1901, with Possession, viz. —
SHORTLANDS, The Avenue — A handsome Detached Family
SHORTLANDS HOUSE ESTATE, between Beckenham and Bromley.—Twelve choice Freehold Building Sites, on main roads, suitable for houses of £70 to £150 rental value.—Solicitors, Messrs. Hughes, Hooker, and Co., 26, Budge-row, E.C.
 Particulars, with conditions, may be obtained of the respective Solicitors, or of the Auctioneers, Bromley and Beckenham, Kent.

London Standard 9 July 1901 *British Newspaper Archive*

HERTS COUNTY MUSEUM. — The following objects have been added to the collections: — Portfolio of prints and photographs illustrating foreign archaeology, presented by the Rev. H. J. Newcome; six water-colour drawings of Herts subjects, by Mr. J. R. Dunning, of St. Albans, presented by the artist; knife and fork in case, formerly the property of Major Gason, gold-stick-in-waiting to William IV., lent by Mrs. J. R. Dunning; black-and-white drawing and ground plan of the Cooper's Arms, Hitchin, by Mr. George Aylott, of Hitchin, presented by the artist; collection of British Lepidoptera, principally of the Tortrices and other small moths, Mr. W. G. Dawson, Shortlands House, Shortlands, Kent; flint implement and echinus, Mr. G. Aylott, Hitchin.

Watford Observer 28 September 1901 *British Newspaper Archive*

W G. DAWSON, Esq., wishes to Recommend his Head Working Gardener; thoroughly reliable and experienced; same place 26 years; grown up family. Stanbridge, Shortlands House, Shortlands, Kent.

Kent & Sussex Courier 21 February 1908 *British Newspaper Archive*

In February 1908 Dawson put an advertisement in the Kent and Sussex Courier newspaper recommending the services of **Alfred Stanbridge**, who had been Head Gardener and occupant of Shortlands Lodge in 1891 with his wife and seven children. In 1901 Alfred's 24-year-old son, **Ernest**, with his wife and infant son are the only occupants of Shortlands Lodge. Ernest's occupation was Domestic Gardener.

In the 1911 Census, **Alfred Stanbridge**, his wife and their daughter and son-in-law are living at 9 Mays Hill where he is employed as "Caretaker" of the property.

A practical joke seems to have been played on the Dawson family at Shortlands House in 1908.

MYSTERY OF A MASKED BALL.—A mysterious ball has taken place at Shortlands, near Bromley. None of the guests know yet who were their hosts. A number of local residents received early last week anonymous invitations to a masked ball, which was to take place on the following Thursday. The invitations contained instructions for the guests to meet at Shortlands Railway Station, and intimated that carriages would be provided to take them to a house where they would not be expected. At the appointed time the people invited proceeded to the station, very curious about the identity of their unknown host. They found a number of carriages waiting, and were driven away at a rapid rate to Beckenham. They went through the principal streets of that suburb and returned by a different route—having travelled nearly three miles—almost to the place from which they started. The procession of carriages, which caused some excitement, finally stopped at the gates of Shortlands House, to the intense surprise of the master and mistress, who were among the invited guests. They rose to the occasion, however, and a room was speedily prepared for a ball. An excellent supper, which had arrived in the char-a-banc that headed the procession of carriages, was provided. An orchestra also appeared on the scene, and the ball passed off splendidly, the guests departing in the early hours of the morning with the identity of their host or hostess still shrouded in mystery. Each guest took off the mask at the end of the ball, and everyone was surprised to find that their mysterious fellow-guests were their intimate friends.

Dundee Courier 8 January 1908 *British Newspaper Archive*

MASKED BALL MYSTERY SOLVED.

The mystery surrounding the masked fancy dress ball at Shortlands House, near Bromley, Kent, referred to in yesterday's "Globe," has been solved. A number of people received invitations to assemble, costumed and masked, at Shortlands Station. By a devious route they were driven to Shortlands House, the owner of which, Mr. Dawson, had received earlier in the day a telegram which ran:—"We are coming to dance at Shortlands House. Have the big room ready." Though quite in the dark, Mr. Dawson obeyed this cryptic instruction, with the result that his mysterious visitors were enabled to spend a thoroughly enjoyable evening. On their arrival, it transpired, says the "Daily Mail," that the "mystery" was intended as a quaint compliment to Mr. Dawson's daughter, who was recently married, and is shortly going to Burmah.

The Globe 8 January 1908
British Newspaper Archive

William Dawson's descendants believe that Shortlands House was rented to a tenant while he took the opportunity to travel, perhaps with his daughter, to satisfy William's passion for lepidoptera.

WILLIAM GEORGE DAWSON (1837 - 1928)

In 1928 the museum received one of its largest gifts of natural history material. This was a collection of over 8,000 butterflies from every part of the world which had been made by a local man, William George Dawson.

He was a well-known and respected member of Plumstead society in his day. He was born at Plumstead Common in 1837, the son of William Edward Dawson, who ran a brick and tile works and pottery near Vicarage Road, a business in which Dawson himself was to continue.

We know very little about the pottery business or its products, but rather more about Dawson's involvement with local government affairs in which he seems to have taken an active part. From 1859 he was a keen Volunteer Artilleryman, and from the mid-1860's he held various public offices; Commissioner of Assessed Taxes, member and later Chairman of the Woolwich Union Board of Guardians, a Plumstead Vestryman and a member of the Plumstead District Board.

About his butterfly collecting activities we know little. He seems to have had so many other commitments that it is difficult to imagine how he found time for this. Yet his obituary in the Kentish Independent tells us that

"Entomology (the study of insects) was his chief hobby and he travelled widely to make his splendid collection of British and foreign butterflies. He was a member of the Entomological Society of London, the South London Entomological and Natural History Society, and the Bombay Natural History Society."

SP7/204

Valies

We do know that he made a collecting trip to Burma at the age of 81, and this may have been the last of many such exotic journeys in search of butterflies. However, the size and range of the collection make it likely that many of his specimens were obtained through correspondence with contacts abroad or through dealers.

He retired to Shortlands in Kent in 1900 and died there in 1928 at the age of 91. His widow gave his collection to the Plumstead Museum in the same year.

Greenwich Heritage Centre

A 1908 advertisement in relation to Roneo Limited, manufacturers of duplicating machines, lists director **Augustus David Klaber's** address as Shortlands House. The Klaber's had previously lived at "Norhyrst", South Norwood.

RONEO, LIMITED.
CAPITAL £175,000,
IN 175,000 SHARES OF £1 EACH.

There will also be £40,000 6 per cent. First Mortgage Debentures in 400 Debentures of £100 each, constituting a first charge on the property and assets of the Company, including uncalled capital, if any, and payable off at the rate of £2,400 per annum and the balance then remaining unpaid on the 1st of January, 1919, with power reserved to the Company to redeem them earlier at any time at par. Arrangements have been made for placing the whole of these Debentures, and the proceeds will be appropriated to Working Capital.

OF THE SHARE CAPITAL.

the Vendors take as Fully Paid one-third or 58,334 Shares in part payment of the Purchase Price, and the remaining 116,666 Shares are now offered for subscription, payable thus:—ON APPLICATION, 1s. per Share; ON ALLOTMENT, 9s. per Share; ON 21st DECEMBER, 10s. per Share.

The Directors will not proceed to Allotment unless the whole of the Shares are subscribed for.

DIRECTORS

AUGUSTUS DAVID KLABER, Shortlands House, Shortlands, Kent, Managing Director.
ALEXANDER SAMUEL NEWMARK, Edenhall, South Norwood, London Manager.

Sheffield Daily Telegraph 3 December 1908 British Newspaper Archive

Augustus David Klaber, Managing Director of Roneo Ltd died, aged 53, on 29th June 1915 at Dorset House, Dorset Square, London after an operation, leaving £84,591 10s 7d in his will. He held patent No 21741 of 1901 relating to "Improvements in or relating to stencil sheets" and the method of attaching them to duplicating machines." This was subjected to a court case in 1905 disputing its validity as some constituents were patented earlier by others, which concluded that not much was unique and ultimately revoked the patent.

Jessie Rosalind Klaber (née Levy) married Augustus in 1885 in Paris, France. She was born in Leeds, Yorkshire in 1867, the second child of **Jacob Levy** (1832-1909), a Rag Merchant, who was born in Hamburg, Germany, and **Agnes Isaacs** (1838-1915). Augustus and Jessie had lived in New York for several years and, according to the 1911 Census for Shortlands House, their 4 eldest children were born in New York. Two younger children were born in South Norwood, Surrey. After the deaths of both her husband and mother 1915, **Jessie Klaber** attracted the attention of the wartime authorities in 1917 and 1918. The Ministry of Food had been established in December 1916 to regulate the food supply for the duration of the "Great War". It was disbanded in 1921.

SUGAR FOR FRUIT PRESERVING.

At Bromley (Kent) Police Court, on Monday, Mrs. Jessie Klaber, of Shortlands House, Beckenham, was fined £10 for making a false statement when applying for sugar for preserving home-grown fruit.

It was stated that the defendant applied for 20wt. of sugar, saying she wanted to preserve 30wt. of fruit, and that she had made a misstatement in filling in the name and address of a grocer on the application form.

The defence was that the sugar was genuinely required for preserving the produce of the garden, which it was said yielded about 4,000lb of fruit. It was admitted that a mistake had been made in reading to the grocer's address.

Hull Daily Mail 17 July 1917

British Newspaper Archive

£50 FOOD HOARDING FINE.

FIVE CASES OF MARGARINE IN WIDOW'S HOUSE.

Under the Food Hoarding Prohibition Order Mrs. Jessie Klaber, a widow, of Shortlands House, Shortlands, Kent, was fined £50 and costs to-day by the Bromley magistrates.

A food inspector who searched the premises found five cases of margarine, in addition to a quantity of sugar, tea, treacle, and various tinned good.

Mrs. Klaber stated that her household consisted of 15 persons, and she had numerous visitors, including wounded soldiers. She also supplied food to a married daughter's family.

Augustus Klaber, son of defendant, said he ordered a case of margarine from a business friend at Newcastle as a Christmas present for his mother. He thought it would provide for the household for about three weeks.

It was stated that Mrs. Klaber was fined £10 and costs last July for wrongfully obtaining 30 hundredweight of sugar.

Globe 14 January 1918

British Newspaper Archive

Mrs Klaber's convictions and fines were reported widely in the British regional press. A detailed report printed in the Norwood News on 1 February 1918 told of a "remarkable hoard of nearly one ton of food" and went on to itemise the food found at Shortlands House.

It concluded that a van was brought to remove the confiscated food to Beckenham Town Hall before it was distributed among local shopkeepers in accordance with the court ruling on the case. The household was left with rations to last a week and fined over £118 (approx. £8,300 in 2020.)

A further warning advised that "any case of profiteering, hoarding or other offences against the Orders of the Ministry of Food should be reported to the Local Food Committee, the police or the Enforcement Branch, Ministry of Food", adding that, of the 501 prosecutions for food hoarding in the previous week, 461 had been successful.

**MRS. KLABER AGAIN
FINED.**

TOTAL PENALTY £118 7s.

**REMARKABLE BOARD OF NEARLY
ONE TON OF FOOD.**

Jessie Klaber, of Shortlands House, Shortlands, and formerly of Norhyrst, South Norwood-hill, made her third appearance at Bromley Police-court on Monday in connection with offences against the Food Order.

On this occasion there were 14 summonses in all for hoarding:—

The articles enumerated were: 84lb. of biscuits, 47 tins of cornflour, 37lb. of rice, 61 packets of chocolate, 131 tins of fish, 182 tins of preserved fruits, 29 jellies, 59 tins of condensed milk, 29 Christmas puddings, 123 packets of pudding materials, 31 tins of treacle, 336 tins of preserved vegetables, 144lb. of sugar, and 96 tins of preserved meat.

Mr. Roland Oliver, who appeared for the prosecution, said that the Food Hoarding Order, while it did not make it an offence to have a stock of food before April 9th, the date of the order, was intended to dissolve any large stock that a person might have, and until that was done the purchase of a single pound of any article was acquiring food that was not necessary for the ordinary consumption of the household.

Although the defendant was only summoned for certain specific articles, he held that the Bench were entitled to consider the other contents of her store-cupboard. For instance, while she was only summoned in respect of 47 tins of cornflour, the total cereals in her possession was 285 tins. If that point were not taken into consideration a person might acquire five pounds each day of 50 articles, and be able to say that that was not hoarding.

It was evident that Mrs. Klaber was a very wealthy woman, and he would submit to the Bench that it was of no use to fine her. The magistrates should consider whether, in the public interest, and as an example to others, they should not exercise their powers of ordering imprisonment.

Mr. Ernest Jackling, the Bromley representative of the local Food Control Committee, gave evidence of finding the following articles in the defendant's house:—

Biscuits—
84 lb.

Cereals—
78 tins sugar corn.
37 lb. rice.
15 lb. wheatena.
14 lb. maize flour.
10 packets Quaker Oats.
6 packets shredded wheat.
2 lb. sago.
12 packets spaghetti.
47 tins cornflour.
16 lb. macaroni.
25 lb. maize powder.
10 packets wheat flour.
2 lb. vermicelli.
6 packets rolled oats.
1 packet Viola, for cakes.

Chocolates and other sweets—
51 packets (about ½ lb. each) chocolates.
27 tins various sweets.

Coffee, Cocoa and Tea—
14 lb. coffee and chicory.
36 lb. coffee.
9 tins cocoa.
1 lb. tea.

Fish—
46 tins sardines.
27 tins clam.
6 tins herrings.
2 packets dried turtle.
31 tins oysters.
20 tins salmon.
5 tins lobster.
1 tin crab

Fruit and Jellies—
20 tins Melba peaches.
17 tins peaches.
16 lb. dates.
12 tins marmalade.
7 tins Tangarine oranges.
5 tins pineapples.
4 lb. raisins.
4 boxes crystallized fruits.
2 jars muscatels (about 9 lb.).
11 packets table jelly.
6 packets calves' foot jelly.
25 lb. prunes.
17 tins pears.
11 tins red cherries.
10 lb. figs.
5 tins apricots.
2 bottles olives.
4 packets Grape Nuts
2 jars dried fruits (about 5 lb.).
7 lb. peel.
12 packets fruit jellies.

Margarine—
60 lb. and 3 packets of ½ lb. each.

Meat and Soups—
22 tins corned beef.
15 tins pork and beans.
4 bottles potted meat.
3 cured hams.
3 tins gravy soup.
24 tins tongue.
14 tins sausages.
4 tins brisket of beef.
10 tins tomato soup.

Milk—
26 tins condensed milk.
2 large jars Horlick's malted milk.

Puddings—
22 tins plum puddings.
23 tins custard powder.
12 packets Bird's Pudding.
4 tins chocolate powder.
1 bottle fruit salad.
42 packets sponge mixture.
23 packets chocolate powder.
12 packets Oake.
6 packets cream custard.

Sugar—
47 lb. icing sugar.
53 lb. Demerara.
24 lb. castor, lump, etc.

Treacle, etc.—
149 lb. golden syrup (Lyle's, Maple, etc.) in tins.
21 lb. treacle (in tins).
12 lb. honey.
10 lb. Duff's molasses.

Vegetables—
285 tins canned peas.
22 packets asparagus.
10 packets peas.
4 lb. haricots bean.
3 tins French beans.
27 tins tomatoes.
14 tins champignons.
9 jars mixed pickles.
5 tins baked beans.
2 tins sweet potatoes.
23 lb. butter beans.
6 packets sliced potatoes.
3 tins Boston beans.
1 tin pumpkin.

Miscellaneous—
20 tins Salsa di Pomodoro Napolitana.
7 tins Choucroute Mature.
4 bottles lemon squash.
5 lb. singlas.
2 tins Chamouder.
2 tins Marmite.
2 tins Stangsparger.

Averaging the packets at 1lb. each, the total weight of the goods found at the defendant's house was about 1,980lb., or enough to supply the 15 or 17 persons in the defendant's household with over 100lb. of food each.

In cross-examination, the witness said Mrs. Klaber gave him every facility to make his search. He had made enquiries as to where Mrs. Klaber had made some of her purchases, and found that she had tables from Messrs. Curry and Son, of

High-street, South Norwood, and Selfridge's and Harrod's. He had no knowledge as to her making purchases locally. He had not made inquiries as to where Mrs. Klaber had made her purchases until after the last summons was heard. He found out that she had her bread from Harrod's. He was not aware that Mrs. Klaber sold a large number of eggs and preserved a large number which she sold, and therefore required pudding mixtures to make up for them. He did not know that Mrs. Klaber gave away a large number of eggs; neither was he aware that Mr. Stevens, who had instructed him and who lived close to Mrs. Klaber, had been in the habit of buying eggs from her.

Cont.

Mr. Woodcock, for the defendant, submitted that none of the articles would give a meal per person per day of more than a fraction of an ounce for the six months since July.

The Chairman: You don't suppose they have been living on nothing? The stuff is there in the store cupboard.

Mr. Woodcock: The Bench cannot take cognizance of anything in the house on April 9th, but only of what has been acquired since.

Albert Moor, in the accountant's department of 8 Ifridge's, stated that defendant dealt there, and in the provision department, which was opened in March, 1916, she had spent £18 in 1916, and £69 in 1917. In December, from the 13th to the 15th, defendant had purchased articles of food, including cornflour, 14lb. of rice, spaghetti, three packets of Jacob's biscuits, sardines, three tins of salmon, and 12 tins of oysters. The quantities in no case were very large.

Mr. Woodcock: Do you think that the

purchases were extravagant from a house-keeping point of view?—I do not keep house. (Laughter.)

But being in the provision department, you ought to know.—I am in the accountant's department. (Laughter.)

Mr. Angel, of Messrs. Curry and Son, grocers, South Norwood, also testified to defendant purchasing goods from him in December, including sardines, corned beef, and 24 lb. of sugar. She had dealt with him for about 12 years. Although articles had greatly increased in price, Mrs. Klaber had spent less in 1917 than in previous years. She had also purchased Christmas puddings and cornflour.

Mr. Oliver: Things would be more difficult to get?—No, we have a large stock. Of course, we have less in some things. He did not consider that there

Mrs. Klaber, giving evidence, said that she did her own housekeeping, and had eight children, and had to cater for a household of 17 persons, besides which she regularly supplied the gardener and his wife and daughter, and the odd man and his wife and two daughters, because they had not had their wages raised since the war. She had not acquired food in excess of her ordinary quantity—in fact, rather less. It had always been her custom to order in fairly large quantities. The chocolate, she explained, was the surplus from a bazaar, for which she had bought it. The biscuits were old stock of a kind which it had been impossible to purchase for a long time past. She used large quantities of cornflour in place of the ordinary flour, and many of the tins of fish were so small that it would take half a dozen of them to provide a little supper dish for her family.

In further cross-examination she said she was in the habit of buying in large quantities. She could not go to shops and get a packet of this and that.

Mr. Oliver: We will go into that presently.

Defendant said that she had only purchased what she required.

Mr. Oliver: Do you consider that 2,000lb. weight of food is an excessive amount to have at any one time?

Mrs. Klaber: I do not.

Mr. Oliver: It averages 125lb. a head.

Asked why she bought three pounds of biscuits, she said that she was not going to break into a whole box to send a small amount away. Counsel suggested that cornflour could only be used for one purpose, but defendant said it could be used for many purposes. On being asked why she bought more when she had already so much, defendant replied because she was using cornflour very freely, and there was a reason for her doing so.

Mr. Oliver: But you had 50lb. Did it not occur to you that some people could not get any of these articles at all?—Yes, that is the reason why I gave some away. I want to make it understood how I used these things.

On being asked why she went to Curry's to buy more when she had already 46 tins of fish in her house, she said that she always bought a sample first, and if she liked it she generally bought a dozen or so more. She did not remember the number. She could not keep every tin she had in her head.

Asked whether, if permitted, she intended to go on in the same way, defendant did not give a direct reply, which caused

Mr. Oliver to remark that defendant would not answer his question, so he would ask another. Were Curry's and Selfridge's the only places she dealt with, and defendant said that they were—excepting when she had things come from friends.

Mr. Oliver: Well, then, where did the preserved peas come from?—They came from Peabody's, I think. On being pressed, defendant said that she could not think of their address, but the consignment arrived after the Food Hoarding Order had come into operation. She further asserted that it was part of her case that large quantities of goods were in her possession before the Food Hoarding

Order; in fact, she said some of the things had been there before they lived in the house.

Challenged as to her purchase of icing sugar, she said that she wanted it for a very special purpose.

Mr. Oliver: But you had a supply for 13 weeks in the house, and still went on getting your supply.—I was getting my allowance.

Your allowance, madam? Why, you had hoarded sugar by you.—I had a reason for that.

Mr. Woodcock contended that there had been no hoarding within the meaning of the Order. Defendant had not bought goods and hidden them away, but had got them openly and only in reasonable quantities. She had been accustomed to buy largely, but had greatly reduced her purchases.

Asked whether she proposed to continue doing this sort of thing, Mrs. Klaber coolly replied that she intended to give her grocer her weekly order.

The Bench convicted on nine summonses—cornflour, biscuits, tinned fish, fruit, milk, treacle, vegetables, sugar, and tinned meats—and fined the defendant £10 on each summons, and also ordered her to pay three guineas costs on each summons, in all £118 7s.

A PORTION OF THE HOARD SEIZED AND DISTRIBUTED AMONG THE LOCAL SHOPS.

Officials of the Food Ministry visited the house of Mrs. Klaber on Thursday, and confiscated a quantity of food, leaving about one week's rations.

The Ministry officials brought with them a large van, and removed the confiscated

goods to the Beckenham Town Hall, from where it will be distributed for sale among the local shopkeepers.

It is stated that this step was taken by the Ministry because the local magistrates made no order as to the disposal of the hoard.

Of 501 prosecutions for food-hoarding last week, 461 were successful. Any case of profiteering, hoarding, or other offence against the Orders of the Ministry of Food should be reported to the local Food Committee, the police, or the Enforcements Branch, Ministry of Food.

In November 1919 Shortlands House was again for sale, described as an “old-fashioned house” in about 4½ acres with 4 reception rooms and 20 bed- and dressing rooms, three bathrooms and supplies of electricity, gas and water and a “valuable site for development for good class residences.” The property had previously failed to sell at auction.

Scotts Avenue had been created at the boundary between the properties in Park Hill Road and Shortlands House with one residence listed in the 1914 street directory.

SHORTLANDS, KENT.
The VALUABLE FREEHOLD RESIDENTIAL
PROPERTY
known as
SHORTLANDS HOUSE,
comprising
Old-fashioned House, with four reception rooms, fine
billiard hall, 20 bed and dressing rooms, three bath
rooms, extensive offices; electric light, company's gas,
excellent water and sanitation; stabling, garage, and
other useful outbuildings, lodge entrance.
WELL-TIMBERED PLEASURE GROUNDS, range of
glasshouses, well-stocked kitchen gardens, &c.
ABOUT 4½ ACRES.
Extensive frontage to Bromley-road and Scotts-avenue,
forming a valuable site for
Development for good-class Residences.
IMMEDIATE POSSESSION.
FAREBROTHER, ELLIS, & Co.
beg to announce that the above PROPERTY was NOT
SOLD at their recent Auction.
Solicitors, Messrs. Billing and Co., 23, Essex-street,
Strand, W.C.
Auctioneers' Offices: 29, Fleet-street, E.C.4.

The Times 29 Nov 1919 *British Newspaper Archive*

Residential Hotel and School 1920 - 2020

Further modern houses were built in the late 1920s to the back of Shortlands House on part of the kitchen garden and orchards. The first house listed in the Bromley Street Directory (1930) has a retired prep school headmaster in residence.

The first reference I can find to Shortlands House as a hotel is on 16th October 1920 in *Country Life* magazine, which describes extensive grounds, billiards and tennis - phone Bromley 916 - single rooms 5 guineas, double 4 guineas per person - opening early October.

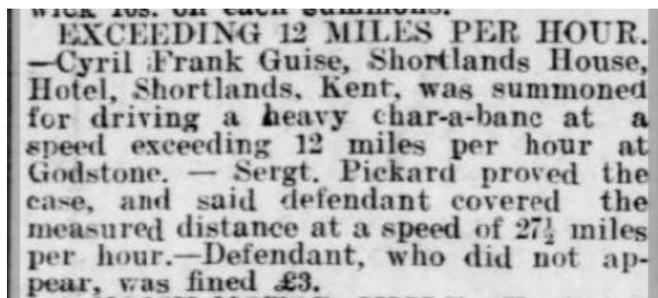
I understand that **Mrs Violet Neave Bateman**, wife of **Kennedy Steer Delamaine Bateman**, leased the property initially, possibly as early as 1920 and that they subsequently purchased the freehold. **Kennedy Bateman** worked for the Bank of West Africa in Accra; the couple sailed from England on 24th April 1919 within months of their marriage (15th January 1919). Violet soon became pregnant and returned to England, as West Africa was not deemed a healthy place to raise children, arriving on 9th October 1919 in Liverpool. Their son was born on 12th December.

The Bank refused to allow Kennedy to return unless he had a job to go to so, at the suggestion of her step-sister **May (Mrs Dru Drury)**, Violet opened the hotel so that Kennedy could return to England to manage the enterprise. Arriving in Liverpool in June 1920, his shipping papers give the Shortlands House address. The hotel sought to be a high-class establishment offering a quiet and comfortable stay, yet close enough to London to be easily accessible for business or pleasure. In the brochure the proprietors are given as **Mr & Mrs Bateman & Dru Drury**.

There is an entry in the Masseurs' Directory of 1916 relating to Violet being a qualified physiotherapist. Perhaps the hotel was the equivalent of today's spa hotels with its kidney-shaped swimming pool. The Bateman's continued at Shortlands House throughout the war years until 1945 before giving up the hotel and moving, initially to Harrow and later to Thanet.

Some guests remained in residence for long periods while others only stayed a short time. Occasionally the guests put on theatrical shows, the programmes of which survive.

Occasionally guests were mentioned in the newspapers for mishaps or misdemeanours and one was even a spy! The **Duchesse de Chateau Thierry** lived at Shortlands House from 25 July to 22 October 1924 according to her registration card. She was implicated as a German spy by **Vera Erikson** (*The Beautiful Spy: The Life and Crimes of Vera Eriksen* by David Tremain 2019). The Duchesse and her daughter were interned under *Defence Regulation 18A* in October 1940. Her daughter was later released.



Surrey Mirror 30 July 1926 *British Newspaper Archive*

Edgar—Screeton.

On Wednesday, at the Parish Church, Bromley, Kent, Mr. William Ronald Edgar, son of Mr. and Mrs. W. Edgar, of "St. Anthony," Warwick-road, Ealing, was married to Miss Ethel Ivy Screeton, daughter of Mr. and Mrs. S. A. Screeton, of "Ridgelands," Blyth-road, Bromley. The service was choral and Mr. Miller was at the organ.

The bride, who was given away by her father, wore a dress of white *beauté* satin, the train being embroidered with pearls. A veil of old Brussels lace was kept in position by a wreath of orange blossom, and as ornament a necklet of pearls (the gift of the bridegroom) was worn. The bridal bouquet was of pink and white carnations. Miss P. Edgar (sister of the bridegroom), the Misses V. R. and E. Screeton (sisters of the bride), Miss P. Johnston (niece of the bridegroom), and Miss Payne were the bridesmaids. Their dresses were of *heliotrope georgette* trimmed with gold embroidered lace, and their *crinoline* hats of beige colour were trimmed with *heliotrope* flowers. They carried bouquets of tea roses. Mr. Gerald Miller acted as best man.

Over 200 guests attended a reception, held later at Shortlands House Hotel. Among the 180 wedding presents received was an inscribed silver tray, presented to the bridegroom by members of the Otter Swimming Club, of which he is captain.

Mr. and Mrs. W. R. Edgar will live at 22, Copse Hill, Wimbledon.

Middlesex County Times 4 September 1926

British Newspaper Archive

Obviously, times were hard during the UK's great depression, or "Great Slump", following the American Stock Market collapse of 1929. This advert offered reduced tariffs of 2½ guineas (£12 12s 6d) for a single room and a double at 4½ guineas (£4 14s 6d). The amenities listed were clearly for the previously very well-off client who had fallen on hard times.

SHORTLANDS HOUSE,

SHORTLANDS, KENT.

REDUCED TERMS FOR REDUCED INCOMES.

From 2½ gns. single. 4½ gns. double. Station three minutes; electric trains to London every 10 minutes; central heating; soft water; gas fires in all bed rooms; running hot and cold water; near several golf courses; extensive grounds, hard tennis court; billiards.

The Times, London 11 March, 1932, Issue 46079, p.3.

British Newspaper Archive

Bromley and Kentish Times 27 May 1932

British Newspaper Archive

DANGEROUS POT HOLE.

Whilst riding along Stone-road, Broadstairs, on Wednesday, Robert Jerram Goswell, a motor cyclist, of Shortlands Hotel, Shortlands, struck a pot hole when about 50 yards from the foot of Knight's-avenue, which caused his machine to skid. Goswell momentarily lost control as a consequence and, colliding with the pavement kerb, the machine was spun round several times and the rider was flung into the roadway.

Goswell sustained cuts on both elbows and right ankle and abrasions to the back. The handlebars and footrests of his machine were bent, and the head lamp and side lamp were also badly damaged.

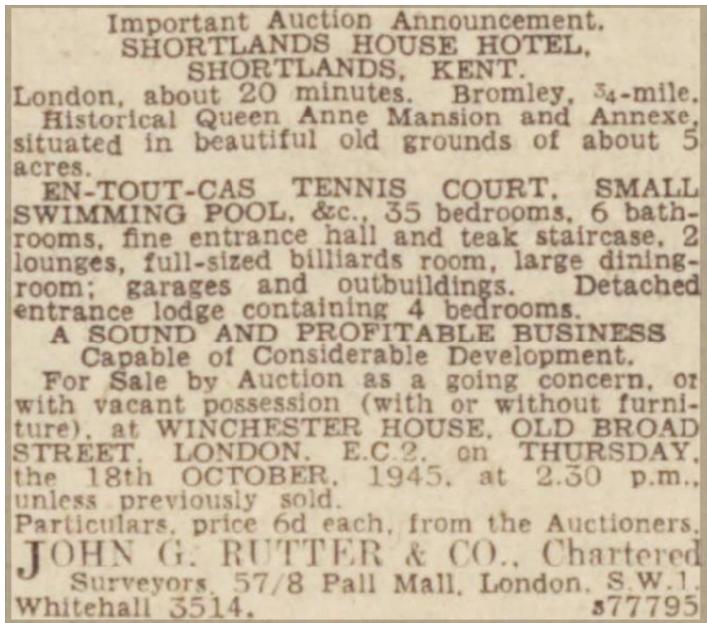
Thanet Advertiser 11 July 1930

British Newspaper Archive

Amy Frances Miller- Hallett -

Wife of Alexander Miller-Hallett. She died at Shortlands House Hotel, where she had lived with her daughter for two and a half years. Her husband was in Jersey at the time, and on hearing he returned to England immediately. They had left Goddington House [Chelsfield] about fourteen years previously. The first part of the burial service was in Chelsfield Parish Church.

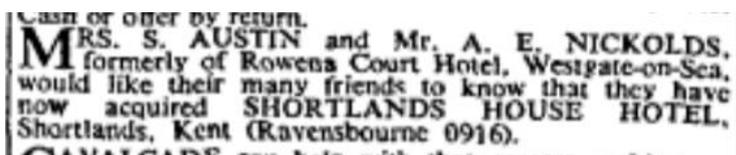
In October 1945, having run the hotel for 25 years through the economic depression of the 1930s and World War 2 with its rationing and heavy bombing in the area, the Batemans advertised the hotel for sale by auction. No longer “old-fashioned”, the house is now described as a “historical Queen Anne Mansion” with 35 bedrooms, 6 bathrooms with 4 bedrooms in the entrance lodge, in grounds of about 5 acres.



Liverpool Daily Post 6 October 1945

British Newspaper Archive

The new owners were keen to announce their purchase. Mrs **Susan Annie Austin** had been running the Rowena Court Hotel (Westgate on Sea) since 1935 having previously run the Beresford Hotel (Birchington) for Savoy Estate. **Ilse Sophia Stern**, a German refugee, moved from Westgate to Shortlands with Mrs Austin and Mr Nickolds (1939 register & London Gazette 22 Mar 1949 page 1468 - Certificate of Naturalisation).



The Times 9 January 1946 *British Newspaper Archive*

Albert “Nick” Nickolds was a renowned operatic zither-banjoist, entertainer, concert agent and tutor on pianoforte, banjo and mandolin. He had a double act with **Albert Henry Howe** baritone, pianist & entertainer who met an untimely death in 1931, caused by falling off a tram, aged just 42. Albert continued his stage career, often appearing on the same bill as his sister **Ruby** (a cellist). He died very shortly after the hotel purchase. His estate named “Mrs Susan Annie Austin, widow,” as one of two executors. She seems to have been estranged from her husband, not a widow, as the probate states.

Local Musical Talent.

In the August number of the "Banjo World" appears an interesting interview with Mr. A. E. Nickolds, son of Mr. F. C. Nickolds, of Palace Parade, Enfield, well known as one among the many talented local musicians, being a competent performer on the violin, mandoline and banjo. "Mr. A. E. Nickolds, young as he is," the journal says, "ranks amongst the foremost of our mandoline players. Born and bred in a musical atmosphere, right well has the air agreed with him. Mr. Nickolds' grandfather was one of the first makers of the English concertina, and his father is the proprietor of a pianoforte and general musical instrument business at Enfield. When but nine years old Mr. A. E. Nickolds commenced to study the mandoline under the auspices of a lady teacher. . . . With regard to Mr. Nickolds' first concert performance with the mandoline, history has regularly repeated itself in a remarkable and particularly pleasing manner. He played the mandoline at a concert for the first time, at the age of ten, at the Enfield Grammar School, where he was then a scholar; and has appeared at the annual school concert in each successive year. A painstaking and conscientious teacher, Mr. Nickolds has many pupils coming to him for "finishing" lessons; and having, in the case of pianoforte students, noted wonderful results following a course of finger gymnastics practised away from the instrument, he thinks some of these may, with advantage, be adapted to players of stringed instruments. He has a mandoline and banjo band at Enfield, numbering a score of members, which he formed to encourage advanced pupils on both instruments to keep up their practice."

Middlesex Gazette 16 August 1902
British Newspaper Archive

Touchingly, Susan placed an in-memoriam notice in the Times on 18th February 1947, 1948, 1949, 1950, 1951 and 1952

NICKOLDS, A. E.—In memory of "Nick," who passed on Feb. 18, 1946. Not forgotten by those to whom he gave happiness, laughter, and kindness.—S.

NICKOLDS, A. E.—In remembrance of Nick, on this his birthday, who passed away Feb. 18, 1946.—SUSAN. NORMAN. May died Feb. 18, 1946.

As an indication of the clientele Mrs Austen was used to catering for, the Archbishop of Canterbury (Dr. William Temple) had died at Rowena Court Hotel in 1944.

Mrs Austin went on to run the Mirabelle Restaurant in Worthing, only relinquishing the lease on expiry in November 1953. She died in 1957 in Margate, Kent.

Mirabelle director is resigning

Mrs S. A. Austin is resigning her directorship of the Mirabelle (Worthing) Ltd., after seven years, on account of ill-health and the board is appointing a restaurant manager who will be taking up his duties shortly.

Previously at the Beresford Hotel, Birchington, and later at Rowena Court, Westgate, Mrs Austin is not leaving her flat in Heene Court-mansions.

Worthing Herald 13 November 1953
British Newspaper Archive

One of the most popular entertainers this season is Mr. A. E. Nickolds, whose versatility makes him in great demand. An expert banjo soloist, and excellent accompanist, his musical sketches at the piano alone should soon place him in the front rank of modern entertainers.

The Era 2 April 1913 *British Newspaper Archive*

NICKOLDS.—On Feb. 18, 1946, ALBERT ERNEST MASSAM (NICK) NICKOLDS, of Shortlands House Hotel, Shortlands, Kent, and 15, Henrietta Street, W.C.2, and formerly of Rowena Court Hotel, Westgate-on-Sea, Thanet. Cremation at Golders Green to-morrow (Thursday), 2.15 p.m.

The Times 20 February 1946

LEGAL NOTICES

4 lines 20s. (minimum)

ALBERT ERNEST MASSAM NICKOLDS, deceased. Pursuant to the Trustee Act, 1925. Persons having any CLAIM against the ESTATE of ALBERT ERNEST MASSAM NICKOLDS late of Shortlands House Hotel, Shortlands, Kent, and of 15, Henrietta Street, Covent Garden, London, W.C.2. Company Director, who died on the 18th day of February 1946, are required to send particulars in writing to the undersigned, on or before the expiration of two calendar months from the date of the publication in which this notice appears, after which date the Executors will proceed to distribute the said Estate having regard only to the claims then notified. Dated this 3rd day of April 1946. CULROSS & CO., 65, Duke Street, Grosvenor Square, London, W.1. Solicitors for the Executors.

The Times, London, 17 April 1946

The hotel was run from 1947 until 1949 as a limited company “Shortlands House Hotel (Bromley) Ltd”, by directors Squadron Leader **Roy Gordon Fowles & Iris Fowles (née Gibb)** of Shortlands and **Richard Ernest Fowles** of Murton Lodge, London Road, Batheaston.



Hotel Company Director
Mr. R. E. Fowles, of Murton Lodge, London Road, Batheaston, is a permanent director of Shortlands House Hotel (Bromley), Ltd., which has just been registered as a private company with offices at Bromley Road, Shortlands, Kent, to take over a business as hotel proprietors. Nominal capital is £600 in £1 shares. There are two other permanent directors, R. G. Fowles and Iris Fowles, both of Shortlands.

Bath Chronicle and Weekly Gazette
15 February 1947 *British Newspaper Archive*

The London Gazette records a High Court of Justice winding up order 002 of 1950 brought by J Sainsbury Ltd and the appointment of an official receiver.

There is evidence that the hotel was to become a training centre for the Electrical Trades Union (ETU) mentioned in the Electrical Review in 1949 but this must have fallen through as the hotel is advertised for sale by auction in Country Life and the Estates Gazette in 1950, with the latter quoting a price of £12,450 (approx. £430,000 in 2020).



By Order of Receiver.
BROMLEY, near. SHORTLANDS HOUSE HOTEL,
Bromley Road, Shortlands, Kent. **QUEEN ANNE**
MANSION of CHARACTER, on 2 floors: 23 bed
rooms, 4 bath rooms, 5 magnificent reception rooms,
extensive domestic offices, staff rooms, &c.; all main
services; central heating; lodge, outbuildings, garages;
excellent grounds, in all 4 acres. Established as hotel
28 years. Licensed. Also suitable for conversion,
nursing home, &c. For **SALE FREEHOLD** with
POSSESSION by AUCTION (unless sold previously),
with or without **ENTIRE CONTENTS, on THURSDAY,**
26th JANUARY, 1950.—Auctioneers, EDWARD
SYMMONS and PARTNERS, F.R.I.C.S., F.A.I., 73,
Grosvenor Street, W.1. Mayfair 0016.

The Times 3 January 1950

Name of Company— SHORTLANDS HOUSE •HOTEL (BROMLEY) Limited. Address of Registered Office— Shortlands House Hotel, Bromley Road, Shortlands, Kent. Nature of Business— HOTEL PROPRIETORS etc. Court - HIGH COURT OF JUSTICE. No. of Matter No. 002 of 1950. Liquidator's Name—John Melville Clarke, Official Receiver and Liquidator. Liquidator's Address—Inveresk House, 346. Strand, London, W.C.2. Date of Release July 16, 1951.

London Gazette 3 Aug 1951 *British Newspaper Archive*

On 10 Nov 1953 the company was struck off the Companies Register

And finally

The house and grounds were purchased by the Roman Catholic Archdiocese of Southwark for conversion into a Junior School for boys.

The derelict stables had been used by the 9th South Beckenham Scouts as a headquarters after they carried out much remedial work, but in 1955 they moved out when the school required the land to expand. Much to the irritation of the demolition contractor, the scouts had whisked away all reusable pieces of the buildings.

In 1956 the senior wing was added and in 1963 more classrooms and an assembly hall doubling as a gymnasium were opened followed by the art block in 1968 and the new junior block in 1980.

Bishop Challoner School became co-educational (admitting both boys and girls) in the Junior School in 1992, later extending into the Senior School. At the same time a nursery school was opened.

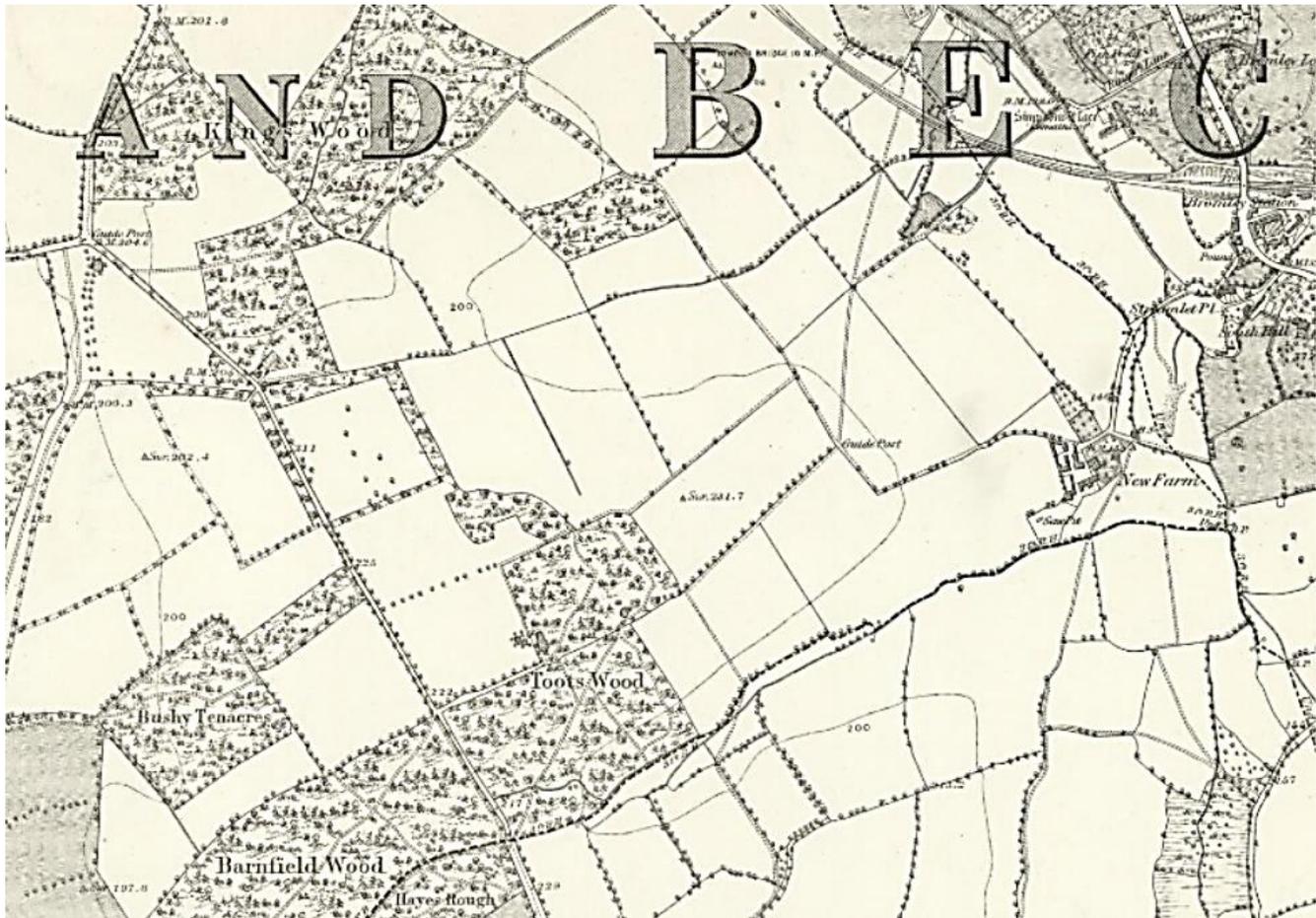
The school became an independent charity limited by guarantee in December 2013, governed by a board of Trustees. In 2017, the chapel was refurbished and renamed The Chapel of The Annunciation. The Chapel contains four icons commissioned from the Bethlehem Icon School.

The school continues to improve and develop the grounds and buildings with the addition of a sixth form study centre, a drama studio and new art facilities. On 4 May 2020 the school celebrated the 70th anniversary of its foundation by **Father Patrick Byrne**, parish priest of St Edmunds, Beckenham in 1950.



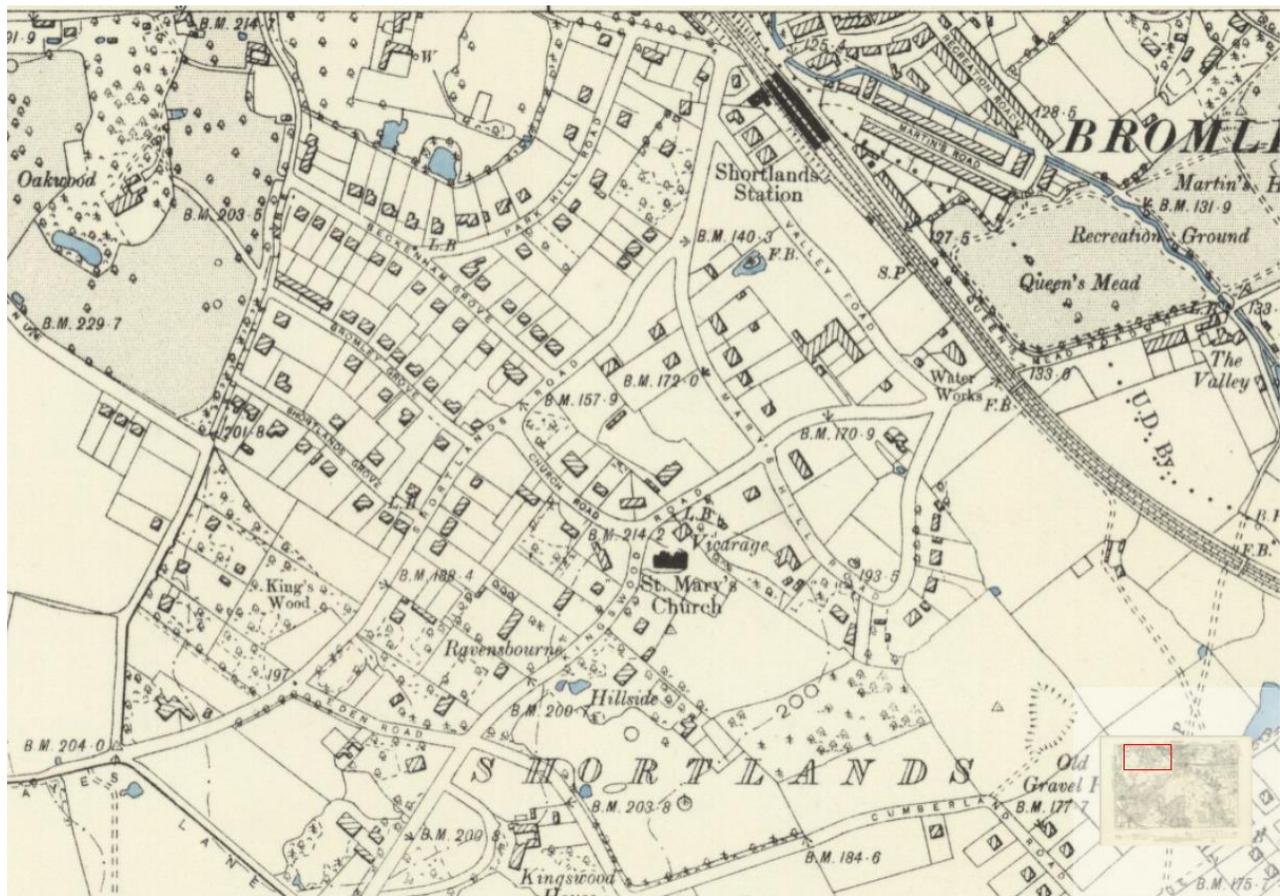
The Bishop Challoner School motto
"Quantum Potes Tantum Aude"
translates as "Dare to do your best"

Shortlands, from farmland to suburbia in maps 1868 - 1952



1868 Ordnance Survey 6" National Library of Scotland

1868, the only identifiable landmarks are "Bromley Station" on the London Chatham and Dover Railway line, "South Hill", "New Farm" and the woodlands of Kings Wood, Toots Wood and Barnfield Wood. The tree-lined road between Barnfield Wood and Toots Wood running roughly north west has a familiar contour and maybe some of the footpaths crossing the fields or skirting the field boundaries suggest roads to come, but in 1868 Shortlands estate was rural.



1894 Ordnance Survey 6" National Library of Scotland

By 1894 the familiar road names have arrived with the Gentlemen's Residences and Villas with stables, lodges and glasshouses.



1914 Ordnance Survey 6" National Library of Scotland

On this map the red contour lines clearly show St Marys Church at the top of the hill overlooking the estate.



1930 Ordnance Survey 6" National Library of Scotland

Further development has taken place replacing Gentlemen's Residences and villas along Kingswood Road. The first phase in the 1920s and 1930s saw smaller, modern and convenient semi-detached family homes stretching from the "odd" side of Kingswood Road along the new St Mary's Avenue, Celtic Avenue and developing South Hill and Cumberland Roads.

The pits marked "Ancient British Earthworks" were surveyed at the instigation of local school headmaster, Len Hevey, and found to date back to the Iron Age, are now hemmed in to the north by the development of South Hill Road but are still in the garden of "Romanhurst" on Toots Wood Road.



1952 Ordnance Survey 1:1250 National Library of Scotland

Even in 1952, after so many properties were severely damaged or destroyed by enemy bombing, many large houses remained as islands between the tide of new development in the plots set out by Wilkinson in 1864.

Appendix 1 - Sources

Len Hevey 1994 "The Early History of Beckenham" (from the Iron Age to 14th C.).

Bromleage "A History of Shortlands and History of Elmers End" (Dec 1995)

C Greenwood "An Epitome of County History – Kent" 1838

The King against Sir Edmund Elwell, Joseph Billers Esq & Daniel Monty Esq Mich Term 1 Geo 2 N2

Bromley Historic Collections

Kent Archives

www.medievalgenealogy.org.uk

Richard Waltham's will: R. Sharpe, ed., "Calendar of Wills Proved and Enrolled in the Court of hustings"; London, 2 vols, London 1889—90, vol. 2, p. 333.

The Ricardian Online <http://www.thericardian.online/downloads/Ricardian/13/05.pdf>

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"Elizabeth Woodville. Mother of the Princes in the Tower", David Baldwin 2002

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Harriet Grote: "Personal Life of George Grote" (1873)

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"A History of Greece: From the Time of Solon to 403 BC" reprinted and abridged 2001 Biographical Sketch Google Books

<https://books.google.co.uk/books?id=jlyqGIOMZhAC&pg=PR21&lpg=PR21&dq=selina+Peckwell&source=bl&ots=fiqAenzvrl&sig=ACfU3U24vIGkTOhwh-ERnoILdquCng8BLw&hl=en&sa=X&ved=2ahUKEwj5itTBie3gAhVsShUIHanRCoi4FBDoATADegQIBRAB#v=onepage&q=selina%20Peckwell&f=false>

Sun Life Archive MS 1936/538/1141949

Hertfordshire Archives

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British Postal Museum & Archive

Oxford Directory of National Biography

"Diary of an African Journey Henry" Rider Haggard 1914

Greenwich Heritage Centre

"The Beautiful Spy: The Life and Crimes of Vera Eriksen" David Tremain 2019

<https://founders.archives.gov> -Franklin Papers Project

The Census England and Wales, Channel Islands and Isle of Man

These can be searched online at The National Archives or through many library services without charge and through the partners of The National Archives by subscription.

The dates of the censuses were as follows:

1841 – 6 June

1851 – 30 March

1861 – 7 April

1871 – 2 April

1881 – 3 April

1891 – 5 April

1901 – 31 March

1911 – 2 April

The 1939 England and Wales Register

This does not include those serving in the armed services or living persons born after 1919

1939 – 29 September

Appendix 2 - People

Introduction

Peter Burrell (1692-1756)

Amy Raymond

Hugh Raymond

Sir John Brograve II (1664-1691)

William Brograve

Sir John Brograve I (1538-1613)

Hugh Raymond

Sir Edmund Elwell (?-1740)

Elizabeth Barttelot née Style

John Elwill

Alexander Buster

Thomas Bedford

14th and 15th Centuries - Walcy

Robert de Marny, Alice, his wife, Robert de Bourton, Philip atte Bregge, Roger Prest, John Thornkyn & Richard Lacer (1372)

William Wolcy & John Langwyth and Ellen, his wife (1437)

John Langwyth, Thomas Peny, Otes (Oto) Trethek, William Waleys and Katherine, his wife (1439)

Philip Waltham and Ellen, his wife, Agnes Walshale, Agnes Sampson and Alice Dunnowe (1425)

Elyn Langwith, Matthew Philip, John de Bardi & Sir John Howard (1465)

John Langewith and Eleyon or Elene, his wife (1467)

18th Century – Woolsey Farm

Samuel Pugh

John Tolson (Toulson)

Peter Burrell (1724-1775)

James Stiles (Styles)

Alexander Buster or Burster (? – 1753)

Elizabeth Buster

Alice, Elizabeth & Alexander Buster

Thomas Commons

Dorothy Stiles née Goldsmith

James, Edward & Richard Stiles

Frederick St John, Viscount Bolingbroke

Jones Raymond

John Cator the younger

John & Edward Bridges

Mr Heaves, David Henry & Charles Wray (1769)

William Smith

Edward Peach

19th Century – Clay Hill House – Shortlands House

George Grote Snr.

Rev William Rose

Richard Henry Alexander Bennett

Selina Grote née Peckwell

Rev. Henry Peckwell

George Grote Jnr. (1794 – 1871)

Harriett Grote née Lewin

Thomas Lewin

Ann Webber & Robert Webber

George & Charles William Webber
Emily Susanna Webber & John Boscowan
Monro
Thomas Carey Palmer (c1769 -1849)
John Barwell Cator
Joseph Grove
John and Edward Bridges
Mr Hayward
Robert Booth Rawes (1785 – 1841)
Bless Rawes née Freeman
Mary Freeman Shepherd
Frances Palmer & James Bate
Richard Rawes
Elizabeth Rebecca Palmer née Rawes
William Thompson Rawes
Mary Rawes
R Malins
William Arthur Wilkinson (1795-1865)
Oliver Cromwell
Colonel Samuel Long
Shortlands House 1870 – 2020
Conrad Wilkinson
Sarah Wilkinson
William Edward MacAndrew (1833-1905)
Robert Alexander McAndrew & Margaret
Anderson McAndrew
William MacAndrew & Emily née Ramsey
William Pewsey
Sir Stevenson Blackwood

Harriet Sydney Dobbs Montagu, Dowager
Duchess of Manchester (1834–1907)
George, 6th Duke of Manchester (1799-1855)
Sydney Charlotte Montague, Countess of
Manchester
Cecilia, Beatrice, Stevenson, Algernon and Ada
Blackwood
Sir Edward Elgar
Lewis Peter Ford
Ellen Marian Utting, Johanna Catherine
Lehmkuhl, Fannie Jane Dorey & Edith Margaret
Tanner
Sir Henry Tanner
William George Dawson
William Edward Dawson
Alfred & Ernest Stanbridge
Augustus David Klaber
Jessie Rosalind Klaber née Levy
Jacob Levy & Agnes Isaacs
Kennedy Steer Delamaine Bateman & Violet
Neave Bateman
May Drury
Duchesse de Chateau Thierry & Vera Erikson
Susan Annie Austin & Albert Nickolds
Ilse Sophia Stern
Albert Henry Howe
Roy Gordon Fowles & Iris (née Gibb) & Richard
Ernest Fowles
The Roman Catholic Archdiocese of Southwark
Bishop Challoner School
Father Patrick Byrne

Acknowledgements

During my research into the history of Woolseys Farm, Clay Hill and the Shortlands House Estate I have been grateful to the staff at the Bromley Local History Library and at Kent Archives, who have made documents and images available both physically and electronically. My thanks also go to Sir Charles Raymond Burrell, 10th Baronet, of Knepp Castle, for generously allowing access to maps and images of family portraits from his family archives, also to Julian Rawes, Richard MacAndrew and Miss Jennifer Bateman for providing information from their own family histories. Thanks also to Mal Mitchell, Michael Ricketts, Jamie Compton, Sian Pettman, Toni Mount, Joan Gibbins, Mike Durham. Sara Austin, Suzanne North, Simon Finch and Sue Long for their interest in this project and willingness to answer 1001 questions. Also, to my wife, Linda, for reviewing, editing, formatting and forbearance.

K M Baldwin June 2020