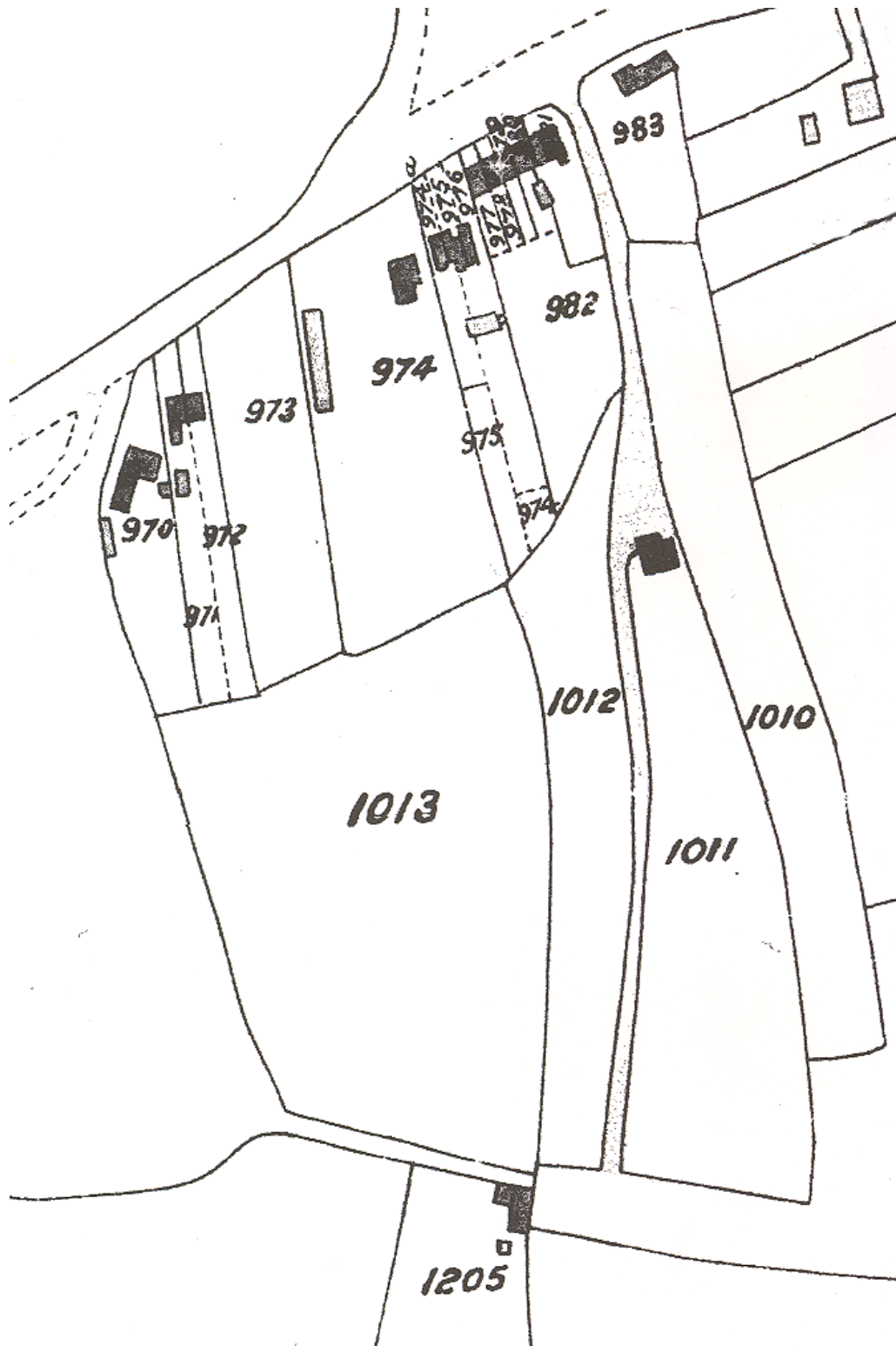


Notes on the history of that area of Westcott known today as
Heath Rise, Institute Road and Parsonage Lane



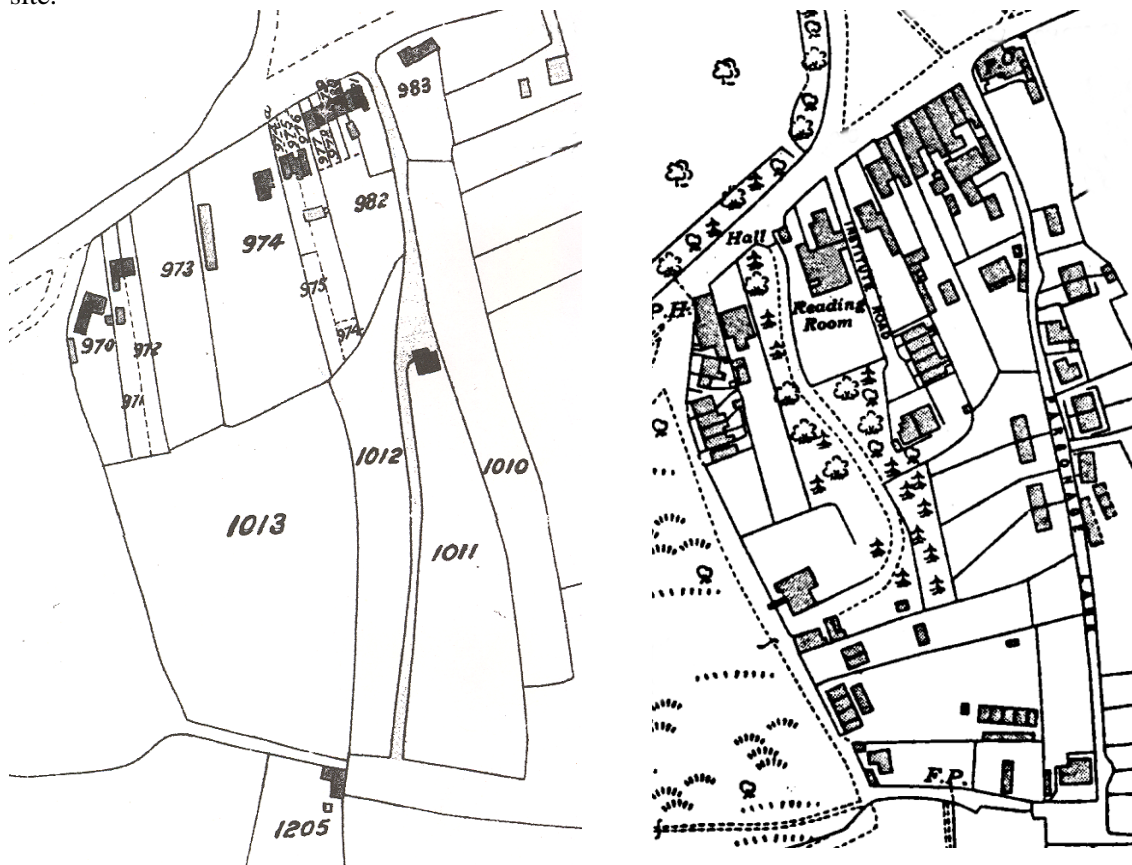
Terry Wooden

August 2003

Heath Rise

The following extract from the 1840 Tithe Map of the Parish of Dorking (The separate parish of Westcott was not formed until 1852) illustrates the development at that time of the area confined today by Heath Rise on the west and Parsonage Lane on the east.

The accompanying extract from the 1896 Ordnance Survey map of the same area helps to identify the site.



The description, ownership and area of the numbered pieces of land on the map were recorded in the Tithe Apportionment as follows:

	a r p ¹		a r p
970 House, Workshop and Garden Owned by John Reeves	0 1 3	979 Cottage and Garden	0 0 4
971 Cottage and Garden	0 0 19	Cottage and Garden	0 0 4
972 Cottage and Garden	0 0 20	981 Two Cottages etc.	0 0 13
Both owned by Thomas Waterer		982 Garden	0 1 1
973 Croft – Meadow	0 1 32	All owned by Robert Thompson	
Owned by William Coleman and let to William Jupp		983 Cottage and Garden	0 0 31
974 Cottage and Garden	0 3 2	1010 Glebe	0 3 8
Owned by James Clark		Both belonging to the Rector of Wootton (sic)	
974a Cottage and Garden	0 0 11	1011 Arable	1 0 7
975 Cottage and Garden	0 0 14	1012 Arable	0 2 26
976 Cottage and Garden	0 0 22	Owned by Thomas Redford; farmed by Thomas Douglas	
All owned by Thomas Bravery		1013 'Old Stone' Field Arable	1 3 6
977 Cottage and Garden	0 0 4	Owned by John Gadd, farmed by Charles March	
978 Cottage and Garden	0 0 4	1205 House, Garden & Outbuildings	0 2 6
		Owned & occupied by John Peters	

¹ An acre was (and still is) 4840 sq yards with 4 roods to the acre and 40 perches (sometimes rods, poles or perches) to the rood. Thus there were 260 perches to one acre.

One of the last acts of Dorking Urban District Council before the creation of Mole Valley District Council was to assign the name Heath Rise to the length of private road known locally, in March 1974, as Rough Road. Before then it had no name other than 'The Common'.

In fact Heath Rise is one of the oldest 'roads' in the village insofar as it has, for centuries, represented the boundary between Westcott Heath, the common land of the manorial 'waste', and Westcott Village. As such it appears on all the known maps of the area and continues to be officially recorded as Public Footpath No. 119 on Surrey County Council's 'Rights of Way' map.

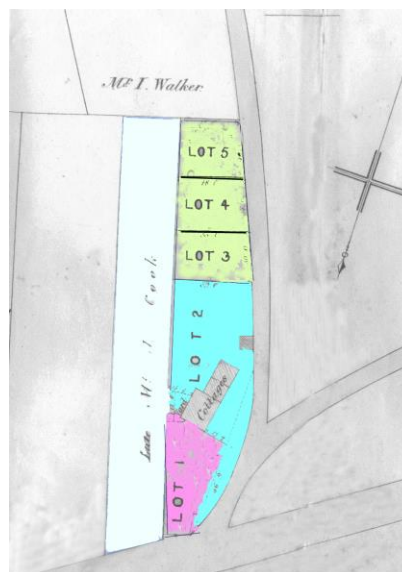
The history of the road is necessarily related to the properties that have fronted it on its eastern side. Prior to the relatively recent construction of the houses that are now numbered 1A (in 1982), 5, 6, 7, 12 and 13 (in 1978), and 18 & 19 (in 1958) these were:

Cricketers Cottage

The June 1872 sale of the 'Cricketers' beerhouse included three brick and timber-built and tiled cottages 'adjoining the 'Cricketers and facing Westcott Common'. One contained 3 living and 3 bedrooms with a garden. The other two contained 2 rooms and 4 rooms respectively. The tenants at that time were R Coleman, Henry Collins and Charles Strudwick. The 1871 census return shows that these three families comprised:

- Robert & Martha Coleman and their 6 children
- Henry & Mary Collins
- Charles & Rosa Strudwick and their 5 children.

The plan accompanying the sales prospectus shows the position of the three cottages (Lot 2) and this is identical to the site occupied by Cricketers Cottage today.



This November 2002 photograph suggests that the present cottage originally provided for more than one household but closer examination of the present building will be required to confirm how it originally provided for three distinct dwellings and to ascertain how much of the present building dates back to the house included in the 1838 Tithe survey.

The 1881 and 1891 census returns also included three separate schedules, referred to as Lime Cottages, between the Cricketers and Sunnyside Cottages, but there is only one schedule for the property in 1901.

The 1913 rate books for Dorking Parish show the owner of 'Cricketers Cottage' as Lascelles Tickner and Co, the brewery that owned the Cricketers public house. The occupant at that time was Fred. Woodnutt. He had been the licensee of The Cabin in St John's Road but he moved to Cricketers Cottage when he married the landlady of The Cricketers.

In October 1981 planning permission was sought by C R Homewood to demolish Cricketers Cottage and replace it with 3 terraced houses. Objections were raised and this proposal was withdrawn and replaced by a plan to erect a detached two-bedroom cottage and integral garage on a site, then occupied by an unsightly garage, between Cricketers Cottage and Sunnyside Cottages. This was agreed and resulted in the construction of 1A Heath Rise.



These photographs, the first taken on 31 August 1941 and the second in December 2002, illustrate the space between Cricketers Cottage and Sunnyside Villas and the way in which it has been filled by 1A.

Sunnyside Cottages

The June 1872 sale of The Cricketers also included three plots of building land (Lots 3, 4 and 5 – shown on the above plan). These adjoined Lot 2 and each had a 30-foot frontage to Westcott Common and an average depth of 50 feet. It was on this land that the three Sunnyside Cottages were built. They are first listed as such in the 1881 census. Their appearance has not altered significantly since then but they no longer accommodate as many people as they did at the end of the 19th century. In 1891, for example, the inhabitants were:

1. Abraham Wright, his wife and their four children; his stepson, James Shepherd; father in law, James Best; a nephew Sydney Best, and Ellen Pearce, a visitor.
2. George Baker, his wife and their three children, a grandson and Sarah Bridger, a visitor.
3. James Smith, his wife and three children.

In 1913 Sunnyside Cottages were owned by Lascelles Tickner and Co, the brewery that owned the Cricketers public house. The occupants at that time were Abraham Wright, Geo Baker and Sydney Philpott. This tallies with Bill Baker's recollection, before his death in 2000, that he was born in the centre cottage in 1914.

Hill House

Hill House was built in the mid-19th century. On the 1840 Tithe Map the site is shown as Old Stone, an arable field owned by John Gadd and worked by Charles March of Brooklands (Guildford Road). A house first appears on an Evelyn Estate Map of the Manor of Westcott dated 1859 and it was probably built at much the same time as Holy Trinity Church (1852) and with a similar flint and sandstone construction. The present stucco finish was a later addition, applied when the building was extended in the 1860's.

The house was originally approached from 'Heath Rise', with a covered porch and steps down to the road.



The purchase of a strip of land later in the 19th century allowed the house to be approached by a tree-lined drive from Guildford Road. The house has been studied by the Domestic Buildings Research Group - Surrey Report No. 1943 refers.

The 19th Century census returns show that the occupants have included:

- 1861 Elizabeth Tyas, widow, aged 51, a fund holder born in Liverpool

Dora Tyas, daughter, aged 24 from Southwark
Richard Tyas, visitor, aged 52 from York
Priscilla Hayes, servant, aged from Quedgeley, Glos.

1871 Harriet Loftus, widow aged 73 of independent means born in Dublin
Elizabeth Gardner, cook, aged 50 from Warwick
Isabella Bannerman, parlour maid, aged 32 from Banffshire

1881 Unoccupied

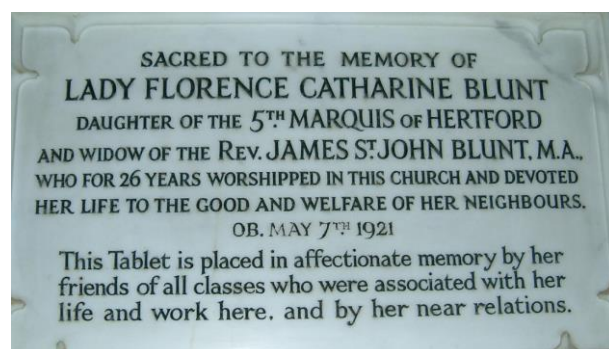
[On 27th September 1889 Juliana Elizabeth Barclay and Emily Barclay of Rokefield leased Hill House etc. to Lady Florence Blunt of Tankhurst, near Dorking.]

1891 Florence C Blunt, widow aged 45 living on own means, born in Dublin
Ann E Williams, housemaid aged 39 from Old Windsor
Mary A Emery, cook aged 30 from Botley, Hants

Hill House was auctioned on 25th May 1899. Lady Florence Blunt was still the sitting tenant at that time and was keen to purchase the property and instructed her solicitor to bid up to £2000, but was outbid by Robert Barclay who paid £2250 for a small 'attractive freehold residence' standing in about 2 acres. He was obviously keen to acquire the property because he had arranged for a survey and valuation a few weeks before the sale and this had suggested that it was worth about £1650 plus £120 and £50 respectively for the adjoining fields. A few weeks after the purchase, Mr Barclay had a specification prepared of the work that needed to be done to the property. This included a statement that 'the fence by Mr Wilmot's property is in bad condition'.

Mr Barclay was quite happy for Lady Blunt to continue to lease Hill House but on the night of the 1901 census the head of the household was Mary Bampton, a 34 year old Governess from Waterford in Ireland, who was employed to look after Jane (age 11), Annie (4) and William (11 months) Seymour, all of whom were described as 'pupils' born in Carshalton, Surrey. There was also a living-in nurse, under nurse and cook. Lady Florence Blunt was to be found across the Guildford Road at Brooklands with her mother, the Marquess of Hertford. Reference to the Hertford Family Tree shows that Jane, Anne and William Seymour were Lady Blunt's nieces and nephew, the children of her youngest brother, Victor Seymour, who was Rector of Carshalton.

Lady Blunt was a Lady in Waiting to Queen Victoria and rode about in a small carriage, pulled by white horses, which was a present from the Queen. Her husband, the Reverend James St John Blunt, had been Vicar of Old Windsor from 1860 until his death in May 1889 and as such was a Chaplain in Ordinary to the Queen. Lady Florence Blunt was a very active supporter of village charities and was secretary of the Albany



Homes Trust, which provided training for domestic service for large numbers of homeless and in many cases friendless girls and had established a Home in Westcott (at the top of Parsonage Lane in what is now Westcott Lodge). There is a memorial in Holy Trinity Church.

It is known that Lady Blunt remained a tenant to the new landlord during the early years of the 20th Century but in 1920, shortly before her death in 1921, the Holmesdale Directory showed that Hill House had a new incumbent - John Henry Lapage (previously resident at Pine Wood). He remained until 1926 when Mrs Laura C Rachel Barclay, Robert Barclay's widow, moved in. (Bill Baker recalls her sitting outside the house, looking like Queen Victoria and giving him 1d for sweets.) She stayed until her death in 1938.

This photograph, published by Frith in 1927, shows the house, its stable block, Hill House Cottage, Thorndale Cottages and in the background Sunnyville in Parsonage Lane.



Although some of the land with a frontage to Parsonage Lane was sold in the 1930's Hill House remained part of the Bury Hill Estate until July 1952 when the estate was sold. The 1952 sales particulars provide a further description of the house and grounds, which still extended to 1.5 acres.

Kelly's Directory for 1951 showed the occupant as Joseph W Binge and the sales prospectus confirmed that a Captain Binge held the tenancy. He secured the freehold in the auction and the property was formally conveyed to Joseph Wallace Binge, architect, on 13th October 1952 for the sum of £1675.

In 1966 planning permission was unsuccessfully sought by Mrs Gwendoline Binge to erect a 'Regency style terrace of 4 houses and garages' in the derelict gardens of Hill House and Heath Cottage. This was not pursued but at the beginning of the 1970's an application was made to demolish the house and to redevelop the whole site with the construction of nine detached houses. Concern about access (initially it was proposed that two houses would be accessed from the A25) and tree preservation led to various alternative applications being prepared. In the event, only five new houses were built (Nos. 5, 6, 7 & 12 Heath Rise plus Old Beeches) and Hill House was reprieved.

Hill House Cottage

Hill House Cottage was also included in the 1952 sale of the Bury Hill Estate and the sale particulars described it as being built partly of brick, partly weather boarded and roofed with slates. The accommodation included two sitting rooms with fireplaces, kitchen with range, scullery with fitted sink, larder, four bedrooms, three fitted with fireplaces, an outside WC and a large timber shed.



The Dorking Parish rate books for both 1891 and 1913 show Miss Barclay as the owner and Geo. Grace as the occupant.

In 1952 the tenant was a Mr Beadle. By the mid-sixties the cottage was in a poor state and Charlie Beadle is reported as having rejected an opportunity to purchase it for £100. Instead it was demolished on 13th March 1965. Arthur Ryde, who owned the village garage (formerly the forge and blacksmith's shop) had a new house built (now No. 13) on the site. The well in the garden was still functioning at that time and was over 100ft deep according to Reg Herbert who claims to have been lowered down on a rope.

Thorndale Cottages

There were originally nine Thorndale Cottages. They were sold at auction on 30th December 1929 and the sale prospectus described them as two blocks of 'Pre-war freehold cottages'.

The first block comprised numbers 1, 2, 3, 4 & 5. They were built of brick, cement rendered and roughcast and slated and each contained; two bedrooms, one having fireplace and cupboard; front room, with stove and two cupboards; kitchen, having brick floor and fireplace. W.C. outside and Woodshed. Good gardens existed in front and at the side of the property and two Washhouses, each with sink and copper, were provided for use of the five households. All were connected to Company's Water and Main Drainage. This block was set back from the Heath and approached by a path that ran down the south side of number 9 (now No. 17 Heath Rise). This path was known locally as Rabbit Hutch Row (allegedly because the inhabitants of the cottages were always scuttling in and out of their homes.)



This photo was taken from Parsonage Lane looking towards the Common. The original Peasmont Cottages and numbers 6 to 9 Thorndale Cottages are in the background and 1 to 5 i.e. Rabbit Hutch Row in the foreground. The photo illustrates the 'good gardens to rear and side', referred to in the 1929 sales particulars. The photograph was probably taken early in the 20th century when there were no trees on the Common to obscure the view to Holy Trinity and the 'Robin Bank' allotments had not yet been developed. The crop in the field cannot be identified but it is known that mint was grown here at the turn of the 19th/20th centuries. The block containing numbers 1 - 5 was demolished in the 1960's to make way for the development of old people's homes (Westcott Close) in Parsonage Lane

The second block with numbers 6, 7, 8 & 9 were described as being built of brick, stone and roughcast, and slated roofs, with good gardens to the rear. They contained the same accommodation as Numbers 1 - 5 but with just one washhouse for the tenants' use. They were connected to Company's Water and Main Drainage and numbers 3 and 4 also had a gas supply.



The photograph dates from about 1920 and shows Mrs Miles, Mrs Parsons, Mrs Wright and Mrs Sawyers, together with Mary (Polly) Balchin and Frank Brown. The path to Rabbit Hutch Row is at the side of number 6.

None of the cottages were numbered in the 1901 census return but all nine are mentioned. One was unoccupied. The occupants of the remainder were listed as follows.

- Mr & Mrs Charles Harris, general labourer, with a son and two grandsons.
- Mr & Mrs Charles Balchin, general labourer, and two children
- Mr & Mrs George Brown, bricklayer's labourer, with a son, and two step children
- Mr & Mrs Amos Balchin, general labourer, with two children and a step son.
- Mr & Mrs Joseph Brown, plasterer, and four children
- Mr & Mrs William Sawyers, shoeing smith, and one son
- Mr & Mrs Thomas Parsons, general labourer, with an adopted son and a boarder
- Mr & Mrs Charles Miles, bricklayer and woodcutter, with three daughters

The block of four was shown on the plan prepared when Hill House was sold in 1899 and annotated to show that they were owned by the Executors of D Pullen Esq. They were subsequently referred to as Barn Cottages and are now No. 14 - 17 Heath Rise.

The 1913 Dorking Rates Book lists the tenants as Chas Miles, Thos Parsons, Mrs Hannah Turner, Fred Sawyers, Wm Jas Harris, Chas Balchin, Jas Mears, Amos Balchin, John Brown

Peasmount Cottages

The present pair of semi-detached houses (Peasmount and Bracken Edge) replaced the original Peasmount Cottages in 1958. These had been owned by Mrs Hubbard.

The fact that the Thorndale Cottages belonged to D Pullen Esq. and knowledge that this area was part of 'an ancient Enclosure called 'Old Stone' suggests that the development of the site resulted from the release of 'four plots of valuable building land' by auction to 'small capitalists' on 10 January 1840. The notice of sale held in Dorking Museum Library notes that the plots all have a frontage to Westcot (sic) Hill – a spot universally admitted to be the most salubrious, even, in this decidedly healthy and pleasant vicinity, affording to the industrious labourer or artisan an opportunity to acquire a home at a moderate scale of expense.' It also bears a manuscript note indicating that two of the plots were purchased by Mr Pullen; the others by R W Philpott and Israel Walker.

Robin Bank

Also included in the 1952 sale of the Bury Hill Estate was Lot 25, an area of 2.561 acres of Allotment Land - 'approached by a roadway across the east side of Westcott Heath'. It was on this site that Robin Bank was built. The site was previously used as allotments and before then it is believed that it was one of the many local fields used for the growing of mint and lavender.