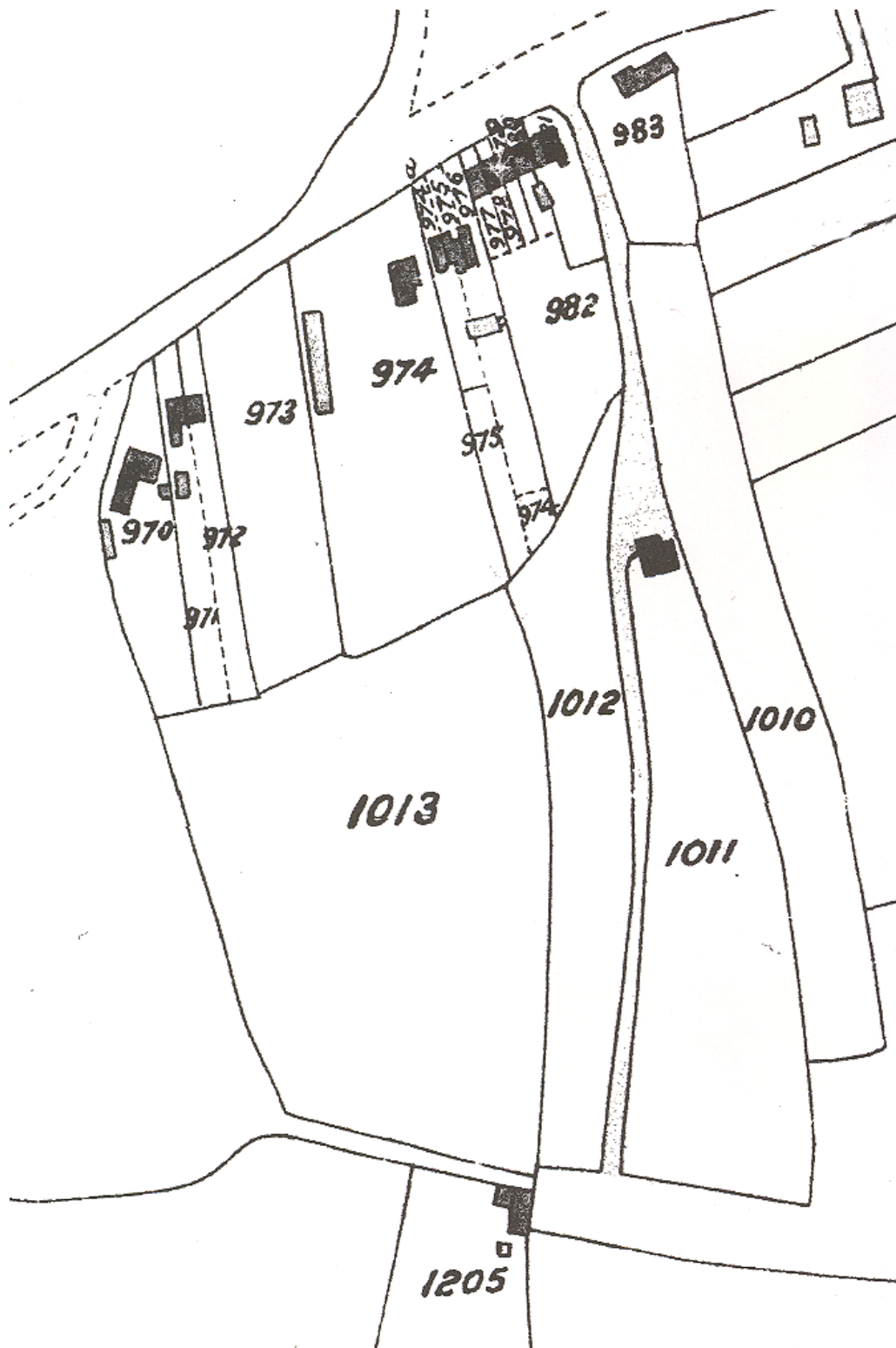


Notes on the history of that area of Westcott known today as
Heath Rise, Institute Road and Parsonage Lane



Terry Wooden

August 2003

History of Westcott - Part 1

This note records the history of that part of the parish of Westcott that is currently known by the following addresses and postcodes:

Heath Rise (NN)

Institute Road (NP)

Parsonage Lane (NL)

Parsonage Close (PE)

Plus the southern side of the Guildford Road between Heath Rise and Parsonage Lane.

The 1840 Tithe Map of the Parish of Dorking (The separate parish of Westcott was not formed until 1852) shows that before the building of St John's Chapel and the development of The Furlongs much later in the 19th century, the Green was the centre of the village. This extract illustrates the development at that time of the area confined today by Heath Rise on the west, Parsonage Lane on the east and with The Hildens to the south.

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

	a r p¹
970 House, Workshop and Garden Owned by John Reeves	0 1 3
971 Cottage and Garden	0 0 19
972 Cottage and Garden	0 0 20
Both owned by Thomas Waterer	
973 Croft – Meadow Owned by William Coleman and let to William Jupp	0 1 32
974 Cottage and Garden Owned by James Clark	0 3 2
974a Cottage and Garden	0 0 11
975 Cottage and Garden	0 0 14
976 Cottage and Garden	0 0 22
All owned by Thomas Bravery	
977 Cottage and Garden	0 0 4
978 Cottage and Garden	0 0 4
979 Cottage and Garden	0 0 4
980 Cottage and Garden	0 0 4
981 Two Cottages etc.	0 0 13
982 Garden	0 1 1
All owned by Robert Thompson	
983 Cottage and Garden	0 0 31
1010 Glebe	0 3 8
Both belonging to the Rector of Wootton (sic)	
1011 Arable	1 0 7
1012 Arable	0 2 26
Owned by Thomas Redford; farmed by Thomas Douglas	
1013 'Old Stone' Field Arable	1 3 6
Owned by John Gadd, farmed by Charles March	
1205 House, Garden & Outbuildings	0 2 6
Owned & occupied by John Peters	

Extract from Tithe Map 1840

Heath Rise

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.

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.

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.

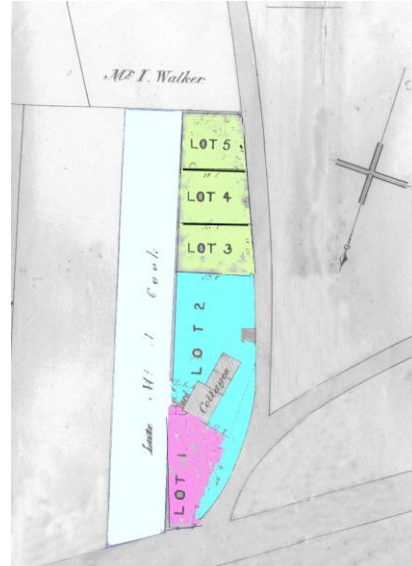
The history of the road is necessarily related to the properties that have fronted it on its eastern side. Prior to the relatively recent construction of the houses that are now numbered 1A (in 1982), 5, 6, 7, 12 and 13 (in 1978), and 18 & 19 (in 1958) these were:

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 Sarah Bishop, the landlady of The Cricketers in April 1912.

In October 1981 (MVDC 81/1129) C R Homewood unsuccessfully sought approval to demolish **Cricketers Cottage** and replace it with 3 terraced houses. An alternative plan proposed (MVDC 81/1170) 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

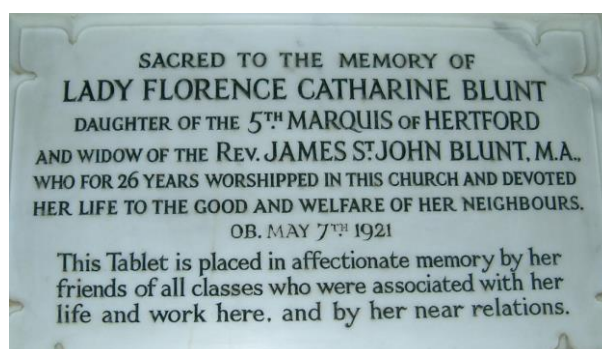
[On 27th September 1889 Juliana Elizabeth Barclay and Emily Barclay of Rokefield leased Hill House etc. to Lady Florence Blunt of Tanhurst, near Dorking.]

- 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. 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 Peasmount 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. (MVDC 58/1889) 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

In November 1954 Albert John Roe of 34 Watson Road sought planning permission to build a house on land that was originally part of the Barclay estate and since 1900 had been used as allotments, and before that it is believed that it was one of the fields used for growing mint and lavender. It is assumed that Roe bought the site (Lot 25 an area of 2.561 acres of allotment land) in the 1952 auction. Planning permission was rejected by MVDC who were worried about access and preferred to have the use as 'temporary allotments' changed to 'permanent allotments'. Planning permission was eventually granted after appeal to the Ministry of Housing and Local Government who thought that it would not be unreasonable to allow the use of a small portion of the total area to be used to build a house for the applicant, who was a native of Westcott and who proposed to continue to keep poultry on part of the site. Also "Access is by means of a track which already serves a number of cottages and is not so bad as to justify refusal of permission, although it might well be inadequate for any general development of the back land."

At the time it was noted that a ¼ acre plot adjoining the appeal site is used for allotments but earmarked for an extension to the graveyard in due course.

A separate proposal in 1956 to build 10 houses on the remainder of the Robin Bank site was rejected, mainly due to the problems of access (although the plan accompanying the application suggested that it might be possible to open up the site by extending the cul-de-sac on the north side of The Hildens – between Brockway and Tor Cottage). The planning application includes a plan showing 'the total width available now for highway purposes following conveyance of part of the common to the council for this purpose.' The road is marked as 'Rough Road, Westcott Heath' and the plan indicates a 'new embankment'.

Guildford Road

The Cricketers

Lot One in a sales prospectus dated June 1872 was a modern brick-built and slated freehold house known by the Sign of the 'Cricketers'. It was described as a licensed beerhouse with an adjoining bakehouse and ten bushel oven. The accommodation included a front shop, two parlours and a tap room, with five bedrooms on the first floor and two good beer cellars. At the time of the sale the premises were let to Messrs Hodson and Baverstock and occupied by Mr George Saxby. Thomas Bosville Bolden Baverstock of Godalming, and John Hodson of 3 The Terrace, Clapham Common, had formed a co-partnership as brewers on 2nd November 1870 and (formally on 3 July 1874) they took over the Cricketers at Westcott. Thomas Baverstock's interest survived until 1895 when he sold both the beerhouse and the adjacent cottages and ground that he had purchased from Mrs Martha Coleman on 12 September 1881, to Lascelles, Tickner & Co. of Castle Brewery, Guildford. At that time, 1895, Joseph Westgate was the tenant.



The Dorking Rates Book for October 1913 refers to Edward Hy Woodnutt as the tenant at The Cricketers.

In March 1981 the property was owned by Ind Coope who decided to cease trading and the Dorking Advertiser reported that 200 people were present when Robert Crutchett, the landlord since 1970, retired. Ind Coope were hoping to turn the building into a shop or house and on 23 Feb 1981 the Dorking Advertiser reported that the Mole Valley District Council had approved a plan to convert the ground floor into a retail shop and to establish two separate houses. In the event this was not pursued

and after a spell as a night club known as 'Wizard' it reopened once again as The Cricketers. It currently incorporates a 'Beau Thai' restaurant.

Heath Cottage (now Barrington House)

Heath Cottage was built on a quarter acre of copyhold land that originally formed part of Short Dean, a 2½ acre piece of ground owned at the beginning of the 19th century by Edward Stone. The land was purchased by Thomas Waterer in 1830 and two cottages were built on it; shown as plots 971 and 972 on the 1840 Tithe map.

These were named Heath Cottages and in the 1881 census the occupants were Henry & Lucy Cooke and George & Mary Gregory. In an 1886 Valuation List just one owner/occupier is shown; Henry Cooke. Henry died in March 1888 and Lucy in October 1892, following which manorial records show that George James Brown was admitted to the property on 15 Feb 1893. He and his wife Eliza were shown as the occupants in the 1901 census.

In September 1936 the property was bought by Richard Bates Dunkley who sold it a year later to Mr Arthur Gadd, a builder, who established the village post office in Heath Cottage. He was also the sextant at Holy Trinity Church.



Following the death of Arthur Gadd in March 1962, Heath Cottage was sold (on 25 February 1963) by his widow, Freda Gadd, to William Garman for £4500. It was later used, until June 2002, as offices by Johnson Fry, Insurance Brokers, and known as Barrington House.

At some stage most of the rear garden of the property was transferred to the Hill House estate and is now the garden of The Copse (5 Heath Rise).

[The title to Lot 4 comprises with an indenture dated 10 July 1856. Lot 3 and part of Lot 1 with a mortgage deed and ??? ??? of 30 August 1855. The rest of the property was purchased by Mr Israel Walker in small quantities and at many different times between the year 1840 and 1873 from different persons holding different titles, all the whole thereof having since been brought from him by the trustees of a marriage settlement.]

Institute Road

The area that is now Institute Road (including Draycote, Tumbledown and the Reading Room) was offered for sale in May 1861 as 'Spacious Business Premises'. The site had been used since 1836 by James Clarke, as the depot for his coal and timber business. The plan that accompanied the sales prospectus illustrates the various activities that took place in what was at that time the heart of the village. There is a coach house, chaise house and a wagon lodge; a three horse stable, a nag stable, cart horse stabling, a loose box and a cow house; all supported by a hay store and a chaff store. There were several drying sheds, a sawing shed and wood, charcoal and coal stores. At the far end of the site there were two cottages with large gardens and a well. At the entrance to the large Yard stood a 'Dwelling House' (now Tumbledown).

The identical site was offered for auction again in June 1874. Little had changed except that the chaise house was now described as a School Room, but instead of being offered as a single entity the plan was now divided into five lots and the site divided by an 'Occupation Road' leading from the Guildford Road to the two cottages at the southern end.

Following the 1874 sale a block of 5 cottages was built but when offered for sale in 1899 as part of the Hill House Estate they were occupied as 4 tenements, the centre cottage being partly used as wood sheds and partly for bedrooms for the adjoining cottages, as follows::

1 Miss Flay	4 rooms with wood shed & WC	Rent 2/6 per week
2 H Hubbard	5 rooms with wood shed & WC	Rent 5/- per week
3	Divided among the other cottages	
4 Mr Gloster	5 rooms with wood shed & WC	.Rent 5/3 per week
5 Mr Lander	4 rooms with wood shed & WC	.Rent 4/- per week

The prospectus also refers to a conveyance dated 24 August 1882 involving William Charman, Henry Chitty and Edward Randall and the copy in Dorking Museum Library is annotated to suggest that it was bought by F Rhoades for £620. During the 20th century the block has been extended at both end.

Albatros House & Little Bridge

The two original semi-detached dwellings were named Rose Cottage and Fern Cottage. They survived into the 20th century but have now been replaced by the two detached houses Little Bridge and Albatros House. The former retains much of the garden that belonged to its 19th century predecessor.

Reading Room

In the 1874 sale Lot 3 was purchased by Mrs Maria Fuller for £182.10s and in 1876/77 she and her two sisters, Miss Julia Barclay and Miss Emily Barclay, all living at Rokefield, had a Reading Room built for the recreation and benefit of the inhabitants of Westcott. For the first 15 years Mrs Fuller and the Misses Barclay retained ownership but in 1892 they endowed the buildings and land to a Trust together with £1500 in Railway Stock for their upkeep. (See separate note on the Reading Room and Fire Station)

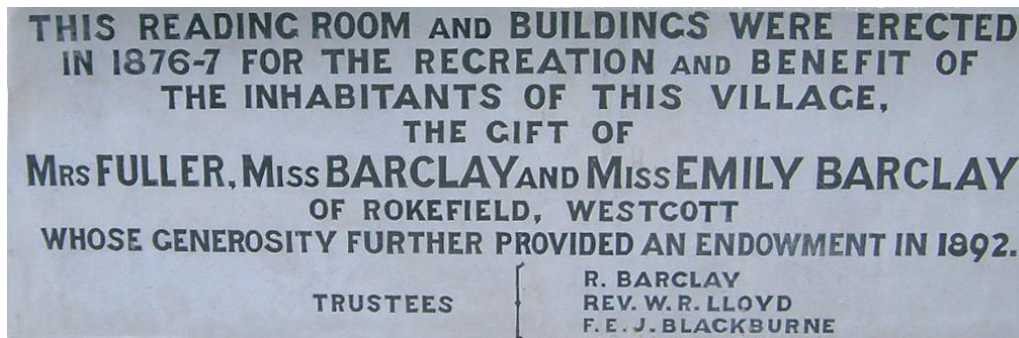
Fire Engine House and Scout Den



On 24th February 1907 the Trustees of the Reading Room entered in to an agreement with Frederick Dixon (Provision Merchant), John Johnson, senior (Licensed Victualler) and Charles Jeater (Plumber) representing the Westcott Fire Brigade, to let a small piece of land with a fifteen foot frontage to the main road and a depth of twenty two feet (being part of the Reading Room Trust property) at a rental of 10/- per annum, upon which an iron and wood shed was to be erected to house the Fire Brigade's horse-drawn fire 'engine'. The agreement was terminated on 6th February 1830 when the Dorking Fire Brigade assumed responsibility for the Westcott area.

Draycote

The Reading Room incorporated a caretaker's house. This, and the committee room, was retained when the original Reading Room was demolished in 1967 (the new Reading Room was built on land that had formally been the caretaker's kitchen garden) and Draycote became a detached property. The Reading Room trustees let the house but the controlled rents prevailing at that time provided insufficient income to keep it in good repair. When it was vacated in 1980 the Trustees obtained the Charity commissioners approval to sell the house on the understanding that the proceeds of the sale (£18K.) could be used to improve the Reading Room and it was as a result of this that a new kitchen was built and an eastern extension added.



Draycote displays a plaque acknowledging the generosity of the original benefactors.

Guildford Road

Tumbledown

James Clarke's 'Dwelling House' was included in the 1861 and 1874 auction sales of his business premises and is also recorded on the 1838 Tithe Map. Mrs Maria Fuller probably purchased Lot One in the 1874 sale since she subsequently transferred the property to a trust, with the same trustees as the Reading Room Trust, whereby the 'dwelling house and garden' was to be used to contribute to a Curate's or Layworker's stipend. The Dorking Rates Book records the property as belonging to the Trustees of the Reading Room and the tenants in 1913 were Miss Joan Barber and Miss Fanny E Gosling.

The house was used initially to accommodate a curate but when it was no longer required for this purpose it was let, although retaining the name 'Church House'. It was so described in the 1950's when it was occupied by Mrs White who offered 'bed and breakfast'.

In 1971 the house was sold and the proceeds invested in a 'Curacy House' trust that continues to benefit Holy Trinity Church.

Condor and Southdown House

This pair of semi-detached houses proclaim that they were built in 1900 but the 1840 Tithe Map suggests that there had been two earlier cottages and gardens on the site.

Although it has now reverted to its original role, Southdown House was for many years Balchins & Sons, Butchers, with a shop front occupying its front garden.

An abattoir at the end of the rear garden now serves a much more modern use as the home of Southdown Software.

The Southdown name is attributable to the Southdown sheep that provided one of the firm's favourite product.



Main Road Shops

This painting shows the 'Main Road' shops towards the end of the 19th century.



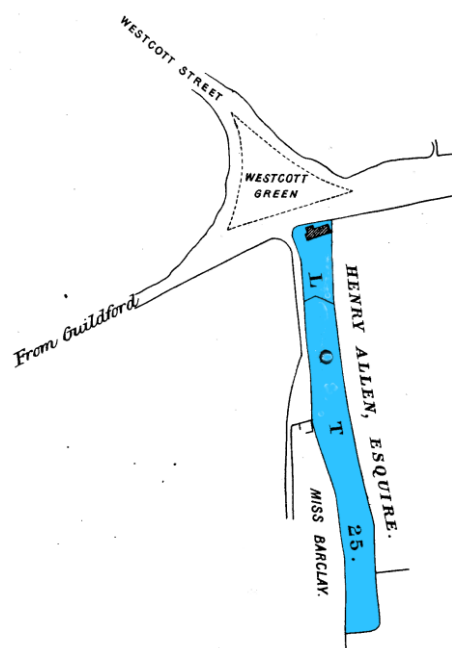
The following photograph, taken a few years later, probably in 1901 or 1902, shows how a four storey and a three-storey building, both of which survive today, replaced the original Bricklayers Arms.



The appearance of the parade of shops has not altered significantly during the past 100 years but the products sold and the names of the retailers has changed. These are the subject of a separate note.

Westcott Court (Chitty's, Surrey Trading Company, Forrest Stores)

The March 1891 issue of the Land Agents Record reports the sale of 89 acres of the glebe land of the parish of Wotton. The sale was held under the Glebe Lands Act 1888, one provision of which required some of the land to be offered in sufficiently small parcels to facilitate acquisition of land by cottagers, labourers and others. At the end of the 27 lots ranged from sixteen acres to half an acre. Most of the land was situated in Wotton but it also included, as Lot 25, a dwelling house with shop at Westcott. In addition to the shop, which is described in the sales prospectus as 'roomy and convenient' the house contained parlour, kitchen, scullery and 4 bedrooms with a detached washhouse with a long slip of productive garden ground with a stable thereon. The land is available for cottage sites. The whole contains an area of 3r.39p. Lot 25 went for £720 to Mrs Ellen Chitty, the sitting tenant. Her tenancy was for a term of 21 years from Christmas 1890 at an annual rental of £27.



The 1881 census had included Arthur Chitty, a shopkeeper and dairyman, his wife Ellen and their four sons. Arthur had been born in Westhumble but his wife and two eldest children were Londoners and their names appear in the David Knight Collection of Westcott ephemera refer to A Chitty, butcher of 26 Little

Chester Street, Grosvenor Place. Percival, the third son was born in Westcott suggesting that the Chittys set up their shop in 1874 or thereabouts.

Arthur and Ellen were also included in the 1891 census but although Ellen was shown as a Grocer and Baker. Arthur's occupation was stated to be a gardener.

The shop certainly merited the title General Stores. An advert in the Parish Magazine of July 1887 referred to:

Baker, Confectioner and Grocer

Hot rolls and twists every morning, genuine home-made bread wholemeal and Vienna.

Families supplied with genuine new milk and cream, new laid eggs, fresh butter and all kinds of dairy produce. The milk of one cow secured for invalids or the nursery.

Huntley and Palmer's biscuits.

Haberdashery, Stationary, Birthday Cards, Toys etc.

Mineral waters in silver-plated siphons and in bottles. Patent medicines.

Coal, coke and wood supplied in large or small, quantities. Agent for patent block fuel, benzoline, paraffin, and other fuels and oils.

All kinds of garden produce, corn and meal.

A pony with chaise or cart on hire.

Luggage, parcels, etc. conveyed with despatch and at reasonable rates.

Newspapers and periodicals promptly supplied.

More items are quoted on surviving bill heads, including:

Dairyman, home-cured pork and bacon, tea dealer.

In August 1899 the property belonging to Mrs Ellen Chitty at 'Chitty's Corner' was offered for sale and the shop was purchased by the Shere-based Surrey Trading Company for £1120. In the 1901 census the Surrey Trading Company's entry includes their resident manager Thomas Smallbone.



The shop name can be seen in this 1904 picture of the drain-laying team on Westcott Green. The manager in 1912 was Leslie Page but by 1924 he had been replaced by T R Davies and the shop had become a branch of Forrest Stores Ltd. Mr Davies went on to become the proprietor of Ye Olde Westcott Bakery (at Braunton Cottage) and was replaced by J F Barrett, G E Mitchell and then Reg F Norman. This photo shows Mr & Mrs Norman.



David Knight recalls that in the 1940's locals would still refer to 'Going up the Surrey' when they went shopping.

Parsonage Lane

Parsonage Lane was formerly known as **Greathurst** (or Grist's) **Lane** , **Post Office Lane** (in 1935 when James May of Holly Cottage was buried) and **Sandy Lane** (according to Iris Lucas who delivered milk there from her Father's dairy). In the 1901 census the lane is shown with just two dwellings, Holly Cottage and Maria Peter's Cottage, although there are six further schedules at the southern end – St John's Parsonage, Albany Cottage Home, Viewlands, The Knoll, The Vale and Pear Tree Cottage. This area was generally known as Westcott Hill.

Westcott Court

The Forrest Stores was demolished in 1975 and replaced by **Westcott Court**, a block of four 2-bedroom flats and 4 garages.

Westcott Mews

This was soon followed, in November 1978, by completion of 3 detached houses – 1, 2 and 3 Westcott Mews. The land on which these were built had housed 'The Barn' a concreted store and parking area where the Forrest Stores delivery van was kept.

Hill Cottage and Wayside Cottage

Following the death of Dudley Cory-Wright on 28th February 1931 his estate was offered for sale by auction and in addition to Milton Farm and The Red House (now The Little Manor House) there were two pieces of land with access to Parsonage Lane. These were Lots. 9 and 10 which, according to the Sales Particulars, were related to conveyances dated 15th December 1906 and 20th December 1907.

Lot 9 was described as 'valuable garden ground' with several and extensive glasshouses. These included a 30ft by 10 ft cucumber house, a 35ft by 23ft vinery, a 40ft by 16ft palm house and various potting sheds. Water was supplied from the Red House but all the main services were available in the Lane. It was suggested that the lot should appeal to market gardeners and horticulturalists. In practice, the Lot was sold to a Major Chance and shortly afterwards two detached houses were built on the site. These were named Hill Cottage and Maydene but the latter has since become Lamorna and most recently Wayside Cottage.

Low Bank and South End

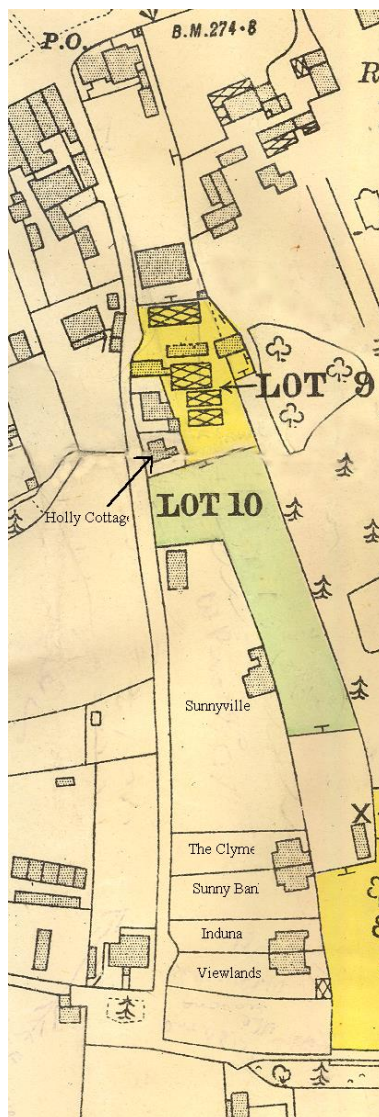
Although also described as valuable garden ground in the Cory-Wright sale, Lot 10 was advertised as an excellent building site for a house of moderate size. The purchaser in July 1931 is believed to have been a Mr Fowler but the land was subsequently acquired by the Westcott Fellowship Cottage Trust² and used, in 1945, to build two detached houses. These were Low Bank and South End and are still owned and let by the Trust.

Not all of the land was used; the surplus area was subsequently sold to the owner of Sunnyville (see below).

The Old Pump House

In 1901 the cottage that is today known as The Old Pump House was occupied by a Mrs Maria Peters, a 71 year old Dorking woman living on her own means. Accompanied by her 29year old dressmaker daughter Lizzie.

On 9th August 1931 the Westcott District Nursing Association established a charity to provide a home for the Westcott District Nurse. This property in Parsonage Lane was acquired and became known as the **Nurse's Cottage**. Simon O'Carroll was the occupant in 1951. In 1957, in view of the poor condition of the property, also referred to as Parsonage Cottage and at that time occupied by Nurse O'Carroll, Surrey County Council sought alternative accommodation. A small house had recently come on to the market in Watson Road and consideration was also being given to purchasing one of the new houses then being constructed on the Longmeadow Estate (Springfield Road) and expected to be available in July. The original Nurse's Cottage was sold in May 1958 for £1350, (£950 of which was needed to pay off a mortgage). Subsequent correspondence with Dr Billings, representing the Trustees of Westcott



² In 1925 the Westcott Fellowship Cottage Trust was formed:

- ❖ to eliminate and abolish as far as practicable all slums in Westcott
- ❖ to erect build and improve Cottages in Westcott and to let, supervise, repair and keep in repair the same,
- ❖ to purchase or otherwise acquire any property which may appear to be necessary or convenient for any object of the said Trust.

The first houses were built in Bailey Road and Watson Road. Rose Cottages in Westcott Street were added later.

Nurses Cottage, was from Mr R S Clayton of **West Winds**, Parsonage Lane. The proceeds of this sale formed the basis of the Westcott Aid in Sickness Fund, established by the Charity Commissioners on 18th February 1964. Mr Clayton was still the occupant in 1972. At the end of the 20th century the cottage, now known as Old Pump Cottage, was occupied by the Walker family.

Holly Cottage

Holly Cottage is clearly marked on the 1841 Tithe Map and is probably the freehold house with one acre of land described as part of property called 'Hammonds' in the manorial records held at the Surrey History Centre. George Wood inherited the house and land from his father but sold it to William Redford at the Manor Court on 31 November 1770. It is known that Redford had a son and a daughter, served as a juror at the Court and was the Lord of the Manor's appointed Aletaster from Michaelmas 1803 until 22 October 1804. William's death was proclaimed on 24 October 1815 and his will provided a life interest for his daughter, Sarah Tickner, with the title passing to his grandson, Thomas Redford, on her death.

Thomas Redford inherited the freehold cottage and land, with an annual rent of 8d, on 18 October 1817. The land was subsequently let to Thomas Douglas who was shown as the occupier in the 1840 tithe apportionment. On Thomas's death in 1854 Henry Redford, his only son, inherited the property but by 1859 the freehold cottage and its land had been acquired by William Rose.

The property was offered for sale by auction at The Red Lion Hotel, Dorking on 11th June 1874. At that time it was occupied by Joseph Lynn, at the rent of 4s 6d per week. The sales prospectus noted that the cottage contained: parlour, kitchen, wash house, private closet and two good bedrooms, with productive garden and a well of fine spring water, subject to the right of the owners and occupiers for the time being of the adjoining property, now belonging to Mr Joseph Peters (The Old Pump House see above), to take water from such well on their contributing one moiety of the expense attending keeping the well-curb, rope, bucket, and appendages thereto belonging in repair.

In 1886 the land is shown as partly owned and occupied by Henry Peters (with a rateable value of £8, including a cottage) and partly by John Norris with Edward Richardson in occupation and a rateable value of £6.10s.

In the 1891 census Edward Richardson was shown as living in Greathurst's Lane (the name then given to the northern part of today's Parsonage Lane; the upper part was known as Westcott Hill). This was most probably at Holly Cottage. He was a 52 year old Cabinet Maker born in St Albans living with his 42 year old wife Laura, a British subject born in the Netherlands at The Hague, and 6 children aged between 15 and 1 all of whom were born in Dorking. The family were living in West Street in the 1881 census.

At the beginning of the 20th century Holly Cottage was the home of William Eley, an agricultural labourer from Charlwood, aged 63, his wife Ann and three adult children; Mark (37), William (35) and Ada (18). Mark was the householder in 1911 but by 1916 the cottage was occupied by George Albery.

Mr Albery was the cowman on the Cory-Wright estate and he could be seen carrying milk pails on a yoke in Parsonage Lane, possibly accounting for the width between the gate posts in the



photograph. His wife sold milk from a lean-to, subsequently converted into the cottage kitchen. George Albery died in October 1932.

More recent occupants included Mr & Mrs Harker (1951) Mr T E Jeremy (Oct 1966) who sold it in June 1972 to a dentist, Mr David Moxham, from whom it was bought by Mr & Mrs Bernard Fillery in May 1975. Holly Cottage is the subject of DBRG (Surrey) Report 1107

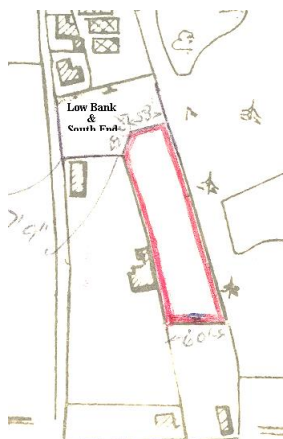
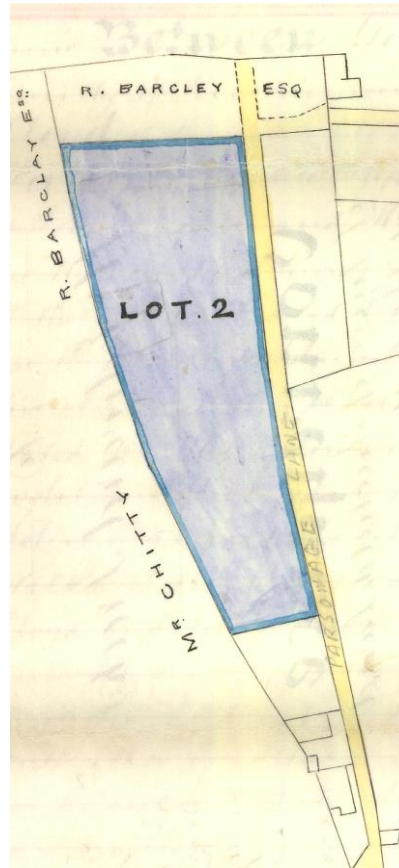
Sunnyville and the 'Brooks' development

On 14 June 1899, Mr Edward Brooks, carpenter of Westcott, purchased for £260 'all that piece of grass land containing 3 roods and 36 perches having a frontage on Parsonage Lane, Westcott' as shown as Lot 2 on the plan that accompanied the sales prospectus for the auction of the Hill House Estate (see notes on the history of Heath Rise for further details).

At the time the land was let to Frederick Dixon on a tenancy dating from 25 March 1897.

The land that was sold as Lot 2 in 1899 had previously been included, as Lot 4, in a previous Hill House Estate auction on 15 June 1881. At that time the sales prospectus described it as 'A plot of freehold building land having a frontage of about 370 feet, presenting a fine building site adjoining the Bury Hill estate and containing an area of 3 roods and 20 perches'. In the particulars it was stated that the title to the Lot was related to an indenture dated 10 July 1856.

[Other information about this site is provided by the 1840 Tithe Map and the accompanying Apportionments, details of which are included in the notes relating to Holly Cottage and The Old Pump House. The earlier ownership of the land is also related to the development of Hill House on the 17th century enclosure known as Old Stone as detailed in notes on the history of Heath Rise.



Richard Brooks extended the Sunnyville plot on 27 September 1974 when he purchased a piece of land on its eastern boundary from the Trustees of the Westcott Fellowship Cottage Trust for £2,500. This land had previously formed part of Lot 10 in the Cory-Wright auction of July 1931; the site that fronted Parsonage Lane was used to build Lowbank and South End but the remainder, outlined in red on the plan, was not required by the Trust and were happy to sell it in order to assist their development of the Rose Cottages site in Westcott Street.

The early 20th century development of the 'building site' purchased by Edward Brooks is illustrated on the map on page **. The main property, **Sunnyville**, was built by Edward's son, John William Rowe (JWR) Brooks, and he was no doubt instrumental in the construction of the two other pairs of semi-detached houses to the south since not only were they

built on Brooks land but, to some extent, they were to be occupied by members of the Brooks family.

It was into the grounds of Sunnyville that a German Dornier 217 bomber crashed on the night of 24th/25th February 1944.[see WLHG Annual Report June 2001]



In the 1930's the four houses were known as **Induna** and **Viewlands** and **The Clyme** and **Sunny Bank** but names have changed over the years.



Induna is now Little Haven and may originally have been known as The Knoll (since just Viewlands and The Knoll feature in the 1901 census). Sunnyville is now Thornbury.

On 8 July 1909 Edward Brooks conveyed the Sunnyville site to his son John describing it as the northernmost piece of the land he acquired on 14 June 1899 with a frontage to Parsonage Lane of 154 feet. [The original purchase had a frontage of 370 feet.] John William Rowe Brooks died on 9 September 1954 and his sons Edward William George Brooks of The Green (formerly Northside), Godfrey Thomas Brooks of West Hill Lodge (formerly The Clyme) and Richard Frederick Brooks of Sunnyville, were responsible for the disposal of the Sunnyville site. Three conveyances, all dated 1 April 1957, detailed the way in which this was to be done.

Richard Brooks, electrician, paid £2,400 in total to Edward and Godfrey and became the sole owner of Sunnyville and the land on which it stood. The piece of land immediately to the south was purchased by Richard in return for a payment of £100 and the land and buildings (workshops) to the north were also allocated to Richard provided that any money from a subsequent sale should be shared amongst all the trustees.

Villa Vista, Derriville and Jacfe

Plans were soon drawn up for a pair of semi-detached houses to be built on the southern plot, with the same sightline as Sunnyville and The Clyme. Villa Vista (since renamed **Hazelnut Hill**) was built by Derek Bass for himself and Derriville (named after Derek Bass) for his in-laws. They were completed in January 1967.

In July 1970 there was further infilling when Derek Bass was asked to build Jacfe (now **Westhill**), a detached 'upside down' house i.e. the living rooms above the bedrooms, for Jack Hayes in the former grounds of The Clyme. The planning application was made by Edith Elizabeth Brown and Gwenda Dorothy Penfold. .

Copper Beeches

The development of the northern site followed. In December 1973 Richard Brooks submitted plans for a detached house to be built much closer to the Lane with a road frontage of 90 feet and a depth of 76 feet.. The Council were happy to approve this, subject to the provision of a convenient lay-by, because it would achieve the removal of the now redundant builders yard and workshops that had disfigured the site for several years. They issued a 'Discontinuance Order' to effect the clearance. **Copper Beeches** was completed in July 1976.

The Seasons

The Barclay family secured the small piece of land that lay between the site purchased by Edward Brooks in 1899 and the footpath (now part of the Greensand Way) that linked the Bury Hill and Rookery Estates. A detached house, **The Seasons**, was built on this site.

St John's Parsonage and Parsonage Meadow

At the southern end of Parsonage Lane a piece of land was given by John Worsfold as part of his contribution to the founding of St John's Chapel in 1840. A parsonage was established at the western end of what became known as Parsonage Meadow.

Robert Barclay of Bury Hill purchased Parsonage Meadow from the Countess of Huntingdon's Trustees on 30th January 1903 'to prevent damage to his adjoining estate by cottage building'. Correspondence between Mr Barclay and his solicitor questioned the size of the meadow which was imprecisely recorded. The latest OS map (1896) had apparently suggested 1acre 3 roods 1 perch whereas the Tithe Map and accompanying Apportionment referred to 2a 2r 2p. Access and value were also queried, as recorded by Mr Barclay's solicitor:

'I take it that the access to the land is through the gateway opposite the end of the lane into the frontage of the Parsonage House but I am afraid that a footway thro' the South Gate on to the footpath which has been used for many years without payment will be substantiated. As to price, the long frontage if so it may be called (about 900ft) makes it available as a site for a number of cottages and I have no doubt if put into the market without restriction it would realise £400-£500 but this course would deteriorate the so-called vicarage. There should be no restriction, your object in purchasing is to prevent damage to your adjoining Estate by cottage building - your interest and that of the Trustees being in this respect identical.' (SHC 6006/73)

The sale was agreed because the Dorking Advertiser dated 17th January 1903 contained a report from St John's that '*the estimated cost of building the new Parsonage is £150 beyond what was realised by the sale of the meadow.*' Subscriptions to meet the shortfall were sought with donations to be sent to Rev Lewis Llewellyn, Burberry Cottage, Westcott. A further report in February 1904 referred to a meeting in St John's Schoolroom to discuss arrangements for building the new Parsonage. Rev Lewis Llewellyn explained that the Secretary of the Trustees had empowered expenditure of a sum not exceeding £500 to be made up of £400 realised by the sale of the meadow and the remainder by subscriptions. A Parsonage Fund was set up.

The land (about 1¾ acres) was purchased by Robert Barclay but subsequently sold to Dudley Cory Wright of the Red House, Westcott on 1st October 1909 (or possibly 20th June 1911). On his death on 28th February 1931 the land was disposed of by his executors and on 29th September 1931 it was bought once more by R W Barclay. At that time it was described as 'All those parcels of freehold land Numbered 288d, e, f, g and h on the Ordnance Map of the Parish of Westcott.'

Trenarron, Cotswold and Furzefield Cottage

On 23rd March 1938 Mr Barclay sold the land to William Edward Preston and Kenneth Barry Habgood, Builders of Dorking. At this time the land was described as 'forming part of the field known as Parsonage Meadow and of the Estate known as Bury Hill'. The conveyance referred to an earlier agreement (dated 29th September 1931) that 'if at any time the owner of the land on the North Side of the property should desire to have the footpath in front of the site widened this would be done, and to another agreement (dated 5th April 1932) made with John Balfour Ferguson (of Hungry Hill) that 'not more than three dwelling houses of not less value of £400 each prime cost should be erected on the said field', and to a third agreement (dated 15th November 1933) made with Ruby Alfreda Albery to maintain the drain that runs down to the Lane from land to the south.

When it was sold in 1938 Parsonage Meadow included a dairy. This was converted by Preston and Habgood into a bungalow and was bought by Charles Edward Howard on 13th July 1938 who

named it Trenarron. It was sold to Robert Leslie Foord on 31st December 1953 and bought by Mr & Mrs Gear on 27th October 1959.

Two semi-detached houses (now No. 45 (Cotswold) and 43 (Furzefield Cottage) were built on the remainder of the land.

The Old Parsonage

The new Parsonage for the pastor of St John's Chapel was duly built. On 15th August 1952 a Deacon's Meeting held at the Parsonage 'noted the bad state of the roof and chimney of the garden lodge at the Parsonage'. It was decided to obtain advice a month later the minutes noted that, 'Before the meeting began the Deacons inspected the repairs done to the lodge of the Parsonage. The work done met with general approval.'

A few years later the Trustees of the Countess of Huntingdon's Connexion disposed of the property, exchanging it for a smaller, fully modernised house at 9 Watson Road. The new owner, previously the owner of the Watson Road house (Steve Brooks), refurbished the older house and renamed it 'The Old Parsonage' (49 Parsonage Lane).



Fairmount

The land on which Fairmount stands also formed part of John Worsfold's estate. When the house was offered for sale on the instructions of T B Giffen in 1925 the title to the northern part of the property was attributed to an Indenture dated 14th March 1851 between John Evelyn, John Worsfold and James King. The title to the southern part was related to an Indenture dated 14th November 1848 between John Worsfold, Philip Cooke and a third party comprising James King, John Bull, Thomas Wood, Alfred Wells and Joseph Ede.

Westcott Lodge

Westcott Lodge is the current name for the building that housed the Albany Home, an orphanage that provided lodging and domestic service training for homeless and in many cases friendless girls from the Diocese of Winchester. The Home opened in 1895 and continued until about 1925. The Secretary of the Albany Homes (there were also Homes in Dorking and Ockley, the former opened by the Duchess of Albany in 1892) was Lady Florence Blunt who lived close by in Hill House. It is claimed that a strict regime was enforced and the orphans (allegedly the illegitimate offspring of the nobility, but they probably say that about most institutions of this sort) were required to wear black boots with black dresses, white collars and tightly pulled back hair held by bone combs.



The Albany Home was subsequently called The Hollies before assuming its present name. Westcott Lodge was offered for sale by E R Bult in 1957 and bought by a Mr Collins, who sold on a piece of building land a year later for £900.

Venn's land

The piece of land that currently serves as a car parking and turning area at the end of Parsonage Lane appears to have been owned or leased by Jonathan Venn, who died on 3 December 1886, for on 15 November 1888 Robert Barclay of Bury Hill agreed 'to lease a piece of land (2 roods or thereabouts) bordered to the North and West by land belonging to the late Jonathan Henry Venn, to the South by St John's Parsonage and to the East by Occupation Road (presumably Parsonage Lane) to: Alfred Venn, gardener, of 55 Oak Village, Gospel Oak, Haverstock Hill, Middlesex, and Leonard Venn, butler, of 62 Green Street Park Lane Middlesex'. (DML 52/5/3a / 52/5/3a) The lease was for a period of 21 years effective from 25th December 1887.

It is also known that consequent upon a will made by Jonathan Henry Venn on 6 August 1881 and following his death and that of his wife, Jane, on 10 January 1894 and of Leonard Venn (his son) on 30 August 1889, his surviving son and executor, Alfred Venn of 117 Handford Road Ipswich, leased or sold Orchard House to Lady Florence Blunt on 29 September 1898. (SHC 2522/7) The location is not precisely stated but comprised Orchard House and 2 roods at the top of Parsonage Lane bounded in the N and W by Westcott Heath and in the E partly by land appertaining to St John's Parsonage and partly by a piece of land in the ownership of the vendor (amended on the draft deed to purchaser) as tenant of Robert Barclay.

In May 1894, following the death of Mrs Venn Messrs White & Sons had auctioned 'Two small freehold residences with good gardens'. These were **Orchard House**, occupying a somewhat elevated site with a large and productive garden that included a pony stable and chaise house, and **The Vale**. The latter was described as a large and commodious cottage residence that had been constructed and occupied by Mr Venn until his death. It also had a large garden 'abutting for about 200 feet the occupation road leading to the property. The sales prospectus refers to a small parcel of land lying between the two properties that was leased from Robert Barclay for a term of 21 years from 25th December 1887.

The 1840 Tithe Map shows a House, Garden & Outbuildings owned and occupied by John Peters.

On 13 September 1898 Richard Barclay granted a license to Alfred Venn to assign all that piece of land containing 9 perches or thereabouts situate near St John's Parsonage and bounded on the north and west by property belonging to the late Jonathan Henry Venn, and on the south side by land appertaining to St John's Parsonage and on the east side by the occupation road (presumably Parsonage Lane) leading thereto for the residue of the term of 21 years from 25th December 1887. This term was apparently laid down in an Indenture of Lease dated 15th November 1888 made between Robert Barclay and Alfred & Leonard Venn. **Check SHC R329**

Crick Hollow

In May 1958 a B L Slegg sought approval to build a bungalow and garage, in conjunction with Mr A E Kelsey of 4 Thorndale Cottages, Main Road, Westcott. The house was completed in 1959.

Amberley Cottage (formerly Beau Sejour) and Pear Tree Cottage



The 1886 title apportionment refers to a 'House Garden, Studio etc.' on the site marked 1205 on the 1840 tithe map. The owner of this land was now Edward Brewtnall and the occupant was Jonathan Venn. It would appear that the 1886 property was Orchard House since sales particulars dated 1894 for Orchard House note the existence of a 'Willesden Studio', 24ft by 18ft, attached to the house.

The title to Orchard House dated back to a deed of enfranchisement dated 18th November 1880. Vale House, an adjoining property also included in the 1894 sale, was the subject of a deed of conveyance dated 13th July 1881. It is believed Orchard House was subsequently named Beau Sejour and is now Amberley Cottage.

In Dec 1960 Marie Cobson(?) of Eastbourne unsuccessfully sought planning permission to erect a detached house in Parsonage Lane on the orchard to the north of Beau Sejour. The application was rejected on the grounds that the cottages that bordered the site were in a poor state of repair³ and it would not be appropriate to pre-empt the future development likely in this area.

Pear Tree Cottage lay to the west of Beau Sejour and was the home of Arthur H Gardiner in 1951, but at the time of the Westcott Close development Mrs E Parton was the owner. Other interested parties at the time of the compulsory purchase of land by MVDC were the trustees of the estate of J Brown and Mrs Cheesman of Beau Sejour.

Parsonage Close

In September 1967 Dorking Council sought the compulsory purchase of 5 to 9 Thorndale Cottages and Pear Tree Cottage under slum clearance legislation and a year later planning permission was sought for the construction of 12 one-bedroom flats in two blocks. It was claimed that these were needed to provide more appropriate accommodation for local people currently living in 2 and 3 bed-roomed council houses but whose children had left home. In the event MVDC built a 2-storey block of 8 1-bedroom flats and 1 2-storey block of 2-bedroom flats.



These were completed in 1970 and highlighted the difficulties experienced by cars and lorries because of the narrowness, no more than 10 feet in places, of Parsonage Lane and prompted a proposal to introduce a one-way system whereby all traffic would travel up the Lane, which would then be extended to link with Heath Rise in order to return to the main road. At that time Heath Rise was an unmetalled country lane and the proposal was not pursued on the grounds that it would result in unwanted urbanisation.

Birley & Creg ny baa

In July 1966 a prospective purchaser sought outline planning permission to build a detached house and garage on a derelict vegetable garden and orchard. This was not pursued but was followed by a proposal to erect a pair of semi-detached houses with garages on the site with a 60 foot frontage to the Lane but reducing to 45 feet at the rear of 165 feet long plot. The houses were to be set back 46 feet from the Lane to provide an adequate parking and turning area. The application noted that Mr Binge of Hill House, Westcott Common had been consulted, and it is evident that the Council's approval was granted.

Numbers 12, 14, 16 and 18 (and the site of Number 20)

In June 1933 Dorking Homes Limited bought a piece of land that had formed part of the Hill House estate and built two pairs of semi-detached houses. Originally numbered 1 to 4, they are now Nos. 12 to 18.

³ Steve Brooks refers to them as 'The hovels'.

In 1963 two of the four houses were sold (Nos 2 and 4, for £2,250) and the company proposed the construction of a detached 4 bed-roomed house with an integral garage on the vacant piece of land immediately to the south of No. 4 (now No. 18). It would have had a frontage of 24 feet and an irregular depth of 140 feet. The application was unsuccessful as were various re-submissions, throughout the 60's and 70's despite an appeal to the Department for the Environment in January 1979, because "Parsonage Lane is inadequate to support any further development likely to generate traffic movements, not only because of its narrow width and poor alignment but more particularly because of the inadequacy of its junction with Guildford Road (A25)." It was also claimed that the new house would have overlooked Nos. 3 & 4 but the developers pointed out that when Mr Mitchell bought these two houses (for £13,000 in 1975) he was aware of an outstanding application for a new house on the adjoining site. It was also pointed out that the new site was no more cramped or inconvenient than the recently approved Westcott Mews development on the other side of the road but the Department of the Environment inspector was not persuaded to approve the proposal.

Sancrest

Sancrest (or Sandcrest) was built for Mr J Johnson in about 1910 in anticipation of his retirement from Johnson's Supply Stores and Furniture Shop on the Main Road. Before 1899 the house site and a strip of land to the south was 'an enclosure of grass land' (3 roods and 36 poles) let to Mr F Dixon, who also leased grassland on the eastern side of the lane. Marjorie Parton – a granddaughter of John Johnson, was the occupant in 1938. She was replaced by William H Walker by 1951 and by Mrs Sutcliffe in 1972.

The grounds of Sancrest were extended in 2001 when the present owner, Rob Hedges, acquired a piece of land formerly belonging to one of the Main Road properties.

Miscellaneous



This is Joe Walton who lived in Parsonage Lane c 1910 and according to a note on the back of the photograph by David Knight he was known to be cruel to animals. The house in the background has still to be identified. In Feb 1923 there was an obituary in the Dorking Advertiser of Miss S A Whitehouse of Hadley Cottage, Parsonage Lane
The girl on the left is Jennifer Hutchins of Sunnybank,



Occupants

A list of Parsonage Lane occupants, as identified from census returns, street directories, school and parish registers etc. is at Annex A.

Occupants, Sales and Planning Applications

Additional information relating to the occupants of Parsonage Lane, the sale of houses and planning applications considered by Mole Valley District Council is detailed below.

See also: *History of St John's Chapel*
Westcott Pubs
The Brooks Family of Westcott
The Parsonage Lane Plane Crash
History of Hill House and Heath Rise
Westcott Fellowship Cottage Trust
Westcott Aid in Sickness Fund

Miscellaneous Property Sale, Planning Applications and Occupants

The Clyme was sold for £4250 on 2 Dec 1961 to Simmons on the instructions of Mr Penfold. , including a building plot with a frontage of 31ft, increasing to 43ft at the rear and an average depth of 117ft

Crick Hollow was offered for sale at £25,900 in 1973 but was withdrawn to be auctioned.

Jacfe, an 'ultra-modern split-level detached house' was offered for sale at £38,000 in 1973 and auctioned on 10 August 1973.

Viewlands, built in 1920, was put on the Market in the spring of 1978 for £1200

Fairmount with a ¼ acre of land was offered at £2000 'far below original cost' by F W Gooch but in the event it was let whilst he was posted to the Rangoon branch of the of the Imperial Bank of India during the 1930's. One tenant was Mr V Marsh who paid £2.19.0 a week, furnished.

Induna was sold by Mr & Mrs R F Brooks to Mrs E Chapman for £1850 (original asking price £2150) on 16 November 1956.

Sunnyville was put on the market on 25 March 1955 by E W G Brooks for the estate of J W R Brooks for £3700, reducing to £2950 but then 'sold within the family' in 1956. The particulars stated that on one side of the property are a number of timber-built buildings and a small shop (16ft x 9ft 6") in what was once a garage. The site had total frontage of 175ft and an average depth of 80ft.

In September 1965 **Trenarren** was offered to let for 3 years unfurnished by Mr & Mrs Gear. Viewing by appointment with Mr & Mrs Ridley in residence.

Cotswold, built in 1936=8, was put on the market by A J McMillan for £5400 in August 1965.

Nurses Cottage was sold by auction for £1450 on 5 May 1958 to Mr R S Clayton on the instructions of Dr H C Billings.

Holly Cottage was on the market in October 1966 for £4750. Electricity had been installed in 1950/51. It was claimed to be 350 years old.

A **Studio** at the rear of the **Bricklayers Arms** was offered to let at £1 a week by Mr W Johnson in 1956. It's dimensions were 34ft x 24ft and 24ft x 20ft on the ground floor. Mr P G Gadd was a tenant for one year.

Maydene was described as a 1934 building when it was offered at £6500 in 1971

Sancrest was for sale at £8450 in September 1968.

The Seasons was available as an unfurnished let in May 1935. H R Newton was the current occupant but the owner was S F Williams, the Westcott schoolmaster.

Hill Cottage was for sale at £13,500 in February 1973. It was described as a 1934 building with space for a garage.

Westcott Lodge, formerly The Hollies, was bought by Edwin R Bult on 1 June 1939 for £825 with an ½ acre of land. It was offered at £3500 for a quick sale in 1957, and was sold to a Mr Collins on 6 June 1957. A piece of land measuring 85ft by 100ft was also on sale for £950 in 1957.

Creg ny Baa is in the Isle of Man and a spectacular spot to view the annual TT races.

There is an apparent piece of No Man's Land at the rear of **Amberley Cottage** – **currently being built upon.**

Robin Bank

1014	5 May 1954	House
1138	24 Nov 1954	House on adjoining land
1455	3 May 1956	Dwelling
11/73	16 Jan 1973	Erection of 10 dwellings

House names

Today	Former Name	MVDC
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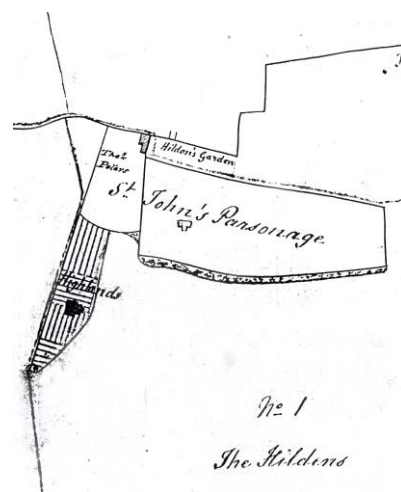
1-4	Westcott Court		6134	1975-76
1-3	Westcott Mews		6135-7	November 1978
9	Hill Cottage	Hill Cottage	6138	
11	Wayside Cottage	Maydene / Lamorna	6139	
15	The Old Pump House	Westwinds /Nurses Cottage	6140	
17	Holly Cottage		6141	
19	Low Bank	Low Bank	6142	1932 Cottage Trust
21	South End	South End	6143	1932 Cottage Trust
23	Copper Beeches		6144	1975-76
25	Thornbury	Sunnyville	6145	
27	Hazelnut Hill	Villa Vista	6146	January 1967
29	Derriville		6147	January 1967
31	Westhill	Jacfe	6148	July 1970
33]	The Clyme	The Clyme	6149	
35]	Sunny Bank	Sunny Bank	6150	
37}	Little Haven	Induna [The Knoll?]	6151	
39}	Viewlands	Viewlands	6152	
41	The Seasons	The Seasons	6153	
43]	Furzefield Cottage	Furzefield Cottage	6154	
45]	Cotswold	Cotswold	6155	
47	Trenarren	Trenarren	6156	
49	The Old Parsonage	St John's Parsonage	6157	
51	Fairmount	Fairmount	6158	
53	Westcott Lodge	Albany Home /The Hollies	6159	
55	Crick Hollowl		6160	1958-59
30	Amberley Cottage	Beau Sejour	6161	
	1-12 Westcott Close	[Pear tree Cottage]	6162	
24}	Birley		6163	
22}	Creg-ny-baa		6164	
[19]			6165	
18]	18	4	6166	
16]	16	3	6167	
14]	14	2	6168	
12]	12	1	6169	
6	Sandcrest	Sancrest	6170	

Excludes Pear Tree Cottage

Hilden's Garden

This extract from an undated land drainage Estate Map of the mid-19th century shows a field called 'The Hildens'. It also indicates an area called 'Hilden's Garden' immediately to the north of St John's Parsonage.

Thomas Peters is shown as the occupier of a property just to the west, and 'Highlands, possibly a semi-detached dwelling within what appears to be an area of drained land, lies to the south. This may be the same site as the Dry Down cottages that existed at the beginning of the 20th century.



Occupants of Parsonage Lane

1912 Residents of Sandy Lane
Johnson John

Furniture Dealer

Barnley	Miss Emma	Private
Brooks	John William	Carpenter
Eley	Mark	Private
Harding	Richard	Gardener
Roberts	Leonard P	LCC Instructor
Walton	Joseph	Nursery Gardener
Whitehouse	Miss Annie	Private