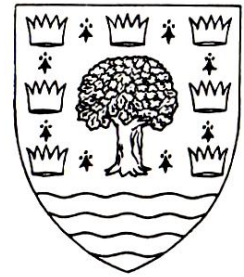


Ilford Historical Society

Newsletter No.129 April 2019

Editor: Georgina Green 020 8500 6045, georgina.green@btconnect.com

Our website can be found at: <http://ilfordhistoricalsociety.weebly.com/>



Society News – Our Membership



I'm sure it won't come as a surprise to you that our membership numbers are falling. We are financially sound, for the time being, because subscriptions were raised in 2017 and we also received a substantial donation. We can probably continue as we are for some years but we would be a failing organisation and that's not healthy. Your committee had a special meeting last November to discuss the fall in membership renewals in September. We came to the view that the reason for this

was that we are not attracting new members and many of our core membership are prevented from attending meetings because they have moved away, are ill or sadly are now history themselves.

We very much want to keep you, our existing members, and encourage other people to join. Your committee therefore really want to know what we are doing right, what we are doing wrong and what more we could do. Do you, for example, think we ought to revisit the issue of afternoon meetings, although it has not been well received when discussed in the past? Do you think we have a high enough profile? Martin Fairhurst does a good job with our Facebook page and we have a website but where else should we advertise? Do you think we would attract more members if we broadened our range of talks to include general interesting subjects that are not necessarily historical?

I think we are a committed group and have members who do valuable research and we are worth saving. Please let us have your views on how we can achieve this, talk to any of the committee or email me at janetseward@aol.com

Janet Seward, Hon. Secretary, 26th February 2019

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Ilford Lodge and its owners

According to the Victoria County History (VCH), Ilford Lodge was formed out of the southern part of the Valentines Estate when Donald Cameron died in 1797.¹ However, during my research into the various owners of Valentines I found some earlier information.

In 1703 Thomas Martin and Andrew Stone entered into partnership and from that time until 1852 the business of what became Martin's Bank was mainly conducted by members of the two families. Andrew Stone died in 1711 so his second son Richard was taken into the firm as a teenager and in 1731, when only twenty-six, he became a junior partner. Robert Surman of Valentines also became a partner during 1731.

Andrew Stone's eldest son, also Andrew (1703-1773) became Treasurer of the Queen's Household with considerable political influence, while his third and youngest son George (1708-1764) became Primate of all Ireland. The second son, **Richard Stone (1705-1763)** was born in 1705 and he married Mary Harris on 17 February 1736/7 in Westminster Abbey. He was described as 'of the Parish of St. Mary Woolnoth' (the church is at the junction of Lombard Street and King William Street, in fact the Bank tube station is underneath it) and she was 'of Barking'. The *St. James's Evening Post* of 22 February 1736/7 records that she was 'an agreeable young lady with £6,000 fortune.' Her father was **William Harris** who owned a substantial property in Ilford. When Harris died in 1742 the property was acquired by his son-in-law, Richard Stone. This is confirmed by Rate Books held at Valence Archives which show Mr. Harris paying rates on his house in Ilford Town certainly as early as 1737. A Mr. Stone is shown paying rates on what appears to be the same property by 1745, through until he died in Ilford in 1763.²

Then on 28 & 29 September 1763 Mary Stone, relict of Richard Stone, sold the property to Charles Raymond for £2,500. It was described as the 'Capital Messuage or tenement in Great Ilford, lying between the way to Cranborne and to Lane or Ley Street, together with the yards gardens orchards stables edifices buildings and Appurts thereto belonging ... plus three parcels of arable land ... other fields' etc.³ The late Bert Lockwood agreed this is the estate which became Ilford Lodge. The rate books suggest that Raymond leased the property out and in the early 1770s the occupant was his fellow retired East India Company captain and business partner, Henry Fletcher. In 1775 a Mrs Cameron is shown paying the rates and they were paid by Mr Cameron by 1779.

Donald Cameron (c.1740-1797) was the son of Dr Archibald **Cameron** and grandson of John MacEwen **Cameron of Lochiel**, 18th Chief of the Clan Cameron. Archibald was content practicing medicine and trying to improve the lot of his neighbours in the highlands. However when his father and brother joined the 'Young Pretender' he was swept along in the 1745 Jacobite Rebellion as a family duty. He refused to accept a commission in the army but went as a physician and attended the wounded at the Battle of Culloden. When the forces scattered he went with members of the family and 'Bonny Prince Charlie' to France where he served as physician to the Lord Ogilvie's Regiment at Lisle. In March 1753 he returned from exile to see to Lochiel's estate and, despite the Act of Indemnity of 1747, was imprisoned in

¹ Victoria County History of Essex, Vol.V p.206

² John Biddulph Martin *The Grasshopper in Lombard Street* (1892) p.42-44, 78, 87-88, 91; Parish Rate Books held by LB Barking & Dagenham at the Local Studies Library at Valence House

³ Essex Record Office D/DU 539/1 (page 14, 16-17)

Edinburgh Castle. He was brought to London and condemned to a traitor's death. He asked them to send for his wife and seven children, including Donald who was aged thirteen. His wife visited him in the Tower and tried all possible means to obtain a pardon but on 7 June the sentence was carried out. He was the last Jacobite to be executed. Presumably his widow returned to France as she was granted a pension of 1,200 livres by King Louis XV of France.⁴

The next reference I have found to Donald Cameron is ten years later when he married Mary Guy at St. Mary's, Woodford on 12 July 1763. His wife was the step-sister of Mrs Charles Raymond of Valentines (they had married in 1743) and Mrs William Webber of Highlands (married in 1755), and the full sister of Mrs John Williams of Aldborough Hatch (married in 1754). When and why he came to London and how he became associated with the family is still a mystery but by 1778 Donald Cameron had a senior position in Raymond's new Bank.⁵

In 1778 Sir Charles Raymond of Valentine House started a bank called Raymond, Harley, Webber and Co. at George Street, near the Mansion House. The Webber was William Webber of Highlands, a friend from his days at sea, partner in managing ships, and the husband of his wife's sister. When Webber died on 25 April 1779 they needed a new partner and in 1781 the bank became Raymond, Harley, Lloyd and Cameron. After the death of Raymond it became Thomas Harley, Cameron and Sons.⁶

Donald Cameron had several business interests in common with Raymond. He first appears in the East India Company records as taking over from Raymond as manager of the East Indiaman *Valentine* (3) in 1780. This was a new ship of 790 tons which had been built to replace *Valentine* (2) the vessel lost off the island of Sark on 16 November 1779. In all Cameron was the Principal Managing Owner of seven ships making a total of 29 voyages for the East India Company, without loss.⁷

Donald Cameron's own wealth increased. He continued in the bank after Raymond died and purchased Valentines from his nieces on 30 & 31 January 1789. By 1789 rate books show Cameron owned considerable property in Ilford apart from Valentines, and he was riding high, holding the office of High Sheriff of Essex in 1791. He was also a Master Keeper of Waltham Forest for the West Hainault Walk 1790–97. He died on 29 April 1797 just after the banking partnership of Harley, Cameron & Co. collapsed (in March 1797) during a run on the Bank of England, so Valentines was sold to pay his considerable debts. Ilford Lodge with 35 acres was sold separately. After Donald Cameron died his widow was shown living at Southborough Cottage (Kent) with his only son and heir, Charles Cameron, and his wife.⁸

GENTLEMAN'S MAGAZINE Vol.67 p.530 (1797) Deaths 1797, April 29 Mr. Donald Cameron of Valentines, in Barking parish, Essex, son the late Dr.Archebald Cameron of Lochiel, and partner in the house of Harley, Cameron and Son of George Street, near the Mansion House, London. He purchased Valentines of the co-heirs of Sir Cha. Raymond, bart., and it is to be sold again Aug.30.
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⁴ M. Cooper *The Life of Dr. Archibald Cameron* . . . (1753); <http://www.thepeerage.com/p19959.htm#i199590>

⁵ St Mary the Virgin, Woodford, Essex ERO D/P 167/1/7 and other parish registers

⁶ F G H Price. *A Handbook of London Bankers; with some account of ... the early Goldsmiths. Together with lists of bankers, from ... 1677 to ... 1876* (1890) p.79

⁷ Anthony Farrington *A Catalogue of East India Company Ships' Journals and Logs 1660-1834* (British Library 1999) Private research

⁸ Harley in Oxford Dictionary of National Biography; VCH Essex Vol.V p.206, 212, 214; Essex Record Office D/DB/263



Ilford Lodge, undated but possibly in 1870s. Picture from Dorothy Lockwood

The house was described in the Victoria County History as a late 18th century mansion of yellow brick, consisting of a central block with side wings, all of three stories. We know that when Mary Harris married in 1737 she was living there and it seems likely the original house could have been quite old by 1780 so it may have been rebuilt by Donald Cameron. According to the VCH 'In 1797-8 Ilford Lodge, including about 35 acres formerly in Wyfields, was sold to George Lee, who held it until 1805-6 when it passed to Robert Hall, previously the tenant.'

Robert Westley Hall, Esq., a wealthy West India Planter, and his wife Maria Elizabeth Brower were the parents of a son of the same name and a daughter. As already stated, Robert Westley Hall senior had been a tenant of Ilford Lodge but he purchased the property in 1805/6. Given his wealth, this must surely have been a modern house and Ilford Lodge was certainly one of the foremost houses in Ilford. He did not take a very active part in the public affairs of the parish but he and his wife spent much of their time and money in helping the poor, especially widows. He died on 13 April 1834, aged eighty-three, leaving the Ilford Lodge property to his son. He was buried in the family vault at Theydon Bois but is commemorated by a monument in St Margaret's at Barking.⁹

Robert Westley Hall junior was born in Demarara, Guyana (South America), but his parents came to England and he was educated at Harrow. As a Captain in the 23rd Welsh Fusiliers, he saw service in the West Indies and the Peninsular War.

⁹ Edward Tuck *A Sketch of ancient Barking, its Abbey, and Ilford* (2nd edition 1899) p.52;
<https://www.ucl.ac.uk/lbs/person/view/355269288> (UCL Legacies of British Slave-ownership)

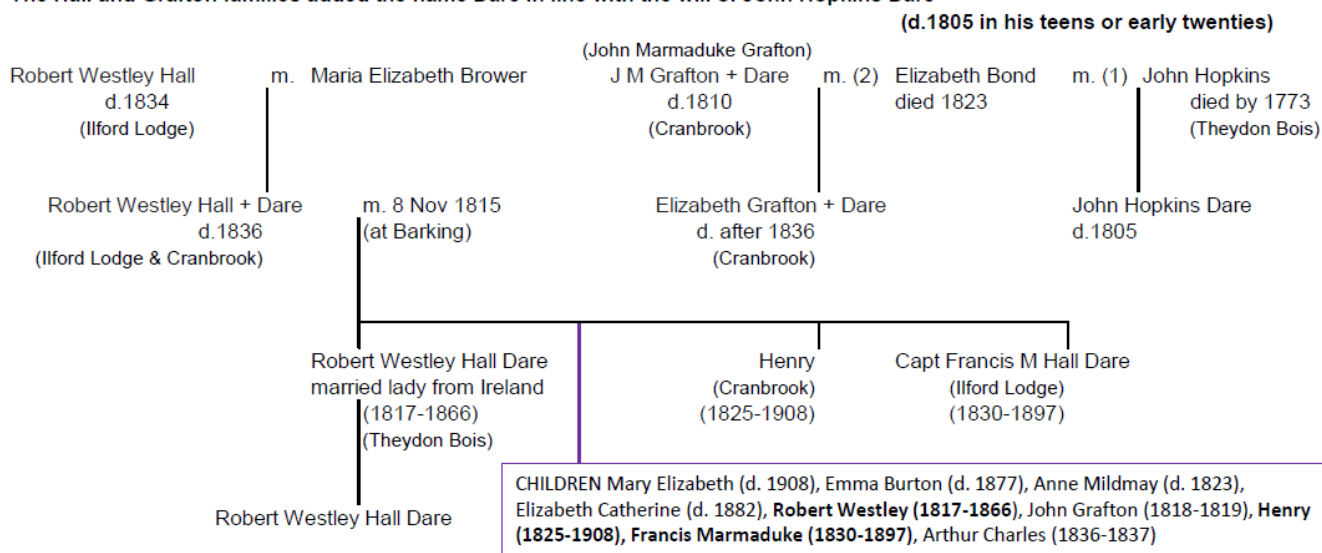
On 8 November 1815, at Barking, Robert Westley Hall junior married Miss Elizabeth Grafton, only daughter and heiress of their neighbour, Captain John Marmaduke Grafton Dare, of Cranbrook House. They took the additional name of Dare as his wife's mother, also Elizabeth (died 1823), was half-sister and heir to John Hopkins Dare. He had died as a teenager in 1805, having inherited the manor of Theydon Bois as an infant in c.1789. The property passed to his half-sister and then her daughter on condition that they took the name and arms of Dare.

Robert Westley Hall Dare became High Sheriff of Essex 1821 and Conservative MP for South Essex from 1832 until his death on 20 May 1836. He had inherited the Ilford Lodge property two years earlier but he died at his town house, 4 Portman Square, but was buried at Theydon Bois, aged forty-seven.¹⁰

When the Act for the Abolition of Slavery came into law, compensation was paid to slave owners. On 6 February 1837 Hall Dare's heir of the same name (aged twenty) was paid £14,452 14s 1d for 273 enslaved people at 'Maria's Pleasure' in British Guiana.¹¹

J M Grafton Dare (d.1810) had acquired the Cranbrook estate in 1805-6 and this too became the property of Robert Westley Hall Dare. When he died in 1836 Cranbrook was left to his second son Henry, who sold it, some time after 1847, to John Davis.

The Hall and Grafton families added the name Dare in line with the will of John Hopkins Dare



Family tree compiled from information:

Victoria County History of Essex IV p.206, p.252 (Cranbrook) and Vol.V p.198 (Theydon Bois)

<https://www.ucl.ac.uk/lbs/person/view/355269288> (UCL Legacies of British Slave-ownership)

It was Francis, the third surviving son of Elizabeth (Grafton) and Robert Westley Hall Dare, who inherited Ilford Lodge when his mother died some time after 1836. Captain Francis Marmaduke Hall-Dare (1830 – 1897) was an officer in the 23rd Regiment (Royal Welsh Fusiliers).

¹⁰ Printed Parish Register for St Mary's, Theydon Bois

¹¹ [UCL Legacies of British Slave-ownership](https://www.ucl.ac.uk/lbs/claim/view/9028): <https://www.ucl.ac.uk/lbs/claim/view/9028>

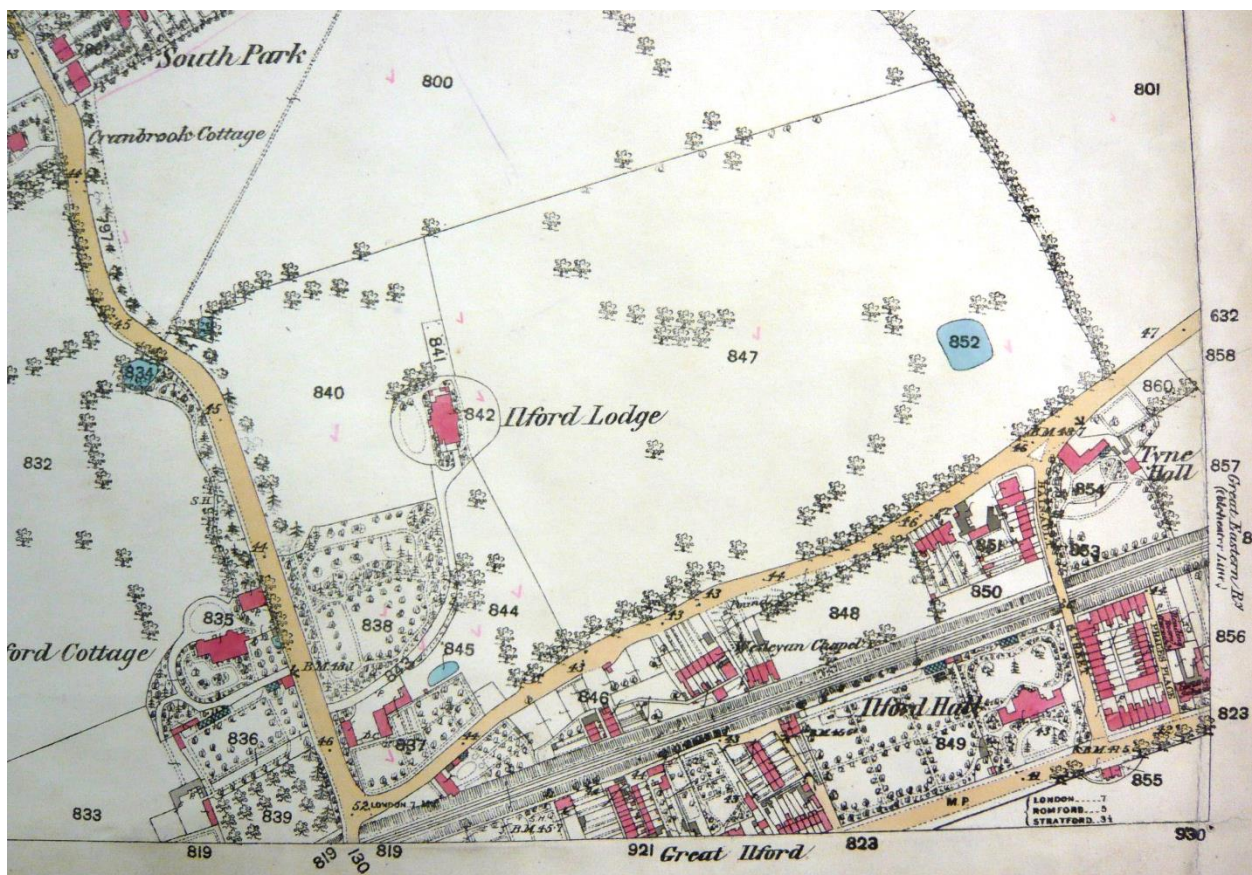
Edward Tuck was a contemporary of Francis M Hall-Dare and says ‘Having entered the army when young, he did not occupy the estate, nor leave the army till after the Crimean War, where he gained the four medals. In leading his men at the storming of the Redan he was dangerously wounded. After the war he retired from the army and spent most of his time in travel. Captain Hall-Dare was of the most kind and generous disposition. For years, although a non-resident, he was one of the largest subscribers to our local charities, especially the schools, Clothing Club, and other charities, up to his death.’¹²

The Lodge became the home of a number of different families during this time, as can be seen from entries in trade directories:

- White’s 1848 – Capt John Gilmore, RN, Lodge
- White’s 1863 – William Nash, Esq, Ilford Lodge
- Kelly’s 1866 – William Nash, Esq, Ilford Lodge
- Kelly’s 1870 – John Whittle, Ilford Lodge
- Kelly’s 1874 – Henry Hyam, Ilford Lodge

In 1882 the Ilford Lodge estate, comprising 173 acres, was acquired by the Ilford Land Co for building development and this is described by Colin Runeckles in the following article.

© Georgina Green, 9th February 2019



Ordnance Survey Map, 25 inch, 1st edition Sheet 73.4 (surveyed 1862 & 1863, Zincographed 1879)
Photograph Georgina Green, with thanks to Ilford’s Local Studies and Archives.

¹² Edward Tuck *A Sketch of ancient Barking, its Abbey, and Ilford* (2nd edition 1899) p.52-3

Ilford Lodge – Consequences of the Sale of the Estate in the late 19th Century

The Essex Record Office in Chelmsford (ERO) hold several documents that are vital to the understanding of what happened to the Ilford Lodge Estate.¹³ It is not my intention to go too deeply into the complicated matters surrounding the sale on to J.W. Hobbs and the eventual collapse of Hobbs' and Jabez Balfour's businesses; but rather examine the history of the building on the Estate.¹⁴

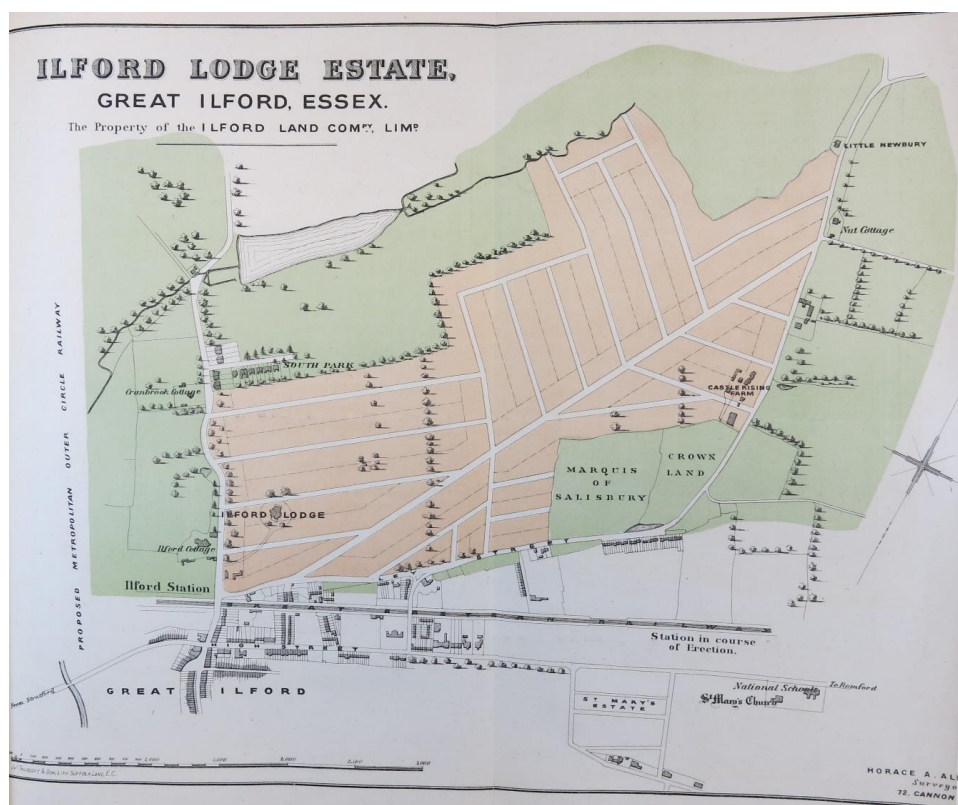
The Ilford Land Company Ltd

A company with this name was formed in 1882. On the 25th July 1882 they issued a prospectus inviting the public to subscribe for 15,000 shares at £10 each; making a total share capital of £150,000. The stated aims of the company were said to be as follows:

"The Company has been formed for the purpose of purchasing and developing a valuable Freehold Estate in Essex, adjoining the Ilford Station on the Great Eastern Railway, comprising the Ilford Lodge Estate, and adjacent Land, and containing 173 acres, an advantageous contract for purchase of which for £55,000 has been secured"

The Company's surveyor estimated that a total frontage of 47,000 ft would be available for building purposes. At, say 20-25ft per house, this would mean that approximately 1,900 to 2,400 houses could be built. The prospectus also stated that some areas would be suitable for shops. It was estimated that, after accounting for the costs of developing roads and sewers and deducting management costs and suchlike, profits from developing the Estate would be in the order of £150,000.

A plan of the proposed road layout for the Estate was included in the prospectus.



¹³ D/DSa 1328/8 (Prospectus); SALE/A1006 (1st Auction); SALE/A1065 (2nd Auction); SALE/A1007 (3rd Auction)

¹⁴ see Roger Backhouse's article *A legacy of names - In Search of Thorold Road* in IHS newsletter 109

The eventual layout varied from the initial plan considerably – there are more turnings off Cranbrook Road and, if that long straight road is meant to be Balfour Road, it now begins at Cranbrook Road and not as a turning off Ley Street. Note also the land belonging to the Marquess of Salisbury and the Crown along the north side of Ley Street which, presumably, was purchased at a later date.¹⁵ Also, note that Castle Rising farm was part of the Ilford Lodge Estate.

The positioning of the Ilford Sports Ground in 1887 almost certainly dictated the position of two new roads running north-south from Coventry Road to Wellesley Road – with, of course, two more once the ground had been sold in 1903.

Building 1882-1890

So, to what extent did the Company achieve their target for building homes and shops before the collapse of the Hobbs business in 1892? A total of 188 shops and houses were built up to about 1890 and, presumably, they were rented out as soon as they became available. Sadly, the majority of these pre-date the collection of building plans in the Heritage Section of Redbridge Central Library. There are two plans from 1887 – one for five houses in Balfour Road just after Thorold Road begins; and the other for thirty houses in Thorold Road- only six of which appear to have been built at the time.¹⁶ Curiously, there is no plan for the sixteen houses on the south side of Balfour and Thorold which appear to have been built c.1890.¹⁷

The lack of plans thus hampers our understanding of the order in which the initial houses on the Estate were built. Having examined the Kelly's Directories for Essex in this period, I regard them as not providing sufficient coverage of Ilford residents (especially in Ley Street) to enable such an understanding.¹⁸ However, I do think that the shops and offices in Cranbrook Road were built very early since one of them housed the Estate Office and an office for J.W. Hobbs.

The table below shows the entries in the relevant Kelly's Directories as well as the far more reliable Census of 1891.¹⁹

Road	1886 Kelly's	1890 Kelly's	1891 Census	Total Built
Cranbrook Road - shops	6	6	6	7
Cranbrook Road - houses	2	11	11	12
Coventry Road	10	21	24	32
Granville Road	6	6	6	6
Balfour Road	5	16	19	24
Thorold Road	23	49	58	67
Ley Street (incl 1 shop)	1?	0	39	40
Total	52/53	109	153	188

¹⁵ Possibly even after 1894 given the same land boundaries can still be seen on the OS map of that year.

¹⁶ Plan OS 23 (Balfour Road); Plan OS 36 (Thorold Road)

¹⁷ None of these survive as they were all on the site of what is now The Exchange car park

¹⁸ This is not helped by Kelly's being published only every four years in this period i.e. 1882-1886-1890-1894

¹⁹ There is an issue with recognition of certain groups by Kelly's Essex which I will address in a separate article.

A quick look at the OS map issued in the mid-1890s shows the extent of building.²⁰ But then with the collapse of the Hobbs company in 1892 everything stopped for about three years. I would encourage a walk around the area to appreciate the different types of houses that were built from the three storey villas in Cranbrook Road and Coventry to the two storey small houses in Ley Street.

The 1895 Auction

All but 6 of the 188 properties were put up for sale by auction at Tokenhouse Yard in London on the 24th and 25th October 1895. The auction catalogue has some fascinating detail – descriptions of the houses, the name of the present tenant, and the rent paid. The copy in the ERO even has the price paid which someone wrote by each Lot at the time. The details also include the tenancy and in some cases how long the tenant has lived there e.g. J.J. Hicks had had a stationers shop at 5 Cranbrook Road for 11 years; and W. Carter had lived at 47 Thorold road since 11th August 1886. The buildings in Cranbrook Road also housed the Ilford Local Board and whereas the usual rent was £40 per annum for these properties, number 7 – used as a School of Art in 1895 and later for the Council Surveyor and Sanitary Inspector – was let at an “utterly inadequate rent of £20 per annum.”

The 6 buildings that were not up for auction included 1-2 Cranbrook Road. At the time 1 Cranbrook Road was a baker but it wasn't long before Douglas Young took over. Number 2 was possibly the estate office but became the home of South Essex Recorders by 1900.²¹

Houses in the more exclusive areas of Coventry, Balfour and in Cranbrook Road were sold as individual lots whereas houses in Thorold Road and Ley Street were sold in pairs – and three houses in the case of Lot 128. The lots sold for a total of £74,230. For some reason Balfour House – now the Redbridge Hotel – in Balfour Road was not sold.

The 1896 Auctions



In the following year there were two separate auctions selling off plots in most of the remainder of the Estate. These occurred on 9th- 10th July 1896 and 29th- 30th October 1896; the auctioneer for both being Douglas Young. The sale catalogues stated that the plots were on “wide, well-make roads...all sewered, kerbed and will be paved” – coverage was up to Dunedin Road and to the corner of Auckland and Brisbane Roads.²² Shown here is the section of the plan showing the plots for sale nearest to Cranbrook Road.

²⁰ For this see my article on the Ilford Sports Ground (Newsletter 127/Aug 2018)

²¹ See the front cover of *Ilford Old and New Volume 4* (1988)

²² The list of roads covered is an important piece of evidence for the history of Ilford streets.

The number of plots and the roads covered in each auction is shown in the table below.

	1 st Auction	2 nd Auction	Total	Already sold	Grand Total
Cranbrook Road	23		23	4	27
Coventry Road	52	69	121		121
Granville Road	6		6		6
Balfour Road	98	145	243	1	244
Thorold Road	74	80	154	35	189
Ley Street	45	56	101	42	143
Bathurst Road	19		19		19
Wellesley Road	67	80	147		147
Melbourne Road		31	31		31
Christchurch Road		42	42		42
Toronto Road		42	42		42
Brisbane Road		24	24		24
Auckland Road		95	95		95
Total	384	664	1,048	82	1,130

Both catalogues contain photographs of existing areas and houses. Note that the first auction contains plots in Cranbrook Road for shops but also that four were already sold for the site of a Chapel on the corner of Wellesley Road. The picture below shows Cranbrook Road as it was at the time with only the 1880s shops. Note

that there are no houses on the north side of Balfour Road as these plots were in the auction too. All except for one as the first plot in Balfour Road had already been sold to Ben Woollard, an architect later to achieve local prominence as the designer of the new Town Hall.

Sharp-eyed readers who know the area well will see that Morland Road is on the plan but has neither plot numbers nor

a sold against it. The year after the auction, plans for houses in Morland Road were submitted for approval – the architect being one Douglas Young.



ENTRANCE TO BALFOUR ROAD.

After the auction, one of the first to submit a plan was one Frederick Butler whose house featured in my Sports Ground article mentioned above. That article also contains a plan showing the Sports ground surrounded by houses which had already been built and a number of plots still available to be sold.

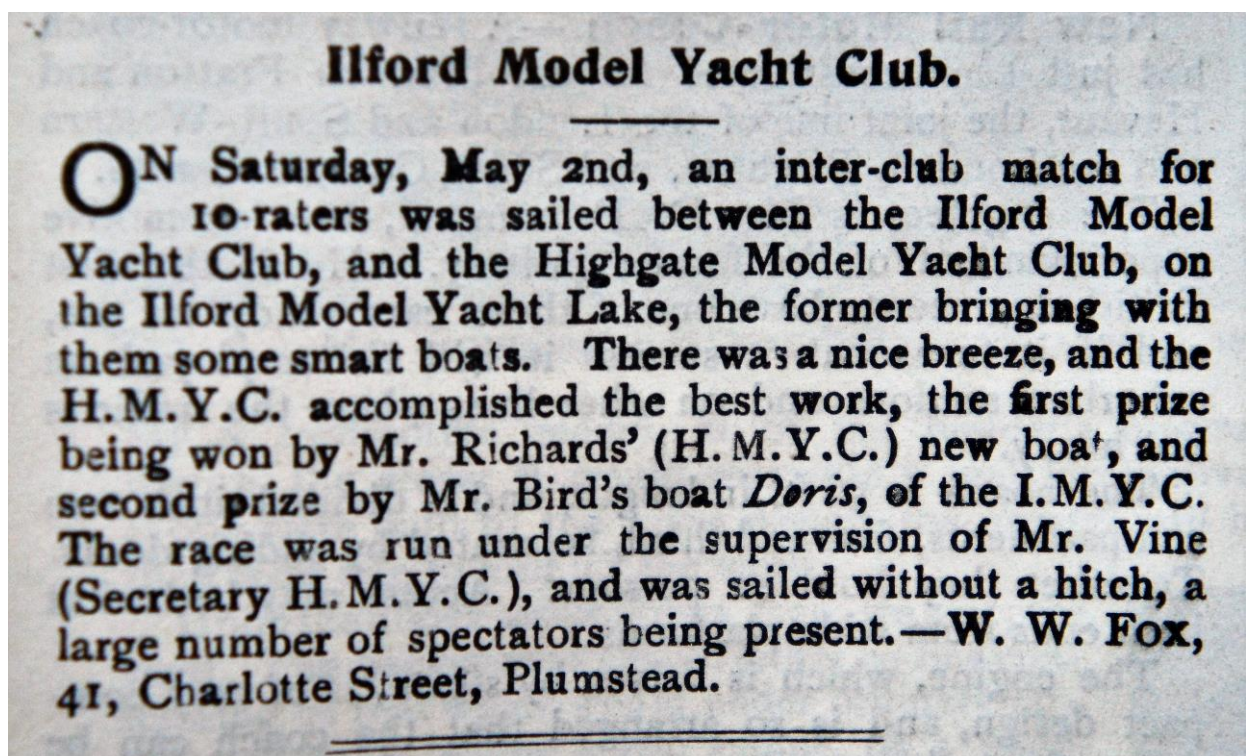
Summary

The history of the Ilford Lodge Estate after 1882 was one of building activity for the first few years, followed by a lull caused by the business failures of Hobbs and Balfour; and then a resumption which saw the majority of houses built and occupied by 1914. The documents in the Essex Record Office are valuable resources for being able to explain what happened in this part of Ilford in the late 19th Century.

As for the Lodge itself, this was turned into a club-house for use by local people, and was only demolished in 1960 in favour of a multi-storey car park.

© *Dr Colin Runeckles, 25th February 2019*

Picture and plans reproduced by courtesy of the Essex Record Office.



Above is an item found in *Model Engineer* May 21st 1903 - presumably this took place on what was the model boat pond near the Brisbane Road entrance to Valentines Park.

The pond is now filled in but it was still there when I came to Ilford in 1974. I don't know whether anyone used it. Model boating is a hobby in relative decline at least in East London.

© *Roger Backhouse, 12th January 2019*

Building Plans and Streets in Ilford – Update

Our newsletter no.115, August 2014, page 4, included a short item about the list of streets in Ilford originally compiled by Nigel Roche and other IHS members over 30 years ago. In 2014 one of our founder members, Bernard George, passed on a copy of the original list with much additional material he had compiled from when the streets were occupied. This was typed by Georgina Green and checked by Carol Franklin and Martin Fairhurst.

Since then, any visitor to the Heritage section of Redbridge Central Library has a good chance of meeting either – or both – of Carol Franklin and Colin Runeckles busily working on aspects of the built history of Ilford. This is being written as an update to Colin's article on building plans in our Newsletter 125, December 2017, pages 10-11.

Building Plans by Carol Franklin

I have now largely finished the listings of all building plans apart from a few minor amendments. One of the problems that emerged was where the entry was made under the name of a terrace and not the street number it has been given since. Sometimes this needed me to re-inspect the original plan to see exactly which houses in the street it related to. For example, Hastings Avenue – not one of the longest roads in Ilford – had five different terrace names and in addition the original numbers 2-24 became 75-51. Pity the poor postmen of the time...

When I started this exercise I worked from paper lists written some years ago and so, when I had got to the end, wanted to go back to the beginning and look at the actual plans, and found quite a number of mistakes and omissions.



Carol working on the building plans, 8th February 2019

The *Ilford Recorder* published an article about some unusual planning applications following discussion on Twitter about a man who wanted to park an omnibus in Silver Street (now Radnor Crescent) in 1935²³. Needless to say, he didn't succeed although he did try the patience of council officials in the process!

I am now helping with the project to assign decent captions, dates and descriptions to the photographic collection held by the Heritage Centre.

Streets in Ilford by Colin Runeckles

When I started to look at local history over two years ago, I had a vision for a website with a map where you could click on a road in Ilford and surrounding area and it would give the viewer full history of it. Sue Page sent me a copy of the Streets in Ilford list where I would see that a great deal of work had been put in to give a construction date to roads in the area.

²³ The article can be found here: <https://www.ilfordrecorder.co.uk/news/environment/redbridge-heritage-centre-complied-a-list-1-5878240>

But I could see opportunities for improvement. With a single exception, the earliest date given was “By 1899” for roads that had been listed in the first edition of Kelly’s Directory for Ilford in 1899-1900. However, Ordnance Survey maps, Kelly’s Directory for Essex, and Census records all gave evidence for earlier dates for many of those roads. Gaps in the run of Kelly’s Directory for Ilford held in the Heritage Section meant that “By 1909” was largely used for roads laid out between 1900 and 1909 but a discovery that the Bodleian Library held the missing volumes sent me off to Oxford last year for a week or so poring over the old directories.

A recent visit to the Essex Record Office gave me more evidence for earlier dating of roads including those in the Ilford Lodge Estate. A title deed from 1868 for a plot of land in Buntingbridge Road contained a plan showing all of the roads and plots for sale in the Perrymans Farm Estate. This seems to fit in with entries in the 1871 census where Youngs, Buntingbridge, Abbey, Netley, Perkins and Birkbeck Road all had occupants living there.

And a little closer to home, the lists that Carol wrote about above have become an invaluable source for submissions of estate plans, individual road plans, and houses.

The initial list that I inherited has now taken the form of an Excel spreadsheet with sections for current roads, those which have now gone, terrace names, name changes, and where roads were planned but weren’t laid out for whatever reason. Any change of date is accompanied by the source for the new date. Recent i.e. post 1975 roads are more of a problem regarding their date and it may be that circulating a request for help to householders might be useful here. An attempt has also been made to allocate roads to the estates that were once there – not always an easy task!

I have also obtained a full list of roads in the Borough from the Planning Department and the next task is to extend the list to roads in the previously unexplored areas of Wanstead and Woodford.


The key question is what to do with the information.

Clearly it ought to be made available to the public in some form. I understand the museum is due for an overhaul and it is possible that the information can be used in some way in an interactive map of the area showing the old estates and the roads that were built after the estates were sold.

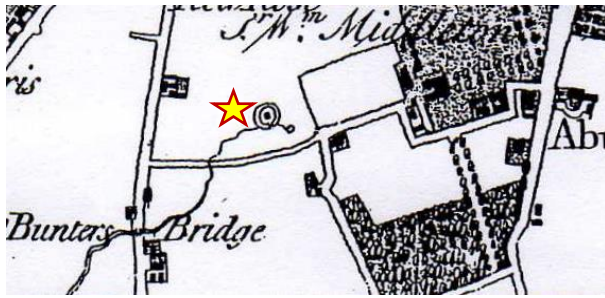
© *Dr Colin Runeckles & Carol Franklin, 4th March 2019*

The ‘lost garden of Aldborough Hatch’?

Last summer I went to a lecture at Senate House given by Stephen Smith who I know and respect from his time as Chairman of the Valentines Park Conservationists. His topic was ‘Formal gardening and plant collecting among the city’s 18th century merchants’ which he is studying for a doctorate. He mentioned quite a lot about Cranbrook and I hope he will write something for the newsletter about its gardens later this year.

It reminded me of a small conundrum I had put to the back of my mind. When studying the tithe award for Barking (confirmed in 1847) I had come across a reference in plots 1805 & 1806 to two ‘mounts’, on either side of the Cranbrook, near its source by Buntingbridge. The land owners were Francis & Samuel Stevens and it was ‘occupied’ by Mrs Smith, apparently on the edge of Aldborough Hatch farm. (see  on maps overleaf).

Thinking of the mounts in Wanstead Park, a remnant of the formal gardens of around 1710, I wondered if this might be something similar. Reference to the Chapman & André map of 1777 (below) shows a single feature which might have been a decorative well. The 1st edition



Ordnance Survey Map, 25 inch c.1864 shows what looks like a moat, and there are additional water features further north beside the brook. Could it be watercress beds? Maybe that was true by 1864, if that had been the case in 1847 they would have described as such on the tithe award.

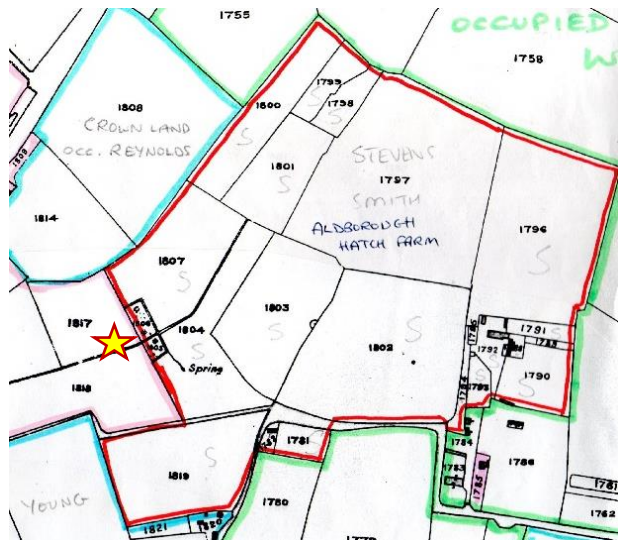
Then it occurred to me that 'mounts' on my typed list from the Essex Record Office might have been transcribed incorrectly. Could it have been moats? I remembered that Valence House Archive & Local Studies Centre had a photographic record of the award and thanks to Teresa Trowers, Local Studies Officer, I was soon able to confirm that 'mounts' was correct.

After looking at all the old maps I could find I was no nearer to unravelling the mystery, so I emailed Stephen with all my notes and asked if he had any suggestions. Thankfully, he remembered seeing a photocopied map at Valence Archives which we traced as from the Essex Record Office, Ref.TS/M 30/1. They do not hold the original but list it as a photocopy of a map of Aldborough Hatch c. 1725, part of the Estate of William Lockey Esqr. Once again Teresa was extremely helpful, scanning their version of the map for me. This is not easy to interpret – the original had been folded and it was just a sketched map, not drawn by a cartographer. It does show that the estate of William Lockey Esqr did include an elaborate formal garden and it seems very likely the 'mounts' were a small survival.

The Victoria County History of Essex (Vol.V p.192-3) explains this land was divided. Lockey owned the inner section and put his property up for sale in 1729 so that by 1847 Francis and Samuel Stevens owned Aldborough Hatch farm and Bunting Bridge Farm. The outer section was owned by Frances, the wife of Col Martin Bladen who rebuilt the Mansion. She died in 1747 leaving Aldborough to her cousin Ann, daughter of Sir Nathaniel Hodges and wife of (Sir) John Lambert Middleton (Bt). This is the property which is known to us as Aldborough Hall, the chapel of which still survives.

The land where the mounts stood is now rough grazing land and viewed from Google Earth appears flat and featureless. If you travel north on the Central line from Newbury Park to Barkingside you will see the area on your right. It's hard to imagine now the beautiful gardens which may have flourished there 200 years ago!

© Georgina Green, 9th March 2019



Barkingside's changing High Street

August 2018 saw another small piece of Barkingside's history disappear. It was in this month that the former electricity showrooms in the High Street were demolished. The showrooms originally stood next to a bungalow, which was itself demolished in January 2003. The change in the appearance of this small part of the High Street prompted me to see what I could discover about these two buildings.

When I mentioned to Colin Runeckles recently that I had yet to establish exactly when the electricity showrooms and bungalow were built, Colin kindly offered to look at the relevant building plans when he was next in the Redbridge Heritage Centre. The following information combines Colin's discoveries there with my own research. Given the Sunday School connections that have also come to light, this piece can also be read as a follow-on to my article 'Sunday don't reach to Barkingside' (IHS Newsletter 128, December 2018).

In May 1932, Ilford Borough Council approved plan no 11149, submitted by J J Vallance²⁴, for the construction of a bungalow at what would ultimately become 171 High Street, Barkingside. The council also approved plan no 11095 in July 1932 in the name of G F Vallance for a two-storey shop, store and flat on the adjacent plot to the north (173-177 High Street). In the contemporary *Kelly's* directories, the shop would be listed as a stationer under G F Vallance's name, but letterheads in Vallance's correspondence with L E J Reynolds, Ilford Borough Surveyor, show that he was a publisher of Christian literature. George was in fact editor and distributor of *Threshed Wheat*, a publication of the Plymouth Brethren²⁵. The shop opened later in 1932 and was known as 'The New Ambassador Office'²⁶.

The builders of the bungalow – named 'Home Lea' – and shop were the firm of Haines & Warwick, which had recently completed a development of houses at the southern end of Fencepiece Road, almost opposite 'The Old Maypole' pub²⁷.

Ilford. The Official Guide, 1930

HAINES & WARWICK, LTD. Vicarage Works, Seven Kings.

This firm of builders have been established in Ilford for over 20 years ...

The firm are now engaged in developing the Crown Estate at Barkingside opposite the old 'MAYPOLE,' where it is proposed to erect the same type of house that has proved so popular at Ley Street, Ilford.

Both the shop and the bungalow showed distinct evidence of 1930s tastes. The shops stepped roofline, brick window surrounds, and white cement rendering were in a contemporary *moderne* style, not quite *art deco*, but clearly influenced by it. The High Street frontage comprised two ground-floor display windows with a central entrance, and a separate entrance for the flat at the northern corner. Inside, about one-third of the ground floor was taken up by the shop at the front of the building and a small internal office to its south. The remaining two-thirds were given over to a store at the rear, with shelves around the walls and centrally,

²⁴ John James Vallance (1875-1935, a commercial traveller in jam and confectionery according to the 1911 census), had married Florence Albon (1877-1967) in 1896. They had two sons – George Frederick (1899-1951), and Leslie John (1907-1947).

²⁵ The Plymouth Brethren are a conservative, low church, non-conformist, evangelical Christian movement whose history can be traced back to the late-1820s.

²⁶ George Vallance had started his 'Ambassador' publishing business in 1925 at 'Stratton House', 2 Broomhill Road, Goodmayes; these premises became a Christian guest-house when the business moved to Barkingside.

²⁷ In 1933, the pub moved further north to its present site opposite the junction with New North Road.

plus a packing bench for preparing literature for distribution. Accessed by internal stairs from the door on the northern corner, the first-floor flat included a drawing room, dining room and kitchen overlooking the High Street, and three bedrooms (one very small) and a bathroom at the back. The bungalow was similar to many being erected at the time. Two bays facing the High Street, beside a central entrance and hallway, provided a sitting room and a main bedroom. At the rear, behind the main bedroom was a smaller bedroom, and behind the sitting room was a living room/kitchen/larder; between these two rooms was a bathroom.



This photograph shows the bungalow and electricity showrooms in 1978. The showrooms are boarded up, like much of the High Street at the time, in anticipation of a National Front march passing through.

In *Threshed Wheat* in 1932, George Vallance wrote about the new shop:

We have been much encouraged by the number of letters and messages received telling of interest in, and fellowship in prayer for, the New Ambassador Office at Barkingside. As many of our readers cannot call personally, and knowing of their interest in the new Depot, we give below two interior photographs showing the Saloon with its wide range of Gift Books, etc., and extend a hearty invitation to you all to look in and see us any time you may be in London.

The photographs (not available now) mentioned showed racks and rows of religious tracts, books and greetings cards displayed for sale to callers.

George Vallance was also interested in using the empty plot immediately south of the bungalow. In June 1933, he wrote to L E J Reynolds, stating that he was anxious to meet a need in the district for the provision of a Sunday School. To this end, he had sought to hire the temporary council school on the site of Fairlop High School then being built in Fencepiece Road. As that had not proved possible, he now hoped to put up a temporary building on the plot to the south of the bungalow and asked what conditions would need to be complied with. In the meantime, George was running a Sunday School from May to September in a 200-seat tent behind the shop. In the 1933 volume of *Threshed Wheat* he wrote of this:

... But there is another matter in connection with Barkingside which is the real purpose of this paragraph. Around us there are a considerable number of new houses being built, and in a short while there will be quite a fair sized London suburb, but at the present time in the whole of this district there is no Church, no Chapel, Mission Hall or, in fact, any hall of any kind which can be used for Gospel purposes²⁸. And it is also interesting in this connection to mention that there is neither Cinema²⁹, Theatre nor Dance Hall.

That there are Christians living in this area we have had abundant proof, and more than one parent has requested us to do what we could to commence a Sunday School for their children, as although only nine miles from London, there was no Sunday School handy to which their child could be sent.

This matter reached a climax in May last when one mother came to tell us that her child was in tears because she could not go to Sunday School. There was no alternative but to tell her to send her child down the following Sunday and we would arrange a Sunday School – Somehow – Somewhere. That Sunday no less than fifty-three children presented themselves for Sunday School, and fortunately the weather was such that it was possible to conduct this on the lawn behind the Ambassador Office. Excellent attention was given and many Gospel choruses learned. This was repeated the following Sunday and again the next, but as the weather was inclement we had to bring them into the Ambassador building.

As several friends have helped us in this matter, we feel we would like them to know that we have now been able to procure a large Marquee which has been erected next to our building and in which the Services, are now being conducted from week to week; already 105 children attend, and we are confident that the numbers will grow rapidly ...

Elsewhere in the same volume of *Threshed Wheat*, George provided updates:

We much appreciate the kindly interest many of our readers have shown in our Tent Services at Barkingside. At the time of going to press our Sunday School has grown to almost 150 scholars, and our Wednesday Service to over 100. We have just started Sunday evening Adult Services, and by the time this is in our readers' hands hope to be in full swing ...

We have been greatly cheered in our work at Barkingside by the numbers coming along and also by the interest which readers of 'Threshed Wheat' have shewn. At the time of going to press we are in the midst of a week's special services for Young People. The first night we had 250, the following nights about 400, and all with excellent attention. But at the moment we know not where or how we shall continue for the Autumn and Winter when the Tent is dismantled, as in the whole of this large new district there is no church, Chapel, or Mission Hall ...

The lack of accommodation for autumn and beyond was resolved when the new Fairlop High School opened on 31 August 1933. The temporary building in Fencepiece Road became

²⁸ George does not appear to have had much luck finding a suitable building for 'Gospel purposes', despite there being a mission hall just up the road on the corner of Fencepiece Road and Forest Road, and the Methodist church in the High Street a little to the north of 'The Chequers'.

²⁹ The State cinema, just around the corner in Fairlop Road, was opened by independent operator Cumberland Cinemas in October 1938.

vacant, and George's Sunday School was able to move there on 1 October³⁰. This meant that he was no longer interested in the plot to the south of the bungalow in the High Street, which was subsequently developed by others³¹.

The Vallances did not stay long at 'Home Lea' or the shop. *Kelly's Directory* shows that the bungalow was occupied by James in 1933 and 1935; James died in November 1935, but his widow Florence was still there in 1937. George was occupier of the shop in 1933 and 1935, but by 1937, the premises were listed under the name of Ilford Borough Council Electricity Supply (showrooms). In 1939, George and his wife Fanny (1898-1975, née Threadgold), and their four-year-old daughter, Stella (born 1935) were living in Colchester, together with Florence.

When taken over by Ilford Borough Council, the electricity showrooms at Barkingside were the third opened by the authority, the others being in High Road, Ilford, and Green Lane, Goodmayes. As Ilford Urban District Council, the authority had begun supplying electricity in 1901 from a generating plant at Ley Street; there were 489 consumers in 1902. In 1920-1924 agreements were made for West Ham County Borough to provide extra bulk electricity supplies to Ilford, the Electricity Commissioners having stopped authorising further extensions to Ilford's generating plant. From 1927, after the opening of the County of London Electric Supply Company's power station at Barking, supplementary bulk supply was taken from there.

BOROUGH OF ILFORD ELECTRICITY DEPARTMENT.

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Branch Showrooms :

57 High Road,
525 Green Lane.

Works : Ley Street.

Telephones: Ilford 0172/3 and 1185/6, and Seven Kings 1962.

Advertisement from 1932

³⁰ The 1934 volume of *Threshed Wheat* provides details of the move and plans for the building of a new 'Gospel Hall' in Fencepiece Road opposite Fairlop High School. This opened in April 1934 and the building survives today in use as Fairlop Evangelical Church.

³¹ By 1939, the Liverpool Victoria Friendly Society occupied a building in the High Street on this plot. This was a three-storey block with a shop to each side of a central ground-floor entrance (later nos 159 and 169) and offices on the upper floors (nos 161-167). The rear of the plot faced onto Fairlop Road and a pair of semi-detached houses were built there, proposed by the Liverpool Victoria Friendly Society and originally numbered 1 and 2 Liverpool Villas. The plot to the north of the electricity showrooms was filled by an electricity sub-station in the 1950s.

As the role of electricity undertakings diversified, they had broadened to include sales and rental departments in order to manage the growing business of retailing electrical fittings and appliances to domestic consumers. In March 1923, Ilford Borough Council's Electricity Department started supplying electrical 'white goods' on hire and, four years later, began selling them for cash or on hire purchase terms through its electricity showrooms. By 1935, Ilford council was providing electricity to 37,279 consumers, and the total electrical apparatus on hire from the council amounted to over 22,000 articles including cookers, radiators, kettles, and various labour-saving devices. The showrooms were also the locations for exhibitions and displays of appliances including light shades, vacuum cleaners, electric fires, electric kettles and cookers and radio and televisions, for demonstrations of the uses of domestic appliances, and for customer enquiries and payment facilities.

The electricity showrooms served Barkingside in that role for more than 50 years. In 1948, upon nationalisation of the electricity industry, they came under the new London Electricity Board (LEB), but ceased to be used by the LEB's successor, London Electricity plc, in the mid-1990s. I recall the showrooms during the period of the three-day week in the 1970s as this was the place where my parents would go to check the times of expected power cuts. The former showrooms ended their days as a restaurant and later a succession of convenience food stores. Planning permission granted in 2016 shows that following demolition, the building will be replaced by one similar to that on the site of what was previously the neighbouring bungalow. Although demolition took place in August 2018, in early 2019 the new building had not yet been constructed.

As for the bungalow, I do not recall ever seeing any signs of life there – no-one came or went, and the curtains always seemed to be closed. Planning applications were submitted in 1997, 1998 and 2002 to demolish the bungalow and redevelop the site with flats and a shop. Permission was granted in November 2002 and demolition took place in January 2003. The bungalow was replaced by Neon Court, a five-storey building including a betting shop at street level with flats above. At the time of demolition, *The Ilford Recorder* of 6 February 2003 reported:

Bungalow demolition end of an era

The demolition of the High Street's last remaining bungalow marks the end of an era. Peter Haines, who has lived in the street for 20 years, was one of those sad to see it go. 'It is going to be replaced by shops and flats and it is not going to be the same,' he told the Recorder. 'It has been part of the character of the High Street for a long time. It was the only private house in the street and it was in a sad state. I just think it deserved some kind of acknowledgement'.

Mr Haines was one of the original protesters who pleaded with councillors at a planning sub-committee meeting in April 1998 to save the home, saying its age and location made it worthy of preservation. 'The building has many original fittings, including the front door', he told the council. 'There is no extra demand for shops in the High Street as some have remained empty for two or three years'.

But despite his efforts, and a petition signed by 51 residents, councillors gave the go-ahead for a three-storey development of two residential flats above a shop unit on the site.

© Alan Simpson, 25th January 2019

Wonder Women: 100 years of Women's lives in Redbridge

13th November 2018 – 27th April 2019

Tuesday to Friday: 10am - 5pm, Saturday: 10am - 4pm

Redbridge Museum has just opened a new exhibition to celebrate 100 years since the first women in the UK won the right to vote. From the days of 'mistress and servant' to the varied lives of today's diverse communities, this exhibition tells the story of local women in their own words. Fr **This was in December newsletter. I need something else here** though the impact of two world wars, the display uncovers education, family life and sisterhood..

This exhibition is in partnership with Woodford County High School.

Visit [Redbridge Museum Website](#) for more details.

IHS PROGRAMME 2019

Our regular monthly meetings are held on the second Monday of each month, September – May from 7.30 – 9.15 pm. Visitors welcome, £3 per meeting, with free refreshments
Membership of the society costs £15 per year which includes 3 newsletters

The Society meetings listed below will be held in the Gloucester Room, Ilford Central Library, Clements Road, Ilford IG1 1EA.

We will serve refreshments from 7pm and start our talks as usual at 7.30pm.

8 April 2019 AGM at 7.15pm, followed by *A Town Built in a Year?* The development of Seven Kings
by Dr Colin Runeckles, member Ilford HS.

13 May 2019 *Life behind Closed Doors. A Prison Officer's Life.*
by Pauline Martindale.

we are organising a date for June 2019 for the repeat talk on Indian Independence. All should be completed soon & I will send you an update.

IHS Regular meetings resume in September

Please see the August newsletter, or our website, to confirm if the venue will continue to be the Gloucester Room at Ilford Central Library.

9 September 2019 *Reverend Hensley Henson: turbulent priest of Ilford.* The life and times of an Anglican priest in the 1900s.
by Reverend Dr John Brown of St Luke's church, Ilford.

The next newsletter will be posted out to members or will be available from the editor (details on page 1) after 9th August.

You can follow us on Facebook too.

