

Beddington Park and The Grange

A report on observations and documentary research during the
Heritage Fund and Community Fund project 2015-2020

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Carshalton & District History & Archaeology Society
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1. INTRODUCTION

1.1 The Beddington Park lottery bid

This report was originally written as part of a bid to Heritage Fund and the Community Fund for restoration and improvement work in Beddington Park and The Grange and for an activity programme. The bid was successful and, as result The Grange Lake and the Stock Pond were dredged, there were significant improvements to The Grange garden and the New Graveyard, an extension to the children's playground and extra equipment for it, tree planting, repairs to the flint bridge, improvements to the park entrances, new signs and other items.

The report has now been updated to reflect these changes and incorporate new research which has taken place during the project.

Although the park is now managed as a whole, it is made up of several separate historic components and the report is divided into sections which reflect this. The main components are Beddington Park itself – which was an ancient deer park, The Grange which was a Victorian garden, and part of the garden of Carew Manor, a former country house to which the deer park was attached. There are also some other small pieces of land which are detailed below. I have sought to set out what we currently know about the history of the park and also to make an inventory of existing features, partly as a record and partly in the hope that it will be useful to future managers of the park.

Although the report was created as part of the Lottery funded project it was partly built on a long running research project into the history of Carew Manor and its gardens. The results of this work are appearing a series of Carshalton & District History & Archaeology Society Occasional Papers which are listed in the bibliography.

Thanks due to Bill Wyatt, Sarah Wheeldon and Dawn Fielding from Sutton Parks Service, Steve Morris, Andrew Skelton, Nick Burnett. Huge thanks are due to the people who worked on the numerous excavations around Carew Manor over many years. This particularly applies to work on the Portionary, Barn and Fernery sites and the Lottery supported finds projects. Clive Orton is to be thanked from proof reading.

Many of the historic photos of the park are drawn from Sutton's Archives and Local Studies Collection and thanks are also due to Sutton Museum Service.

The Carshalton and District History and Archaeology Society supported the funding bid and project.

1.2 The historic components of the park

The present park consists of several parts which have, until recently, had separate histories. These are shown in figure 1 and are:

- The historic deer park
- The Portionary, Church Paddock and the Warren adjacent to Croydon Road, which were not in the deer park.
- The gardens around Carew Manor – a former country house to which the deer park was attached.
- An area of former woodland along the river between the gardens of Carew Manor and Beddington Lane.
- The Grange on the western side of the deer park which, in its present form, developed from a Victorian garden.
- Bridge Mill, Wallington.

- The land south of The Grange Lake, formerly fields in Wallington Manor.
- Manor Gardens – a small area formerly part of the grounds of Wallington Manor House.

Some of these areas were subdivided in the late 19th century and then reassembled when acquired by the Council. This means that boundaries of the blocks of land which the Council acquired do not always coincide with older and more fundamental historic boundaries.

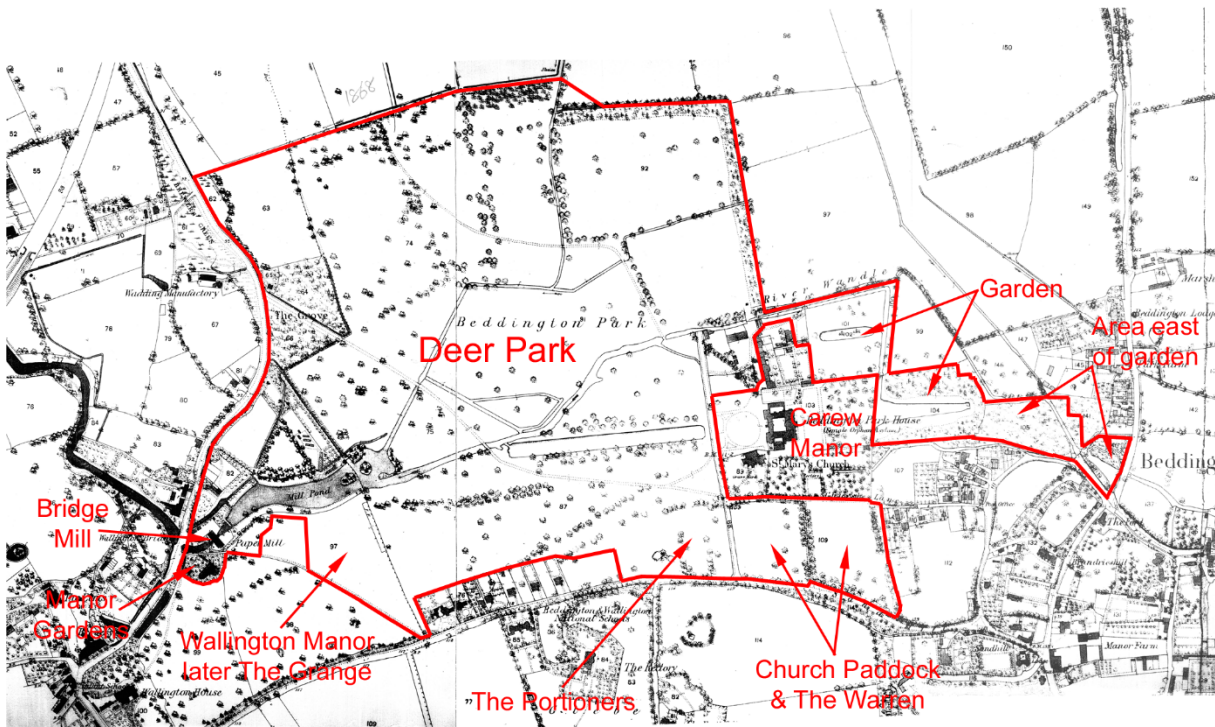


Figure 1. The 1868 Ordnance Survey map with the approximate outline of the present park, showing the main components.

2 THE AREA BEFORE THE CAREWS

2.1 Geology and river channel

Beddington Park and The Grange are at the foot of the dip slope of the North Downs and are crossed by the river Wandle which flows east to west from Croydon to Wallington and then turns north to run to the Thames at Wandsworth.

The higher ground at the southern edge of Beddington Park is Thanet sand, possibly overlaid with gravel. The lower ground on the west side of Church Road is at the foot of a small dry valley, the floor of which appears to be covered with hill wash. On the other side of Church Road to the south of the Church the ground rises again and is underlain by Thanet sand.

An examination of the surface of northern part of the park in dry weather shows two zones. One, close to the Wandle is damp in summer and very wet in winter. The other, to the north is slightly higher and parches in a dry summer. This dryer area is gravel covered by soil. The gravels date back to the last ice age. At that time the area was an arctic landscape and the ground was frozen solid for most of the year. There was a brief thaw in the spring. The water could not soak into the frozen chalk of the North Downs so it ran across the surface into the valleys where large fast-flowing rivers formed for a few weeks each year. These washed a mass of flint from the Downs and deposited it as gravel in what is now north Beddington and Mitcham. In 1968 a gas main trench was dug across the eastern part of the park. A study of peat lenses within the gravel showed that it had been deposited under cold conditions around 8,000 BC in the closing stages of the last ice age.¹ The gravel is crossed by paleo-channels where the grass remains green in dry weather. The date of these is unknown.

The wet area by the river is probably peat with some silt and smaller areas of gravel. In the 1980s some foundation trenches at Beddington Park Cottages on the east side of the park cut into fine peat which contained a small amount of sand and bands of peaty gravel. This suggests an unstable river channel finding its way through waterlogged alder wood or possibly wet grassland. In the past the Wandle appears to have had an unstable braided channel around which a complex patchwork of alluvium, peat and gravel was deposited.

2.2 From prehistory to the early Middle Ages

This section deals with the archaeology of the park from prehistory to the early middle ages. Later features are described in the inventories of the park, The Grange and other areas. I have divided the park into a number of loosely defined areas largely based on the subsoil. The boundary between the peaty areas and the gravels is complex and not easily defined as the latter is crossed by various paleochannels of uncertain date. The best available guide are photos taken in dry weather. The exact position of the boundary is not hugely significant for the present discussion.

2.2.1 The Warren

This area slopes down to the northwest and is underlain by Thanet sand. There is a large old sand pit on the southern edge of the area adjacent to Croydon Road. I am not aware of any pre-Tudor finds from the area.

2.2.2 Church Paddock

A Roman stone coffin was found in 1930 while digging a service trench on the west side of Church Road just south of the churchyard. Another coffin, of lead, was found about 1870 further

¹ Peake 1971.

east along Church Path.² These coffins would have been expensive so the people buried in them must have been wealthy. They may have been connected with the villa which was about 600m to the northeast but there is no certainty of this, and it is not clear why they were buried in this location. At that time wealthy people were often buried at roadsides so there may be a Roman Road in the vicinity, although there is no other evidence for it.

Dennis Turner picked up some pieces of pottery when this area was used for Dig for Victory allotments. The material has recently been examined by Steve Nelson. Nearly 40% of the pieces by weight date from about 1000-1250. The numbers tail away in the late middle ages and then increase again in the early modern period. There was very little Saxon material. This pattern is broadly similar to the finds in Carew Manor trench CE which was excavated in 1990 about 100m north of the northwest corner of the Paddock, except that Saxon material was more common there.³ The significance of this is not entirely clear.

2.2.3 The area south of the New Graveyard

This was crossed by Freron Lane which can be traced back to the middle ages and survived in part to appear on the 1820 enclosure award map (figure 8). A building called the Portioner's house stood to the south and east of the lane as shown on the map. It was first recorded in 1361 when it was the house of the Portioner who was entitled to the tithes of a sub-manor known as Huscarls. The building became the rectory in the 16th century and was demolished in about 1843. It was partially excavated by the Carshalton and District History and Archaeology Society in 2012 and 2013.⁴

2.2.4 Break Hill

At the south end of the park the ground rises to a fairly flat-topped terrace which was known as Break Hill in the early 19th century.

The main source of information on this area is a watching brief carried out by Sutton Archaeological Services when an east-west aligned cycle path was constructed across the top of the terrace in 2004. The finds consisted of six sherds of prehistoric pottery – possibility Late Bronze Age or Early Iron Age, 157 fragments of burnt flint and 76 struck flints and nine abraded medieval sherds. These came from the topsoil and were scattered across the whole length of the track without any particular focus.⁵

A Late Bronze Age hoard was found about 1870 while building along the Croydon Road frontage. This consisted of 13 items: three ingots or lumps of bronze; one gouge; two broken spear heads; six axe heads and part of a mould for making them.⁶

2.2.5 Bunker's Field

In 1922-3 Mrs Birch dug eight small trenches to the south of The Grange Lake in the vicinity of the present Early Years Centre (figure 2). A brief note in *Surrey Archaeological Collections* for 1925 said that a large enclosure had been identified.⁷ The north side was bounded by the river (The Grange Lake) the west side by a 'well marked vallum and ditch' and the east 'was apparently watercourse, now dry' on the boundary between Beddington and Wallington. Excavation in 1922 showed 'no definite boundary on the south, where the inhabited area seems

² Adkins and Adkins 1984.

³ Phillips 2016 p. 56-7.

⁴ Phillips, *The Portioner's House...* 2020

⁵ Perry 2005 pages 10 and 14.

⁶ Flower 1874. The find is not recorded on the 1896 Ordnance Survey map but does appear in 1913 on the site of 196 Croydon Road. The house had been renumbered 312 by 1955.

⁷ Major 1925 p. 113-4.

to have been protected only by marshy ground'. The location of the trenches is shown on a plan which is now in the collections of the Carshalton and District History and Archaeology Society (figure 2). The circular feature around trench 4 appears to be the knoll on which the Early Years Centre now stands. The northwest to southeast line to the west of it is presumably the 'well marked vallum and ditch' which is no longer visible on the ground or on the lidar scan. It does not appear to have been excavated so there is no evidence for its date. The plan appears show it turning eastwards, which contradicts Major's statement about the south boundary being unmarked. The evidence for the eastern boundary seems to be no more than supposition.

Major also reported the discovery of a Roman road which seemed 'to point towards Beddington Church'. It consisted of a layer of flint and gravel about 10 inches thick and 13 feet across. There were also traces of flint foundations. These features were covered with at least 3 feet of 'made ground'. These features were presumably found in trenches 3, 5, 6 and 7. None of the trenches seem large enough to provide a wide plan of either the road or the foundations. It seems likely that the excavation passed through 3 feet or more of topsoil and then reach the sub-soil which was patchy and confusing mixture of sand and gravel perhaps from an old river terrace. The interpretation as a road and buildings seems very doubtful.⁸

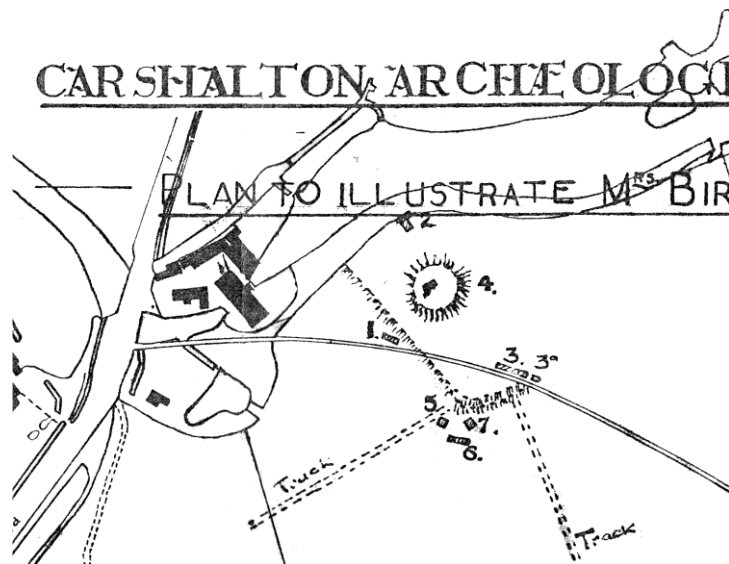


Figure 2. Extract from a map showing the location of the trenches excavated by Mrs Birch in 1922-3.

2.2.6 The peaty areas along the Wandle

The land by the river has a peaty subsoil which is often soft especially in the winter. There is very little information on the archaeology of this area. The observation of some service trenches in and around Beddington Park Cottages showed that the subsoil consisted of rounded flint in a dark peaty matrix. The deposit contained a tiny scrap of doubtfully Roman pottery.⁹

A gradiometer and radar survey of the site of the former greenhouses on the east side of The Grange garden did not produce any evidence for pre-19th century archaeological features.¹⁰

In 1978 three pennies and a half penny of William I were found by a metal detectorist close to the former river channel at the foot of the slope of Break Hill. A small excavation showed that they appeared to have been in a river deposit associated with the channel shown on the 1820

⁸ Similar deposits were seen in a trench excavated in the Lodge Land in Carshalton. See Orton 1989 p. 167-9.

⁹ Phillips 2015 p. 67-77.

¹⁰ Richardson 2017.

enclosure map. The deposit contained some worked flint and also shell-tempered pottery of 11th to 12th century date. The coins were not water-tumbled.¹¹ The land to the north is soft and peaty and is an unlikely settlement site. A watching brief on a cycle track on the terrace to the south did not produce any significant medieval finds (see section 2.2.4).

2.2.7 Silt-filled channels

The northern part of the park contains paleochannels which remain green when the rest of the park is parched. One channel in particular runs northwards from the vicinity of Beddington Park Cottages and then curves around on the cricket pitch and then turns southwest towards the line of the existing river. The fill of this is not as soft as the peaty areas, and it seems likely that the channel is filled with silt although this has not been verified. The age of the channel is not known.

2.2.8 The gravel areas in the north of the park

This area occupies the north side of the park. The boundary between it and the peat and silt areas discussed above is very evident on air-photos taken in dry weather. The area is underlain by gravel and is contiguous with the land to the north of the park which has been successively a sewage farm, gravel pits and a land fill. In the last few decades a great deal of archaeology has been done in the area north and northeast of the park. Much of the area had been heavily disturbed by the sewage farm, so the archaeological deposits were truncated and generally limited to the contents of cuts into the top of the natural gravel. Enough survived to show that there was activity in the area in the Mesolithic, Neolithic and Early and Middle Bronze Age. There were ditches from a Late Bronze Age field system and from later boundaries.¹² Two Late Bronze Age settlement sites have been located. One was on the site of the Beddington Roman villa about 300m east of the northeast corner of the park. The other was on the east side of London Road north of Hackbridge station about 400m north and somewhat west of the northwest corner of the park.¹³ There much evidence of Late Bronze Age activity in the upper Wandle Valley including a hill fort on the downs to south of Carshalton. A small bronze age hoard was found about 1870 at the southern end of the park close to Croydon Road.¹⁴

The Late Bronze Age settlement to the northeast the present park continued into Iron Age and then developed into a Roman villa with a bath house and agricultural outbuildings. The site was occupied until the end of the Roman Period.¹⁵

The Roman villa went out of use around 400 although the estate may have survived and been farmed from a nearby settlement perhaps associated with an early Saxon cemetery which was found in April 1871 to the northeast of Carew Manor.¹⁶

2.2.9 The area in the early middle ages

An estate at Beddington may have belonged to Chertsey Abbey, but by about 900 it was in the hands of the Bishop of Winchester.¹⁷ In 984 Ethelwold, Bishop of Winchester died at Beddington and it seems likely that the church still owned the estate. At some point between then and the Norman Conquest it passed out of their hands.¹⁸

¹¹ McCracken 1978. The coins are now in LB Sutton's museum collection.

¹² Wessex Archaeology have produced seven interim reports on the work from dated 1998-2007.

¹³ Saxby 1990; Bagwell, Bishop and Gibson 2001.

¹⁴ Flower 1874.

¹⁵ Howell 2005.

¹⁶ Perry 1980; Phillips 2006.

¹⁷ Phillips and Burnett 2016 vol. 1 p. 3-4; Kelly 2015 p. 59.

¹⁸ *Oxford Dictionary of National Biography* 2004 under Aethelwold.

The site of the park was presumably farmland throughout the early Middle Ages, but we have no specific information about its use.

The Domesday Book lists two manors in Beddington. One, which included a church, was held by Robert of Watteville from Richard of Tonbridge. Azor had held it from King Edward. The other was held by William son of Thorold from Miles Crispin. Before 1066 Wulf held it from King Edward. Miles Crispin was a major Berkshire landowner whose estates eventually became incorporated in the Honour of Wallingford. In the later Middle Ages two Beddington manors, generally known as Huscarls and Bandon, were held of the honour and can presumably be equated with Crispin's property.

The other Domesday manor continued to be held by the de Wattervilles until the late 12th century. It then passed through various hands until was acquired by Nicholas Carew in the 14th century. He was to be the founder of the Beddington line of Carews who created the park and owned it for several centuries.

3 THE HISTORY OF THE PARK

3.1 Medieval and Tudor

The park was created for the Carew family who owned the manor of Home Beddington and much other property from the mid-14th to the mid-19th century. The first Nicholas Carew of Beddington was descended from Anglo-Norman lords who owned Carew Castle in Pembrokeshire. However, his father Thomas was the son of a second wife, so Nicholas's inheritance was limited to a little property in Berkshire and probably some land in Kent which came from his mother. In short he began his life as the son of a minor gentleman.¹⁹

Nicholas appears to have been an able lawyer and administrator who rose in the service of Edward III to become Keeper of the Privy Seal from 1371 until the death of Edward III in 1377. He appears to have made a good deal of money which was used to build up a significant but scattered landed estate centred on Beddington, where he built a large fortified manor house surrounded by a substantial wall and a wide moat.

In 1375 he obtained a grant of free warren covering his own lands in Croydon, Beddington, Carshalton, Woodmansterne, Warlingham and Mitcham, Surrey and Purley and Moulesford in Berkshire.²⁰ This would have allowed him to hunt on his own estates and may perhaps mark the creation of a deer park at Beddington. However, there is no unequivocal reference to a park until the early 16th century, when two land swaps show that it was being either created or extended. Both swaps took place between 1492 and 1520 when Richard Carew owned the house. One swap was with the rector of Beddington, which allowed Richard to acquire the eight-acre Portionary field which was enclosed within the park. The swap also included three acres adjacent to the Portionary field which had become the 'New Orchard' by 1545.²¹ The second land swap is mentioned in the will of John Wakar who left three half acres in South Field which he had in exchange of Richard Carew for a house in the park.²² The first swap can be dated more precisely as the lands belonging to the Portioner are listed in a terrier of Beddington dated 5 Henry VIII (1513-4).²³ These included:

A Messuage Garden Curtilage Orchard Church Lane North Croydon			
Way South & Freron Lane West			
Portionary Close in the Middle	3	0	0
Portionary Field the River North the Lord's Ground called Rots East	8	0	0
Manfurlong	5	0	0

The land swap was clearly still in the future and must have taken place between 1513-4 and Richard's death in 1520.

These developments took place against a background of increasing prosperity. The family's fortunes had declined in the 15th century and the estate had been split between heiresses. Richard became a Knight of the Body to Henry VII and was then involved in the administration of Calais, which was then in English hands and key centre for the wool trade. Richard also carried out a large amount of work on the house (now Carew Manor Academy) and was almost

¹⁹ The history of the family and their house, which is now known as Carew Manor can be found in Phillips and Burnett 2016.

²⁰ Cal. Charter Rolls preserved in the Public Record Office. Vol. 5, 1341-1417. p. 22.

²¹ Gowans 1983 p.65-6.

²² London Metropolitan Archives. Surrey Will Abstracts: register Mathewe. Entry in index 341. LMA DW/PA/7/2 ff 136v-137v.

²³ This is only known from a copy made in the late 18th century in connection with a lawsuit about the Portionary tithes. It is now Sutton Archives 325.

certainly responsible for the construction of the hammer beam roof which still covers the great hall.

Richard died in 1520. By this time his son Nicholas was well established as one of Henry VIII's 'minions' or young favourites. He was a member of the king's privy chamber and a highly accomplished horseman and performer in tournaments. In 1514 he married Elizabeth Bryan, the sister of another of Henry's courtiers. In the next few years Nicholas took part in the tournaments to mark state occasions and he and his wife appeared in revels and court entertainments.

Nicholas became Master of the Horse – an important and highly prestigious position – in July 1522 and was sent on several embassies to France and once to Bologna to represent Henry at the coronation of Charles V as Holy Roman Emperor. He accumulated a considerable amount of land and also offices from which he must have drawn an increasing income.

The king visited Beddington on a number of occasions, and a fine and well-stocked deer park would be an essential part of the amenities. We do not know the exact boundaries of the park that Nicholas inherited but he did enlarge it. In 1535 he carried out a land swap with the Archbishop of Canterbury which allowed him to enclose 80 acres of Mitcham Common and add them to the north end of the park.²⁴ Early 19th century maps show a funnel-shaped group of fields aligned north-south in the centre of the northern end of the park. It is likely that this is the remains of a parrock used to drive deer past a standing from which they could be shot. The first edition six-inch Ordnance Survey map shows a similar but larger arrangement in the Great Park at Nonsuch which Henry VIII started in 1538. The arrangement allowed the deer to be driven down the east side of the banqueting house, which was probably also used as a standing. Other parrocks are known at Lyndhurst in the New Forest, Clarendon and Hampton Court.²⁵

Henry VIII's quest for the annulment of his first marriage and the religious changes that he made to achieve it split his courtiers into conservative and reformist factions who fought a bitter feud in a poisonous atmosphere of intrigue and back-stabbing. Nicholas became one of the leaders of the conservative faction along with the Marquise of Exeter and others. The faction eventually ended up losing and Nicholas Carew was executed in 1539.

Henry allowed Nicholas's widow Elizabeth to keep some land in Wallington but he excluded 50 acres enclosed in Beddington Park. In 1859 the park included about 60 acres of land between the Wallington boundary and London Road (figure 3) so it seems that most or perhaps all of this land was in the park in Nicholas's lifetime and that the boundary extended to London Road, Hackbridge.²⁶

When Nicholas Carew was executed his property was confiscated. Henry visited his newly acquired house at the end of June and the beginning of July 1539 on route from Hampton Court towards Portsmouth. The following year Beddington and the former Carew properties in Banstead, Walton on the Hill, Sutton, Epsom and Coulsdon were added to the honour of Hampton Court as part of the Manor of Nonsuch. Nicholas Carew's deer park at Beddington and his downland manors, which were full of heath and hunting ground, were thus added to lands attached to Henry's palace of Nonsuch which was then under construction. Henry was accumulating a hunting ground to rival the French king Francis I, who had the Forest of

²⁴ The National Archives web site A2A entry for Canterbury Cathedral Archives CCA-DCc-ChAnt/F/60. The original document is missing.

²⁵ See section 4.18.1.

²⁶ Letters and Papers Henry VIII vol. 14, part 2, item 113 (5). In the early 19th century about 60 acres of the park were in Wallington. The reason for the discrepancy is unknown, although it is possible that the township boundary had been altered.

Fontainebleau outside Paris. Nonsuch was barely complete at the time of Henry's death and he probably did not make much use of Beddington although he was there twice in 1541 and Queen Catherine was there in October 1544. By the time Henry died in January 1547 the house was a royal furniture store.

On 17 May 1548 King Edward gave the manors of Beddington, Bandon and Norbury to his sister Lady Mary. At some point thereafter they seem to have come into the hands of Michael Stanhope who is described as of Kingston upon Hull and Beddington, Surrey in May 1550. By July 1552 Stanhope had been convicted of a felony and his confiscated property, including Beddington and much of the former Carew estates, were granted to Thomas Darcy KG, Lord Darcy of Chiche in exchange for lands in Essex.

The accession of Queen Mary in July 1553 brought a change of policy as she was a devout Catholic. She had never accepted Henry's reformation and had suffered a great deal as result. Nicholas Carew and his wife Elizabeth had been supporters through her troubles and this was probably a major reason for his execution. Mary had a debt to the Carews and she paid it, probably as speedily as the lawyers could manage: on 14 January 1554 she restored most of Nicholas's property to his son Francis.

Francis Carew had been born about 1530. His background might suggest that he had Catholic leanings, but he does not appear to have had any difficulty in accepting Elizabeth's accession. She made the first of many brief visits to Beddington in August 1559 on the first summer progress of the reign. Francis created a very elaborate garden at Beddington which included grottoes, ornamental structures and the first English orange-house.

Francis died in May 1611, so he owned the house, gardens and park for more than fifty years. A considerable number of household accounts survive from this period and contain many references to the park. There are numerous payments for repairs to the wooden paling which enclosed the park. Some features are also named, sometimes repeatedly. These include.

- An upper and lower course one of which had paling against Hillier's, probably placing it on the southeast side of the park. One of the courses had a pit for watering cattle. Oats were grown in another. It seems likely that these were used for chasing deer with dogs like the surviving example Lodge Park, Gloucestershire.²⁷
- Wallington and Beddington lawns. These would have been open grassy areas where hunting could take place. Both lawns adjoined the pale but their locations are unknown.²⁸
- There was a parrock for hunting deer, the grass of which was cut for hay. This is discussed in section 4.18.1.
- There was a new orchard which was in or adjacent to the park. This existed by 1545.²⁹
- There are references to the pale in 'Farnehill' and 'in fernye close by parsonry'. The name means fern or bracken hill. The only hill in the park is at the south end by Croydon Road which was called Break Hill, meaning bracken hill, on the enclosure award map of 1820.³⁰
- There was a meadow with rails next to it which is likely to have been in the park presumably close to the river.³¹

²⁷ Fretwell 1995.

²⁸ For example SHC 281/4/22 f1v.

²⁹ Gowans 1983 p. 66.

³⁰ SHC 281/4/22 f4v; 281/4/25 p. 2.

³¹ SHC 281/4/22 f,6r; 281/4/25 p. 2.

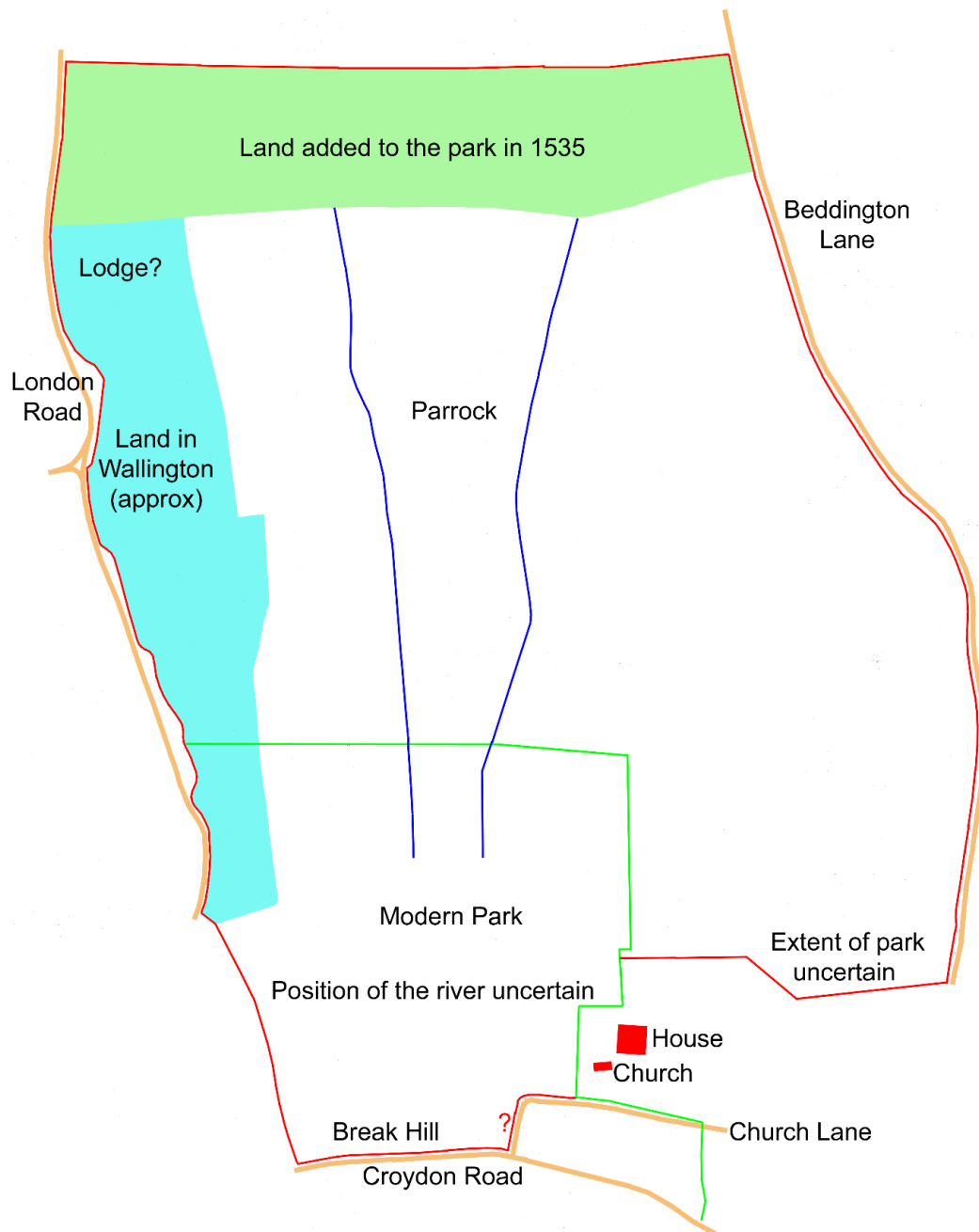


Figure 3. Diagram of the early Tudor park.

The lawns suggest that the park was divided into areas of grass and woodland in the usual manner of the period.

The particulars for the sale of the estate in 1859 show that there was an Old Lodge Field in the northwest corner of the pre-1535 park (figure 3).³² This may mark the site of the 16th century keepers lodge. It would help keep poachers out of the vulnerable northern end of the park although the site does not seem to command a wide view.

The Elizabethan household accounts contain several references to hawks and also to spaniels which were used as retrievers. There is less evidence for deer hunting. It may be that Francis

³² Sutton 48/49/1.

was less interested in this, but the expenses connected with the deer were almost certainly managed by the park keeper whose accounts have not survived.

In May 1570 the household accounts mention a 'grate benethe the preveye bridge were the fyshe was kept' and in June 1573 there are references to a 'hove for trout' and a 'hove at the mount'. In the latter year there are several payments for livers for the trout.³³ It appears that the fish were being kept in pens presumably to produce fine specimens for the table and as gifts. In April 1585 Robert Dudley, Earl of Leicester, amused himself fishing and feeding the fish at Beddington.³⁴ Other visitors were less welcome. In 1601 action was taken against John Hedge of Mitcham for unlawfully hunting in the park.³⁵

3.2 1611-1707

Sir Francis never married, and after his death the estate was split between the descendants of his sisters. Beddington went to Nicholas Throckmorton who changed his name to Carew, but the lands he received were only a fraction of the property restored to Francis in 1554.

Nicholas Throckmorton Carew's son Francis was a spendthrift who, about 1630, fled to Paris to avoid being sent to prison for debt. He was repeatedly bailed out by his father at a cost of several thousand pounds. Nicholas died in 1644 during the Civil War. His son Francis backed the Royalists so he ended up on the losing side and his estate was seized until he paid a huge fine. This was still outstanding at his death in 1649. His son Nicholas was still a minor so it was left to a trustee, Carew Raleigh, to try to sort out the mess. Carew Raleigh was the youngest son of Sir Walter Raleigh and was related to the Beddington Carews by marriage. The son, Nicholas came of age in 1656. He was MP for Gatton in 1664, 1679 and 1681 and was active in the Commons where he was a supporter of non-conformists and an opponent of Catholics, suggesting puritan leanings perhaps acquired from his guardian Carew Raleigh. He remained firmly independent and never held government office.

Two documents in Surrey History Centre list the property 'In S^r Nicholas Carews hands in Beddington when the settlement was made on Francis Carew w^h my Daughter given then in to me'.³⁶ This must refer to the marriage settlement of either the second Francis Carew (d. 1649) and his wife Susan Romney (d. 1687) or the third Francis (d. 1689) and his wife Ann Boteler (d. 1689) the latter being more likely. Both documents are only partially legible. The first (2163/1/15) contains two lists of lands and rents both of more or less the same property, while the second document appears to be a fair copy. They mention two areas of park. One was the Common Park or Great Park which contained 200 acres and the other was the New Park of 59 acres. The latter included 'Brack hill' and the Great Dovehouse Meadow. The name Brack Hill survived to be recorded as Break Hill – the higher land at the southern end of the park next to Croydon Road. The present dovecote dates from the early 18th century. It may be on earlier foundations but, if not, the location of its predecessor is uncertain.³⁷

The northern part of the present park contains several filled ditches and banks which show that it was once divided into fields. A few old oak trees survive on the boundaries (see section 4.12). The 1859 sales particulars give the area of the park as 132 acres, but this includes three areas

³³ Surrey History Centre 281/4/9, 281/4/23 pages 18, 21, 23, 28 and 40.

³⁴ Adams 1995 p. 246.

³⁵ Surrey History Centre 643/2/7-8.

³⁶ Surrey History Centre 2163/1/15 and 16. The quote is from the former.

³⁷ Phillips 2020 *The Dovecote* ...

added to the park around 1843 which had an area of about 10 acres.³⁸ The area enclosed by former field boundaries is about 52 acres (figure 44). The remaining part of the park is therefore about 70 acres, which is more than the 59 acres of the New Park even allowing for inaccuracies in the measurements and some doubts about the boundaries, especially around the house. It is therefore possible that the northern part of the park had been enclosed by the by the 1680s and that the New Park was the remaining smaller area of deer park. This would be entirely consistent with the financial crisis which the estate faced in the mid-17th century. There would be a need to enclose the park and rent it out as farmland. However, this interpretation sits uneasily with the rest of the documents. There was a Common Park or Great park of 200 acres. It is difficult to know what ‘common’ means in this context. There is no evidence of the manorial tenants having common grazing rights in the park, although the evidence is so scanty that this cannot be ruled out. It may suggest an open area not sub-divided by fences perhaps still stocked with deer. The New Park and Common Park total 259 acres leaving 300 acres of the Tudor park unaccounted for. This would have included some of the other land ‘in hand’ although exactly what is unclear. There was a large area of demesne outside the park on the south side of Croydon Road. It is however clear that at least some of the deer park was let to tenants, as two are specified holding 59 acres.

Sir Nicholas Carew died on 9 January 1688 and his son Francis died the following year. The heir Nicholas had been born in 1687 so there was another long minority.

The park seems to have suffered in the Great Storm of November 1703. The following February the Admiralty was being offered the fallen timber. There were 15 oak trees that would provide 34 loads of straight timber, 2 further oak trees that would provide 4 loads of compass timber and 59 elm trees amounting to 160 loads. The young heir Nicholas showed the timber to the agent although he was not yet of age.³⁹ This appears to have timber trees rather than old pollards. There was evidently a significant amount of elm in the park.

3.3 The 1st and 2nd Baronets, 1707-1762

Nicholas Carew, later 1st baronet, came of age in 1707. The house and garden had been neglected during the long minority and it is likely that the park was in a similar state. It would have been old-fashioned and would not have provided a suitable setting for the house which he remodelled about 1710-12. By 1721 he created a long canal-like west lake which was set in an avenue of trees. Two further avenues radiated out from the front of the house so that it commanded the landscape in which it was set, in the English Baroque manner of the period (figure 4).⁴⁰ He also created circular carriage drive in front of the house.⁴¹

The arrangement was a somewhat awkward compromise with the past. Early 18th century parks were usually beyond the garden at the back of the house. At Beddington the garden was at the back and the park at the front, and the arrangement could not be altered without a complete rebuild. Nicholas was already financially stretched and it is also clear that he wanted to preserve some earlier features such as the orange house.⁴²

³⁸ This includes 105 acres of ‘pasture’ together with various pieces of woodland and water which make up the current park. The site of the Portioner’s house, a field called Sharps and the Warren along the north side of Broydon Road were added to the park in or soon after 1843.

³⁹ TNA ADM 106/590/44.

⁴⁰ John Evelyn diary 19 November 1721. BL Add MS 78,514 B. This John Evelyn was the grandson of the 17th century writer. Defoe 1724 vol. 1 p. 158.

⁴¹ An excavated section of this was of flint cobbles which rested directly on the fill of the former moat and on the demolished remains of a bridge abutment. This suggests that the drive was created when the moat was filled about 1710-12. See Phillips and Burnett 2016 vol. 2 pages 39, 60, 87 and 109-10.

⁴² Phillips 2013 p. 53.

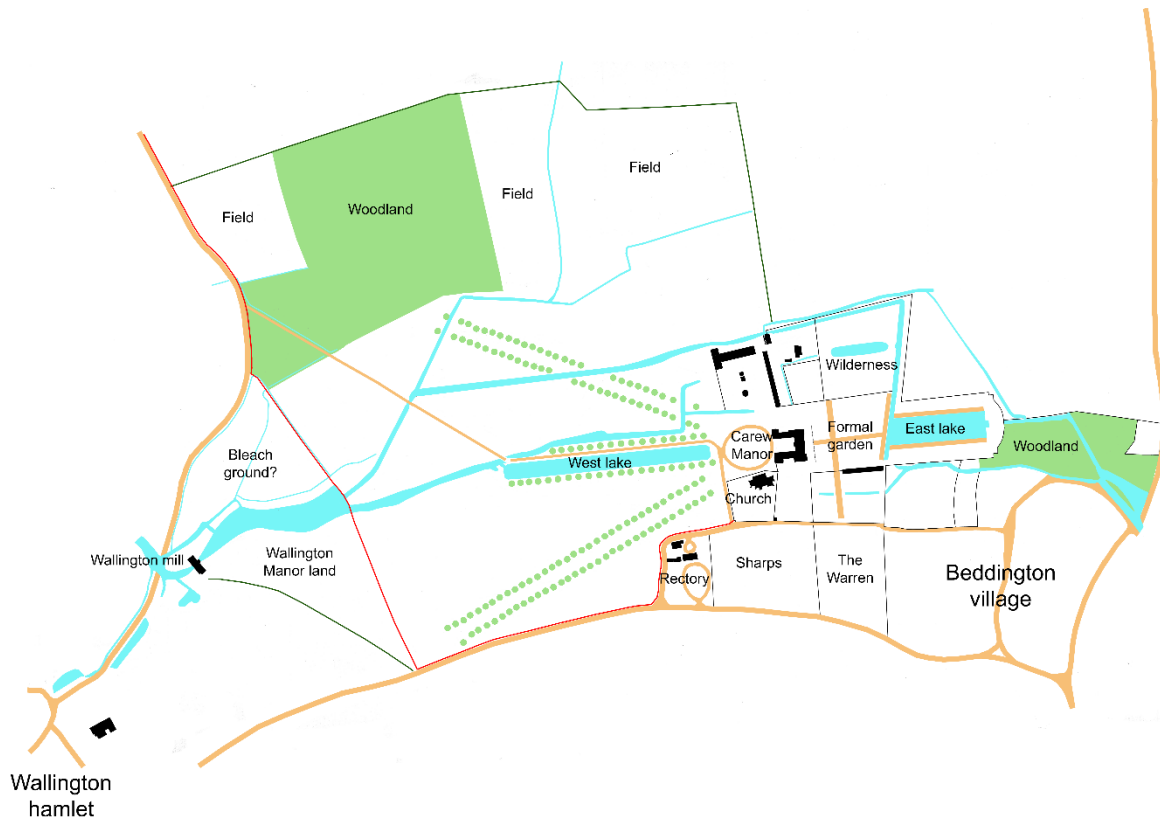


Figure 4. Reconstruction of the historic gardens and the area of the present park in the mid-18th century.



Figure 5. Rocque's map of Surrey about 1760.



Figure 6. The west lake and avenue from the 1859 sales particulars.

Seller's map of Surrey published in 1729 suggests that the deer park had been reduced to a small area at the southern end of its Tudor predecessor. Rocque's map of Surrey of about 1760 shows the park pale running along Croydon Road, cutting across to London Road and then running up the side of that to Mitcham Common, then across to Beddington Lane and southwards along the side of that the buildings north of Beddington ford. However, it is also clear that the northern end had been divided into fields which extended south to within the present park, making the ornamental area more or less consistent with Seller. Rocque also shows the drive which provided an approach to the house from London Road. This may have been created by the 1st Baronet as the arrangement would follow from the unusual layout of the house and park.

We do not know whether the 1st Baronet hunted in the park, but it would have supplied him with venison for his own table and as prestigious gifts by which the gentry expressed influence and sought the favour of their social superiors.⁴³

Nicholas was a supporter of the Hanoverian succession and was made a baronet in the first Georgian honours list. He was politically active in the Whig cause and was MP for Haslemere 1708-10 and 1714-22 and then for Surrey from 1722 to his death in 1727. He appears to have had an extravagant lifestyle and his work on the house, garden and park must have been expensive, and he is likely to have spent large sums on his election campaigns as lavish entertaining and outright bribery were common place. He squandered his wife's inheritance, is likely to have lost money in the South Sea Bubble, and died heavily in debt in 1727.

⁴³ Thompson 1977 p. 158-9.

Another long minority followed as his son did not come of age until about 1741. He was soon in financial trouble and there are references to unpaid bills, the sale of silver and the need to reduce costs in the garden.

3.4 From 1762 to 1858

Nicholas Carew, 2nd baronet, died in 1762. His only surviving child was a daughter, Katherine, who was allowed to occupy the house for life. The estate was put in the hands of William Pellatt in trust for the oldest son of the Rev John Fountayne, Dean of York, when he came of age or in default of him to the eldest son of Richard Gee of Orpington.⁴⁴ Fountayne's son died in 1780 before he came of age, so the estate passed to the eldest son of Richard Gee of Orpington who was also called Richard. In 1780 he obtained an Act of Parliament to adopt the name and arms of Carew in accordance with the 2nd Baronet's will. The estate, however, remained in the hands of the trustee Pellatt. This was almost certainly the result of the massive debts left by the 2nd Baronet. He was in the process of selling the manor of Banstead when he made his will on 1 July 1762. He hoped to get £15,000 for it, which was to go towards the reduction of the debt. A set of Pellatt's accounts survive which run from Michaelmas 1773 to Michaelmas 1787.⁴⁵ These show that even after Banstead had gone the estate was burdened with a mortgage of £24,000. The interest on this was £960 a year rising to £1,200 in 1780, and the estate was also charged with £500 a year in annuities. The average net income was only £2,341 a year. There was very little left to pay down the debt, and the house and park were run on a care and maintenance basis throughout the accounts and probably in the years before and for some time after.

At the start of the accounts John French was the park keeper and was paid £10 a year. By 1779 he had been superseded by George Taylor who was initially paid £10 a year rising to £10 10s in 1781. The park continued to be stocked with deer, and venison was sold rather erratically. This made £196 2s 9d over the period of the accounts. There would have been more, but for a substantial bad debt caused by the bankruptcy of Messrs Cartwright & Co of Gracechurch St. On 27 April 1779 £8 5s was received as a receiver's dividend on a debt of £55. Each year the Carew's trustee Pellatt received £12 12s for hay he supplied for winter feed and this and other costs totalled £201 3s over the period of the account. This does include the keeper's wages or repairs so the deer made a loss and the retention of them was an extravagance the estate could ill afford.

The other source of park income was the sale of walnuts. These made £27 6s most years. £30 was received in 1774 but only £1 1s for a sack and a half in January 1786 – presumably the 1785 harvest. There was no receipt in 1779 but it is possible that this was an accounting error.

In some years a team of horses and four men were employed taking weeds out of what was variously described as the canal, river, water or ditches. A payment made on 14 July 1774 refer to two men and team working for a day 'ploughing the river in the park'. Presumably some sort of cutter was dragged through the gravel.

A good deal of timber was brought onto the estate, mostly from Farnham Wood in Norbury. This was sawn up, and it is clear that some of it was used for repairs in the park, but some went into the house and outbuildings but the relative proportions cannot be determined.

On 14 January 1784 the *Morning Chronicle and London Advertiser* carried an advert for an auction in the Greyhound Inn, Croydon of 'Nine hundred and two ash timber trees, marked and

⁴⁴ PCC probate 3 September 1762.

⁴⁵ TNA C 101/5668.

standing in Beddington Park, near Croydon'. The proceeds were duly entered in Pellatt's accounts on 9 April 1784. The buyers were:

George Charrington, 111 trees	£60
William Cumber, 64 trees	£49
George Charrington, 364 trees	£245
William Conduit, 270 trees	£153 16s 6d
James Lewin, 23 trees	£12
Andrew Milly, 39 trees	£21
John Ayers, 25 trees	£14 10s
John Berwick, 4 trees	£3 12s

The sale appears to have been in pursuit of a court order made on 19 December 1783 probably in Chancery. The 900 trees fetched £558 14s 6d.

Ashes were not a common choice for free-standing park trees, and are most likely to have come from woodland on wet ground – probably a plantation. This might fit the area of woodland in the northwest corner of the park, the size of which was greatly reduced between Rocque's map of about 1760 and the 1820 enclosure award.

Pellatt's accounts end in 1787 but the estate was still encumbered by huge debts and the trust continued. Pellatt paid land tax for the estate in 1793, there is no record for 1794 but, in 1795, the payment was made by William Gee, the brother of Richard Gee, who had presumably moved in.⁴⁶ It is not known how the debts were settled but the trust may have continued in some form until 1801 when there was an Act of Parliament to resolve various issues relating to the estate.⁴⁷

When William Gee and his wife Ann Paston moved in, the park had probably been run on a care and maintenance basis for more than 30 years. They are likely to have made various improvements, but we do not have any firm documentation until the enclosure award map of 1820. By this time the park was in the hands of Ann Paston Gee, her husband William having died in 1815, and her brother-in-law, Richard, in 1816.

The 1820 map provides the first detailed plan of the park and throws light on the changes in the preceding half century or so (figure 8). The northern end of the Tudor park was still divided into fields as on Rocque (figure 5). The area of woodland which Rocque shows in the northwest corner of the park had been reduced to The Grove which still survives north of The Grange. The clearance of this wood may be connected with the sale of ash trees in January 1784.⁴⁸ The clearance appears to have been connected with changes to the drainage of the western side of the park. The area to the east of The Grove has been ridged so that water flowed into a central ditch which emptied into a water course along the side of the drive to West Lodge (Section 4.14). This connected to a series of channels which supplied water to the bleaching grounds and print works along the side of the Wandle to the west of London Road.⁴⁹

The northward-running radial avenue had been reduced to a single line of trees. If Rocque was correct there was originally a double line of trees along the north side of the west lake. By 1820

⁴⁶ Ancestry. Surrey England Land Tax Records, Beddington and Wallington.

⁴⁷ 41 George III chapter 34.

⁴⁸ *Morning Chronicle and London Advertiser* 14 January 1784 (BL Burney Newspaper Collection).

⁴⁹ The most significant operation in this area was William Kilburn's print works. Kilburn was one of the leading fashion textile printers at the end of the 18th century. One of his design books survives in the Victoria and Albert Museum. He successfully lobbied Parliament for the first copyright protection on designs, but competition from cheaper machine printing drove him out of business soon after 1800. See Bradford 2020 section 36.

there was a single line, leaving space for the drive from West Lodge to run along the edge of the lake.

The 1820 map also shows the lime avenue which still exists at the south end of the park. This does not seem to fit into the 1st baronet's scheme and was probably a later addition.

It is likely that William and Ann Paston Gee were responsible for planting large plane trees that are scattered around the southern end of the park, particularly around the house and along the entrance drive from the flint bridge. They may also have created the cottage orné style West Lodge (figure 45).

The title award map of 1840 (figure 9) shows that the ornamental park had been extended northwards to its present boundary.

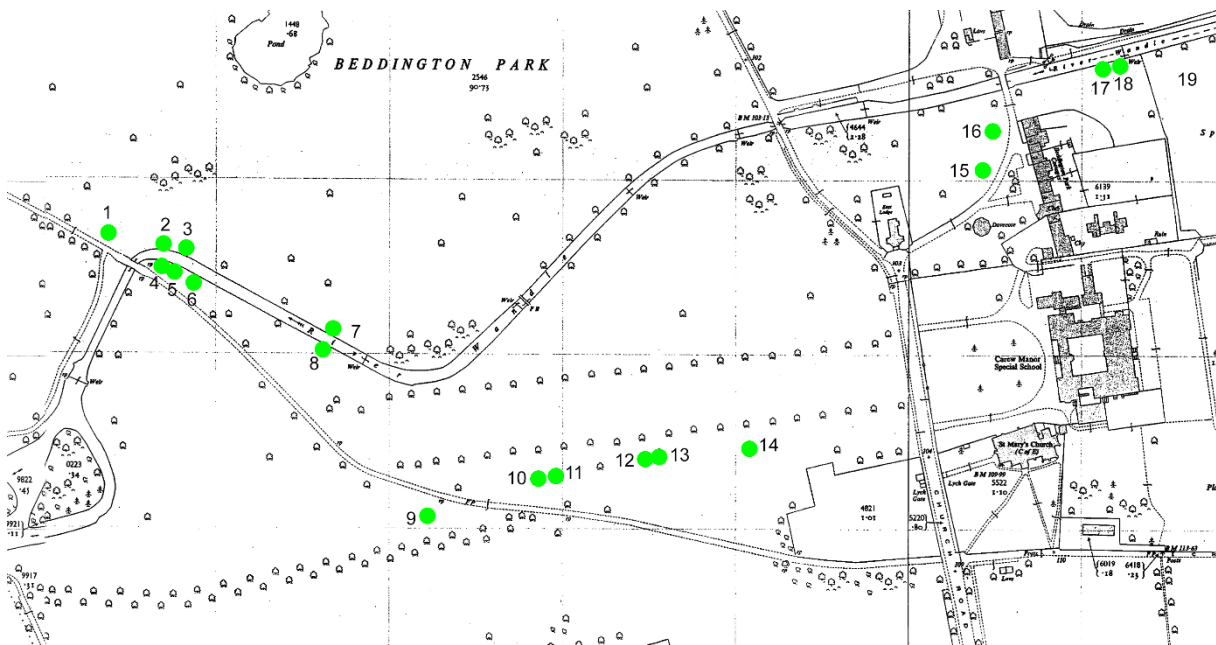


Figure 7. The large plane trees in the present park. Numbers 2, 3, 6 and 10 have been cut down and have coppiced back. There are also some planes on the shelter belts around the north and west sides of the park and in The Grove wood.



Figure 8. The park from Beddington and Bandon Enclosure award map of 1820.



Figure 9. The tithe award map, 1840.

The park was the scene of an early balloon accident. An aeronaut by the name of Mr Harris was conducting joy rides in the summer of 1824. He took off from the Eagle Tavern gardens, City Road, London, and crashed in Beddington Park about half an hour later after a sudden escape of gas. He was killed but amazingly his passenger Miss Stocks survived.⁵⁰

Anne Paston Gee died in March 1828 and left the house to a cousin, Benjamin Hallowell, a Canadian-born admiral who had served with Nelson. He took the name Carew and lived at Beddington until his death in 1834. He was followed by his son Charles Hallowell Carew who died in 1849. His son Charles Hallowell Hallowell Carew followed. He appears to have spent a great deal of money horse racing and as a result he became bankrupt. The estate was auctioned in 1859. The sales particulars described it as:

105 a. 2 r. 23 p. of fine pasture land, embellished with avenues of venerable elm, chestnut and lime trees, interspersed with fine old walnut, oak, and other forest trees, and beautified by the river Wandle, and lakes and streams of water running through, affording excellent trout fishing.

On the west side is an entrance lodge with garden; on the lands a keeper's cottage (with pheasantry); and adjoining the park are some fine preserves of game.

The accompanying map shows that the field north of The Grove was still outside the park but that the site of the Portioner's House and Warren, next to Croydon Road, had been included.

The description of the trees seems to be more than estate agent's hype. Alfred Smee who owned The Grange and had a view over the park said that it and Wallington House,

are celebrated for the magnificence of their trees. The elms, limes and horse-chestnuts are of extraordinary size, and there is a fine old larch not far from the church, with alders

⁵⁰ *Times Digital Archive* 27 May 1824.

in the low ground. There was a few years ago, an old oak called “Queen Elizabeth’s Oak”.⁵¹

The park had long been known for its walnuts: the trees are mentioned in the Elizabethan household accounts.⁵² Around 1689 the walnuts were worth £20 per year and they fetched £27 in most years between 1773 and 1786.⁵³ At the beginning of the 19th century

... there are upwards of 50 trees, but as many of them are not so flourishing as others, owing to the humidity of some places, exposure in others, and to repeated injuries which they seem to have received from time to time; the annual product of the walnuts seldom exceeds £50; but whatever sum the renter may agree to pay for them, it is commonly understood that he clears above one hundred percent.⁵⁴

A photograph in the Royal Collection taken in the winter in 1853 shows the trees around the end of the lime avenue to the south of the west lake. Some appear to be ex-pollards and are evidently the ancient park trees described by Smee. One has survived to the present – a sweet chestnut with a girth of 4.47m (14ft 8in) (section 4.10.2).

3.5 Joseph Atkins Borsley

The park did not find a buyer in the 1859 auction but was subsequently acquired by Joseph Atkins Borsley, a developer and property speculator. He altered the river, probably to reduce it to a single channel and he may also have filled the west lake.⁵⁵ This was the prologue to the development of the park as a housing estate. Victorian developers normally laid out the roads and divided the land into plots which were then sold off to builders or private owners. By 1865 the park was being split up and a ‘whole new row of villas’ was being built.⁵⁶ These must have been along the Croydon Road frontage where the 1868 Ordnance Survey map shows a line of large detached houses. A new road was laid out behind them running westwards from the church across Break Hill. Many of the trees must have been cleared to make way for this. The road is not shown on the 1868 map, which was surveyed 1866-7, but plots along it were offered for sale in February 1869.⁵⁷ Church Road was also created running north to the Wandle. It was presumably intended to cross the river and provide access for the development of the northern part of the park.⁵⁸ Progress, however, seems to have been rather slow, possibly because of the recession which followed the collapse of the banking house of Overend and Gurney in May 1866. However, the decisive factor was probably the creation of a sewage farm on the land to the north of the park. The farm was begun by the Croydon Board of Health in 1860. It appears to have expanded considerably in the following decade, and by the end of it the park was no longer a good location for middle-class housing.⁵⁹

⁵¹ Smee 1872 p. 18.

⁵² Surrey History Centre 281/4/22 flv and 281/4/25 pages 3 and 5.

⁵³ Surrey History Centre 2163/1/15; TNA C 101/5668 William Pellatt’s accounts 1773-4 to 1786-7.

⁵⁴ Malcolm 1805 vol. 3, p. 228-9.

⁵⁵ Smee 1872 p. 18.

⁵⁶ *Morgan’s Family and Advertising Almanack*, 1866 p. 5-6 describing the events of 1865.

⁵⁷ Sutton Archives 48/67/1. The line of the road can sometimes still be seen as a dark grass mark.

⁵⁸ As shown on the 1868 Ordnance Survey map.

⁵⁹ Crimp 1894 p. 170. In 1866 the Croydon Board of Health bought part of the Culvers Estate in Hackbridge to extend the farm TNA MH 13/57 f. 303.



Figure 10. Number 308 Croydon Road. One of the upper middle-class villas built on the southern edge of Beddington Park about 1865. Photographed in 2010.

3.6 Canon Alexander Henry Bridges

Canon Alexander Henry Bridges bought the park sometime before 25 March 1871.⁶⁰ His family had made a fortune from gunpowder mills in Ewell. Bridges lived in Beddington House, a large property which stood in Bridges Lane in the village. He entered the church and became rector of Beddington in 1864. He was very active in the parish and spent a great deal of money decorating the church in arts and crafts style. He was also an honorary canon of Winchester Cathedral. He had two other houses – Langshott Manor on the Surrey Weald and Federate in Aberdeenshire but his base was Beddington and he was the leading figure in the parish in the late 19th century. He travelled widely in Europe, was musical and in his youth a good cricketer.⁶¹

The park was almost certainly in a poor state when he acquired it. The river had been altered, a road had been laid across the southern end and many of the old trees felled. There was a need for restoration not just maintenance, and he made many changes in the twenty years he owned it. He:

⁶⁰ Smee 1872 p. 18.

⁶¹ Shew 2012 p. 98-100.

- Slighted and grassed over the new east-west road across the southern end of the park.
- Removed the north end of Church Road and erected East Lodge at the new entrance to the park. This was designed by Joseph Clarke (section 4.9.3).
- Gave land to the church for the new graveyard and erected the entrance lych-gate (section 4.8).
- Let the northeast corner of the park to the Beddington Cricket and Archery Club and erected a pavilion to the design of Joseph Clarke (section 4.19).
- Erected the little terracotta bridge over the Wandle (section 4.2.5)
- Erected the flint bridge over the Wandle (section 4.2.9)
- Planted many trees including the clumps which form a key part of the present landscape.
- Created the Stock Pond (section 4.17).

There is not much evidence for the chronology of this work. The flint bridge was probably built in 1871.⁶² *WR Church's Family and Advertising Almanack* for 1873 reporting the events of 1872 says:

The splendid park has been, under his [Canon Bridges] direction, much improved, and a patch of ground is being made ready for a public cricket ground for the men and boys who live in the district.⁶³

This suggests that, unsurprisingly, much work was done soon after Bridges acquired the park. However, East Lodge has the date 1877 on the building, and *Church's Almanack* for 1878 refers to its construction.⁶⁴ Other features may also be later. The 1896 Ordnance Survey map shows the overall result (figure 13).

Bridges allowed a significant amount of public access. Church's 1874 Almanack said that:

Seats have been kindly placed in various positions in the park for the accommodation of visitors. This act, which is so well worthy of imitation in other places, will doubtless be properly appreciated by the residents, and by all who visit the village to make themselves acquainted with its chief features and historic associations.

And added:

The park will be a charming spot, and is already fast becoming the attraction for miles around. Canon Bridges deserves the thanks of the county for preserving such a grand old-fashioned park to the people.⁶⁵

The 1880 *Almanack* said that 'thousands' of people visited it.⁶⁶

The Rector's son John Henry Bridges was an enthusiastic promoter of cricket. Two grounds were laid out by 1876, one used by the Beddington Choir Club and the newly-formed village club and another, the Pavilion Ground, which seems to have been reserved for more important matches. There was also an archery ground.⁶⁷

⁶² Smee 1872 p. xiv and 210.

⁶³ Page 10.

⁶⁴ Page 13.

⁶⁵ Page 11 and 12.

⁶⁶ Page 17.

⁶⁷ *WR Church's Family and Advertising Almanack*, 1873 p. 10, 1876 p. 12, 1877 p.13, 1878 p. 13 and 1880 p. 17.

CAREW'S ESTATE ACT, 1857.

Plan of
THE BEDDINGTON PARK ESTATE.

LOT I.



Figure 11. The park from the particulars for the sale of the Carew estate in 1859.



Figure 12. The park from the 25 inch Ordnance Survey map of 1868. This was surveyed 1866-7.

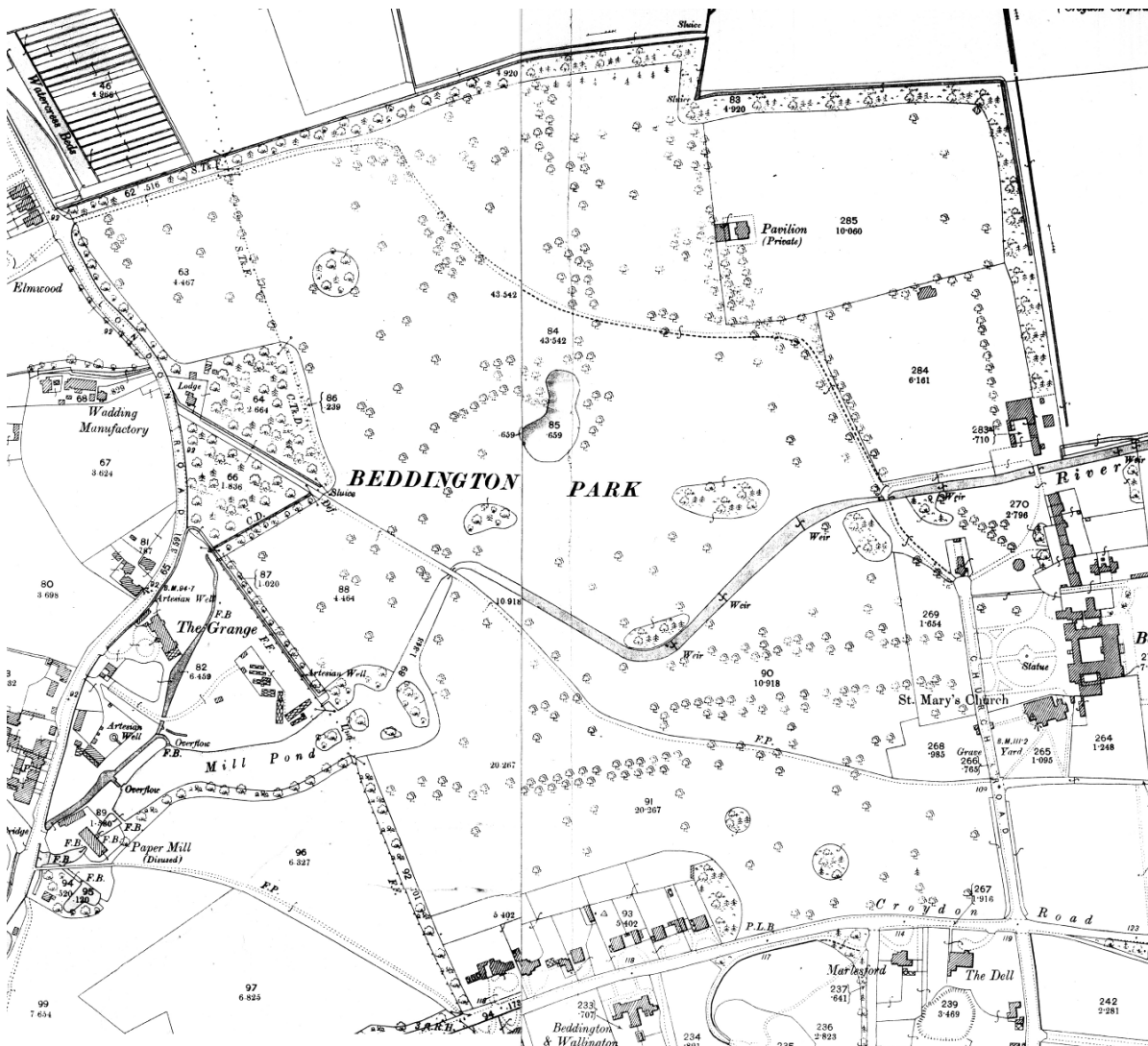


Figure 13. The park from the 25 inch Ordnance Survey map of 1896.

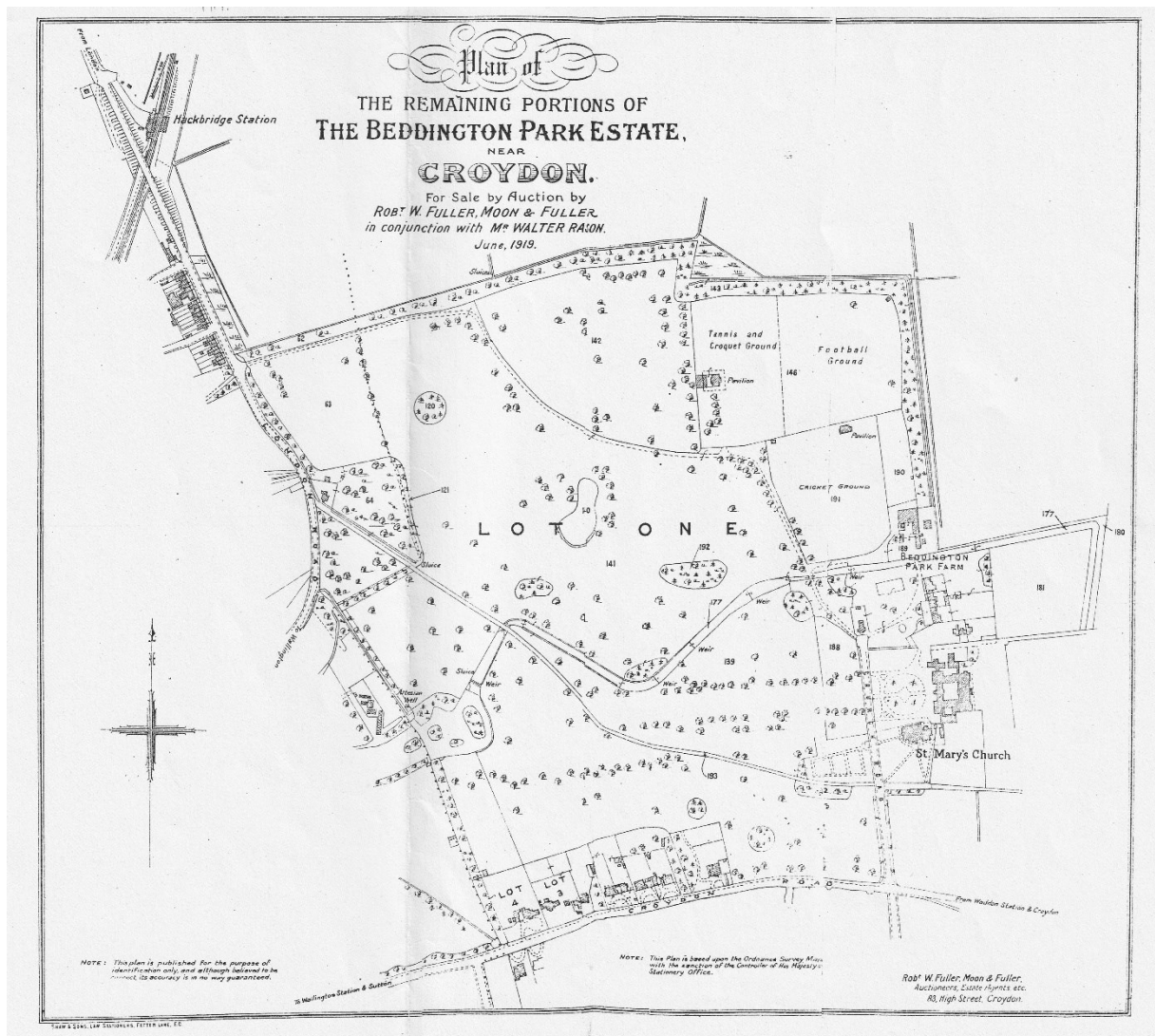


Figure 14. The park from the 1919 sales particulars.

3.7 From Bridges to the Council

Canon Bridges died in 1891. His son John Henry Bridges inherited the property but he had moved to Ewell in 1879.

Beddington Park Cottages and some adjacent land were let to Benjamin Thirlby for use as a dairy farm. Thirlby first appears in Pile's Directories in 1898 and continues to be listed as a dairy farmer until 1922-3.

Beddington and Wallington Council bought the Warren in 1904 and the Paddock in 1915 (A and B on figure 15).⁶⁸ The remainder of the park was offered for sale on 25 June 1919.⁶⁹ The area west of the house (C on figure 15) was bought by George Payne, who was a sweet manufacturer with a factory in Beddington. The area to the north (D on figure 15) was acquired for £9,000 by Sir Alexander Kay Muir of Drummond Castle in Scotland.⁷⁰

⁶⁸ Shew 2012 p. 295.

⁶⁹ Photocopy of the particulars in Sutton Local Studies Collection.

⁷⁰ *Who Was Who 1951-60* gives his dates as 1868-1951.

The western and southern ends of the park was bought by William Mallinson of The Grange, area E on figure 15 probably in 1918 and area H in 1919.⁷¹

In 1920 Muir appointed George Payne to be his attorney, presumably to sell his part of the park.⁷²

In the 1920s Beddington – particularly the areas south and west of the park – underwent rapid suburban development, so there was a need for more public open space. In November 1922 the Council started negotiations with George Payne to acquire part of the park as a recreation ground. They were offered the area west of Carew Manor (C on figure 15) for £2,500. The Council was unhappy with the price. After an independent valuation and further negotiation it was reduced to £2,062 10s. Some councillors attempted to stop the purchase but they were unsuccessful.⁷³

There was then a query about the river which ran along the northern edge of the area, which was resolved by adding the river bed to the purchase.⁷⁴ The sale was finally completed on 9 June 1925 and the park was formally opened on 27 June.⁷⁵

Some councillors wanted to buy the northern part of the park owned by Alexander Kay Muir. The Recreation Grounds and Fire Brigades Committee considered this in January 1924 but decided against it. The matter, however, remained the subject of debate.⁷⁶ It appears that Muir tired of the Council's dilatoriness and on 14 October 1926 the chairman informed the Council:

(a) That the whole of Beddington park had recently been sold; and (b) that in connection therewith an application had been made by the Purchaser's Solicitors for the Statutory Certificate under the Land Charges Act, 1925; and (c) That the Clerk had, in his capacity as Registrar of Local Land Charges for the Urban District, given a certificate in which was included the statement that Beddington park had been scheduled by the Council as a Public Open Space under the provisions of the Town Planning (General Interim Development) Order, 1922.

The Clerk reported that the Secretary to the Agent of the Vendor had called upon him and stated that as a result of the land in question having been scheduled by the Council as an Open Space, the Purchaser's Solicitors would not complete the purchase, and the Agent of the Owner desired to be informed, by the end of the present week, as to what was the position.'

It was then moved to purchase the whole of the park containing 80 acres or thereabouts. An amendment to buy only 40 acres was rejected and the 80 acre motion was carried.⁷⁷

The buyer was Mr Seale, a property developer whose agents also applied for planning permission for a housing estate.⁷⁸ The Council's dithering was over. On 28 October 1926 they unanimously agreed to buy the park for £21,000, using a £15,000 compensation payment from the Air Ministry and a £6,000 loan. The government raised objections to the size of the loan but

⁷¹ Beddington Park and The Grange Management plan appendix 12, title report by Sutton Legal Services. The land is affected by covenants dated 1918 and 1919.

⁷² Shew 2012 p. 296.

⁷³ Council minutes 1922-3 p. 279, 455-6; 1923-4 p.72, 449, 520-1.

⁷⁴ Council minutes 1924-5 p. 435-6 and 444.

⁷⁵ Council minutes 1925-6 p. 84-5 and 136.

⁷⁶ Council minutes 1923-4 p. 410-1; 1924-5 p. 148-9; 1925-6 p. 84-5.

⁷⁷ Council minutes 1926-7 p. 272-3.

⁷⁸ Council minutes 1926-7 p. 289 and 657.

these were overcome and the purchase was completed in December 1926.⁷⁹ The extended park was opened on 26 March 1927.⁸⁰

The Council had now acquired a substantial part of the present park. The Grange and the south and west parts of the former deer park were not added until 1935.

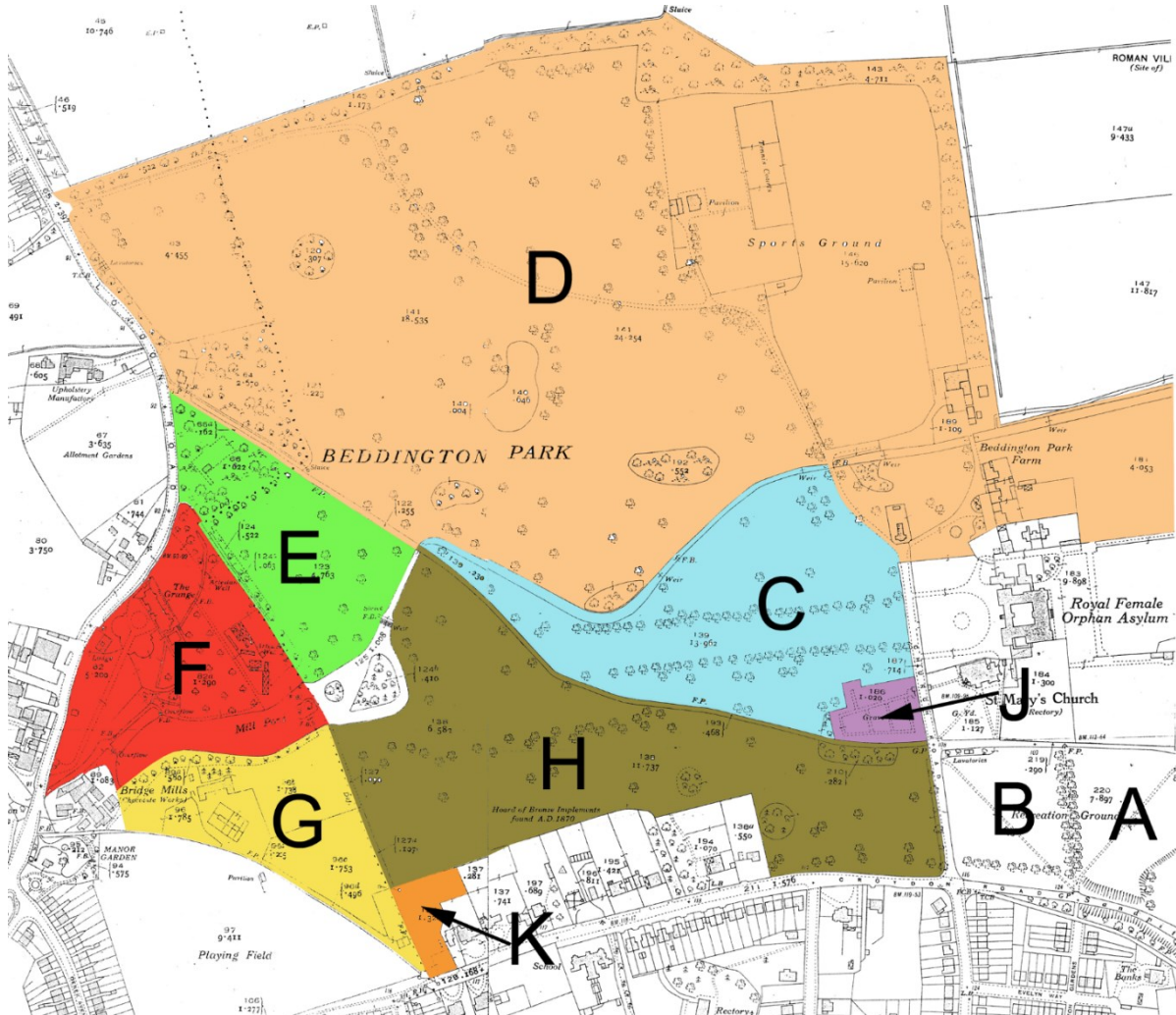


Figure 15. The Council's acquisition of the park plotted on the 1933 Ordnance Survey map.

- A The Warren acquired in 1904.
- B The Paddock acquired in 1915.
- C Acquired June 1925.
- D Acquired 3 December 1926
- E Acquired November 1935 from Mallinson.
- F Acquired November 1935 from Mallinson.
- G Acquired November 1935 from Mallinson.
- H Acquired November 1935 from Mallinson.
- J The New Churchyard acquired July 1966.
- K Acquired November 1935 from Mallinson.

⁷⁹ Council minutes 1926-7 p. 327-8, 372 and 418.

⁸⁰ Council minutes 1926-7 p. 610.

3.8 Under Council ownership

The park which the Council acquired was not an unencumbered open space. The northeast corner had been occupied by a cricket and archery club since Canon Bridges's time. There were two clubs, tennis with their ground to the north and cricket to the south. They had their own pavilions. The tennis club's was an elaborate affair constructed in French 'gothic' style for Canon Bridges (see section 4.19). The southern one may have been as old but little is known about it. In June 1927 the Recreation Grounds Committee decided to grant Beddington Cricket and Tennis Clubs a 21 year lease.⁸¹ This led to a long period of haggling and the terms were not agreed until October 1929.

Beddington Park Cottages and the buildings on the north side of the river (formerly the wildlife hospital) and some adjacent land was still a farm. The farmhouse was occupied by Mr Moyce who was behind with his rent.⁸² He and two other people grazed sheep in the park.⁸³ In 1933 the tenant agreed to remove his pigs and the Council then demolished the sties.⁸⁴ In May 1928 the Recreation Grounds Committee allowed the tenant of the farm buildings to graze 500 sheep in the park for up to eight weeks at £1 a week. This led to a complaint from a dog walker.⁸⁵ It seems that the transition to an urban park was rather slow, largely because of existing tenancies.

Various other changes were necessary. In 1927 toilets were erected on Church Paddock and in the shaw on the west side of the park next to London Road.⁸⁶

The Council was soon considering major alterations. In June 1928 the surveyor was asked to investigate constructing a swimming pool on the land to the rear of the farm cottages. He reported in September but the matter was deferred.⁸⁷ Nothing of any significance seems to have happened until November 1930 when the Council surveyor submitted two schemes one for 'a boating lake and paddling pool adjacent to the existing pond, at an estimated cost of £3,400' and another for 'the enlargement of the existing pond for a boating lake, at an estimated cost of £2,500.'⁸⁸ The Recreation Grounds Committee approved the second scheme in principle and requested the Finance and General Purposes Committee to sanction the necessary loan, and subject thereto requested the clerk to make an application to the Unemployment Grants Committee. The finance committee agreed but it was rejected by full council.⁸⁹ The Committee tried to revive the proposal without success.⁹⁰ The park would remain without a boating lake until The Grange was acquired in 1935.

The purchase of The Grange also included the southern part of the park which Mallinson had laid out as a golf course. The Council turned this into a public course.

The war had a considerable impact on the park. The tennis and cricket clubs suspended their operations and the golf course seems to have gone out of use, probably because the Council could not get the fuel to mow it. Several areas were used for wartime allotments which the government encouraged to ease shortage of food. The allotments seem to have been developed in stages as need and demand arose. In October 1939 the air raid wardens were given permission

⁸¹ Council minutes 1927-8 p. 91-2.

⁸² Council minutes 1927-8 p. 426-7.

⁸³ Council minutes 1929-30 p. 346-8.

⁸⁴ Council minutes 1932-3 p.57; 1933-4 p. 29.

⁸⁵ Council minutes 1928-9 p. 33 and 93.

⁸⁶ Council minutes 1927-8 p.91-2 and 152-4 and p. 266-8.

⁸⁷ Council minutes 1928-9 p. 158, 219.

⁸⁸ Council minutes 1930-1 p. 393.

⁸⁹ Council minutes 1930-1 p. 434 and 448.

⁹⁰ Council minutes 1930-1 p. 468-9 and 504.

to cultivate 10 rod plots by their posts.⁹¹ In April 1940 a resident was given permission to cultivate a narrow strip of land between the River Wandle and the sewage farm – presumably near Crispin Crescent. More systematic development occurred at the same time with the development of plots on the Warren.⁹²

The main allotment areas were (figure 17):

- The Warren. 35 plots authorised April 1940.⁹³ This area probably extended on the field east of Church Road and south of the church.⁹⁴
- Six 10 rod plots on the east side of the footpath near the Croydon Road entrance authorised 3 December 1940⁹⁵
- Church Paddock authorised 4 March 1941.⁹⁶
- Around East Lodge.
- On the north edge of the park west of the present café, probably referred to as the bomb crater site. This was extended June 1941.⁹⁷
- In the northwest corner of the park by London Road.

Theft and vandalism seem to have been a problem and there were requests for fencing which were partially met, with some difficulty due to shortages of materials.⁹⁸

The iron railings around the cricket ground were removed, ignoring the protests of the cricket club.⁹⁹ It is likely that other railings and ironwork were also removed.

Permission was given to use a small area near the tennis pavilion to decontaminate vehicles and foodstuffs in the event of gas attack – which of course did not happen.¹⁰⁰ The Home Guard used the tennis pavilion for a while and also trained in the park.¹⁰¹

After the war the demand for the emergency allotments gradually declined and the number of plots were steadily reduced.¹⁰² Two areas survived to be shown on the 1956 Ordnance Survey map – the southern part of the Bomb Crater site and the area by London Road. They probably returned to the park soon after.¹⁰³

The northern shelter belt and the tree clumps were badly damaged in the 1987 gale when a falling tree also destroyed the western parapet of Canon Bridges' Bridge. Most of the walnut trees were uprooted in the gale but these have been replaced.

The screening belt along the back of the Croydon Road house was planted in the 1990s. A cycle track was also laid across the southern part of the park in 2004 and another has subsequently been made along the west side of the park.

⁹¹ Council minutes 1938-9 p. 953-4.

⁹² Council minutes 1939-40 p. 414.

⁹³ Council minutes 1939-40 p. 415.

⁹⁴ The late Dennis Turner, a vice-president of Surrey Archaeological Society (d. 2013) told me that this area was allotments during the war and that he found medieval pottery on the site.

⁹⁵ Council minutes 1940-1 p. 109.

⁹⁶ Council minutes 1940-1 p. 315.

⁹⁷ Council minutes 1940-1 p. 571-2. The probable remains of the bomb crater survive next to the north shelter belt at about TQ 29117 65754. This is a hollow surrounded by a very low circular bank which burns out in dry weather.

⁹⁸ Council minutes 1940-1 p. 569, 1941-2 p. 727; 1942-3 p. 78, 319, 433-4, 494; 1943-4 p. 426, 574.

⁹⁹ Council minutes 1939-40 p. 829; 1940-1 p. 107-8.

¹⁰⁰ Council minutes 1940-1 p. 385.

¹⁰¹ See section 4.19.

¹⁰² Council minutes 1945-6 p. 164-5, 339, 538, 790; 1946-7 p. 536. 1949-50 p. 410; 1952-3 p. 424; 1953-4 p. 413, 512.

¹⁰³ Council minutes 1954-5 no, 875. This part of the map was surveyed in 1955.

The 1980s and 1990s saw an increasing concern for the wildlife value of the park. In 1990 the Leisure Services proposals for a spring flower meadow and a separate summer flower meadow in the park.¹⁰⁴ The area subjected to close mowing was drastically reduced to encourage flowers, and dead wood was left for insects.



Figure 16. The park from the 25 inch Ordnance Survey map of 1933.

¹⁰⁴ Council minutes 1990 no. 659.



Figure 17. The war time allotments plotted onto the 1956 Ordnance Survey map from air photos taken in 1946 now in the Sutton Local Studies Collection. There is no photo covering the centre of the south end of the park so the information there is less reliable



Figure 18. The park from the 25 inch Ordnance Survey map of 1956.

4 INVENTORY AND DETAILS OF THE PARK

4.1 The lidar scan

The park is covered by the Environment Agency's lidar scans which are available through the data.gov.uk website. The data has been processed into images using the Relief Visualisation Toolbox produced by the Institute of Anthropological and Spatial Studies, which is a Research Centre of the Slovenian Academy of Sciences and Arts.¹⁰⁵ The Environment Agency's data is in effect a table of spot heights at 1m interval. The Toolbox software turns this into a relief image with the trees and buildings removed so that areas are not lost in shadow. The altitude and angle of the light can be altered to produce the most useful result. This is expressed as the azimuth or position on the horizon expressed as degrees from north and the height or number of degrees elevation above the horizon. This allows the landscape to be lit with the 'sun' in artificial positions which could not occur naturally. The technique is very effective and is able to reveal slight gulleys, banks and other undulations, which are discussed below.



Figure 19. Lidar scan of the park. Azimuth 120, height 35.

4.2 The Wandle

4.2.1 The volume of water and pollution

In the early 19th century the upper Wandle was a chalk stream. The greater part of its flow came from a series of springs along the edge of the North Downs between Croydon and Carshalton. Most rainwater entered the river after a long passage through the ground, so the flow was fairly stable. If there was an exceptionally wet winter the water table in the chalk rose, the spring-flow increased significantly, and streams or bournes emerged in the dry valleys to

¹⁰⁵ <https://iaps.zrc-sazu.si/en/rvt#v>.

the south of Croydon. In such years the river level rose substantially, generally in late winter, spring and early summer.

The actual volume of the early 19th century river is uncertain as there are very few gaugings from this period. In 1833 Thomas Telford made some measurements in connection with a scheme to take water to supply south London from the river at or close to the present flow gauging weir north of Beddington Park Cottages. His gauging at the point of abstraction was 9,180,000 gallons a day or 28m³ per minute. Telford's report says his measurements were taken in the 'extraordinary dry season of 1833'. In 1834 James Mills said, in opposition to Telford's scheme, that the flow of the river was 27 million gallons per day or 85m³ per minute.¹⁰⁶

Such one-off measurements are of limited use as the water level fluctuated but they are enough suggest that flow was much greater than now. Between 1977 and 1980 the average flow was only 7.2m³ per minute.¹⁰⁷

The first large-scale water abstraction started in 1851 when two steam-pumped wells were sunk in Surrey Street, Croydon. A third was sunk in 1864 and a fourth in 1877. In the early 20th century the first two wells were said to yield 1,500,000 gallons a day (4.7m³ per minute) and all four together 2,460,000 million a day (7.76m³ per minute).¹⁰⁸ These would have taken water from the fractures and fissures in the chalk through which water was flowing towards the springs at Croydon.

This water was used to supply Croydon, and it seems likely that part of it returned to the river through the sewers. However, a significant part must have been lost, as the pumping appears to have had a visible effect on the volume of water in the river. Mr Chasemore, the owner of Waddon Mill, sued the Croydon Board of Health. In 1858 the case ended up in the House of Lords. Chasemore lost on the legal ground that he had no right to underground water.¹⁰⁹

A large part of Croydon's sewage had probably always found its way into the river, but before 1800 this does not seem to have had any effect: the town was small and the Wandle kept its reputation for its clarity, purity and trout. This must have changed slowly as the town grew through the early 19th century. However, the installation of mains water supply and efforts to improve the drainage in the town must have fundamentally changed the situation. In 1853 the Croydon Board of Health constructed a sewer which discharged into the Wandle upstream of Beddington. The river was heavily polluted and became very smelly and unpleasant. Mr Lambert of Beddington Mill, a short distance downstream, sued the Board of Health and won. The Board then constructed a channel through Beddington Park to an outfall well below Lambert's property.¹¹⁰ This simply led to a further legal successful action against the Board, this time by a Mr Bridges.¹¹¹ The Board then moved the discharge point further downstream and were sued by George Parker Bidder, who owned a large riverside house below Mitcham Bridge. The Board lost in January 1862.¹¹²

By this time the Board had already bought the northern part of Beddington Park and had turned part of it into a sewage farm. By the 1890s the farm had an area of 525 acres and covered almost the whole of the former deer park to the north and east of the present park and also some land on the east side of Beddington Lane.¹¹³ This controlled the pollution but it must have had a

¹⁰⁶ Telford 1834; Latham 1917 p. 116.

¹⁰⁷ Department of the Environment Water Data Unit, 1983, p. 106.

¹⁰⁸ Whitaker 1912 p. 1445-5.

¹⁰⁹ Chasemore v Richards. House of Lords, 1858.

¹¹⁰ It is not clear whether the channel passed through the present park.

¹¹¹ Probably Nathaniel Bridges, Lord of the Manor of Wallington rather than Canon Alexander Henry Bridges.

¹¹² Times Digital Archive 15 January 1862.

¹¹³ Crimp 1894 p. 168-173.

considerable impact on the flow of the upper Wandle including the section in the present park. The water which was pumped from the wells in Croydon now flowed through the sewage farm and bypass the upper river altogether.

In 1861 Frederick Braithwaite presented a paper *On the rise and fall of the Wandle its springs tributaries and pollution*. He included two flow gaugings made at Waddon Mill upstream of Beddington Park. The first was 21,246,770 and the second 21,052,620 gallons per day or 67.08 and 66.46m³ per minute.¹¹⁴ These figures seem high – a view shared by several speakers in the discussion following the presentation of the paper.

Baldwin Latham, a sewage engineer active in the area in the late 19th and early 20th century, says that in the nine years 1877 to 1885 the average flow from the Croydon drainage area was 992.86 feet³ per minute (28m³ per minute) and from the Carshalton area 1531.5 feet³ per minute (43m³ per minute).¹¹⁵

Many additional wells and boreholes were sunk in the catchment in the late 19th and early 20th century and it seems that the flow declined further.

The character of the river has also changed. In the past it was largely spring fed but it now receives a large amount of road and runoff. The base flow is fairly low and clean but after heavy rain the river is a filthy torrent.

4.2.2 Changes to the river channel

The river has a gravel bed and has clearly had a long history of instability and alteration. A former channel of unknown date is clearly visible running northwest across the cricket pitch and then bending southwards and running across the park to the flint bridge. Another former channel was found in an excavation on the west side of London Road opposite The Grange. This had clearly flowed from the park and appeared to be of early medieval date, as it underlay the remains of a house dating from the 13th and early 14th centuries.¹¹⁶

We do not know the position of the river in the park before Rocque's map of Surrey was made in the mid-18th century. At that time the river followed the existing channel to the north of the house and Beddington Park Cottages. It then flowed more or less westwards in a straight channel which is still visible as a grass mark. This looks artificial as it cuts through the gravels and does not have a peaty flood plain. The spot heights produced from a lidar scan of the park shows that the more-or-less flat northern part slopes slightly southwards and that the lowest point is at or close to the former west lake. A series of resistivity readings were taken along a lines running north from the New Graveyard. These crossed the former west lake at right angles and shows that it is located on an area of low readings which may reflect peat and silt deposits along a former river channel (figure 20).

¹¹⁴ Braithwaite 1861 p. 196-7.

¹¹⁵ Latham 1917 p. 117

¹¹⁶ Howe 2004.

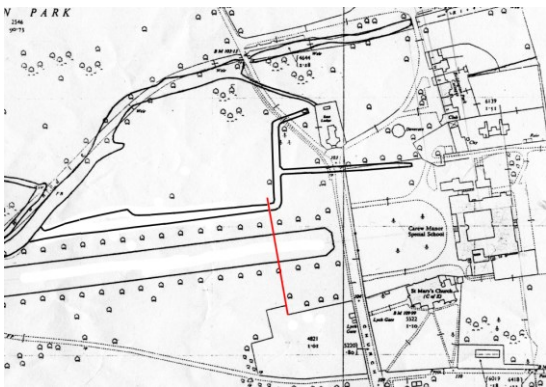
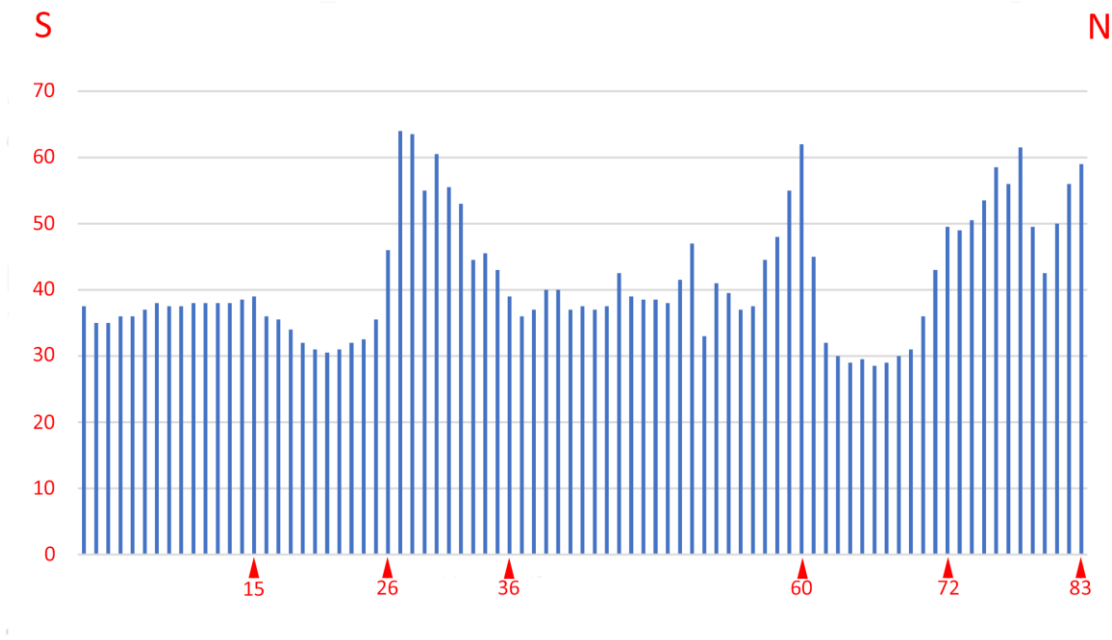


Figure 20. Above: the average of two lines of resistivity readings. Meter readings on the vertical axis, metres along the base line on the horizontal one. Left: The 1956 Ordnance Survey map with the watercourses shown on the 1820 enclosure award map in heavy black and the line of the resistivity survey in red.

By 1820 the Rocque channel had been diverted south to join the flow from the western end of the west lake. From there it flowed directly west to the head of The Grange Lake. There was a series of subsidiary channels on the north side of the river.

This arrangement still existed in 1866-7 when the first edition Ordnance Survey map was made.¹¹⁷ Alfred Smee writing in *My Garden* published in 1872 refers to an ‘ugly new watercourse’ made before Bridges ownership and therefore the work of Joseph Atkins Borsley, probably to simplify the channel in preparation for his housing development. By 1896 the river had been reduced to a single channel in more or less its present form.¹¹⁸

¹¹⁷ It was published in 1868.

¹¹⁸ Smee 1872 p. 18.



Figure 21. The river from Rocque's map of Surrey c.1760.



Figure 22. The river from the enclosure award map of 1820.

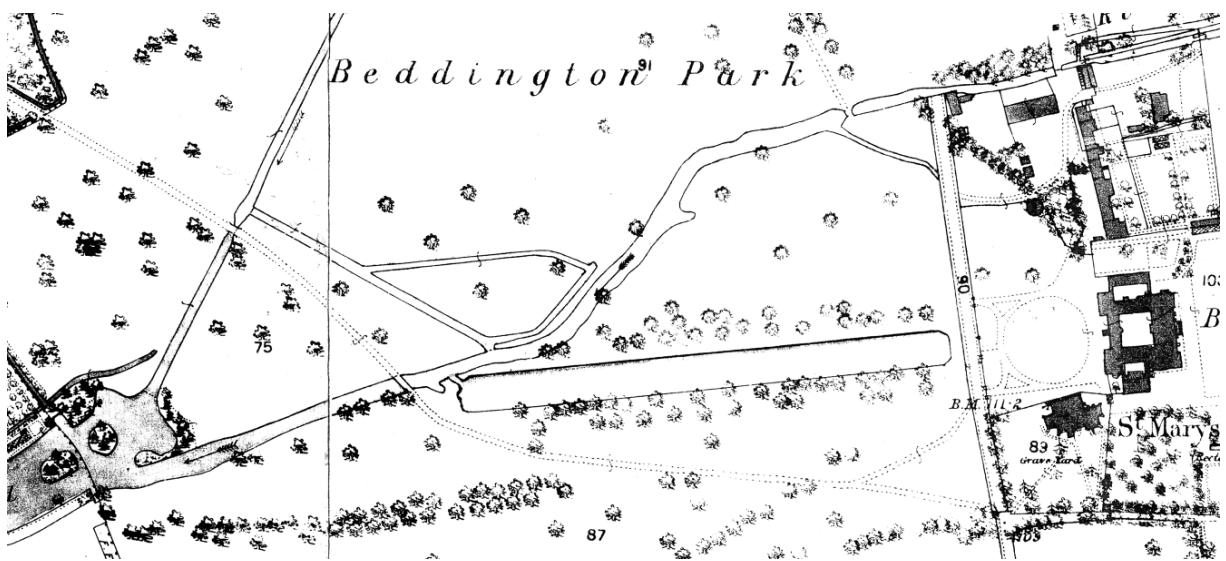


Figure 23. The river from the 1868 Ordnance Survey map.

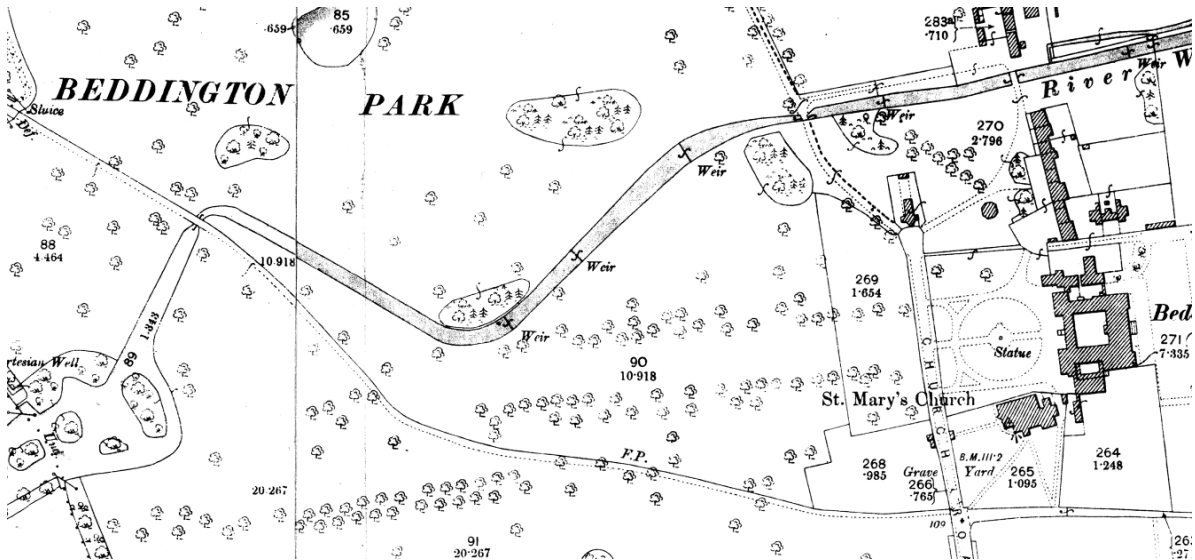


Figure 24. The river from the 1896 Ordnance Survey map.

4.2.3 Weirs

In the early 19th century the river flowed over a weir where it left the gardens of Carew manor and then flowed across the park without further obstruction until it reached the outflows from The Grange Lake, which was then a mill pond. The number of weirs gradually increased, especially in the second half of the 19th century. At this time water abstraction in Croydon must have been reducing the river flow, and the extra weirs were probably an attempt to keep the channel full. Most of the weirs were removed during flood alleviation work in the mid-1990s.

The weir to the north of Beddington Park Cottages where the river left the former gardens was rebuilt as a flow gauge. It was turned into a flume during the flood alleviation work of 1990-1 and now diverts surplus water into an overflow channel which runs northwards across the former sewage farm to re-join the Wandle at Hackbridge.

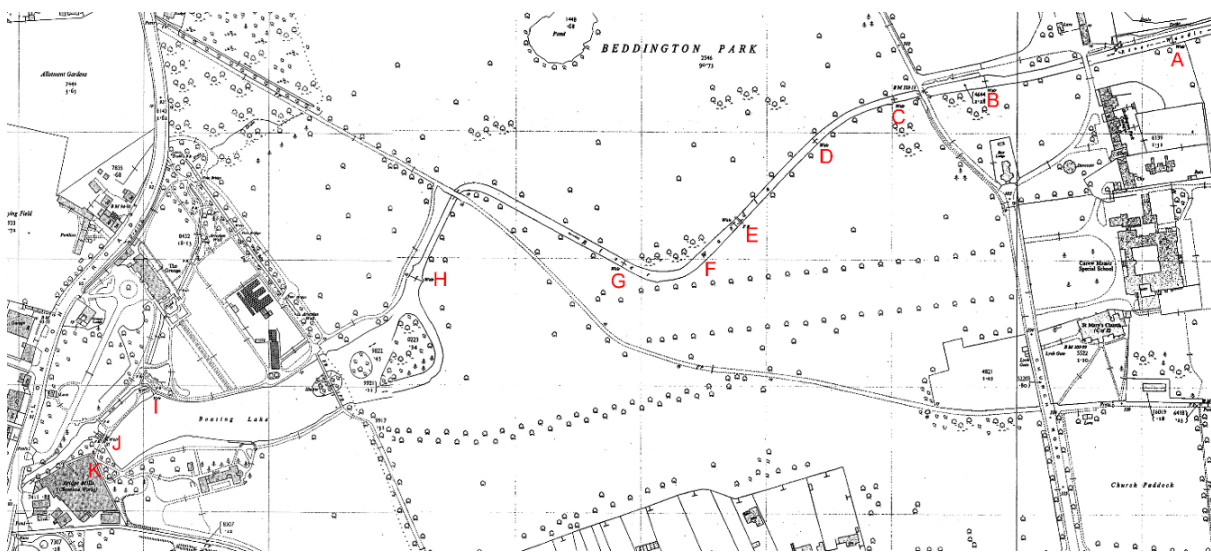


Figure 25. The weirs in 1956 with identification letters.

Weir	1820	1840	1868	1896	1913	1933	1956	Now
A	(2)							(1)
B								
C								
D								
E								
F								
G					(3)			
H	Not in river channel							
I	Off map							
J	(4)	(5)						
K	(4)						(6)	(6)

Figure 26. The weir is shown when the cell is shaded grey. Notes

1. There was probably a weir downstream near the north end of Beddington Park Cottages.
2. Now replaced by the flume.
3. Slightly upstream of its position in 1955.
4. The weir is off the map but the mill existed at this date.
5. Below the mill building.
6. This weir and the west end of the lake had been filled.

4.2.4 From the flume to Canon Bridges' Bridge

The flume was constructed as part of a flood alleviation project in or about 1990 and the riverbed was lowered at the same time.

There is a concrete and steel bridge near the north end of Beddington Park Cottages. The 1820 and 1868 maps show a bridge or sluice on or close to this site. A bridge appears to be shown on the 1896 Ordnance Survey and subsequent maps.

Downstream the river bank is overgrown but appears to be boarded. The boarding respects the river level before the flood alleviation work.

There is a large pipe in a yellow stock brick structure in the south bank of the channel north of East Lodge. This may be a drain for Church Road, which is shown extending to the river on the 1868 Ordnance Survey map. However, it appears to approach the river from the southeast.

The river channel changes about 30 to 40m above Canon Bridges' Bridge. The channel below this is lined with large rusticated blocks of hard rock. On the north side there is a walk-way about 2m wide, backed with a low terrace which is also of rusticated blocks similar to those in the river channel. There are two sets of steps in the terrace wall and two niches, perhaps for seats.

The structure is shown on the Ordnance Survey maps of 1933 and 1956 but not on earlier surveys. It may have been intended to provide a place for children to paddle in the river, which would explain the steps down to the water on the north bank on both sides of Canon Bridges' Bridge.

The 1933 and 1956 maps show a weir B at the upstream end of the structure. This is shown on maps dating back to 1896 but not before. The weir was demolished about 1990 during the flood alleviation work. In 1985 the weir had a drop of 0.34m.

4.2.5 Canon Bridges' Bridge

Locally listed.

This small bridge spans the Wandle to the northwest of the dovecote. It is of brick and moulded terracotta with Portland stone dressings. The west side of the bridge was demolished by a falling tree in the great gale of 1987. Examination of the shattered remains showed that the terracotta was made by the Watcombe Pottery at Torquay and that the bricks were made by R. Allen of Ballingdon near Sudbury in Suffolk. The bridge was made for Canon Bridges as the design includes his initials. He had family connections with the Sudbury area. The bridge was restored with components custom made by the Shaw Hereford Tile Company of Darwen, Lancashire. The bridge was re-opened in May 1990.



Figure 27. The downstream side of Canon Bridges' Bridge in 2006. Much of the terracotta is restoration following damage in the 1987 gale.

4.2.6 From Canon Bridges' Bridge to the concrete bridge

The river has a concrete bed from the upstream side of Canon Bridges' Bridge to the site of weir C a short distance downstream. There is a straight bonding break in the concrete just below the bridge.

A large drain enters on the south side of the river just below the bridge. It is made of modern-looking red engineering brick. The drain appears to be the culverting of the open channel shown on the 1868 Ordnance Survey map. It looks as if it was for road runoff, but this has not been confirmed. The channel side between Canon Bridges' Bridge and the drain is of brick. Apart from this the channel has stone banks downstream as far as weir D.

Weir D is still in place. A stoneware pipe enters on the north side just below the weir.

There is a stoneware pipe in the northwest bank between weirs D and E. This may be a feeder to the Stock Pond. If so the pipe runs along the river bank for a short distance before turning towards the pond.

Below weir D the river banks were lined with wooden boards. These were partially removed in 1990-1 to create more natural banks.

Weir E was removed during the 1990-1 flood alleviation work. There is an iron inspection cover on the northwest bank. This is at the upstream end of the pipe which feeds the Stock Pond. The pipe turns away from the river at this point.

4.2.7 The concrete bridge

The bridge is a concrete slab. The concrete revetments are wider than the present bridge and may be connected with weir E which was on the downstream side of the bridge until it was removed in 1990.

4.2.8 From the concrete bridge to the flint bridge

There is an area of wet woodland on the north bank in the river bend. This contains poplar, aspen and sycamore, elm scrub, holly, elder, ivy, nettles and brambles. The floor is soft and peaty.

The 1868 Ordnance Survey map shows the site as open ground with a drainage channel across the north side of the area (figure 12). Smee writing in *My Garden* published in 1872 (p. 18) refers to 'ugly new watercourse' made before Bridges ownership which had started by Lady Day 1871. This may refer to the changes in the channel between this point and the lake. The 1896 Ordnance Survey map shows the channel in more or less its present form with a small fenced clump of deciduous and coniferous woodland. The wooded area has since expanded northwards.

The ground on the north side of the wood is very wet and soft. This may be on the line of the northern channel shown on the 1868 map

A 'spring' emerges from the ground in the west side of the wood.¹¹⁹ It first appeared when a tree blew over in a gale in or just before January 2003. The water – which appears to be very clean – may be running from a broken culvert or pipe. It has cut a narrow channel to the river. This flows over a bed of angular broken chalk which cannot be natural. It appears to be topped by a gravel surface suggesting that it was one a track or hard standing.

Weirs F and G have been demolished.

¹¹⁹ About TQ 29167 65330.

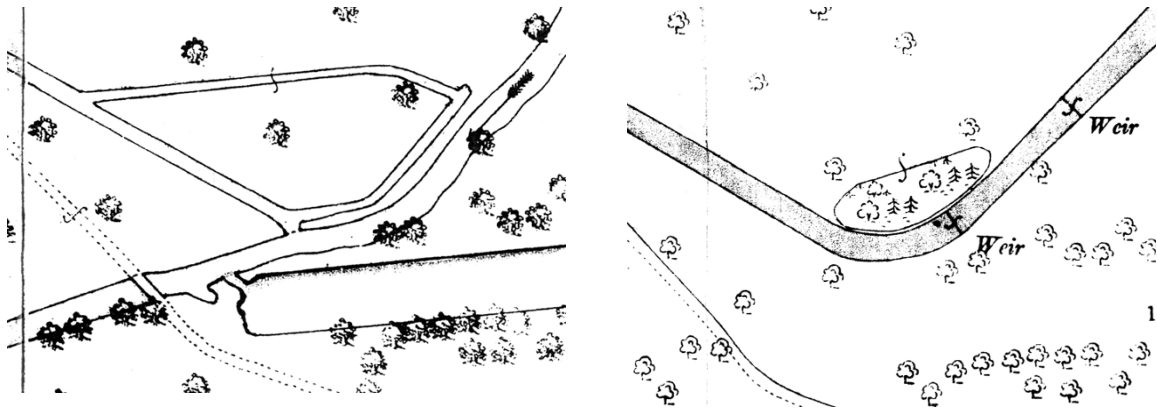


Figure 28. The bend in the river from the 1868 (left) and 1896 Ordnance Survey maps.

4.2.9 The flint bridge

Locally listed.

This crosses the Wandle towards the west side of the park. The bridge is faced with flint and limestone in ‘gothic’ style. There were ‘gothic’ gargoyles in the centre of the parapets. The one on the upstream side is now badly eroded while the downstream one is broken. The river channel bends as it approaches the bridge, and is lined with a low retaining wall which is decorated with plants and small aquatic animals such as frogs and newts. The bridge is illustrated in Smee’s *My Garden* and, in the list of illustrations it is described as ‘New Bridge over the Wandle (1871) in Beddington Park’.¹²⁰ The foundations of an earlier bridge can sometimes be seen in the riverbed.

The lower part of the side walls and most of the arch over the river were repointed as part of the Lottery funded project.



Figure 29. The upstream side of the flint bridge in 2019.

¹²⁰ Smee 1872 p. xiv and 210.



Figure 30. Decoration in the centre of the bridge on the upstream side in 2006.



Figure 31. Decoration on the north side of the river upstream of the bridge in 2007.



Figure 32. Decoration on the north side of the river upstream of the bridge in 2007.

4.2.10 From the flint bridge to the lake

A pipe runs across the river bed just downstream of the bridge.

Below the flint bridge the northwest side of the channel is retained by a wall of fair-faced rubble. The southeast side is lined with reeds probably backed by wooden boards.

There is a mass of burr brick and concrete in the northwest bank just above the site of weir H. This is topped by concrete. It may mark the site of an off-take into the channel shown on the 1868 Ordnance Survey map. A sluice is marked on the site in 1933. There is a short section of yellow stock brick in the opposite bank. There is a line of brick in the river somewhat east of the centre.

Weir H is of concrete. The top is usually slightly below the downstream water level. There is a broken area in the centre which may have been a sluice. The 1933 Ordnance Survey map shows a footbridge at the weir.

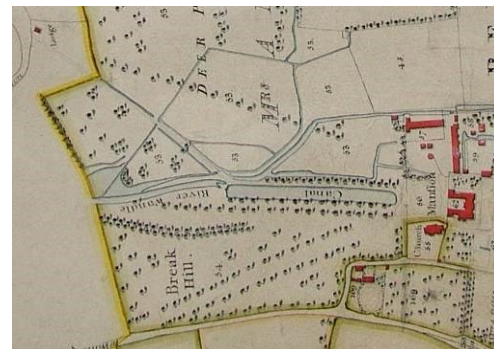
4.3 The former west lake and avenues

Rocque's map of Surrey of about 1760, the enclosure award map of 1820, the tithe map of 1840 and the 1868 Ordnance Survey map show a canal-like lake running west across the park on the axis of the house.

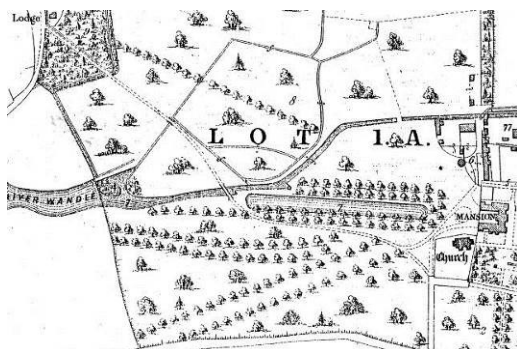
The 1868 map suggests that it had a length of about 300m (984ft) and a width of about 21m (69ft). The earliest reference to the lake is in the diary of John Evelyn, who visited Beddington on 19 November 1721 and said that "Before the house is a fine canal near a thousand foot long and fifty wide".¹²¹



Rocque's Surrey about 1760



The enclosure award 1820



The Carew Sale 1859



The first edition Ordnance Survey 1868

Figure 33. Maps of the west lake

¹²¹ BL Add Ms 78,514 B.

Rocque's map shows the lake with a double avenue of trees along it. There are avenues radiating out into the park to the north and south. A drive is shown running through woodland to West Lodge, but its route around the lake is not marked.

The 1820 map shows a double avenue along the south side of the lake with a single avenue to the north. The southern radiating avenue survived but the northern one had been reduced to a single line of trees. The drive from West Lodge passed along the north side of the lake.

The map in the 1859 sales particulars (figure 33) shows a double line of trees on both sides of the lake. The radiating avenues appear unchanged but the drive had been altered to run to the south of the lake avenues.

The 1868 map shows a rather ragged double avenue along the lake. The northern radiating avenue had gone and the southern one had been truncated by the development of the houses along Croydon Road.

The west lake is not shown on the 1896 map and was probably filled by Joseph Atkins Borsley who simplified the river channel.¹²² The southern radiating avenue had also gone.

The water supply to the west lake came through a brick culvert which passes under the lawn in front of Carew Manor Academy. It is connected to a wide brick culvert which was laid in the former moat around the house. This was in turn fed by at least one channel which ran from the river further upstream (figure 34).

The culvert under the west lawn is now connected to a culvert which flows along the former lake somewhat north of the centre. There are two manholes along its length. One at about half way along at around TQ 29356 65281, just west of the gas main crossing. Dry weather parchmarks on the grass suggest that this is at the junction with another culvert which runs from the south. The other manhole is at about TQ 29228 65270 at the west end of the west lake, where the culvert turns to enter the Wandle. It once discharged directly into the river but about 1990 the northern end was demolished and a small pool was created at its outfall. This has become a tiny wetland area.

The river is no longer connected to the upstream side of the system so the water passing under the west lawn must come from seepage into the moat culvert or from the side drain which enters at the manhole near the centre of the lake. Dirty water has been observed flowing into the river from the lake culvert.

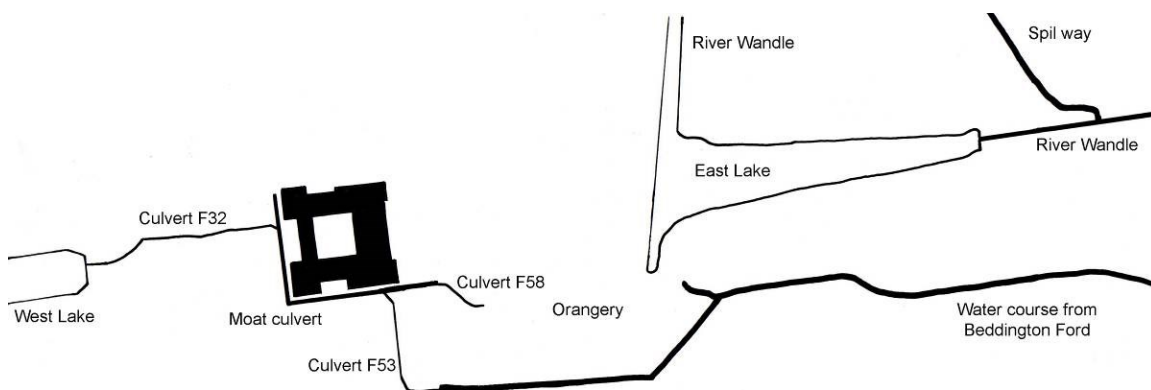


Figure 34. The culvert system feeding the west lake in the late 19th century. The water course from Beddington ford no longer exists, the east lake has gone and the river has been altered.

¹²² Smee 1872 p. 18.

The site of the lake is still marked by a hollow in the grass with a single avenue of trees to the north and south.

Trees along the north side from the east end:

Horse chestnut (small)
Horse chestnut (big)
Gap in 2014. Now a small sweet chestnut.
Lime (medium)
Horse chestnut (medium)
Horse chestnut (very big)
Horse chestnut (big)
Horse chestnut (big)
Gap for gas pipes in which a small sweet chestnut has been planted.
Horse chestnut (big)
Horse chestnut (big)
Horse chestnut (small)
Small gap in 2014. Now a small sweet chestnut.
Horse chestnut (small)
Elder bush
Small sweet chestnut
Small sweet chestnut
Horse chestnut (small)
Horse chestnut (big)
Horse chestnut (very big)
Scrubby area with elder, elm, walnut and many brambles
Horse chestnut big and decayed in 2014 and now felled
Horse chestnut (big)
Horse chestnut (very big)
Horse chestnut (very big)
Hornbeam.

Trees along the south side from the east end:

Small sweet chestnut
Horse chestnut (small)
Gap in 2014. Now a small sweet chestnut
Horse chestnut, small in 2014 and now dead
Horse chestnut (big)
Horse chestnut, medium size in 2014. Now felled with a small sweet chestnut to the east of it
Horse chestnut, small in 2014 and now dead
Horse chestnut (big)
Gap for gas pipes. Small sweet chestnut
Horse chestnut (big)
Horse chestnut (big)
Horse chestnut (big)
Horse chestnut (very big and decayed)
Horse chestnut (medium)
Horse chestnut (medium)

Horse chestnut (medium)
Horse chestnut (small)
Horse chestnut (small)
Large gap with 2 stumps in 2014, one now gone
Horse chestnut (small)
Horse chestnut (small)
Horse chestnut Two small, one behind the other
Horse chestnut (big)

The oldest horse chestnuts probably date from the 19th century, when Canon Bridges is thought to have replanted the avenue. The majority of the trees are however younger replacements but some of them are showing signs of disease.

During the Lottery funded project it was decided to continue to maintain the avenue on a piecemeal basis rather than cutting down the existing trees and replanting. It was recognised that the horse chestnuts were suffering from disease so it was decided that the replacements should be sweet chestnuts as this is a tree historically associated with the park and is resistant to the diseases currently circulating.

There is a flat area along the south side of the former lake and possibly also on the north side but this is less clear. On the south side of this there is a line of four large unevenly spaced plane trees which may possibly have survived from the second outer side of the avenue. One of these is reduced to a coppice stool.

There are a few scattered trees between the new graveyard and the lake.

4.3.1 The wetland site

In November 1999 contractors excavated a shallow trench to create a small wetland area on the south side of the Wandle 50m downstream of the concrete bridge. It is just upstream of the bend where the Wandle turns from flowing southwest to northwest.

The trench was machine dug and was found and inspected by the author on 21 November 1999. No measurements were made so all dimensions are estimates by eye.

The trench was about 6m across. It was about 0.4m to 0.5m deep at the northwest end near the river and tapered away to the southeast. The upper part was dark brown soil. At the southeast end this was underlain by broken chalk of mixed size from powder to blocks about 0.2m across with rounded corners. The top of the chalk sloped down to the northwest and the deposit tailed away before it reached the river. The bottom of the chalk was only examined in one small area. Here it rested on a mottled deposit of green silt and dark peaty material which contained a scatter of sub-angular flint. The top of the peat and silt was about 0.3m below the surface. It was quite smelly and was evidently anaerobic.

The tail of the chalk deposit coincides with the north edge of the low bank along the north side of the former west lake. It seems likely that the chalk was dumped when the lake was excavated. The powdery nature of much of the chalk and the rounded corners of the blocks are suggestive of periglacial deposits although the context shows that they were not *in situ*. The mottled peat and sand may have resulted from material from the Thanet beds to the south being washed down to the riverside.

4.4 The Warren

This is in the southeast corner of the park and is bounded by the grounds of Carew Manor Academy (N), Streeters Lane (E), Croydon Road (S) and Church Paddock (W).

This was included in the deer park sometime between the title award map of 1840 and the 1859 sales particulars. It was acquired by the Council in 1904 and is the oldest part of the public park. During the First World War part of the area was used as allotments but this had ended by May 1923.¹²³ Swings were erected in 1926 and there was a football pitch.¹²⁴

In December 1927 the Recreation Grounds Committee decided that the northeast corner of the Warren opposite the Orphanage Wall was to be reserved for a children's playground.¹²⁵ In 1933 this was transferred to a 'triangular piece of land north-west of the warren' following a complaint about the 'nuisance caused by youths on the swings on the Warren'.¹²⁶

The area was used as war time allotments from 1940 until 1953.¹²⁷

The Warren is on Thanet sand or hill wash derived from the sand.

The north boundary is a brick wall which separated the Warren from the grounds of Carew Manor Academy, which were formerly the gardens of the house. Parts of the wall are probably Tudor but it has been much repaired, most recently in 2019-20. It has tipped to the south and buttresses have been added at various times. Church Path by the wall was an old lane which is shown on Rocque's mid-18th century map (figure 5).

There is a large old sand pit in the southeast corner which opened onto Croydon Road. It is shown on Rocque's map of Surrey so it existed in the mid-18th century. It has probably been used as rubbish dump at some point in the past as there are pieces of rubble and metal projecting from the soil. The pit has reverted to woodland which is mostly young trees – ash, sycamore and oak. There are some elm suckers, a lot of brambles and a scatter of holly. The woodland has spread beyond the sandpit to the north and west.

The rest of the warren is mown grass.

The boundary between the Warren and Church Paddock is marked by a wide shallow gully which is now overrun with trees and scrub. Some new young trees have been planted in the northern half of this scrub. A path is shown on this line on the enclosure award map of 1820 and subsequent large scale maps to 1956. All the maps show trees along it except for the 1896 Ordnance Survey map. The path formerly had an iron fence on both sides and was considered to be part of Queen Elizabeth's Walk. At the north end there was a wooden gothic arched pedestrian gate in the Carew Manor boundary.¹²⁸ This section of wall has now been heavily repaired and the remains of the gate have gone.

4.5 Church Paddock

This is bounded by St. Mary's churchyard (N), the Warren (E), Croydon Road (S) and Church Road (W).

¹²³ Council minutes 1923-4 p. 30.

¹²⁴ Council minutes 1925-6 p. 606; 1926-7 p. 138.

¹²⁵ Council minutes 1927-8 p. 372.

¹²⁶ Council minutes 1932-3 p.735; 1933-4 p. 28.

¹²⁷ Council minutes 1939-40 p. 415; 1952-3 p. 424.

¹²⁸ Information from Beverly Shew.

This is the eastern part of a field called Sharps which was leased out by the Carew's in 1454 and it was still rented out in the second half of the 16th century.¹²⁹ It was added to the park in or soon after 1843. It was acquired by the Council and added to the public park in 1915. A cricket pitch was created in 1925 but in 1927 there were no applications to use it.¹³⁰

In 1927 toilets were erected 'in the copse fronting Church Path opposite Beddington Church' on the site of the present car park.¹³¹ They were demolished in or about 1982 having been closed for some time due to vandalism.¹³²

The area was used for war time allotments from 1941 until 1954.¹³³ It is now mown grass.

Church Path by the churchyard wall was an old lane.

The south and west boundaries of the area are lined with an earth bank to prevent travellers entering. These were erected by the Parks Service in the last 20 years or so.

There is a small car park on the northern edge by the churchyard.

There is a scatter of large trees along the southern edge of the paddock next to Croydon Road.

There is a clump of trees on the northeast corner of the Paddock of which the largest are an ash, two sycamores and two beeches.

A lead Roman coffin was found somewhere along Church Path about 1870. It is now on display in the church. A second coffin, of stone, was found on the west side of Church Road in 1930. It is on display in the dovecote.¹³⁴

The field was used as allotments in the Second World War.

4.6 Church Road

This southern part of Church Road was laid out across a field called Sharps sometime between the demolition of the Portioner's house in or soon after 1843 and the Carew sale map of 1859. The road was extended northwards to the edge of the Wandle between 1859 and 1868. This would have provided access to the Orphanage which took over Carew Manor in 1864. It may also have been part of an abortive plan to develop the park during the ownership of Joseph Atkins Borsley from 1860 to about 1871. Canon Bridges subsequently shortened the north end of the road and in 1877 built East Lodge on it.

The 1913 Ordnance Survey map shows an avenue of trees along Church Road from Croydon Road to the Churchyard. The avenue is shown in 1955 but the trees were gradually lost and the last was removed after the great gale of 1987. In 1996 there was an attempt to restore the avenue. Seven beech trees were planted on the west side of the road and five on the east. Six of the west side trees have survived but only one of the east.

In June 1932 the Surveyor informed the Parks Committee that a set of second-hand ornamental iron gates had been offered to him for £30 and that they could be put at the park entrance instead of repairing the wooden ones for £30. This was agreed and they were erected at the Church Road entrance at a cost of £75.¹³⁵ The gates are now gone and only the piers and some railings remain. The road side piers have been rebuilt after successive lorry strikes.

¹²⁹ SHC 2163/7/14 and 281/4/25 p.8.

¹³⁰ Council minutes 1925-6 p. 327; 1926-7 p. 516-7.

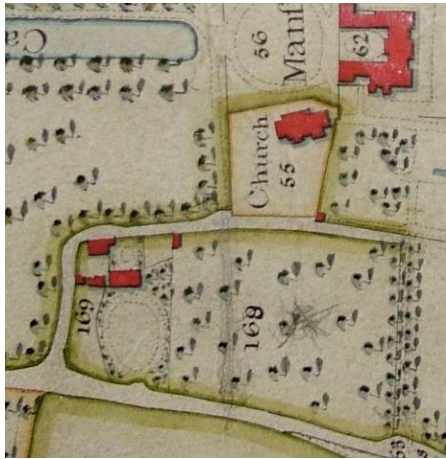
¹³¹ Council minutes 1927-8 p. 91-2, 152-4 and 266-8.

¹³² Council minutes 1982 no. 1103.

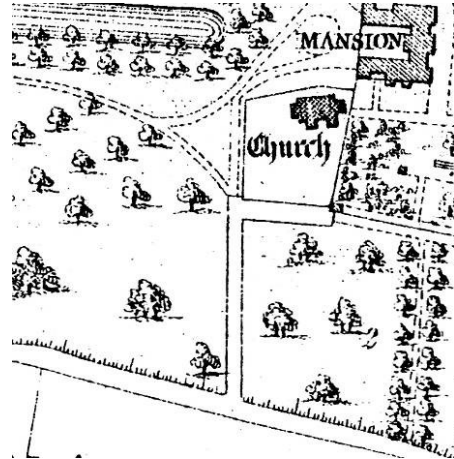
¹³³ Council minutes 1940-1 p. 315; 1949-50 p. 410; 1953-4 p. 413, 512.

¹³⁴ Adkins and Adkins 1984.

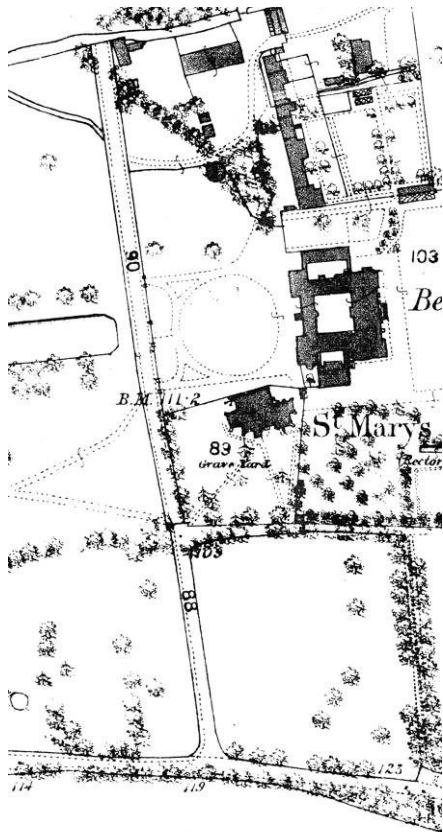
¹³⁵ Council minutes 1932-3 p. 88 and 166.



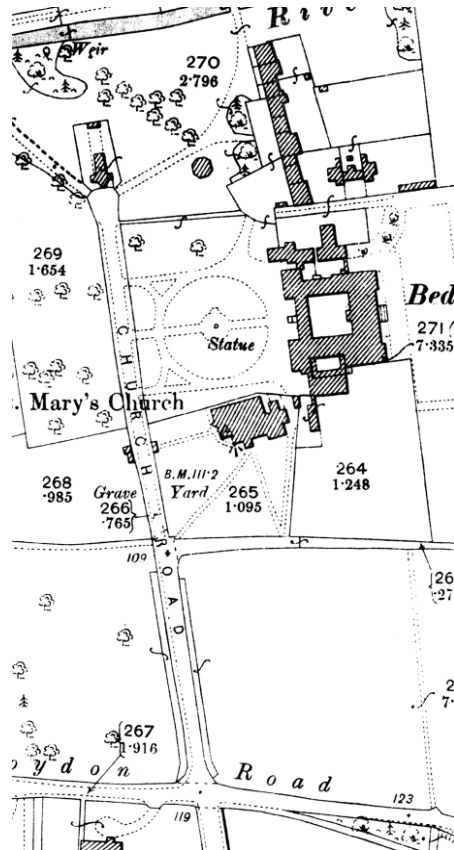
The Enclosure map 1820



The Carew sale map 1859



The 1868 Ordnance Survey map.



The 1896 Ordnance Survey map.

Figure 35. Church Road from maps.

4.7 The site of the Portioner's house

This area is bounded by the New Graveyard and the park (N), Church Road (E), Croydon Road (S) and the fence around Bloxworth Close (W).

In the early 19th century Freron Lane ran north from the end of the present Rectory Lane and the turned east to the corner of the churchyard. The north-south section can still be seen as a ridge on the grass. The land to the south and east of the lane was occupied by the Portioner's

house and grounds, with field called Sharp's to the east, as shown in the extract from the 1820 Enclosure award map (figure 35).

The Portioner's house dates back to the middle ages. It served as Beddington Rectory in the 17th and 18th centuries, but the rector was turned out in 1801 following a legal dispute about the tithes. The house reverted to the Carews who let it to tenants until about 1843 when it was demolished. Its site and the field called Sharps were then incorporated into the park. The site of the house was partly excavated in 2012 and 2013.¹³⁶

The northern edge of the area slopes down northwards to the new graveyard. This slope would have been immediately north of the lane. It is now covered with well-grown trees.

There is a group of trees of no great age in the southeast corner, some small trees along Croydon Road and two large copper beeches opposite the end of Demesne Road.

There are trees along the west side including some large ones which were probably in a fenced clump shown on the 1933 Ordnance Survey map.

A few additional trees have been planted as part of the Lottery funded project. They are along the southern edge of the area close to Croydon Road and near the northeast corner of the houses around Bloxworth Close and Dove Place.

The first edition Ordnance Survey map of 1868 shows two circles which may be small ponds to the north of the present Demesne Road. These are on or close to a marked hollow in the grass at TQ 29493 65106.

4.8 The New Graveyard

Walls and gate grade II listed.

The graveyard extension with its flint boundary wall and lychgate was created in 1874-5 on land donated by Canon Bridges. The lychgate was designed by Joseph Clarke and was built by Messers LH and R Roberts. The metal work and metal finial (now missing) were supplied by Skidmore's Art Constructive Iron Company of Coventry and the carved wood and stone were done by J. Broomfield of Lambeth.¹³⁷

It is bounded by a flint wall with a tile string course below a wide rounded top.

The graveyard ground level has been made up on the north side.

The graveyard sank into neglect and disrepair. The Council took over maintenance in January 1960, and in the spring of 1963 it was cleared. Some of the stones were laid flat and fragments of others were built into two memorial walls.¹³⁸ The Council acquired the graveyard on 28 July 1966. The clearance scheme has not stood the test of time, and in 2014 the area looked rather bleak and neglected although the lychgate and boundary wall were in good condition following extensive recent repairs.

The Lottery funded project made various improvements including:

- The creation of an additional entrance on the south side.
- Creating a new path running north from the new entrance.
- The resurfacing of the paths.
- Creating plant beds and placing seats along the path running west from the lych gate.

¹³⁶ Phillips *The Portioner's House...* 2020.

¹³⁷ Shew 2012 p. 55.

¹³⁸ Council minutes 1963 no. 676.

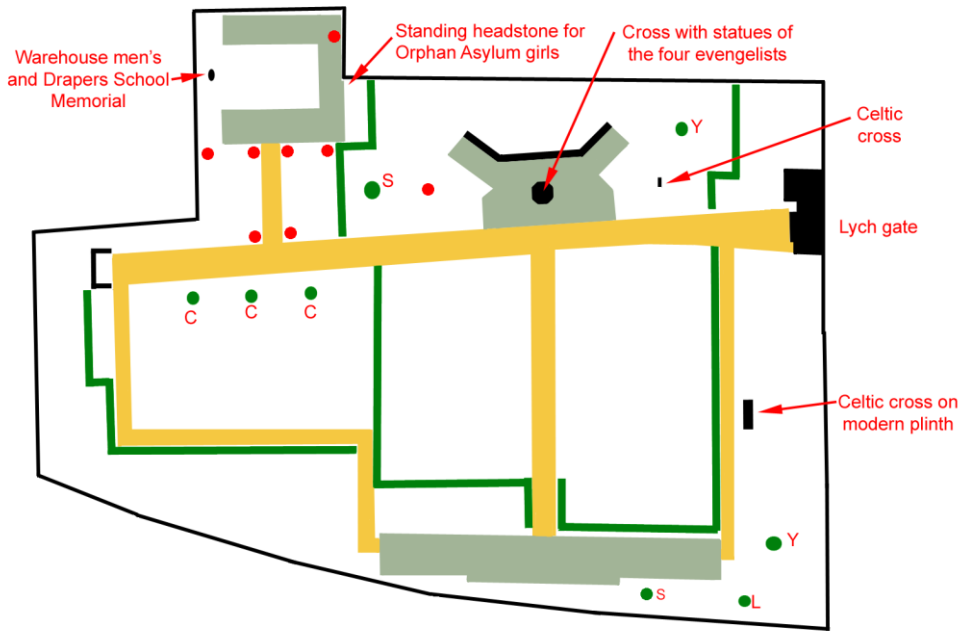


Figure 36. Sketch plan of the New Graveyard in 2014.

- Black Buildings and memorial walls
- Grey Paving of memorial slabs and tomb tops.
- Green Yew hedges and trees. Y = yew, L = laurel, C = conifer, S = sycamore.
- Red Memorial bases.

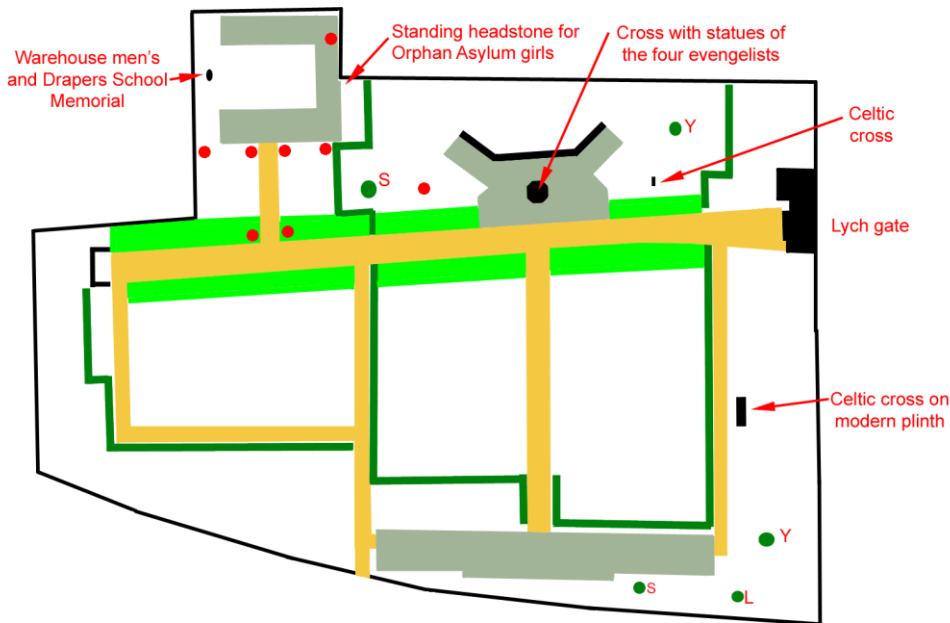


Figure 37. Sketch plan of the New Graveyard in 2014.

- Black Buildings and memorial walls
- Grey Paving of memorial slabs and tomb tops.
- Dark Green Yew hedges and trees. Y = yew, L = laurel, S = sycamore.
- Light green Plant beds with scattered seats.
- Red Memorial bases.

4.9 Around the dovecote

This area is bounded by the River Wandle (N), Beddington Park Cottages (E), the grounds of Carew Manor Academy (S) and the path between Canon Bridges' Bridge and Church Road (W).

4.9.1 The dovecote

A scheduled Ancient Monument and also grade II listed.*

The existing octagonal brick dovecote was probably built for Nicholas Carew, 1st baronet, about 1710-15, possibly incorporating parts of an earlier structure. It originally contained about 1,360 nesting boxes built into the inner face of the wall, giving it a complex honeycomb-like structure. The birds came and went through the wooden turret at the apex of the roof. The dovecote is exceptionally large, as most buildings of this type contain under 1000 nesting boxes, and it may have been erected as a semi-commercial operation rather than simply to supply the house with fresh meat. The first floor, which is not original, was probably inserted in the second half of the 19th century to turn the building into a granary. The dovecote was restored in the late-1980s and further work was done in 1997. A detailed account of the building can be found in Phillips *The Dovecote at Carew Manor Beddington* (2020).

4.9.2 Beddington Park Cottages

This north-south aligned range is located to the east of the dovecote. They were investigated before and during conversion into modern homes and are described in Phillips 2015. The north end contains parts of a timber frame with a crown-post roof which dates from before about 1550. It is likely that the range was originally built as outbuildings. There is some evidence that they were taken apart and moved, perhaps when the grounds were reorganised in the early 18th-century. The range was subjected to numerous alterations both major and minor. When the Carew estates were sold the cottages were acquired by the Orphanage, which sold them to Canon Bridges in 1875. In the late 19th century they were leased to a man called Thirlby who used them for a dairy farm. They passed to the Council as part of the park and were used as changing rooms and cottages for staff. They eventually became derelict and were sold in 1986 and refurbished and partly rebuilt. They are now private houses.

4.9.3 East Lodge

Grade II listed.

This mock Tudor building stands at the northern end of Church Road. It has stucco decoration, an iron sunflower finial and other details in the Arts and Crafts style. It was designed for Canon Bridges by Joseph Clarke and built by Messrs. Roberts of Rhidol Terrace, Islington. It is dated 1877 on the south side.

The particulars for the sale of the park on 25 June 1919 describe it as:

Picturesque and expensively built entrance lodge standing in a pretty garden, built in brick and flint with ornamental cement facing and tiled roof, and substantial carved oak open porch with tiled floor, containing two bedrooms, measuring respectively 20 ft. by 11 ft. and 14 ft. by 12 ft. 6 in.: W.C. three attractively arranged sitting rooms and combined kitchen and scullery; detached coal and wood store and E.C. also timber and tiled tool shed.

The building is now privately owned, surrounded by high hedges and not very visible.



Figure 38. East Lodge photographed from the scaffolding used to repair the dovecote in 1987.

4.9.4 The trees

There is a group of lime and horse chestnut trees between East Lodge and the river.

There is a line of six limes along the metal railings separating the area from the grounds of Carew Manor Academy.

To the northwest of the road there are two good plane trees and also several scattered trees including lime, horse chestnut, ash and oak mostly not very old. There is also a large holly east of the dovecote.

4.9.5 The site of a barn

The 1820 map shows a large long building parallel to the river (figure 8). This had been partly demolished by 1868 and had completely gone by 1896. Excavations in 2015 and 2016 showed that it was a large barn, probably dating from the mid-18th century. The foundations were covered by a demolition deposit which, from the shape of the ground surface, may extend almost to the road to Canon Bridges' Bridge.¹³⁹

4.9.6 Other features

A low bank runs from East Lodge to the river. This overlay the high-pressure gas main which was laid in 1968. It could have pre-existed the main and been reinstated but it is more likely to be later. It looks like the banks erected to prevent travellers entering the park, but my recollection is that it is older than the ones along Church Road. Its origin is uncertain.

¹³⁹ Phillips 2018.

4.9.7 Between the former west lake and the river

This is a triangular area with the river Wandle to the north and west, Church Road to the east and the avenue along the former west lake to the south.

Much of this area is soft and wet, and where the soil is exposed it looks dark and peaty.

The enclosure award map of 1820 shows a stream along the south side of the area close to the avenue along the west lake (figure 8). At the western end this turned north, and two short stubby channels are shown running east. The latter can still be seen as green lines when the grass is parched in dry weather. The southern stub may have connected to a small culvert which seems to have been laid along the line of a river channel which flowed through the north arm of the moat around Carew Manor.¹⁴⁰

There is a large horse chestnut near the centre towards the west end, a large plane tree by Church Road and a group of three cedars by the path to Canon Bridges' Bridge. The latter were planted in 1937 to mark the coronation.¹⁴¹

There are two medium-sized walnuts and a young one towards the east end of the area.

There are a large, a medium and a small oak by the river about halfway between Canon Bridges' Bridge and the concrete bridge.

There is a tree clump by Canon Bridges' Bridge in the northeast corner of the area. This contains a fine copper beech and other trees including lime, sycamore, oak and ash. Some trees have blown down and coppiced back. There is a lot of ivy and a thick understory of brambles, elder, elm scrub and nettles. The clump is rather ragged.

4.10 Around Break Hill

This low hill occupies the southern end of the park and is partly covered by the houses along Croydon Road.

4.10.1 The woodland along the south edge of the park

This separates the park from the backs of the houses along Croydon Road. There are some older trees including lime, false acacia, oak and a large holly. These may be survivors from the trees shown on the 1956 Ordnance Survey map. The majority of the trees were planted after the 1987 gale and include false acacia, oak, cherry hornbeam, ash and beech. The understory includes some hazel and a lot of brambles. There is an informal path along the south side of the wood next to the houses.

4.10.2 The Lime Avenue

This avenue runs roughly east-west across the low hill at the southern end of the park. The trees are limes of very mixed size and age. The avenue is not shown on Rocque's map of about 1760. Its line is not radial from the house and it is unlikely to have been part of the early 18th century arrangement. The avenue is shown on the 1820 map and on later surveys to the present. A few of the trees may date back to 1820 but the majority are clearly more recent replacements. There is a tarmac path down the centre.

There is an old sweet chestnut at the eastern end of the avenue which appears to have been pollarded and then managed to restore a more natural form (figure 39).¹⁴² It appears to be a survivor from the pre-Victorian park. Its girth is 4.47m (14ft 8in).

¹⁴⁰ Phillips and Burnett 2016 vol. 2, p. 10-18; Phillips 2016 p. 24.

¹⁴¹ Council minutes 1936-7 p. 610-1.

¹⁴² Near the path at about TQ 2928 6520.

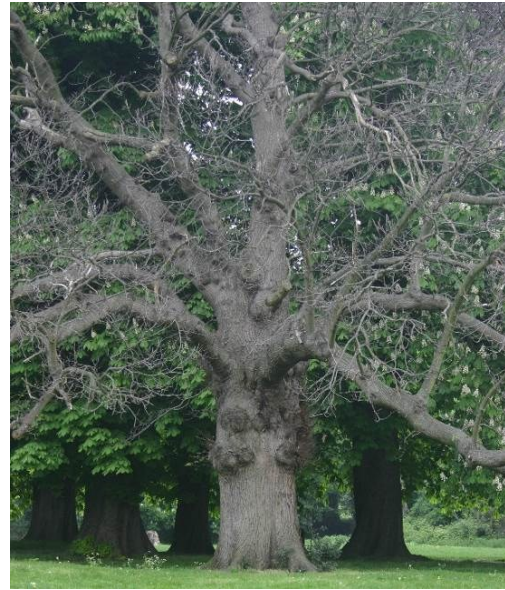


Figure 39. An old sweet chestnut on the south side of the Lime Avenue near the east end in 2014.

4.10.3 The avenue from the Croydon Road gate to the lake

The Croydon Road entrance to the park is guarded by two red brick lodges, one on each side of the drive. The roofs are of machine-made clay tiles and the windows are now plastic. There is an area of grass in front of the lodges and the arrangement was clearly intended to create a formal entrance to the park. These were built in the 1940s to replace bomb-damaged structures.¹⁴³ The lodges are now in private hands.

If there was an entrance gate it no longer exists. In 2014 the drive between the lodges is lined with rose beds which are backed by the hedge around the lodge grounds. The beds have since been replanted. There is a car park on the east side immediately behind the lodge garden. This seems to have originated in 1951 as a grassed area for occasional parking.¹⁴⁴ The tarmac drive continues in straight line down to the bridge over the lake. It is lined with lime trees which are mostly mature but not very old. There are a few older limes.

The drive more or less follows the boundary between Beddington and Wallington. On Rocque's map of about 1760 it was the western edge of the park, and a line of trees is shown along it. The trees seem to have gone by 1820 and are not shown in 1868. The drive was still the western edge of the park in 1896 when trees are shown along the boundary. The southern part of the park and the land the west of the boundary was acquired by Mallinson at an unknown date. He used the area as a golf course and probably removed the trees to allow this: they are not on the 1933 Ordnance Survey map. The drive must have been created by the Parks Service.

4.10.4 Ploughing ridges and a bank

The lidar scan shows that Break Hill is covered with ridges which are aligned approximately north-south and are most likely the result of ploughing (figure 40). At the east end of the hill these end against a bank which is likely to be a former field boundary. This is clearly marked on the ground and appears to be more substantial than an ordinary hedge bank and ditch. It is cut by the Victorian road foundation described in section 4.10.5 below, and must therefore predate the 1860s. A bank also extends eastwards at right angles and develops into a hollow – possibly a former path.

¹⁴³ Council minutes 1945-6 p. 727, 798; 1946-7, 273; 1947-9 p. 97.

¹⁴⁴ Council minutes 1951-2 no. 210.

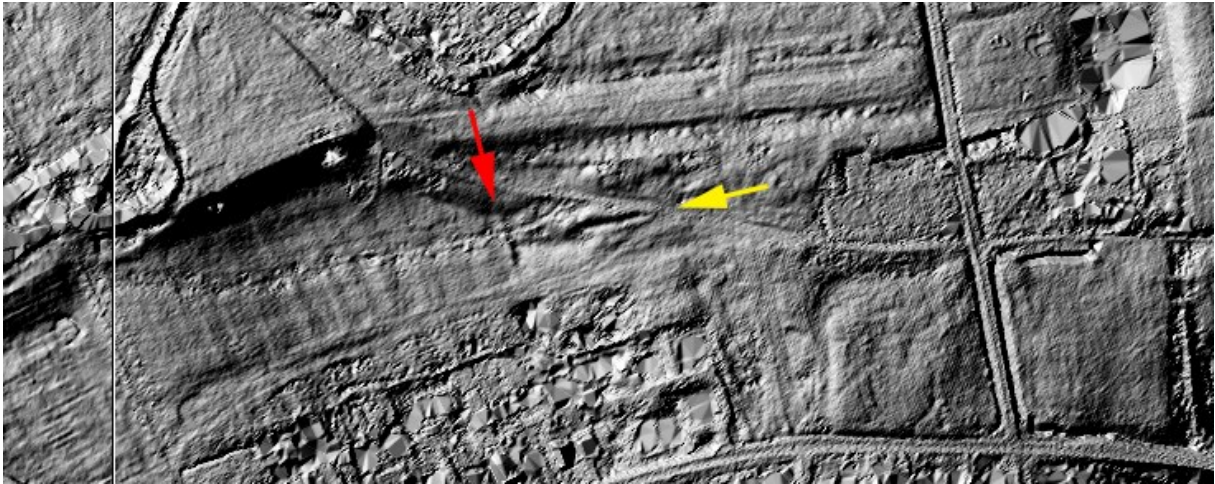


Figure 40. The southern end of the park showing the ridges on the top of Break Hill. The red arrow marks a former boundary bank and ditch. The yellow arrow indicates a bank which turns to a hollow as it runs eastwards.

4.10.5 The Victorian road foundation

The lidar survey shows a feature running roughly east to west across the park starting at the path west of the new churchyard and ending on the drive along the Beddington-Wallington boundary (figure 41). In 2004 the feature was cut by a cycle track and could be seen to be a wide chalk foundation (figure 42).¹⁴⁵ This coincides with the line of a road shown on sales particulars dating from February 1869.¹⁴⁶ The road is not shown on the 1868 map which was surveyed in 1866-7 (figure 12).

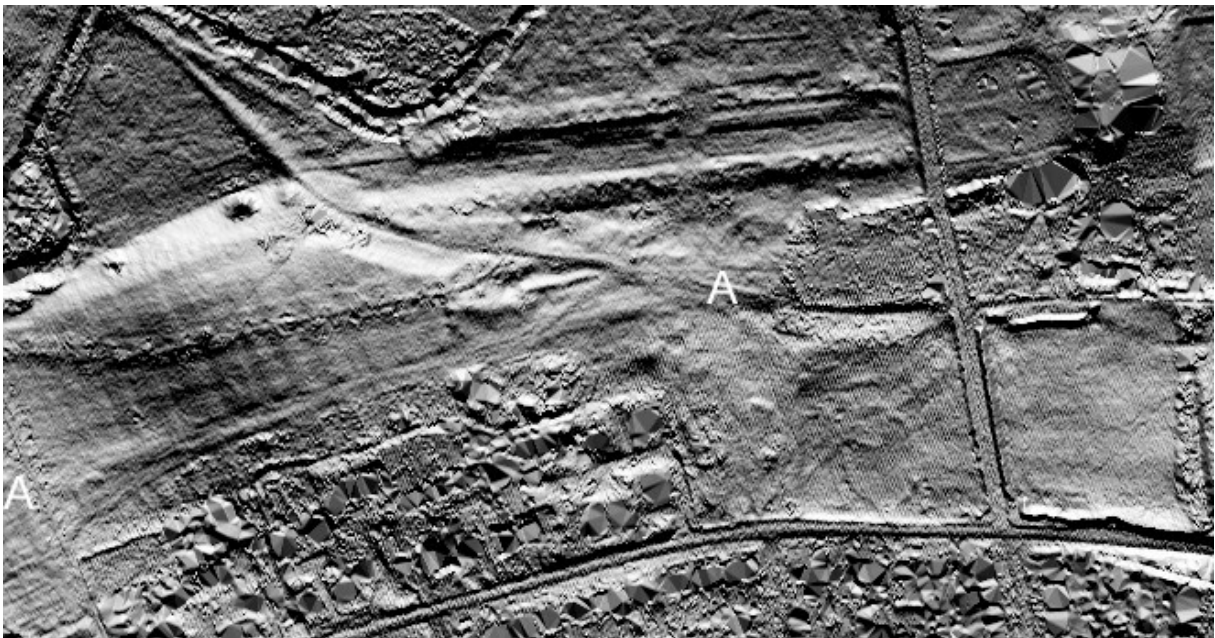


Figure 41. The lidar scan showing the east-west aligned feature (marked A-A) crossing Break Hill at the south end of the park.

¹⁴⁵ Perry 2005 p. 7-8.

¹⁴⁶ Sutton Archives 48/67/1.



Figure 42. The chalk foundation exposed during the construction of the cycle track in 2004.

4.10.6 The remains of the golf course

Mallinson created a golf course extending across the south end of the park to the south of the lime avenue. Several bunkers and teeing-off points can be traced on the ground some with more certainty than others:

Position	Comments
TQ 2888 6509	Inside the fence surrounding the east side of the Early Years Centre. A well-preserved bunker.
TQ 2897 6514	West of the drive to Croydon Road Gate towards the lake end. A well-preserved circular bunker.
TQ 2904 6509	East of the drive to Croydon Road gate and north of the car park. Teeing-off platform? Poorly preserved.
TQ 2915 6514	South of the lime avenue about halfway along it.
TQ 2927 6518	Near the south end of the lime avenue A doubtful bunker incorporating earlier earthworks (see section 4.10.4).
TQ 2938 6513	East of the northwest corner of Bloxworth Close. Small platform and bunker?

Other components of the course may have been lost in the woodland which backs the houses along Croydon Road.

When the Council took over the park they decided to retain the golf course for public use and appointed a teacher.¹⁴⁷ The course appears to have been neglected during the war probably

¹⁴⁷ Parks Committee 1935-6 p. 496-7; 1936-7 p. 178.

because of lack of fuel to mow the grass.¹⁴⁸ On 11 November 1947 The Parks Committee decided to construct a nine-hole pitch and putt course on the western part of the former golf course and that the eastern end next to Church Road should be converted to a cricket pitch.¹⁴⁹ The pitch and putt course was probably completed in 1948.¹⁵⁰ The course was modified in 1955.¹⁵¹ It went out of use many years ago.

4.10.7 Walnut clump

There is a clump of six walnuts between the lime avenue and the woodland along the back of the Croydon Road houses. This was planted after the 1987 gale.

4.11 The riverside meadow south of the flint bridge

This is a triangular area with the river Wandle to the northeast and northwest and Break Hill to the south.

The area is wet meadow with some rare wild flowers. The area at the foot of the bank was a river channel in the early 19th century and is often exceptionally wet. The slope of Break Hill and the river edge below the flint bridge are have a considerable amount of scrub on them. This has increased in recent years.

There is a circular area of cinder in the grass a short distance south of the end of the flint bridge over the Wandle. It was much more visible in the 1980s than it is now but can be seen on an air-photo taken for the Greater London Council in 1981 now in the Sutton Local Studies Collection. It is also visible on the lidar survey which also shows a path-like feature running northwards to the flint bridge. A photograph dated 5 August 1956 shows a band playing on or near the site. There is no bandstand, but the cinder may have provided a hard standing.

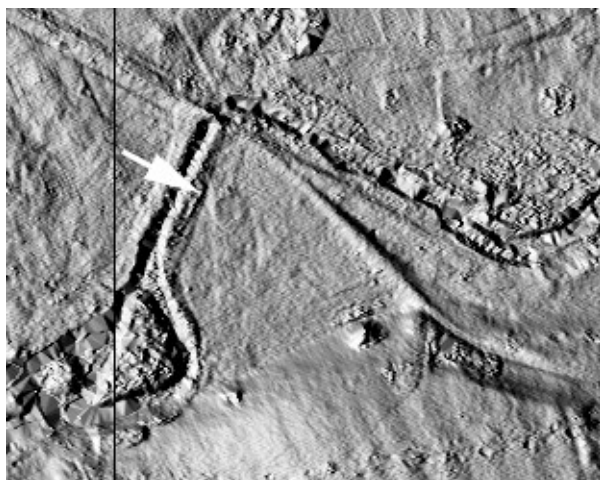


Figure 43. The cinder circle on the lidar survey.

The area between the river and the drive to the flint bridge contains three large plane trees and the coppice stump of another. Other younger trees include a willow, a walnut, an oak, a sycamore, young sweet chestnut, two young London planes and several hornbeams, the latter at the south end of the area.

¹⁴⁸ Council minutes 1945-6 p. 34.

¹⁴⁹ Council minutes 1947-9 p. 26-7.

¹⁵⁰ Council minutes 1947-9 p. 280.

¹⁵¹ Council minutes 1954-5 no. 687.

The former drive which ran along the north side of the west lake is still visible on site and on the lidar scan (figure 43) as a low bank close to and parallel with the river.

4.12 Former field boundaries

Dry weather air photos on the lidar survey show a network of filled ditches which appear to have divided the northern part of the park into several fields (figures 19 and 44). The 1820 and 1868 maps show concentrations of trees around the field boundaries.

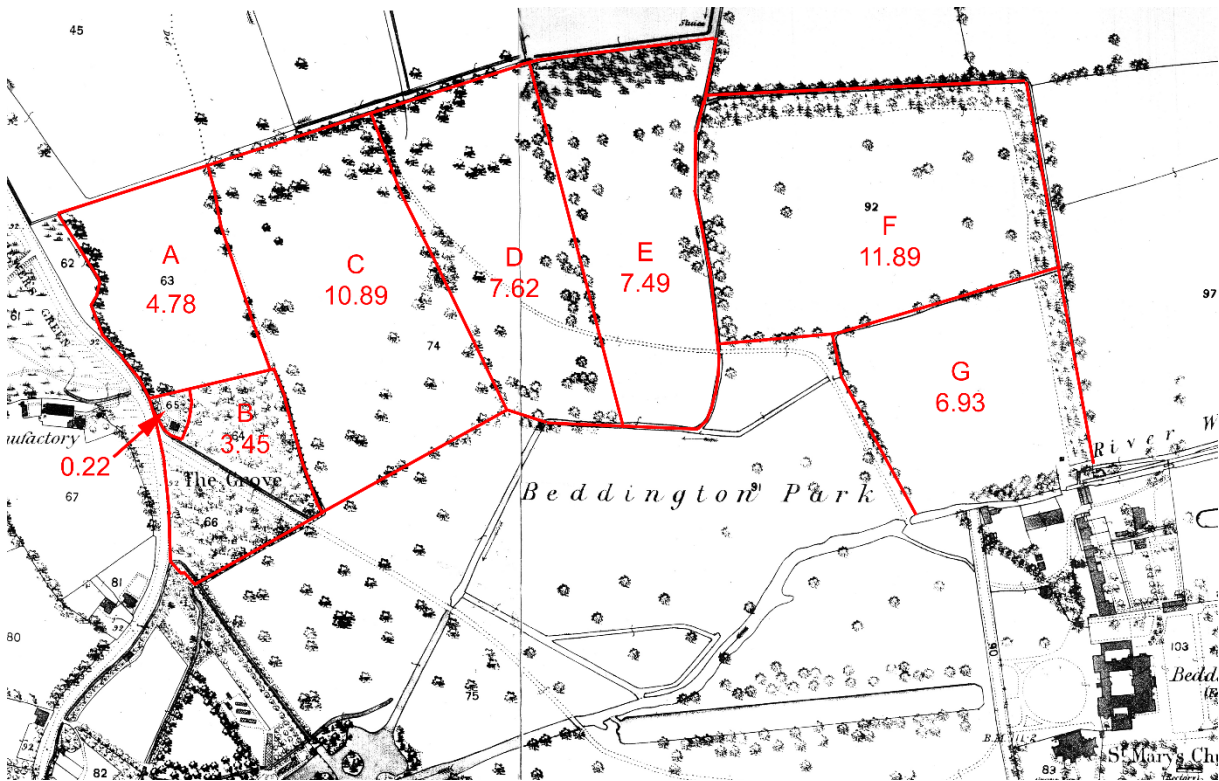


Figure 44. The 1868 with the approximate former field boundaries. The numbers are approximate acreages measured from the map. The area of The Grove and West Lodge are derived from the 1859 sales particulars.

Rocque's map of about 1760 shows field C (figures 5 and 44) as woodland with a boundary between fields and the park running eastwards from the southeast corner. The woodland was cleared sometime between 1760 and 1820, possibly in 1784 (see section 3.4).

Drive cuts across the wood which suggests that it is later than the field boundaries.

There are several old oak trees in the northern part of the park which appear to relate to these field boundaries including two on the bank along the west side of the ditch between fields A and C.

4.13 The Grove

This area of woodland is north of The Grange and east of London Road marked B on figure 44.

The area is marked as wood on Rocque's map of about 1760 .

In 1927 – soon after the Council had bought the park – the Surveyor was instructed to erect a barbed wire fence around 'the copse near West Lodge to protect the wild birds that nest

there'.¹⁵² The area appears subsequently to have been called the bird sanctuary. In 1931 the Council Surveyor was instructed to surround it with a strong barbed wire fence following the destruction of bird's nests.¹⁵³

It is bisected by a drive running from the flint bridge to West Lodge. Within the Grove the drive has deep ditch on the north side.

The Grove contains a few large old trees including horse chestnuts and a big ash at the south end. There are two large beeches on the north side of the drive near West Lodge. There are some medium-sized trees, mostly sycamore, and many younger ones. The latter include beech, lime, hornbeam, willow, sycamore, cherry and a maple of uncertain type. Some small whips have been planted as part of the Lottery funded project.

The understory is rather thin but includes a little laurel and yew along the drive, a few coppice stools and some bramble.

In April 2019 the floor south of the drive was covered with a mass of cow parsley, nettles and a few scattered bluebells. North of the drive and west of the north-south path the floor is largely covered with ivy with a patch of snowberry at the north end. North of the drive and east of north-south path there is a lot of cow parsley and nettles with more ivy towards the north of the area.

A colour air photo showing the wood in the aftermath of the great storm of October 1987 shows that about 10 to 20% of the trees had been lost, but suggests that the wood was already fairly thin.¹⁵⁴

A colour air photo in the Sutton Local studies collections dated 29 January 1989 shows the southeast side of the wood. It was then very thin with a scatter of standards over grass.¹⁵⁵

4.13.1 West Lodge

This stands at the London Road end of the drive which runs to the flint bridge and originally to Carew Manor. It is first shown on Rocque's map of Surrey dating from about 1760. There must have been an entrance lodge at that time. However, the lodge which survived into the 20th century was in cottage orné style with a thatched roof, crooked chimney, pointed 'gothic' windows and a rustic porch (figure 45). This should date from the late 18th or early 19th century. When the park was offered for sale in 1919 it was described as:

pretty one-storey entrance lodge, brick and cement built, and thatched, contained two bedrooms; two sitting rooms; combined kitchen and scullery; boarded larder; W.C. and garden; also washhouse, loose box, harness room and wood shed.¹⁵⁶

The building still stands but has been altered beyond recognition. The thatch was replaced by tiles in 1932.¹⁵⁷ The building was neglected for many years and has now been sold and has been much repaired.

¹⁵² Council minutes 1927-8 p. 29-30.

¹⁵³ Council minutes 1931-2 p. 184.

¹⁵⁴ Sutton Local Studies photo collection SBAB 712.

¹⁵⁵ Filed under SBAW 712.

¹⁵⁶ Particulars for sale on 25 June 1919. Photocopy in Sutton Local Studies Collection.

¹⁵⁷ Council minutes 1931-2 p. 560.



Figure 45. West Lodge near London Road, now massively altered.

4.14 Drainage

The 1868 Ordnance Survey map shows a channel – somewhat smaller than the river – which entered the park to the north of the present tearoom (figure 12). It flowed along the east side of field E (figures 44 and 47). It then joined another westward-flowing channel, ran along the southern sides of fields E and D and then turned southwest to join the present line of the Wandle near the flint bridge and continued to the east end of The Grange lake. This seems to have collected drainage from the northeast corner of the park, and it seems likely that the channel was created or reshaped as part of the field system.

The southern part of field C is covered with ridges aligned approximately east-west and joined by a central north south ditch (figure 46). These are probably not ploughing ridges as they run right to the boundary ditch leaving no headland for the plough to turn, and were more likely made for drainage.



Figure 46. The northwest corner of the park. Note the field boundaries defined by the silt-filled ditches which appear as dark lines. The area to the east of the plantation has been drained by a series of closely spaced parallel ditches which feed into a central north-south ditch.

The horizontal line running from the northeast corner of the plantation is the cut for a modern sewer.

Some fragments of the channels survive on the western edge of the park as shown in figure 47.

A brick sluice at the southeast corner of the Grove is made of coarse red brick (figure 47). It has the following entrances and exits:

NE side: none.

SE side: a stoneware pipe with another larger pipe below it.

SW side: a blocked sluice.

NW side: a sluice.

The sluice does not appear to have an opening from the ditch along the east side of the Grove, suggesting that it was constructed after the ditch went out of use. The sluice seems to have received water from the Stock Pond and divided the flow between the channel to The Grange and the deep ditch along the north side of the drive and London Road. Coarse red bricks were seldom used at Carew Manor before the late 18th or early 19th century. It seems likely that the structure is related to the creation of the Stock Pond in the park and the streams in Smee's garden.

The deep ditch along the drive fed a stream which passed under London Road and must have once supplied Kilburn's print works on the west side. Rocque's map of about 1760 shows that the works (if it then existed) was fed by a stream which ran across the north side of The Grove presumably taking the drainage from the western side of the park. The 19th century arrangement collected the same drainage but diverted it to the southern end of The Grove and then took it, or part of it, back along the side of the drive to more or less the same exit from the park.

The first edition Ordnance Survey map shows another stream which ran along the east side of London Road and then passed under the London Road a little north of the railway bridge by Hackbridge Station. It then split with one channel running north and another south. The southward-running channel ended before the railway probably turning into a westward-running drain. The northward running channel turned and ran along Hackbridge Road. This arrangement looks like the feeder for the bleaching grounds which existed along the west side of London Road in the 18th and early 19th centuries.

In December 1735 one Andrew Niblett gave notice:

that he will appear before the quarter sessions in Southwark on Tuesday 13 January next re the presentment of him at Michaelmas sessions 1732 for digging a deep and

dangerous ditch in Wallington Lane five rodds (25m) in length near the highway between Mitcham and Carshalton. Dated 4 December 1735.¹⁵⁸

It appears that the ditch was somewhere along the present London Road so it is likely that it carried water from the park towards the mills and bleaching grounds along the Wandle. Niblett appears to have worked a copper mill in Mitcham so the ditch may have been north of the present park.¹⁵⁹ Niblett died in 1736.¹⁶⁰

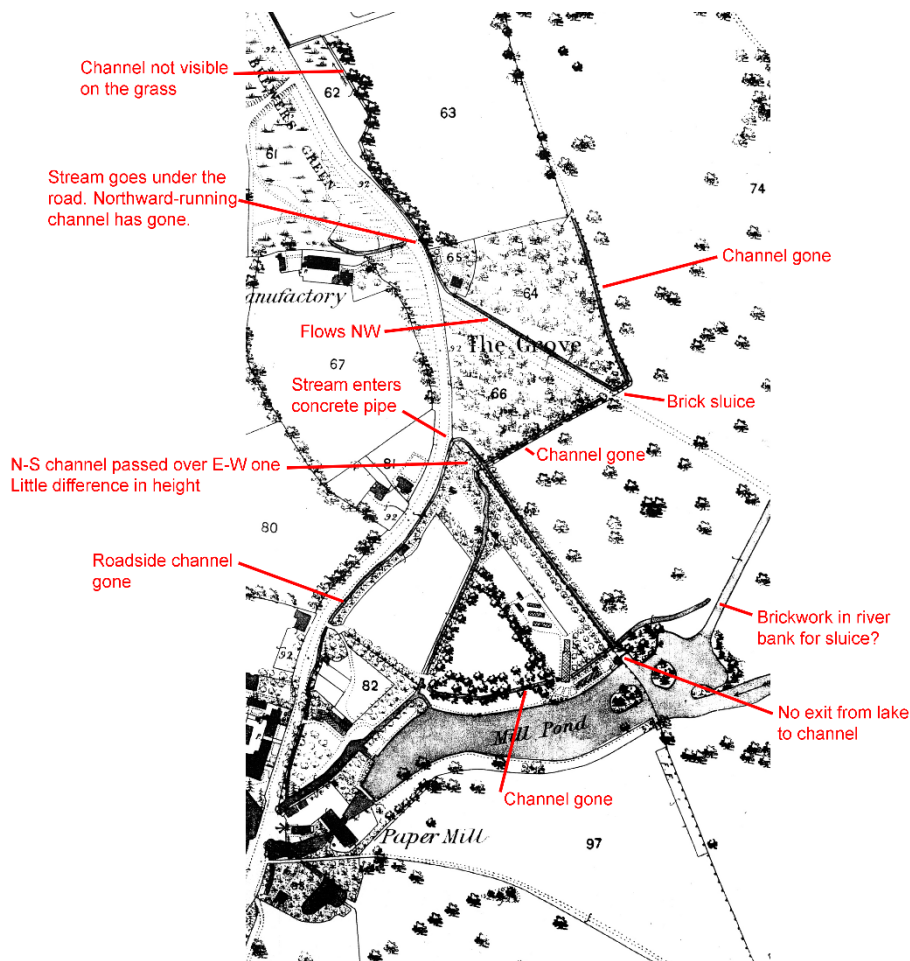


Figure 47. The 1868 Ordnance Survey map with notes on the present state of the channels.

¹⁵⁸ Surrey History Centre QS 2/6 Epiphany 1735.

¹⁵⁹ Montague 2005 p. 35.

¹⁶⁰ Beddington register. Andrew Niblett's death is listed under 1738 but a note below in the same hand says that the entry is misplaced and he died in 1736. Date of death 17 August, burial 21 August.



Figure 48. The area on Rocque's map of Surrey about 1760. Lodge plantation and the fields to the east and northeast of it are woodland. Note the drainage channel running along the north edge of Lodge Plantation and continuing westward to the Wandle.

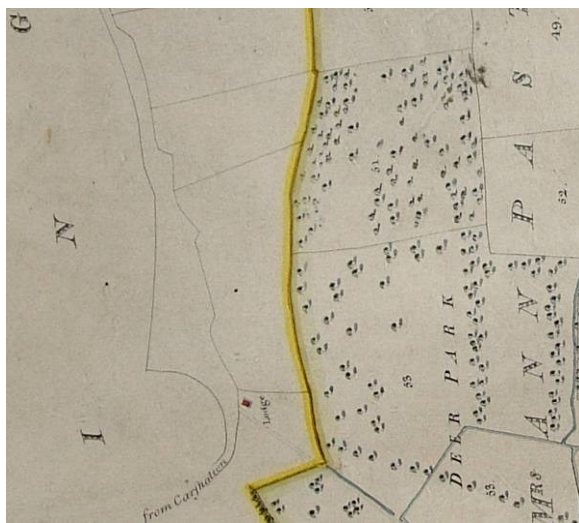


Figure 49. The area in 1820. The yellow line is the Beddington-Wallington boundary. The Grove is adjacent to the Lodge, bottom centre, which was in Wallington and only mapped in outline. The area of drainage ditches is on the bottom half of the map to the right of the yellow boundary. The site is covered with scattered trees.



Figure 50. A 2010 air photo from Google Earth. The drainage ditches are not very visible but the green areas suggest silt-filled channels which probably drained west towards the Wandle.



Figure 51. A hollow marking the site of the former channel on the north side of the Hackbridge gate on 14 Jan 2018. This area was levelled in the Lottery funded project so the hollow is no longer visible.

4.15 The area south of The Grove

This area is bounded by The Grove, The Grange garden, the drive over the flint bridge and the river.

The area was mostly grass with scattered trees. Air photos taken in dry weather show the area with parched grass and wide green band running roughly north-south, presumably marking the site of a former paleochannel. This area was used for sludge drying when the lake was dredged. This involved excavating well below the top of the gravels so there are unlikely to be any archaeological remains.

4.16 The area north of The Grove

This was also used for drying the sludge removed from The Grange lake in the Lottery funded project. The soil and part of the underlying gravel was stripped off, the sludge was then dried and the area reinstated. No archaeology will have survived unless it was a very deep cut into the gravel. I did look at the spoil thrown up but only through the fence. There was no obvious archaeology but I would not have seen anything which did not generate a large amount of rubble.

During the Lottery funded project six flowering trees were planted – three on each side of the Hackbridge gate.

4.17 The Stock Pond

4.17.1 History

This is to the north of the river. The Parks Service call this the 'Stock Pond' or 'Balancing Pond'. I have favoured the former as it seems to be more generally used.

The pond is not shown on the 1868 Ordnance Survey map but does appear on the 1896 edition. This suggests that it was created for Canon Bridges. It intersects a former tributary of the Wandle which drained the northeast corner of the present park and some of the land to the north on the site of the former sewage farm. The channel is not shown on Rocque's mid-18th century map, but the scale of this is too small for the omission to be significant. It does appear on the 1820 enclosure award map and other maps to 1868. The channel was filled in the second half of the 19th century and it is possible that the pond collected some of the water drained into it but this has not been verified.

The water supply and silting seem to have a problem when the Council acquired the park.¹⁶¹

In the Second World War it was used as a children's boating lake.¹⁶²

In April 1949 the outflow weir was broken and a repair was authorised. This may have prompted an overhaul as the following year further work was agreed. This involved some an unspecified improvement of water control at an estimated cost of £30 and the raising of the weir and construction of bypass and sluice and temporary repairs to the outlet drain at an estimated cost of £75. The construction of a new outlet drain and pen-stock were to be considered for inclusion in the estimates for the next financial year.¹⁶³

The pond continued as a children's play area after the war. There were swings nearby and it was used for skating in the winter.¹⁶⁴

4.17.2 The inflow

The pond was supplied by a concrete pipe which ran to the east side of the pond from the river at the site of weir E on figure 25. The weir was demolished in 1990-1 and it is possible that water was then brought from weir D (figure 25) in a stoneware pipe along the side of the river to an inspection hole by weir E.

During the Lottery funded project the water feed was replaced by a bore hole and pump with a pipe running into the centre of the east side of the pond.

4.17.3 The pond

In 2015 the water level was low and the ponds was heavily silted and smelly. The northern end was totally silted and tree covered.

The pond had a tarmac path around the southern end. The pond side was edged with reused granite sets and there was brick edging on the outer side. At least some of the bricks were Flettons. The granite sets rested concrete which butted up to the wooden boards which retained the pond bank. The path and boarding were in poor condition.

¹⁶¹ Council minutes 1927-8 p. 476-7.

¹⁶² Council minutes 1942-3 p. 325; 1944-5 p. 650.

¹⁶³ Council minutes 1947-9 p. 1081, 1083; 1949-50 no 31.

¹⁶⁴ Information from Beverly Shew.

During the Lottery funded project the pond was deepened by removing the silt and cutting into the underlying gravel. The edging was removed and the ground cut back to form a sloping gravel bank. Many of the trees around the edge were removed.

The silt was formed into low mounds to the north and northeast of the pond and west of the south end.

4.17.4 The outflow

This was a substantial structure. There was a concrete cap with an iron manhole cover. The walls below were of red brick which looked 20th century. They rested on an older foundation. There was an area of concrete with an inspection cover just west of the outflow.

The brick structure was demolished during the Lottery funded project and replaced by a new overflow in the edge of the water.

The line of the outflow is not visible on the grass. However, it is said to run to the brick sluice at the southeast corner of The Grove. There are two iron manhole covers along this line.

4.18 Other features north of the river

4.18.1 The parrock and Freron Lane

The maps of 1820, 1840 and 1859 (figure 52) show a group of four fields in the northern part of the Tudor park which together form a funnel-shaped area narrowing to the south. This was probably the remains of a parrock which was used to drive the deer towards a killing ground. A similar arrangement can be seen on the first edition six inch Ordnance Survey map showing the site of the great park attached to Henry VIII's palace of Nonsuch. There is another example at Lyndhurst in the New Forest and they also existed at Clarendon and Hampton Court.¹⁶⁵ The east side of Beddington parrock followed the line of a medieval road called Freron Lane, and the ground beyond that was part of the medieval sub-manor of Huscarls.¹⁶⁶ The parrock extended southwards into the present park where can be seen as filled ditches (figure 53). It ended on the edge of the riverside meadow which is often wet and soft and does not seem an ideal place for hunting on horseback. The deer may have been shot at from a standing using either guns or crossbows. This seems to have been the arrangement at Nonsuch where the barriers delivered the deer to an area of sloping ground below the banqueting house. This was a substantial brick structure but it was almost certainly exceptionally elaborate. The surviving Tudor standing at Chingford on the edge of Epping Forest is timber built and probably more typical. No standing has been detected at Beddington but archaeological evidence may remain to be found. The other possibility is that the deer were driven into water. The area in the river bend to the south of the barriers is exceptionally soft and wet and may be the site of a pond. Two paintings in the Kunst Historisches Museum, Vienna, show the mass slaughter of red deer which have been driven into water. One, painted by Lucas Cranach, shows a hunt in honour of Charles V (1500-58), the other in honour of Ferdinand I (1503-64), both hunts being at Torgau, Saxony, eastern Germany.¹⁶⁷ Red deer will often enter water after prolonged pursuit but it is not known if these were kept in Beddington Park in the sixteenth century. Fallow deer were much more common but less exciting to hunt, so Nicholas Carew KG may well have kept both.

¹⁶⁵ Tubbs 1986 p. 130-1; Lasdun 1991 p. 24; Musty 1986.

¹⁶⁶ The lane seems to have run south to join Croydon road. Here it was called Freron Land and the name is now applied to the whole. Pryer 1974 p. 42. Phillips 2006.

¹⁶⁷ Accession numbers GG3560 and GG856.

On the presently available evidence it is not possible to be certain exactly how the parrock was used. The circumstantial evidence points at their creation by Nicholas Carew KG or Henry VIII. The parrock at Nonsuch must have been created some time after 1538 when Henry started constructing the palace on a new site. The Beddington one may be a little earlier, as it did not enter the land along the northern edge of the park acquired by Nicholas Carew in 1535.

There is a low bank with a ditch on either side, which runs from the east side of the south end of the parrock and curves around to the west (figure 53). It is not clear if this is an old lane or part of the hunting arrangements associated with the parrock.



Figure 52. The park from the 1859 sales particulars with the edges of the fields within parrock picked out in red.

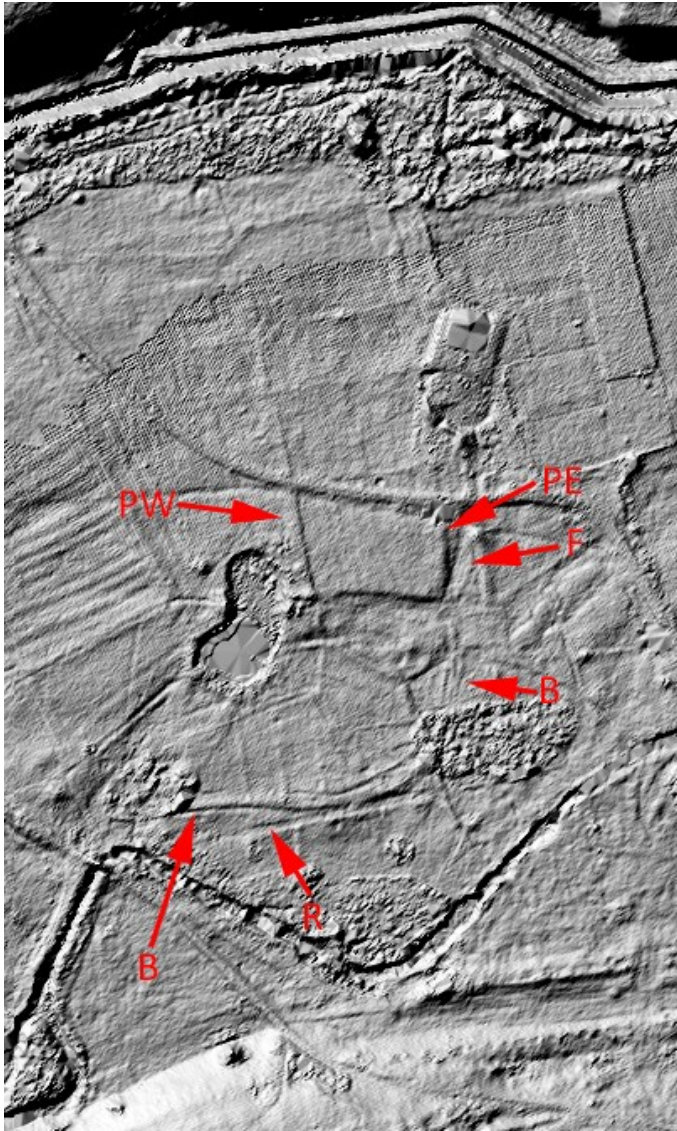


Figure 53. The parrock within the park and the bank to the south of it.

PE = east side of parrock.

PW = west side of parrock

F = Freron Lane

B = bank

R = former river channel.

The two more-or-less parallel north south ditches PE and PW are the remains of the southern end of the parrock. The southern end of the ditches appears to be closed by a curved bank. There is another bank running southwards from this which seems to overlay the line of the mid-18th century river (R). The significance of this is unknown. The second bank to the east of the parrock is the remains of Freron Lane (F) which ran along the western side of the sub-manor of Huscarls.¹⁶⁸ The low curving bank B-B has a ditch on either side. It is not clear if this is a former lane or part of the hunting arrangements at the south end of the parrock.

4.18.2 The north and east shelter belt

The shelter belt along the northern side of the park developed in stages. The eastern end existed in 1820. The section along the east side of the park to the north of the river had been added by 1859, while the western part of the north boundary existed by 1896.

The whole shelter belt was badly damaged in the great gale of 1987. The older trees are mostly horse chestnuts, some still showing gale damage and mostly in poor condition. There are a few other older trees including aspen, plane, ash and one large yew. The young trees include cherry, oak, hawthorn, sycamore, birch, lime, ash and field maple. There are a great many elm suckers – enough to suggest that elm was once a major component. The belt is wider towards the eastern end where it has more of the character of a wood. The understory includes bramble, ivy, elderberry, midland hawthorn and a little yew.

There is a dry drainage ditch along the fence separating the east end of the north shelter belt from the landfill site. This turns south and continues along the eastern boundary.

An informal path runs through most of the shelterbelt although it is narrower at the east end.

¹⁶⁸ Pryer 1974; Phillips 2006.

The Parks Service have for many years burnt tree loppings in part of the shaw to the north of the café. Some silt was dumped in this area when the pond and lake were cleaned. Some unwanted archaeological material was also dumped there.

4.18.3 The west shelter belt

This extends along the London Road boundary from West Lodge to the northwest corner of the park.

In 1868 there was a tree-lined ditch close to the boundary. The ditch had gone by 1896 and there was a line of trees along the boundary which is shown on subsequent Ordnance Survey maps. In 1927 toilets were erected towards the centre of the shelter belt.¹⁶⁹ These were standing in 1956 but have now gone.

Today the shelter belt consists of aspen and horse chestnut with some sycamore, lime and ash. The belt is infested with ivy which covers the floor and has run up most of the trees. There is an understory of tree seedlings with a little holly and scrub elm. There was a chain link fence along the edge of London Road which was replaced with iron fencing as part of the Lottery funded project.

4.18.4 The tree-clumps north of the river

Downstream of Canon Bridges's Bridge (TQ 29286 65427). The trees are tall and were clearly part of a closely grown clump. There is horse chestnut (possibly the oldest), lime, sycamore and poplar of mixed ages. There is a large beech which has recently (2019) blown over. There are some sycamore wavers and a lot of young ash and elderberry with brambles and ivy on the floor. There is new Lottery funded planting around the north side of the clump.

Northeast of the flint bridge (TQ 29083 65395). This is shown on the 1896 and later Ordnance Survey maps. It consists of large decaying horse chestnuts. There is a ring of understory and young trees around the edge including horse chestnut, sycamore, ash, and willow towards the river. There is also a large lime and a large plane stool by the river. The ground in the centre of the clump is more or less bare. A lime stool.

Among the football pitches (TQ 28948 65612). This is shown on the 1896 and later Ordnance Survey maps. The large trees are horse chestnut and limes with one London plane. There is a small group of young ashes and one sycamore on the north side of the clump and four small oaks on the south edge. There was no new planting in this clump during the Lottery funded project.

4.18.5 The drive to the Hackbridge gate

This runs from Canon Bridges's bridge past the café to the Hackbridge gate.

This is not shown on the 1859 sale map. The section from Canon Bridges' Bridge to the northern edge of the park does appear on the 1868 Ordnance Survey map, so it must have been created by Joseph Atkins Borsely presumably as a step towards the development of the park. By 1896 it had been extended along the north edge of the park to the Hackbridge gate.

In the early years of the public park it seems to have been used as a through route for traffic. The Council Surveyor was instructed to erect notice boards to the effect that no commercial or heavy traffic be allowed to use the roadway through the park and that cyclists must keep to the roadway.¹⁷⁰ This does not seem to have solved the problem. In January 1935 the Parks Committee decided to lock the Hackbridge gate to prevent the through flow of traffic and to

¹⁶⁹ Council minutes 1927-8 p. 91-2, 152-4 and 266-8.

¹⁷⁰ Council minutes 1929-30 p. 114.

limit the speed from the Church Road gate to the Tennis club's courts. However, tennis and cricket clubs had the right to use the road, so negotiations and haggling followed and the clubs eventually agreed to the locking of the gate.¹⁷¹

The drive is now lined with well-spaced youngish trees. There are three old oaks where the path meets the northern shelter belt. It was not altered in the Lottery funded work.

4.18.6 Former river channels

There is a former river channel which runs northwest across the across the cricket pitch and then turns southwest and runs across the park towards the flint bridge. In dry weather it forms a conspicuous green mark on the otherwise parched grass. This channel is not shown on Rocque's map or on any later survey. It must therefore be earlier than the mid-18th century. How much earlier is not known but it may be prehistoric.

There is also a straight more-or-less east-west aligned channel which is visible as a grass mark running towards the flint bridge. This equates with the river channel shown on Rocque's map. It had gone out of use by 1820.

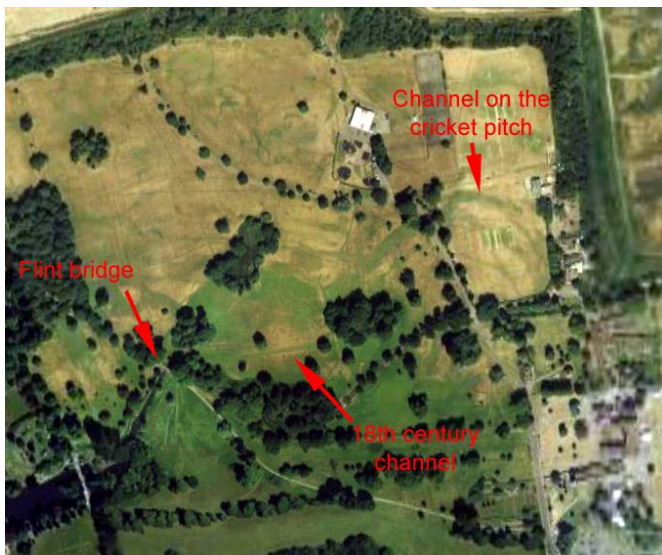


Figure 54. Beddington Park in dry weather from Google Earth. The brown parched grass is underlain by gravel, the green by silt and peat.

4.19 Around the café and cricket pitch

The 1896 and 1913 Ordnance Survey maps show two fields in the northeast corner of the park, one to the north for archery and tennis and the other, to the south for cricket (figures 55 to 58). There were two pavilions. The one built for Canon Bridges in 1873 was for cricket and archery. It was an elaborate affair, designed by Joseph Clarke in a French 'gothic' style reminiscent of Marie-Antoinette's hamlet at Versailles (figures 59 and 60). It later became the tennis pavilion. The other pavilion to the south was smaller.

The plan in the particulars for the auction of the northern part of the park on 25 June 1919 show that the northern field had been split into two: the west side for tennis and croquet and the east for football (figure 14). The text mentions:

Lawn tennis, croquet and cricket grounds the former having a fine pavilion, brick, cement, and half-timber built and thatched, containing two rooms on first floor, club room, kitchen, ladies and gent's dressing rooms on the ground floor, with open and

¹⁷¹ Council minutes 1934-5 p. 464-5; 1935-6 p. 161-4, 498-9.

closed machine and tool sheds and lavatory adjoining, and the latter having large timber and thatched pavilion with two dressing rooms, and also a small boarded and tiled tea pavilion.¹⁷²

The catalogue says that a portion of the lawn tennis ground had been ploughed up for food production.

In June 1927 the Recreation Grounds Committee decided to grant Beddington Cricket and Tennis Clubs a 21 year lease.¹⁷³ This led to a long period of haggling, and the terms were not agreed until October 1929. The cricket club were allowed to demolish their pavilion so long as they built a new one.¹⁷⁴ In November the Cricket Club were allowed to sub-let to a football club and a hockey club. They then wanted the railings on the east side of their ground removed to gain another 10 or 20 feet so the football pitch could be of regulation length, which was agreed.¹⁷⁵ The Cricket Club then proposed to convert the old farm buildings (presumably on the site of the former wildlife hospital) to a club house. The Council agreed to this but the idea was subsequently dropped.¹⁷⁶ In May 1931 the cricket club submitted plans for a new pavilion which involved the construction of a new section of road to allow the cess pit to be emptied.¹⁷⁷ The new building appears on the 1933 Ordnance Survey map (figure 57).

In the meantime the tennis club was having difficulties and had not signed their lease. They were given notice to quit but eventually in late 1931 they signed a three year lease although they appear to have surrendered some ground and courts which were then let to other clubs.¹⁷⁸ The council repaired the pavilion and obtained tenders for replacing the thatch with tiles.¹⁷⁹

The council had allowed the cricket club to sell refreshments but this concession was stopped following a dispute about access through the park gate at Hackbridge. The Council then decided to erect a new refreshment pavilion to the west of the tennis club pavilion.¹⁸⁰ This can be seen on the 1956 Ordnance Survey map (figure 58).

The cricket club had sublet part of its ground to Carshalton Football Club who, in November 1936, received permission to erect a new pavilion.¹⁸¹

In October 1937 it was decided to re-roof the building on the west side of the tennis club pavilion and the tiles were replaced with corrugated steel.¹⁸²

Both clubs were quickly affected by the outbreak of the Second World War. The tennis club suspended its activities and ended its lease.¹⁸³ The cricket club initially asked for a rent reduction but membership fell as people were drawn into the military and war work and the club was unable to carry on. The lease ended but the council agreed to look after the ground and offered them every assistance if they wanted a new lease after the war.¹⁸⁴ The iron railings

¹⁷² Photocopy in Sutton Local Studies Collection.

¹⁷³ Council minutes 1927-8 p. 91-2.

¹⁷⁴ Council minutes 1929-30 p. 346-8.

¹⁷⁵ Council minutes 1929-30 p. 426-7 and 501.

¹⁷⁶ Council minutes 1920-30 p. 95-6 and 602-3.

¹⁷⁷ Council minutes 1931-2 p. 29-30.

¹⁷⁸ Council minutes 1930-31 p. 468-9, 532-3, 687, 731, 756, 761; 1931-2 421 and 624.

¹⁷⁹ Council minutes 1930-1 p. 532-3.

¹⁸⁰ Council minutes 1935-6 p. 161-4 and 245-6.

¹⁸¹ Council minutes 1936-7 p. 431 and 507.

¹⁸² Council minutes 1937 p. 357.

¹⁸³ Council minutes 1938-9 p. 952.

¹⁸⁴ Council minutes 1939-40 p. 414; 1940-41 p. 107-8 and 503-4.

around the ground were removed as part of a scrap drive to be replaced with a privet hedge and wire netting.¹⁸⁵

In July 1941 the Home Guard agreed to take over the tennis pavilion and East Lodge as a battalion HQ and first aid post, the latter for a rent of £59 6s per year. They then found that they no authority to pay the rent. They were allowed to use the ground floor of the pavilion for free and the Council sought another tenant for the Lodge.¹⁸⁶ They were also permitted to use the park to exercise and carry out manoeuvres 'to a degree insufficient to cause unreasonable interference with the public'.¹⁸⁷ They had vacated the pavilion by 2 January 1945.¹⁸⁸

The cricket club restarted in the 1946 season.¹⁸⁹ In May 1946 the council's engineer reported that four of the eight grass tennis courts in Beddington Park were let to various clubs, three were in use as a putting green and one was vacant. A vacant court was reserved for use of public. The Beddington Park Lawn Tennis Club wanted to reform for 1946 season but they were only offered two grass tennis courts without the tennis pavilion.¹⁹⁰ The latter was let to the Beddington and Wallington Citizen's Fellowship which was renamed the Civil Defence Association.¹⁹¹

In 1947 six new hard tennis courts completed and two more were added the following year.¹⁹² The Civil Defence Association remained in the pavilion until the end of 1957.¹⁹³ The building was by then in very bad condition and the Parks Committee agreed to demolish it in June 1958. It was however used a little longer for changing rooms.¹⁹⁴ There were proposals for a new pavilion and part of Beddington Park Cottages were turned into changing rooms.¹⁹⁵ The old tennis pavilion, which had been Canon Bridges's cricket and archery pavilion, was finally demolished in 1961 or 1962.¹⁹⁶

In September 1962 the Council's engineer submitted plans for new pavilion near tennis the courts. It would provide changing accommodation for tennis, cricket, hockey, association and rugby football with full washing facilities for each changing room, and sufficient changing rooms to meet the requirements of all the teams using the park. A refreshment room and public conveniences would also be provided. The scheme was approved.¹⁹⁷ It appears to have been made from prefabricated sections and was completed by 1965.¹⁹⁸

The cricket club's pavilion had probably been improved when the lease was renewed in or about 1954.¹⁹⁹ The building was destroyed by fire 18 December 1966 and was replaced after some delay.²⁰⁰ The changing accommodation and toilet were gutted by fire on 9 May 1974.²⁰¹

¹⁸⁵ Council minutes 1939-40 p.829; 1940-1 p. 107-8.

¹⁸⁶ Council minutes 1940-41 p. 696-7 and 743.

¹⁸⁷ Council minutes 1943-4 p. 471.

¹⁸⁸ Council minutes 1944-5 p. 175-6.

¹⁸⁹ Council minutes 1945-6 p. 94.

¹⁹⁰ Council minutes 1945-6 p. 541-2.

¹⁹¹ Council minutes 1946-7 p. 429.

¹⁹² Council minutes 1946-7 p. 540, 650.

¹⁹³ Council minutes 1957-8 p. 603.

¹⁹⁴ Council minutes 1958-9 p. 25.

¹⁹⁵ Council minutes 1958-9 no. 510, 748; 1959-60 no. 524, 640.

¹⁹⁶ Council minutes 1961-2 no. 238.

¹⁹⁷ Council minutes 1962-3 no 266.

¹⁹⁸ Council minutes 1963-4 no 18; 1965 no. 1441.

¹⁹⁹ Council minutes 1953-4 no, 175; 1954-5 no. 155.

²⁰⁰ Council minutes 1967 no. 668; 1968 no. 83, 500; 1969 no. 279, 1161, 1479.

²⁰¹ Council minutes 1974 no. 1005.

The park pavilion was burnt in 1990. The Leisure Services Committee was understandably concerned that the replacement should be vandal proof. It was rebuilt in 1993 by E Gostling (Builders) Ltd and still stands.²⁰² It is a square-single storey building of white-painted brick topped by an outward sloping steel parapet. The doors are covered with steel shutters. The building is ugly, looks like a fortress and was clearly intended to be.

The area is now divided into two parts, the cricket pitch on the east side and an area between it and the park café.

There is a children's play area with various pieces of equipment to the south of the café. The area was extended westwards and the equipment enhanced as part of the Lottery funded project.

The present cricket pavilion is on the east side of the ground next to the shelter belt. There is a car park next to it with an approach drive running along the west side of the former wildlife hospital. The cricket ground is separated from this and the drive to the café by a hedge which is gappy in places especially on the west side.

The area between the café and the cricket ground is grass with a small skateboard ramp, a ball park and four hard tennis courts. It is separated from the cricket ground by a high chain-link fence and from the café drive and car park by another chain-link fence of varying height.

4.19.1 The former wildlife hospital

This is on the north side of the river by the steel bridge and Beddington Park Cottages.

The oldest part of these buildings was erected between 1868 and 1896 as part of Thirlby's Dairy Farm, which used part of Beddington Park for grazing the cows. The buildings later became a council depot and were converted into a wildlife hospital in 1997.²⁰³ This has since closed and the site is now derelict (2020).

²⁰² Council minutes 1991 no. 26; 1993 no. 397.

²⁰³ Council minutes 1997 no. 25.

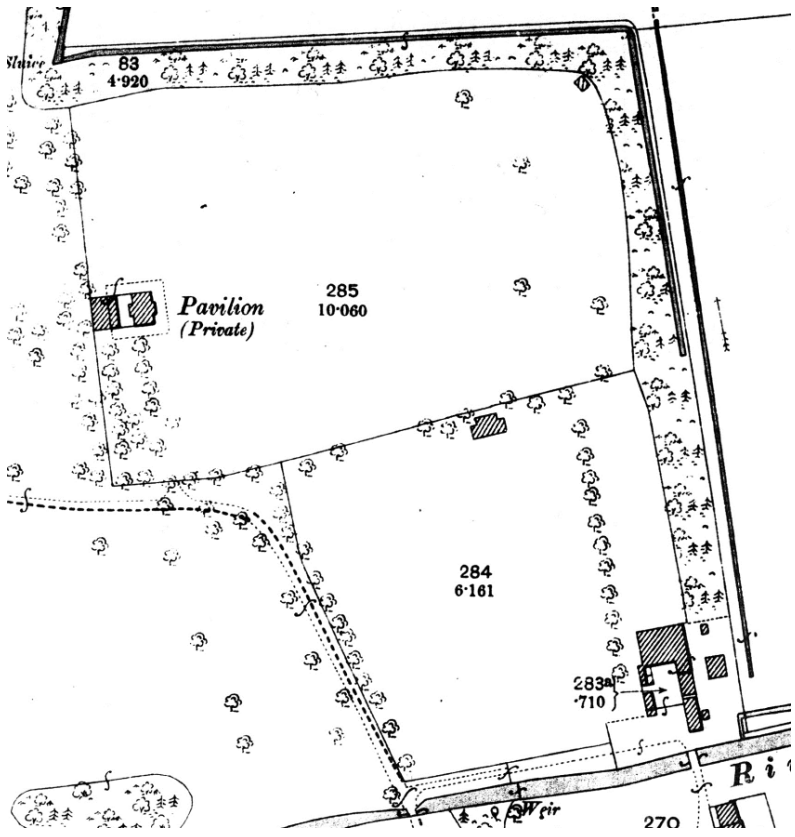


Figure 55. The cricket and archery grounds in 1896

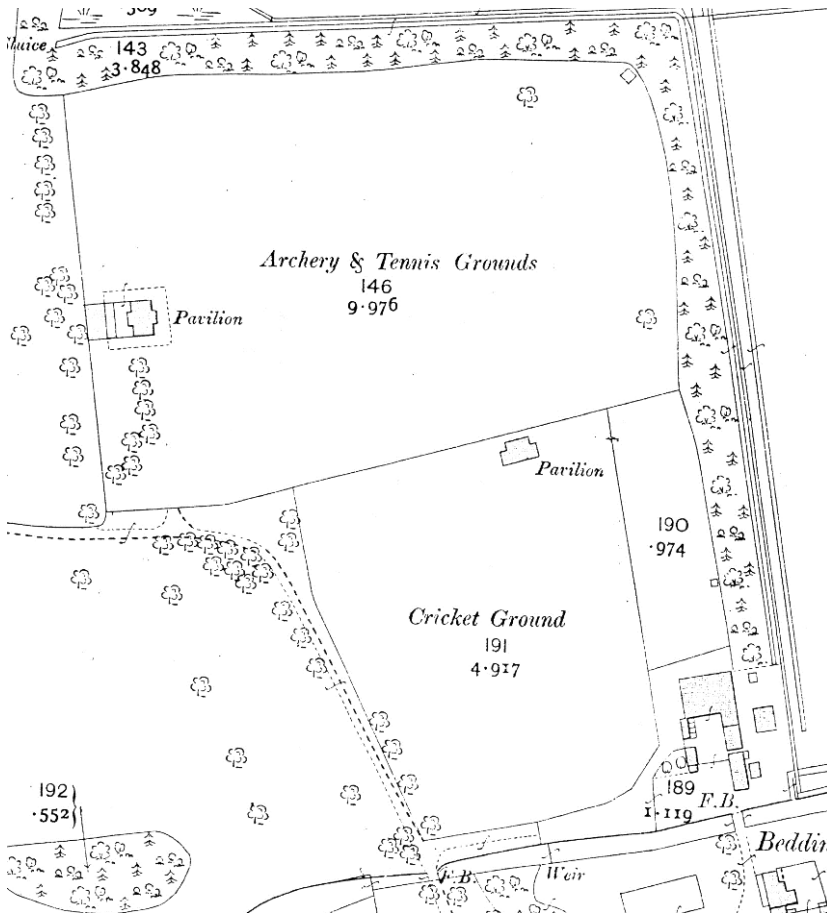


Figure 56.
The grounds in 1913

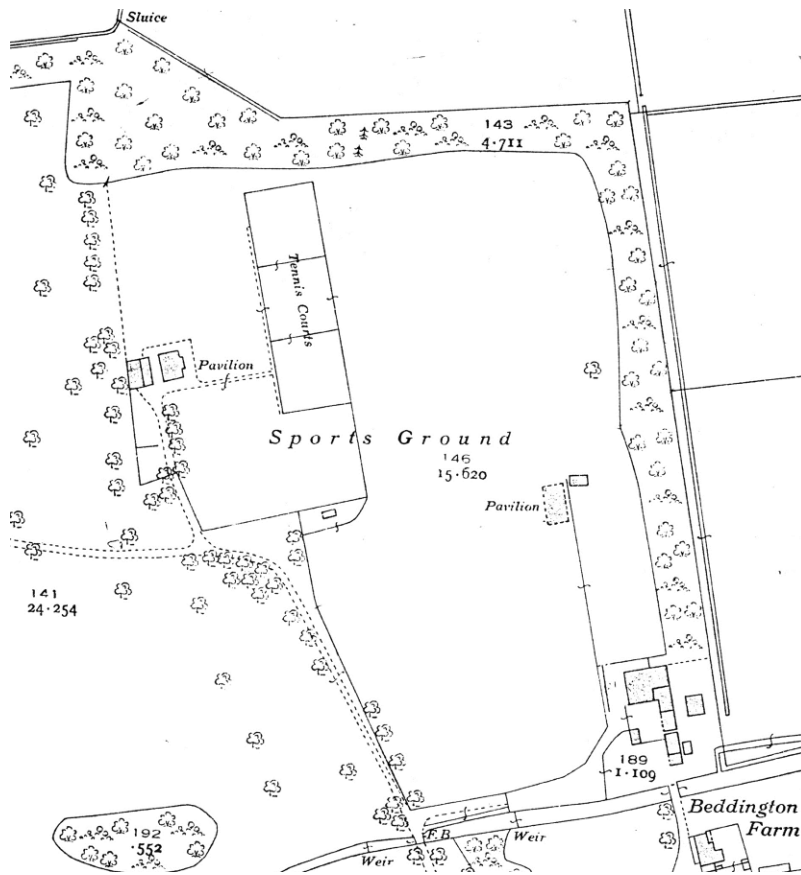


Figure 57.
The grounds in 1933.

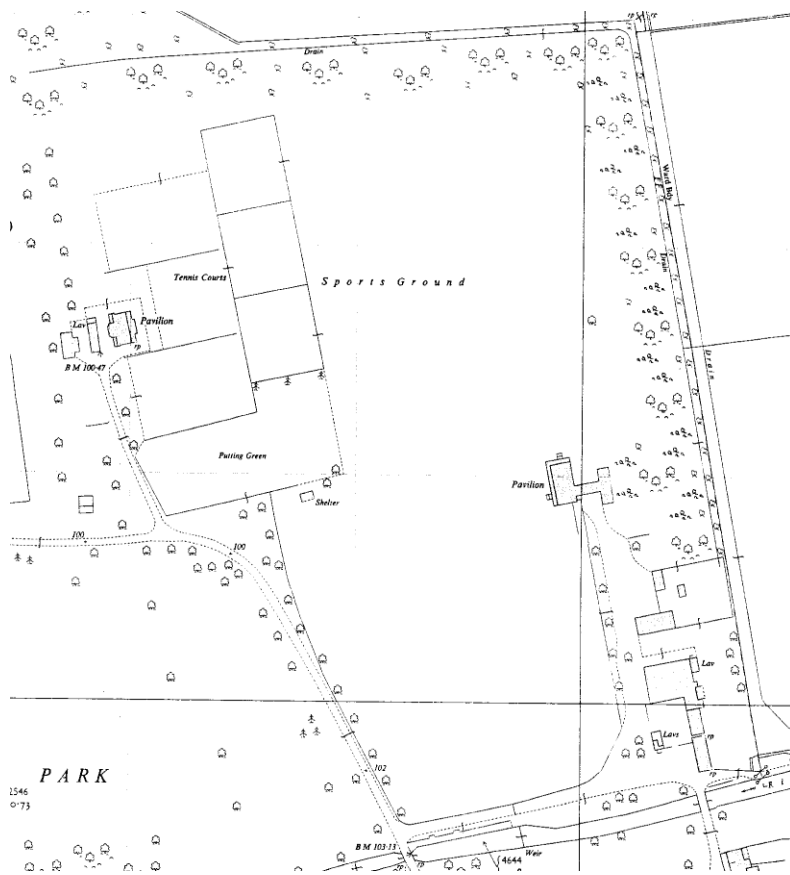


Figure 58.
The grounds in 1956.



Figure 59. The east front of the pavilion on the archery ground. Designed by Joseph Clark for Canon Bridges and now demolished.



Figure 60. The south side of the pavilion on the archery ground.

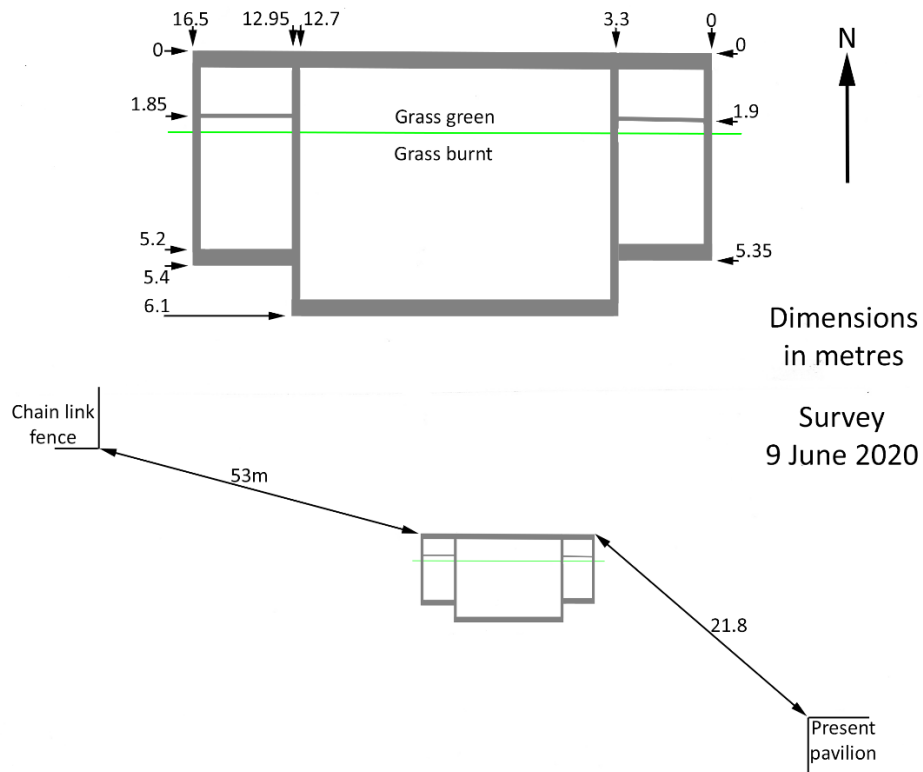


Figure 61. Grass mark on the site of the Victorian cricket pavilion surveyed on 9 June 2020 following a drought.

5 THE CAREW MANOR GARDENS

The area north and east of Carew Manor Academy is the site of the gardens of Carew Manor. The area is now split between the park and the school grounds. Documentary research and excavation has shown that this was the site of a major garden which was created by Sir Francis Carew in the second half of the 16th century. It was largely remodelled in the early 18th century and there are significant standing remains from this time, and below ground archaeological remains.

The gardens have been described and analysed in some detail in Strong 1990, Phillips and Burnett 2005 and 2008, Phillips 2013 and Phillips 2016. An extensive report on the Elizabethan garden is also in preparation. It is not intended to repeat all of this material here. The following section provides a summary of the standing remains and potential archaeology in the park area, and also covers the recent history of the site. It should be seen as a brief indicative guide which is intended to be useful for the management of the site. Fuller detail and references to sources can be found in the publications already cited.

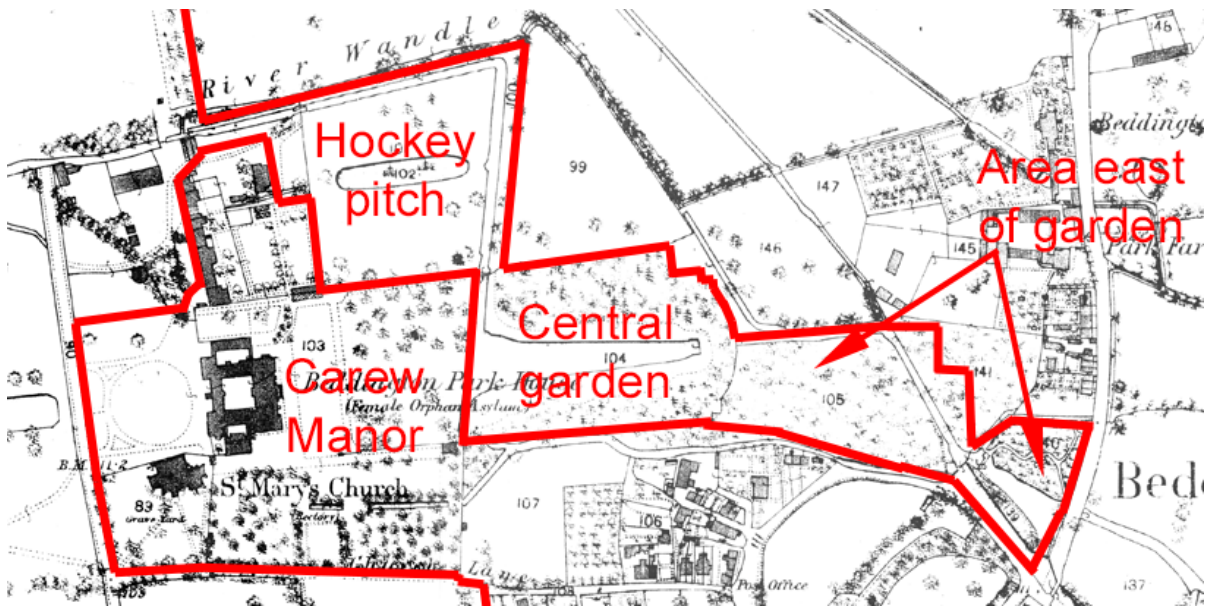


Figure 62. The 1868 Ordnance Survey map showing the garden areas with the approximate boundary of the modern park.

5.1 The former wilderness, later a hockey pitch

This area is largely grass. The Wandle runs along the north and east sides. The south side is marked by a hedge separating it from the grounds of Carew Manor Academy. The west side is defined by a brick wall and a car park.

5.1.1 Maps and documents

Rocque's map of Surrey shows two east-west lines of trees in this area and it is shaded black on the first edition one-inch Ordnance Survey map, which might also indicate trees. The enclosure award schedule of 1820 calls the area a 'wilderness wood' and the map (figure 63) shows a more or less oval lake in the centre with trees to the north and south. A path ran from the gates in the west end of the south boundary wall, around the west, north and east sides of the area to the boundary wall at the southeast corner, where there was presumably a gate into the central garden. The wall at this point was destroyed by vandals in 1981 before it had been recorded. This layout is not inconsistent with the depiction of the area on Rocque and the first edition one inch Ordnance Survey, so it may have dated from at least the mid-18th century. The 1859 sales particulars describe the area as 'The Wilderness' and 'shrubbery'.

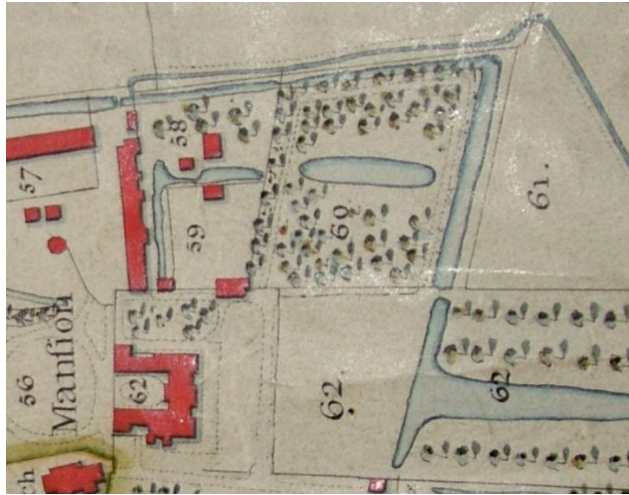


Figure 63. The hockey pitch (area 60) from the enclosure award map, 1820

When the Council acquired Beddington Park, land ‘at rear of farm buildings’ had been under cultivation but was in a very weedy condition.²⁰⁴ In July 1930 the Council Surveyor said that it would cost £250 to clean, level, roll and sow the area with grass. This was agreed and seems to have been done as, in October, Wallington Hockey Club was given exclusive use of the Hockey pitch for the season for £15.²⁰⁵ Further stone-clearing was carried out in the summer of 1932 as part of Guide Service Week.²⁰⁶ The Hockey Club continued to use the ground and after some negotiation a lease was agreed in March 1934.²⁰⁷ In December 1934 they obtained permission to sub-let to Wallington Ladies Cricket Club and the Buxton Ladies’ Cricket Club.²⁰⁸ The club declined in the war and the rent was reduced. The club recovered after the war.²⁰⁹ In March 1952 the Wallington Ladies Cricket club were given permission to make concrete practice pits on the hockey ground. This may account for the concrete slabs by the west wall of the field.²¹⁰ I do not know when they ceased to use the ground.

5.1.2 The river

The river runs along the north and east sides of the area. The east side channel was at an angle of about 77 degrees to the axis of the central garden. This curious arrangement seems to have dated back to the early 18th century, as the alignment is reflected in the eastern end of the former south boundary wall and in the Orangery wall within the school grounds. At the north end the channel turned through an acute angle to flow more-or-less west along a channel shown on Rocque’s map of Surrey of about 1760. The northern and eastern channels were both lowered, reshaped and realigned when the flood alleviation work was carried out in 1990-1.

²⁰⁴ Council minutes 1926-7 p. 573.

²⁰⁵ Council minutes 1930-1 p. 173-4 and 325,

²⁰⁶ Council minutes 1932-3 p. 90.

²⁰⁷ Council minutes 1933-4 p. 645

²⁰⁸ Council minutes 1934-5 p. 402-3.

²⁰⁹ Council minutes 1940-1 p. 506-7 and 743-4; 1946-7 p. 27.

²¹⁰ Council minutes 1951-2 p. 968.

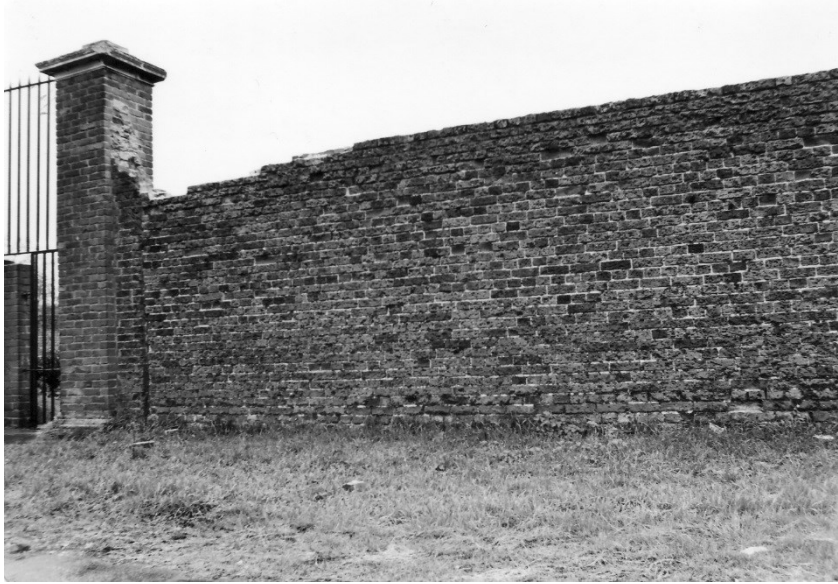


Figure 64. The remains of the wall between the north gate and river on 3 May 1981. Note the bond break adjacent to the gate pier. The wall has now been replaced by a hedge.

5.1.3 The trees by the river

There is a line of five well-grown trees along the river bank on the north side of the area. There is also an old tree by the river on the west side. The scrubby wood to the north and south of it were planted after the flood alleviation work of 1990-1.

A group of trees have recently been planted just upstream of the brick building which houses the flow gauging instruments associated with the flume in the river. There is a further group of new saplings around the water monitoring boreholes in the northwest corner of the area.

5.1.4 The east boundary with Crispin Crescent

The boundary wall along the eastern edge of the area between the Crispin Crescent estate and the river Wandle is made of soft red brick laid in Flemish bond.

5.1.5 The west boundary with the allotments

This is of soft red brick laid in Flemish bond. It probably dates from the 18th century. A line of saplings have recently been planted along the east side of this wall.

5.1.6 The south boundary with the central garden

The south side is bounded by a tall hedge. This replaced a wall of soft red brick which was demolished by vandals in a few nights in May 1981.

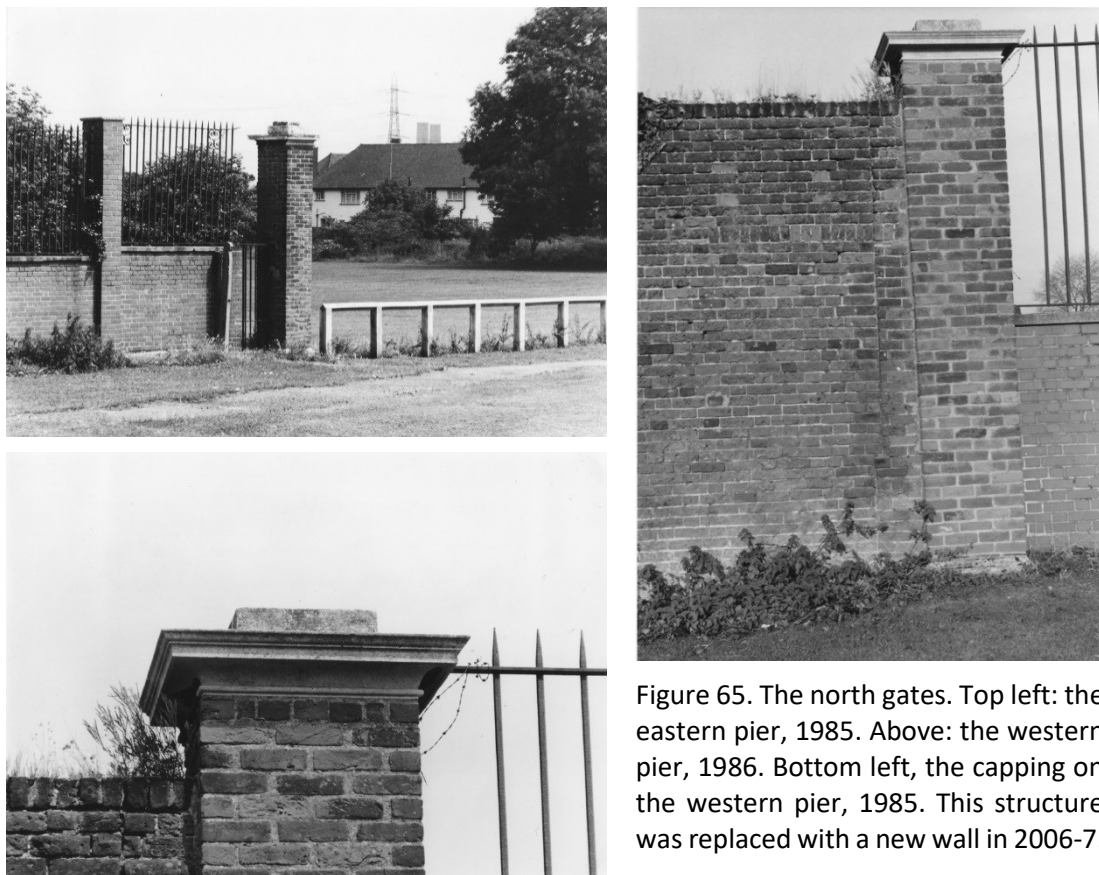


Figure 65. The north gates. Top left: the eastern pier, 1985. Above: the western pier, 1986. Bottom left, the capping on the western pier, 1985. This structure was replaced with a new wall in 2006-7.

There was once a gate at the western end which stood at the end of a walk which ran south across the central garden. The gate disappeared many years ago and I have not seen any photographs of it. Before 2006 two brick pillars survived with Portland stone caps and bases

shown in figure 65. The caps had the bases for an urn or other finial. The gate had been replaced by a brick wall capped by railings which were clearly no older than the late 19th century. There was a bond break in the walls close to both piers suggesting that the gate had been inserted into an existing wall. The structure was replaced by the existing brick wall in 2006-7.

A pillar survives at the eastern end of the wall by the river. This is of brick with a Portland stone cap and base. There is a scar where the pillar was bonded into the wall. In plan it is not square: the north and south sides are aligned with the wall along the north side of the central garden while the east and west sides are aligned with the adjacent river channel which is approximately north-south. At the northeast corner of the capping the angle between the two sides is 78 degrees.

The capping is made of three pieces of stone held together by iron cramps. The slabs are poorly fitted so that the east and west sides are not straight.

There are 16mm-deep slots cut into the top of the northwest and northeast corners, possibly for iron stays to stabilise an urn or other finial, now missing.

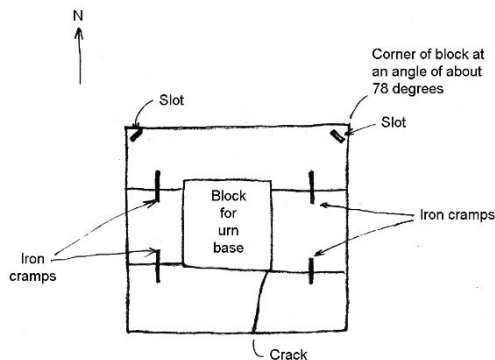
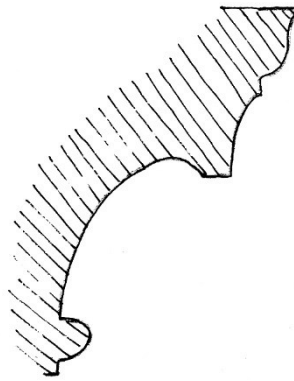


Figure 66. The pillar by the Wandle. Left: west side of the pillar with the scar from the missing wall. Top right: sketch of the moulding on the pillar top. Bottom right: sketch plan of the pillar top. This does not show the correct angles of the corners.

5.2 The east end of the central garden

The central garden extends eastwards from the house for about 290m as shown in figure 62. It was lined with brick walls, parts of which are now missing. At the eastern end there was a lake with a cascade and a bank closing off the end of the garden. This arrangement appears to have been created in the early 18th century.

The western end of the area is now in the school grounds while the eastern end including the site of the lake and cascade is in the park.

The lake has now gone and the river runs more-or-less east-west across the centre of the area. The ground to the south of the river is a nature area and contains a small wetland which was created as part of a flood alleviation project in 1990-1. The area north of the river was grassland and has recently been rotavated and planted with wild flowers and cereals for the benefit of the wildlife. There are trees along the river and brambles along parts of the bank and north boundary wall.

5.2.1 The boundary walls

Grade II listed.



Figure 67. The central garden area and its boundary walls from the 1st edition 25 inch Ordnance Survey map, 1868. NG North gate; SG South gate; P Pillar by Wandle

The wall along the north side adjoining Crispin Crescent

On the boundary between the park and the Crispin Crescent housing estate.

This runs from A to B on figure 67. It is a fairly featureless wall of soft red brick which now separates the east end of the garden from the Crispin Crescent housing estate. At the western end the south side of the wall is covered with the scars from swimming pool changing cubicles built against it in the early 20th century.²¹¹ There was a door through the wall about 26m from the east end, which is blocked with soft red bricks.²¹²

²¹¹ The site of the swimming pool is in the school grounds a short distance to the west.

²¹² This section of wall is currently covered with ivy.



Figure 68. The west end of the north wall in 1986 showing the remains of a pillar of uncertain date and the scars from the demolished swimming pool changing cubicles.



Figure 69. The north wall of the eastern end of the central garden in 1986 showing the blocked door.

The walls and bank at the east end of the garden

On the boundary with Beddington Park Primary School.

The east end of the garden is closed by a curved bank which was backed by a curved brick wall on the east side from points D to E on figure 67. The bank and curved wall did not run all the way to the north boundary so the gap was filled by the wall B-C-D. This rather odd arrangement meant that the east end of the garden was not symmetrical.

The walls appear to have been of soft red brick although the southern half of the curved wall has now gone, along with section B-C. Parts of the rest have been rebuilt.

The river once entered the garden through two culverts which passed below the centre of the curved wall and bank and flowed over a cascade (see section 5.2.3 below). In the 1960s or early 1970s the river was diverted around the southern end of the bank destroying the boundary wall in this area.

The bank is now covered with trees, with brambles and ivy below them which extend onto the edge of the flat area to the east. There is a fine cedar on the bank which was a well-established tree at the beginning of the 20th century (figures 73 and 74).

5.2.2 The former east lake

The enclosure award map of 1820 shows a T-shaped lake at the eastern end of the central garden. The Wandle entered the eastern end of the lake through a pair of culverts and left by a channel running northwards from the western end (section 5.2.3). In 1859 the area was described as a 'shrubbery and lake'. The lake was still 'T' shaped when the first 25 inch Ordnance Survey map was made in 1868, but the lake narrowed thereafter and by 1913 it was little more than a river channel.

In March 1986 contractors dug a ditch which ran from the south boundary wall of the central garden 18.1m east of the east end of the Orangery wall northwards to the river Wandle. The trench cut through a gravel walk and brick retaining wall which had clearly once formed the southern side of the east lake.

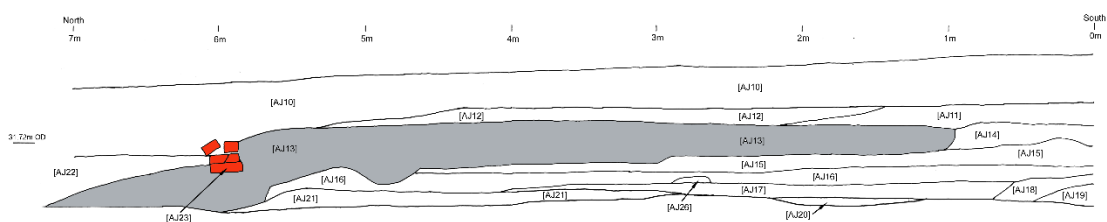


Figure 70. The east side of contractor's trench AJ. The remains of the east lake wall in red with the gravel walk and bank grey. Scale along the top in metres.

The lake was filled with light silt which consisted of calcium carbonate and fine sand. This was covered with dark peaty deposits which contained many late 19th or early 20th century finds. The wall was also seen when the flood alleviation pond was excavated in 1990-1. Between one and three courses of the lakeside wall survived over a distance of at least 30m. Some sections of the wall had tipped over northwards into the bed of the former lake.

In June 1989 a clear parch-mark appeared on the grass on the north side of the Wandle (figure 72). At the east end, close to the site of the former cascade, it was 17.5m from the river.



Figure 71. The southern lakeside wall exposed during flood alleviation work in 1990.



Figure 72. Parch-mark on the grass on the north side of the river probably marking the walk along the north side of the east lake, June 1989.

There was a cascade at the eastern end of the lake. If it is assumed that the lake was symmetrical about the cascade the parch-mark would be a few metres south of the projected northern lake edge. It is therefore likely that the mark represents the northern edge of the lake with a gravelled walk similar to the south side. The lake would have been about 44m wide.

During the 1990-1 flood alleviation work the foundation of a north-south aligned brick retaining wall was exposed on the east side of the channel as it left the lake. This was mostly made of coarse red bricks and probably dated from the 19th century.

5.2.3 The cascade

The east end of the garden was closed by a curved gravel bank. The river entered the garden by two brick culverts through the centre of the bank and then flowed over a cascade. Each culvert was 1.25m wide and about 0.78m high. Photos from about 1900 show that the cascade was a fairly simple structure with two short drops followed by a higher one (figures 73 and 74).

The culvert exits and part of the northern side of the cascade channel survive (figures 75 and 76) although they are overrun with brambles.. The north wall was 4.45m from the centre line between the two culverts suggesting that the original width of the cascade was about 8.9m.



Figure 73. The cascade around 1900.



Figure 74. The cascade on 15 January 1901.



Figure 75. The cascade culverts in 1987.

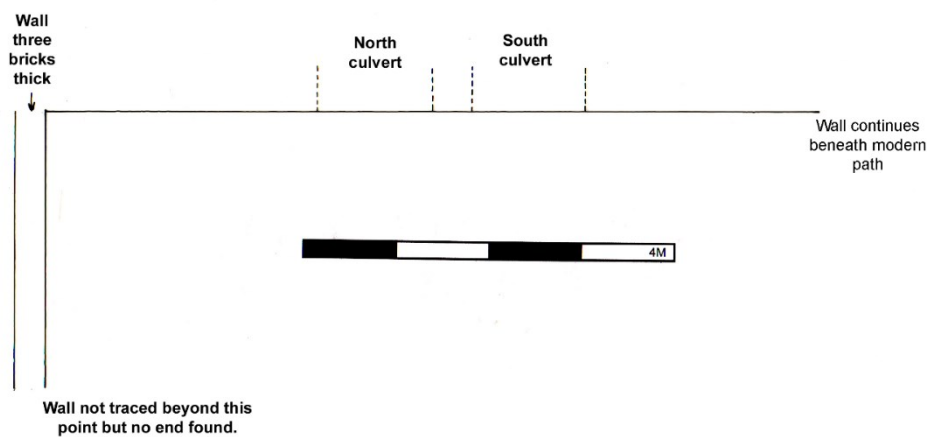


Figure 76. Plan of the remains of the cascade.

The lake appears to have been about 147m long and to have been aligned parallel to an axis through the centre of the east side of the house. If it is assumed that the lake was symmetrical about the axis it would have had a width of around 46m which is about 2m wider than that suggested by the grass marked described in section 5.2.2. The width of the lake appears to have been about twice the distance between the lake edge and the south boundary wall. This might suggest that the lake originally occupied half the width of the eastern garden except that the existing northern boundary wall is too far north.

The Ordnance Survey maps show that the western end of the lake was at an angle of about 77 degrees to the axis of the lake. This arrangement must date back to the early 18th century, as it is reflected in the end of the Orangery wall and the pillar by the Crispin Crescent bridge. The alignment was continued by the northward running outflow channel.²¹³ The arrangement is odd and the reason for it unknown.

The east lake must be the 'large square of water with a cascade' mentioned in the diary of John Evelyn, baronet, when describing a visit to Beddington on 19 November 1721.²¹⁴ Features were almost certainly made for Nicholas Carew, 1st baronet, who owned the house from his majority in 1707 until his death in 1727.

²¹³ The channel was realigned during the flood alleviation work.

²¹⁴ British Library Add Ms 78,514 B fol. 45-6.

6 BETWEEN THE GARDEN AND BEDDINGTON LANE

This area is along the river between the east end of the garden and Beddington Lane as shown in figure 62.

In the 1870s some 5th or 6th century Saxon inhumations and cremations were found northeast of the eastern end of the Carew Manor garden. Some of the material appears to have come from a field which abutted the north side of the east end of the garden which is now occupied by Beddington Park Primary School and Mallinson Road.²¹⁵ The school is adjacent to the park and it is possible that the cemetery extended into it. However, the land south of the school was used as watercress beds which means that archaeological survivals are unlikely. The west side of the field abutted the Carew Manor garden so that could contain Saxon graves.

The enclosure award map shows that in 1820 the area along the river between the garden and Beddington Lane was woodland. The tithe award of 1840 and the Carew sale catalogue of 1859 describe it as 'alder wood'. It remained as woodland on the Ordnance Survey maps of 1868 and 1896. By 1913 it had been converted to watercress beds and was still being used for this when the 1956 Ordnance Survey map was made. In 1915 the beds were worked by N Moody. He was followed by Mrs Fleet and then E James of Covent Garden who was active in 1938, and finally by the Mizens. The beds were separated by earth banks, which were replaced with concrete. A hand-pushed narrow-gauge railway ran along the top of the banks. The beds probably ceased production in the late 1950s. They stood derelict until the area was redeveloped around 1970.²¹⁶

The area now falls into two parts. At the western end there is an area of grass on the site of the former cress beds. It is dominated by blocks of flats on the east side. There is a hedge with a steel paled fence along the north side separating the area from the grounds of Beddington Infants School. There is a bank along the side of the river with well-established trees on it. Some young trees have been planted in the corners of the area.

The second part is a triangular piece of land between Beddington Lane, the river and the spillway channel for Beddington Mill which was upstream. The area is grassed with scattered trees of varying ages. There are clumps of tall grass at the Beddington Lane end. There is a small paved seating area by Beddington Lane. The park was separated from then lane by a wall and railings of fairly recent date. This has been replaced by a brick seat and planters as part of the Lottery funded project.

The river enters the area in two channels: the main one to the south and the tail of the former mill spillway to the north. The south side of the main channel is lined with brick and then concrete blocks. The north side is lined with stone blocks and the channel has a concrete bed. The spillway is lined with stone blocks. There is a weir in the main channel where the spillway re-enters the river. The banks downstream of this are of stone block and there is a concrete channel floor. There is a low weir just downstream of the point where Guy Road turns away from the river.

The channel passes the bank at the east end of the former Carew Manor garden, passes over a weir, and then flows to the site of the cascade at the end of the former east lake. The concrete bed ends just downstream of this.

²¹⁵ Perry 1980.

²¹⁶ Shew 2012 p. 162-3.

7 HISTORY OF THE GRANGE

7.1 Before the garden

The Grange occupies a triangular piece of land on the west side of the present park between the Wandle and London Road. It was not part of the Carew's deer park. It appears on a map of 1771 which shows the estates of William Bridges of Wallington Manor House.²¹⁷ At that time the northern part of the land was divided into two fields with a boundary on or close to the present watercourse which flows by The Grange building. A hedge is shown on this line but not a water course. The field to the west by the road was known as Queen's Close while that to the east called the Moor.

In 1840 the greater part of the land was meadow which belong to a Benjamin Brown and was occupied by various tenants. There were two mills at the end of the lake (see section 9.1).

The area was acquired by Alfred Smee, who started developing a garden on the site around 1860. He says:

When I first entered upon the land of my garden, I could not walk across it; it was a kind of peaty bog. However, I lowered the central brook, made a second stream parallel to the river, and another crossing the garden at right angles. The ground in many places has been turned over, as we find occasionally brick piers. In some parts of the ground are beds of gravel of an inferior character, in other parts gravel full of water is found immediately below the surface. Below this is a layer of coarse flints ...

Within the memory of many of my friends, the place was used for bleaching and printing grounds...²¹⁸

7.2 Alfred Smee (1818-77)

Smee was Surgeon to the Bank of England. His great-grandfather was a man of considerable influence and wealth in Suffolk. Alfred's father William was educated at St John's College Cambridge, but family misfortunes obliged him to leave the university and he entered the service of the Bank of England.²¹⁹ Alfred was born in 1818 and was educated at St. Paul's School in London. In 1834 he went to King's College to study medicine. He became a member of the Royal College of Surgeons in 1840 and set himself up in Finsbury Circus as a consulting surgeon.²²⁰ His father lived in the Bank of England where he and Alfred had a laboratory.²²¹ Alfred Smee had wide scientific interests. He carried out experiments in electro-metallurgy and electro-biology and was elected a Fellow of the Royal Society in 1841. In the same year he became Surgeon to the Bank of England, a post specially created for him through the influence of Sir Astley Cooper, an eminent surgeon who was a friend of the Governor.²²² He devised, with others, a new system of printing Bank of England notes.²²³

His daughter said that he was indifferent about dress, quick tempered, detested attending to detail, was given to decisive action and could be irritable with people who went on making an argument when he had decided that there was only once course of action. He could be abrupt

²¹⁷ BL Add 36307 no. 14.

²¹⁸ Smee 1872 p. 20.

²¹⁹ Oddling 1878 p. 1-2.

²²⁰ Oddling 1878 p. 9, 11 and 25.

²²¹ Oddling 1878 p. 14.

²²² Oddling 1878 p 16, 21, 22 and 50 and following.

²²³ Oddling 1878 p. 65.

but also kind hearted.²²⁴ He was deeply religious, a member of the Church of England, a Freemason and a political Conservative who unsuccessfully contested Rochester in 1863.²²⁵

He was medical officer to several life assurance companies and was one of the founders of the Accident Company and the Gresham. His daughter says that:

But the latter company was materially assisted by my Grandfather Mr William Smee, Accountant-General of the Bank of England, who was also one of the trustees of the Gresham, in conjunction with the chief cashier of the bank, Mr Mathew Marshall, and the banker Mr Oldham. Without my grandfather's assistance the Gresham would not have existed. As it was, it was born in the dining-room of 7, Finsbury Circus, during the autumn of 1847.

One of the companies caused Smee great anxiety for several years but the matter was eventually brought to a satisfactory termination but his daughter thought that 'The intense effort left a mark on his bodily powers and sowed the seed of the disease to which he succumbed at the early age of 58'.²²⁶ He died on 11 June 1877 and was buried in the new churchyard at St Mary's Beddington. The memorial was broken either before or during the clearance of the churchyard in the 1963. A fragment of it was built into the longer of the two memorial walls and can be seen near the centre of the north side facing the north wall of the churchyard.

7.3 Smee's garden

His daughter's account of the origin, development and use of the garden is worth quoting:

The trout fishery of the Wandle was what first attracted my father's attention to Wallington. Already, 1858, he had rented that fishery, and a little later obtained a narrow strip of land, where he grew a few peas, beans, &c. At that time what is now "my garden" was a barren field, which it was impossible to walk across without sinking above your knees in water. A few willows divided the field almost midway, and along the side of the road it was skirted by tall elms, and a little thicket of trees in Beddington Park enclosed it on another side. This field, this waste land, the soil of which was singularly devoid of vegetative qualities, Alfred Smee converted into an experimental garden where there is grown the largest collection of fruit trees and other species of plants of any private collection in Europe, for the description of which I must refer the reader to his great work, 'My Garden.' The forming of this garden, and the experiments he there carried on for the cultivation of various plants, were ever the recreation of my father from his multifarious mental labours and anxieties of life. The objects of this garden are seen in my father's dedication – "In Lucem, Lucrum, Ladum." The dedication of a garden is new in England, yet in Italy it frequently occurs, and it was from the latter country that my father borrowed the idea. From the year 1859, most of the Saturdays were spent in this garden, among his beloved plants, and here he would throw off all cares, and show in a remarkable way how his genius was not confined in one path...

What happy days were these to us – those which were bestowed on the laying out of that garden! From a narrow strip of land came a little more under cultivation, then a little more, until the whole plot of ground consisted of nearly eight acres of land and water. Well shall I remember how we looked forward to the Saturdays, on which days my brother and myself had always a holiday, and when we two with my father betook

²²⁴ Oddling 1878 p. 45-7.

²²⁵ Oddling 1878 p. 60-1 and 91-3.

²²⁶ Oddling 1878 p. 96.

ourselves to Wallington, my mother joining us in the afternoon. Well shall I ever remember the excitement of the Friday evenings, fearing lest we might not awake betimes on the morrow, and thereby miss getting to the embryo garden by the dawn of the day. And the planting of trees, the forming of the bowers, the walks, the constructing of the glass houses, the bridges and other works of the like kind, which must necessarily interest children who from their earliest years imbibed a love of nature! – for who could live with Alfred Smee without becoming a votary to her shrine? The entertainments which my father and mother gave during the summer months, commencing on the 1st of May, the first day of trout fishing, at “my garden” at Wallington, will long be remembered by the hundreds who not only enjoyed their hospitality, but who also benefited by the botanical knowledge obtained therein, whereby many had awakened in them a keener appreciation of Nature’s works. The ‘Gardeners’ Magazine’ for 4th July, 1868, contains an interesting description of one of these Saturday *rèunions*. Many friends have told us how from year to year they have looked forward to spend some Saturdays with Mr Smee in his garden.²²⁷

Smee published an account of his creation in *My Garden*. The second edition of 1872 gives a detailed description in more-or-less its most developed form, as Smee died in 1877. The book contains an overall plan (figure 82), plans of the fern glen (figure 84) and the alpinery (figure 85) and a series of engravings (figures 86 to 101). The garden is also shown on the 1868 Ordnance Survey map (figure 81), and there are two descriptions in *Gardener’s Magazine*, both written by the editor, Shirley Hibberd.

The site of the garden was very wet with areas of peat and waterlogged gravel. Smee improved the drainage:

I lowered the central brook; made a second stream parallel with the river and another crossing the garden at right angles.²²⁸

The central brook must be the stream that now flows through the stone-edged pond at the south end of The Grange mansion. The stream parallel with the river is clearly the one near the edge of the lake, which is now largely filled, but shown on Smee’s plan and the 1868 Ordnance Survey map. The third stream at right angles is an enigma. The only obvious identification is with the north-south stream along the boundary with the park. However, this was not made by Smee, as it is shown on the Beddington and Wallington tithe award map of 1840. Smee’s writing was perhaps a little careless.

The Grange garden is now relatively open, so that large part so it can be seen from a few viewpoints. A casual inspection of Smee’s plan suggests that his garden was similar, but this is misleading. The prints in *My Garden* show that it was densely planted, so that visually the garden was a series of more or less isolated scenes. This was very much Smee’s intention:

It is a common notion that gardens should be laid out for one general effect; but the result of such a plan is to produce a single view, and the whole can be seen at a glance. This is however, monotonous, and my liking is to have many pictures; so that my visitors have to walk a long way before they can see the many beautiful views which my garden affords; and little spots of cultivated wildness, or of special cultivation, are found where they are least expected.²²⁹

²²⁷ Oddling 1878 p. 70-2.

²²⁸ Smee 1872 p. 20.

²²⁹ Smee 1872 p. 37.

A Victorian garden on this principle still survives at Sunnybank at Wellington in the West Midlands and there is another exceptionally elaborate example at Biddulph Grange, Staffordshire. Both now belong to the National Trust.

Smee blended together vegetables, flowers and fruit trees:

... a plot of carrots and a row of flowering peas are beautiful objects in themselves, and hence plots of vegetables and fruit trees alternate with rosaries, ferneries, alpineries, and flower beds.²³⁰

The flower beds in front of buildings and the croquet ground were laid out as parallelograms. He did think a straight line pleasing in its proper place and had 150 yard Pear-tree walk along the side of the Carew's park.

Smee's overall plan of the garden (figure 82) appears to have been based on the 1868 Ordnance survey map (figure 81) and it is not easy to reconcile it with the two detailed plans of the fern glen and the alpinery (figures 84 and 85) or with the descriptive tour in *My Garden*. The tour is plotted on figure 83. It begins:

As we enter by the gate near Wallington Bridge, we pass parallel to the vinery by a straight walk which leads to the backwater, where the features of my garden begin. On the right is a rustic view towards Wallington Bridge, on the left is the fern glade, with its stream, banks of ferns and beautiful sward, whilst a bridge enables us to pass over the backwater] and gain the border of the lake. [figures 99 and 94].

At the top of the fern glade, we suddenly come upon the Fern Glen, a spot full of artificial contrivances, formed in a useless corner, where the gardeners delighted to put rubbish, and where stinging nettles grew luxuriantly six feet high. It is so hidden that many walk round the garden without finding it.

The fern glen is traversed by a larger brook, into which flow one little brook which runs through the fernery, and another which enters it from an opposite direction; it is crossed by stepping-stones; and a path in ever-varying curves, and at an ever-varying level, passes through the glen, emerging over the little brook by other stepping-stones in a rosary by the side of the lake.²³¹

Smee's overall plan marks the fern glen on the stream running through the centre of the garden but this is very difficult to reconcile with the path ending in a rosary by the lake. Smee provides a detailed plan of the glen which shows an intricate arrangement, but there is no indication of north and it is not easily reconciled with the overall plan. If the plan is rotated 90 degrees to the left it more or less fits with the area east of Smee's fish ladder where some rockery survives today (figures 83 and 84). The main stream through it would then be the one along the edge of the lake and the path in the glen would end by the lake.

The tour then continues:

Under a large willow is arranged a bower for shade from the mid-day sun, where nightingales, sedge-warblers, and wrens delight to dwell, and the babbling brook runs every hour of the day, and all the year round, making music of its own to soothe the nervous system after the excitement of an overgrown city. The lower branches of the willow tree are turned down, and over them are trained roses, honeysuckle and clematis, to cover the bower.

²³⁰ Smee 1872 p. 37.

²³¹ This and the following quotes are drawn from Smee 1872 p. 38-46. His references to plates have been replaced by my figure numbers.

The overall plan shows the Willow Bower by the lake near the greenhouses in the southeast corner of the garden. However, the description then returns to fern glen and it is clear from the text below and from figure 88 that there was a second bower by the glen:

It is not possible for the writer to describe the fern glen by words, nor is it possible for the artist to delineate it with his pencil. It has been designed to embarrass the eye and bewilder the mind; and so well has it fitted this end, that visitors have observed that it was a spot to be pictured by the fanciful imagination in their dreams but not actually to exist in the reality of nature. It forms many pictures in various directions from the same spot, and Mr Robertson has made one representation looking towards the bower [figure 88] and a second from the stepping-stones, at the end of the glen, looking backwards through a shady vista to its centre [figure 89], which is so contrived that it is lit up by the sun...

The brook flows into the backwater below the outfall, and trout delight to visit it, and when disturbed to rush to a place of shelter under the waterfall. The stone of the brooks are covered with insects, diatoms, and freshwater limpets. ...

The land, as well as the water of my fern glen, is well furnished. As we enter we see gigantic osmundas rearing their stiff and majestic forms; enormous lady ferns gracefully showing their flowering feather forms, and the noble broad ferns expanding their curved fronds to view. Every stump glistens with the golden-spored common polybody, and near every stone the triangular oak fern shows its fronds.

Turning round, another view discloses alpine polybody, marsh fern, beech fern, and oak fern. *Cystopteris* grows luxuriantly. The beautiful *A. Trivhomanes* and *Adiantum nigrum* are healthy, but to the observing eye only do the *Woodsias*, the filmy ferns, and the Killarny fern appear.

In one part I have attempted a mossery ...

The grass of Parnassus abundantly lends its aid to decorate so lovely a spot, mosses of many kinds appear, and the Northern cloud-berry and *Rubus arcticus* grace the scene with their presence. American *adiantum*s flourish, and a small pond shows the frog-bit, the water soldier, and other aquatic plants. On emerging from the glen we have to traverse little tiny mountains, such as children might make as toys, but then they are lit up with Alpine snapdragon, the lovely gentian, primulas, and other Alpine plants, with *sempervivums* at the apices of the stones, and many terrestrial orchids at their base. Here the "lily of the field" expands its beautiful flowers in autumn with such effect that "Solomon in all his glory was not arrayed like one of these".

A cranberry plantation is arranged on the slopes towards the stream, so that the mind is led from this weak horticultural sham to the real glorious scenery of Zermatt and the high Alps, where such plants delight to grow.

We pass from the fern glen, and wonder how in so small a space and so short a time our minds could have been so bewildered by so many objects beautiful and curious to the eye, and by so many sounds pleasing to the ear. We then pass through a rosary to the borders of a lake. Around this a walk is made, broken however at intervals by trees to prevent a monotonous effect. This walk, running by the border of the lake, presents a continual but ever-varied curve, and leads on the east to the orchard-house. Along this walk, six feet apart, splendid specimens of rose bushes are planted two feet from the path. In front of these is a flower border full of pinks, picotees, snapdragons, pentstemons, and behind the roses vegetables and strawberries are grown.

By a little skilful planting and in a turn in the walk, we come suddenly on the Orchard House and the Poor Man's house, and also upon the willow bower by the water, whereby a totally different scene is presented to the eye [figure 100]. Here we are perplexed by many paths: one leads to the orchard house, another to the poor man's house, and a third to the Pear-tree walk, the fourth or apple-tree walk passes to the croquet ground, and the original walk itself is continued by the lake to the apparent boundary of the garden. Our eyes are again deceived, for, by a short turn, we find ourselves in a little picturesque garden with a pretty summer house covered in front with roses, and a bower on a mound, and the entrance into the indoor fernery, which is reached by a sunken walk. The view into Beddington Park from the door of the fernery, is very charming, especially in winter, when the snow-covered trees and grass form a striking contrast with the perpetual spring of the fernery ...

From the summerhouse we walked down the pear-tree walk, and glance at my two hundred kinds of pears on one side. Peeping over the palings into Beddington Park, which offers pretty wood-like scenery with herds of cattle feeding on the herbage, we arrive at the Valley of Ferns [figure 90]. Really this valley so differs from any other scene in the garden that its effect is striking. It is like a visit to a new country. Through its centre runs a pellucid, sparkling, and bright stream, never freezing in winter and deliciously cool in summer...

On each side of its banks our English and North American ferns grow, encircled but not overshadowed by trees, as fine as they do in their natural habitats. At the extreme end of the valley of ferns is a bower which commands the pear-tree walk [figure 86], the valley of ferns with its brook, and a most charming view of Beddington Park.

Adjoining the valley of ferns we have a miniature forest of ferns, where large tree ferns are planted out in summer with good effect; and thence crossing the brook by a stepping-stone we arrive at our outdoor exotic fernery. This is protected by stumps of trees, and is so planted around that the force of the cold winds is broken. Here species of adiantums flourish, and stand severe winters. Here the grand *Lomaria chilensis* shows its noble stiff foliage, so unlike that of other ferns. Here the *Woodwardia orientalis* and *W. radicans* live but do not thrive. Here the *Cystopteris bulbifera* grows like a weed, and seems to emulate the Prussians by taking to itself the ground that should belong to its neighbour. The water ferns come next, then the wall ferns, where *Asplenium germanicum* and *Ceterach* grow as though they were at home; and then we examine the cave where polybody covers the top, and scolopendium and other shade-loving ferns live in the interior.²³²

The valley of ferns was evidently in the northeast corner of the garden arranged around the central stream. It was also described by Hibbert who gives the impression that it contained some sort of cave-like structure or grotto:

... in a pretty spot called the "valley of the ferns" a romantic hollow through which flows a silvery stream kissed all the way it goes by the innocent beauties that look for their own shadows in the water, and appear to have all heard the story of Narcissus in vain. In a dark cavern, from which issues a clear rill which appears for itself to have made "a cooling covert 'gainst the hot season," are great and glorious tufts of mountain parsley-fern, *Asplenium vitidas*, a very distinct and lovely object when growing luxuriantly, as it does here; and, to pass over many others, that are quite at home in the damp and shade, the darkest and dampest parts of the cavern cherish for dryads and

²³² Smee 1872 p. 40-43.

naiads, and all that class of people who wear waterproof cloths (if any clothes), some beautiful moss like tufts of the Kilarny fern, *Trichomanes radicans*, and the Tunbridge fern, *Hymenophyllum tunbridgense*.²³³

Smee's account then continues:

The Saxifrage garden comes next to view, disclosing on the opposite bank the Sempervivum garden and the Sedum garden, when we arrive at the Alpinery [figure 85]. This is a mound raised at one part, sunk at a second, and sloping to the water's edge at a third, so as to give each plant the position it loves. There are probably not less than three or four hundred species of plants. There is scarce a season when some are not in flower, and mostly this mound is laden with flowers of the choicest and loveliest description. Here the flowers of the Alps luxuriate by the side of flowers of the Pyrenees; here the lovely anemones of Rome grow side by side with the wild crocus of Switzerland; and here many a little gem which is heedlessly passed by rustics as an inglorious weed, is cultivated and becomes a reminiscence of bygone visits to other places.

After examining the Alpinery we look at the watercress bed, where this universally appreciated esculent grows in great perfection in pure water; we look at our terrestrial orchids and violet garden, and come upon the croquet ground [figure 91]. Our croquet ground has been selected for the partial shade which noble elms afford from the sun in the afternoon, a time at which the game is usually played. The croquet ground itself is an oblong with rounded corners. The scene from it, when either the roses or the phloxes are in blossom, is most delightful; and near it we have the rustic building [figure 92] covered with thatch, used for refreshment when my friends favour the garden with their presence.

By the side of the alpinery we have a picturesque bridge with a specimen of *Arundo donax*, and fine examples of English reed [figure 93] and in the background abundance of foxgloves.

We return by the appletree walk to examine our system of cold frames, where much of the horticultural work is performed, we return by the border of the lake, which commands a view of the paper-mill [figure 94] in occupation of Mr Manico; we then observe the fish ladder and the eel trap, and cross the bottom of the lake by a bridge to the mill tail, where a totally different scene presents itself to the eye. The water of the river coming from the mill partakes the character of a rapid, and here the water rising in the grounds of Wallington House flows into the river by the Crystal Waterfall. ... It is unfortunately at the boundary of my garden, or should embellish it with surroundings worthy of its special loveliness.

Returning, we have fine views of the noble trees in the grounds of Wallington House, which are as large as any in Europe. We have a pleasant view of the garden from the south bank [figure 96] and at the top of the lake a charming scene in the Park.

Smee clearly had a major interest in ferns and also in Alpines. His daughter says that during a visit to Switzerland 'the natural flower-garden of the valley of Zermatt was robbed of many of its choicest specimens' and Smee must also have collected in other parts of Europe.²³⁴

²³³ *Gardener's Magazine* 4 July 1868 p. 290.

²³⁴ *Oddling* 1878 p. 70.

There was a group of three greenhouses in the northeast corner of the garden. One was the Poor Man's house of which Smee says:

To construct a poor man's house, a hole is sunk in the ground 2½ feet wide and 2½ feet deep, and the earth so removed is placed at the back of the house. ... A single glass roof is fastened over the sunk part, and ventilation is provided by a board hung upon a hinge at the back.

My Poor Man's House is forty-eight feet long, and the width of the glass roof is ten feet, the door being at one end. ... Vines are planted which yield abundance of the highest flavoured grapes, lasting from July to November, when the vines are cut, and the house is filled with geraniums, azaleas, and camellias; these give lovely flowers till advancing spring produces plenty of flowers in the open air.

The house is lighted exclusively from the roof, and thus a maximum of light is secured with a minimum of cooling surface. From the earthen walls, the air is kept in a proper hygromatic condition, and as a result of the whole arrangement healthy vegetation is secured with the least possible amount of artificial heat. My house has only two 3-inch hot water pipes, and many plants may be grown in it without heat.²³⁵

The site of this house is now grassed over but a slight hollow – presumably the site of the central walkway – can sometimes be seen.

Hibbert seems to have seen the Poor Man's house as

... a little vinery, planted solely with Black Hamburgs, and with a view to a dead weight of the best grapes possible. It is literally a hole in the ground covered with glass. The dimensions of the hole are marked out, a little ridge is made where the front plate is to lay, and a great bank is piles up with the stuff taken out of the hole for the back plate to rest upon. The vines are planted outside, and their roots run across the gravel walk, and their rods are trained up the rafters. No fire-heat is wanted here, but, there is the service of one flow and return, in case of very severe weather. Being below the level, and defended with solid earth every way, it must be very hard frost that will affect the plants inside. On the 16th May the house was full of very fine bunches, certainly as many as the vines could mature, and the berries were nearly as large as swan-shot. A fine lesson this in "rough and ready gardening."²³⁶

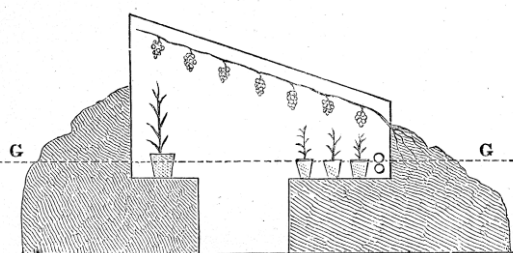


FIG. 82.—Poor Man's House.

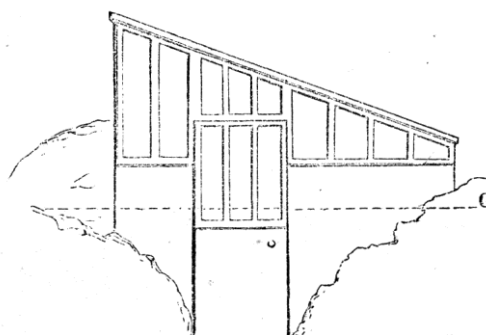


FIG. 83.—End of Poor Man' House.

Figure 77. (above and right) The Poor Man's House from *My Garden*.

²³⁵ Smee 1872 p. 68-70.

²³⁶ *Gardener's Magazine* 4 July 1868 p. 290.

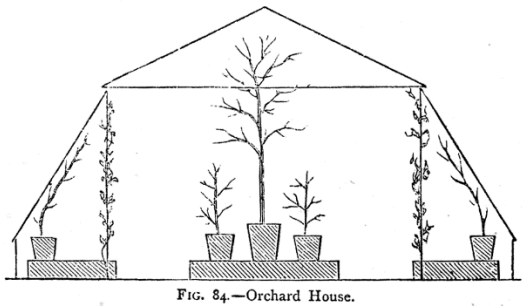


Figure 78. The Orchard House from *My Garden*.

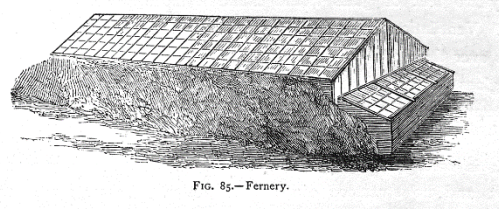


Figure 79. The Fernery.

The Orchard House stood to the north of the Poor Man's House at an angle to it. Smee says

My Orchard-house is latterly a glass shed, in which fruit-trees and plants are grown between March and November. It is about eighty feet long and fifteen feet wide, and arranged due north and south, so that the sun shines through the east side of the house in the morning before twelve, and through the west side in the afternoon. My orchard house is not placed in a sufficiently open situation, as there are trees within 150 feet of it, which shade it from the rays of the sun in early morning. It is desirable so to place an orchard-house that it may catch the first rays of the rising sun, and the last of the setting, so as to perfect the flavour of the fruit. ...

At the end of the orchard house there is a glass span-roofed shed which is used from early spring till autumn for flowering plants and ferns.... , Here lilies, fuchsias, geraniums, azaleas and similar flowers flourish. There is no heating apparatus attached to the orchard house, as these large glass sheds would be most expensive to warm.²³⁷

The third glasshouse in the group was the fernery [figures 79 and 98]. This is not shown on the 1868 Ordnance Survey map, which was actually surveyed 1866-7, but is described in *Gardener's Magazine* for 4 July 1868 without any hint of newness. The 1868 map suggests that it was built over the stream which Smee had made near the edge of the lake. He says:

It is about 80 feet long and has about sixty rafters. The glass faces the north, and the whole house being well sunk in the ground, has very much the appearance of a long frame. The door is at the back of the house, on its southern aspect, so that the northern side presents an uninterrupted surface of glass... The southern side is chiefly made of boards covered with tarred asphalted felt, which is a bad conductor of heat and a great protection against frost. In conformity with the more extended experience of the value of light to ferns I have placed some glass on the southern side; but trees have been planted in front, so that in summer the leaves keep off the rays of the burning sun. In winter, however, when the leaves have dropped, abundance of light penetrates into the house through their naked branches, to the great benefit of the plants.

A stream of water runs through the fernery, which is dilated, at one place, into a pond...

In this house I desired to grow ferns from all parts of the world, that they may be seen at a glance; and thus I required a house varying in temperature from the tropical to the temperate climates. It requires much thought to obtain this result in any given house, especially where currents of air and draughts are objectionable. The result has been perfectly obtained on the first design, by raising the floor at the warmer end, by placing more rows of hot water pipes in the part of the house between the door and the end

²³⁷ Smee 1872 p. 70-1.

desired to be warmer, and by preventing the currents of hot air traversing the length of the roof by interpositions of screens of climbing plants.²³⁸

Shirley Hibberd says that it was:

built in a hollow, so that you go down a slope to it. When you are inside, you go down again in traversing its length; and when at the lowest end you are several degrees warmer than when you entered. Here is an illustration of the increase of terrestrial temperatures with increase of distance from the surface, in quite a pleasing way. The lowest end is nearest the furnace, and has a service of about half a dozen pipes. As we quit it and ascend again the pipes become fewer in number, and when we reach the other and highest end these is but one flow-pipe, just to keep frost out of that end. Nor is this the only peculiarity. The house is a sort of irregular span, almost a hip. One side, and that the shortest or hip side, consists of rough rafters made from split poles, covered with felt; this is therefore an opaque side. The other and longest side is made in the usual way, with rafters and large squares, and is of course the transparent side. There is a sort of wall or bed to fill in between the ground line and the plate on each side, and it consists of peat-turfs. It is a very snug and withal romantic affair, the scene within delightfully fresh and various, and comprising many valuable subjects, with of course a good assortment of the more popular stove, greenhouse, and hardy ferns. I was pleased to see a nice pan of *Cephalotus follicularis*, which was thriving in the intermediate temperature. A pond, stocked with gold-fish, affords accommodation to a few good aquatic plants. Of course, the ferns are in great part planted out, and the surface is fashioned as a rockery; were it otherwise, it would have been waste of time to say so much about it, except to direct attention to the construction, which is ingeniously economical, and admirably adapted for the purpose.²³⁹

The foundations of the fernery still survive and are described in section 8.3. The pool has a stone set by it inscribed ‘In lucem lucrum, ludum’ which also appears on the title page of *My Garden*. Within the text he says of his garden:

I have ever found it to be the greatest refreshment to the spirits , yet, as well as for recreation, I have formed mine also for study and produce – “In lucem lucrum ludum”.

So inscription may be translated as “for [the purpose of] light, gain, play”.²⁴⁰

Smee then describes the heating arrangements:

The Fernery and Poor Man’s House are placed near together, and heated with one saddle-boiler, and a third very small house is added for propagating plants. This is warmed by a large iron tank placed by a flow and return pipe in connection with the boiler. By this plan the hot-water system is supplied with a large quantity of water, and this the gardener has an abundance of warm water at hand by which he can water his plants without chilling them. The cistern must be filled up once or twice a week according to the demands upon it.²⁴¹

There was also a vinery towards the southwest corner of the garden which was divided into two parts:

In one portion the glass is arranged in two pitches as though it were one-half of the orchard-house placed against a wall. [figure 80] The second half of this vinery has a

²³⁸ Smee 1872 p. 72-3.

²³⁹ *Gardener’s Magazine* 4 July 1868 p. 290.

²⁴⁰ Smee 1872 p. 562. Translation from an unsigned note in the Sutton Local Studies Collection.

²⁴¹ Smee 1872 p. 74.

simple glass roof, like that of the fernery, but this has a south-west aspect instead of a north-west... In these houses we keep grapes till February. In this group of houses we have a small cucumber-house, with a glass roof supported by walls, the aspect being due south, to catch every ray of sun in winter; and in front of this we have a frame in which we grow a few nice pines every year.²⁴²

The garden also had 1,600 square feet of cold frames and three or four 'two light boxes eight feet by six useful for hot beds'.²⁴³

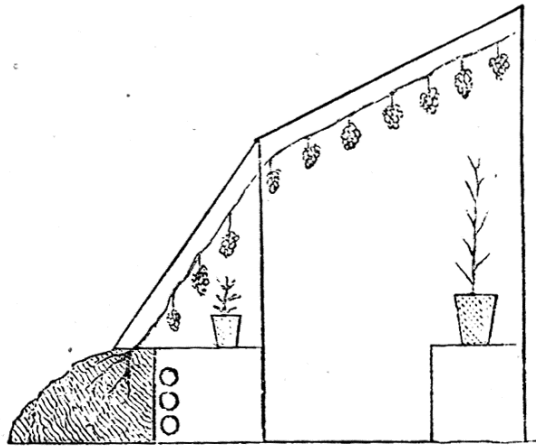


FIG. 87.—Vinery.

Figure 80. The vinery from *My garden*.

Hibberd describes a combined cucumber and orchid house which was near the entrance gate so presumably near the vinery:

the cucumbers are of course thought more of in winter than in May, for then the plants in frames on fermenting material are fast entering into bearing. But the peculiarly healthy appearance of the orchids must attract attention, and a few odd little things, such as *Fittonia argyroneura* and *Gymnostachyum Verschaffelti* are so bright in their leaf colours, and so luxuriant in growth that we naturally enquire about the heating and ventilating. There is a large tank covered with slates, but with an opening between them the whole length of the tank on both sides. Air is admitted by ventilators in the wall, and the only course it can possibly pursue is by the opening on that side to enter the tank; thence it passes over the water, from which it derives at once heat and moisture, and passes out again into the house by the opening on the top of the tank, on the side opposite to that at which it entered. At the further side of the house, top ventilation is allowed, and the consequence is that the air is constantly but slowly on the move, and the plants have the benefit of an atmosphere warmed to a proper point for them and loaded with moisture.²⁴⁴

Smee clearly had a special interest in ferns, which feature in several parts of the garden. In this he was following contemporary fashion as ferns were very popular in the mid-19th century. Alpines, which also figure prominently, were the subject of growing interest through the first half of the 19th century. His huge and quite exceptional collection of apples and pears were, according to his daughter, the result of a boyhood passion.

Smee was also interested in fishing, and had an eel trap in a weir between the lake and the backwater. Following a visit to Paris in 1859 he experimented with a French system of

²⁴² Smee 1872 p. 74-5.

²⁴³ Smee 1872 p. 68.

²⁴⁴ *Gardener's Magazine* 4 July 1868 p. 290.

artificially rearing fish and had a fish-house for the purpose, the location of which is currently unknown.²⁴⁵ There was also a miniature farm or yard ‘strewn with pigs and geese and turkeys’.²⁴⁶

Smee never built a house in the garden but his own remarks and Shirley Hibberd’s descriptions in the *Gardener’s Magazine* show that in the summer he and his wife used it a great deal for entertaining:

Throughout the whole of the summer season, Mr and Mrs Smee receive their friends at these gardens, and there the guests do pretty much as they please. The river Wandle flows through the grounds, and affords anglers good trout fishing; for the botanists there are endless amusements; for florists and pomologists amusement enough, for those who simply wish to pass a few hours in rustic ease and the enjoyment of the fresh air and rural surroundings, this delightful retreat is a most comfortable haven. It is impossible, indeed, for anyone who has spent a Saturday within these boundaries to forget the beautiful scenes and the many interesting objects they enclose, or the genial welcome and social comfort that underlie the arrangements of the host and hostess in the reception of their numerous guests.²⁴⁷

²⁴⁵ Smee 1772 p. 497-8; Oddling 1878 p. 80-1.

²⁴⁶ *Gardener’s Magazine* 4 July 1868 p. 290.

²⁴⁷ *Gardner’s Magazine* XIII, 1 October 1870 p. 464.

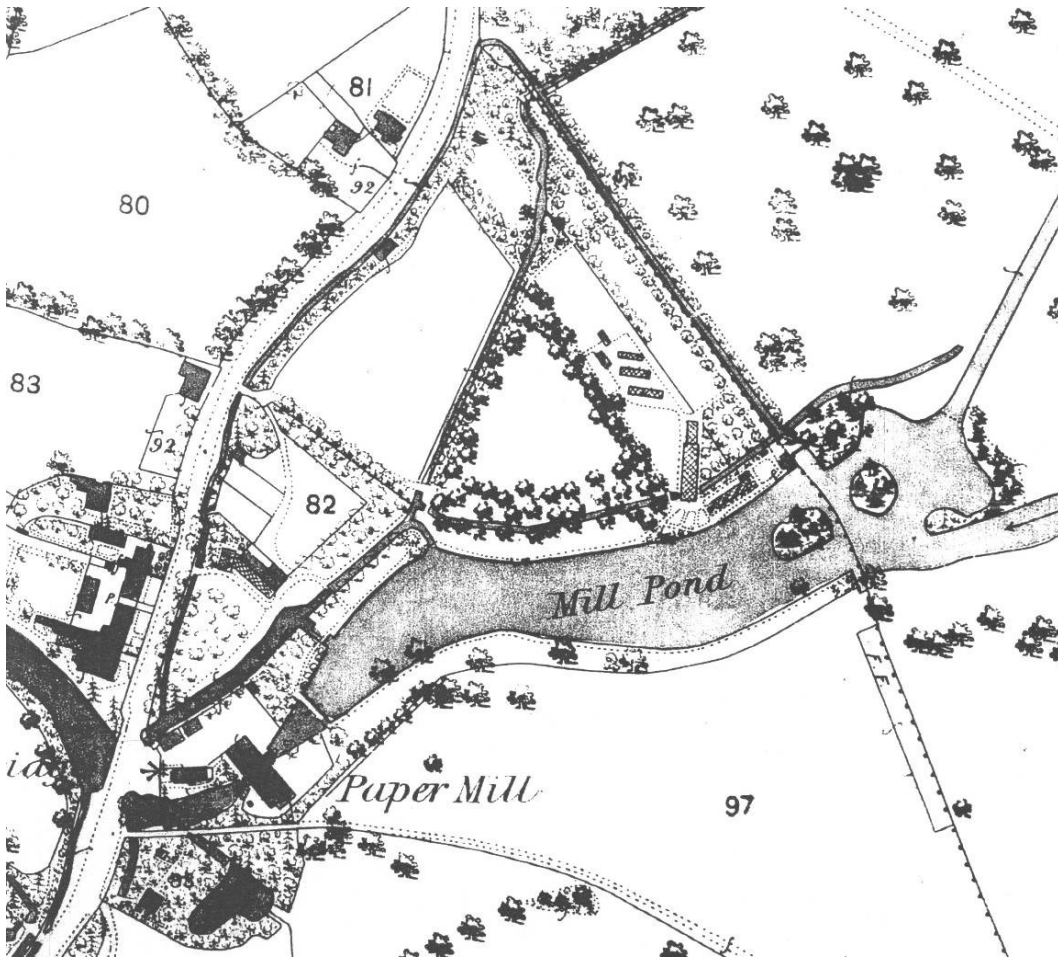


Figure 81. The 1868 Ordnance Survey map showing The Grange during Smee's ownership. It was surveyed 1866-7.

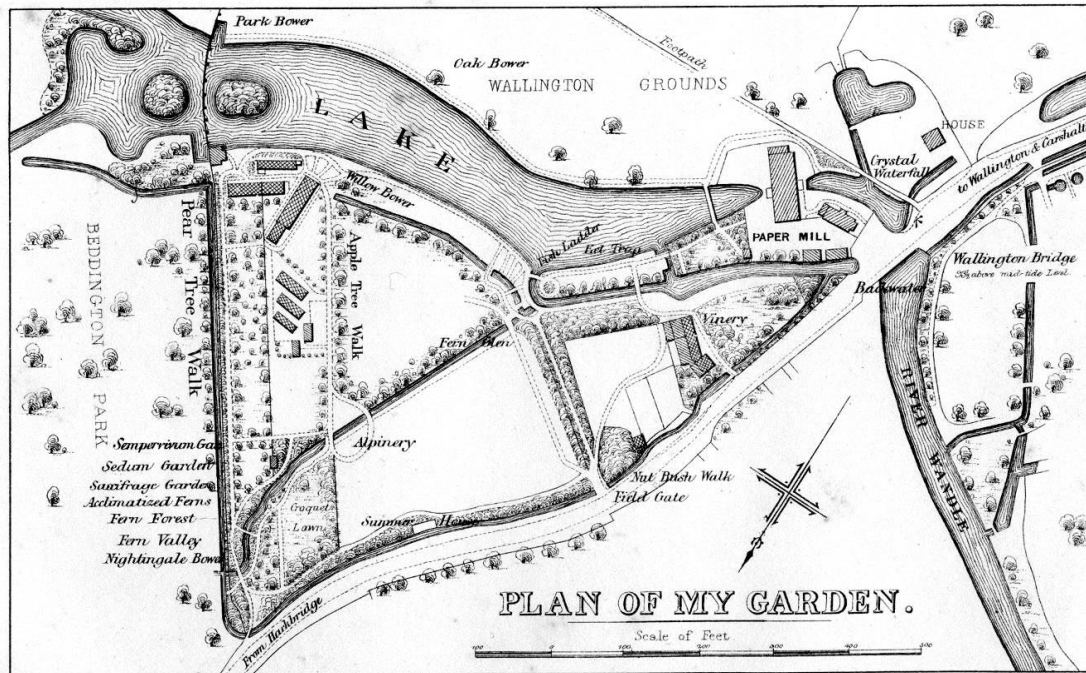


Figure 82. The overall plan in Smee's *My Garden*, 1872. The plan is south orientated and appears to have been derived from the 1868 Ordnance Survey map (figure 81).

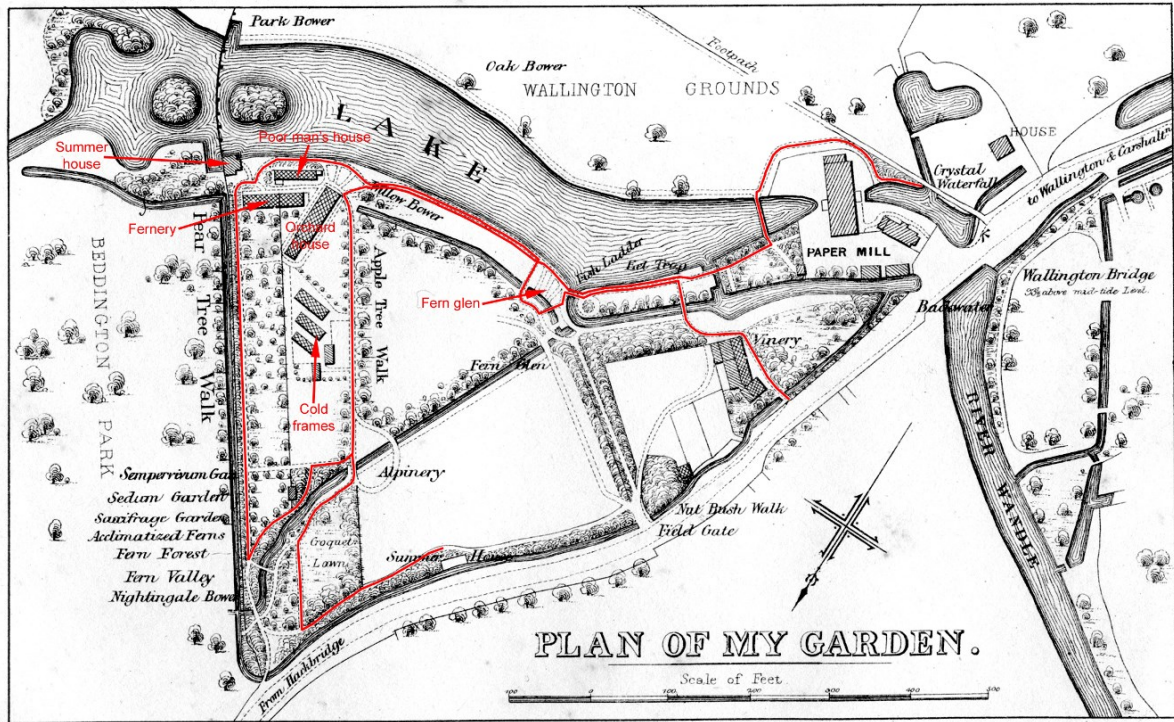


Figure 83. Smee's overall plan with the approximate route of his descriptive tour and other added details in red.



Figure 84. Smee's plan of the Fern Glen rotated 90 degrees to the left to reconcile its orientation with the overall garden plan.

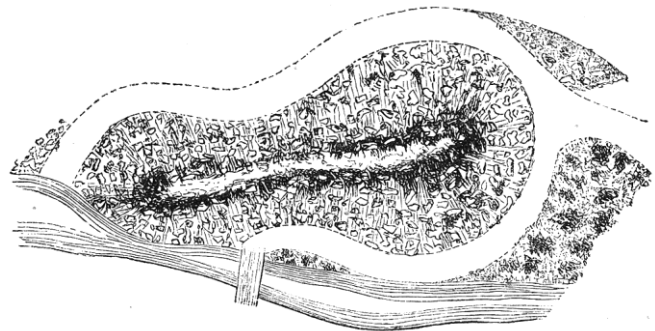


Figure 85. Smee's detailed plan of the Alpinerie is also difficult to reconcile with the general plan.



Figure 86. Smee's caption: 'View of the Pear Tree walk from the Valley of Ferns. It shows how particularly satisfying to the eye is a straight line in its proper place. This is the longest straight line in the garden, and extends parallel with the beautiful grove of trees in Beddington Park. In early spring it is attractive, and in summer the arches of roses are charming. It contrasts with the curved lines of other paths, and as the merit of being the right design for the situation.'



Figure 87. Smee's caption: 'Beddington Church as seen across Beddington Park, from the north bank of the lake in my garden. It shows the lake-like effect of the mill head.'



Figure 88. Smee's caption: 'A view of the Fern Glen and the Glen Bower. This is traversed by a stream which is crossed by a bridge. A specimen of Lady-fern and of an Osmunda of the largest size are shown on the left.'



Figure 89. Smee's caption: 'Another view of the Fern Glen, looking west showing the manner in which an illuminated spot is seen through a dark vista, whereby a beautiful effect of sunshine is secured.'



Figure 90. Smee's caption: 'Valley of Ferns. This has a little stream through its centre, and at the further end a raised seat which looks over the ferns, and commands a view of Beddington Park. A *Cedrus deodara* is an object of beauty, and the ferns are screened from cold winds, but not overshadowed with trees.'



Figure 91. Smee's caption: 'The Croquet Lawn The plate does not do justice to the position, as it rather depicts a game of croquet than a picturesquely situated croquet-ground.'

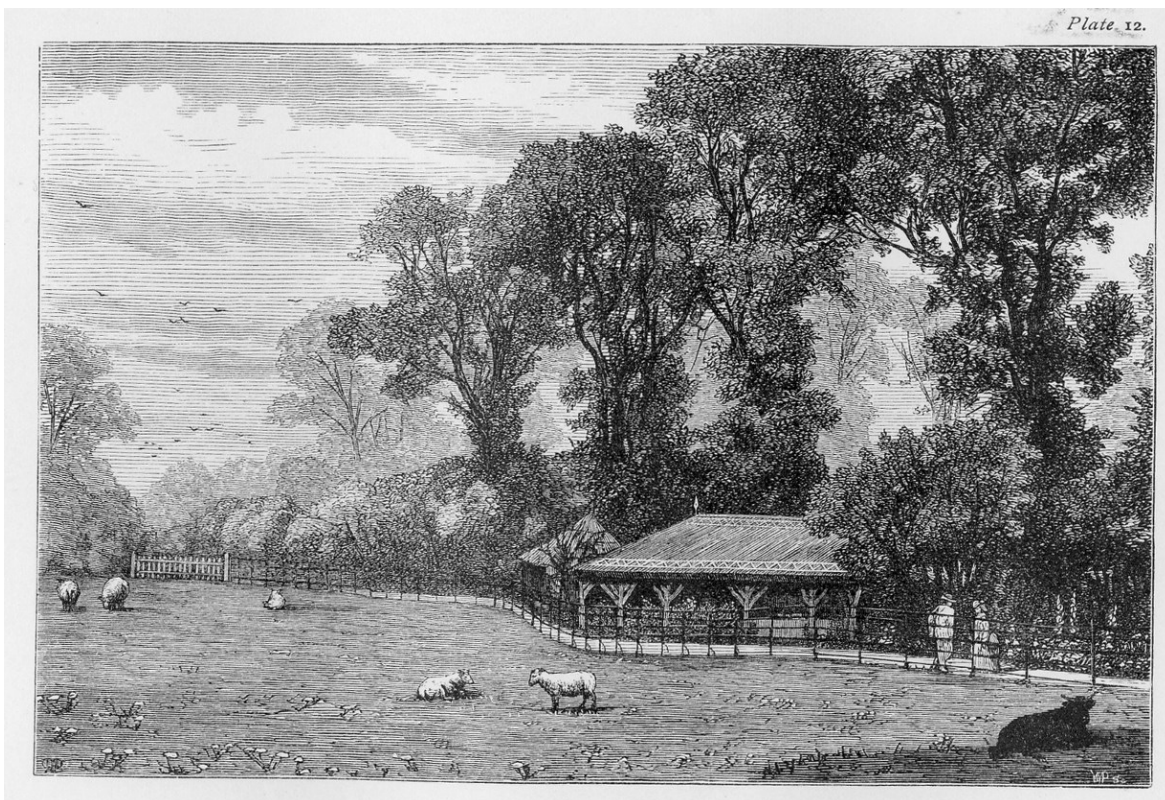


Figure 92. Smee's caption: 'View of the large summer house wherein we receive our friends when they visit the garden. It is simply a thatched structure of the simplest description.'



Figure 93. Smee's caption: 'View of the Reed Bridge over the central stream, near the Alpinerly. It shows the value of the reed as a picturesque plant.'



Figure 94. Smee's caption: 'Paper mill as seen from the north bank of the lake in summer when the *Conferva spiralis* forms a scum on the surface of the water.'



Figure 95. Smee's caption: 'View of the mill tail at Wallington Bridge.'



Figure 96. Smee's caption: 'View from the south bank across the lake. It shows the character which an occasional tree of the Lombardy poplar gives to a landscape. These trees were nearly 100 foot high but have been blown down since the picture was painted.'



Figure 97. Smee's caption: 'View of the backwater exhibiting the noble foliage of the *Petasites vulgaris* growing on the bank.'

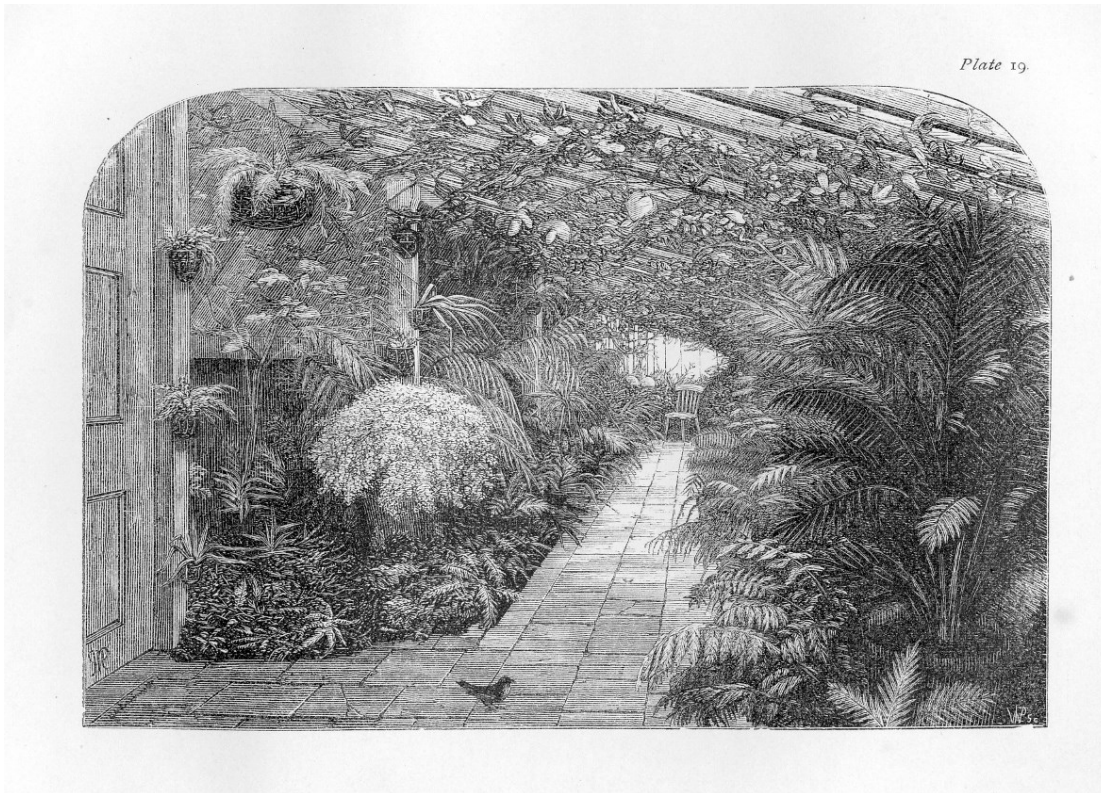


Figure 98. Smee's caption: 'Interior of the glass fernery as seen immediately on entering the house looking towards the tropical end. On the right is depicted a remarkable specimen of *Adiantum cuneatum*, and the little bird on the floor is one of those caught during severe frost, and placed in the house to clear off the insects.'

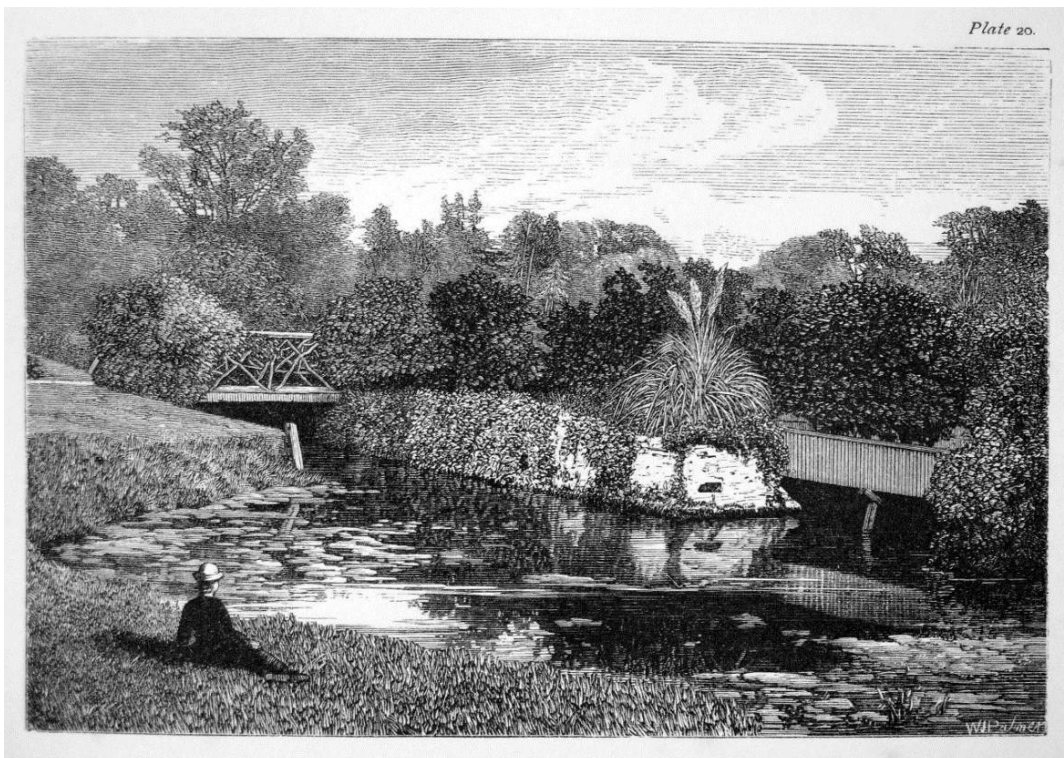


Figure 99. Smee's caption: 'Eel trap and backwater as seen from the front of the vinery; the effect produced by Pampas grass is seen to the left.'



Figure 100. Smee's caption: 'Moonlight scene presented by the landscape looking across the lake in August from the front of the Orchard House.'

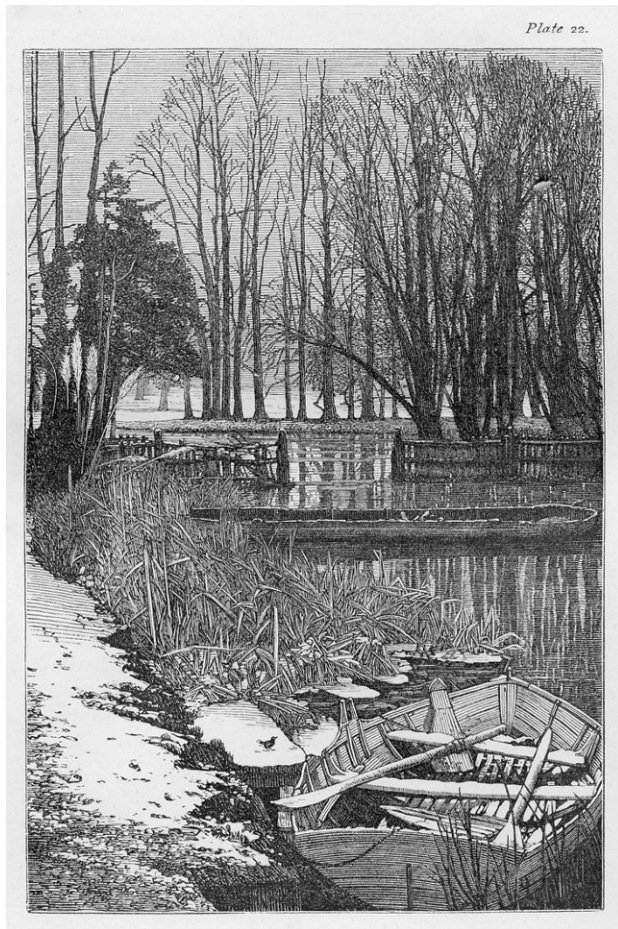


Figure 101. Smee's caption: 'View from the willow bower in winter looking towards Beddington Park, when the ground was covered with snow. The old weird dead trees have since been removed.'

7.4 Alfred Hutchison Smee

When Alfred Smee died The Grange passed to his son Alfred Hutchison Smee. He was a doctor with a strong interest in public health issues especially the supply of clean water on which he wrote several books, pamphlets and open letters. He was the Chief Medical Officer and a director of Gresham Life Assurance as well as being a justice of the peace and a member of Surrey County Council.

He bought the freehold of The Grange in July 1878 and erected a fine arts and crafts style house between 1879 and 1881 (figure 102).²⁴⁸ It may have been designed by Richard Creed who was the architect for Gresham Life Assurance Society and rebuilt Bridge Mill for Smee.²⁴⁹ The construction was probably done by Duncan Stewart, a leading Wallington builder.²⁵⁰ The house stood between the central stream and London road on a site that Alfred Smee had left as an open field. A plate in *My Garden* (figure 92) shows it grazed by a few sheep and a cow. It looks as if Alfred Hutchison Smee was completing something his father had intended. Alfred Hutchison also acquired land on the opposite (northwest) side of London road where he constructed a stable and other outbuildings.

The 1896 Ordnance Survey map shows that there were other changes to the garden. A short drive and turning circle were created in front of the house with a new entrance lodge to guard the gate. The remaining part of the field is shown as a fenced area – perhaps still grassed. A drive was laid to the northern end of the cold frames. This is still visible as a ridge on the lawn between the main building and the lake. The greenhouses survived but there were some alterations to the cold frames and around the vinery. A new building of unknown purpose was erected to the north of the latter.

The map gives the impression that the footpaths – and by implication the planting – had been changed. This is misleading, as the first map shows gardens in much more detail than the second, reflecting a change in Ordnance Survey policy. It must, however, have been necessary to alter the planting around the house to link the building to the existing landscape. Alfred Hutchison Smee seems to have continued his father's interest in fruit, as he exhibited over 200 varieties of apples from the estate at the 1883 London Apple Show.²⁵¹

The 1896 map shows three artesian wells, one near the vinery, one at the south end of the stream on the eastern edge of the garden and the third by the central stream. The latter survives and is in a small pool which appears to be shown on the 1868 Ordnance Survey map. The three are described in *The water supply of Surrey from underground sources*:

Mr. Smee gave me the following notes in a letter dated August 1896. The boring which reached the Chalk at 16 feet varied considerably in yield, but did not stop. The boring which reached the Chalk at 30 feet had been intermittent for some time, running for a few hours then stopping. At first the water rose to 2 feet above the ground, and then took to pulsating. The boring which reached the chalk at 50 feet was running full bore.

One of the borings is a little north of the mill-pond and close to the eastern edge of the grounds. Another is between the two streams, north-eastward of the house at their junction.²⁵²

²⁴⁸ Shew 2012 p. 257.

²⁴⁹ Dictionary of Scottish Architects http://www.scottisharchitects.org.uk/architect_full.php?id=201629 and Bradford 2020 under Bridge Mill.

²⁵⁰ Duncan Stewart's obituary in *The Sutton Herald* 13 May 1905 p. 10 says that he worked for AH Smee.

²⁵¹ Shew 2012 p. 257.

²⁵² Whitaker 1912 p. 129.



Figure 102. The Grange before the fire in 1960.

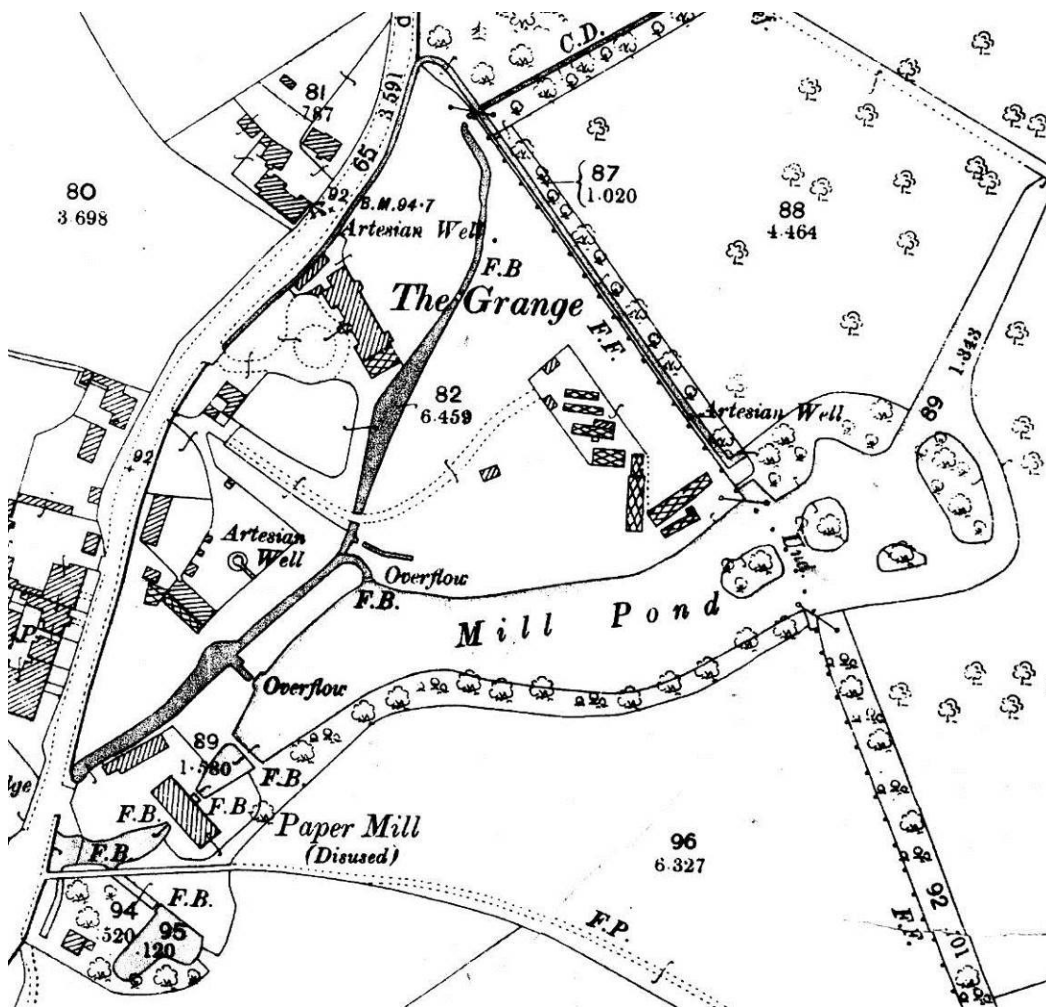


Figure 103. The Grange from the 1896 Ordnance Survey map. Hutchison's Smees

7.5 George Oddling Smee

On Hutchison Smee's death in 1901 the property passed to George Oddling, a civil engineer, who was the son of Hutchison Smee's sister. He changed his name to George Oddling-Smee to comply with the terms of the will.

The Sutton Local Studies collection has two photos of the garden taken on 24 June 1903 by JH Baldock for the Photographic Survey of Surrey. One shows the northeast end of the backwater with a rustic wooden bridge crossing the central stream by the rockery. The other shows the artesian well looking north with a tree in the foreground, which may be the mulberry still standing on an island bed in the centre of the path. Both photos show that the garden was still densely planted with shrubs in the Victorian manner.

Oddling Smee sold the house in 1908.²⁵³ There was 8¼ acres of land, much of which was on the northwest side of London Road outside the present park. The auctioneer's sales particulars mentioned a rustic summerhouse, full-sized tennis and croquet lawns, extensive ornamental lawns productive orchards and a kitchen garden with a large peach house, fernery, vinery and four other useful glass-houses.

The outbuildings included stables, coach house and a model farmery consisting of a

Brick built cow-house with space for six cows; meal house and store room, workshop with boiling house; dairy fitted with slate slabs; workshop and store place. Two ranges of three brick-built pig styes. Range of three dog kennels.

7.6 The Cavaliers

The house was bought by an Indian princess Zuluka Langrana Cavalier, who was a faith healer married to a Frenchman Monsieur F.H. Cavalier. They were a remarkable couple. The following information is from an article by J Walker in Ancestry.²⁵⁴ Zuluka was born Jeanne Zuleika Langrana Sorabji in 1870. She was the daughter of Kharsedji and Franscina Sorabji, who were converts to Christianity from Zoroastrianism and Hinduism respectively. They ran schools in Nasik and Poona funded by the Church Missionary Society. Jeanne studied medicine and she went to the West to raise money to found a new hospital in her homeland. She lectured across America on Indian customs and traditions. Her future husband Francis Herbert Cavalier went from England to America in 1883 soon after his first marriage to Hannah Greensmith. He went to Los Angeles, California, and was involved in teaching, journalism and various businesses. Hannah died in 1888. Jeanne was lecturing in Los Angeles and the two met at a ball given by a Russian Baroness: the wedding soon followed. They embarked on a tour of Europe and arrived in London in 1895. Francis sold an estate in Ceylon and bought an abandoned brewery in Stowmarket, Suffolk in 1900. His wife practised as fortune-teller 'Madame Zuleika' in New Bond Street, where she had a wealthy clientele.

The brewery did not prosper and bankruptcy proceedings were started. Francis refused to declare himself insolvent and returned to his former career as a 'Languages Teacher'. Jeanne resumed presentations on Indian customs and manners and also spoke on philosophical matters of an occult nature.

²⁵³ Sale by auction 28 April 1908. Auctioneers Protheroe and Morris 67 and 68 Cheapside EC. Photocopy in Sutton Local Studies Collection SBAW 712.

²⁵⁴ Article on Ancestry.com by J. Walker, 2007.

It is not clear how they managed to fund the purchase of The Grange in 1908. After they sold it they retired to the King's Road, Chelsea. Francis died in Rome in 1927 and Jeanne died in 1937.

The 1913 Ordnance Survey map, which was made towards the end of the Cavalier's ownership shows several changes which may have been made by them or by Oddling Smee. The vinery had gone and the area on the house side of it looks as if it may have been turned into a walled kitchen garden. This may have been done by the Cavaliers, as the vinery was mentioned in the 1908 sales particulars. The area between the house and the lake is shown with regularly spaced trees, and may have been an orchard. It is possible that that this was created by Alfred Hutchison Smee before 1896, and that the appearance of the trees was due to a change in mapping policy.

Alfred Smee's Poor Man's House and Fernery had gone by 1913. The map perhaps gives the sense of a garden that was more open and less densely and intricately planted than in Alfred Smee's time.

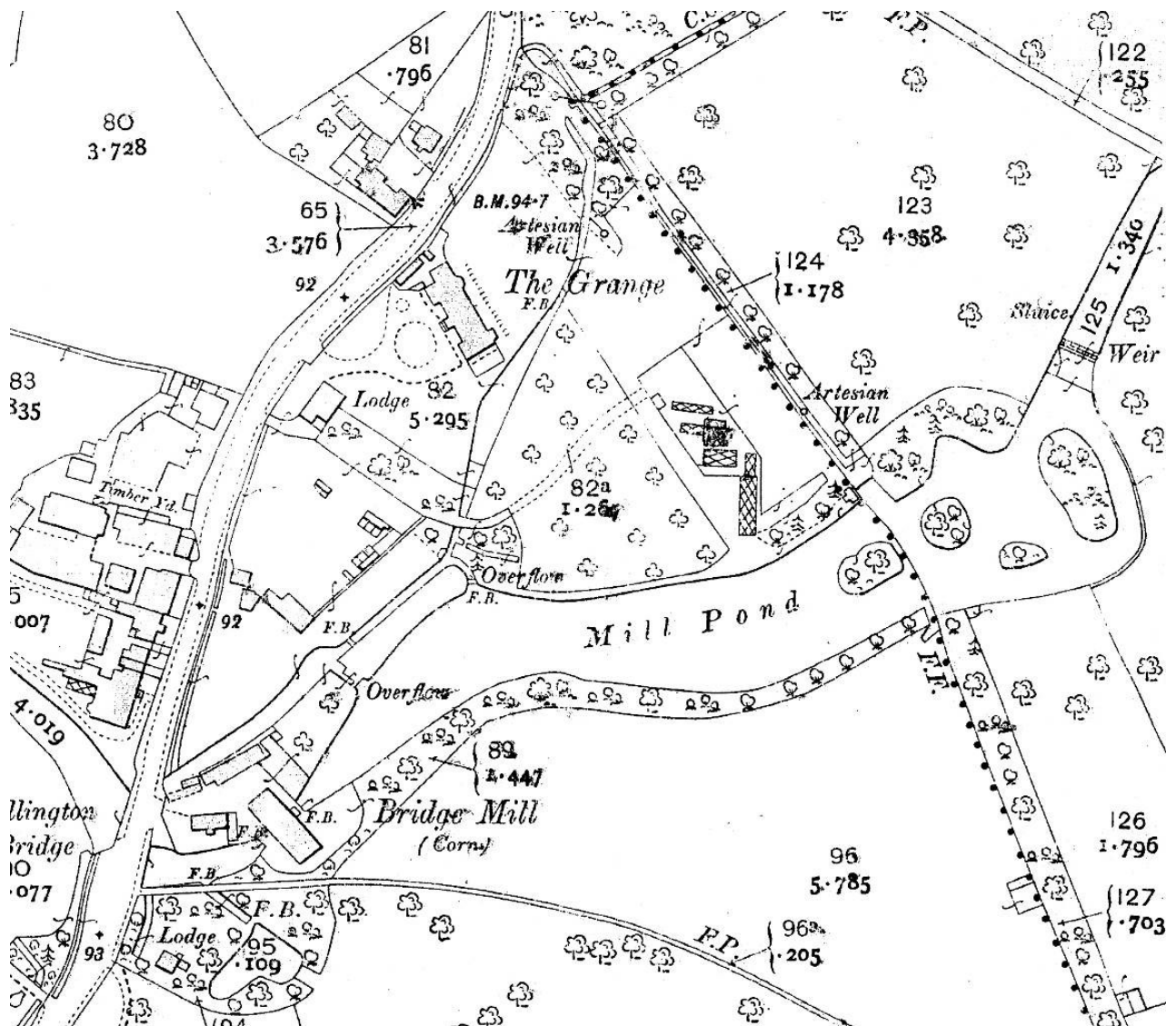


Figure 104. The 1913 Ordnance Survey map.

7.7 William James Mallinson

In 1915 the house was acquired by William James Mallinson, a timber merchant, who became a baronet when his father died in 1936. He was a major local benefactor who is now chiefly remembered for presenting a reference library to the people of Beddington and Wallington and for the development of the Methodist Church in Ruskin Road, Carshalton. Mallinson had a private golf course in the southern edge of Beddington Park where traces of some of the bunkers can still be seen.

Mallinson made major changes to the garden. He created the pond by the house with its stone surround, the path to the lake, the predecessor of the 'bridge' over the central stream by the rockery, the long drive and its surrounding lawn, the hedges around the turning circle and other features. In many ways the existing landscape is much more his than Smee's.

Mallinson appears to have been interested in sport. He acquired the southern part of Beddington Park and laid it out as a golf course, and there was a cricket ground on the other side of London Road outside the present park.

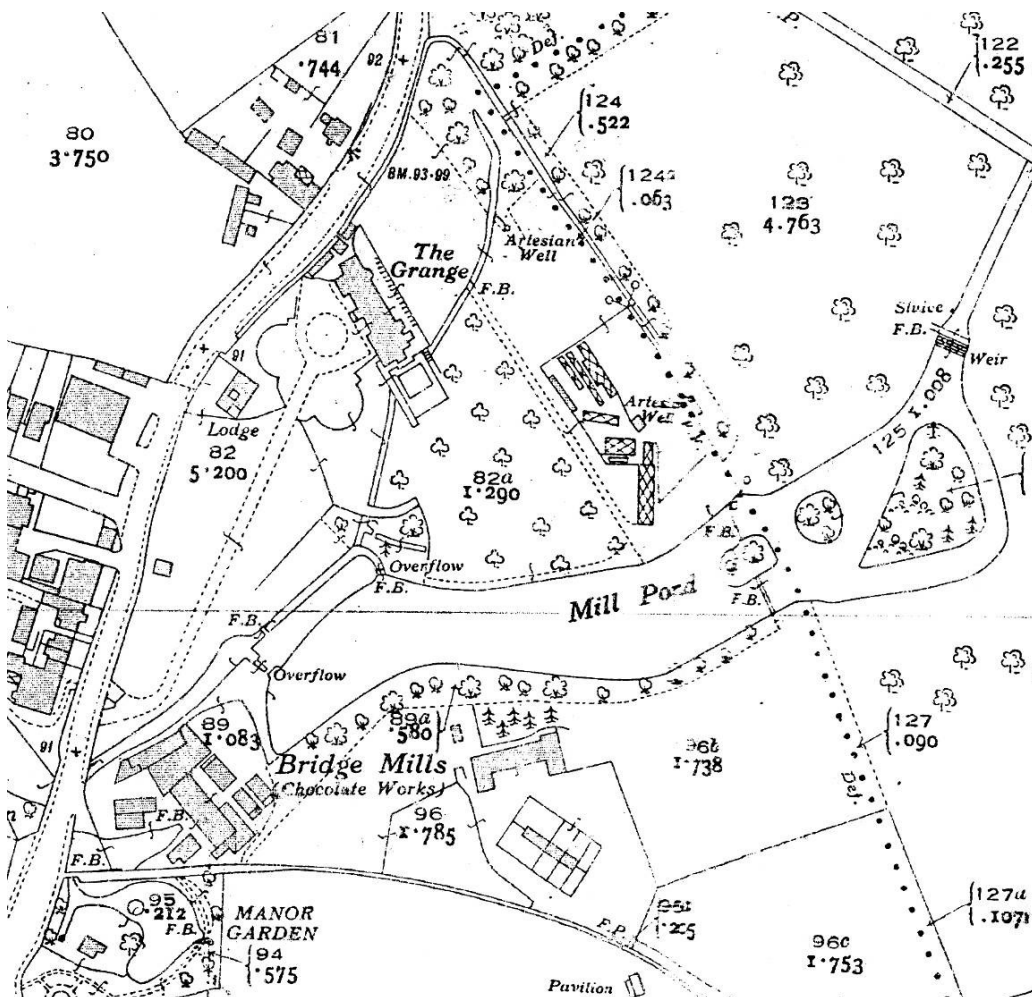


Figure 105. The 1933 Ordnance Survey map which shows The Grange towards the end of Mallinson's ownership.

When Mallinson sold The Grange his garden staff were transferred to the Council and we learn a little about them:

The head gardener was a Mr A. Gibbs aged 71 who was paid £2 7s 6d a week and had one of the cottages rent free. He was assisted by four gardeners, G. Collier, C. Smith, H. Pitman and J. Offin. There was also a groundsman, F. Pilgrim, and a labourer, B. Ives. Those who did not leave were redeployed by the Council. There was also an elderly brown horse called Jack which the Council retired and allowed to graze in the park.²⁵⁵

7.8 The Council

In the summer of 1935 The Grange estate was offered to the Council for £57,500 although the vendors said that they had received another definite offer of £65,000. The offer was only open for six weeks and the Council made a swift decision to buy.²⁵⁶ The purchase included:

- The house and garden to the north of the lake (F on figure 15).
- A large area extending across the southern end of the present park from the lake to Church Road which was used as a golf course (G and H on figure 15).
- Part of the former Carew deer park adjacent to The Grange (E on figure 15).
- A substantial piece of ground on the west side of London Road opposite The Grange which was used for outbuildings, fields and possibly for the model farmery (outside the present park and not plotted on figure 15).

On 26 November 1935 the Parks Committee inspected their new acquisition and decided:

- To remove the fruit trees on the lawns and kitchen gardens.
- To remove the putting green in front of the house.
- Not to make a car park but to use the main drive.
- To create a putting course on the lawn between the house and the lake.
- To convert the tennis courts into a natural turf bowling green.²⁵⁷

The park was opened on 11 April 1936 and the house was put to various uses.

In Second World War the park was used for *Summer Holidays for Workers*, a programme of events designed to encourage people to stay at home. The first season was 1942. The terrace along the side of The Grange house was wired for loudspeakers connected to a radiogram so that music could be played from records approved by the councillors. They also engaged concert parties, and an area northwest of the house was fenced off and a temporary stage erected. There was also Punch and Judy and Saturday afternoons. Two hundred folding chairs were bought and 550 more hired. Admission to the enclosure cost 4d. Civil Defence personnel were as far as possible to act as stewards.

Nine second-hand boats were bought to improve the service on the lake.

On August Bank Holiday (the 3rd)

... it is proposed to organise an entertainment by the Civil Defence Services. The programme will consist of a demonstration by all Services, sports and competitions, with dancing and sideshows, etc., in the evening. His Worship the Mayor has given a sum of money to each Service to be awarded in the form of prizes for competitions, and

²⁵⁵ Council minutes 1935-6 p. 496-7.

²⁵⁶ Council minutes 1935-6 p.149-51.

²⁵⁷ Council minutes 1935-6 p. 496-7.

it is hoped that some of these competitions will be held on the day and His Worship the Mayor will present the awards at a parade of the Services.

There was also to be a cricket match between the Civil Defence Services of this authority and those of Sutton and Cheam on the No. 1 pitch. Usual pitch fee to be waived.²⁵⁸

A similar programme was organised in 1943 and 1944 although the latter was cancelled due to 'enemy action' – presumably flying bomb attacks.²⁵⁹

In 1943 a children's corner was added to the scheme with improvised rope swings and sand pits. The paddle boats from Grange Park were transferred to the Stock Pond.²⁶⁰

The theatre area remained in used after the war. In September 1946 the Parks Committee decided to erect a refreshment kiosk near it.²⁶¹

The end of the war brought a flurry of change. Some of this was prompted by war damage such as the destruction of the cottages at the Croydon Road entrance. In September 1946 the Council Surveyor suggested rebuilding to a new plan which eventually resulted in the construction of the existing entrance and pair of lodges.²⁶²

Other actions perhaps reflect the social changes during the war. The parks committee decided to close the golf course at the southern end of the park and replace it with a smaller and more populist pitch and putt course.²⁶³

The decision to close the golf course left the golf house or former dairy building on the knoll to the south of the lake available for reuse. In October 1946 the Parks Committee agreed to construct a car park 'behind it' – presumably on the south side – and to give consideration to turning the building into a refreshment kiosk. They also decided to construct a new landing stage on the south side of the lake and administer the boats from there.²⁶⁴ Plans for conversion to a refreshment room were agreed in May 1947 and it was completed the following summer.²⁶⁵

Photographs from the 1930s show that The Grange garden was fairly intricate with a lot of well-maintained bedding and ornaments. The Council looked after the park well but it slowly lost its detail. Ornaments were broken or stolen and not replaced and the bedding simplified. Changes were small and incremental and were not much commented on. However, the cumulative effect has been dramatic. A comparison of old and modern photos shows that the landscape has lost its detail and been impoverished. This is a not uncommon fate of gardens both public and private. These changes are not well documented. In April 1946 the rockery was temporarily closed due to extensive repeated damage.²⁶⁶ In 1949 seven rustic bridges were in urgent need of repair, and financial provision was to be made for rebuilding to a more substantial standard.²⁶⁷ This may mark the erection of the present concrete slab bridges.

The Grange mansion was burnt down on the early morning of 10 January 1960.²⁶⁸ It was replaced with a rather ugly modern building which has since been refaced.

²⁵⁸ Council minutes 1941-2 p. 656-8

²⁵⁹ Council minutes 1942-3 p. 195, 437-9; 1943-4 p. 270-1, 634.

²⁶⁰ Council minutes 1942-3 p. 325.

²⁶¹ Council minutes 1945-6 p. 725 and 727

²⁶² Council minutes 1945-6 p. 727, 798; 1946-7 p. 273. 1947-9 p. 97

²⁶³ See section 10.1.

²⁶⁴ Council minutes 1945-6 p. 798.

²⁶⁵ Council minutes 1946-7 p. 431; 1947-9 p. 525-6.

²⁶⁶ Council minutes 1945-6 p. 435.

²⁶⁷ Council minutes 1949-50 p. 114, 295.

²⁶⁸ Council minutes 1960-1 no 738.

The car park on the north side of The Grange lawn was approved by planning in January 1966 and in 1970 £15,750 was put in in capital estimates for new car park at Bridge Mills. ²⁶⁹

Financial pressures resulted in a slow deterioration in the maintenance of the gardens and piecemeal repairs and responses to problems made the landscape less coherent. The Lottery funded project has resulted in significant improvements including the including the planting of an orchard on the site of the former greenhouses, the recreation of an avenue of fruit trees along the former Apple Tree Walk, the relaying of several paths and the replanting of the beds in the rose garden and along the walk across the lawn from The Grange building to the lake. Above all, the heavily silted lake has been dredged and restored.

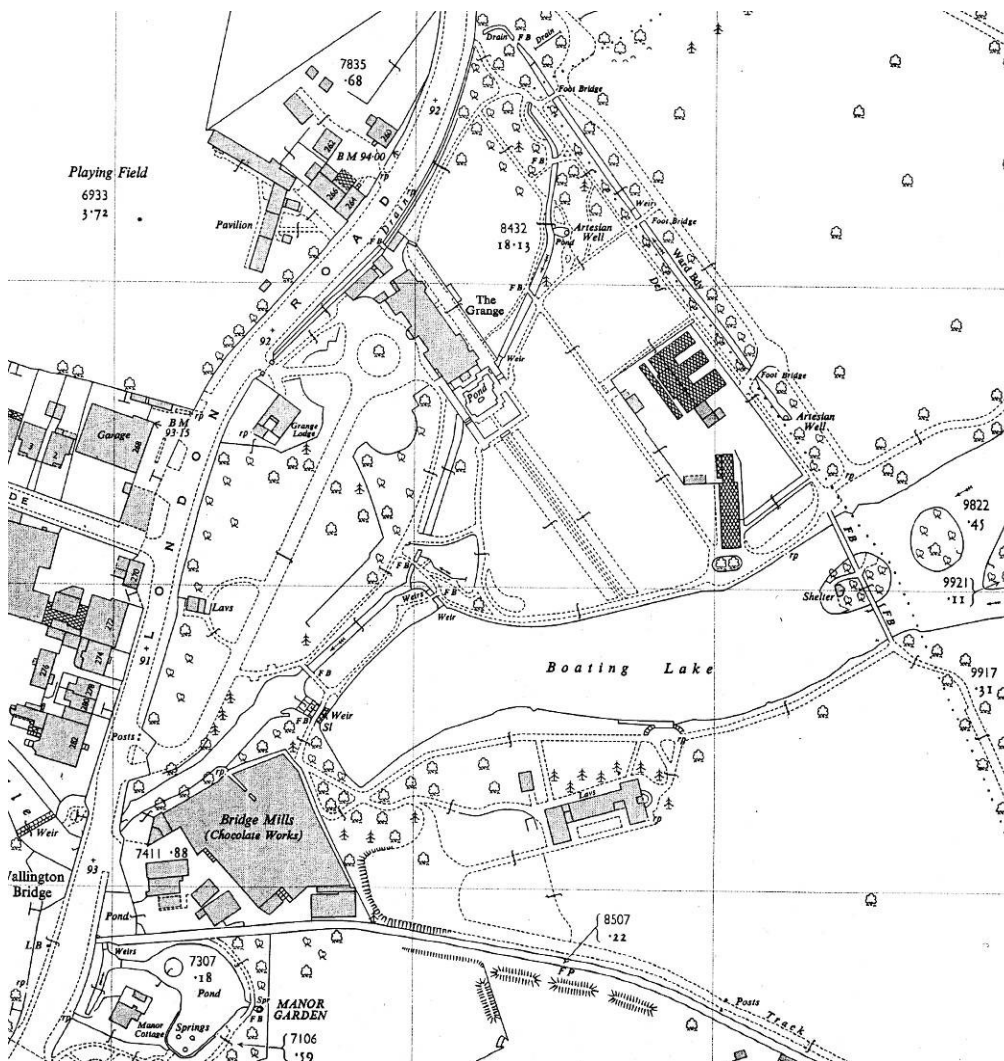


Figure 106. The 1956 Ordnance Survey map (surveyed in 1955).

²⁶⁹ Council minutes 1966 no 176 a 6; 1970 no. 752.

8 INVENTORY AND DETAIL OF THE GRANGE GARDEN

8.1 The streams

There were four streams in and along the edges of Smee's garden:

- Along the eastern edge close to the deer park boundary
- Along the edge of London Road
- Following the edge of the lake at the foot of the dam
- Across the centre of the garden.

Of these one survives, one is nearly complete, one is reduced to a few fragments while the fourth has gone.

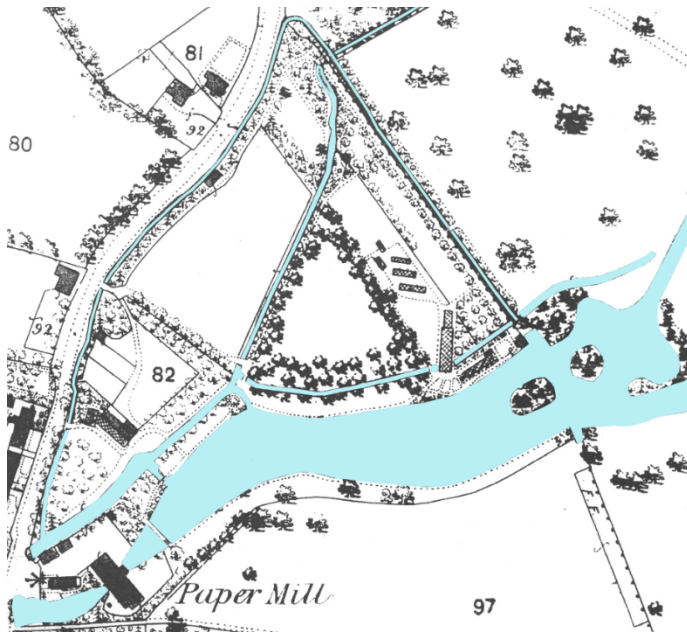


Figure 107. The 1868 Ordnance Survey map with the watercourses picked out in blue.

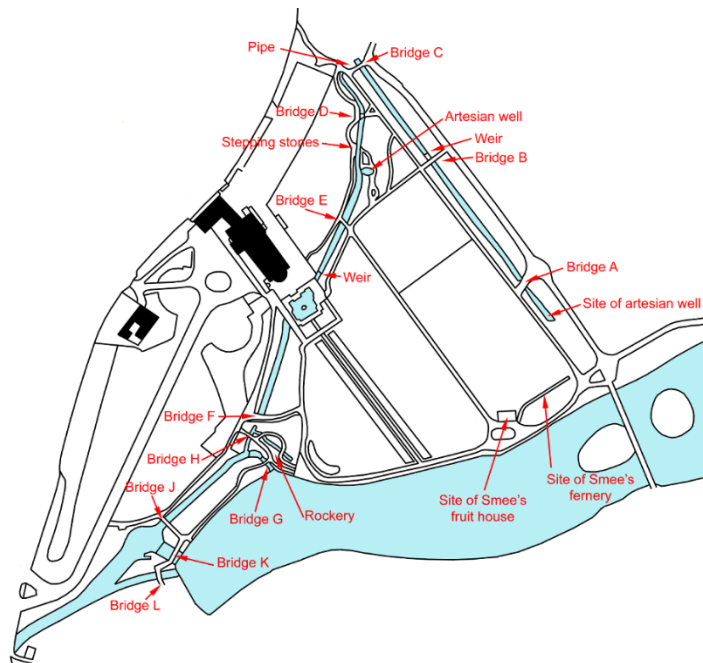


Figure 108. The watercourses today.

8.1.1 Along the east side of the garden

The watercourse along the east side of the garden is shown on the 1840 tithe award map along with the feeder channel running from the river Wandle upstream of the lake.

The map in *My Garden* (figure 82) shows a fence along the west side of the stream close to or on the line of the Beddington Wallington boundary. The fence is also shown on the 1868 Ordnance Survey map (figure 81) although it is not very clear. The two maps are probably not independent sources, as Smee's map appears to be derived from the Ordnance Survey one. The plan in the 1908 sales particulars show the property boundary along this fence, so the stream was part of the park and not Smee's property.²⁷⁰

The southern end of the channel has now gone and it starts at an artesian well which is shown on the Ordnance Survey maps from 1896 to 1956. The top of a vertical iron pipe – presumably the well – can still be seen in the bed of the channel but there is no visible flow from it. The channel has earth banks and is crossed by three bridges. From south to north these are (figure 108):

Bridge A. This consists of a pipe embedded in concrete. It is wide enough for a cart and has parapets of reused stone, some with tarmac on it.

Bridge B has concrete slab decking with steel railings.

Bridge C also with concrete slab decking with steel railings.

There is a low weir immediately north of bridge B.

The channel originally passed over the central channel and extended north to London Road and then turned southwest along the side of the road. It now ends immediately north of bridge C and the water flows through a short pipe into the stream through the centre of the garden.

8.1.2 The central channel

This channel is not shown on the 1840 tithe map but appears to have pre-existed the garden as it must be the 'central brook' which Smee said that he 'lowered'.²⁷¹

The west side of the channel north of the stepping-stones is edged with stone blocks. If blocks exist on the east side they are largely overgrown.

Bridge D (figure 108) is of concrete slabs. The channel then continues to a set of stepping-stones which consist of two old stone blocks in the stream and more recent paving on the banks. They are presumably on the site of the stepping-stones in Smee's 'valley of ferns'.²⁷²

Beyond this there is a small concrete-lined pool fed by an artesian well. The actual well at the eastern end of the pool is a metal pipe from which a trickle of water flows. A photograph in the Local Studies collection dated 25 June 1903 shows a considerable jet of water, perhaps 30 or 40cm high. The pond was then surrounded by vegetation but is now among lawn and paths.

²⁷⁰ Sale by auction 28 April 1908. Auctioneers Protheroe and Morris 67 and 68 Cheapside EC. Photocopy in Sutton Local Studies Collection SBAW 712.

²⁷¹ Smee 1872 p. 20.

²⁷² Smee 1872 p. 43.



Figure 109. The artesian well looking north in 2013.



Figure 110. The artesian well photographed on 24 June 1903 by JH Baldock for the Photographic Survey of Surrey. Looking north. The mulberry in the centre is still standing although it has lost some branches, has tipped over and has become hollowed out.

There is a large mass of fern on the west bank opposite the artesian well between the stepping-stones and bridge E. The bridge is a slab structure.

The Local Studies Collection includes two photos which were probably taken in the early years of the public park which show the channel looking north towards bridge E (figure 111 and 112). The earliest – judging by the size of the trees to the right of the bridge – shows flowers along the riverbank with a proper border on the east side.

The stream then flows over a weir with a drop of 0.4m, and under a bridge into a stone-lined pond in a paved area at the foot of the terrace at the south end of the house. The terrace has art deco railings and this, and the squared random stonework, suggest a date in the 1920s. On the northeast side of the pond steps lead up to a bridge with a French burr mill stone set in the pavement. On the southwest side of the pond there is a pergola supported by stone columns on either side of the bridge over the stream. The pond, bridges, and pergola and art deco railings are very much of a piece and appear to be a single build. A photo, which was probably taken when the Council bought the park, shows a small rock and statue in the centre of the pond, and Italianate stone bench below the railings and an assortment of plant pots on the wall (figure 115).

The banks downstream of the pond contain a good deal of concrete rubble. The stream then flows under bridge F which consists of a pipe set in concrete. The upstream side has a random block stone parapet very similar to the work around the pond. The stream then emerges into the rockery from beneath a hedge. The streams here are described in section 8.5.



Figure 111. The central stream looking north towards bridge E. The photo was probably taken in the early years of the public park.



Figure 112. The central stream looking north towards bridge E. The photo was probably taken in the early years of the public park.



Figure 113. The pond in the central stream in 2013.



Figure 114. The pond in the central stream in 2013.



Figure 115. The pond probably taken around the time the Council acquired The Grange.²⁷³

²⁷³ This is one of a group of photos in the Local Studies collection marked with newspaper editing instructions and marked T. Booth. (figures 115, 118 and 129) T. Booth was the Town Clerk of Beddington and Wallington, and it seems likely that the pictures were taken for the Council around the time they acquired The Grange.



Figure 116. The upstream side of bridge F looking south in 2013.

8.1.3 The stream along the lake

The stream along the north side of the lake has been reduced to fragments. It originally ran – and presumably took water – from the southern end of the channel along the east side of the garden. It is not on the 1840 tithe award map, which is consistent with it being the ‘stream parallel with the river’ which Smee constructed.²⁷⁴ It ran along the foot of the bank which retained the lake and was presumably intended to catch any seepage and improve the drainage of the area.

By 1866-7 Smee had constructed the southern end of the fruit house over the channel, and between then and 1872 he constructed the fernery over another section.²⁷⁵ The stream appears to have run in an open channel through the fernery and there was also a little pool which still survives. The exact arrangement is, however, unclear (section 8.3). The rest of the channel had been filled by 1896 leaving only a short section at the western end by the rockery described in section 8.5.

8.1.4 The backwater

This channel, which runs southwest from the rockery roughly parallel to the lake, originated as a spill way for the mills. It appears as such on the 1840 map. At that time there was a spill way

²⁷⁴ Smee 1872 p. 20.

²⁷⁵ The 1868 Ordnance Survey map was surveyed 1866-7.

on the site of the rockery and a water mill on the site of the present stepped weir now crossed by bridge K on figure 108. By 1868 the mill had been demolished and replaced by a spill way presumably on the site of the former water wheel pit. This arrangement is still shown on the 1933 Ordnance Survey map. By 1956 the spill way on the mill site had been widened and was probably the existing structure. At some later date a new channel was excavated to the south of the stepped weir and an automatic sluice gate was installed.

The southeast bank upstream of bridge J (figure 108) is walled with stone blocks and broken concrete. The opposite bank may have a low edge of rubble but it is largely covered with soil.

Bridge J has a concrete slab floor with parapets of small grey granite blocks. These continue as a wall lining the path which continues over bridges K and L. Some of the blocks have tar on them. These blocks are also used on the retaining wall of the backwater on both sides of the stepped weir – from bridge J to the sluice channel. The blocks appear to be very similar to the paving sets found between the tram rails on the Carshalton Road railway bridge. The Croydon-Sutton tram line was replaced by trolley busses in 1935, but the stone between the rails may not have been moved for some years.

The sluice channel and the main river channel downstream is lined with concrete blocks.

8.1.5 North of the house and stream

This area is bounded by the terrace along the northeast side of the house, London Road and the central stream.

In Smee's time the area was divided between the fern valley in the north corner of the garden, the croquet lawn, part of the field on which the house was later built and the alpinery on the southern edge next to the stream. The character of the area must have changed when the house and terrace were built. However, the Ordnance Survey maps do not show enough detail to give a clear picture.

Mallinson may have had a putting green in this area, as the Council Parks Committee resolved to abolish the 'putting green course in front of the house' soon after they took possession of the property.²⁷⁶

A photograph taken between 1935 and 1960 (figure 117) shows that the southwestern part of this area was a lawn with a flower bed at the foot of the terrace. This agrees with the 1955 Ordnance Survey map, which shows the terrace and an open area surrounded by paths. The path on the southeast side survives and is paved with stone slabs apart from a section where the stone has recently (2015) been stolen and replaced with gravel.

Mallinson had a small summer house on the edge of the lawn near the artesian well. In 1936 the Council decided to adapt this to provide a base for issuing tickets for putting, bowls and golf.²⁷⁷

In 1966 the Council turned the north side of the lawn into a car park.²⁷⁸

Today the area is divided into three parts. The car park occupies the north side next to London Road. The area to the south of this is mostly lawn with tables for customers using the bar in the house. The northern end furthest from the house is still wooded, although the car park has intruded into this. There is no sign of Smee's alpinery. The carpark and lawn are separated by a wide yew hedge.

²⁷⁶ Council minutes 1935-6 p. 496-7.

²⁷⁷ Council minutes 1935-6 p.727. The building can be seen on the 1946 air photo in the Local Studies Collection,

²⁷⁸ Council minutes 1966 number 176 a 6.



Figure 117. The northeast side of the house between 1935 and 1960.

8.2 The east side of the garden southeast of the stream

This area is on the east side of the garden, south of the central stream. The east side is now bounded by a stream with a path beyond it. This path was not part of The Grange, as the property boundary ran along the west side of the stream (see section 8.1.1).

The path on the west side of the stream inside the boundary fence was Smee's Pear Tree Walk. There are now large non-fruit trees along the east side between the path and the stream with a thinly planted pergola at the south end.

The west side of the area is also bounded by a straight path which was once the Apple Tree Walk with the Alpinery at the northern end. By 2013 the fruit trees and alpines were long gone. The fruit trees were replanted during the Lottery funded project.

The plan in Smee's *My Garden* (figure 82) shows the area divided into two by a north-south boundary. The east side contained a considerable number of trees and may perhaps have been an orchard. The western side had greenhouses and cold frames with an open area at the south end. This division is consistent with the 1896 Ordnance Survey map (figure 103) although it shows little detail. The 1913 and 1933 maps (figures 104 and 105) show the north end as an open area.

The whole area between the paths is now divided into three parts.

At the north end there is a triangular area crossed by a network of paths paved with stone slabs. There is a small oval pool fed by an artesian well which appears to be shown on the 1868 map. The actual well is at the south end of the pool by the stream. A photograph dated 1903 (figure

110) shows that the area around the pool was densely planted. A path runs south from the well-pool and splits around a mulberry tree which is shown on the 1903 photo. The tree is still standing although it has lost some branches, has tipped over and has become hollowed out. The path was relaid as part of the Lottery funded project.

The area is now grassed with a few trees and several small paved paths. In the southeast corner of the area there is a 'table' consisting of a grit millstone supported by three stones.

To the south of this there a more-or-less square area which is levelled and edged with a low bank, suggesting that it once been a bowling green. In 2014 it was a lawn with rose beds. The beds now contain a variety of plants. The path along the east side of the area has a wooden pergola for climbing plants. It was repaired as part of the Lottery funded project, but most of the plants have yet to be re-established. This pergola has been a long-established feature as it appears in a photo taken around the time the park was acquired by the Council (figure 118).

The open area appears to have been created between 1896 and 1913. and may be the site of the tennis court mentioned in the 1908 sales particulars. When the council acquired The Grange the Parks Committee decided to turn the tennis courts into a natural turf bowling green.²⁷⁹

In 2013 there is a thick shrub hedge along the south side of the rose garden. The area to the south of this was the site of Smee's greenhouses and cold frames which are described in *My Garden* (section 7.3). There were three main houses. The poor man's house by the lake, and the orchard house at an angle to it, which both appear on the 1868 Ordnance Survey map. The fernery to the north of the poor man's house must have been added soon after as it is appears in *My Garden* in 1872. There were several cold frames to the north. The three greenhouses appear on the 1896 Ordnance Survey map, but the fernery and poor man's house had gone by 1913.

At least part of the foundations of the fernery still survive, including the central path and pool with a stone inscribed 'Lucem, Lucrum, Ludum' which appears on the title page of *My Garden*.

The Fruit house may have survived into the 1950s when it appears to have been known as the Long Greenhouse and was opened to the public when its contents were in flower.²⁸⁰ However, it seems doubtful that Smee's original structure survived so long, so it may have been wholly or partly rebuilt.

The cold frames appear on successive editions of the Ordnance Survey Maps from 1868 to 1933 although there are changes to their footprint suggesting much alteration and possibly replacement with greenhouses.

The 1946 air photo shows that the greenhouses were in an enclosed area and that the land around them was cultivated, presumably as a nursery. The minutes for 1949 and 1950 refer to a vinery wall which was presumably in this area and needed repair.²⁸¹

In the early 1950s the Council reviewed its greenhouses, which were used to produce plants for decorative purposes and for bedding out. The surveyor was asked to report on cost of erecting two new greenhouses and to provide comparative costs for propagating plants or buying them from outside.²⁸² The decided to continue to use the greenhouses in Mellows Park and The Grange and in November 1953 detailed costs were submitted for a major rebuild at the latter. The work consisted of:

²⁷⁹ Council minutes 1935-6 p. 496-7.

²⁸⁰ Council minutes 1952-3 minutes 57, 313 and 667.

²⁸¹ Council minutes 1949-50 p. 250; 1950-1 no. 426.

²⁸² Council minutes 1952-3 no 1186

Boiler house and potting shed	£700
Replacement of existing palm house	£730
Replacement of existing Calceolaria house	£600
Replacement of existing cold house	£580
Erection of glazed corridor	£380
Provision of additional boiler	£480
Total	£3,470

Paving repairs were expected to cost another £100 or £150. It was agreed that the vinery would also be rebuilt so long as the total cost did not exceed £5,000. The rebuild was expected to save about £65 a year in labour costs, especially overtime.

In February 1954 Duncan Tucker Ltd won the tender to build the new greenhouses for £4,575 16s and they were opened on 17 May 1955.²⁸³ These must be the greenhouse shown on the 1956 Ordnance Survey map. Only the long house – the successor to Smee’s fruit house – survived the rebuild.

The greenhouses have now gone. The foundations of Smee’s fernery survive near the lake. The adjacent concrete slab was at the entrance of the fruit house. In 2013 the rest of the area was shrub beds with some large trees in a lawn forming grassy walks. The area was cleared during the Lottery funded project leaving only the large trees. It was then replanted as an orchard. There are two pieces of topiary near the former fruit house at the south end of the path along west side of the area. These may be visible on photos taken when the council acquired The Grange (figures 128 and 129).



Figure 118. The rose walk looking south, probably taken about the time the Council acquired The Grange. (See the note to figure 115).

²⁸³ Council minutes 1953-4 no 178, 523, 843; 1954-5 no, 774.

8.3 The remains of the fernery

The remains of the fernery were cleared and investigated in the summer of 2015. They consist of an east-west aligned walkway set into the ground and edged with low walls. There is a small heavily silted pool in the centre of the south side and some lengths of concrete foundation visible to the south of the walkway (figures 119 to 127).

The main part of the walkway consists of three rows of red floor tiles 255-260mm square. They are laid out of step with each other. The west end is straight and appears to be original, while the east end is a rough break. The surviving length is 23.9m (78.4ft). Both ends are higher than the centre, the difference being made by a gentle slope.

The north side of the tiles butt up against a line of yellow stock bricks – often fired to clinker. The bottom of the south side wall is partly yellow stock brick and partly yellow sandstone.

The floor of the walkway is generally three tiles wide. At the west end the south side wall curves outwards so about 3½ tiles are exposed. Here the floor runs under the wall. At the other (eastern) end of the south wall also rests on floor tiles.

The upper part of both walls generally consists of one or two courses of rock, which appears to be laid dry without mortar. The north wall has three courses to the east of the pool.

The stone is very mixed and includes:

- Oolitic limestone. Several pieces, including one which is white and may be Portland stone. Many of these pieces have mouldings on them, a few of which may be late gothic.
- Yellow sandstone.
- French burr stone (?) possibly from a millstone.
- A piece of granite.
- Reigate stone – at least one piece.

There are also clumps of burr brick, cemented yellow stock brick and concrete rubble.

There is a northward-running line of yellow stock brick just beyond the west end of the tiles. This rests on a cement foundation. There is a vertical iron pipe set in cement just inside the brick. There is also a horizontal cast iron pipe with an internal diameter of about 100mm (4in) just outside the foundation (figures 126 and 127).

The pool is heavily silted. There is no obvious sign of an inflow or outflow pipes or channels.

The inscription in the centre of the south wall of the pool is cut into the smoothed face of a block of hard grey fine-grained stone. The inscription is still sharp:

*

IN LUCEM
LUCRUM, LUDUM

This is the same as on the title page of *My Garden*. There is a block of yellow sandstone below the inscription and several others in the pool wall.

At the eastern end of the building there is an east-west aligned concrete foundation 0.24m wide about 1.5m south of the walkway. It can be traced westwards for about 7.5m and appears to be for the south wall.

The concrete foundation for the southwest corner of the building is about 2.33m south of the path and probably about 2.5m south of the north edge of the pool. It is about 0.7m west of the scrap of west wall exposed on the north side of the path.



Figure 119. The remains of the fernery looking east in 2015.



Figure 120. The remains of the fernery looking west in 2015.



Figure 121. The western end of the fernery in 2015 showing the south wall overlying the floor tiles.



Figure 122. The rock work along the north side in 2015.



Figure 123. The pool looking east in 2015.



Figure 124. The pool looking west in 2015.



Figure 125. The inscription stone in 2013.



Figure 126. The western end showing a fragment of a north-running wall with a pipe to the left of it in 2015.



Figure 127. East end. Detail of the pipe and the northward-running foundation in 2015.

8.3.1 Discussion of the fernery remains

The description in the *Gardener's Magazine* shows that the fernery existed by mid-May 1868. It is not shown on the first edition 25 inch Ordnance Survey map which was published that year. The discrepancy may be explained by the map being surveyed in 1866-7.²⁸⁴ If so the building was fairly new in 1868, although Hubbard does not mention this. The fernery is shown on the map in *My Garden* published in 1872.

The surviving remains can be only partially reconciled with the descriptions in *Gardener's Magazine* and *My Garden* and the engravings in the latter. The red tile floor is explicitly mentioned by Smee and shown on the engraving of the interior. The engraving shows the tiled floor turning to a door at the end of the building which accords with the tiles extending under the ends of the south side wall. The tile floor has a surviving length of 23.9m which, given that the eastern end is damaged, compares well with Smee's length of 'about 80 feet' (24.38m). He also says that the house was 'well sunk in the ground' and mentions the pool. It is therefore clear that the walkway and pool are part of Smee's fernery. However, it is equally clear that the low walls along the walkway are not. They do not appear in Smee's print and, as already noted, extend over the original floor.

Hibbard said that the floor sloped downwards to the hottest end of the house where as the existing floor is lowest in the centre.²⁸⁵

There is also a possible contradiction in the documentary evidence. The engraving (figure 98) shows the floor turning to a door presumably to the outside. Smee says that the doors were in the south wall. The roof slopes away from the south wall suggesting that it is a north-facing

²⁸⁴ There is no revision date on the map. However, the 6-inch Ordnance Survey map published in 1870 was a reduction from the 25-inch sheet. The 6-inch map states that it was surveyed 1866-7.

²⁸⁵ *Gardener's Magazine* 4 July 1868 p. 290.

lean-to. However, the drawing of the outside of the building shows a double pitched roof with equal slopes on both sides (figure 79). This is further contradicted by the description in *Gardener's Magazine* which says that the 'house is a sort of irregular span, almost a hip'. These issues cannot be resolved from the presently available evidence.

The significance of the foundations to the south of the walkway are unclear. Hibberd says that the gap between the ground and the wall plate was filled with peat-turfs, which suggest that concrete work is a later alteration.²⁸⁶ The foundations are also narrower at the eastern end than the west, which does not accord with the documentary evidence. It seems likely that they are, in part at least, either the remains of internal structures or subsequent alterations or both.

When did these alterations take place? There are three possibilities:

- The fernery was remodelled sometime between 1872 its demolition between 1896 and 1913. This is not unlikely as the descriptions suggest that the construction was fairly shoddy. The plant beds may also have been too close to the water table. Smee mentions that the boiler in one of his greenhouses was flooded when the bourne rose in 1866.²⁸⁷
- The arrangement was created when the building was demolished between 1896 and 1913, possibly to preserve the pool and inscription.
- That it is the result of some later reconstruction.

At present there is no easy way of distinguishing between these options. The present arrangement is not shown on the Ordnance Survey maps of 1913 and 1933 but does appear in 1956 (figures 104 to 106). However, this may not be significant as there are variations in mapping standards between editions.

The stone in the side walls is very mixed and some – possibly a large part of it – is reused. Fine yellow sandstone – probably Ardingly sandstone – was widely used in Mallinson's work at The Grange. However, it also seems to have been used by Smee. When he is describing his Alpinery he says that 'The proper sandstone may be obtained, but at considerable cost, from Tunbridge Wells, from Balcombe, and from other parts of Sussex'.²⁸⁸ Ardingly is close to Balcombe and it appears that he also used other beds from the Tunbridge Wells sandstone. The rock is therefore of little use in dating.

The reused – possibly gothic – stone could have come from one, or possibly more, of several local sources:

- The remodelling of Carew Manor carried out in the second half of the 1860s and therefore broadly contemporary with Smee's fernery.
- The excavation of the former Wallington Chapel carried out by Mrs Birch in 1922. Many late gothic stone blocks were recovered. Some were built into the walls of a hall at Butter Hill, Wallington but there may have been more material.²⁸⁹
- The demolition of Wallington Manor House in or soon after 1932. The façade of this building was 18th century, but there was a medieval undercroft on the site and it is possible that other medieval structure survived in the building.²⁹⁰

A detailed study of the stone might allow us to decide which, if any, of these options is correct.

²⁸⁶ *Gardener's Magazine* 4 July 1868 p. 290.

²⁸⁷ Smee 1872 p. 34.

²⁸⁸ Smee 1872 p. 306.

²⁸⁹ Skelton 1995 p. 18.

²⁹⁰ Skelton 1995 p 18 and 22-3.

The walls along the side of the walkway must retain the fill covering the floor of Smee's fernery which was set below ground level. This means that the foundations and parts of the original floor probably survive buried to the north and south of the walkway. It appears that some Smee's iron heating pipes also survive. A future excavation could uncover more of the foundations of the building and might throw light on the arrangement of the original structure and the alterations that it has undergone.

8.4 The lawn between the house and the lake

This consists of two areas of lawn divided by a central path with flower beds on either side.

The 1868 Ordnance Survey map and the plan in *My Garden* suggest that this was an open area surrounded by trees along the central stream, the lake edge stream and the apple tree walk. Smee describes the lake edge:

We then pass through a rosary to the borders of a lake. Around this a walk is made, broken however at intervals by trees to prevent a monotonous effect. This walk, running by the border of the lake, presents a continual but ever-varied curve, and leads on the east to the orchard-house. Along this walk, six feet apart, splendid specimens of rose bushes are planted two feet from the path. In front of these is a flower border full of pinks, picotees, snapdragons, pentstemons, and behind the roses, vegetables and strawberries are grown.²⁹¹

The 1913 and 1933 maps suggest significant change, as the surrounding trees had gone and the area was covered with regular rows of trees suggestive of an orchard. Unfortunately the 1896 map does not show enough detail to determine whether the change had happened then or not. However, Smee's son Alfred Hutchison is known to have shared his father's interest in fruit and may well have created more orchard. The 1896 map does show a track to the greenhouses which is still marked by a conspicuous ridge across the lawn.

The Local Studies Collection has two photos which show small trees – probably fruit trees – on the southwest corner of the lawn near the greenhouses (figures 128 and 129).²⁹² These were probably taken around the time the Council acquired the park, as they decided to remove the trees and turn the lawn between the house and the lake into a putting course.²⁹³ The pitch and putt course may have been closed in 1938 when it was replaced by a facility on the other side of the lake.²⁹⁴

The straight flower-bed-lined walk between the house and the lake is not shown on the 1933 Ordnance Survey map which was made towards the end of Mallinson's ownership. It is clearly shown on the 1955 Ordnance Survey map which suggests that it was created by the Council. It was, however, stone-paved, and a photo in the Local Studies Collection shows a small wide area with the base for an ornament. This looks too expensive for council work. Another photograph in the Local Studies Collection shows that the path co-existed with the orchard trees which the council decided to fell soon after they acquired the park.²⁹⁵ On balance it seems that the path and beds were Mallinson's work. The stone has recently (2015) been stolen and the path re-laid in gravel.

²⁹¹ Smee 1872 p. 41-2,

²⁹² Both of these photos are in the Local Studies collection and both have editors' instructions on the back and one is marked T Booth. See the note to figure 115.

²⁹³ Council minutes 1935-6 p. 496-7.

²⁹⁴ Council minutes 1937-8 p. 149.

²⁹⁵ Council minutes 1935-6 p. 496-7.

In August 2012 a burn mark appeared on the grass on eastern side of the lawn south of the ridge marking a former drive. It may be connected with a small unidentified building shown on or near this position on the 1896 Ordnance Survey map. However, the footprint is not entirely consistent with this and it may predate the garden. Smee says that he occasionally found 'brick piers' in the garden.²⁹⁶



Figure 128. The southwest corner of the lawn between the house and the lake looking southeast towards the greenhouses. The fruit trees suggest that this was taken around the time the Council acquired The Grange.

²⁹⁶ Smee 1872 p. 20.



Figure 129. The lake edge and the southwest corner of the lawn. Probably taken around the time the Council acquired The Grange. (See note to figure 115).



Figure 130. The east side of the lawn between the house and lake looking north on 8 August 2013. Note the burn mark on the grass with the ridge marking a former drive behind it.

8.5 The rockery

This area is on the edge of the lake and includes the spillway and the area to the east of it. It is enclosed by a yew hedge on the east and north sides and metal railings on the west.

The stream through the rockery passes over a very low brick weir at the lake edge and then descends by three small cascades. The upper part of the spillway has a brick-lined channel with large angular pieces of sandstone above. Lower down the channel appears to be all stone. The path along the lake edge crosses the spillway by a miniature stone bridge which is built around a concrete arch. On the east side of the spillway there is rockery constructed with large stone of at least two different types, one a fine yellow-brown sandstone, the other coarser, darker and more iron-rich. A path runs down through the rockery and passes over the central stream by a small stone slab bridge. On the eastern side of the rockery a stream emerges from a pipe set among stones and flows down to join the central stream. This is the surviving stub of the stream which once ran along the lake edge. Another path meanders over this and joins the path to the central stream. The only obviously old planting are a few cypresses which have been reduced to dwarf form.

The present rockery is probably on the site of the western part of Smee's Fern Glen. The map in *My Garden* shows the fern glen along the central watercourse to the north of the present rockery. However, Smee's text says that the Fern Glen was by the lake. His detailed plan (figure 84) has no indication of north and it is difficult to reconcile with his overall plan or the 1868 Ordnance Survey map. However, the detailed plan does show a series of small paths on the bottom edge, which may be equated with the group of paths shown on the overall plan by the lake east of the spill way. The Glen is shown in two of Smee's plates (figured 88 and 89) but they do not help with the layout.

The Fern Glen is not shown on the 1868 Ordnance Survey map, which does show the garden in some detail (figure 81). It is possible that the feature was added between 1868 and the publication of *My Garden* in 1872. The 1896 map does not show the garden in enough detail to be significant, although the watercourses have their present arrangement with the channel along the lake reduced to a stub. The boundary around the rockery on the line of the present hedge and fence is shown from 1913.

The little stone bridge has traditionally been attributed to Smee (figure 133). However, one of the plates of the Fern Glen in *My Garden* shows a timber bridge (figure 88). The 1868 Ordnance survey map shows a lakeside path but it is not clear if there was a bridge over the spillway. A bridge is marked on 1896, 1913 and 1933 maps but it appears to be closer to the lake. A postcard in the local studies collection shows the rockery looking upstream towards a stone structure – apparently a bridge parapet. This is clearly not the parapet of the existing bridge (figure 131). The postcard is labelled 'Grange Park, Wallington' showing that it post-dates the Councils' ownership. This implies that the existing bridge was constructed by the Council some after 1935. The bridge appears in its current position on the 1956 Ordnance Survey map. It is possible that the bridge was reconstructed after the 'extensive and repeated damage to the rockery' in 1946.²⁹⁷

The origin of the rockery is therefore uncertain. The surviving structure does not appear to be reconcilable with the information in *My Garden* and it seems likely that the rockery is a latter addition perhaps reusing Smee's stones. The fencing of the area on the 1913 map suggests that it may pre-date Mallinson.

The paths were repaired and partly re-laid as part of the Lottery funded project.

²⁹⁷ Council minutes 1945-6 p. 435.



Figure 131. The rockery looking up the spillway towards the lake. Note the bridge parapet in the background.



Figure 132. The spillway and the rockery in 2013.



Figure 133. The bridge over the spillway in the rockery in 2013. Note the concrete arch.



Figure 134. Conifers growing on the rockery in 2013. Looking southwest with the bridge over the backwater bottom right.



Figure 135. The main path through the rockery looking south towards the lake in 2013.

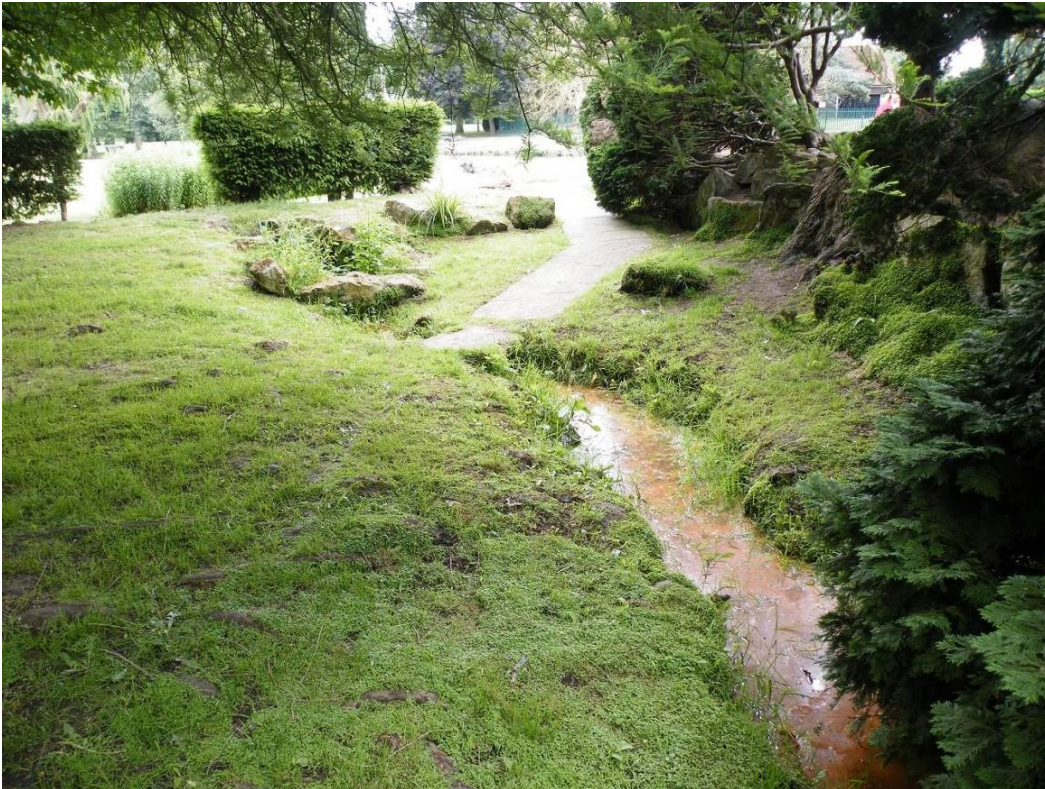


Figure 136. The stub of the stream along the edge of the lake here within the rockery area on 27 June 2013. The stone from the path has since been stolen and replaced by gravel. When this was done the path was extended.



Figure 137. The central stream entering the rockery in 2013.

8.6 Around the drive

This area is around the entrance drive to the southwest of the house between London Road and the river.

Smee's plan shows that the area was divided into several parts (figure 82). The northern end was part of the field on which the house was later built. To the south of this there was a path which ran from the Field Gate on London Road to the central stream by the present rockery. Part of the area to the south of the path was enclosed, with a building and the vinery at the southern end. This enclosed area was surrounded by trees. The enclosure may have been a kitchen garden and the surrounding trees were, perhaps, orchard.

The 1896 map shows the changes which had flowed from building the house in the field (figure 103). There was a turning circle in front of the house and a short drive to London Road with an entrance lodge on the south side of the gate. The remains of the field survived as an enclosed area. There is no indication of how it was planted. The path from the Field Gate had been turned into a drive and extended across the lawn to the greenhouses. The walled area to the south of the path remained although some extra buildings had been erected and an artesian well created.

The 1913 map shows further changes (figure 104). The 'field' by the entrance drive had gone and the drive was surrounded by open ground – presumably the lawns described in the 1908 sales particulars. A belt of trees separated this from the suspected walled kitchen garden which had again been reorganised. The number of buildings had been reduced and the vinery gone. Several small animal houses and pens are shown.

By 1933 the whole area had been transformed. The original short entrance drive had been replaced by a long drive to a new gate at the southern tip of the garden. The turning circle had been surrounded by curved yew hedges, parts of which still survive. The area along the new drive was presumably lawn and trees as it is today. The 1955 map shows further changes. The short drive had been reopened by cutting through one of the hedges so there were now two approaches to the house. This was done to create a one-way system soon after the Council acquired the park.²⁹⁸ A small building by London road had been converted into toilets and approach paths laid.

The turning circle and the two entrances remain today, together with a large part of the yew hedges around them, the lodge and the lawns at the north end of the drive. In the 1930s there were semi-circular recess in the yew hedge to the south and west sides of the turning circle. One of these was cut through when the short drive was reinstated but the other survives. There is a tree in the centre with traces of a circular flower bed around it. There are ten Portland stone bollards around the turning circle. The rest of the circle and the drive are lined with wooden posts to keep the cars off the grass. There is a kerb of rough stone blocks.

The long drive is surrounded by lawns with scattered trees. It is separated from London Road by a shrubbery. There were once heavy wooden gates at the London Road end.

The Lodge is now privately owned and has not been examined.

A path runs from the drive along the side of the backwater then behind the yew hedge to The Grange house. There is a plant bed at the back of the hedge.

²⁹⁸ Council minutes 1935-6 p. 496-7.

9 THE GRANGE LAKE

9.1 Wallington Mill

The lake was originally the pond for Wallington Mill. The Domesday Book mentions two mills in Wallington and there are references to medieval mills but their sites are not known. The Arundel map of about 1620 shows a short section of the river above Wallington Ford (now Wallington Bridge) but there is no mill or lake.²⁹⁹ A 'Wallington Mill' is shown on Seller's map of Surrey of 1690, but its depiction of the river channels seems confused, so the location of the mill is uncertain. In a late 18th century court case the mill is said to have been built about 1725, but it is possible that this was rebuilding rather than construction on a new site.³⁰⁰

The first known tenant was probably Richard Phillips who was a colourman, or supplier of dyestuffs, to the local textile printing works. He was probably using the mill to grind logwood. He died in 1755. John Filbey leased the mill from about 1771-92 and used it to grind logwood. In 1792 the lease was bought by William Kilburn who was a leading textile printer with a works on the west side of London Road a little north of The Grange. He demolished the old mill and built a new cotton-spinning mill. This appears to have been a substantial four-storey building 80 feet by 33 feet. It was advertised for sale in *The Times* in April 1802, but it probably failed to find a buyer as there are particulars for another auction in 1803. It is not known if the mill actually changed hands.

By 1840 Charles Bourne was using the mill to produce flour. His building stood over the river channel at the tip of the pond. He was followed by Thomas Holloway who was working the mill in 1853. It was then converted to a paper mill operated by William Frederick Butler who went bankrupt in 1860. It was then operated by Samuel Millbourne from about 1861 to 1863. He was probably in partnership with or an associate of Edward Smith Manico, who continued making paper there until about 1887.

The freehold may have been acquired by Alfred Hutchison Smee in 1878 as the land is still affected by covenants of that date. In 1881 he demolished the mill and employed the architect Richard Creed to rebuild it.

Manico was followed by William Reuben Brown who continued papermaking until his bankruptcy in 1893.

The mill was then converted for 'crushing, grinding and chaff cutting' to make animal feed. It was worked by EG Smith from 1897 to 1907 and then by Brindley and Co until 1916. The site then became a chocolate and confectionery works operated successively by F and H Turner Ltd, French and Co and Helm Chocolate Ltd. The works ceased production in 1960 and was demolished in 1966. In 1969 the site was mentioned as a 'proposed new car park' and it has that function today.³⁰¹

The 1840 tithe award map shows a second mill between the north edge of the lake and the backwater. This probably existed by 1835 when the partnership of John Davison and Frederick Grubb, yarn and horsehair manufacturers of Wallington, was dissolved by mutual consent. In 1839 John Davison and Richard Clark of Wallington mills, horsehair and seating manufacturers were bankrupt. Work was continued by William Grub 1839-40. He was followed by Thomas Holloway. The lease expired in the early 1850s and the mill building had gone before the 1868

²⁹⁹ Arundel map is in the Duke of Norfolk's archives at Arundel Castle.

³⁰⁰ The history of the mill is based on Bradford 2020 section 34, Bridge Mills.

³⁰¹ Council minutes 1969 no. 494.

Ordnance Survey map was made. Holloway moved to a factory on the other side of London Road and the business continued there for many years.³⁰²

9.2 The lake, weirs and spill ways

The mill is not on an ideal site as the lake is at the foot of a slope and had to be banked up along most of the north side. The material for this was probably obtained by cutting back the slope on the south side. The Bridges estate map of 1771 shows two small buildings, one at the tip of the lake and the other between the lake and the backwater.³⁰³ The enclosure award map of 1840 shows two mills one straddling the channel from the west end of the lake and the other across the present stepped spillway. The spillway, which now runs through the rockery, is also shown.

The mill on the north edge of the lake had been demolished by 1868 and had been replaced by a spillway, probably on the site of the former wheel pit. This arrangement with the mill at the end of the lake and the two spillways to the backwater is shown more-or-less unchanged on the 1913 Ordnance Survey map. By 1933 part of the western end of the lake had been filled and the channel through the mill either blocked or culverted. By 1956 another small part of the western end of the lake had been filled and the channel through the mill had completely disappeared. The main exit from the lake was on the site of second northern mill, where the stepped weir is today.

The 1908 sale particulars for The Grange say ‘that part of the river Wandle which is included in the area of this estate, has recently been deepened, and could, if desired, be stocked with fish and let off’. It seems likely that this refers to the lake rather than the small streams and backwaters.

In February 1945 the whole length of the northern edge of the lake was in urgent need of repair. The Borough Surveyor suggested using concrete or camp-sheeting. The Parks Committee chose camp-sheeting presumably because it was cheaper. A quote of £450 was obtained which was more than the £300 estimate. It was decided that the Chairman would negotiate to see if he could get a reduction if work started immediately.³⁰⁴ He appears to have been successful. By May when the Ministry of Health approved the work the price had dropped to £345 8s 9d.

The lake needed cleaning in January 1948. A large excavator not available, a smaller machine could be obtained but the use of this would entail dumping on the banks not the island. It was decided that the Council’s Surveyor would approach Croydon Council for the loan of a drag excavator and action was delegated to chairman in view of the urgency. Some work was done as silt was deposited on the bank, but the machine may have been too small to complete the job as it was reported that a contractor, Henry Hemmings Ltd would have the lake dredged by Easter 1949.³⁰⁵

In 1961 a considerable length of the wood railing round the lake in Grange Park had been demolished – presumably by vandals – and the Council decided to remove the remainder.³⁰⁶

³⁰² Bradford 2020 section 35, the flock mill, Wallington Bridge.

³⁰³ BL Add 36307 no. 14. The way the lakes ends on the Beddington-Wallington boundary suggests that it was created after 1684 when Wallington was split from the Carew estate. See VCH Surrey 'Parishes: Beddington', in *A History of the County of Surrey: Volume 4*, ed. H E Malden (London, 1912), pp. 168-178. *British History Online* <http://www.british-history.ac.uk/vch/surrey/vol4/pp168-178> [accessed 31 July 2020].

³⁰⁴ Council minutes 1944-5 p. 240-6, 321 and 511.

³⁰⁵ Council minutes 1947-9 p. 155, 219, 1024.

³⁰⁶ Council minutes 1961-2 no. 239.

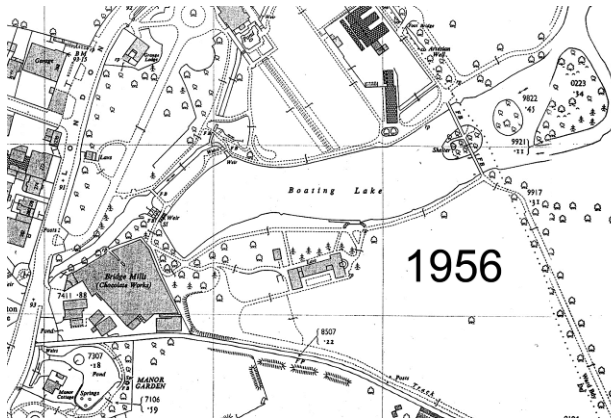
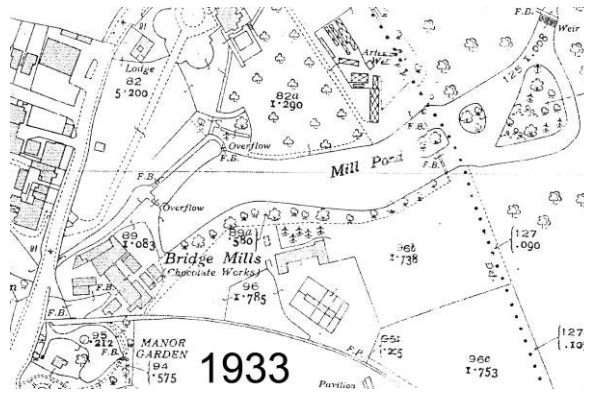
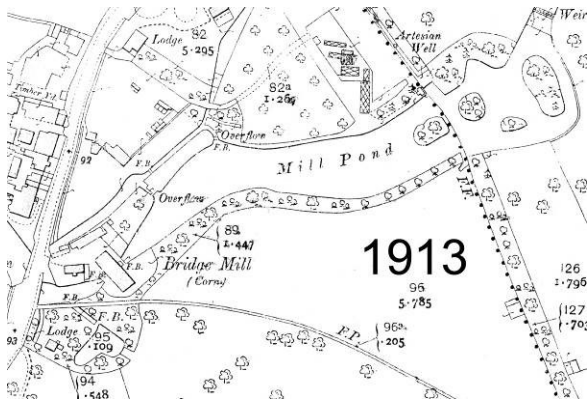
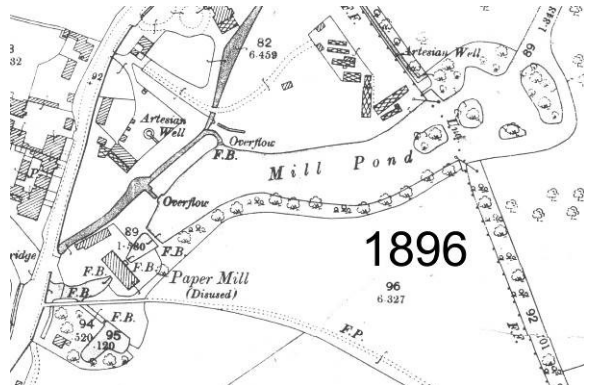
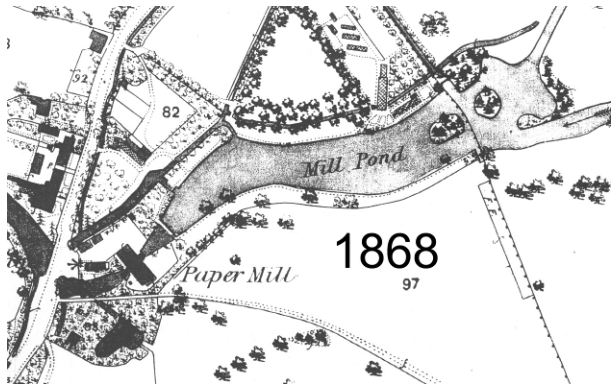
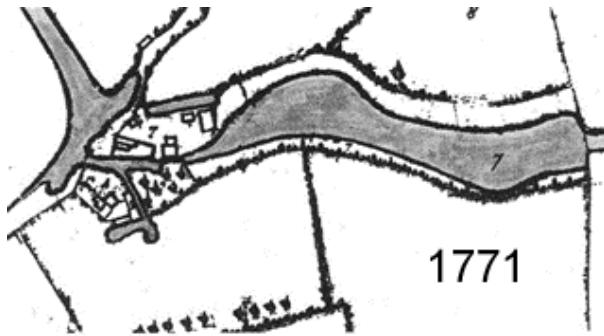


Figure 138. The evolution of the lake.

In September 1962 Surrey County Council were carrying out the River Wandle Improvement Scheme, involving major work along the river. Surrey Council wanted to fill the eastern arm of the lake behind the large island, presumably to dispose of the silt from other parts of the channel. Beddington and Wallington's committee did not like this and asked the Borough Engineer to discuss alternatives with the County Council so as to preserve the island. Their objection appears to have been successful. Work seems to have progressed slowly. In February 1964 the lake had been drained and a considerable amount of silt had been cleaned from the eastern end of the lake. The Borough engineer suggested that Beddington and Wallington Council took the opportunity to clear the rest. He had a quote of £4,000 (15s per cubic yard) from Coyne Excavations Ltd. The committee agreed subject to financial provision.³⁰⁷ It is likely that nothing was done as a few years later, in 1969, silting was making it difficult to operate the flood gates. In 1970 further dredging was agreed at a cost of £1,200, of which the Greater London Council paid half.³⁰⁸ The flood gates were presumably the existing ones in the southernmost of the three channels flowing from the lake. The channel in which they are located is not shown on the 1956 Ordnance Survey map and they may well have been erected as part of Surrey's improvement scheme.

By 1980 the lake bank was again in a poor state and parts of the lakeside path were subsiding into the water. The timber shoring was rotten and a tender of £26,981.13 was accepted for repairs. Further work was authorised for the southern bank in 1987 at an estimated cost of £70,000 plus £2,000 for preparatory work.³⁰⁹

In 1988 there was provision of £15,000 for reconstructing one of the footbridges at the outlet of the lake.³¹⁰

9.3 The islands at the head of the lake

The Bridges estate map of 1771 shows the lake ending on the Beddington - Wallington boundary, but by 1820 it had been extended eastwards into the edge of Beddington Park.³¹¹ Islands are first shown in 1868 and although the numbers and shapes have changed over the years the overall trend is for their area to increase (figure 138). This is no doubt the result of the lake gradually silting up. This would particularly happen where the water speed drops as the river enters the head of the lake, but the islands may also have been used to dump silt from general dredging. This was certainly intended in 1948 (see section 9.2 above).

In 2014 there were three islands in the lake, two above the long metal bridge and one below it. The lake was very badly silted with only a few centimetres of water in many parts of the eastern end. The lake was dredged in 2017-8 as part of the Lottery funded project. This generated a huge amount of silt which was partly dumped on the two islands upstream of the bridge, raising their level and merging them into one. Some of the silt was dried and then dumped off site and a small amount was deposited in the shelter belt to the north of the café.

9.4 The bridges over the lake

Alfred Smee had a narrow strip of land along the south side of the lake, and he built a wooden bridge across the western end (figure 94). This survived until 1896 but had gone by 1913. There was then no direct connection across the lake. By 1933 a new link had been made using two bridges connecting an island at the eastern end to both banks. Photos in the Local Studies

³⁰⁷ Council minutes 1962-3 no. 269, 597.

³⁰⁸ Council minutes 1970 number 42, 752, 1006 and 1590.

³⁰⁹ Council minutes 1980 no 378; 1987 no 1246.

³¹⁰ Council minutes 1988 no. 845.

³¹¹ BL Add 36307 no. 14. Beddington and Bandon enclosure award map, 1820. Sutton Archives.

collection show the bridges were timber. These are shown on the 1956 Ordnance Survey map. In 1970 they were replaced with the present long arched steel bridge which passes right over the island.³¹²

9.5 Boats, landings and boat houses

A rowing boat is shown on two of the plates in *My Garden* (figures 96 and 101). There was a summerhouse on the east edge of the garden by the lake but there is no evidence that it was also a boat house. The building had disappeared by 1896. There was a small building on the site in 1913 but nothing on the 1933 or 1956 maps. However, two photos in the local studies collection show a timber-framed thatched boat house projecting into the lake (figures 129 and 139). On the first of these the wooden bridge to the island is visible in the background. The bridge suggests that the picture belongs to Mallinson era or the early years of the public park. It is unlikely that the Council would erect a thatched boat house, which suggests that it was made by Mallinson between 1933 and 1935, unless the map is inaccurate.

When the Council took control of the park they decided to tender the boating rights and they instructed the surveyor to make a landing stage.³¹³ Photos in the Local Studies collection show that this was on the west side of the island at the head of the lake where the bridges crossed. They received an offer but this was withdrawn after the Council decided to limit Sunday boating to the afternoon. No further offers were forthcoming.³¹⁴ In July 1936 the surveyor was told to negotiate to buy ten boats. A quote for three paddle boats and three dinghies was accepted in December 1936 and three more of each was ordered in March 1937.³¹⁵ In July the Parks Committee decided to make an additional landing stage for children's paddle boats in a shallow portion of the lake on the east side of the bridge and to place a bar under the bridge to keep the rowing boats out.³¹⁶

The council kept the service running during the war although the boats decayed.³¹⁷ By November 1944 the fleet of 18 dinghies and 6 paddle boats were in urgent need of repair and tenders to be invited and also for the supply of 24 new boats.³¹⁸ In February 1945 the Parks Committee accepted the tender of the Dauntless Company of Welshpool to supply 18 new 10-foot dinghies and 6 paddle boats for £504. In 1944-5 the 'building known as the boathouse' which had been assigned to the golf professional in 1936 was being used to store civil defence equipment. Both users were given notice to leave presumably to make way for the new boats.³¹⁹ In April 1946 four extra dinghies were ordered.³²⁰

The boats continued to operate until 1973 or 1974 as the council could not recruit suitable staff.³²¹ Financial pressures meant that the boats were not operated in 1975 and an unsuccessful attempt was made to find a private contractor to take over the service.³²² Boating was restarted in 1994 but was subsequently found to be financially unviable.³²³

³¹² Council minutes 1970 no. 1280.

³¹³ Council minutes 1935-6 p. 496-7.

³¹⁴ Council minutes 1935-6 p. 738 and 822; 1936-7 p. 91.

³¹⁵ Council minutes 1936-7 p. 274, 510 and 765.

³¹⁶ Council minutes 1937 p. 185.

³¹⁷ Council minutes 1942-3 p. 561 and 642-3; 1943-4 p. 635.

³¹⁸ Council minutes 1944-5 p. 34.

³¹⁹ Council minutes 1944-5 p. 239-40 and 243.

³²⁰ Council minutes 1945-6 p. 434.

³²¹ Council minutes 1974 number 1385.

³²² Council minutes 1975 numbers 388, 661 and 1036.

³²³ Council minutes 1994 number 1464

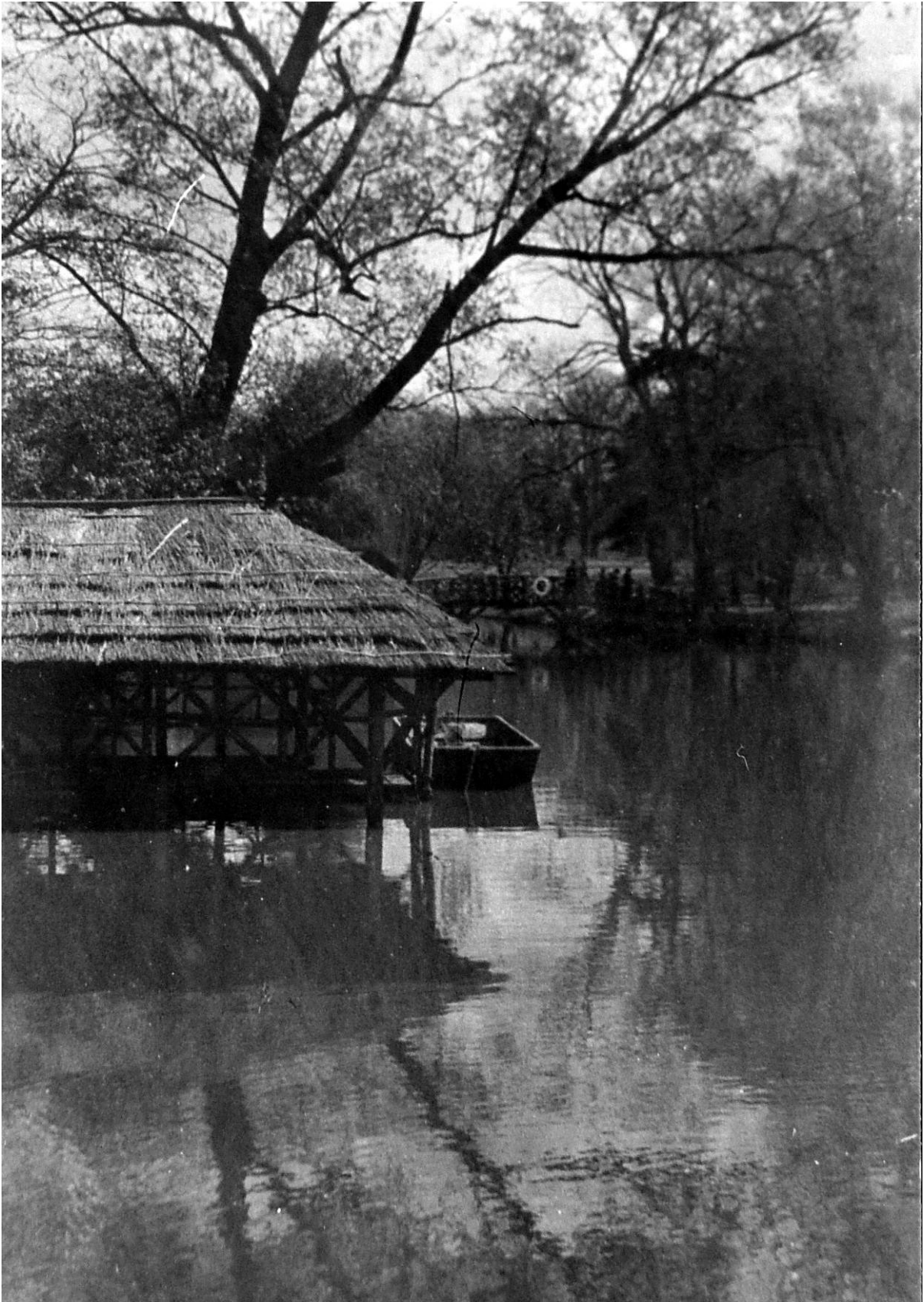


Figure 139. The boathouse with the bridge to the island in the background.

10 SOUTH OF THE GRANGE LAKE

10.1 The golf course

At some date – possibly in 1919 or 1920 – Mallinson bought the southern end of Beddington Park and laid out a golf course. When the Council acquired the park they decided to retain the golf course ‘with certain minor alterations’.³²⁴

In 1936 the parks Committee appointed a golf teacher and grounds man at a wage of £2 per week.³²⁵ Two years later, in 1938, plans were made to convert a building known as the ‘Dairy’ to a golf pavilion and subsequent developments suggest that the work was completed before the Second World War. It was also agreed to create two new golf greens – presumably just for putting – ‘on the area of Grange Park lying south of the dairy’. These replaced the ones ‘at present on the area north of the River Wandle’.³²⁶ The golf house was subsequently converted to a boat house and café which allows it to be identified as the building south of the lake now occupied by the Early Years Centre.³²⁷

There was a fire in the golf house in early 1944 for which the Councils insurers paid £328. The building also suffered war damage.³²⁸

In January 1945 the golf professional Mr Morely, was released from the army for three months compassionate grounds and it was agreed that he could use the fairways (but not the greens) on the 2nd and 8th holes to give golfing lessons. He was also allowed to use the Council’s mowers to maintain them. The golf course appears to have got into a bad state in the war from lack of mowing and maintenance. In November 1945 the Parks Committee decided that it could not be re-opened ‘at present’. Mr Morely, who had been discharged from the army, who had enjoyed £2 a week from the Council plus the usual fees and profits of a golf professional was offered employment with the Parks Service at the standard labour rates.³²⁹

The course does appear to have been brought back into use as there was a complaint about its condition in June 1946.³³⁰ Change was however coming. In October that year the Parks Committee agreed in principle as an ‘interim measure [to] the construction of two putting greens and one pitch and putt course on the area south of the golf house’.³³¹

In November 1947 the Parks Committee decided that a nine-hole pitch and putt course should be constructed on the western part of the former golf course. The remainder of the golf course (the site immediately west of Church Road) was to be tuned into a cricket pitch.³³²

In 1948 the golf house was converted into a refreshment room.³³³

The pitch and putt course went out of use many years ago.

³²⁴ Council minutes 1935-6 p. 496-7.

³²⁵ Council minutes 1935-6 p. 821 1936-7 p. 178.

³²⁶ Council minutes 1937-8 p. 149 and 244.

³²⁷ In February 1945 the Council minutes say that ‘the boat house is the building which in 1936 (p 273) the Council gave the golf professional permission to use for teaching during inclement weather and winter evenings (1944-5 p. 239-40). In December 1945 he was said to occupy part of the ‘Dairy building’ and was given notice to quit (1945-6 p. 95). The dairy building was then converted into a refreshment kiosk (1945-6 p. 798; 1946-7 p. 431). The catering facilities in the ‘golf house’ were improved in 1948 (1947-9 p. 219 and 525-6).

³²⁸ Council minutes 1943-4 p. 205, 430 and 529.

³²⁹ Council minutes 1944-5 p. 240-1; 1945-6 p. 34.

³³⁰ Council minutes 1945-6 p. 603.

³³¹ Council minutes 1945-6 798.

³³² Council minutes 1947-9 p. 26-7.

³³³ Council minutes 1947-9 p. 525-6.

10.2 Details of the area south of the lake

10.2.1 East of the drive to Croydon Road gate

This area is bounded by The Grange Lake (north), the avenue running from Croydon Road gate (east), a path skirting the grounds of Wallington Boys School (southwest) and the ground of the Early Years Centre (west).

There is an isolated red oak in the centre of this area.

There is a line of tall poplars on the south side of the path along the lake edge. These are the survivors: many were blown over in the great gale of 1987 and some have been lost since. There are also several trees along the lake edge including willows, planes and small yews.

There are poplars and other trees along the fence separating the grounds of the boys school from the park.

There are several firs and two birches in the northwest corner.

There is a well-preserved golf bunker of the east side (see section 4.10.6).

A dark grass mark runs in a straight line from the bunker west to the fence around the Early Years Centre. The significance of this is unknown.

10.2.2 The Early Years Centre

This sits on a knoll to the south of The Grange Lake. It is now outside the park.

It is not shown on the 1913 Ordnance Survey map but appears on the 1933 sheet. It was, therefore, almost certainly built for Mallinson. The early Council minutes refer to it as the 'Dairy', so must have been built as a model farmery. It was converted to a golf house about 1938.³³⁴ It underwent further conversion to a café in 1948 and was also used to store the boats for the lake.³³⁵ The café was improved in 1963 or 1964.³³⁶ It is now houses an Early Years Centre and is separated from the park by steel palings. It is not part of the bid. There is a nice group of pine trees to the north of Centre.

There is a well preserved golf bunker in the enclosure (see section 4.10.6).

11 MANOR GARDEN

This area is at the southwest corner of the park, by London Road, south of the Wandle and the Wallington Bridge car park.

This was formerly part of the grounds of Wallington Manor House. The area includes a spring-fed pond which appears on the Bridges Estate map of 1771 and is probably much older. The area was given to the Council by WD Black in 1929. It was then called Bunkers Field Pond. The Council renamed the site Manor Garden and it was opened to the public on 1 August 1931.³³⁷ Another 1.03 acres of land and the cottage adjacent to the pond were bought in 1932.³³⁸

The area suggests that the purchase included another pond which lay to the south and is now between London Road and Lakeside.

³³⁴ See section 10.1.

³³⁵ Council minutes 1947-9 p. 525-6.

³³⁶ Council minutes 1962-3 no 518; 1963-4 no. 306.

³³⁷ Council minutes 1929-30 p. 140; 1931-2 p. 32, 185.

³³⁸ Council minutes 1932-3 p. 87, 90, 398-9.

The 1933 and 1956 Ordnance Survey maps show the same layout (figure 141). The spring-fed pond was at the north end with the cottage to the southwest of it. The area between the cottage and Derek Avenue was laid out around a small circular pool which originally had a fountain in the centre. Four paths radiated from the pond so it was in the centre of a cross, and there were paths along the north and east sides of the area.

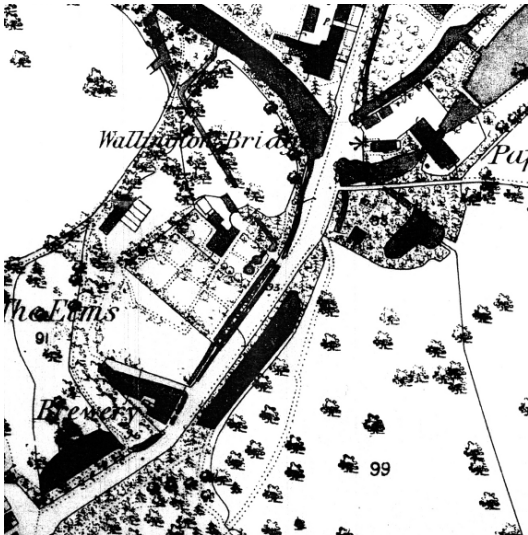
This arrangement survives in part today. The little circular pond is filled, and a birch tree has been planted in the middle. The garden around it is ruinous and only the east-west aligned paths remain. There are seven small yew bushes around the pond, perhaps the remains of topiary. There is a fairly large yew close to the fence around the lodge by the path to the spring pond. There are also several ashes, horse chestnuts and other well grown trees.

The path along the east side of the site contains several slabs of shelly marble – probably from the Weald or Purbeck. These are likely to be reused from a medieval or early modern site. Wallington Manor House or the former Wallington Chapel are possible sources.

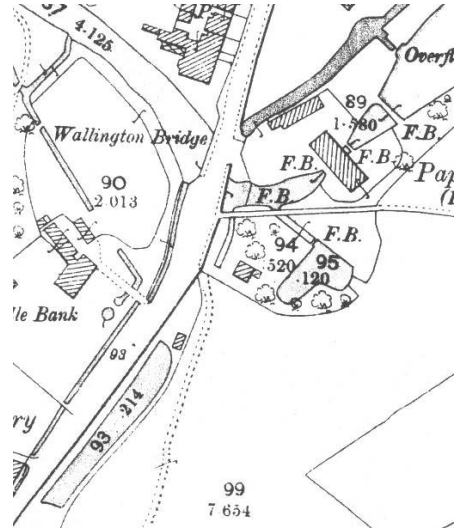
The spring pond survives and continues to flow except in very dry weather. A small short channel runs into the east side of the pond. It is crossed by a bridge with low parapets made of grey ‘granite’ blocks. The Lodge is now a private house.



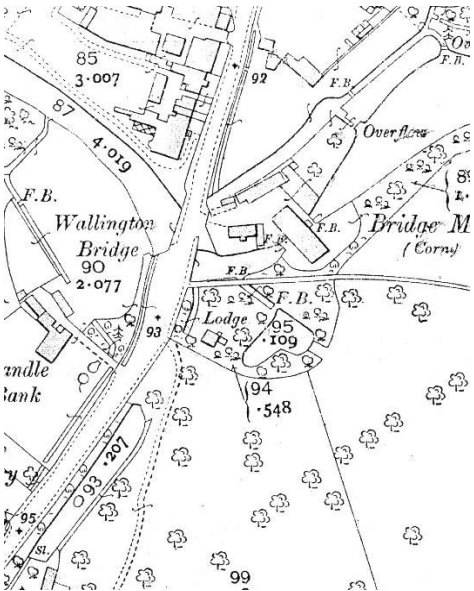
Figure 140. The bridge on the east side of the pond in Manor Garden.



1868



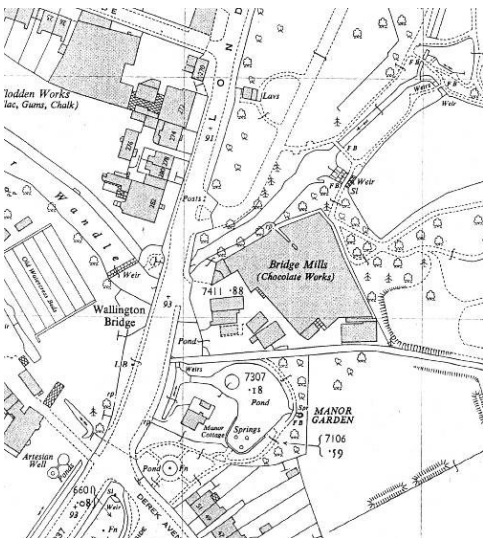
1896



1913



1933



1956

Figure 141. The site of Manor Gardens on successive Ordnance Survey maps.

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