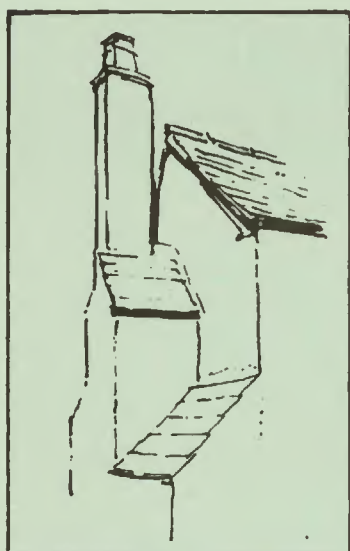
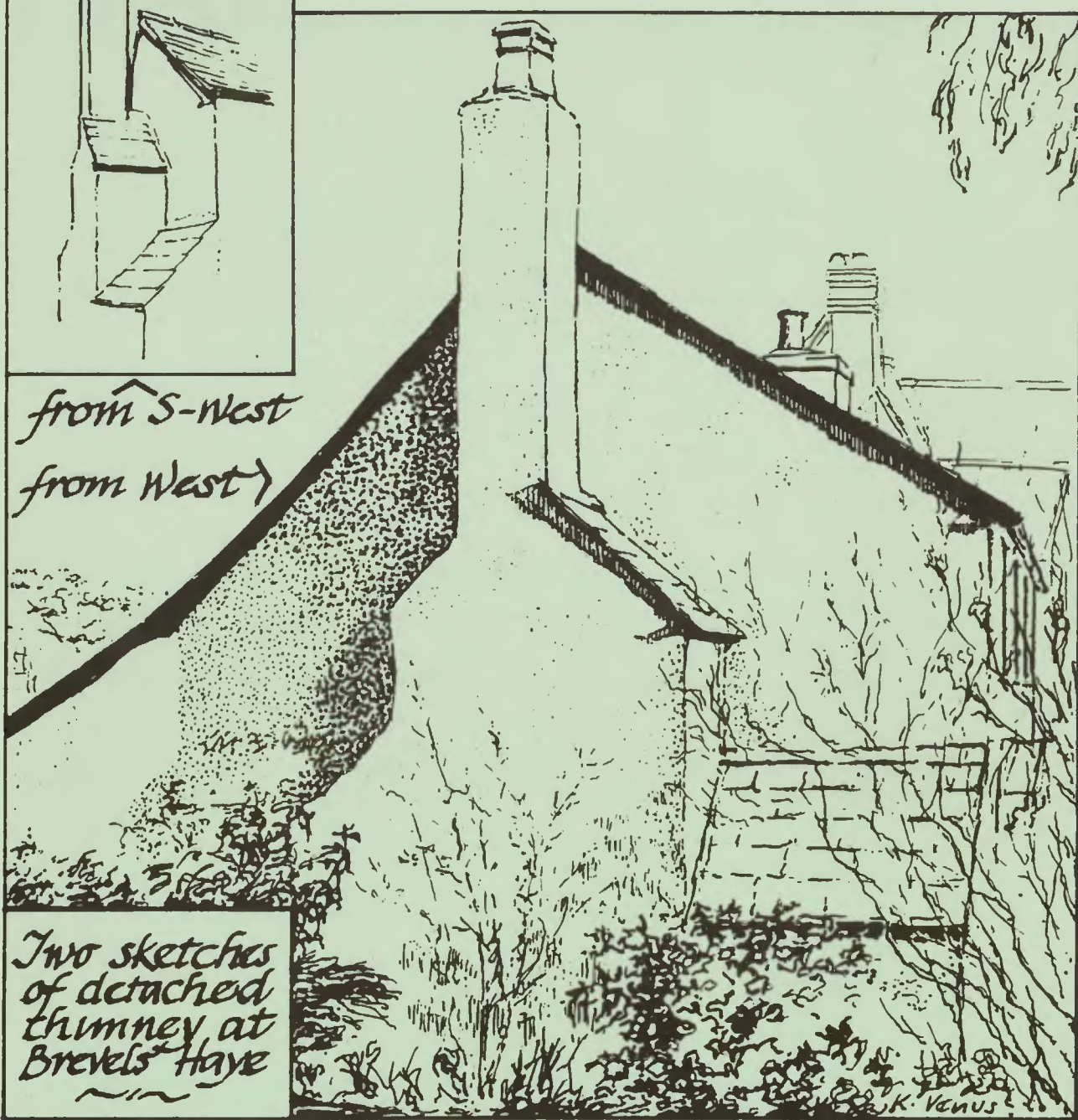


CHARLTON KINGS LOCAL HISTORY SOCIETY



*from S-west
from West*



*Two sketches
of detached
chimney at
Brevets Haye*

BULLETIN 29

CHARLTON KINGS LOCAL HISTORY SOCIETY

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Membership of this Society

Membership forms are available from the Hon. Secretary. Annual subscription £2 or £3 for a couple.

Meetings are held monthly from September to May in the Stanton Room at Charlton Kings Library.

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Parish Register I 1538-1634 price £2; Parish Register II 1634-1700 price £3.

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Cover picture - Brevels Haye, drawn by Ken Venus

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1. OBITUARY

The Society has lost a good friend in the death of Fred Baldwin (1919-1992). Fred was one of our early members. He had a fund of local knowledge, though he only contributed one paper to Bulletins, that on the course of the River Pill (Bulletin 9). He supplied us with copies of a number of useful documents and maps (eg. turnpike roads) and told many amusing stories about his time as an auxiliary fireman - I wish we had been able to record them!

M.P.

2. PUBLICATION - JOHN BOWEN'S REMINISCENCES OF MY LIFE

Members and friends who have not yet acquired a copy of our latest publication, price £2.50, are strongly advised to do so. John Bowen's memories of his childhood and youth in Charlton Kings from 1840 to 1860 are a mine of information about the village and its chief characters, and a delight to read.

M.P.

3. TRIALS OF A SCHOOL MASTER - PART I, IN THE OLD SCHOOL 1863-1872

The log books of Charlton Kings Boys' School, deposited in the Gloucestershire Record Office, begin in 1863, although the school was older (See Bulletin 3 pp.19 and 20, 24-28). It was a Church School under the auspices of the National Society for the Education of the Children of the Poor in the Principles of the Church of England, from which body it received an annual grant which certainly did not cover all expenses. Pupils had to pay a small weekly fee.

The school year started on 1 April.

In 1863 the school still occupied an old chapel which stood on the Horsefair Street end of what is now the car park. It had no playground of any sort, but the Reminiscences of John Bowen, a pupil from 1846 to 1850, shows that it had a small bed of shrubs in front of it. It contained two rooms, and in Bowen's time was decorated with Scripture texts in large print on boards hanging from the beams; there is no means of knowing whether these were still there in 1863. No mention is made of any sanitary provision or water supply. Whatever it had must have been pretty primitive.

Mr Folley was the headmaster. Usually he had little help in teaching except two monitors and, at times, a pupil teacher. The monitorial system was widely used in National Schools throughout England. Under it, bright boys were first taught the necessary lessons by the master, either before or after school or sometimes on a Saturday (not often here, I think) and afterwards each taught his own class what he had learned. A monitor was paid a few pence a week for his services, but of course, he was still a young boy, 11 or 12 perhaps, and those he taught were often the same boys as those with whom he played out of school. This led to problems. More than once, Mr Folley had to admonish a monitor for playing with his class, not teaching

them. On another occasion "Had to caution Crump and Peacy (monitors) today, not to eat fruit in school". A pupil teacher was rather like an apprentice. He too was given instruction by the master, and had home work to learn, which was not always well done. He taught his own class. He was examined annually and if he reached the necessary standard was able to proceed to a Teachers' Training College. Mr. Folley had been trained in this way, at St Paul's in Cheltenham.

In Charlton Kings, the master was responsible for the conduct of his boys, not only in school but in the street. He had to supervise them in church on Sunday and on other occasions such as Good Friday and Ascension Day. In school they learnt their Catechism and studied the Scriptures. According to Inspectors, this was very well done and they both knew and understood their work. Scripture took the most important place in the time table, but the three Rs were well and regularly taught, as well as Geography and History. Much of this was a matter of rote learning; nevertheless, maps were in use.

In these years, education was not compulsory and a great problem for any teacher was irregular attendance. At seed time and harvest small boys were employed on a temporary basis to "look after the birds" (ie to scare them off). They helped in couch burning, hay-making, fruit picking, harvest work, and stone picking. They earned very little but these years were the beginning of the great agricultural depression and even a few pence were a useful addition to the family income. In other cases, a rather older boy might miss school during the summer months and be employed in work such as brick-making at Ryeworth. "John Lock returned to school this afternoon (June 27) after 9 weeks absence at brick making" - It is hardly surprising that after that, Mr Folley notes on June 29 "Lock's sums were not satisfactory".

As the depression deepened, a regular cause of absence was "Laundry Work", particularly on Mondays when boys were sent into Cheltenham to fetch the weeks' wash and on Fridays when they took the clean laundry back. From the 1870s to the end of the century and beyond, when the men could get no work, Charlton families practically lived on Cheltenham's washing.

There were unexpected breaks in the school work. On 13 March 1866 "The school closed at 11 am this morning on account of the laying of the corner stone of the new church" (Holy Apostles). Only a few days later there was another break "March 21 1866. The register was not taken in the morning because it was a Day of Humiliation because of cattle plague. Boys assembled at 10 am and were taken to church. School as usual in the afternoon".

All these, along with staying at home to look after the baby if the mother was ill, may be called acceptable reasons for absence. But many pupils missed school to attend local happenings, such as the Races. Mr Folley warned his pupils about the evils of attending races. "April 15 1863 Several boys were kept away from school this forenoon. I cautioned all who were present about attending such places, as many evils may result from it." A military funeral drew boys away. Then there were the mop fairs, the meat fair, flower shows and so on. Moreover there were festivities connected with such organisations as the Band of Hope, and the regular Sunday School treats. It must have been difficult in these circumstances for a boy to make regular progress.

There was truancing, of course. For instance on June 16 1865 "The Masons were truancing as usual". June 19 "Called to Enquire about the Masons' irregularity". June 21 "Masons were brought to school the morning after truancing several days".

Boys were also in trouble for truanting on Sunday. Church was compulsory.

Another feature of the period is the effect of weather on school attendance. In heavy rain or bad snow the number of pupils dropped sharply, particularly among the "little boys". It is perhaps hard to realise in these days of cars and school buses that all these children had to walk to school; and such was the poverty of the period that quite a number had no suitable footwear. Rubber boots were not on the market or bad weather overcoats. An old sack over the head and shoulders is not sufficient protection in bad weather.

What is truly remarkable in these circumstances is the very high standard many of these boys reached. Anyone reading John Bowen's account of his young days will see proof of this - he even learnt to do excellent lettering by copying the texts mentioned above. "Boss" Fry, still remembered by some as Headmaster in his turn was an old pupil of Mr Folley's, and in turn was pupil - monitor - pupil teacher - training college student (he won a Queen's Award to Winchester) - and finally Master. It is an impressive career.

Because the Government made grants to education, it had the public duty of seeing that the money was well spent. In 1867, in accordance with the popular theory of "Payment by results", the Government introduced the method of payment known as "Lowe's Revised Code" by which the grant paid to a school was divided into three parts - one for the number on the register, one for discipline, and one for proficiency in reading, writing, and arithmetic. Standards were set nationally which scholars of any particular year were expected to reach, and they were examined by external H.M. Inspectors. Their reports are entered in the log books and in no case is the report less than excellent. Charlton King's Boys' School was a model.

Incidentally, the introduction of the Code sets one an interesting little cause of confusion. The classes in the school were numbered from the bottom class No 6 to the top class No 1. But the Standards worked from the first Standard at the bottom to the sixth Standard at the top, and for a while both systems were used at the same time. So Mr Foley can speak of the 6th Class in Standard I and so on. It was only gradually that the old classes died out.

It is often said that the system brought in by Lowe's Revised Code led to a very narrow education in the three Rs. Certainly they were very important, so was Scripture, tested by a Church Inspector. But it is clear from the Log book that the pupils learnt some Geography and some History, and the works studied in English were unexpectedly varied. In the upper classes, it included some Shakespeare (scenes certainly rather than whole plays) and poems like "The Deserted Village", the understanding of which is asking a lot of children of ten and eleven. Few stayed at school later than that. Outside speakers were sometimes invited in to talk to the pupils on different topics, and pupils were taken to occasional exhibitions of an educational nature, for instance to see how a ribbon weaving machine was worked.

Take it all in all, the Boys' School served the village well by the standards of its own day.

J. Paget

4. MISNAMED ROADS

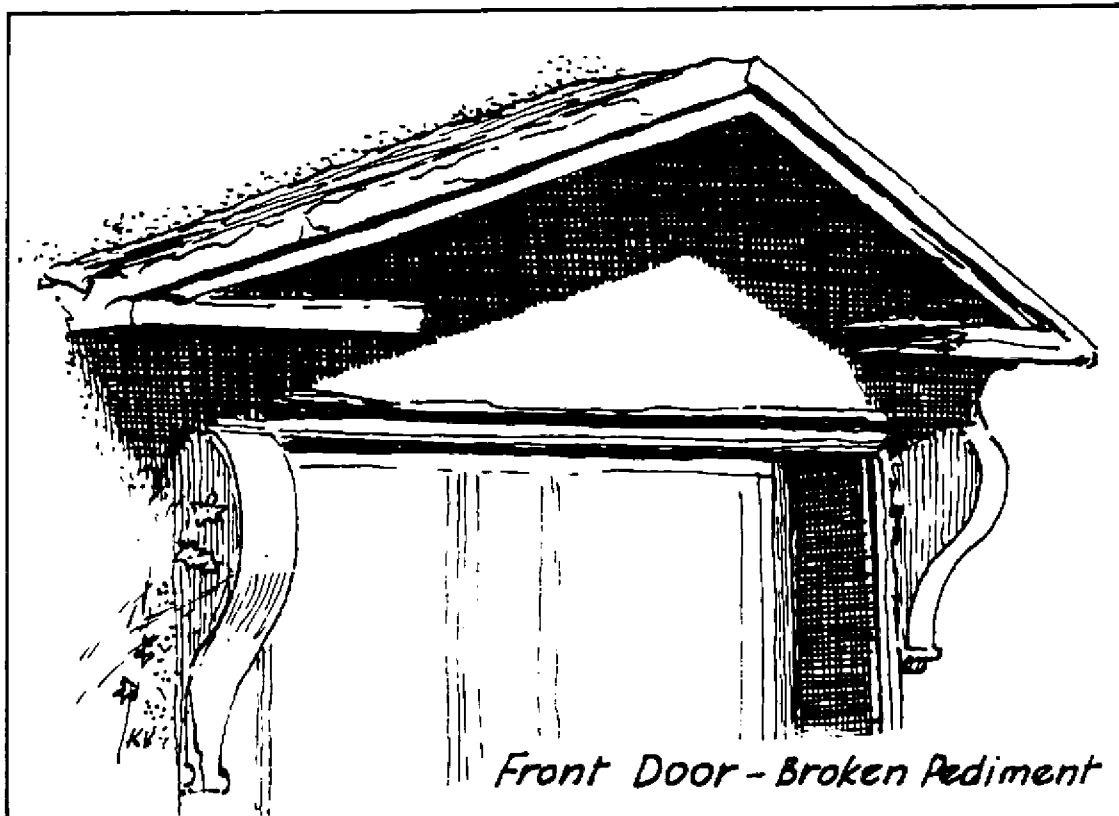
For the benefit of local historians, now and in the future, let me put on record:-

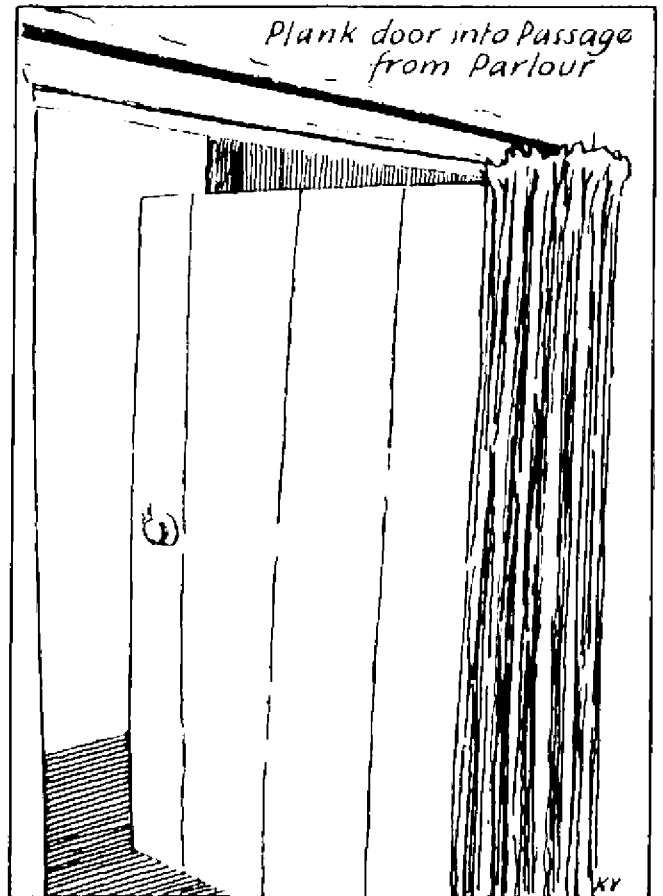
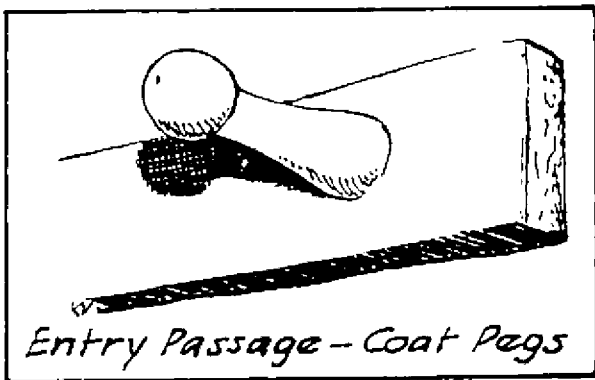
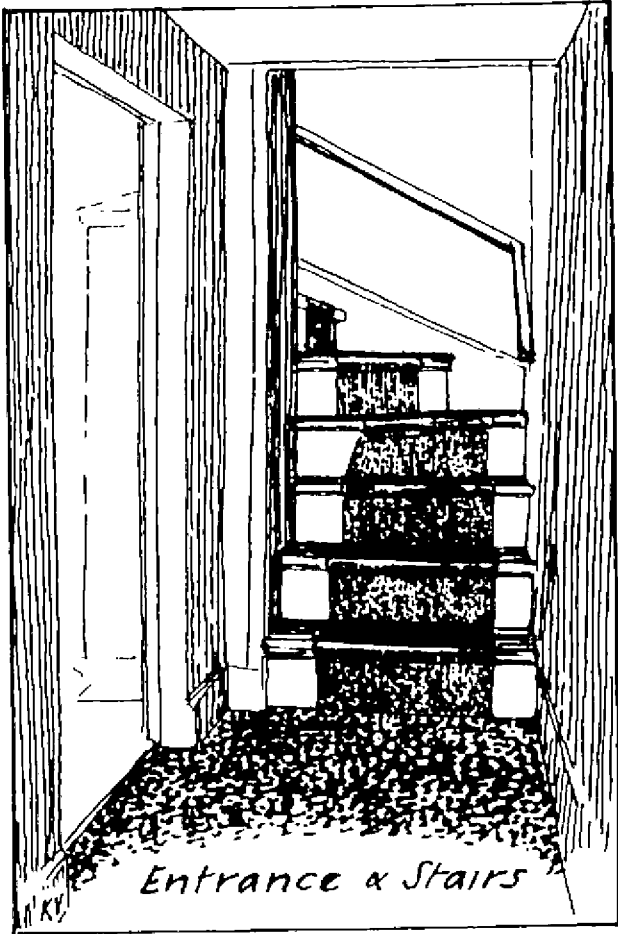
- (1) The land on which Glynrosa Road runs belonged previously to the Cooper-Higgs charity and was called Great Breach. It was never part of the land belonging to the house called Glynrosa.
- (2) The site of Buckles Close did belong to Glynrosa - it never belonged to the Buckles.
- (3) The land called the Grange Field was formerly the paddock of the house called The Grange, previously Brixton House, originally Churchend House, demolished 1933. This land was not and is not a public open space.

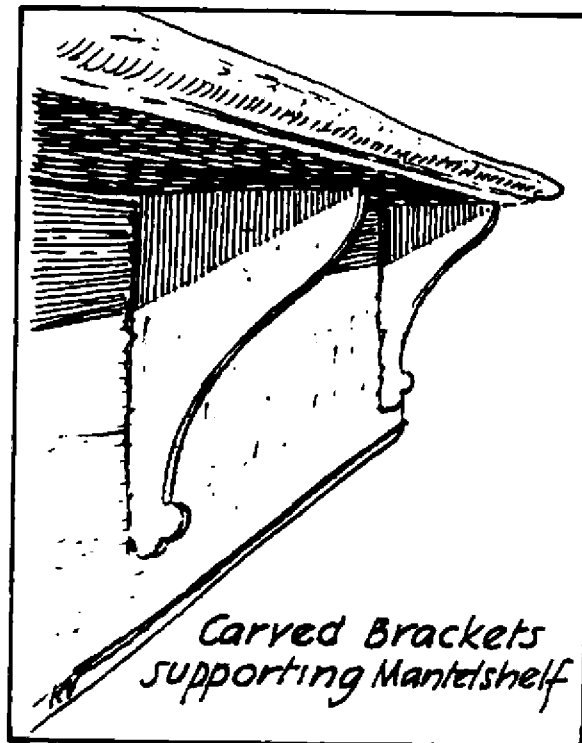
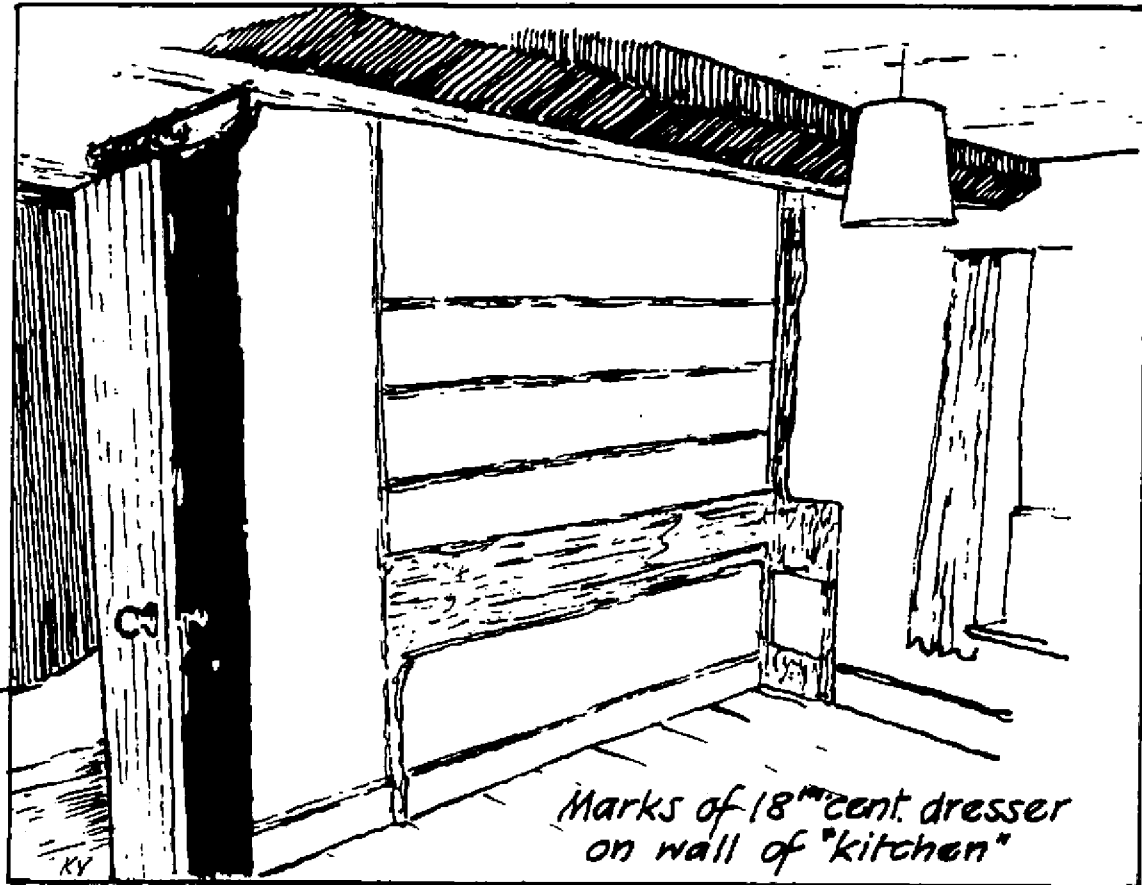
5. BREVELS HAYE, BREVEL TERRACE

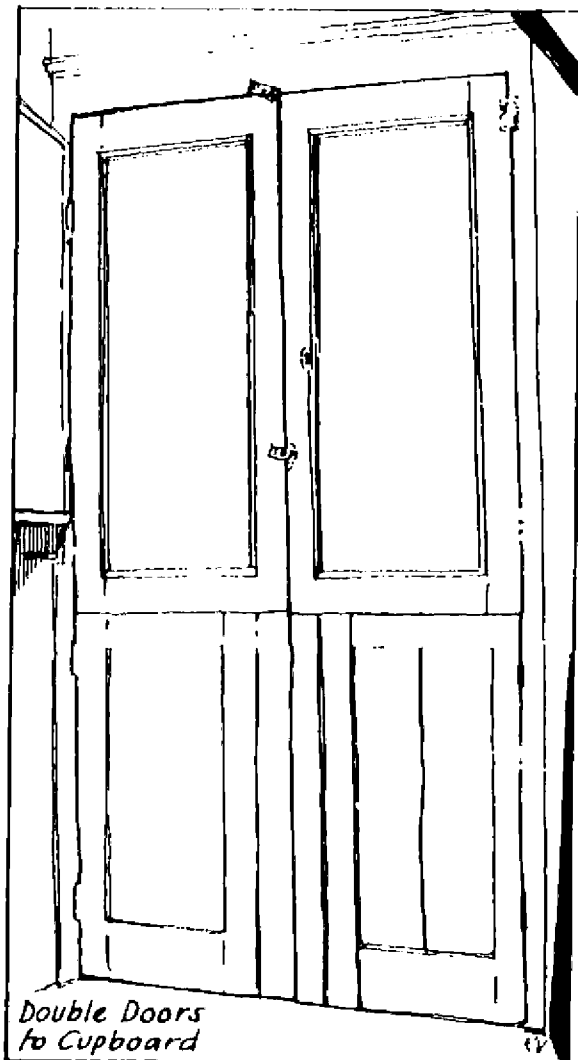
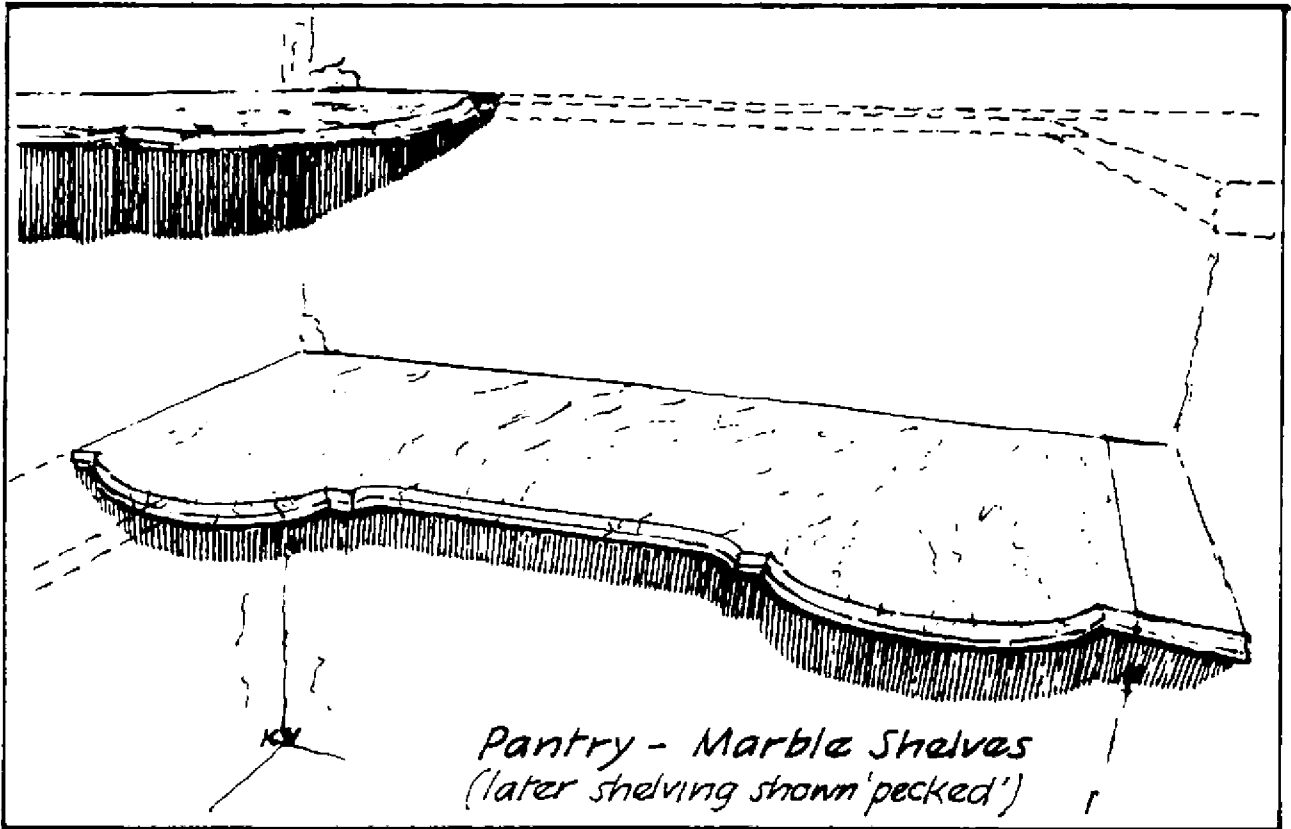
The house was surveyed by kind permission of Mrs Rose Bick in 1991; and further photographs were taken on 9 October 1992, after repairs had been started, by kind permission of the new owners Mr and Mrs Lippman. Extensive alterations have been made since.

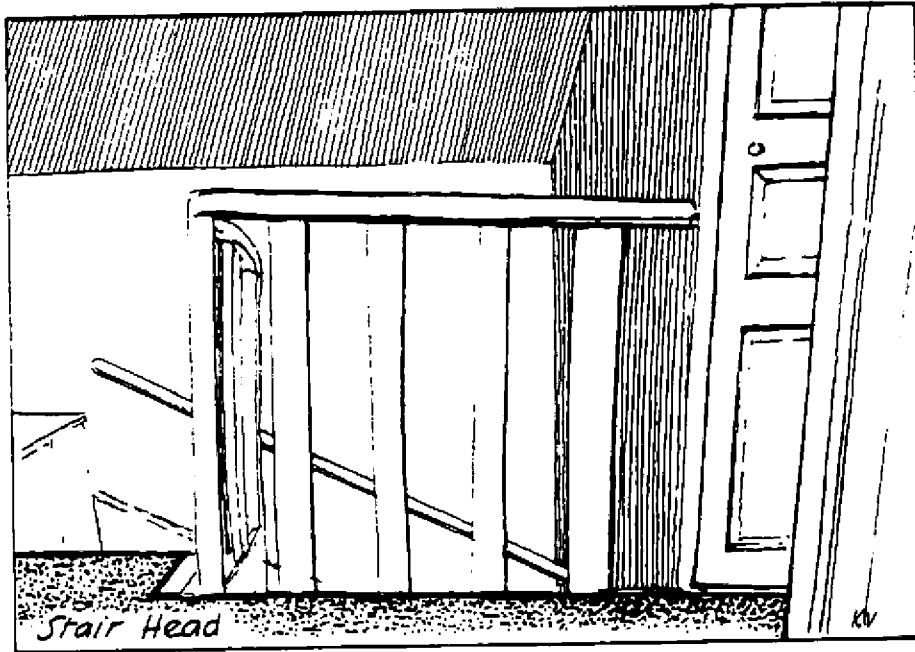
Linda Hall's photographs 1991 redrawn by Ken Venus



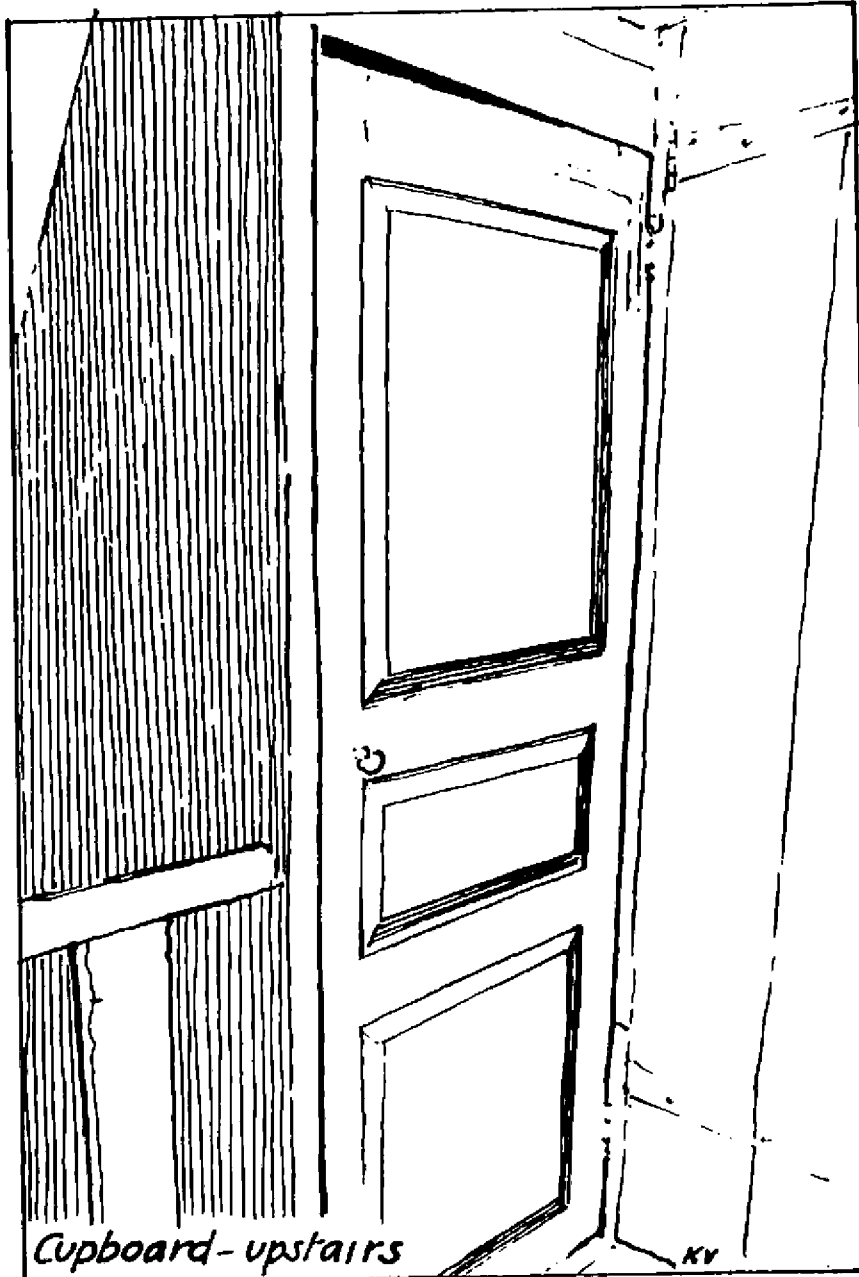








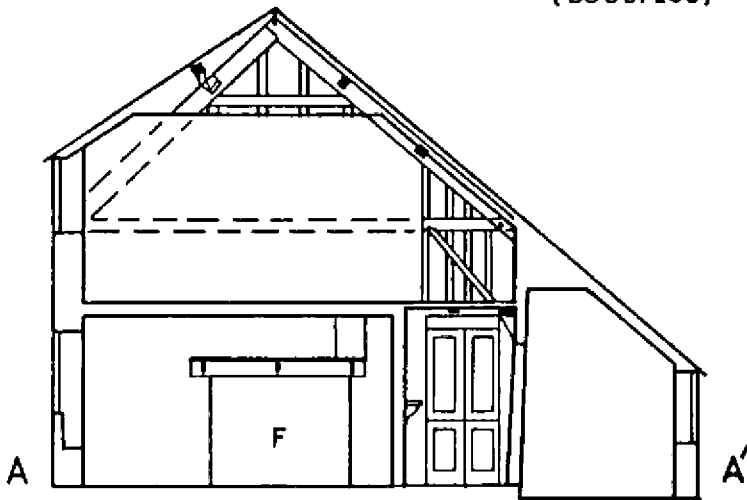
Stair Head



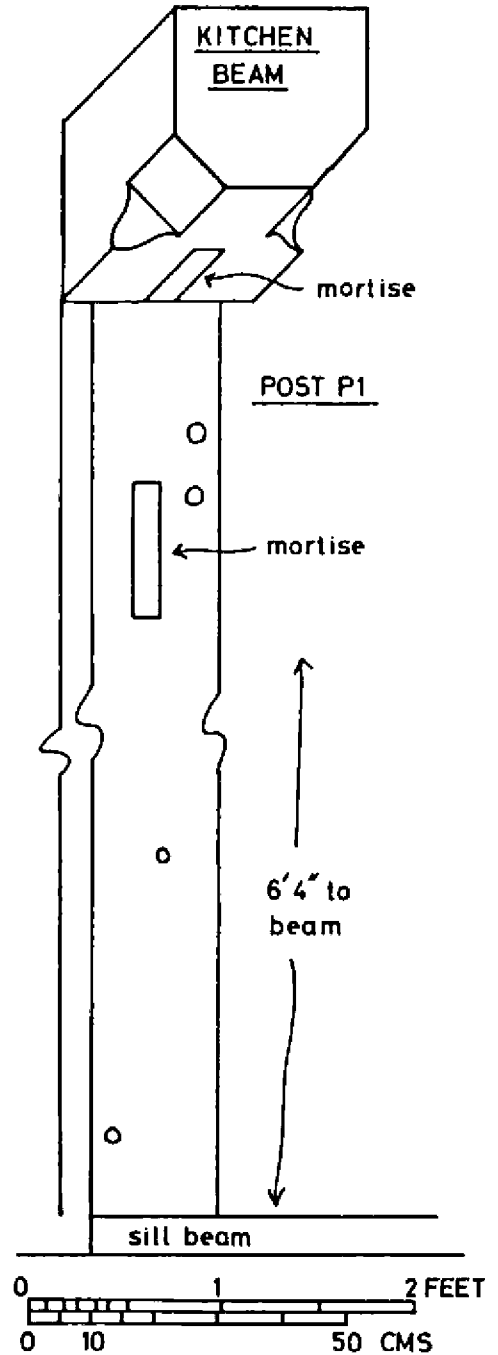
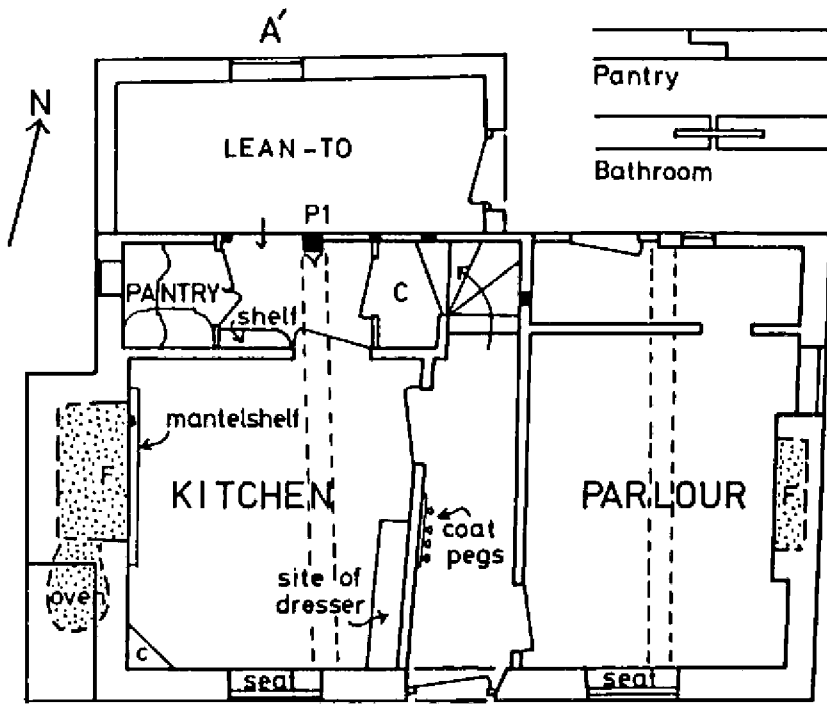
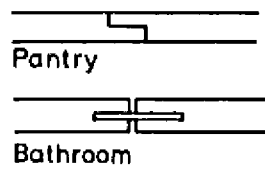
Cupboard-upstairs

BREVELS HAYE, BREVEL TERRACE, CHARLTON KINGS, GLOS.

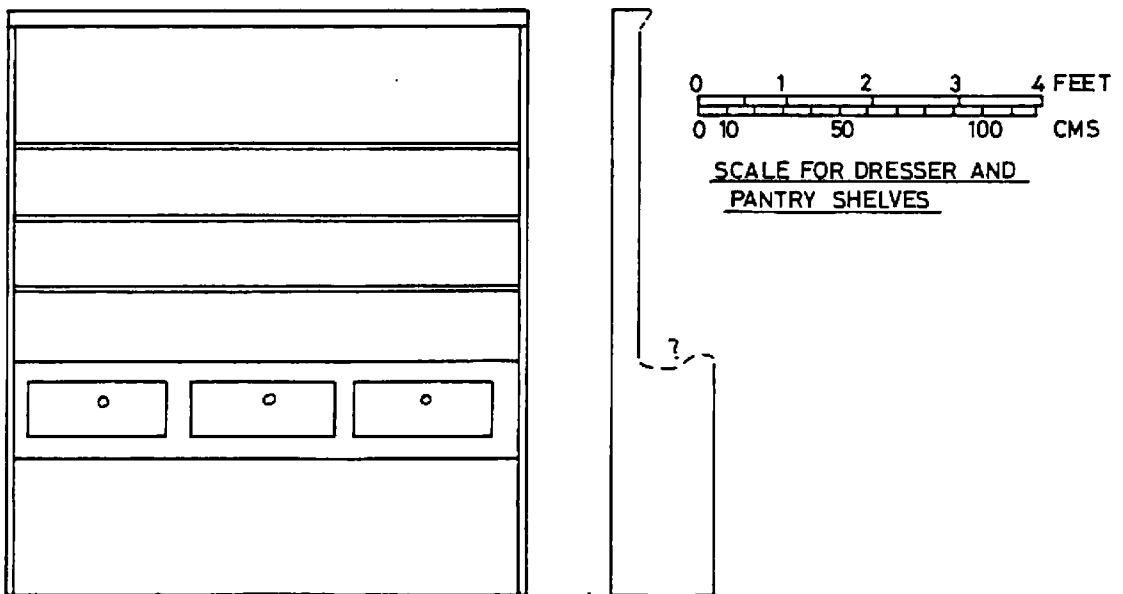
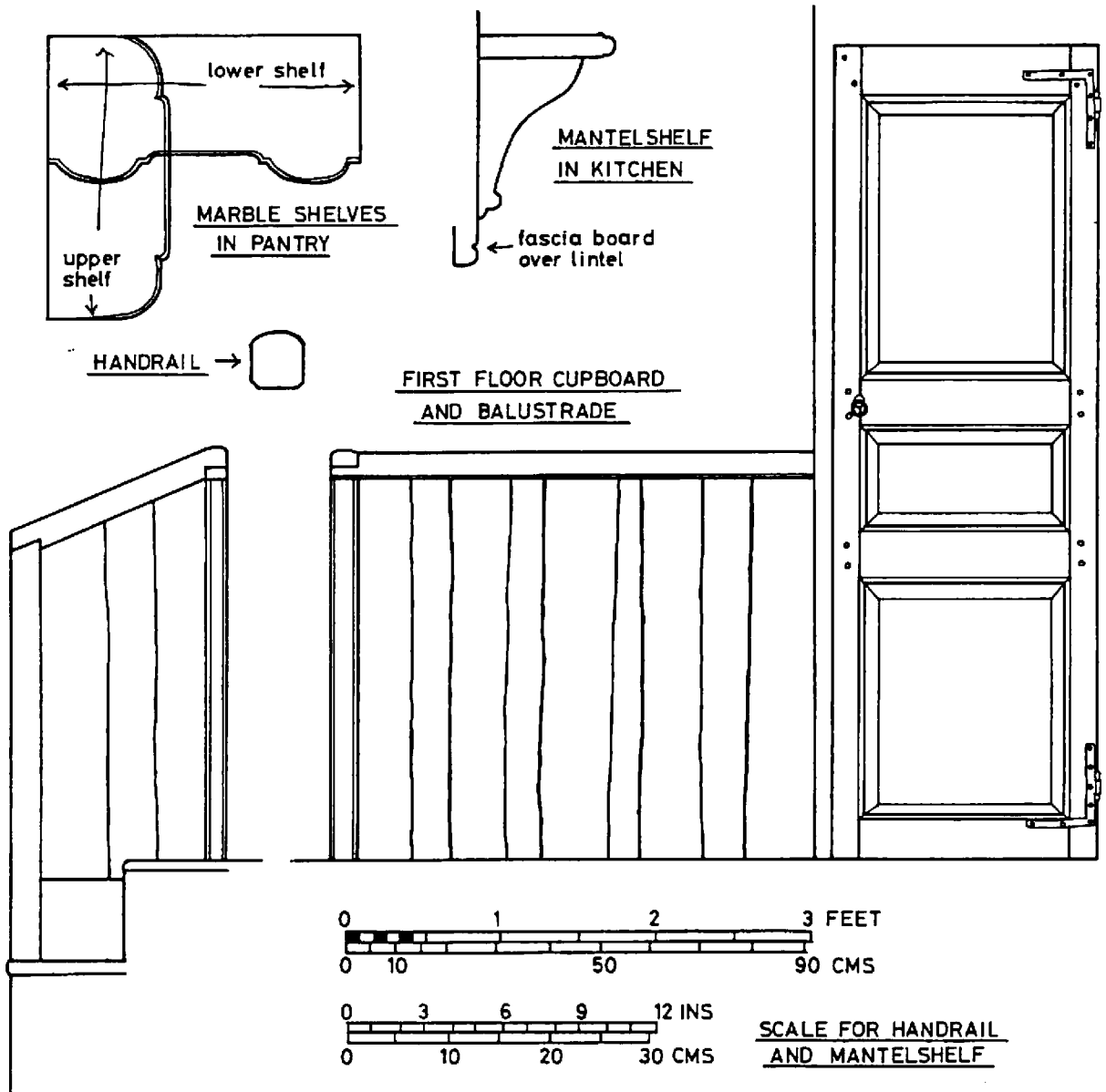
(50967203)



DOOR CONSTRUCTION



BREVELS HAYE, BREVEL TERRACE, CHARLTON KINGS, GLOS.



MATRIX OF DRESSER IN KITCHEN (removed)

BREVELS HAYE, BREVEL TERRACE, CHARLTON KINGS, GLOS.

SO 967203

SITE. The house is built on sloping ground, parallel to and lower than the lane and facing SSE.

MATERIALS. The house is timber-framed, but this is concealed by rendering. The slate roof replaced stone tiles in the 1920s.

EXTERNAL FEATURES. The house has two storeys with C20th casement windows. There is a large projecting stack at the west end and a smaller integral one at the east end. The central front door has a broken pediment of wood carried on carved wooden brackets, and the doorframe has a bead moulding. It probably dates from the late C18th or early C19th. At the rear there is a lean-to against the western half of the house; its roof is a continuation of the main roof.

PLAN. The front door leads into a central entrance passage with a winder stair against the rear wall. To the right is the parlour, with a shallow stack projecting into the room. A narrow room is partitioned off the north side. To the left of the passage is the kitchen, with a large blocked fireplace in the gable end. North of the kitchen a small lobby gives access to a walk-in pantry and to a cupboard under the stairs. A doorway cut through the rear wall leads to the lean-to. On the first floor a small landing at the stairhead leads to three chambers over the kitchen, the entry passage and the north side of the parlour. The fourth chamber, over the south side of the parlour, is reached through the middle chamber.

FEATURES, GROUND FLOOR. The entry passage has a set of four wooden coat-pegs on the west wall, a feature that must once have been common but is now relatively rare. The parlour has a boxed-in ceiling beam, which has 1 inch chamfers where it is exposed in the small north room. The kitchen beam has 4½ - 5 inch chamfers, with scroll stops at the north end where it is carried on post P1 in the original outside wall. There is a filled-in mortise in the soffit of the beam where it adjoins the post, and another in the post, possibly for some form of brace or bracket. Three studs are visible in the sections of wall either side of this post. One forms the western jamb of the later doorway, and has evidence for a midrail which would have divided the wall into square panels. The ceiling joists are exposed in the lobby and measure 3½ inches square. On the south wall of the lobby is a shelf, supported by a shaped wooden bracket. The pantry has double doors with plain sunk panels; inside are two shelves of solid marble, with shaped front edges. The door between the lobby and the kitchen has four beaded planks, joined with halved joints, and four chamfered battens. The kitchen chamber has a similar door. The kitchen fireplace is blocked, but its lintel and mantelshelf show its extent. The lintel is covered by a fascia board which is beaded along the bottom edge. This board carries three carved wooden brackets which support the mantelshelf. Very similar brackets occur in a house near Bristol dating from the 1720s. Near the north end a rectangular hole in the shelf marks the site of a rare jack mechanism which worked the spit; the chain from the jack would have passed through the hole to the wheel on the end of the spit. Sadly the jack has been removed. So has a corner cupboard and a built-in dresser, both revealed by marks on the wall. The dresser had an open area at the base, three drawers below the wide shelf, and three narrow shelves above. The external projection next to the stack shows that there is a bread oven built into the side of the fireplace.

FEATURES, FIRST FLOOR. At the top of the stairs is a short balustrade with a simple rounded handrail, a square chamfered newel and irregular plain slat balusters which are nailed on at the bottom. Next to this is a cupboard; the narrow door has three raised and fielded panels and L-hinges. The door to the rear parlour chamber has three beaded planks and four chamfered battens. The planks are butt-jointed with a separate tongue inserted into grooves in each plank to add stability and reduce draughts.

ROOF. There are two trusses which have been cut off on the south side when the front wall was raised to give greater headroom in the chambers. The trusses are partly concealed within the partition walls, but appear to be of C18th date. Each appears to have a tenoned upper collar and a very low collar which is lap-jointed and pegged. There are two pairs of purlins, probably tenoned although the joint details were not clear. The principal rafters are tenoned at the apex with an offset diagonal joint, and there is a plank ridge which may be a later addition. The trusses are infilled with studs, lath and plaster and the timbers are whitewashed.

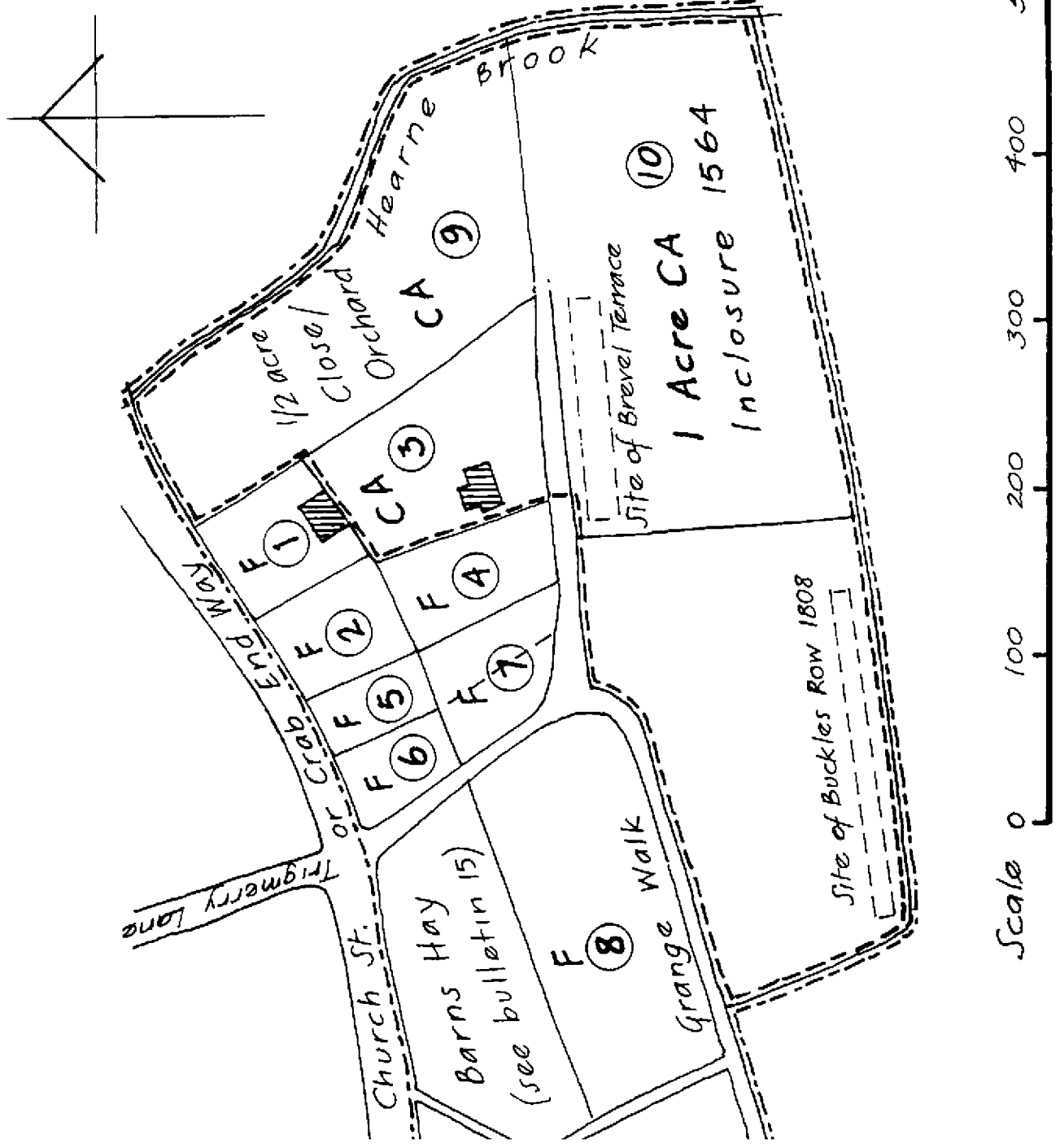
DATE AND DEVELOPMENT. The evidence of the north wall shows that this is a timber-framed house, but as most of the framing is concealed there is little to go on for dating purposes. However, documentary evidence suggests that it may have been built in the later C16th or early C17th, and the kitchen ceiling beam could be of this date. The original layout is unknown. Most of the surviving features belong to the C18th - the beaded doors, the landing cupboard, the mantelshelf, the balustrade, and possibly also the coat-pegs. The missing items in the kitchen - the dresser, jack and corner cupboard - are also likely to have belonged to the C18th. The central passage layout is common in C17th and C18th houses, although the service rooms partitioned off the north side of the main rooms are unusual in this area. Most Gloucestershire houses have a linear plan or have service rooms in a rear wing or wings. However, a house at Wotton-under-Edge has a very similar layout, which may date from its remodelling in 1786. The features here suggest that this layout is an C18th modification to the earlier house, as the features in the lobby - the beaded door, the pantry doors and the wooden shelf bracket - are all C18th in character. The most unusual features are the marble shelves in the pantry, which are of unknown date but could be C18th. They would have been very efficient at keeping food cool. These C18th modifications may have included the addition of the lean-to, as the doorway could have been cut through the original outside wall when the pantry and lobby were created. Its position on the north side suggests that it was either a dairy or a cellar; its lower floor level reflects the slope of the ground down from Brevel Terrace to Church Street. At some date the front wall of the house was raised to give a fully two-storeyed front elevation, possibly at the same time as the handsome front door surround was installed. The "C18th modification" may in fact have had two phases, as the front door surround is rather later than some of the other items, notably the mantelshelf. The beaded doors could belong to either phase, but the panelled cupboard door is likely to be earlier C18th, as is the balustrade.

Linda Hall

KEY

- Brevel Haya Boundary - - - - -
- Ashley Manor Land - - - - -
- ① Brevel's Lower House (part of Pruvi's Row in 1876) Built perhaps 14th cent.
- ② Drying ground sold with Pruvi's Row 1876
- ③ Brevel's Upper House, built by 1557
- ④ Elm Cottage (Built circa 1714)
- ⑤ Conway Cottage, (Built c. 1825-38)
- ⑥ Hill Top - built by 1825
- ⑦ Meadow - later divided into site of stable x drying ground
- ⑧ Site of Brevel Cottages, Thomion Row (now Manse) and Carey Hall
- ⑨ Land sold by Buckle 1832 - site of Cambrian Cottage, Cambrian Villa, and Rarity.
- ⑩ 1 Acre inclosed 1564

CA = Copyhold, Ashley Manor
 F = Freehold, Ashley Manor



Scale 0 100 200 300 400 500 feet

**6. THE STORY OF THREE HOUSES - BREVELS HAYE (ASHLEY MANOR),
CHURCHEND HOUSE OR THE GRANGE (CHELTENHAM MANOR) AND
GLYNROSA**

A. THE SITE

The area covered by this paper stretches south from Church Street or Crab End Way with the Hearne or Crab Brook on the east and Horsefair Street or Hollow Lane on the west. Its southern boundary lies along a line from Croft Road/Blind Lane corner to the brook. Most of this land is on Cheltenham sand, but where it begins to dip towards the stream, the underlying lias clay appears. This clay strip was originally wooded; when cleared, apples and pears did well here.

Part of Cheltenham manor was granted to Walter of Ashley c 1154, and his boundary here ran along the line of the brick wall behind the Buckles Row cottages. It included the land which (we believe) he gave for the church. South of Grange Walk remained in Cheltenham manor.

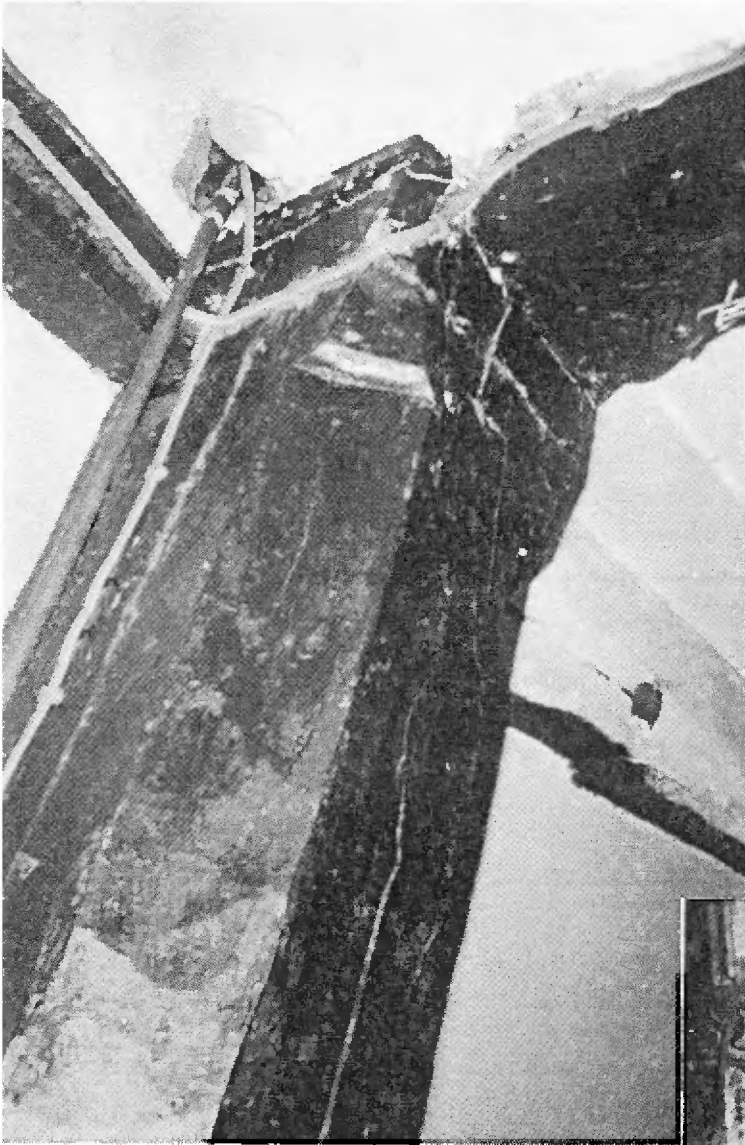
At that time, there were no houses near the new church or on Hollow Lane, and none on Church Street.

Between the southern boundary of our area and Sapercombe lane, the land was heavy and wet; a stream running into Hearne Brook crossed it diagonally. Most of this was The Meads or Old Meads, and was used as meadow. Only the top 2 acres near Sapercombe Lane were ever ploughed, presumably when the corn boom was at its height c 1380-1420. Traces of ridge and furrow became visible during the dry summer of 1983, although they had been levelled when this land became part of The Beeches playing field.

B. BREVELS HAYE (ASHLEY CUSTOMARY PROPERTY)

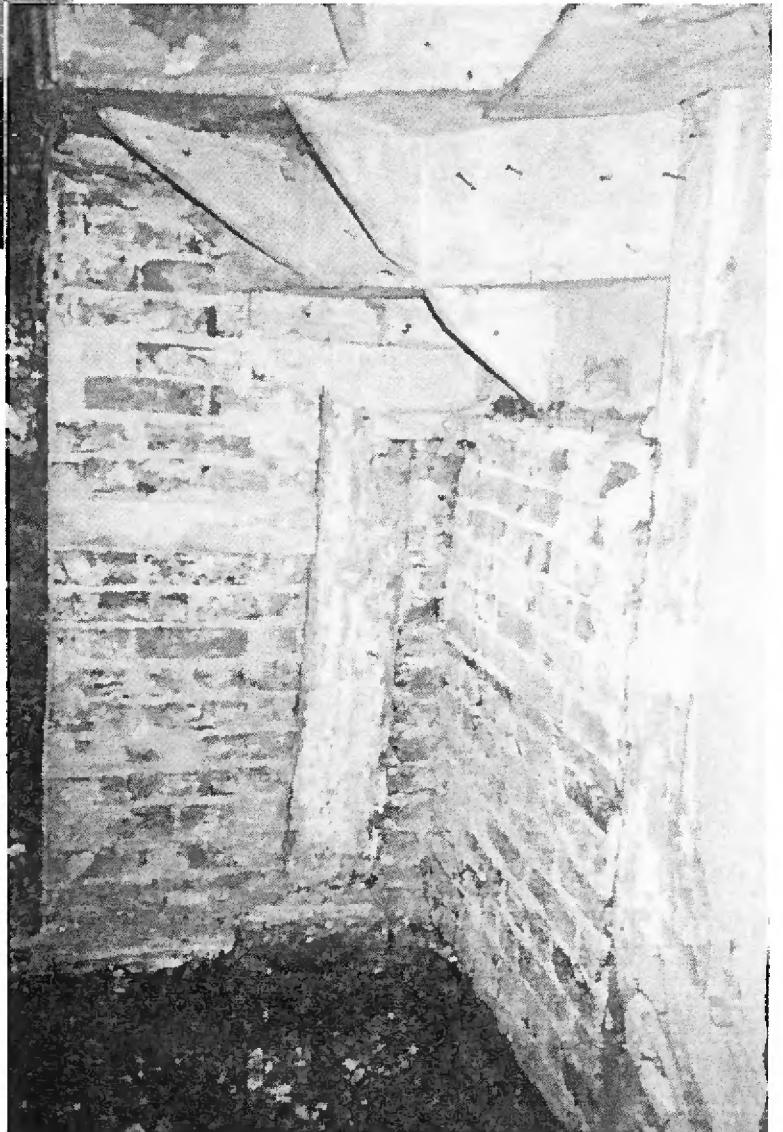
The land fronting Church Street (south side) from Trigmerry Lane (now regarded as part of Grange Walk) east as far as No 56 Church Street was freehold, a fact which suggests development as arable in the 12th century. It may once have been a single tenement. But if so, by the 16th century, the area had been divided into several holdings (the usual fate of Charlton freeholds). Field land to the south and east was Ashley customary land.

The thatched cottage which survived till 1939-40 as part of Pruens Row (see Bulletin 27 pp 46-7) was freehold, perhaps a c.1400 building with a small yard. In Bulletin 6 pp 27,30, it was suggested that this house might be the "lower messuage" held in 1557 by Margaret Brevel widow and her son Henry. He presumably was her eldest son, since freehold went by primogeniture. Her "upper messuage" with a solar was the customary messuage directly behind it, known as Brevels Haye. The name indicates a mid 16th century inclosure out of arable land; and the house is apparently mid-late 16th century. Being copyhold, this messuage and the land that went with it would be inherited by the youngest son Richard (buried 20 July 1573).



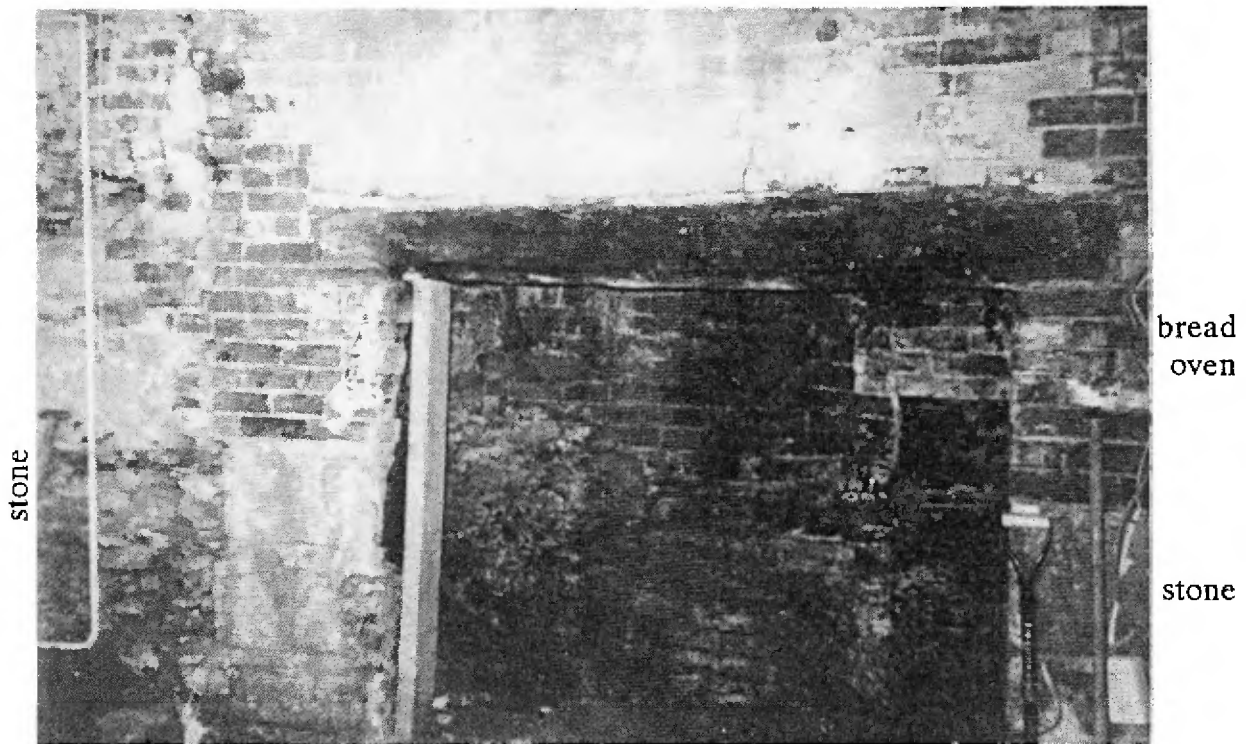
A 16th century post & beam,
kitchen north side

Traces of box-framing
under the stairs



Richard Brevel in 1564 held a tenement with 14 acres, and was allowed to inclose one acre "in the buttes and at the Close end" ie, the acre south of his dwelling down to the Hearne brook (the site of Buckles Row, Brevel Terrace and my own house). His half acre close was the land on which Cambrian Villa, Cambrian Cottage, and Rarity now stand.

At this stage, Brevels Haye had a steeply pitched roof, probably thatched, with no chimney. Between 1610 and 1620, the Hundred Court of Cheltenham was urging tenants to build chimneys to their houses, to avoid risk of fire, and fining them if they did not do so. So it seems likely that Brevels Haye's detached west chimney was added about that time. This theory is borne out by some remains of a stone fireplace (which must have been rather like the one at nearby Charlton Cottage) revealed when the modern grate and plaster were removed in 1992. The open hearth had a bread oven and another small oven in the chimney wall.



Unfortunately there are no Ashley court books for the 17th century and we don't know when the Brevels lost this property. We meet it next when Brevels Haye (but not the older house or any field land) had been acquired by Thomas Gardner and his wife Anne née Robins c. 1710 (See Bulletin 24 pp 29-33). The Gardners were not rich but Anne's money probably enabled them to improve the house by raising the roof in front, to give extra head-room upstairs. (They did not touch the north side). When the plaster in the bedrooms was taken off in 1992, we saw that the higher roof was supported on a double row of posts let into the old wall-plate. Some of the posts were so worn as to suggest re-used timber and this would explain the doubling. These old timbers were taken out and have been burnt; as Annie Riley (herself an archaeologist) pointed out to me, they were quartered tree trunks and some still had bark on them (as one commonly finds on very old roof timbers in Charlton Kings). So it seems possible that these were the original roof beams re-used in this position

when the thatch was replaced by stone tiles - the present roof timbers have been quarter turned because they bent under the weight of the stone, but they don't seem to be 16th century wood and could well be a replacement of c.1710 (for a photograph of them, see Bulletin 24 p 30). The stone tiles themselves were replaced c 1925-6, when the wattle and daub was replaced with steel mesh and concrete.

Thomas Gardner died in 1720. His inventory dated 20 October 1720 shows that he had a mere £5 worth of household goods. His widow survived him and was not buried till 13 July 1750. She was succeeded by her husband's nephew.

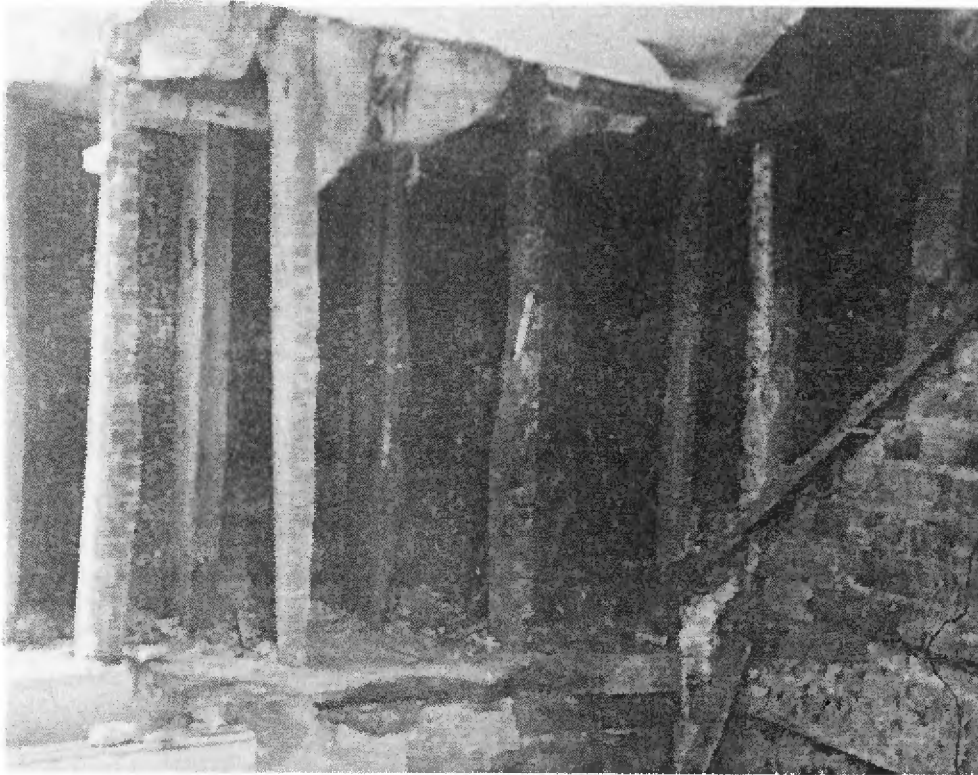


original roof line
West bedroom

Wall plate and double
timbering, middle
room



horizontal beam renewed
original wall plate



worn timbers, west room

Original wall plate. This beam has been renewed.

On 17 April 1769, Brevels Haye was surrendered to use of Thomas Buckle the younger. His new property consisted of the messuage, garden, orchard, and close, all which on 15 November 1773 he surrendered to uses of his will. It was probably Thomas Buckle who brought the house up-to-date again, partly rebuilt the chimney, and added the late 18th century furnishings described in Linda Hall's paper. The second chimney seems to have been taken through the roof beams, so perhaps he added this too. It served two small grates, one in the parlour and one in the bedroom above. The west bedroom did not have any fireplace. The brick back to the main hearth downstairs seems to have been renewed about this time or a little later, and a second oven either added or rebuilt. These bricks are standard size.



second oven



Parlour when stripped of plaster - inserted chimney

Parlour chamber - East wall rebuilt and timbering inserted haphazard



In 1806-8 Buckle built 11 cottages (originally one up, one down, with lean-to scullery) in two blocks, Nos 1-5 (still standing) and nos 6-11 (demolished), on his land south of Grange Walk. Elsie Keen declared that he was allowed to dig clay and make the bricks on adjoining Cheltenham manor land, which explains why the Glynrosa orchard was 5-6 ft lower than land to the south. The date of completion is confirmed by a date stone from the western block, recovered when Nos 6-11 were pulled down in the 70s. The stone is now in Mrs Betty Protherough's rockery at No 2 Brevel Cottages.

Thomas died in 1808 and his widow Mary was admitted 8 June 1808. There were no children, and the heir under Thomas's will was his nephew, another Thomas. He was admitted 28 October 1818.

From this point, the family fortunes begin to slip. In addition to Brevels Haye, Thomas and his wife Elizabeth owned a piece of land (perhaps hers?) on the north side of Grange Walk. It measured 189 ft E-W, 27 ft at the east end and 38 ft at the west end. This land they sold on 3 August 1832 to William Thornton for £100. Elsie Keen's story was that the money was never fully paid - possibly Thornton had some other claim on the vendors. Then on 29 September 1832 they sold the ½ acre orchard between the house and the brook to Robert Arnott, nurseryman and parish clerk, who built Cambrian Cottage on it. He gave it that name because he came from South Wales. The new brick wall between his land and Brevels Haye was to be a party wall, and Arnott was to have a right of way 8 ft wide and 80 yards long over Buckles' land from the SW corner of Arnott's property. There was already a footpath here leading to East End (to be closed as a public way in 1836) but not a cart way. So the private road now called Brevels Terrace came into existence in 1832. For many years it was gated at its west end, where there is a meer stone against the Brevels Haye fence.

Thomas Buckle died 26 October 1844, leaving a will dated 12 October 1844 (Ashley manor will book 1/48). There were two surviving sons and a daughter, Buckles Row being divided between Mary (a life interest), William, and Benjamin. Benjamin also got the main house and the rest of the land, but so heavily mortgaged that the trustees of the will were obliged to sell more land. On 28 April 1870 they sold one acre, the 1564 inclosure, to Thomas Fry farmer for £350 (£220 of which Fry had to raise by mortgage). The lower half acre of this land Fry and his mortgagees sold on 6 July 1875 for £105 to Edwin Attwood grocer, who had a shop on the corner of Church Street (now the Chinese Take-away). Then on 10 April 1883 they sold the remainder of the close (0.2.6) to William Cleveley of Charlton Kings builder, who lived at Thorntonville (see Bulletin 13 p.40). Cleveley enfranchised his land and began to build 9 substantial cottages along Brevel Terrace. He had completed the first 5 before his death in 1886, then his eldest son William built nos 6 and 7 before his early death, and finally William the elder's widow Emma nee Bowen (sister of John Bowen of the Reminiscences) completed the row with nos 8 and 9 in 1887. The cottages depended for water on a well at the back, an excellent supply, and at first had only very modest gardens at the rear, the Cleveleys retaining part of the land as their orchard. But when Edmund (Joe) Cleveley sold the whole row and the orchard c 1924, this piece was added to the cottage gardens, giving the occupiers enough land to keep a pig if they wanted to. Mr Fred Neather at No 9 did. Others kept racing pigeons, very popular in Charlton then.

BUCKLE (prob THOMAS)

THOMAS the yr
yeo., surr to his
use 17 Ap 1769, he
d 1808
m MARY (left a life
interest), bur 2 Ap
1816 aged 77

brother

THOMAS, nephew of Thomas, inherited under devise in his will,
admitted 28 October 1818
m ELIZABETH (d 6 Nov 1859)
His will 12 Oct 1844 (Ashley Will Bk 1/48)
testator d 26 Oct 1844

MARY
to have for life
2 houses, at
W end of Buckles
Row,
Mary alive 1882

WILLIAM
of CK grocer
m ANN
has contingent
interest in half
Buckles Row
will 8 Oct 1886 ^{156?}
Wm d 9 Dec 1886 ^{156?}

BENJAMIN (was left half Buckles Row)
of Charlton Kings gardener apprenticed
to nurseryman 2 May 1844, of Stroud 1850
m ANN dau of William Hall of CK plumber,
sister of William Henry Hall, aged 24
Benjamin adm 8 Dec 1859
Will 12 Apr 1861
he d 22 July 1861

Ann died 21 July 1914

Emma Elizabeth
bp 5 Sept 1850
d 1942

ANN m (2) - Keen, policeman
Alfred Wm Keen

William Elsie

both d unm.

BENJAMIN
THOMAS
d intestate
17 July 1884

WALTER
JAMES
bp 28 Mar
1854
d intestate
27 Dec 1884

OLIVER
FRANCIS
(entitled to
his deceased
brother's
shares)
of Kaledine,
Morristown
NJ. USA

RICHARD
FELIX
bp 27 Dec
1857 of
5 Andover
Retreat,
C'ham d
15 Nov
1904
m Charity,
later of 30
New St, C'ham

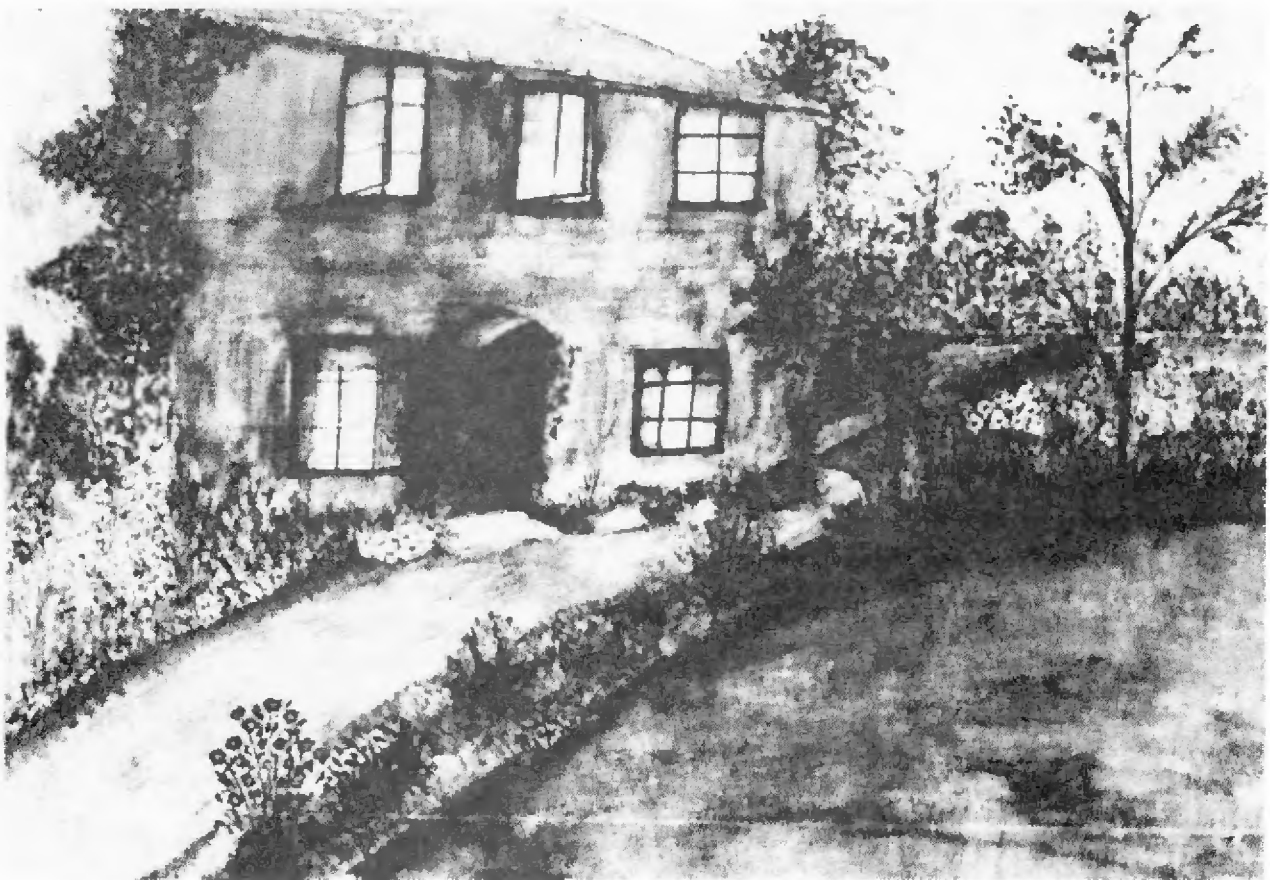
ELIZABETH
ANNIE m Rd
WHITE
of the
Merry
Fellow
wo by
1923

MARY
MARGARET
bp 26 Feb 1860
m PHILLIPS of
18 London
Villas, Slad
Rd, Stroud
alive 1925

Son
Mrs White jr
living at Brevels Haye
with mother-in-law

Ann Buckle widow continued to live in Brevels Haye till her death on 21 July 1914. The family retained the house till 1925.

Under Benjamin's will of 12 April 1861, his 6 children were entitled to shares. But as two were already dead intestate without issue, the third brother Oliver, living in the USA, received 3 sixths, another brother's widow Charity Buckle one sixth, and the two daughters one sixth each. The elder daughter Elizabeth Annie (bp 26 January 1851) had married White of the Merry Fellow and was now a widow; she and her daughter-in-law were living in Brevels Haye. So on 22 June 1925 Mrs White sr, Mrs Charity Buckle, and Mrs Mary Margaret Phillips for £220 sold Brevels Haye with 1 rood 4 perches of garden to Kate Bick of Thorntonville, a daughter of William Cleveley sr and wife of Leslie Ernest Edward Bick. The Bicks moved into Brevels Haye.



Sketch of Brevels Haye by Derek Bick (son of Leslie and Kate) when a schoolboy. Lent by Mrs R. Bick.

Note the windows, which have been altered since.

Manorial rights were extinguished 2 February 1934. Under Kate Bick's will, Muriel Ida and Beryl Frances Bick inherited in 1952. Beryl died in 1991, so in 1992 the house had new owners, Mr and Mrs Lippman.

Now as to Buckle Row. William Buckle (Benjamin's brother) died, leaving an only daughter Emma, whose share of the original holding was the first 5 cottages of the Row with their gardens, and a rood of garden on the east side as far as the privet and quickset hedge (still there), a total frontage of 70 ft. Emma never married. I remember her living in No 1 Buckles Row, spare and very upright, always wrapped in a grey blanket and wearing a man's homburg hat. She did not die till 1942. It is to Emma Buckle and her devotion to the church that St Mary's owes its run of parish magazines which she gave to Canon Neale c 1932-3. She left her share of Buckles Row to her "niece" Elsie Keen.

Sources:- Ashley manor court books, GRO D 109/1-6 and will books; title deeds lent by Mrs and Miss Bick; family - papers lent by Mrs White; title deeds to Brevel Terrace houses abstracted for me by the late Mrs Gillian Kennedy; title deeds to the Ashley part of the Glynrosa land.

C. CHURCHEND HOUSE/BRIXTON HOUSE/THE GRANGE, DEMOLISHED 1933 (CHELTENHAM CUSTOMARY HOLDING)

There is no reason to suppose that there were any houses at Churchend (as this part of the village west and south of the church was called) in 1190, when St Mary's was built, and it looks as though the three inclosures with houses on the west side of Hollow Lane or Horsefair Street (Churchend House, Grimes Hay and the second Brevels Hay) were originally developments (perhaps c 1370-1420 when Charlton was prosperous) on the ends of the long strips in an open field. The name "hay" indicates this, besides a distinct plough curve. We have some firm clues in the rental of Cheltenham manor c.1450 (GRO D 855 M 68, Bulletin 15 pp 10-18). The first message was in Charlton tithing. A Bafford tenant named Lucas built the original house before 1380. It was held c 1390-1410 by Julian Hollewey (of the Hollow Way), then c.1410-1430 by Walter Goodrigge and from c.1430-50 by William Goodrigge jr, with half a virgate of land (about 12 acres). The name Lucas links it with the heavily ridged-and-furrowed close on the escarpment still called Lucas Hill (Tithe map 213). To the south of Lucas's message was Grime's; a message and 6 acres held c 1380-1410 by Hugh Abraham, then by Sampson Gryme, and c.1450 by Thomas Gryme. The site was still called Gryme's Hay in 1830. To the south of that was another message with 7 acres, one of three tenements held c.1380 by Walter Brevel of Bafford (the senior branch of that family).

From the Goodrigge family, the house called Lucas's had passed to the Cartwrights by the mid 16th century; this could have been by purchase or by marriage, the two families were neighbours at Ham.

In the first general inclosure of 1557, Edmond Cartwright with two sub-tenants (Richard Tychett holding 14 acres and William Ballinger holding 13 acres) was allowed to inclose 1 acre in Lucas Hill next Freconhill (TM 212) and 1 acre in Heryotts Grove. In the second inclosure of 1564, when Cartwright had more land "under the hill", he was to inclose 2½ acres in Lucas Hill and 2¼ in Haryotts Grove (GRO D 855 M 68). The land called Lucas Hill must originally have been cleared and ploughed by Lucas of Churchend House.

Edmund Cartwright was buried 1 April 1599 and in 1600 his son Thomas claimed. He was probably the man who rebuilt Churchend House as the timber-framed house with stone tiles on oak laths drawn from memory by George Ryland (Bulletin 1 and History 50-1) this was the southern third of the final building we see in the Hodson photograph (History and Bulletin 14 p 20), taken before the plaster was removed, Thomas Cartwright was well-to-do. When he was buried on 17 May 1624 he held 6 messuages, this one in Charlton and 5 others in Ham and Westall. His widow Isabella under the custom of the manor was entitled to all of them for her life and 12 years. The eventual heir would be her youngest son Timothy, baptised 22 June 1600. The next youngest son was Thomas, baptised 26 January 1596/7. Isabella must have thought it unfair that he should have no share in the family property. On 8 April 1625 she granted to Thomas (then aged 28) the Churchend house with its close and a 2 acre close on the escarpment, Freconhill, which he was to hold for her life and 12 years. The other 5 messuages she shortly afterwards granted to the heir for a similar period, and he was presented in court as heir on 1 March 1627 (D 855 M 9 pt 2 p 102; M9 pt 2 p 257; M 10 f 74v). Presumably Isabella intended to live with one or other of her sons. She was not in fact buried till 24 May 1644, by which time Timothy was dead. He had been buried on 23 July 1641, leaving a widow Mary and an infant son Thomas, baptised 12 October 1650.

A gap in the court books makes it unclear exactly when and how the Cartwrights parted with Churchend House - perhaps Timothy's early death had something to do with it. Before 1654 it had come into the possession of Roger Dowdeswell, who had other Charlton holdings as well. He was a widower (with a son Roger who died without issue) and was about to marry a widow Jane Welch - it is possible that she already had some of the adjoining land. On 9 October 1654 Roger Dowdeswell settled Churchend House and its Home Closes (5 acres) to his use for life, to Jane's use for life, and their heirs. (ibid M 11 p 140). Apparently Roger and Jane had no children. He was buried 13 February 1677/8 and Jane his widow on 28 July 1686.

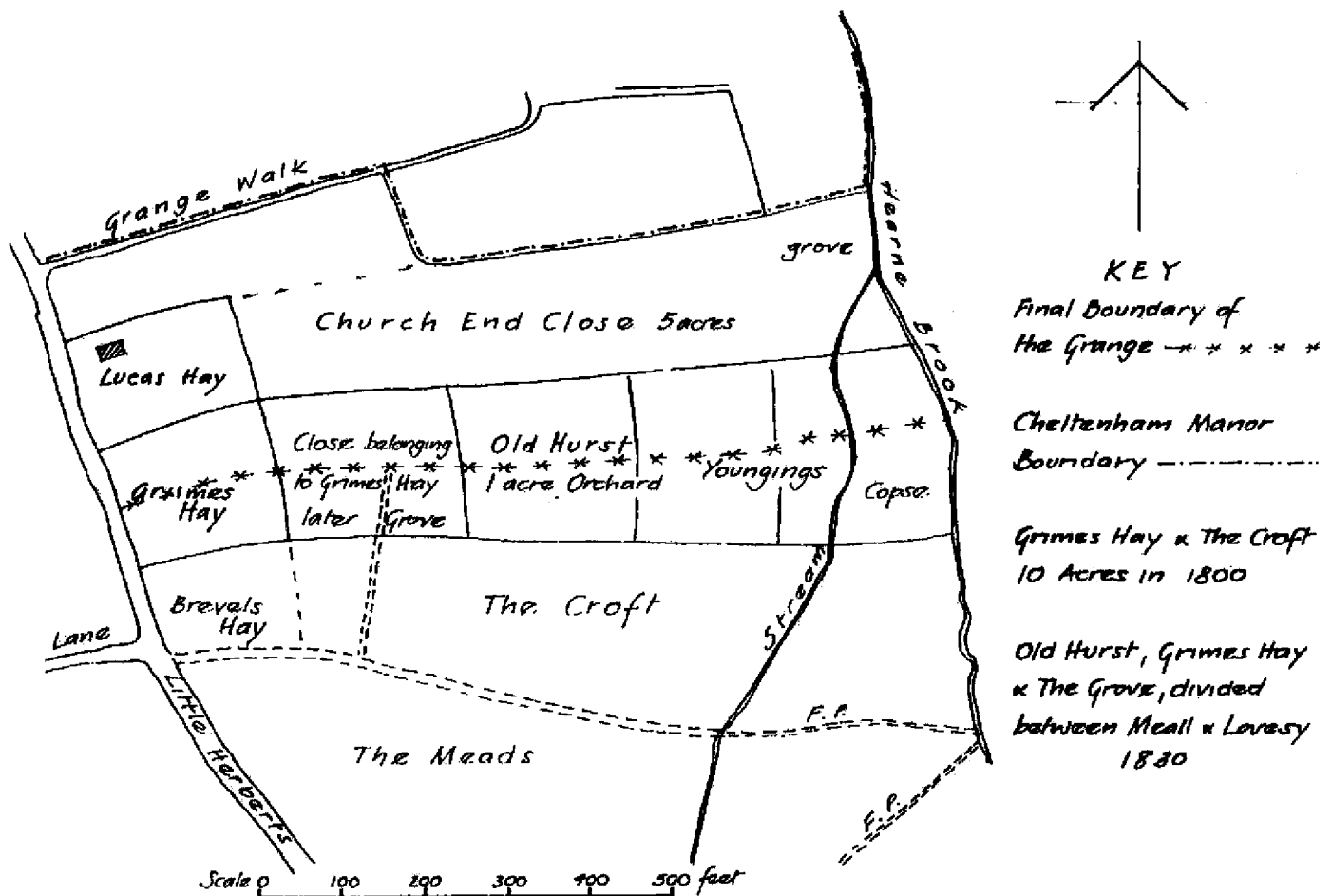
Again there is a gap in the record. Churchend House passed to Walter Mansell, who married three times. His first wife was Elianor Hawthorne, to whose memory he erected a tombstone; his second Mary, by whom he had several children; and his third Ann Higgs widow. Her attraction may have been that she held a piece of land on the north side of Walter's house and close. He settled Churchend on her, 17 April 1704 (D 855 M 13 p 85).

When Ann Mansell died, her nephew Thomas Crosly claimed (ibid M 14 p 71). Presumably she had given him some lease for years. But by 1735 the property had reverted to the Mansell family in the person of Ann Wills, elder daughter of Thomas Mansell who was his brother Walter's heir. Ann had died but her son Edward Wills the younger claimed and was admitted to Churchend House, Churchend Close and a little grove at the end of it, total 5 acres (ibid M 14 pp 71,374-5). He did not particularly want it and on 13 April 1743, sold the property for £400 with other land formerly Walter Mansell's, to John Rogers of Dowdeswell clerk (ibid M 15 p 12).

This was the Revd John Rogers (1685-1768) who was both rector and lord of the manor of Dowdeswell. He was succeeded as lord by his nephew William Rogers, and William with his wife Ann surrendered Churchend House on 3 May 1769, almost as soon as he had inherited it. The new owner was John Whithorne who immediately passed it to William Lawrence, a Dowdeswell yeoman.

For the Rogers family, see Trans G.B.A.S. 67, tree facing page 120.

With the house and its close (5 a) went an acre called Oldhurst east of Grimeshay, from which in 1693 it was separated by a ditch (*ibid* M 12 p 96). We know from court books the history of this acre; it had been held in turn by Thomas Horwood/Francis Smith 1628/Francis Crosley/Robert Grene 1654/Joseph Danford 1675 D 1252/William Pumphrey 1707/John Whithorne 1716/Samuel Whithorne his brother 1717; Samuel sold it in 1717 for £10 to William Hill and Hill in 1729 exchanged it for other land with Walter Mansell. Edward Wills claimed in 1733, and by 1769 it was planted with fruit trees (D 855 M 16 pp 282-4). On the 1848 tithe map it is marked as TM 260, pt 261.



From this point, the story is continued in a collection of deeds relating to The Grange (GRO D2202) and the Diocesan Inspector's reports (D 1381 acc 2593).

Lawrence surrendered the property on 8 October 1808 to use of William Humphris; and on 24 December 1821 it was claimed by his only son and heir William Humphris of Gloucester mercer. Later he moved to Shoreditch and by 1830 was an innkeeper. He and his wife Hester, agreed to sell the property to a Thomas Wheeler of

Leckhampton farmer but no conveyance was made; "for sometime past" the house had been called Brixton House. So on 2 November 1830, for £800 to Lawrence and £600 to Wheeler, house, closes, grove (5 acres), Oldhurst (1 acre) and pew No 50 in the parish church were surrendered to use of Lt Col, William Meall of the Honourable East India Company's service. On the same day, Meall straightened out his southern boundary by an exchange with Conway Whithorne Lovesy. Meall received part of Grimes Hay on the road from the church to Little Herberts, with 70ft frontage to the road, 83ft width at the back and 133ft next the rest of Grimeshay (which Lovesy retained). Lovesy received the southern half of a coppice adjoining Meall's Church End Close; the area surrendered to Lovesy was nearly square, 120ft next the rest of the coppice, 156ft next Lovesy's land; and it was to be separated from Meall's part by a ditch. I take it that this ditch was the one into which the water coming from that diagonal watercourse across The Meads was then diverted. (D 855 acc 2198/7 pp 35-41) (The 1975 developers of this area very unwisely filled that ditch up. It revenges itself on owners of the new houses by flooding!)

Meall and his wife had an only daughter who died young. The widow claimed under Meall's will on 18 December 1850 and ten years later enfranchised the property to facilitate a sale - henceforward The Grange (as it was to be called) was freehold. But no sale was effected till after Mrs Colonel Meall's death, when her executor Mrs Campbell sold it in 1867 to the Revd James Daubeny.

The Meall's had enlarged the original house, and in 1868 the Daubenys added a "new double drawing-room" and a new west front, with other improvements costing altogether £1174.1.6. They let 3½ acres of the land beyond the garden and paddock to Edwin Attwood the grocer (who in 1875 bought the adjoining half acre of Brevels Haye). On 8 July 1880 the estate agents offering the property for sale answered Mrs Daubeny's anxious enquiry about a fence between the two pieces of land "With regard to the fence recently removed by Attwood, it appears from the plan produced to us that the hedge in question belongs to the adjoining field owned by Attwood and as it is his property we do not see what is to prevent him dealing with it as he likes,



The Grange : Front Elevation

(GRO D1381 acc 2593 - redrawn by Ken Venus)

so long as he is tenant of your field; and as it appears to us that no one is at present injured by its removal. Should his tenancy be terminated, we think you would be able to call upon him to erect a fence in place of the one he has removed". Attwood was hoping to be able to buy the land he had rented.

A curious little problem arises here. The 1888 25"OS shows on the southern boundary of that field 7 deciduous trees. The first 5 must include two very tall elms standing all through my childhood - they were killed in the 60s by Dutch Elm Disease. They stood a chain apart and a chain from the Grange paddock. There was no trace in the hedge of any stumps or any elm suckers (except those thrown up by the second tree); all that hedge down to the ditch was replanted in 1911 with quick by my father who would not have felled any big tree. The 6th tree on the map represents a tall Blenheim Orange standing about 4 ft from the boundary; and the 7th perhaps the holly by the watercourse. Did the OS draughtsman add 3 more in a light-hearted mood? It shows that one must use even OS maps with caution.

The Grange was offered for sale on 26 October 1882 but found no immediate purchaser. The Vicar wanted St Mary's to buy it as a Vicarage; at that time the parish did not own any house for the incumbent; but it would take a long time to raise enough money, though a Vicarage fund had been launched. It appears that Sir William Vassar Vassar Smith, then the tenant of Charlton Park, acted as intermediary and held the Grange till the necessary £2240 plus costs could be raised by gifts and a grant.

In anticipation of the purchase, a thorough survey was made by the Diocesan Architect F.W. Waller in November 1887, and repairs were put in hand and completed by December 1888. This work was done by George Dunman of Church Piece, builder. The wall against the cottages (Buckles Row) was stated not to belong to the freehold. So at last in 1889 the house and 2½ acres of the land were bought for the parish. The rest was sold to Attwood. However, there was still room for a rugger pitch in the paddock when the Hodson boys ran a rugby club for the village; and The Grange was a venue for parish sales, pageants, and other festivities. These continued even when The Grange was let to Mrs Heberden because Neale could not afford to live in it. (History p 127). For ground plan and description see Bulletins 1 and 2.

D. GLYNROSA (built 1892, demolished 1973)

This was the house whose history links Brevels Haye (Ashley) and The Grange. (Cheltenham).

Edwin Attwood was a successful grocer, corn chandler, and coal merchant, who owned two shops in Church Street, the grocer's (now the Chinese Take-away) and the corn chandler's opposite (now an office, previously Morris's grocers shop). He lived in No 142 (now flats) - this had been built in 1833 by the plumber and plasterer William Hall (see Bulletin 15). Attwood's coal yard and stable were at the top of the lane, where there are now garages.

In addition to grocery, Attwood's main shop was a post office, and old postcards show a wall letter box in the N. wall of the shop.

His first chance came when an acre of Brevels Haye was put up for sale at the Royal Hotel on 5 May 1875. Lot 4 was described as "A valuable piece of Garden or Building land situate at the rear of Mr B. Wood's Nursery Gardens (known as part of Brevels Hay) and containing about 0a 2r 24p, planted with choice fruit trees". Some of them were still standing when I was a child - a Magnum Bonum plum with yellow fruit each the size of a very large egg, a purple Orleans, a Louise Bonne of Jersey pear, two winter pears, three Bank Holiday pears, pyramids of white blossom in spring, a Duchess D'Angouleme pear, and a Blenheim Orange apple.

The lot was not sold at the auction and on 8 May Attwood bought it by private contract for £105. One stipulation was that "the purchaser shall at his own expense immediately on the completion of his purchase erect a neat larch pale fence four feet six inches in height to divide this lot from Lot 5" (of which it had previously been part). Attwood's purchase was completed on 6 July by a surrender and admittance at Ashley manor court and a deed of confirmation with a plan. (Title deeds).

The 1888 OS 25" shows that Attwood used a piece of his land near the gate into the lane for keeping pigs - styes are marked. There was a spring and pump close at hand; local people believed that water to be good for bathing sore eyes.

As he was tenant of the freehold land to the south, it was natural that Attwood should take away the hedge between them; and after he had bought that 3 acres (then arable and orchard) his next step in 1892 was to build himself a house there. This house he called Glynrosa. He was disappointed over one thing, however. He had hoped to be allowed to buy a strip of The Grange land to give him an entry from Horsefair Street, but this was refused.

On the east side of the drive to the house, Attwood planted espalier pears (only coming into full bearing when Glynrosa was sold in 1910). "Plant pears for your heirs" says the proverb. They included two Williams, a Conference, and a Pitmaston Duchess with enormous fruits that kept till Christmas. On the lower part of the freehold land just above the Hearne brook were fruit trees planted by Attwood as tenant - two Williams pears, two Queens apples (a big early cooker, a green skin flushed with pink), two Bitter Sweets (an eating apple, pale green skin with white flecks, that tasted sharp when bitten and then went sweet and juicy in the mouth), a Worcester Pearmain, a Russet, a Wellington (a hard sour cooker), an Annie Elizabeth (a cooker) two more Blenheims, a Victoria plum, a Mr Gladstone and a Summer apple (both bright red early eaters), a damson.

I don't know which builder was responsible for Glynrosa - it was not the Cleveleys (Eric told me). I suppose it might have been Dunham. But one curious thing came to light when the house was demolished. The lintel of the kitchen fireplace, always in my knowledge of it painted black (first over a range, then after 1924 over a White Rose boiler) was not wood but stone, and a 17th century stone too, used back to front with a fluted edge turned towards the chimney.

As built, Glynrosa had a narrow hall with stairs going straight up, dining room on the right of moderate size, kitchen on left, drawingroom ahead, a good sized room, and stairs down to the cellar out of the hall. East of the kitchen was a scullery with brick copper, sink, and pump (the only water supply was a well). A doorway led into a verandah along half the east side of the house; the Attwoods used it as a store for

wood and coal - Mrs Attwood told my mother how very convenient the arrangement was! No gas. Upstairs were four bedrooms and a narrow slip intended for a bathroom if ever Company water got up the lane. All the rooms were very light, most having windows on two sides, and views to the hills - my father was delighted to find no house in sight between Glynrosa and the escarpment! When the parents saw the house in July 1910, all the paintwork inside was bright pink and apple green! There was a small conservatory with a vine on the west side of the house and against that wall a deep pink cabbage rose with huge scented blooms - we never knew what it was - I have never seen such roses anywhere else.

The sale contract was signed on 4 August 1910. For the house and 3½ acres of land my father paid £790 - it was classified as a small-holding and he hoped to be able to sell fruit. The conveyance was completed on 21 September and between then and December (when the parents were married) he remodelled the house, enlarging the hall, putting in a new staircase, adding another scullery in place of the verandah and a new pantry of white glazed brick. Water and gas were laid on (no electricity anywhere in Charlton then). So we had a bathroom over the new scullery and two WCs. One thing that could not be altered - until it was pulled down, Glynrosa depended on a cess pit for sewage (it never gave any trouble so long as it was cleaned out once or twice a year). For a long time, well water was used for scrubbing - in fact the developers were dismayed to find the well full of water when the house was demolished! All the building and decorating was done by Albert Cleveley.

This was the house in which I was born and grew up. It had no architectural pretensions but my father thought it almost perfect as a place to live in, and he wasn't far wrong.



Glynrosa and
my parents
1915

The Attwoods had had no flower garden beyond a small lawn on the south side of the house where two horse chestnuts acted as posts for the washing line and there was a single border with double daffodils and lilies of the valley in front of a big laurel hedge. Behind that hedge they must have thrown their household refuse - I used to find bits of a pink china teaset and oyster shells! At the bottom of the garden, where the pigsties had been, one came across bricks and pieces of Willow Pattern. The pump was still in operation and there was a square shed (perhaps intended as a stable?) of beautiful silvery weathered wood. My father planted a great many more apple and pear trees, cultivating the ground underneath until the trees grew big. There's hardly an adult male above a certain age in Charlton Kings who won't admit to stealing apples from Mr Hill's orchard!

Before my brother was forced to sell Glynrosa to the UDC in 1963, he sold me the half acre Attwood had bought in 1875 (all the Ashley manor part). So my present house, Crabend, built in 1974, stands on part of Brevels Haye.

M. Paget

7. PIGS AGAIN!

W.H. Bridgman in volume III p 55 quotes the Cheltenham Mercury of 12 December 1885 on the subject of Charlton pigs.

"This question was again before the Board, and after a desultory conversation, it was resolved that notice be served upon all persons having pig-stys at a less distance than 50 feet from a dwelling house to remove them on or before the 30th of July next. This it was felt would give pig owners ample time to get rid of their stock (where the stys could not be removed) to the best advantage. In the course of conversation which took place on this subject, Mr Jordan said he very much doubted if there was any advantage to a working man in keeping a pig. Mr Attwood felt certain there was not, the only thing was that a man instead of spending his money foolishly would often times save it to feed his pig, while Mr Clarke suggested that when a man had a pig he felt he had a stake in the country. The pig was the "jintleman that paid the rent"."

M.J. Greet

Attwood probably found pig-keeping profitable himself because, as a corn-chandler, he got pig food at cost price!

M.P.

**9. HISTORY OF THE ORGANS IN THE PARISH CHURCH OF ST.MARY,
CHARLTON KINGS, UP TO 1969**

It is known that St Mary's possessed a pipe organ from at least the early 1820s; in 1826 a bill for organ repairs and tuning was presented covering a period "upwards of five years" (1). Another bill for cleaning, regulating and "putting a fresh tune on one of the barrels" (2) proves the instrument was a barrel organ. We know also that the original builder was the famous London-based partnership of Flight & Robson for Charlton Kings appears on a list of their organs published about 1859.

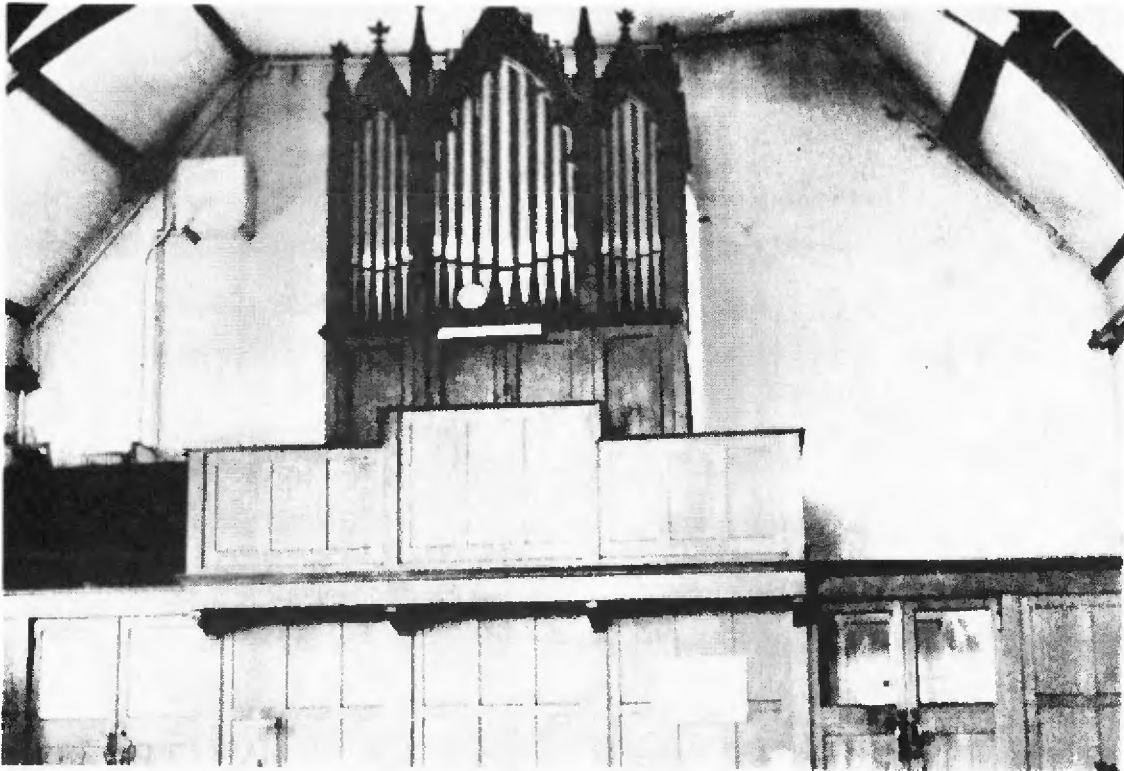
The barrel organ did service until the late 1850s when it was displaced by a two manual and pedal organ of 12 speaking stops built by the Cheltenham firm of Henry Williams. According to a chance remark in the Parish magazine of August 1896, the barrel organ found a new home in North Cerney - not however in the parish church there because one had already been acquired in 1848 and remains there in altered form to this day. It may therefore have come to rest in a private house or school.

The new Williams organ was placed in a south transept gallery whence it was moved in 1878 to a floor position on the north side (3). Eleven years later it was restored by A.J. Price, an organbuilder based in Fairview, Cheltenham; he made unfortunate changes to three of its stops and extended the pedal compass from 27 to 30 notes (4). In November 1901, the Williams organ was sold for £80 to an Anglican Mission church in Churwell, Leeds. It was later moved to the new church building of All Saints where it remained unaltered until March 1992. Then, incredibly, it was broken up in order to generate extra space - another example of the vandalism which characterises the actions of too many church councils these days.

St Mary's third pipe organ was built by William Hill, probably the most notable of English 19th century builders, still active today. Significantly larger than its predecessors, it had three manuals and 21 speaking stops. Opened on 4 March 1902, its cost including casework amounted to £773 (5). An electric blower was added in 1929. This fine organ was given to Dean Close School in 1969 for use in their chapel and has undergone significant alteration and enlargement.

Notes:

- (1) Glos Record Office P76 CW2/16-18
- (2) Glos Record Office P76 CW2/13
- (3) Gloucester Journal 27 April 1878
- (4) Cheltenham Examiner 18 & 25 September 1889
- (5) Glos Record Office P76 MI2/1



The Organ at Churwell

R. Williamson

10. MUSICAL APPRECIATION!

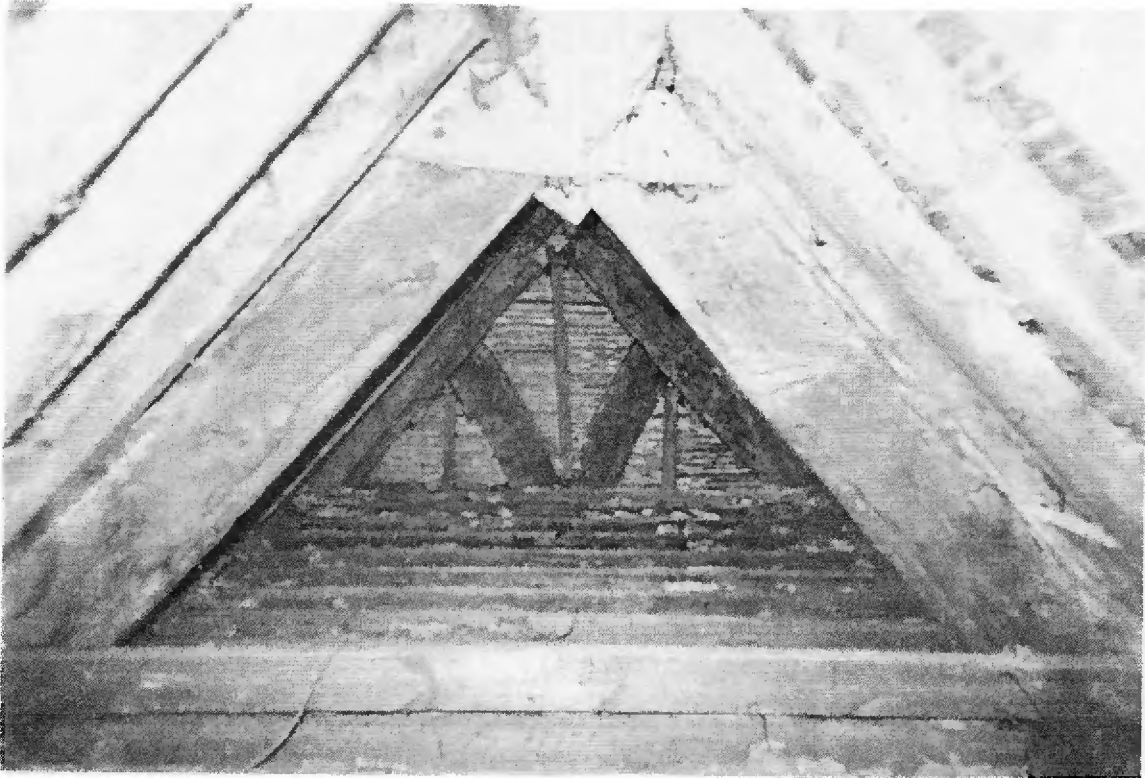
Reggie Burton, John Williams, and the curate Leonard Smith put their heads together, they thought it was high time Canon Neale's musical appreciation was brought up to date. So they persuaded him to come with them to a performance of Honegger's King David at the Three Choirs festival of 1928 at Gloucester. Mrs Williams went too and the tickets were paid for by the ever generous Lady Dixon Hartland. When they came out, Neale said it sounded to him like a symphony of motor horns! "That's a very good description" said Mrs Williams.

J. Williams

11. NEW COURT/COURT HOUSE, 1991-2

Since Linda Hall surveyed this house (Bulletin 9), repairs have revealed further interesting details about its construction c 1550.

- (1) It had been impossible to get into the roof space of the North wing, but now that has been opened up and Mrs Ralphs, the present owner, has given us this splendid photograph taken March 1991.



- (2) Repairs to the kitchen chimney in January 1992 revealed remains of the bread oven - regrettably, the condition of the structure was such that the oven has had to be filled in.



This oven was at the side of the chimney and can never have been used from the kitchen; traces of a doorway (the site of a beam filled with concrete indicates the line of a slightly sloping roof) show that there was a small bakehouse/brewhouse built against the main chimney, in (approximately) this position:-



- (3) Work on the NW corner of the South Wing revealed that New Court was not given such substantial foundations as one would have expected. The stones forming the plinth are less than half the size of those at Joyce's/Charlton Cottage; and were set directly on the surface of the soil with nothing below them. To remedy this, bricks have been inserted below the stones (perhaps during the 1800-3 alterations, perhaps earlier).



The corner timber has had to be shored up with an extra stone and has been patched several times with odd bits of wood. It is not properly keyed into the cross beam at the top, but that is supported by the brick infill.



I am very grateful to Mrs Ralph for allowing me to take these photographs.

M. Paget

12. THE HISTORY OF CERTAIN LANDS IN COLTHAM FIELD AND COLTHAM CLOSE - 1735 TO 1863

On 18 January 1735 Daniel Cook (or variously Cooke), a tallow chandler and grocer of Cheltenham, aged 43, bought from Anthony Chestroe (later written as Chester), a maltster of the same town, and his wife Elizabeth, certain lands in Coltham Field, Charlton Kings, which Chester had inherited from his uncle, John Chester. The lands

lay to the north-east of Coltham Lane, which only 102 years later, in 1847, became known as Hale's Road. They comprised two elements, one freehold and the second copyhold of the Manor of Ashley, otherwise Charlton Kings, as follows:

Freehold: one ridge of arable land in Coltham Field, being the ninth land from Smithe's Hedge, having John White then late to the north and land then late of Humphrey King to the south;

also all the freehold land lying in and parcel of an inclosed piece consisting of freehold and customary land, pasture or meadow in Charlton Kings called Coltham Close or Upper Coltham Piece; this lay further back from the Lane, up towards Battledown Hill and contained both freehold and copyhold land, the copyhold being in both Cheltenham and Ashley Manors.

Copyhold: all those customary lands in Coltham Close aforesaid granted to the surrender of George Long and his wife, to whom Chester had previously mortgaged several selions described in the rolls of the Manor of Ashley as:

Book A page 28 - one perch in Coltham Field between land of Elizabeth Ashmeade, widow, north, and Eleanor Greville, south.

Book A page 18 - two selions in Coltham Field containing $\frac{3}{4}$ of an acre, with the land of Walter Mansell, north and Elizabeth Cooper, south;

- another selion in the same field, land of Walter Mansell, south, and Eleanor Greville north;

- two selions on Prestbury Acre furlong in the same field of $\frac{3}{4}$ of an acre, Eleanor Greville east and John Holder west.

A selion was a portion of land of indeterminate area comprising a ridge or narrow strip lying between two furrows formed in dividing an open field and was sometimes known as a narrow land.

A plan, made in 1850, 15 years later, to identify the land, is shown at Fig. 1. While the information given is not complete, the centre selion would be the ninth from the hedgerow to the left, and on this basis an attempt has been made to place some of the lands described (Fig. 2). Coltham Close, or Upper Coltham Piece, is not shown on the plan; this area now forms the playing fields to the rear of Holy Apostles School. The scale of the plan is 4 chains to the inch: the selions would therefore have been approximately $8\frac{3}{4}$ by 200 yards.

When placed over an original Battledown Estate map of 1863, which is to the same scale (Fig. 3), an exact fit is obtained. The Field Road marked aligns with the Occupation Road now known as Haywards Lane, and the bend in Coltham Lane with the existing bend in Hales Road. To-day Battledown Approach follows the exact line of the selion immediately to the left of the centre selion, and this is not surprising since, as the later pencilled note shows, this land was bought around 1855 by William Bain, a founding Trustee of the Battledown Estate. The hedgerow to the right follows the line of the original footpath over the Hill, only the top of which now remain as Jacob's Ladder.

For these lands Daniel Cook paid £10 for the freehold portion and £13 for the copyhold. Chester made a covenant on behalf of his wife, their heirs and successors assuring the Cooks that they had good right to convey for quiet enjoyment and that the premises were free from incumbrances. However, all was not finished since the copyhold had yet to be dealt with. On the next day Cook appeared before the Steward of the Lord of the Manor of Ashley together with Anthony and Elizabeth Chester for the surrenders and admittances to be made. These included the re-surrender of the lands mortgaged to George Long. As was the law, Elizabeth Chester had to be interviewed solely and secretly to ensure her consent was freely given. Daniel Cook paid to the Lord of the Manor a heriot of 6s.8¼d, a rent of 1s.0½d and a fine of 2s.1d, a total of 9s.9¾d, and was admitted tenant.

Daniel Cooke's family life flourished, and his name gained a final "e", perhaps in deference to the Charlton Kings land-owning family of that spelling. Around 1730 he married Frances, the daughter of Daniel Ellis, described as a peruke maker of Cheltenham. This was not the son of the wealthy maltster Daniel Ellis mentioned in "The History of Charlton Kings", though it seems possible that he was a relative. The Cook(e)s acquired a son John, baptised in October 1732, and a daughter Jane. Two other children were buried in infancy. First to marry was Jane, the youngest child, who on 30 March 1767, married the Reverend Richard Maurice, a Welsh clergyman from Bryngwalie in the County of Denbigh. The wedding was in Cheltenham Parish Church and was conducted by the Reverend J. Read in the presence of Elizabeth Skillicorne and John Cooke. A settlement was made for the marriage but it did not include any of the land. Brother John married one Ann Ludlow on 6 January 1772 in Tetbury Parish Church; he was variously described as a shopkeeper and grocer and had plainly carried on his father's business. John and Ann had two daughters, Elizabeth and Jane, and Jane and Richard Maurice, determined to confuse the chronicler, had a daughter Jane.

By 1775 Daniel Cooke was 83. Not only had his family flourished but his business had equally prospered: he owned properties in Alstone and Arle as well as in Charlton Kings. It is clear that at least part of this had been derived from his marriage into the Ellis family, who also owned land in the Coltham Field area. Mary Ellis, Daniel's spinster sister-in-law, in her 1770 will leaving her estate to her sister, then to her nephew John's children and then to the issue of her niece Jane Maurice, referred to the monies Daniel Cook owed her. Elizabeth Ellis, another unmarried sister-in-law, wrote in her will of 1770 of "the monies Daniel Cook now has in his hands of mine and also all monies that my nephew John Cook owes me." It seems possible that the Cooks had mortgaged land to the Ellis family, since there is no sign of acrimony in the dispositions of the wills.

Daniel Cooke now thought it time to make his own will. In it he left his lands to his son John on condition that the latter paid his just debts and funeral expenses and also gave £100 each to Daniel's two grand-daughters, Elizabeth and Jane. Since copyhold land was involved, a surrender again had to be made to the Lords of the Manors of both Cheltenham and Ashley, stating that the customary messuages were to be to the use of the person named in his last will and testament. He did not think it necessary to provide for his daughter Jane Maurice, who did not feature in the will. She was, however, a beneficiary under the Ellis family wills of certain other lands in Coltham Field.

By June 1779 Daniel Cooke had acquired the style of "Gentleman", such had been his good fortune, and he deemed it necessary to make more complex provision for both himself and his heirs. His wife Frances had died on 23 October 1759, aged 66 and he was hence a widower aged 87. He therefore set up a Trust; the Trustee was his wife's spinster sister, Mary Ellis, who received 10 shillings for the task. His estate was to be held for life by in succession himself, his son John (now also styled "Gentlemen" rather than "Grocer"), the latter's wife Ann, any other person nominated by John, John and Ann Cooke's male heirs (who had not yet appeared), their daughters Elizabeth and Jane and any other yet unborn daughters. They were described as tenants in common in tail general with benefit of survivorship, tail meaning a limitation to certain heirs. Jane Maurice was again excluded, the will favouring the male line. Once again, copyhold land was involved. On 23 June 1779 Daniel Cooke made the necessary surrenders out of court before Benjamin Mason and John Delabere, two customary tenants of the Manor of Ashley, paying a heriot of £1.14s.4d, a rent of 5s.8½d and a fine of 11s.5d. Similar surrenders had to be made in the Cheltenham Manor for his other properties.

Daniel Cooke, Gentleman, one time tallow chandler, died on 18 November 1785, aged 93. That the Cooke and Ellis families had come a long way is clear from the contrast between the complex legal documents Daniel constructed and the simple will of his wife's brother, Daniel Ellis, which left the looking glass that was his mother's to his sister Frances, £5 to his nephew John Cook (without the final "e") and his gold ring to his niece Jane. Daniel Cooke had lived to see his estates grow from his prosperous business and his daughter married to a Welsh clergyman. He did not live to see perhaps the crowning achievement: on 12 May 1801 his grand-daughter Elizabeth married the Reverend Doctor Edward Tatham, DD, Rector of Lincoln College in the University of Oxford. Such a marriage presupposes that Daniel's fortunes had been applied to the education and provision of Gentry status for his grandchildren. It also called for a settlement which John, now the head of the family, laid down.

For this purpose John set up a Trust, the Trustees being Giles Rogers, Gentleman of Foxcoat (sic) in the County of Gloucestershire, and the Reverend Thomas Weller of Prestbury. Under the terms of the settlement John Cooke was to advance Dr. Tatham the sum of £1,800 and settle one undivided moiety, or half, of all his lands on the couple. He also covenanted to settle the remainder of his real and personal estate in a manner to be described in the Trust, effectively by the rewriting of his will. Dr. Tatham covenanted to settled £4,000 and undertook that he would make a mortgage of his estate at Priest's Hutton if required. The Trust was a complicated list of successions similar to the earlier one, with the Reverend Doctor and his intended wife being promoted into second place, and their prospective children being included. The other half of the estate was, however, set aside for the use of the other as yet unmarried daughter Jane and her still distant heirs.

John Cooke's will became effective seven years later: he died on 13 June 1808, aged 76. On 10 August his widow Ann was granted administration of his effects by the Diocesan Court of Gloucester and subsequently admitted tenant for the copyhold land. Following Ann's death in 1818 at the age of 80, the estate was taken over by Elizabeth Tatham in her own right, her husband consenting. In April 1820 Elizabeth took the necessary legal and customary steps to ensure that her sister Jane received her half of the estate. Elizabeth made her will in March 1830, leaving all her estate

to her husband; they had had no children. However, he pre-deceased her on 24 April 1834, being buried at All Saints Church, Oxford. Subsequently when Elizabeth herself died on 24 August 1847 at the age of 71, all the lands of the Cooke family, including those in Coltham Close and Coltham Field, passed to the spinster sister, Jane, who had resolutely refused to add the "e" to her surname.

Jane, the last of the Cooks, lived for four more years, dying on 11 February 1851. In her will, made the previous year, she appointed three executors: the Reverend John Hale, Rector of St. Walburgh, Bristol; the Reverend John Browne, Minister of Trinity Church, Cheltenham, and Edward Frampton, Esquire, of Cheltenham. She directed that, after sundry bequests of stock and sterling money, her executors were to apply all her personal estate to the endowment of district churches or chapels in populous parishes. As to the real estate, in particular the land which has held the thread of this story together, she made no disposition. Thus the Coltham lands which Daniel Cooke had, in the spirit of the age, passed through the male line, omitting his daughter Jane who had married the Welsh clergyman Richard Maurice, passed by inheritance to his daughter's descendants.

Jane and Richard Maurice had had, as we have seen, one daughter, also called Jane, baptised in May 1768 and married on 18 December 1802 in the church of St. Benet Fink, London, to John Bonnor. Jane Cook, from Cheltenham, was present at her cousin's wedding and signed the register, evidence that there was no rift between the two branches of the family. They subsequently had a family comprising two boys and a girl; the latter, being unimportant in legal eyes, remains nameless, but the two boys were given an intriguing mix of family names, viz.:

Richard Bonnor Maurice Bonnor, baptised 22 October 1803;

Robert Maurice Bonnor Maurice, details not known.

They thus had the distinction of having different surnames. When Jane Cook died in 1851 without naming an heir for her holding of the Coltham lands, her first cousin once removed, Richard Bonnor Maurice Bonnor, Daniel Cooke's great grandson, was the heir presumptive to the estate. By this time he was 48 years old and a clergyman at Ruabon.

However, where matters of land were involved in Victorian England, nothing was simple. To prove his title to the lands in Coltham Field and Coltham Close, Richard Bonnor had first to prove his pedigree and to show that no other possible claimants could emerge from the last century of the Cook family's existence. Could there conceivably have been some other heir? Within one month of Jane Cook's death her lawyers, Bubb and Co., were busy putting together an abstract of title for the land, making searches of parish registers and taking statutory declarations to prove the pedigree (Fig. 4).

The searches did not begin well. On 23 April 1851 Benjamin Bubb, Gentleman, of Cheltenham, solemnly and sincerely declared before G.E. Williams, a Master Extraordinary in Chancery, that he had diligently and carefully searched parish registers for an entry of marriage between Daniel Cook and Frances Ellis, and for an entry of baptism for daughter Jane Cook. He had searched Cheltenham Parish registers for the years 1709 to 1732 for the former, and from 1709 to 1759 for the latter, to no avail. He had been informed that the only churches in Gloucester in which registers of marriages celebrated between 1705 and 1733 in that City were kept were the Cathedral church and the parish churches of St. Nicholas, St. Mary de

Crypt, St. Mary de Lode, St. Michael and St. John the Baptist. To this end he had searched the certified transcripts in the Registry Office of the Diocesan Court of the Bishop of Gloucester and Bristol for the years 1706 to 1732 for all these churches. He had further searched the transcripts deposited for the parishes of Prestbury, Leckhampton, and Elmstone Hardwicke for 1704 to 1733, with the exception of the years 1723 and 1725 in Leckhampton, when no marriages appeared to have been celebrated. He had gone on to search the parish registers of Swindon, Staverton, Boddington, Badgeworth and Shurdington - in fact all the parishes bordering Cheltenham in which marriages were celebrated and had found no evidence of the marriage or of Ann Cook's baptism. The good news was that he had found entries for the baptism of John Cook (which, however, referred to the father only), the marriages of Jane Cook and Richard Maurice and the baptism of their children.

Nevertheless, had Daniel been legally married? The lawyers turned to the best available evidence in the form of John Nash Belcher, Gentleman, of Cheltenham, aged 69 years. Belcher stated that he had known John Cook and his family well; that he had heard that he had one sister and no brothers; that he had issue of two children and no more; that one, Elizabeth had married but had no children, and the other, Jane, had never married. He had also attended the funerals of John, his wife and Jane. The former were buried in the family vault in the old churchyard in Cheltenham and Jane in the churchyard of St. Peter's, the family vault being by this time full. Belcher offered a certified true copy of the inscription on the vault, which read:

"In Memory of Frances wife of Daniel Cook, who departed this life October 23rd 1759 aged 66 years

Also two of their Children who died in their Infancy

In Memory of Daniel Cook Gentn who died November 18th 1785 aged 93

Also of John Cook Gentn who died June 13th 1808 aged 76

Also Ann Cook Widow of John Cook who died 28 March 1818 aged 80 years"

Next to testify was John Bubb, Solicitor, of Cheltenham, who had been the professional adviser of John Cook and, for three years before her death, for the widowed Elizabeth Tatham. He stated that he had sold and made out the title to a considerable property in Cheltenham for Jane Cook and had confidential communications with her on her pedigree and family, which confirmed the understood situation. Elizabeth Tatham had spoken of making a will but had not done so: she died without having had any child and virtually intestate. Jane had told Bubb that she and her sister had purchased the Little Ewens in Charlton and a house of houses from their relation Mrs Jane Maurice and her daughter.

A further declaration by Robert Maurice Bonnor Maurice, younger brother of the heir apparent, was forwarded from Bodynfol, Montgomery which restated the family tree as he understood it. After this, the lawyers were prepared to accept that Daniel Cook and his named descendants legally existed and that there was no likelihood of an unknown claimant surfacing. However, as far as the land in Coltham Field went, they had available a further statutory declaration made in July 1850 by Joseph Lane, a labourer of Charlton Kings, aged 75. Lane said that he had lived in the parish since his birth and that he well knew and then lived in a field there called Coltham Field. He had been employed to look after certain lands there first by John Cook, then by his widow and then by the daughters Elizabeth and Jane in succession. He

had begun work near 60 years ago and the lands had always been in the possession of John Cook or his tenants. Lane was shown a plan of the lands in question and identified the areas marked red as the lands in question.

This completed the legal activity, which manifested itself in an Abstract of Title dated 18 September 1851 consisting of 35 pages. On 14 November 1851 at a Court then holden, Richard Bonnor Maurice Bonnor, of Ruabon in the County of Denbigh, Clerk, who claimed to be first cousin once removed and customary heir of the said Jane Cook prayed to the Lord of the Manor to be admitted tenant to all customary messuages, lands, tenements and hereditaments to which the said Jane Cook died seized; and he was admitted tenant.

Richard Bonnor owned the land in Coltham Field for four more years. Then, on 4 June 1855, he put it up for public auction at the Plough Hotel in Cheltenham. The holding comprised two parts, the major element being the whole of Coltham Close, measuring 5 acres and 3 roods, and described as being bounded:

towards the west partly by the Occupation road leading from the London Turnpike Road (Harp Hill) and partly by land of William Buckle;

on all other sides by land of Charles Cooke Higgs (later sold to form the Battledown Estate), Mary King, widow the Reverend Charles King, and Charles Dowle, who owned Coxhorn Farm:

In addition there was a piece of arable land measuring two roods and 26 perches, or just over half an acre. This was described as being bounded:

towards the north by land of Charles Dowle;

towards the south by land of William Bain;

towards the west by the road formerly known as Coltham Lane but now Hale's Road; and to the east by the Occupation Road.

The highest bidder at the auction was Colonel Bruce Seton, an officer in the Honourable East India Company's Service, then living at 7, Oxford Parade with his wife and six children. He paid a total of £760 for the land, a sum which was divided into £500 for the freehold land and £260 for the copyhold, Coltham Close being a mixture of the two. Seton bought further land from Dowle and Charles Andrews, a Cheltenham newsagent, and built the house known first at Mayville, then Abercorn and finally Battledown Priors. It has now gone, although the house is remembered by the road name leading to the houses built in its grounds. Between 1862 and 1869 he also purchased lots 47 to 51 of the newly established Battledown Estate and created for himself an estate of 18 ares in all, stretching from Hales Road to Oakley Road.

Thus what began in this story as selions or strips in 1735 ended 128 years later as an estate for the gentry. Coltham Field was one of the last areas of Charlton Kings to retain strip agriculture but the story of the Cook's lands is typical of the demise of this form of farming in the face of the spreading growth of Cheltenham. That this process produced much work to the advantage of lawyers is plain from the above but it is also to our advantage that the same legal requirements produced in such detail complete histories of the fortunes of families such as the Cooks.

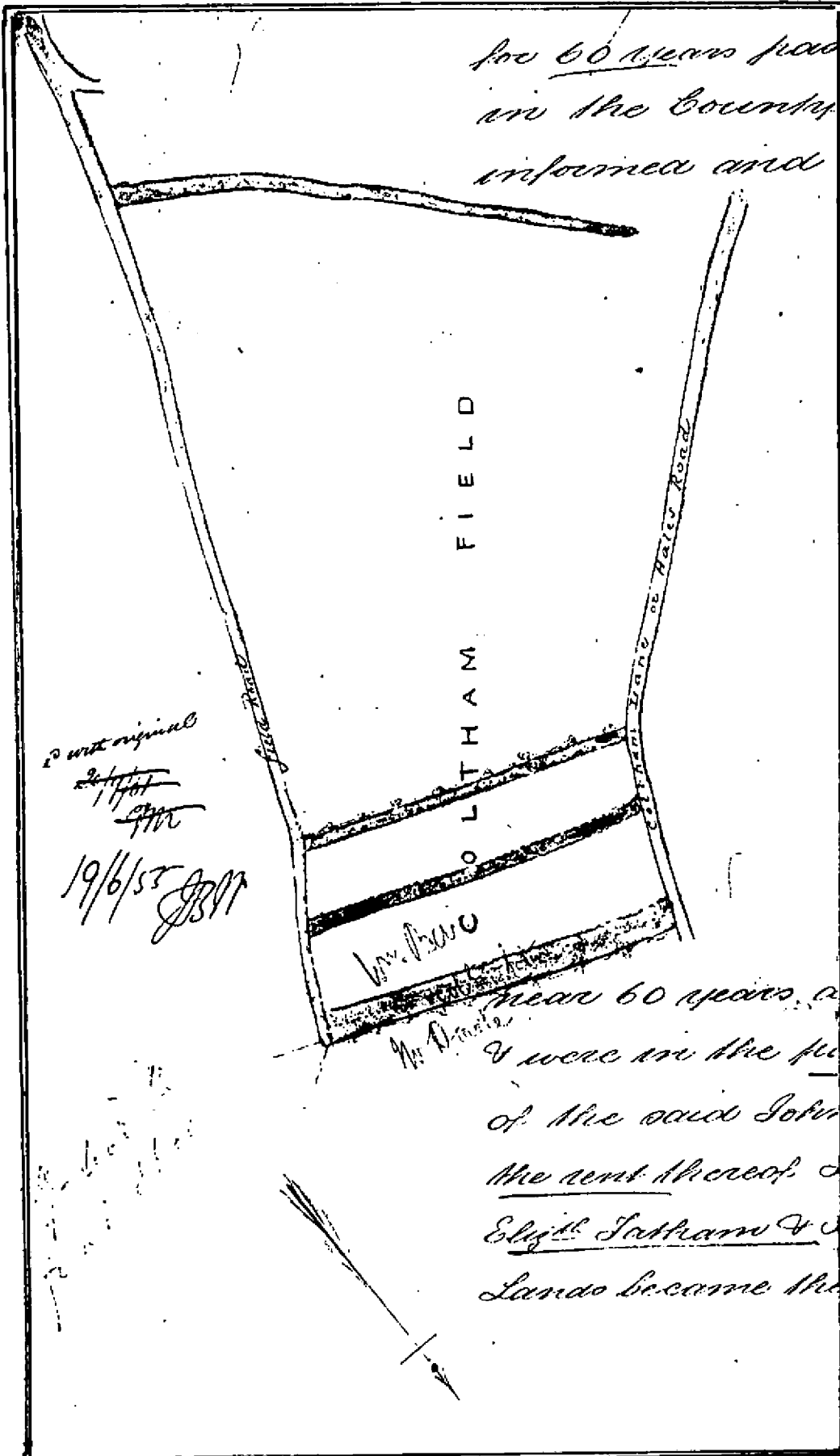


Fig. 1. The plan verified in 1850 by the 75 year-old labourer Joseph Lane as being the Cook family holding in Coltham Field over the previous 60 years. The 1855 initials are those of John Brend Winterbotham, Colonel Seton's solicitor. The pencilled names reveal that the land to the left was then owned by William Bain, Colonel Seton and Charles Dowle.

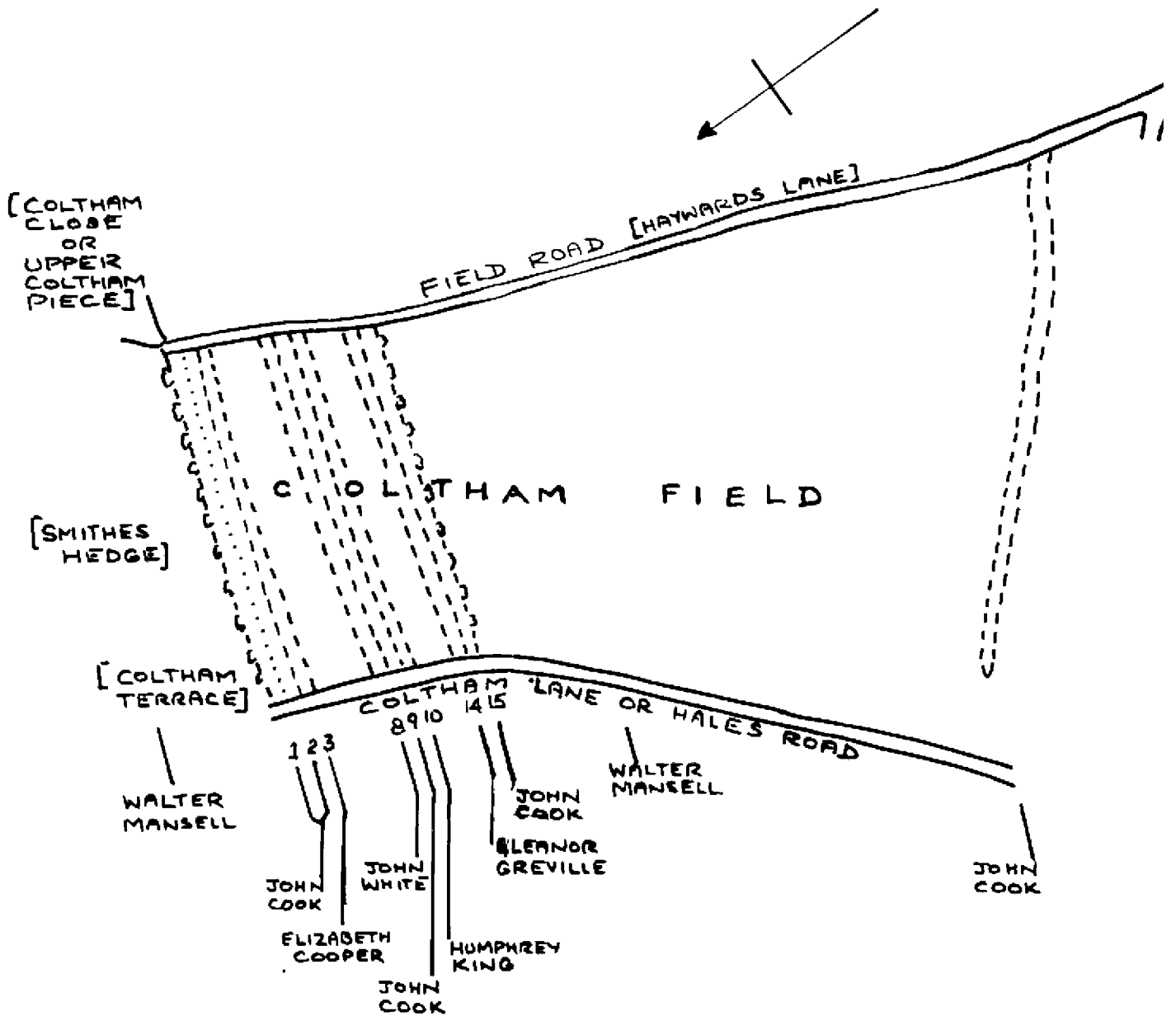


Fig. 2. A reconstruction of the strip ownership based on descriptions in the legal text. Placenames in brackets are not on the original plan.

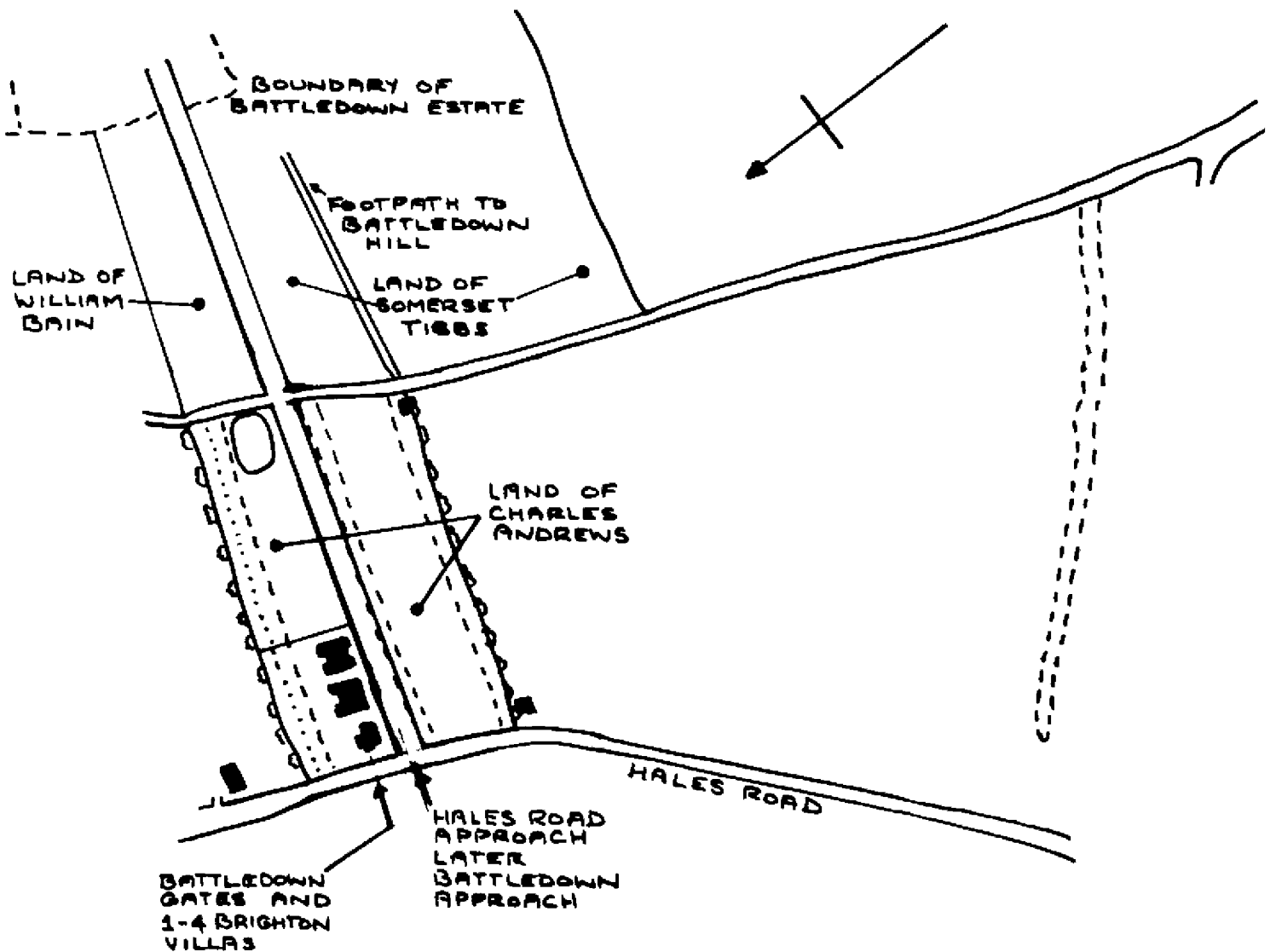
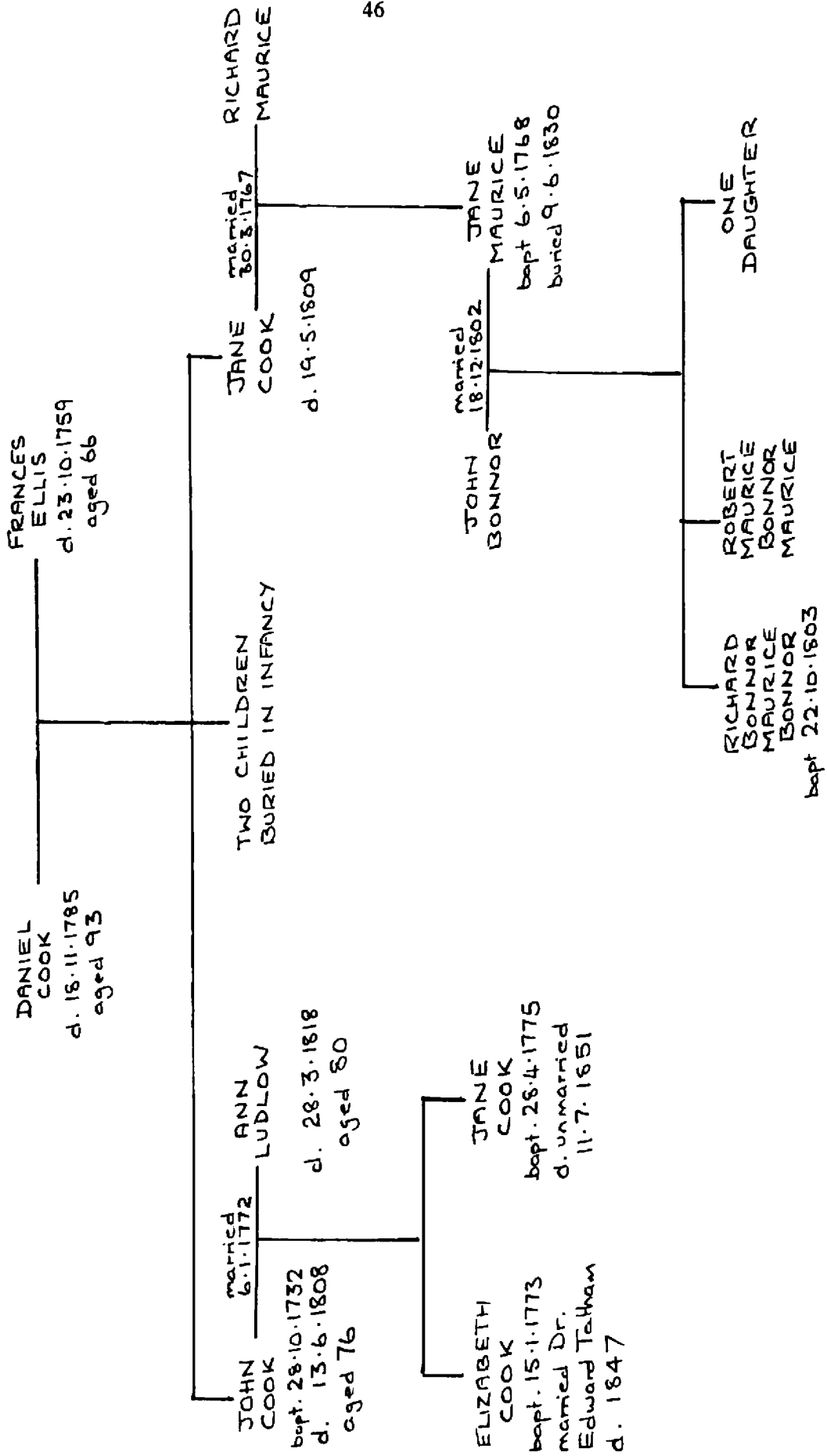


Fig. 3. Part of an 1863 map of the Battledown Estate superimposed on the original Coltham Field plan. As Fig. 1 shows, William Bain had bought the six selions north of Cook's ninth strip by June 1855 and the strip immediately above and east of it, along which the Battledown Approach Road was to be built. This strongly suggests that planning for the Battledown Estate was already in progress by this time. Having secured the land for the essential connecting road, Bain sold the rest of the land to Charles Andrews, who built and sold the houses shown. The oval area marked may have been a pond: the land was used as a brickyard.

Pedigree ~ showing Richard Bonnor Maurice Bonnor to be the Heir at Law and Heir according to the custom of the Manors of Cheltenham and Charlton Kings



13. CHARLTON TREES (4) THE AVENUE

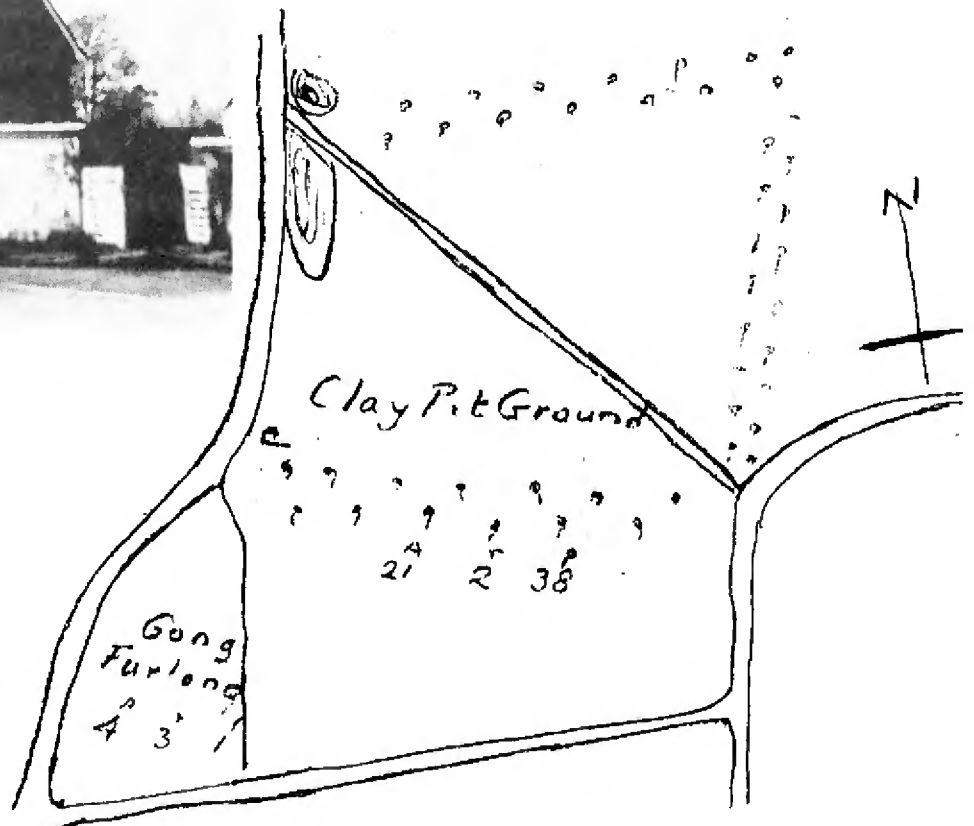
The road named The Avenue still has one or two of the ancient sycamore trees which, before any houses were built, lined a track over the field from Sandy Lane to Old Bath Road. This was a footpath through Clay Pit Ground which connected with another path across the former turnpike.

The trees are approximately 200 years old and are marked on Mitchell's map of 1806 and the Charlton Park estate map of 1811 as one of several avenues offering vistas from the main house or Withyholt. Avenues were popular in the first half of the 18th century but then went out of fashion as too straight and "un-natural". So it seems likely that they were planted by William Prinn (who died in 1784) rather than his son-in-law and successor Dodington Hunt. Hunt was the man who modernized the old house, created the deer park from meadows, got inconvenient roads near the mansion diverted, and entertained George III in 1788. One avenue marks the old line of Sandy Lane (diverted 1784).



One of the trees
photographed in 1980

Tracing from the 1811
estate map



14. NOTES AND CORRECTIONS**(i) Cider Presses**

To the list in Bulletin 6, add one at The Beehive Inn, London Road. It was in a shed which a former owner Shakespere Shenton, (who managed the Theatre and several Picture palaces in the town in the twenties) had covered thickly inside with old posters advertising films and productions. This press is to be re-erected shortly.

(ii) Civil defence group (Bulletin 28)

Mrs Gwen Bray (daughter of Councillor John Hughes) writes "In the Civil Defence Group (6) I recognised the fairly stout lady - fourth row back - as Mrs Winter from Ryeworth Road, and maybe Mother was the one in front of her, but I'm not sure." Her father is listed in photo (4). She thinks he wouldn't be in the large group as he resigned from the Home Guard to take over the first-aid post. (That, however, was not till after the "Cheltenham blitz").

(iii) Misprints in Bulletin 28

page 41 item 25 (i) line 2, for "D. Wilkin", read "D. Walker".

page 42 item 25 (3) For "Social man" read "Social Atom".

page 42 item 25 (8) line 3. The date should read 1413, not 1313.

M.J. Greet

15. MR TAYLOR'S TAIL PIECE (2)

A man in a garage with its double doors open called to a fellow in the street "Come and give me a hand to push my car out of this garage into the road". But there was no car there!

The second man when he got to work said to his mate "I met a crackpot this morning, he asked me to give him a hand with his car and there was no car there". His mate said "Don't get upset. I get ten bob a week for cleaning that car!"

F. Taylor