

CHARLTON KINGS  
LOCAL HISTORY  
SOCIETY



BULLETIN 32

## CHARLTON KINGS LOCAL HISTORY SOCIETY

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Membership forms are available from the Hon. Secretary. Annual subscription £2 or £3 for a couple. This will be increased in 1995 to £3 and £4.50. Meetings are held monthly from September to May in the Stanton Room at Charlton Kings Library.

The Bulletin is published twice a year. Indexes are available to Bulletins 1-7 price £2, to Bulletins 8-16 price £5. Parish Registers: I 1538-1634 price £2; II 1634-1700 price £3; III 1700-1760 price £5.

Reminiscences of John Bowen (1993) price £2.50

Cover picture - Park or Garden Cottages, drawn by Ken Venus

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## 1. HAPPY DAYS!

I was born into a family of 6 at Sappercombe Cottage in 1908. When I was 2, we moved to one of the cottages at Little Herberts Farm [the Home Farm for Lilleybrook] - the old house had been divided into two. The next door cottage was occupied by a Mr Eels. There was a huge Walnut tree behind the house and a pond at the side with a big willow tree leaning over it. Then we left Little Herberts and the Rucks, Tom, Alec and Ellie Ruck with their parents, succeeded us there. We went first to Bafford Farm and then my mother got tired of moving and decided to buy a house in Croft Road, No.14, called Malvern View, opposite the present Gilbert Ward flats. From there I went to school in School Lane. First I went to the Infants under Miss Roberts, they used to take us for Nature Walks sometimes, down to Spring Bottom, and we sat on the grassy bank. Then across the road to the Boys School, where I was under Boss Fry and Jimmy Thorn.

I remember the Sunday School treats at St.Mary's under Edgar Neale. He used to get all the farmers to bring their hay wains, even the coal man used to bring his cart - and all the children used to ride or walk round the parish, with the Salvation Army Silver Band. We went down Horsefair Street, past the War Memorial, round into Cirencester Road, along Croft Road, through the village to East End, round by the Noah's Ark, down London Road, and so into Moorend Road and Charlton Park. One of the Sunday School teachers always brought with him 12lbs of sweets, and after we'd had tea in the field, he'd throw handfuls of sweets for us to scramble for.

Charlton Kings Horticultural Society held its annual shows at Lilleybrook, Mr Lord's place. At one, there was a race for men with children on their backs - my Dad took me up but halfway round he fell and I fell too and hurt my ankle. Miss Lord took me into the house and bathed it. I was crying and to keep me quiet she gave me an iron model of a couple of dogs, the pekinese type, under a torn umbrella. One of the dogs had only one eye! I kept those a long time.

When the Great War came, Mr Lord got a lot of his workmen to join the Ambulance Service.

After the Lords left Lilleybrook, they had the flower show at the big house opposite Franklin the butchers [Lady Dixon-Hartland's] which is now a school; and in the '30s they held them on Cox's Meadow.

One more episode from my childhood. During the summer holidays, 5 weeks, five of us would go for long walks, perhaps up to the Seven Springs and take a cup with us for a cup of water cool and clear (that was considered the source of the Thames in those days), then along the top of Leckhampton to the Devil's Chimney. We were dared to climb it! So after one or two of us climbed it, I had a go, successfully. This would be 75 years ago now - still bright in my memory.

We children used to walk across the top of the parapet wall at the bridge over the railway at Little Herberts - it makes me cringe now to think of it! Charlton Kings station was closed in 1962. My sister who died in 1970 used to climb all the big oak trees on the Beeches.

We boys would birds-nest all along the Hearne brook to Sappercombe. The footpath ran along the edge of the allotments and across the stream by a big oak plank, then by the side of the Beeches field over two more fields, across the railway, and up to Bull Hill. There was a side path near the plank bridge which came out at the Cemetary, it had stepping stones because one patch was very wet - later they dumped soil there to raise it and piped the water into the brook.

We used to walk all over the hills from the Devil's Chimney across to Pegglesworth. One summer four of us got up very early, about 4 or 5 o'clock, and walked over what they called 'the Old Gloucester Road', and beyond Pegglesworth farm to a bank where there were a lot of blackberry bushes. We picked from 8 in the morning to 3 in the afternoon, 90lbs! Dad helped us to carry them home and put them into a tin bath on a hand-cart, and then after all that walking and standing, he told me I had to wheel the cart down to the bottom of the High Street to a fishmonger's where they collected blackberries for the dye works. And I did!

There used to be a blacksmith at the Forge, his name was Frank Peacey. When my hook iron on my hoop broke, which it did from time to time, he would get the two ends red hot; that is where the hammer comes into play; the hook finished up as good as before. I paid him 6d. Coming home from school I would stop sometimes when he was shoeing those Council horses. Interesting to watch him making the sparks fly!

Then perhaps in November one would see the Lamplighter with his long pole, GAS of course! Many a time I have seen him push this pole up to ignite it.

One remembers the Fire Brigade's truck with its hose, red lamps; ringing the bell, running down the street. The first fire I see was at the Cirencester Road wheel-wrights opposite the Post Office. Hundreds of pounds worth of damage. The owner's name was Mr Jones. My mother picked me up and partly hung me outside the bedroom window to see the flames from the tins of paint and turpentine which they used to paint the carts and wheels - there was not much left the following morning. That was 1913. The fire was in a big shed at the back; the two red brick houses on Cirencester Road, nos 106 and 108, had not been built then. Talk about THIS IS YOUR LIFE! Quite interesting at times.

When I left school I became a baker and went to work at George's in the High Street, one of the best shops in Cheltenham. Behind the shop part there was a tea room, the first in town to have an automatic door which opened when anyone trod on the mat, and upstairs the Blue Room where parties and dances were held - they had staff parties there too once a year.

Charlton was a much smaller place in those days, only half the present population, we all knew nearly everybody.

FRED TURNER

## 2. CHARLTON MEMORIES

I was born at "Beaufort", Croft Road, 1908. We were a family of eleven. In those days we had Sims bakery opposite the church, Attwood's grocers opposite the Merryfellow, and Palmers in Horsefair Street. "Boss" Fry was my schoolmaster, also Mr Thorne, and I knew the Revd E. Neale, Mr Clevely and of course all the Scouts. We did enjoy the Camps, Twining and Lechlade mainly. I think the photo of the Scouts (in History p197) would be around 1924. [Actually 1920]

We left Charlton Kings about 1925 to live in Cheltenham. Work was much as it is today. So in 1930 I left home to join the Grenadier Guards; I took part in Trooping the Colour in 1933.

All the names in your book take me back. I think I do remember Mrs and Mr Hill but not scrumping apples there, we did that up near Holders Farm.

I think that when the First World War broke out, I was at a fair at Lilleybrook (Mr Lord's); and when it ended the church bells rang out as Jack Humphris and I was climbing a tree on

the Beeches. J.H. and I was always together. He is on the Scout photo. We were at the scout party for the Jamboree at Alexandra Park, London, taken by the old Prince of Wales.

Hamlett was the undertaker. I think he also had a coal yard. There was a shop, Palmers, in Horsefair Street - we saved weekly to buy a box of Barrett's sweets at Christmas; and the baker opposite the church Sims was known as Dicky Doughnut to us boys.

My Mother, Father, and eldest Brother are buried in the New Cemetary.

I belonged to the St Clairford Hall Club and played football for them too.

At the end of the Second War, I went to work in London and then my firm moved here to Royston.

PERCY BRIDGMAN

### 3. THE DEVELOPMENT OF BAFFORD AS A TITHING

One can only guess how this tithing known as "Bafford Hide" developed on Sandy Lane, along Moorend Street (New Court Road), Blind Lane (Croft Road), Bafford Lane, and the west side of Upend Street (part of our Cirencester road) from the original ceorls' settlement across the Forden Brook/Lilleybrook, or from the manor home farm at Leckhampton where the ceorls worked. But there are clues in the 1294 Extent of Cheltenham manor (PRO E 106/2/3), the 1327 Lay Subsidy (Taxpayers of Medieval Gloucestershire pp37-8), some medieval deeds, the Rental of c1450 (GRO D 855 M 68), Norden's Survey of 1617 (D 855 M 7 pp35-40) and references in court books (D 855) - see Bulletins 13 pp7-8; 15 pp6-10, and 10-18; 18 pp35-40.

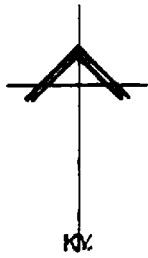
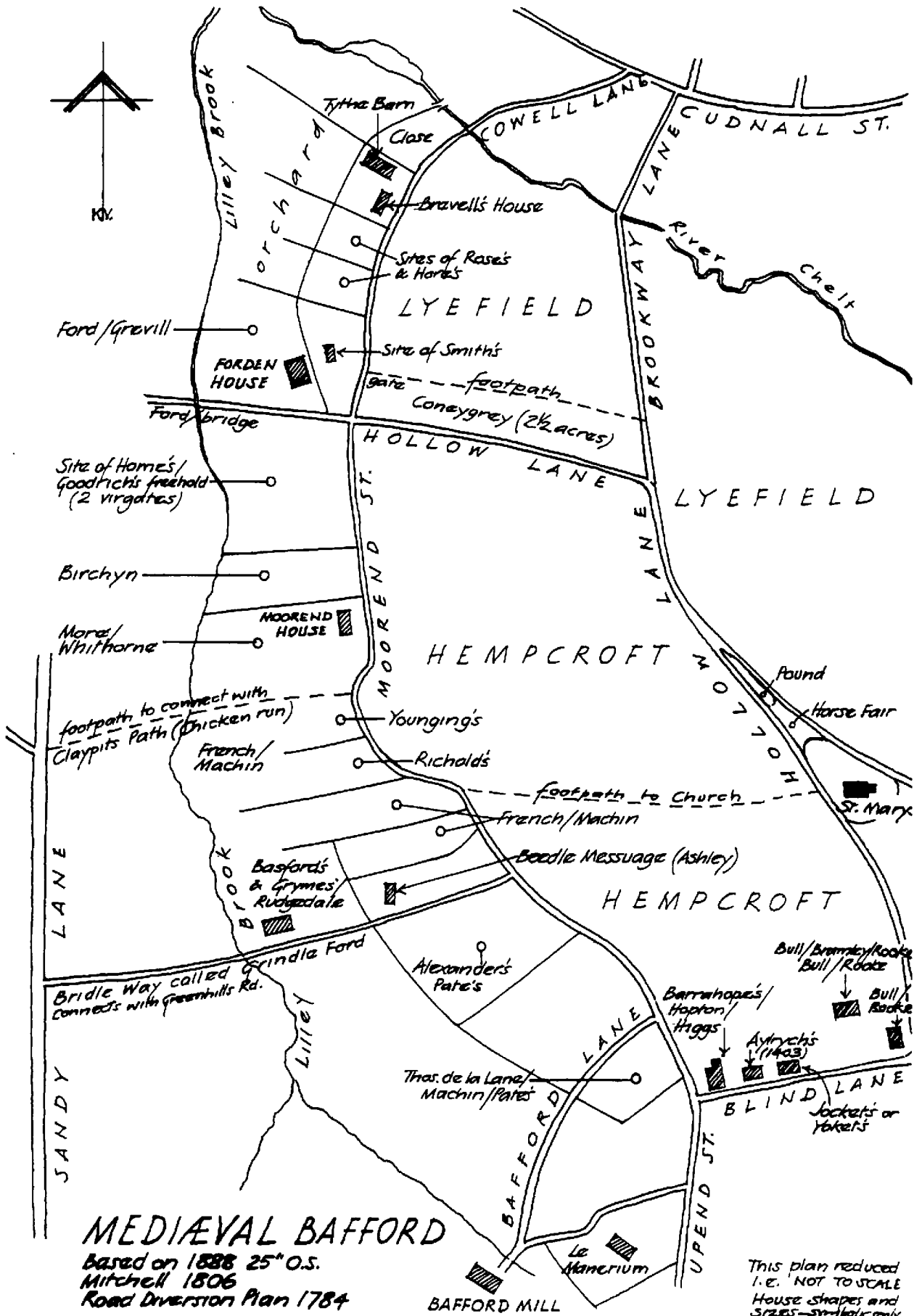
Some theories put forward when these records were first discussed in Bulletins now need revision, especially in Bulletins 8 and 15.

The general conclusion seems to be that the first Bafford holdings date from Edward the Confessor's reorganization of his manor of Cheltenham, work continued by William I's steward (c 1050-1088). The greatest expansion occurred between c1100 and 1247 (when Henry III parted with his manor). In the 14-15th centuries there was a gradual amalgamation of holdings, at first perhaps with the Black Death (though we have no evidence), then because corn growing was profitable and the wealthier tenants wanted more land, after c1430 because that trade declined and the smaller holdings were uneconomic. Finally, with the swing to dairying, new homesteads were established; 1617 tenants held both old and new in some cases but the former were allowed to decay; by that date there are signs that estates with tenant farmers would soon develop.

There were 18 base holdings in Bafford and 6 freeholds in 1450, according to the rental. Norden in 1617 lists 19 (the original 18 plus one extra), so we ought to be able to match them. The freeholds had begun to disintegrate but of the 6, 4 can be identified certainly and 2 probably.

#### (1) Basfords and Grimes

Two holdings in or off Moorend Street called "BASFORDS" and "GRIMES" paid a Peter's Penny in 1617. This shows that they were in existence before 1130 and could be pre-conquest. The ancient Saxon levy of 1d per household for the benefit of the papacy had lapsed and was revived by William I. It was paid by all but the poorest families and collected



**LYEFIELD**

**HEMPCROFT**

Tyttha Barn  
 Close  
 Bravell's House  
 Sites of Rose's & Horke's  
 Site of Smith's  
 Coneygrey (26 acres)  
 gate  
 footpath  
 Ford/Grevill  
 FORDEN HOUSE  
 Ford/bridge  
 Site of Horne's/Goodrich's freehold (2 virgates)  
 Birchyn  
 More/Whitthorne  
 MOOREND HOUSE  
 Youngings  
 French/Machin  
 French/Machin  
 Basford's & Grymes' Rychedale  
 Beadle Messuage (Ashley)  
 Alexander's Pate's  
 Thos de la Lane/Machin/Pate's  
 Le Manerium  
 BAFFORD MILL

Lilley Brook  
 Orchard  
 COWELL LANE  
 BROOKWAY LANE  
 CUDNALL ST.  
 River Chelt  
 HOLLOW LANE  
 MOOREND ST.  
 SANDY LANE  
 BAFFORD LANE  
 UPEND ST.  
 BLIND LANE  
 Found  
 Horse Fair  
 St. Mary's  
 Bull/Bramley/Rocks  
 Bull/Rocks  
 Bull/Rocks  
 Aylrich's (1403)  
 Jockeys or Yokers  
 Barrhopes/Hapton/Higgs

footpath to connect with Claypits Path (Chicken run)  
 footpath to Church

Bridle Way called Grindle Ford connects with Greenhills Rd.

stages, no actual labour being required (except a day at harvest) after 1247 when Henry III gave his manor to Fécamp.

There were 12 base tenements in Bafford which in 1617 paid 4d, 5½d or 7½d each in lieu of works, the amount depending on early or late commutation. Norden gives these tenants as Rudgeale 2, Pates 1, Horwood 3, Rooke 3, Roger Holder 3.

RUDGEDALE'S were the two tenements noted as liable for Peter's Pence, Basford's and Grimes'.

PATES. Elizabeth Pates widow in 1597 held 9 base tenements within Cheltenham manor, but only one of them was in Charlton Kings (M 7 ff 22, 111). Her heir was her youngest son Richard. In 1628 he limited as jointure for his wife Edith (under the 1625 Act) a messuage in the tithing of Bafford called Anceters Breach (M 10 f 9v), the Charlton property inherited from his mother. In 1657 this was a messuage called Alexanders (M 11 p 209), linking it with Walter Alisaundre assessed at 2s in 1327, Matilda Alexander who had a messuage and ½ virgate c1380, Richard Alexander who followed her c1410 and John Alexander c1450. Norden adds confirmation, for among Pates' lands he lists Alexanders Croft (8 acres) and Alexanders Breeches (7 acres). This messuage must be Lynnett Pates' "old" messuage where Richard his father had lived - at the time of the son's inventory in 1685 it was empty except for three bake stones (GDR inventories 1685/156). It was separated from Bafford Lane by a 5 acre paddock (site of Bafford House built 1826) and so roughly on the site of our Charlton Close.

The HORWOODS or HARWOODS were newcomers to Charlton; there are none in the register till 1594. Thomas Horwood's 3 messuages must be those which had been Brevell's. This branch of the Brevell family seems to have faded out with the deaths of Richard Brevell buried 20 July 1573 and William Brevell buried 26 May 1577. A Walter Brevell was assessed at 2s 8d in 1327. A second Walter held a messuage and ½ virgate called Brevells c1380, and after him a third Walter c1410 and a fourth c1450. That Walter was able to acquire two other holdings. One with ½ virgate had previously been Adam Rose's, successor to the John Rose assessed at 18d in 1327. The other with 7 acres had been Christian Hore's c1380 and Robert Hore's c1410, successors to Hugh le Hore assessed at 9d in 1327. All these holdings were at the bottom of Moorend Street, and so come first on the list in the Rental. One of them, according to the court book, should have paid a Peter's Penny. Edward Horwood may have acquired the 3 messuages about 1580, and certainly held them in 1609 (M 5 ff 56,56v,137v). His son Thomas succeeded, doing fealty on 2 April 1613 (M 7 f137v) and paying for the three 15½d work silver.

ROOKE'S. This family appears to have moved between Charlton and Gloucester over the centuries. John le Rok was assessed at 12d in 1327. A field on the hillside, Gale Rocks, couples the names of the two Charlton men who helped to clear the land. But there is no Rook or Ruck in the c1450 Rental or in the inclosure lists of 1557 and 1564; presumably the family moved away, to reappear in 1611 when Richard Rooche married Joane Pates.

Richard Rooke in 1617 held 2 messuages and 2 cottages. He lived in a new house, Little Herberts Farm, built c1560 by the Pates family, and for this no work money was due. His other messuage (already discussed) owed work silver and a Penny. The two cottages which owed work money were in Blind Lane (Croft Road) and are described by Norden as one late Elizabeth Bramley's (on the site of Gilbert Ward Court) and one at Blind Lane End (the corner with Hollow Lane - this was the timber-framed cottage burned down in May 1901). Rooke also held 5 acres of land called THE FEYSANS.



represented in 1327 by William Fraunceys assessed at 3s 0¼d. A century later their property consisted of:-

- (a) a messuage and 2 acres held c1380 by John FRENSSHE, c1410 by William Frensshe, c1450 by Walter Frensshe the elder.
- (b) a tenement and ½ virgate held c1380 by Thomas de la LANE, then in turn by William and Walter Frensshe.
- (c) a messuage and ¾ virgate held c1380 by John RICHOLD. By c1410 this had passed to William and then c1450 to Walter Frensshe. Among Robert Machin's land in Bafford was a 4 acre croft called Richards (i.e. Richolds) which abutted on Moorend Street.
- (d) YOUNGINGS. Thomas le Yonge was assessed at 6d in 1327, and Younging (Little Yonge) gave his name to a field on Ham Hill, Younginghill, which the Machins held. A 2 acre close in Bafford called Youngings, next to Whithorne's, represented the site of their house; and like Richolds, it abutted on the street (M 12 pp 147,197).

The Frenches remained prominent in Charlton till Robert French died in 1574 owing a good deal of money (see Bulletin 18 p26). This is the year in which the Machins first appear in the register. Obviously they bought up the French holdings. One of the messuages was near Samuel Ruggedale's at Grindleford; there was a running dispute between Reginald Machin and Samuel Ruggedale about their boundary and a jury was appointed to set meerstones (M 5 ff 107,113). Norden credited Robert Machin with 3½ messuages, not 4. But when Reginald Machin died in 1601, his youngest son and heir William paid 4 full heriots, 3 oxen and a horse, valued altogether at £59 (M 5 p197). William in turn was buried on 12 January 1612/13 and Robert was the next tenant; the court book does not mention how many heriots he paid. But the 3½ messuages in the tithing of Bafford which had been Machin's were surrendered 31 March 1657 to use of Lynnett Pates and his heirs (M 11 p208) and the same day he settled as jointure on his wife Mary a messuage called Sheepphouse Close and a meese place called Younging (ibid pp208-9). Much later there are reference to a meese place called Machins next door to Judith Pates's (M 15 p195; M 17 pp76-7). Properties (a), (c), and (d) were all in Moorend Street, between Whithorne's and the Ashley beedle messuage or next to Pates'. But the tenement with ½ virgate originally held by Thomas de la Lane may have been at the east end of Bafford Lane, and so provided a site for Lynnett Pates' new messuage, Spring Cottage.

The first of John WHITHORNE'S 2 holdings was Moorend House (last relic demolished 1979, now the site of the Shrubland houses). From c1380-1450 it was a ½ virgate tenement held by Hugh at More, John at More and William at More; presumably descendants of John le More assessed at 3s 6d in 1327. The Whithornes acquired it in the mid 16th century - John Whithorne was a Bafford "resiant" by 1597, i.e. a free tenant because he held freehold land in Naunton. But he lived here. His second messuage was the tenement with ½ virgate called BIRCHYN held c1410 by William Brugge and then c1450 by Richard Walter. The house was burnt down and not rebuilt, court books refer to the site as a close called Birchinbrandyard with a hey lying north of Moorend House. In 1717 Samuel Whithorne sold Birchinbrandyard to Thomas Gardner, 12d heriot was paid (M 14 p81); and in 1745 Gardner surrendered to William Prinn (M15 p94). So it became part of Charlton Park estate and the site of Moorend Road when it was cut through Dodington Hunt's land in 1784-5.

This leaves the messuage and 14 acres held in 1617 by Richard STRAUFORD. It seems to be Bafford Mill. This mill had been built to cope with extra corn production in the 13-14th centuries and must feature in the c1450 Rental. No mill is mentioned. But most millers had land as well; and there is a messuage with 6 acres called Fretherates, tenanted c1450 by Katherine Goodman, which may represent it. More land could have been added later. The last millers here were John Packer in 1595 and Thomas Packer in 1597 (M 5 ff39,47), but evidence of its former use were, till very recently, to be seen at Bafford Farm.

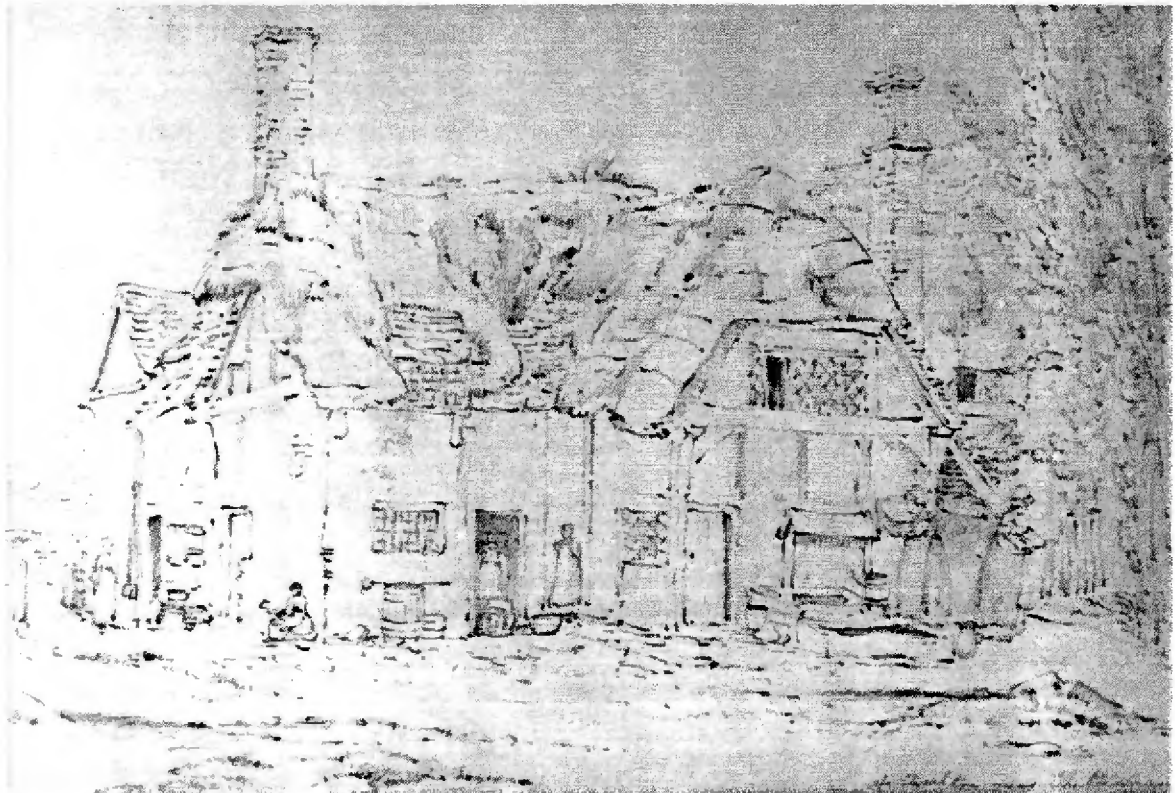
By 1631 Thomas Horwood had acquired the old mill and was living there himself. On 22 April he let to Joan Coope and Walter White half his house including the mill house and chamber over, the parlour and chamber over, the chamber over the butterie, all on the southern side of the building (M 10 ff 62-62v).

#### (6) Freeholds

Henry II's legal reforms necessitated the creation from 1154 onwards of new holdings free from labour services whose tenants could act as jurors for the king. In the period 1380-1450 there were 6 freeholds in Bafford, three of 2 virgates (48 acres), one of 1½ virgates (36 acres) and two of ½ virgate (12 acres).

One of the two virgate holdings was HOPTON AND BOROWEHOPIS c1380, then John Borouhulle's in 1403, (when it adjoined Walter Aylrich's freehold on the west) and by c1450 John Throckmorton and John Hopton's. The 1403 deed (Bulletin 10 pp18-20) places this messuage in Blind Lane. In the mid 16th century it must be the freehold "late Henry Compton's" which still had 43½ acres, mostly in the open fields, while a further 15 acres had been alienated to 3 other tenants - the total 58 acres was augmented by some land in the next tithing of Naunton, Westall and Sandford. In 1617 the messuage with a ½ acre close was held by William Higgs (buried 5 February 1622).

This is the ancient house sketched by Powell in 1824 (by which date it had been divided into four dwellings). Mitchell's 1806 map shows it standing back from the road a little behind the present Croft road shops; the OS 25" 1888 suggests an extension to bring it nearer Blind Lane. It is valued in the 1897 Rate book and was demolished soon after that; the site became a sand and gravel pit. One slight correction to History p92 - the house was across the road from the location suggested there.



## Conclusion

By 1800 Moorend Street was left with 5 houses on the southwest side and Blind Lane with 3 (one sub-divided) on its north side. With new building c1900 and since 1980 there are now more dwellings than there were in 1400, the first time such a state of affairs has occurred.

MARY PAGET

## 4. 1 AND 2 PARK OR GARDEN COTTAGES

These were formerly a single yeoman house, rebuilt (I think) c1450 by Walter Brevell IV. Besides the house, outhouses, garden and big orchard, there was a 6 bay barn described as "the Tythe Barn". This suggests that while Cirencester Abbey held the Rectory, the Brevells acted as stewards for the Canons, collecting the great tithes of corn and wool for sale locally. After the Dissolution, when the tithes were held by royal lessees, they required payment in cash, not kind (see Bulletin 9 pp5-6) and the barn was no longer needed.

The Brevells occupied the land from the Chelt as far south as the top of what has till recently been Charlton Park's walled garden. Here the road, a main road, was gated at harvest time to keep stock out of the crops. Opposite the gate was a footpath heading this part of the Lyefield; land south of that path was considered as in Hencroft or Hemproft. But the first 71 yards between the footpath and Hollow Lane (now the front drive) had in medieval times been used by the manorial steward as a coneygrey, an artificial rabbit warren to breed rabbits for sale - their meat and fur were both valuable. Later the coneygrey was called The Hunts (see Bulletin 31 p14.) To the west, the orchard reached as far as the Lilleybrook.

Edward Horwood acquired Brevells' holding c1580. His son Thomas inherited in 1613, and he with his wife Margaret proceeded to dispose of much of the land piecemeal. He leased the old house to Thomas Crumpe and himself moved to Bafford Mill. Crumpe sub-let the house to the new Minister of Cheltenham, Dr John English DD, the bishop's appointee.

English was from Worcestershire and had matriculated at Balliol College 16 June 1610 aged 17; BA 1612; MA 1615; BD 1624; DD 1630. From 1620-1632 he was rector of Rischolme co.Lincs. (Alumni Oxoniensis) He was academically and socially above the standard of curate Cheltenham was accustomed to and must have been persuaded to come here by the bishop. There was no parsonage for Cheltenham and no objection to English living in Charlton, technically still a chapelry of Cheltenham - he may have preached here by turn as his predecessors had done. This was prior to Sir Baptist Hicke's endowment of 1629, so there was no limit to his tenure of the living and no problem either about English being married - his wife Jane was a daughter of Lady Sandys of The Vyne. English had moved here by 1626 (not 1634 as Alumni states). His daughters were baptised in Charlton, Bridget on 14 January 1626/7 and Mary on 12 January 1627/8.

On 15 December 1631 Horwood leased the Tythe Barn to Dr English for 8 years from the previous June (D 855 M 10 f63); and when Crumpe's lease of the house was about to fall in, Thomas and Margaret surrendered house, homestead, barn, stable, gardens, orchard, 2½ acres arable in Hencroft in a place called Le Conygeere, and 4 other closes (formerly Brevell's) to English and his heirs. The heriot paid was 42s 5d (M 10 ff131v-132).

On 2 April 1638 four men were appointed to view the land of John English DD called le Conigree and land of Roger Dowdswell in le Hemproft and put boundary stones between them; the watercourse through "Dr English his Longe Hay" was to be scoured (M 10 f160). Then English surrendered the Hemproft land to use of Thomas Grindle and his heirs (ibid

ff164-164v) and was ordered "att his charges [to] cause a gate to be sett up at the Lower end of Henncroft over against his house in Charlton" before SS Philip and James (*ibid* f168v)

English was one of the clergy inspired by Archbishop Laud and Dr Goodman, bishop of Gloucester. His anti-puritan views would have endeared him to Charlton but got him into trouble during the Civil War. In 1643 he suffered "eighteen weeks of close confinement" which caused the deaths of his wife and his second daughter Mary. To their memory he erected a monument in St.Mary's, Cheltenham (Bigland says in the chancel, it is now in the nave) with a touching inscription in mixed Latin and English: " ... Deare Soules & Blest; you Both delivered bee;/ Hauing exchang'd your prisons before mee/ Whilst I Survive to greiue, & find it true/ That for my selfe I weepe, more then for You./ Nor can tears quench my Zeale: like funerall fire/ That flames for her I lou'd - till I expire./ Sic Cecinit lugens, & dissolui Cupiens;/ Pius Conjux, ac moestus Parens/ J.E./ Qui mundo suspirans, et Coelum aspirans/ Indesinenter clamat/ Bone Jesu, esto meus Jesus./ Sis meus, O Jesu, sis Jesus (Christe) meorum !/ Sweet Saviour of Mankind/ The Saviour bee of mee and Mine./ Sic Spirans oravit/ Sic Expirans exoravit/ Sic Respirans Perorabit/ Johannes English, Sanctae veritatis Studiosus .. Amen/"

John English died in November 1647 and his death was reported in Court on 7 April 1648. John his son was heir (M 11 f26). This is John English "doctoris filius" who followed his father at Balliol, matriculated 29 October 1657; BA 1657 (so he went up to the University a mature student); MA 1660; and was rector of Taynton co.Glos. 1677-1696. He died in 1696 without a direct heir having parted with land late his father's in Long Greenhall (i.e. Greenhill) and Lower Field, but not the old house.

On 29 April 1696 Mary Harding widow claimed "as kinswoman and next heir of John English DD" (M 12 p219); but on 25 July following the homage decided against her claim and presented that the true heir was Elizabeth wife of Francis Collins of Stepney co. Middlesex victualler; and she was admitted. She and her husband surrendered to their own use and then mortgaged to John Prinn for £100 (M 12 pp227-231). The money may have been needed for repairs to the house.

After Elizabeth's death, her only daughter Francis, wife of William Jelfe, claimed on 16 April 1709. They sold a close, part of the orchard, and a selion on Forden Bank to John Prinn (M 13 pp157-8); the part of the orchard they sold shows on Thomas Robin's picture of Forden House c1748 as a strip wide enough for a plantation of young conifers and John Prinn's new drive from his 1732 west block (meant to be the front entrance for his house) to the Old Bath Road. The Jelfes then divided the house and barn with William Tanty. They kept the north part of the house, half the barn, and the orchard behind the house; the Tantys had the south part of the house, the other half of the barn and all the land in front (i.e. the walled garden). They shared the pump.

Some mortgages followed. Then the Tantys surrendered their share to William Prinn on 19 April 1745 (M 15 p94). The Jelfes' share went to their daughter Anne and her descendants by her first marriage to John Harding, presumably a distant relation; they sold to William Prinn on 24 April 1756 (M 14 pp331,351; M 15 pp34, 347-8, 422-3).

The big yew trees at the back of the cottages represent an overgrown yew hedge planted in 1709 to divide the curtilage. In Robins' picture, the walled orchard (cleared of fruit trees) shows plainly, and the gable of the barn north of the house. The house itself is faintly indicated, by 1748 the yew trees would have prevented any clearer view.

The Prinns, and after them the Russells and their successors, used the cottages for their Steward and Head Gardener - see John Bowen's Reminiscences. When Mrs Jennings, a

gardener's widow, moved out of No 1 in 1993, the house became completely vacant for the first time since c1450; as a house site, occupation goes back to c1100.

MARY PAGET

## 5. SURVEY OF PARK/GARDEN COTTAGES

SO 960209

SITE. The house is parallel to the road, facing south east, and the ground slopes down from south west to north east.

MATERIALS. Brick, rendered to the front, with some exposed timber-framing at the rear. The main range is roofed with stone tiles, the rear wing with slate.



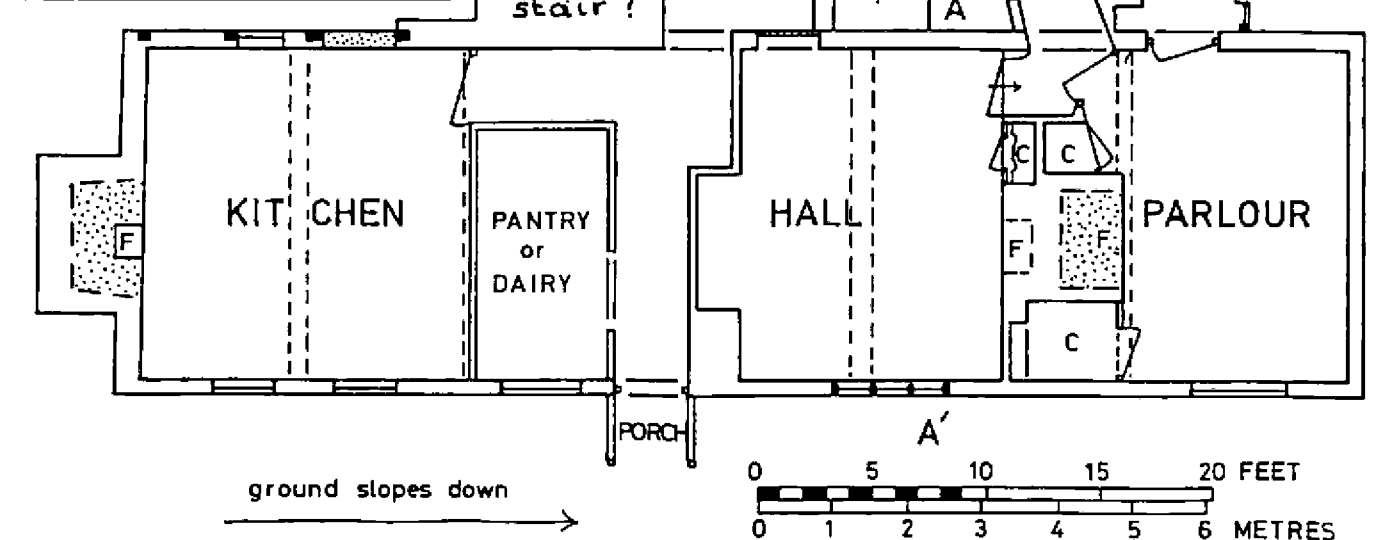
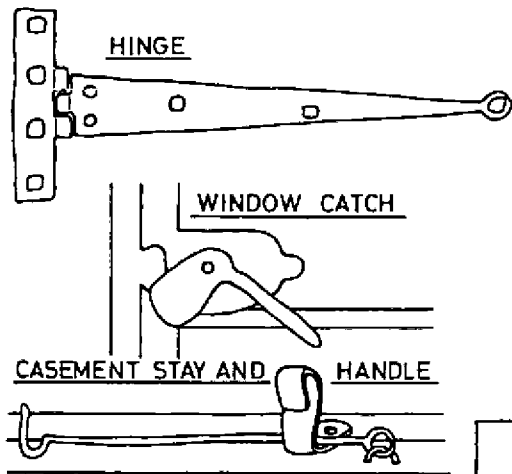
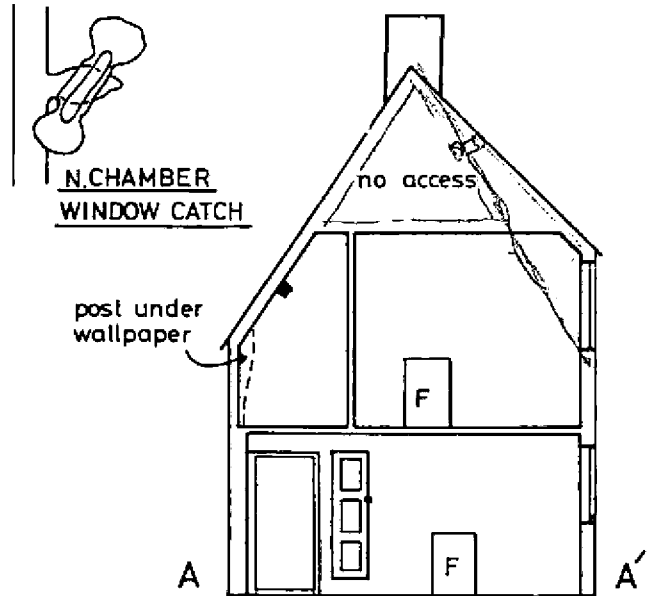
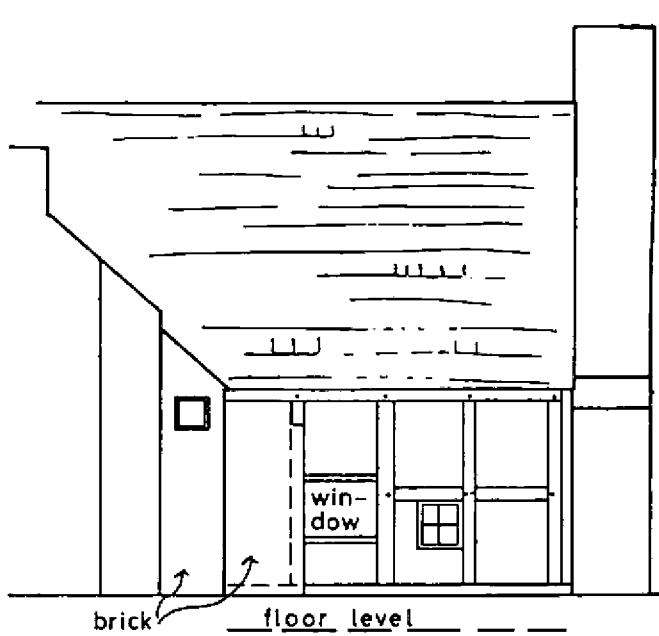
South half of the house (No 2)

EXTERNAL FEATURES. The house has two storeys with a central front door and porch. To the left of the door the windows are modern metal casements; to the right is a three-light wooden mullioned window on the ground floor and a sash window above, with a modern French window further to the right. There is one chimney stack between the French window and the mullioned window and a large projecting brick stack at the south west end. The base

PARK COTTAGE

(1 and 2 GARDEN COTTAGES) ST. EDWARD'S WAY,  
CHARLTON KINGS, GLOS.

(SO 960209)



of this stack is built of large blocks of freestone, and the sloping offsets are capped with stone. At the rear the walls are much lower, with a correspondingly longer roof slope. There is a central two-storey wing with a projecting brick stack in the gable end, wooden casement windows on the south west side and a first-floor horizontally sliding sash window on the north east side. To the right of this wing the rear wall of the main range consists of exposed timber-framing.



West side

The sill-beam is now just below ground level, but inside the floor is lower still, implying the presence of a low stone wall supporting the timber frame. The medium-sized square panels are formed by short rails tenoned into the vertical posts and studs. From the south west corner there is a main post, a stud, and a second main post; a second stud is largely concealed behind an added facing of brick, but the top 12 inches is visible. The four end panels have wattle and daub infill, the others have brick. In the third panel from the end two smaller rails mark the position of a window; it was not possible to see whether or not these rails were pegged at each end. They are now scarcely visible under a coat of white paint, while a false mid-rail has been painted over the brick infill. This painted rail continues over the brick facing of the fourth panel to give the appearance of a wall of eight equal-sized panels. The rest of the rear wall is concealed by later additions, apart from the north east corner, and appears to have been rebuilt or faced in brick. The exposed brickwork of the north east gable reveals the

earlier roof line, showing where the front wall has been raised. There is a two-light mullioned window on the first floor in this end wall.



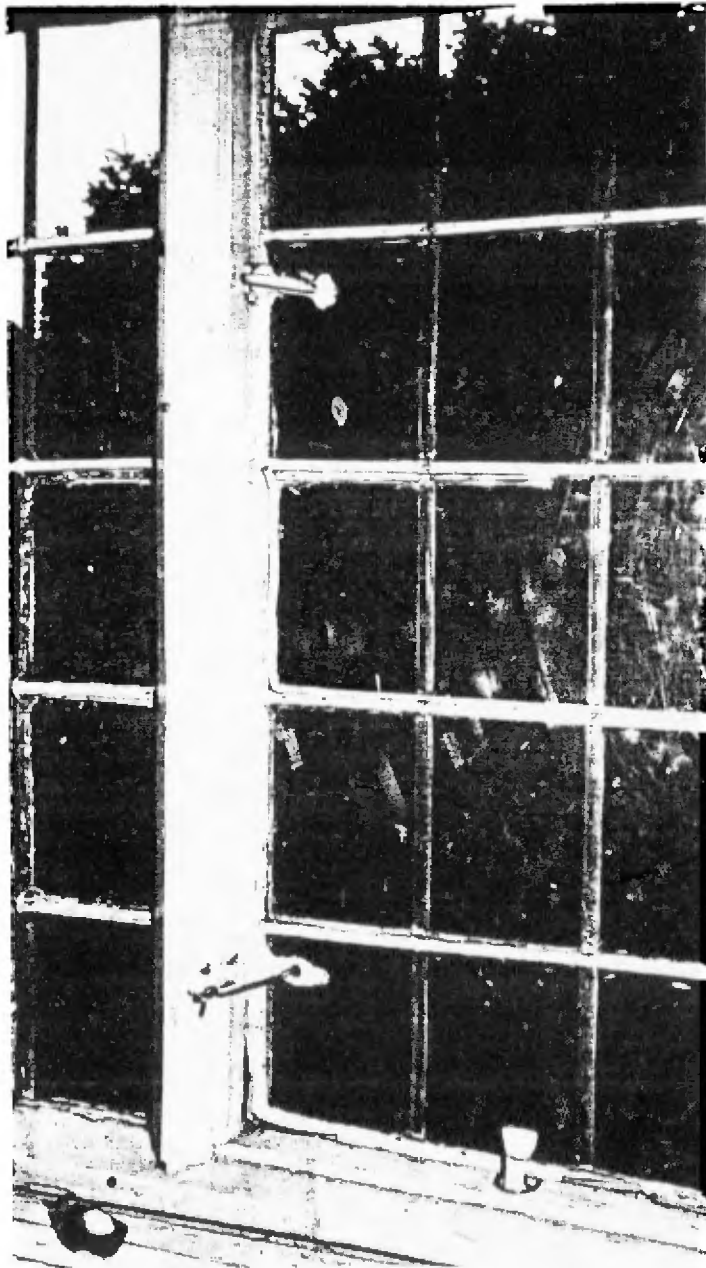
North half of the house (No 1)

**PLAN.** At the time of the survey access was only possible to the north eastern half of the building; the other half was empty and the internal arrangements could only be ascertained from what could be seen through the window. This has left two areas of uncertainty, marked on the plan by a question mark. The existing layout suggests that the rooms may originally have been a kitchen at the south west end, with its large chimney stack, a small pantry or dairy, a central through passage, a hall, and a parlour. This plan type exists at Ferris Court, Bisley, although with a much smaller parlour, and at a number of houses in North Avon/South Glos. The main difference between these other examples and Park Cottage is that here the hall and parlour are heated by back-to-back fireplaces in a central chimney stack. All the others have the hall fireplace backing onto the through passage, and if the parlour had a fireplace it is in the gable end. This difference can be accounted for by the fact that the others are all stone houses; in a timber-framed house it was much easier to build a single central stack with back-to-back fireplaces. Access to the first floor in the north eastern half is by a stair in the rear wing. The other half probably has a stair partly housed in the brick projection in the angle with the rear wing.

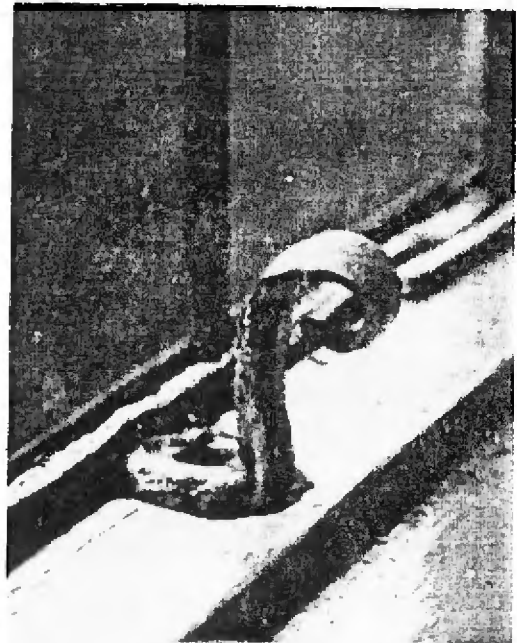
**INTERNAL FEATURES.** The mullioned windows in the north and east walls have thin chamfered mullions, each with one large opening iron casement. These have a tulip-leaf handle at the bottom, which incorporates a hole for the hook stay which is attached to the



window frame and holds the casement open. Simple swivel window catches survive. The rectangular leaded lights are fixed to horizontal iron saddle bars. The windows date from the C18th.



Window in parlour chamber

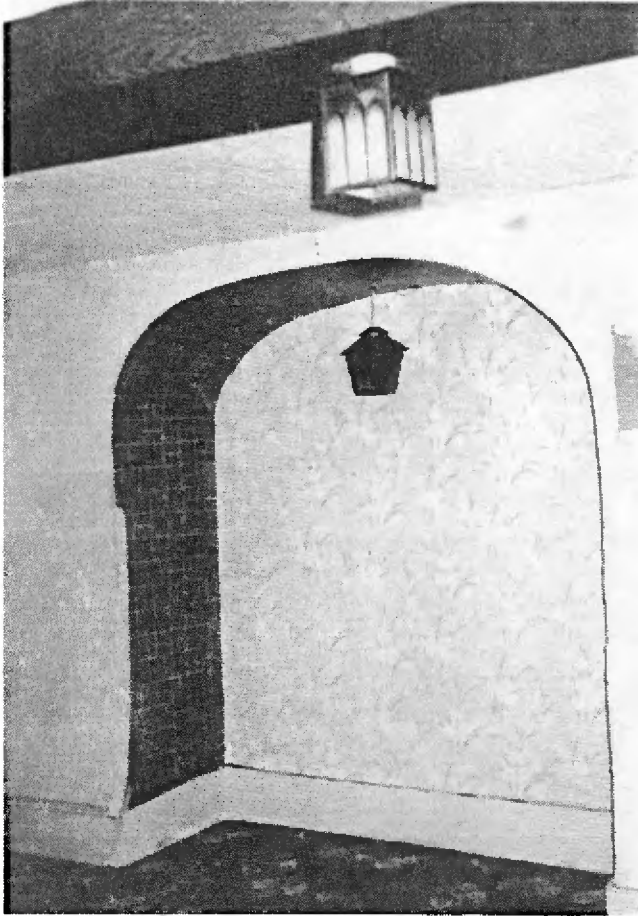


Window handle in parlour chamber

Internal doors are mostly late C18th or C19th, with beaded planks, chamfered battens, and strongly tapering strap hinges. The north chamber door has a sliding ventilation/viewing panel at the top. On the ground floor the north room had a stone floor and a cooking range (information from occupant), with a cupboard next to the fireplace. Back-to-back with this is a smaller cupboard in the central room; its door has three sunken panels and inside are decoratively shaped shelves of C18th date. On the other side of the stack is a large walk-in

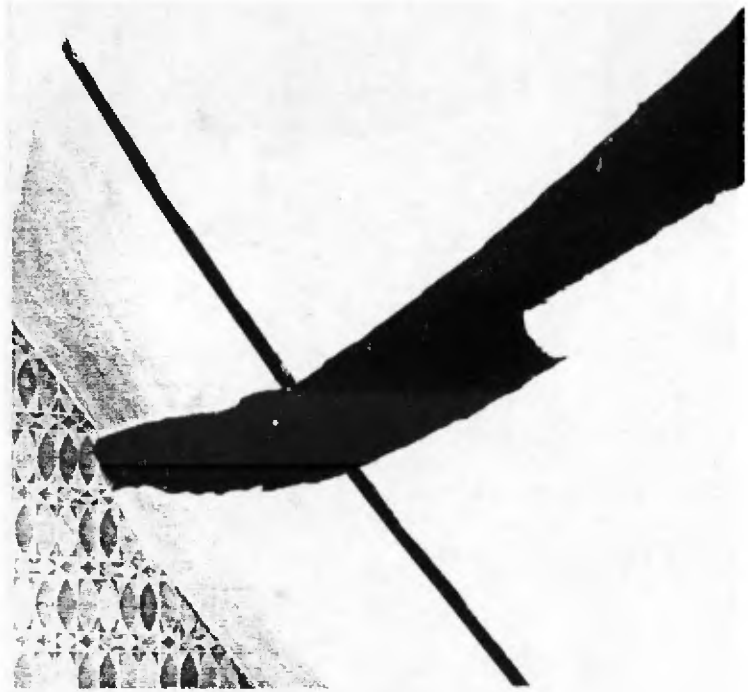
cupboard; it is reached from the north room, but the recess inside may have been a doorway to the central room.

**ROOF.** Mostly inaccessible. In the west wall of the northern half the jewelled head of a post can be seen beneath the wallpaper, and one very curving purlin running wall to wall.

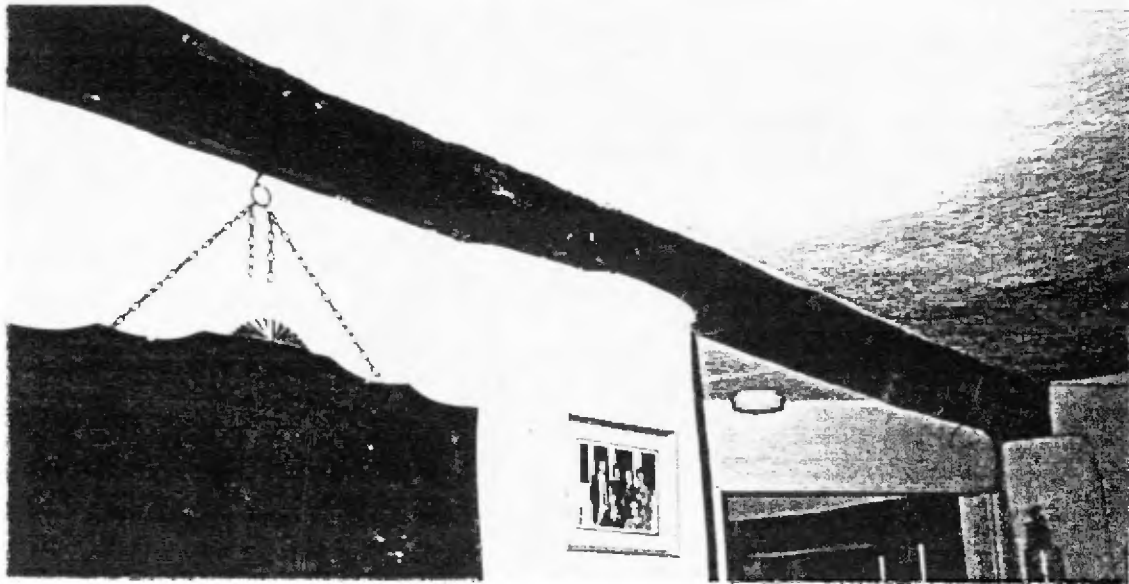


Recess - originally the way into the other half of the house - photographed later when both parts were empty

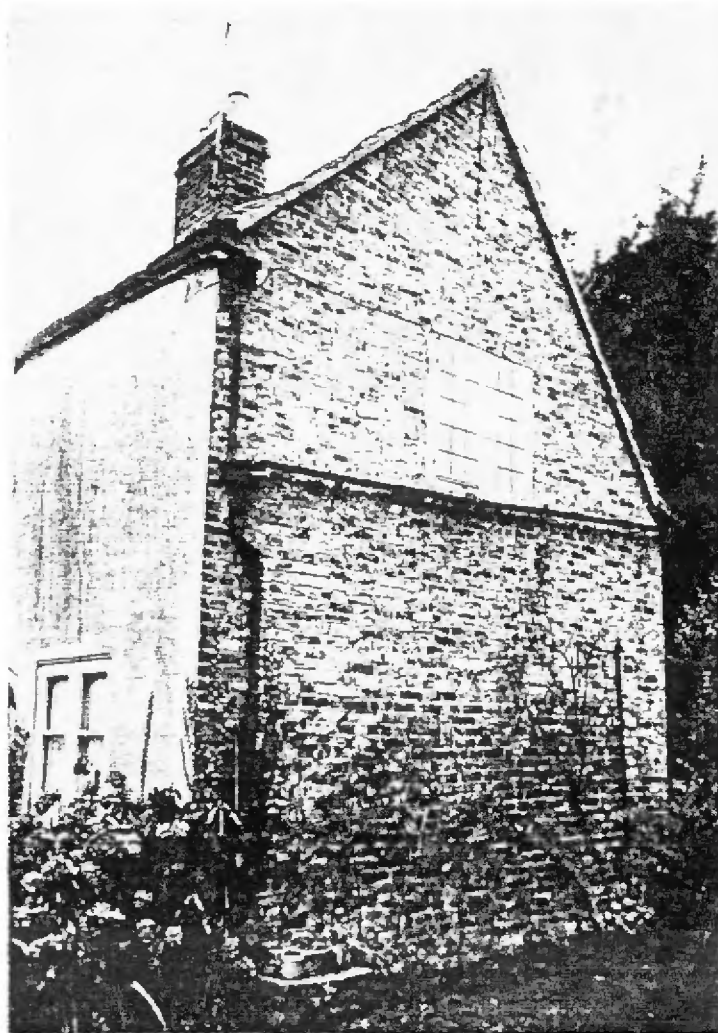
Curving Purlin



Beam in original Parlour



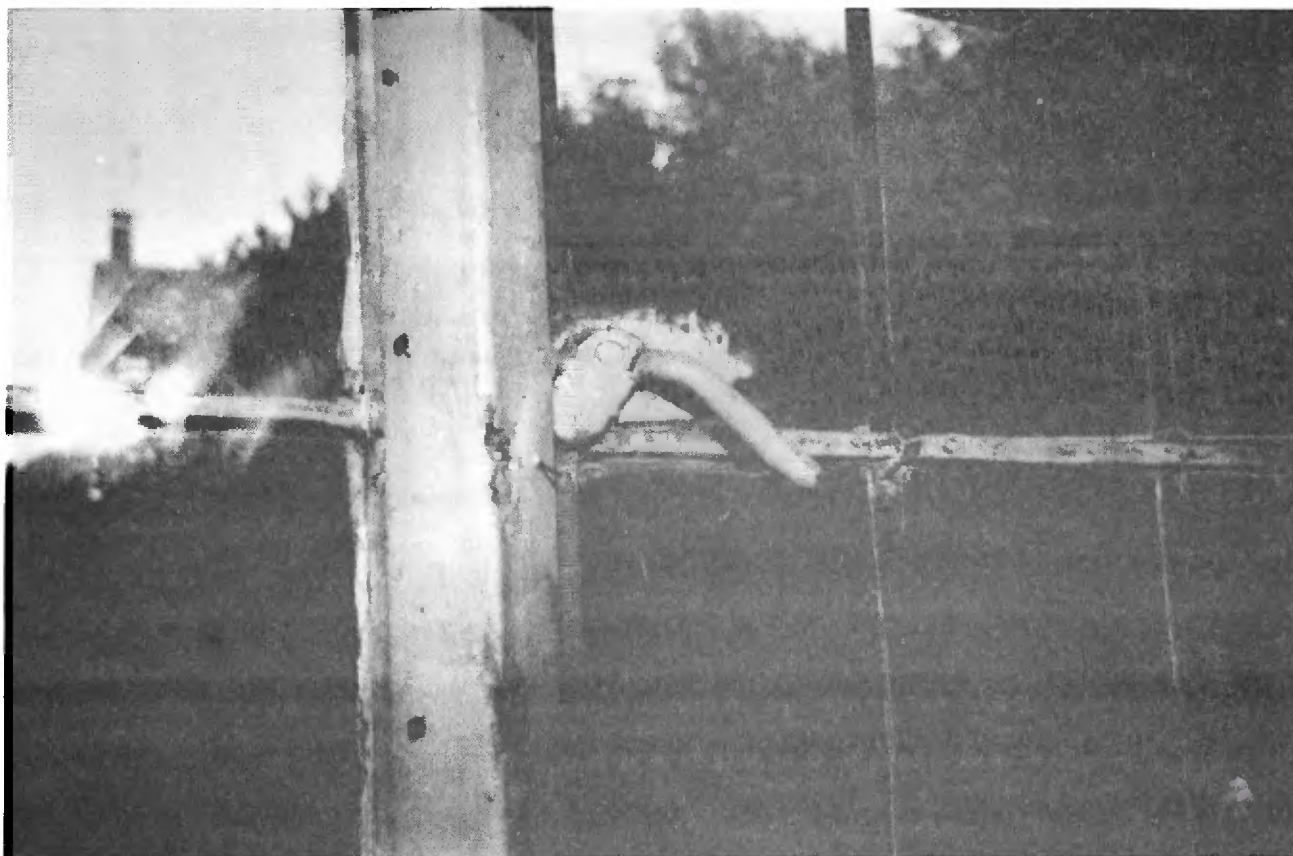
Window in Parlour chamber  
(Was this Dr English's?)



**DATE AND DEVELOPMENT.** The relatively large size of the timber-framed panels suggests an origin in the C15th or C16th; C17th panels are generally much smaller. Clearly, inspection of the roof and any internal features of the southern half of the building would help in giving a likely date. The house originated as a building with a single storey and attics, and may have had an open hall in the medieval fashion. Such open halls were still being built until roughly the mid C16th; many were given fireplaces and upper floors in the second half of the C16th. The large projecting stack at the south end may date from the C16th; it presumably contains an open fireplace waiting to be uncovered.



Stack with Freestone



Window Catch on Hall window

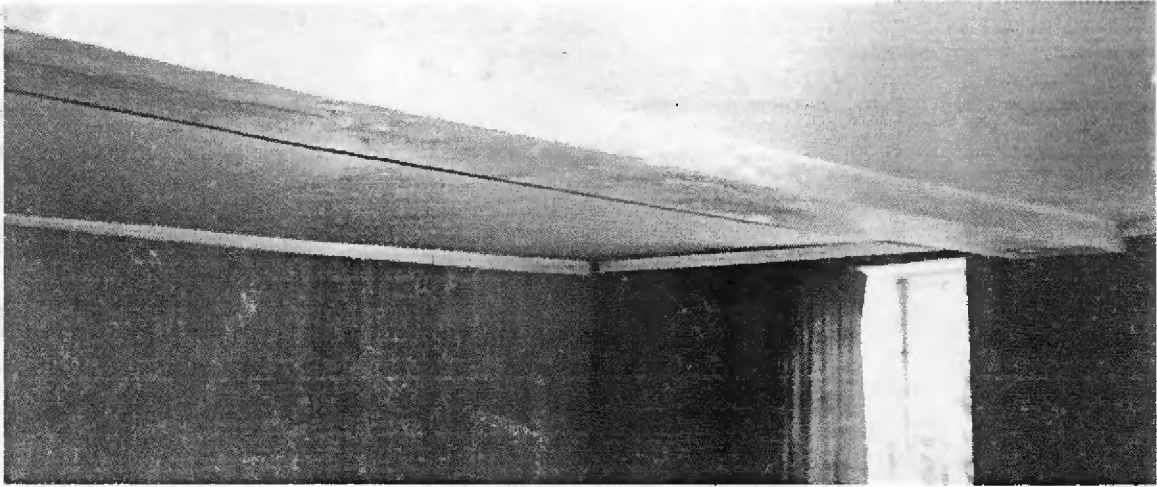
Otherwise the earliest features date from the C18th, with the various rear additions made in the C19th and C20th. It is not clear when the house was divided into two; this may have occurred in the C18th, when the suggested central hall appears to have become a parlour. The original parlour at the north end then became a kitchen. It is not clear whether the chimney stack between these rooms conceals fireplaces of the late C16th or C17th, but this seems likely. It is also likely that the large cupboard east of the stack provided the original access between these two rooms. The present access on the opposite side may have been occupied by a stair winding up over the cupboards. This had to be replaced when the rear wing was added. The front (east) wall appears to have been rebuilt in brick in the C18th, possibly in two stages; the earlier roof line in the gable end shows that some rebuilding or encasing in brick occurred before the roof was raised on this side. The west wall appears to be slightly thicker and is therefore more likely to encase the original timber-framed wall rather than replacing it. At least one main post still survives in situ, as evidenced by the jowelled head visible upstairs. The building clearly deserves a more thorough investigation to determine its history more accurately; this should be done if and when any restoration work is contemplated.

Photographs and text by LINDA HALL

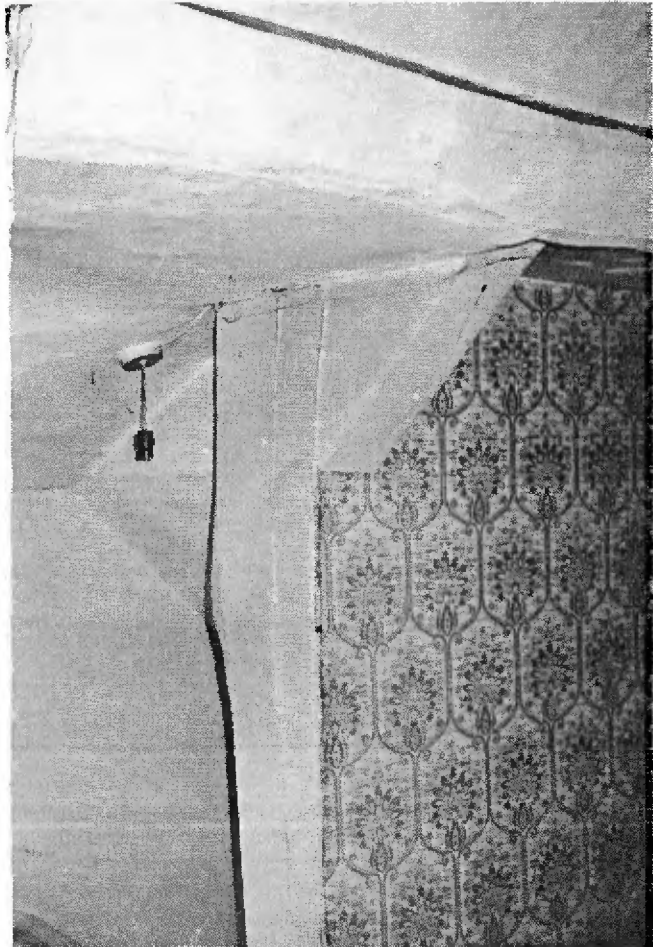
### No.2 Park Cottages

I was able to get access to the second cottage on 1 August 1994 and obtained fairly accurate measurements of the rooms, though I had no means of ascertaining their height. This quick survey generally confirmed Linda Hall's conjectures. Not many features of interest are visible in this part of the building, which has been extensively modernised. All the fireplaces have been blocked and a very modern grate inserted downstairs.

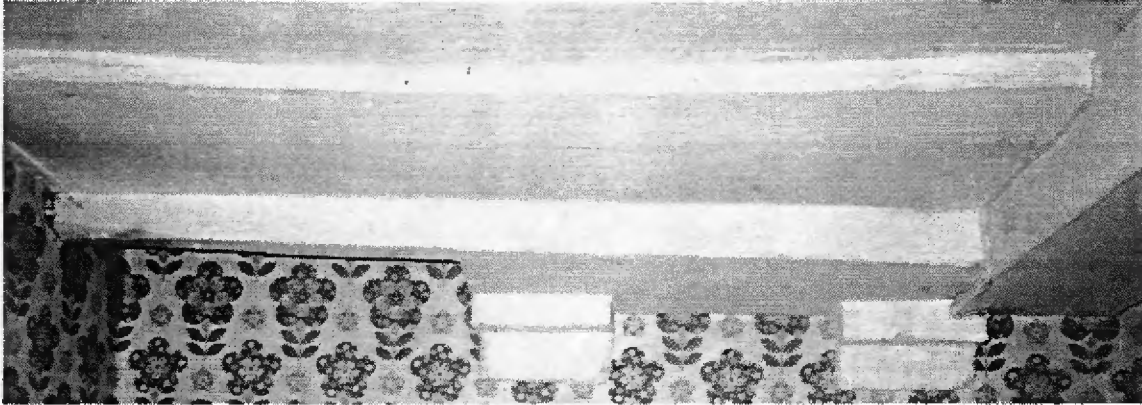
There is a cross beam in the sittingroom between the two windows, and an oak beam in the downstairs bathroom.



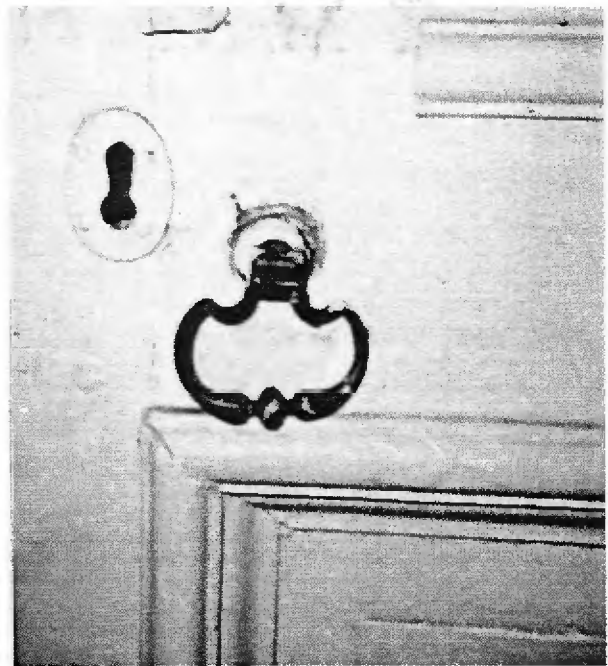
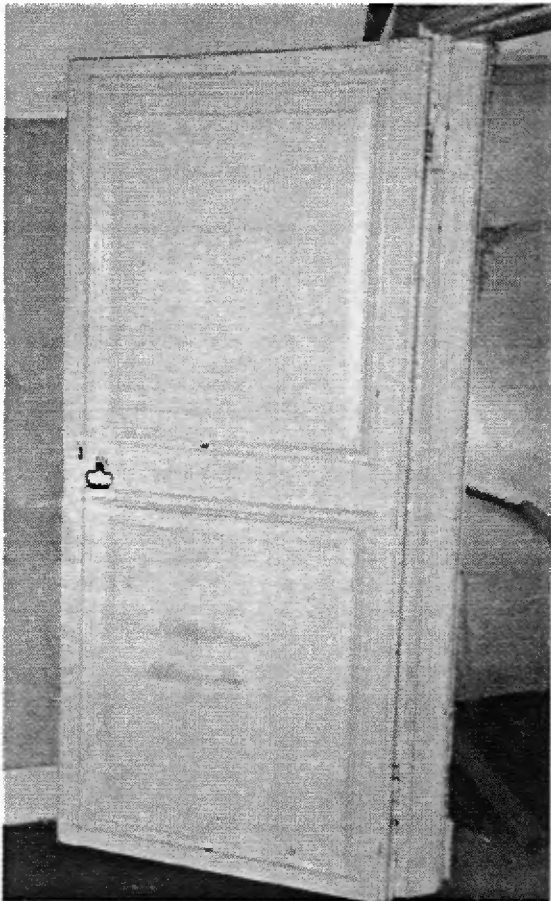
A post and part of the wall plate can be seen by the stairhead and landing upstairs.



There is a curious feature in the modern kitchen, two stone brackets on the west wall which have no function that one can see, unless they were inserted to support the beam above - if so, they are oddly positioned.



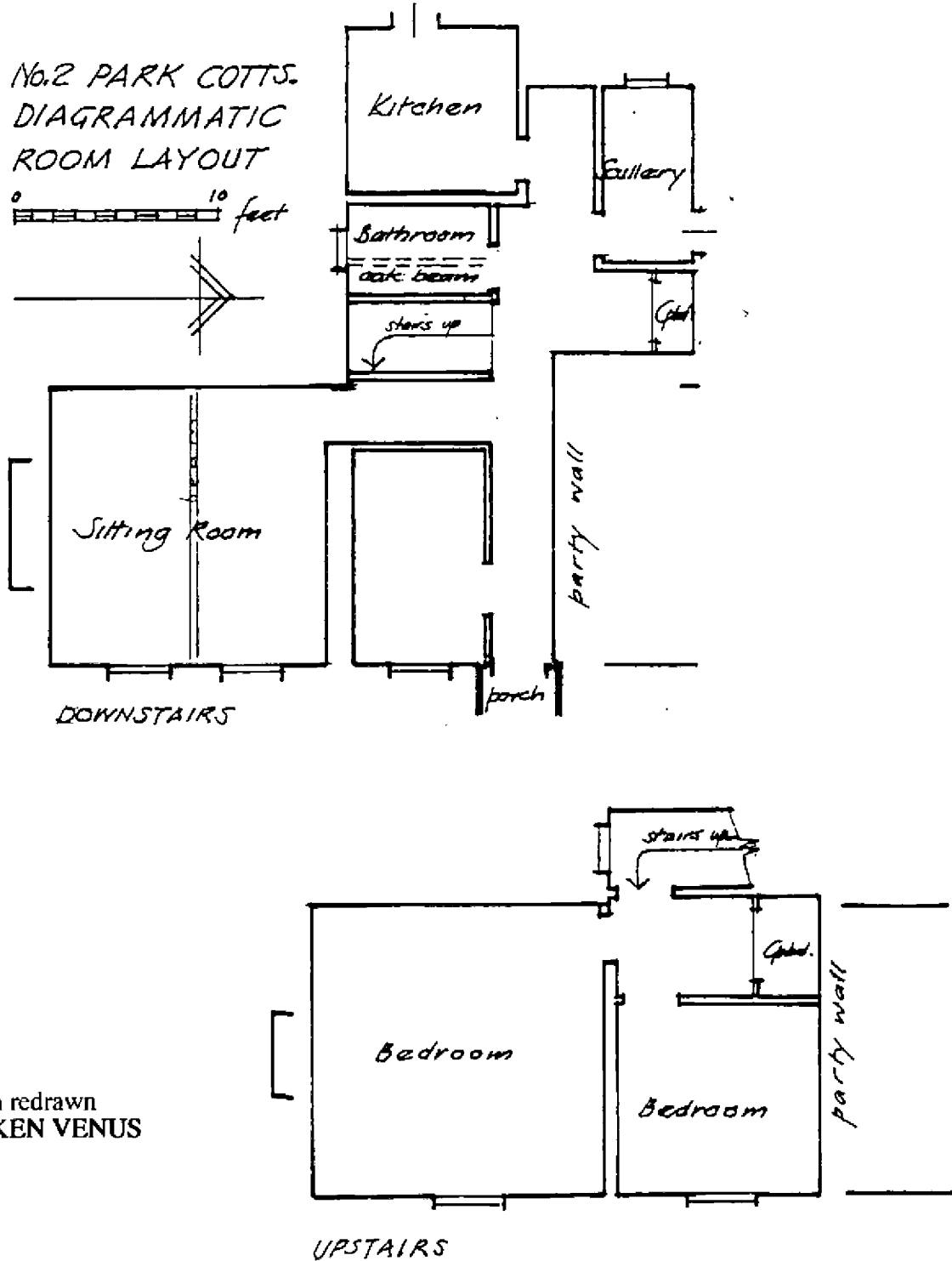
The south bedroom has a door which could be early 18th century and on the outside of the door a very attractive drop handle. On the inside the handle is an ordinary Victorian knob. The door to the east bedroom is probably around 1800, with a modern latch. Cupboards upstairs and downstairs solid, perhaps early 19th century.



South bedroom door

The roof on the east side of the house must have been raised while the whole building was in single ownership, either before 1709 or after 1756. I am inclined to think the work was done c1756, after the Prinns had acquired both cottages. The south bedroom door could have been put in at the same time but need not have been new - the Prinns owned several houses and appear to have switched bits from one to another.

MARY PAGET





## 6. PROBLEMS AT THE BOYS' SCHOOL 1908-12

Charlton Kings Boys' School was undoubtedly successful. The annual reports of His Majesty's Inspectors were uniformly good. The percentage of free scholarships to Cheltenham Grammar School won by pupils was quite high: in 1909 the school took 40% of the places offered. Physical Education was not neglected; in 1907 the school had won the cup in the Cheltenham League Rugby Cup Union. Nevertheless these results had been achieved in spite of various difficulties and the log book for the years 1908-12 reports some of them.

First there were problems with sickness. There was an epidemic of diphtheria in the village and this affected the numbers attending school. On 7 October 1908 Mr Fry notes "Twenty nine boys are away by medical orders". In 1909 there was an outbreak of measles. On 3 March after mentioning this Mr Fry adds "In addition a number of boys are kept away by a skin complaint, in one case five children of one family are excluded. These circumstances following on the diphtheria outbreak have a very prejudicial effect on the average attendance." Again, on 23 March, it is noted "There is a very great deal of sickness, Measles etc amongst the children and the attendance is very bad. We have not had a good attendance for more than 15 months. Owing to the closing of the Infants' School, some children are kept away to mind the babies." Whooping cough is recorded in February 1910.

Staff sickness also caused problems. In March 1909 Miss Higgins and her aunt Mrs Bate were called away to Bristol "owing to a very dangerous illness in the family". It was Miss Higgins' brother who was ill. He died and the two ladies, who were responsible for the two junior classes were away for some days, although Mrs Bate returned to work before her niece. Mr Fry himself was away sick on 17 and 18 March and Mr Addis also was absent. He had been away, tried to come back too soon, and Mr Fry sent him home again. Obviously Mr Fry's health at this time was not good. He was again absent on 4 May. On 20 September Mr Addis had tonsillitis and was away. There was even worse trouble in January 1910 when the following entry appears "Owing to the absence of the Head Master and two of the Assistant teachers (Mr Addis and Mr Bowen) through illness, I gave permission for the school to be closed till Monday January 31st." This is signed by Revd Edgar Neale as Vice-Chairman of the Managers. In fact, the school did not re-open till 7 February, all the Male Teachers having had influenza. After this the male members of the staff seem to have had odd days off sick until October when poor Mr Bowen contracted pneumonia and never regained his health sufficiently to return to school. He was a sad loss. On 4 April 1911 Mr Fry notes "The Managers granted me 8 days leave of absence to date from April 5th in order that I may attend the Ear, Eye and Throat Hospital for an operation." It would be interesting to know what the trouble was. In 1912 Miss Higgins, who was an exceedingly hard worker, was advised by her doctor to take a month's leave from 15 January.

Bad weather always had an adverse effect on the school. In 1908 Mr Fry had recorded on 25 November "Owing to the open weather we have been able to make good progress with the school gardens", but on 3 March 1909 he notes "Heavy snow" which of course occasioned a drop in attendance. Then the weather was wet and no gardening could be done. One of the Assistants, Mr Gwilliam, and some of the boys even worked on a Saturday when the weather was dry enough to try to get the seeds planted. On 5 December 1910 Mr Fry wrote "There is a considerable amount of sickness amongst the boys, which I attribute largely to the continual wet weather and to the wretched state of some of the boys' footwear. There are instances of boys' feet being on the ground and many have boots which are leaky." This entry not only comments on the weather. It indicates the degree of poverty in the parish.

Then there was the cold in a bad winter. The winter of 1912 was severe. On 17 January comes this entry "A heavy snow storm has totally spoiled the attendance this afternoon, no less than 60 boys being absent." On 23 January "Mr Edwards visited this morning. I reported

to him that the North class room used by Standard I was 10 degrees lower in temperature than the South class room and that a stove similar to the one in use in the latter room is needed in the former." On 30 January "The weather is very severe and there is an epidemic of colds and coughs. The North Class Room is too cold for the children to work comfortably. It is impossible to get it heated much above 40 degrees. The fireplace is quite inadequate for a large room. The South Class Room, with its extra stove, is a great contrast, there being a difference of between 5 and 10 degrees. To make the room really comfortable three stoves are required, two in the main room and one in the aforesaid class room."

The cold snap was of some duration. "Feb 3rd The School this morning was very cold when the children assembled. The thermometers in every case registered one or two degrees of frost. The lavatories and flushing boxes were frozen. The weather being very severe I should suggest that arrangements were made with the caretaker to keep up fires on the Saturday, and Sunday when the rooms are not used for Sunday School, when the weather is severe. Each Monday morning of late the rooms have been to (sic) cold for the children safely to sit in."

Besides illness there were other problems with the staff which is hardly surprising since some were Pupil Teachers or Uncertificated, and were young and inexperienced. Some had difficulty with discipline and were tempted to enforce it by forbidden means. For example, on 31 March 1908 Mr Fry writes "This morning I received a letter from a parent ... complaining that Mr R ..., teacher of the 3rd Class, had struck his son on the forehead with his closed knuckles, and asking me what steps I intended to take in the matter. As this is by no means the first occasion I have had complaints and I have spoken to him repeatedly about this, I am asking the Managers to take notice of this complaint." (It should be remembered that no member of staff was permitted to use corporal punishment except the head master) This particular teacher was often noted for poor discipline. Of another teacher it is stated "The teacher's quiet manner is reflected in his pupils. Energy is the one thing lacking. His manner is quiet and nice and he manages to keep the boys good, but they do not do too much work."

Another problem was that the school was under-staffed so that if a master was away there was no one to take his lessons and various changes in the timetable had to be made. Moreover, members of staff who left were on occasion not replaced for some time. On 31 January 1911 there is this entry "Mr H Addis resigned his position as Uncertificated Assistant in this school today. As Mr Bowen is still absent and no one appointed in Mr Addis's place, we are short-handed and the classes have had to be re-arranged." When temporary staff were appointed, that was not always very desirable. When one of the women teachers was ill, Mr Fry called in his wife to help out (It is reported by those who remember her, that she was particularly successful with backward children).

Some problems arose over pupil teachers. Take for instance this, from 12 December 1908, "I have received official notice that Herbert Bate and Geo. F. Ryland will be recognised as P. Teachers in this department from 1st of January 1909. They will commence their actual teaching here after July, up to that time attending the P. Teacher centre and qualifying themselves by passing the Oxford Senior Exams if possible. I was under the impression that they would commence here in January 1909 and so agreed to the dismissal of the paid monitors. Now we shall be left with no one to see to such things as filling inkwells and sharpening lead pencils" - an interesting side-light on duties expected of junior staff.

Even when these young men did take up their duties, there were difficulties. Here is the entry for 30 August 1910 "George Ryland P.T. returned from the Grammar School to resume his teaching, and Charles Booth commenced his duties as Student Teacher. Mr Bate has been allowed by the Education Committee to teach half-time so that he may give the remainder of his time to his studies with the idea of qualifying himself to enter a Training College in September. I have arranged a timetable for Booth so that part of the time he will be actually

teaching and the other part he will be listening and learning how to teach from the other teachers." Alas, on 5 September comes a follow-up "Charles Booth has had notice that he must return to the Grammar School to qualify himself for the Oxford Senior Exams, he having failed to do so in the last exams on the subjects necessary for him to pass in to become a student teacher."

The Education Authorities caused a few problems. A HMI recommended that the school did some handwork, and "paper folding" and later "cardboard modelling" were introduced. It would have been interesting to know what the pupils, and even more their parents, said about that! In 1909 the Gloucester Education Authorities really annoyed Mr Fry. On 11 January he wrote "During the holidays, I received notification from the Ed: Auths: at Gloucester that the committee could not sanction the organised games as per the Time Table which was approved and signed by the HMI. I wrote offering to take games after the two hours minimum time proposed in The Education Code but received an answer that this could not be sanctioned or approved of. If this means that organized games are to be discontinued altogether it will be a very great loss to the scholars and an attractive means of enforcing discipline which it will be impossible to replace. It will be more difficult still to counteract the attractiveness of such new schools as Naunton Park where the organized games continue to flourish." It is a pity no hint is given as to why the authorities made this ruling. Mr Fry was already worried because there was some fall in school numbers. Possibly the following remark will strike a chord of sympathy in teachers today. It comes from Mr Fry's summing up of the results of his annual examination of the school and refers to the top class "Arithmetic is weak, owing to the syllabus being too extensive."

Here, then, are some of the problems which beset the Boys' School during these years. Nevertheless, the standard remained high.

J. PAGET

## 7. EXPORT OF CORN FROM GLOUCESTERSHIRE

Reference has been made (page 3) to the trade in corn between the West of England and Gascony, which reached its peak in the late 14th century. But it had started long before that and was important enough for Edward 1 to ban it during his dispute and war with Philip of France over the Gascon castles 1294 - 1303. On 2 April a cursor (foot messenger) Roger Hurlemontaigne was sent to the counties of Gloucestershire, Somerset and Dorset, and to the ports of Bristol and Bridgewater to forbid the export of corn to Gascony until further notice. (Brit Lib Add MS 7965 f109; Cambridge Medieval History VII 321-2) Charlton corn growers who relied on selling their surplus profitably will have been affected by this.

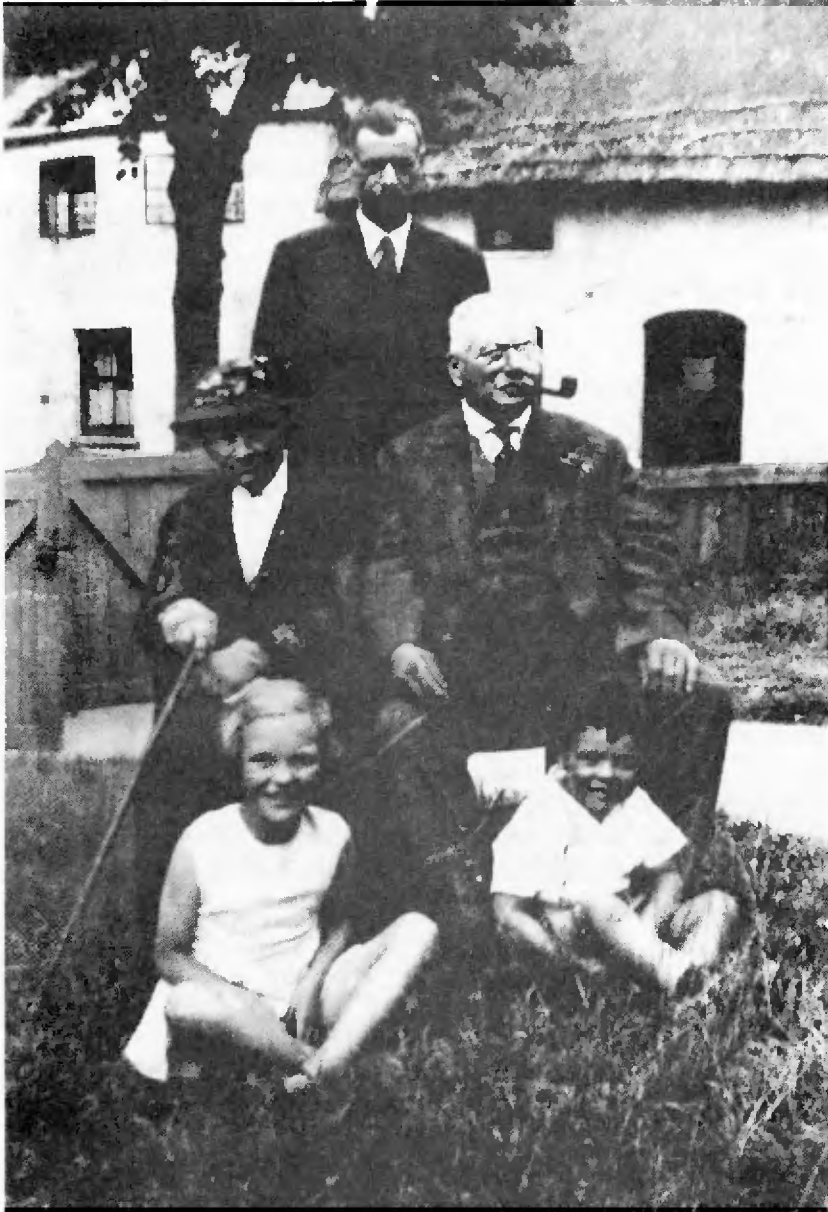
M.PAGET

### 8. THE THATCHED COTTAGE IN SCHOOL ROAD

This photograph was taken in 1942 at the wedding of Hazel Neather and Robert Parkes (who died on 25 Novemebr 1993). In the background is the old thatched cottage. The group, in the grounds of the Brotherhood Hall is:

(back) Jack Neather; (centre) Mrs Tuffley and Mr Neather;  
(front) Norma and Edward Neather

To the side of the thatched cottage is the slate roofed cottage where Hazel's father and his brothers had been born. (See Bulletins 5 p34 and 8 p53)



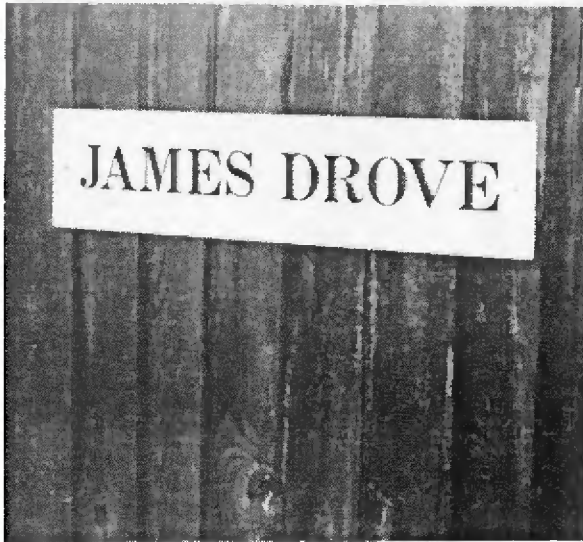
**HAZEL PARKES**

## 9. THE LANE WITH THREE NAMES

The small lane that runs from Little Herberts Road to Ravensgate Road has, for many years, been affectionately known as Piggy Lane. That was until one morning in March 1994 when a street sign appeared proclaiming it to be "James Drove".

I immediately spoke to Mary Paget to ask if there was any historical authority for such a name. She informed me there was not, and so I contacted both Cheltenham Borough Council and Councillor Don Gould. Their combined explanations were as follows:

Recently a Mr Walter James died without leaving any male issue and some of his friends wished his surname to be perpetuated. Mr W. James was the son of Mr Howard James who came to Charlton Kings at about the end of the first World War and farmed at Little Herberts until the 1950s; during this time his cattle would have walked along Piggy Lane and so at the request of Mr W. James' friends, the Borough Council agreed to the new name.



Taken 2 May 1994



However, research by Mary Paget has shown that Piggy Lane already had another name. 400 years ago it was the first part of a public right of way called Strowdes Lane, which led from Little Herberts across Awcotts (south of Beeches Road) to Sappercombe Farm and then across Hither Strouds or Holder's Field (where a footpath still exists) to the top of Balcarras Lane (once the London Road). This information comes from Cheltenham manor court books (GRO D 855):

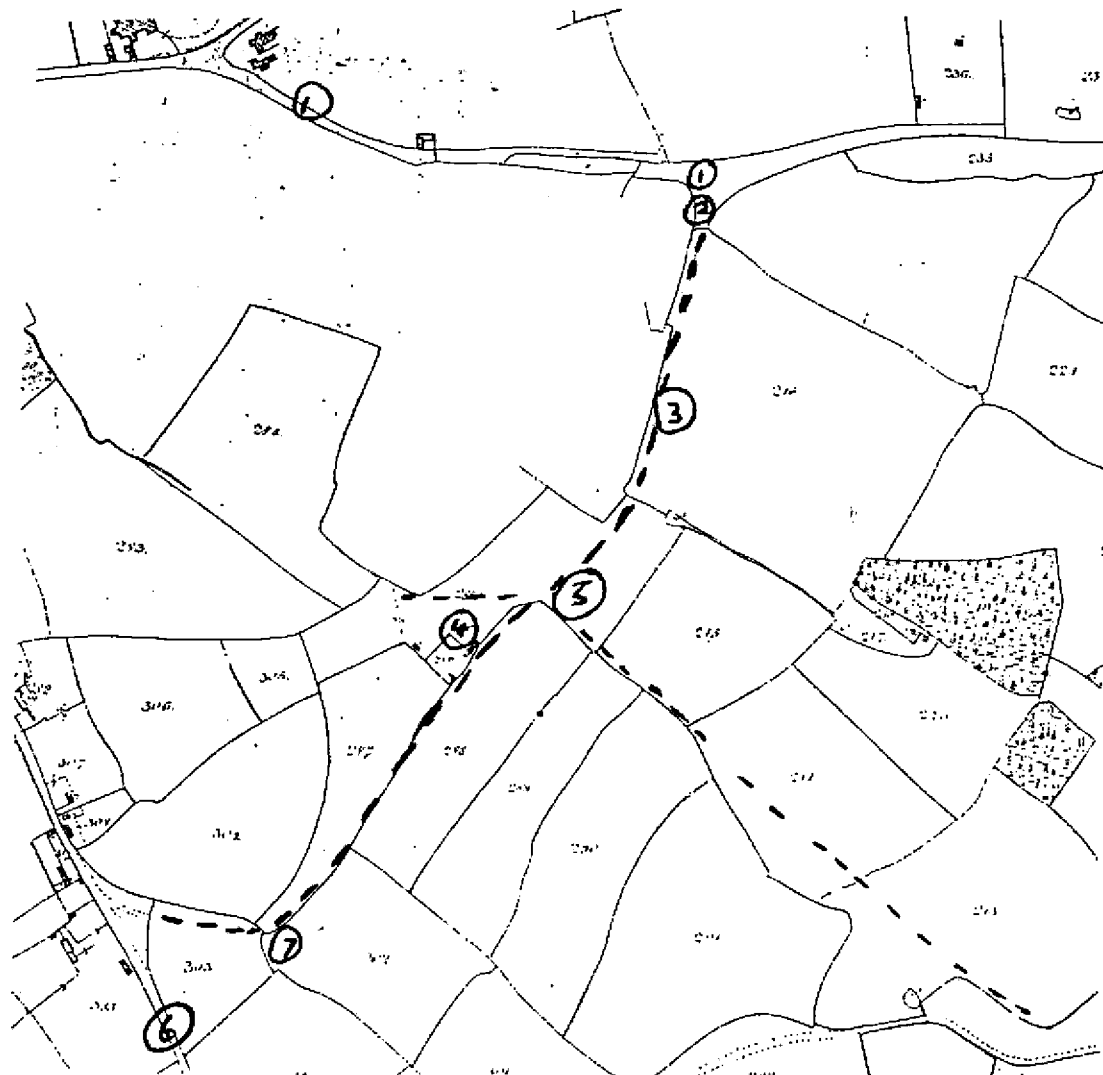
3 October 39 Elizabeth (1597) Order to scour ditches on both parts of the lane called Strowdes Lane, from Walter Pate's furlong to Gorells Grene before Ladyday (M 7 f54)

10 April 1635 Thomas Horwood and his wife surrender to use of John Coppen and heirs, land including a close called Strowd, between the land of Samuell Mauncell south and le lane called Strowdes Lane north (M 10 f103v)

1 April 1692 Order, tenants in Charlton Regis on the north of Strowde Lane to scour ditches from (anglice) a crosse path leading to Bull acre, to Awcutts of Mr Walter Higgs and from Awcutts to the east of a meadow of Thomas Harding, before the Nativity of St John Baptist (M 12 p32)

Examination of the 1848 tithe map in conjunction with these references has allowed us to plot the entire course of Strowdes Lane, its beginning in Little Herberts as far as Furlong TM 303, and its end across Hither Strouds TM 216, are clearly marked (beginning and end being still rights of way). The central portion through Aucutts TM 287 and Strouds TM 288 (marked by a dotted line on our map) follows in the main a hedge line. Mitchell in 1806 showed the commencement of the lane but his cartouche covers the rest, so we can't tell how much was still in use.

TITHE MAP (reduced) 1. Balcarras Lane (old London Road); 2. Gorrells Green; 3. Present footpath; 4. Sappercombe Farm; 5. Cross path to Bull Hill (in use); TM257 Awcotts; TM303 Furlong; 6. Little Herberts Road; 7. "James Drove"



In the 1597 Order, Gorells Grene is almost certainly the site of the present bungalow at the top of Balcarras Lane, where (as the old London Road) it turned left. In the Order of 1692, the cross path to Bull Acre is the existing path to Bull Hill. Awcutts is the tithe map Aucott TM 287 (3a 3r 36p) owned then by Conway Whithorne Lovesy and occupied by Charles Yeend who lived at Sappercombe Farm.

For an explanation of the name Strowdes, A.H.Smith in Place Name Elements part 2 (1970) gives: "STROD - O.G. Marshy land overgrown with brushwood"

So our little Piggy Lane has turned out to have a 400 year old name and history, certainly one of the oldest in Charlton Kings, and one which, unless something can be done about it, will be lost for ever in the re-naming.

Whilst in no way do I wish to deny the perpetuation of the James' family name, I feel very strongly that if we wish to recognize 20th century residents, then we should do so in 20th century constructions and not by changing historical, particularly 16th century, names for such purposes. However, having said all that, I suspect that whatever Local History may reveal or Borough Councils decree, that little lane will continue to be thought of as Piggy Lane.

ROSEMARY ASH

#### 10. VINEYARDS FARM - ADDITIONAL NOTE TO BULLETIN 25 pp10-24

We bought Vineyards Farmhouse in 1977. It was in a considerable state of delapidation, having been empty for a number of years and tenanted before that. We carried out major renovation in all of the rooms. We removed all the lathe and plaster and cleaned and treated all of the beams, including the ones over the windows. We exposed all the beams, apart from the ones painted black.

The panelling in the living room was actually behind pine wainscotting which we found when we removed the wallpaper and plaster. Unfortunately it was so badly affected by woodworm and dry rot that we could not save it. We did consider removing the panelling we had uncovered in the bedroom and using that, but it wasn't really sufficient. We cleaned and plastered in between the beams and put two false beams in to complete the wall. The doorway did lead in to the bathroom many years ago and the original bathroom is under the patio. We removed the modern fireplace and discovered evidence of at least seven separate fireplaces and in the process uncovered an alcove to the right of the fireplace. We also discovered the bread oven but again the chimney etc had been left to disintegrate for many years and we eventually decided it was far too big a task to undertake, and we built the present fireplace. The stone surround was actually made by Allan Dooley in 1978/9. At ceiling level in the chimney is a large shelf big enough for a couple of people to stand on. In the alcove we uncovered there was evidence of a doorway and staircase. The cellar steps lead into the house and the stairs actually ran in the opposite direction to the present stairs.

One of the stones in the hallway we found in the yard and incorporated it in the pier to support the beam. The other one with the inscription was part of the original outer wall of the house. The beam is from the Moored Park Hotel (demolished 1979). If you look at the gable end of the house from the patio, the outline of a previous building can be seen. There is a well under the door of the extension which we found when digging foundations.

We were also told that Cavaliers had reputedly hidden in the house during the Civil War and that there was a secret passageway from the cellar out to the surrounding hillside. There is also the ghost of a lady in the house that was seen by at least two people whilst we lived there.

A.E.DOOLEY

Comment - I am most grateful to Mrs Dooley for this account which in places confirms and in other places corrects what we surmised about the farm in 1990-1. My only doubt is about the Cavaliers, since there is no evidence at all to suggest a house here before 1738!

M.P.

## 11. REFERENCES TO CHARLTON KINGS BY BIGLAND

Ralph Bigland was a herald of the College of Arms and began research for his Historical, Monumental and Genealogical Collections relative to the County of Gloucester in 1750. He and his assistants copied the arms and inscriptions on monuments throughout the county, many of which have since disappeared or been obliterated. This valuable historical source is now being transcribed and edited by Brian Frith and published by the Bristol and Gloucestershire Archaeological Society as part of the Gloucestershire Record Series. Three parts have so far been published in separate volumes and have been examined for references to Charlton Kings under other parish entries. The fourth part will follow later.

Part 1. covers the parishes Abbenhall to Cromhall and includes:

Bishops Cleeve: On a headstone in the churchyard

'William BALLINGER of Charlton Kings d. 5 May 1780. Aged 72'

Part 2. covers the parishes Daglingworth to Morton Valence and includes:

Dowdeswell: On a flat stone in the chancel

'Underneath lie the Remains of/ the late Rev. Richard ROGERS L.L.B./ of Charlton Kings./ He died March 10th, 1780, aged 46 years.'

Hardwicke: On a tomb in the churchyard

'Under this tomb lie the/ Remains of John PRIDE, Yeoman,/ Native of this parish, but late resident/ in the parish of Charlton Kings./ who departed this Life the 14th Day/ of September 1766,/ aged 59 years./ Also Sarah his wife./ who departed this Life the 12th Day/ of Oct. 1777, aged 67 Years.'

Hawling: On a head or flat stone in the churchyard

'Richard PARRET, of Charlton Kings, d. 4 April 1718, aged 39.'



Longney: On a tomb in the churchyard

'In Memory of MARY, the Wife of/ WILLIAM FRYER, of this Parish,/ and Daughter of/ JOHN and SARAH PRIDE./ of Charlton Kings, in this County, who departed this Life/ Jan.20th, 1770, aged 36 Years./ Also of SARAH, their Daughter,/ who died March 15, 1772, aged 14 Years./

Part 3. covers the parishes of Naunton to Twining and includes:

Norton: On a headstone in the churchyard

'In memory of Elizabeth, the wife of/ William LAWRENCE, Yeoman, of the Parish of/ Charlton Kings, late of the Leigh, who departed/ this life Nov.28, 1780, aged 29 years./ Also in memory of William, their son, who died in his infancy.'

JANE SALE

## 12. J.J.W.RIGLEY, BOULTON VILLA, CHARLTON KINGS ii - THE POOR RATE ASSESSMENTS 1854

On the 16th June 1854 Elizabeth Lovesy, Charlton Villa, C Kings appeared before Cheltenham magistrates to appeal against her Poor Rate, on the grounds that her assessment was disproportionate to assessments on property of similar value in the neighbourhood. Her attorney, W H Gwinnet, had only just been instructed and was unprepared; whilst Boodle, who appeared for the rating authority, had all the rate books and papers from the Overseers. There was also a legal difficulty (not explained). So Gwinnet advised his client to withdraw. Boodle sought and was granted confirmation of the rate; and waived costs after kind words between the attorneys and some back scratching.

On the same day and in the same court as Elizabeth Lovesy's appeal, J W Rigley of Boulton Villa, Charlton Kings appealed against his Poor Rate, challenging the disproportionate rating as did Lovesy. The assistant overseer and collector of rates for C Kings received the notice of appeal on the 24th May; and on 14th June a notice to produce all the books was received. Rigley wrote a letter withdrawing his appeal and this was received by the overseer on the 16th June, the day of the court hearing. The Parish had been involved in the costs of producing the rate books and engaging Dangerfield as valuer. The gross rental value of Rigley's house was £60, the rate assessment £48 a year. The house and land together were let for £100. The Bench dismissed the appeal, confirmed the rate, and awarded costs against Rigley.

The object of both the appeals of Lovesy and Rigley was to bring to the notice of the authorities the discrepancies in rating assessments and in the valuation on which they were based; valuations which had been made, in C Kings, in 1841. For some time past many people had felt there were a great number of inequalities in the rating system. This had wider repercussions beyond the parishes, as the County Rate and the Cheltenham Borough Rate were based on the Poor Rate assessments.

The immediate result of the Lovesy/Rigley cases was a letter to Rigley from 'Justitia', who had been deputed by others to offer to pay Rigley's costs. It was unfair that Lovesy's costs were waived and Rigley's were not, even though both Lovesy and Rigley had lost and had their rates confirmed. In a letter to the Press, Rigley said he could not accept the offer, although he agreed there should have been no costs awarded. He thought " 'wiseacres' enjoined at the chance to carry out vindictive feeling, which ever activates partisans, who

have for years past been selected for office of this misgoverned parish of C Kings." (This phraseology sounds very strange, but this is the way people wrote and spoke in those days.) Rigley went on to say that "if we had men of independence annually elected, things would be better; and instead of taking the smaller and less important cases, we would start at the larger properties, the wealthy owners of which have seen them (the properties) instantly and gradually increasing in value, without any display of zeal by the Parish to enhance the rates." This was the ground for his appeal against his Poor Rate. His withdrawal of the appeal was intended to be merely temporary to give the new overseer the time to remedy the existing evil. If the overseer does not remedy, the present injustice shall not be allowed to remain in silence.

Also, arising out of the Lovesy and Rigley cases, there was a letter in the Examiner, about County Rates, written by a Cheltenham Ratepayer. He was struck by the unequal and unfair assessments on property for County Rate purposes, these assessments being based on Poor Rate property assessments. Where a parish under-rates for the Poor Rate, that parish benefits at the expense of other parishes for the County Rate. In Cheltenham property is assessed on the full net annual value, and if all parishes were assessed on the same basis there would be no quarrel. At C Kings, a property which should be charged to the Poor Rate at £80 a year is assessed at not more than half this. If this is the position in all the Parish, C Kings pays only half its County Rate and Cheltenham pays the balance.

Notice that the grounds for objecting to the rating have changed. Now the emphasis is on different ratings between parishes, whereas Rigley appealed to highlight properties of the same value being differently assessed/rated in the same Parish. The correspondent quotes Rigley's house being leased at £80 a year; that he had improved the property; that he was rated at £48; yet he has the gall to appeal!

Nathaniel Hartland's mansion, Oaklands, was rated at £95; but he had said at a railway contest (hearing) before a House of Commons Committee, that his house and grounds (the grounds are not included in the £95) were worth £20,000 to sell. The correspondent calls for a re-assessment at C Kings, because they save at the expense of Cheltenham; and goes on to suggest that Cheltenham parishioners should pay Rigley's costs, for bringing the matter to light.

That Rigley's appeal against his C Kings rating was only a part of a wider controversy is illustrated by comments at a Cheltenham Town Commissioners meeting on the 7th July 1854 that there were gross inequalities in the Borough Rate, and the whole system favoured the large proprietors against the small. For instance the G W Rly had 2 miles of line in the Borough and was assessed at £400.

At the following monthly meeting, the Finance Committee Report stated that the Poor Rate assessments, which were precedent to the Borough Rate, were unequal and this should be drawn to the attention of the Board of Guardians. In the subsequent discussion it was pointed out that the last assessments of the Cheltenham parish Poor Rate were in 1838. In one street there were 30 consecutive houses for which the return of the owner/occupier was incorrect. It was emphasised that a further problem for Cheltenham ratepayers was that they paid a higher proportion of the County Rate than they should, because in other parishes the County Rate was paid on assessments only half or three-quarters of what they should be.

The Board of Guardians were unwilling to play ball with the Commissioners. The Cheltenham Parish Rate need not be precedent to the Borough Rate; the Commissioners were competent under the Cheltenham Town Act to make and correct its own rate. If the Commissioners wanted a re-assessment of the Poor Rate, they should apply to the churchwardens, not the

Guardians. The cost of re-assessment would be about £500 and was not likely to be incurred without the sanction of the Poor Rate payers.

A letter to the Examiner in August 1854 by "Looker On" claimed that the Commissioners' Clerk's statement, that it was imperative for the Poor Rate assessments to be the foundation for the Borough Rate, was merely an attempt by the Commissioners to shift the responsibility for making a good rate to the Overseers of the Poor. If the Commissioners want to make a proper register of owners/occupiers in the Borough, they must do it through their own officers and not call on ratepayers to spend £500 on a new assessment.

Later, the Churchwardens and Overseers were still adamant not to incur the expense of a re-assessment. They were not aware of inequalities in assessments, but out of 7000 of them, one or two may not be for the right amount. If the Commissioners would identify the wrong ones they would be corrected.

At a Board of Guardians meeting on 7th Sept 1854 S H Gael, an ex officio Guardian, sought to pour oil on troubled waters. He made a plea for comity between the public bodies of Cheltenham; out of 7000 assessments it would be easy to pick out a few that were wrong; he had gone over the Poor Rate system many years ago and there was no doubt of its complexities; at the last assessment Messrs Paul had done the Cheltenham valuations and Richard Hall those for the rural districts - both were correct valuers; no doubt there will be re-assessments in England in a few years time, and the Commissioners should wait until then. Nevertheless, the Board of Guardians resolved that their answer to the Commissioners was as before - they would not authorise a re-assessment - inequalities in assessments and any re-assessment were matters for the Churchwardens and the Overseers.

In this article I have tried to show that Rigley's Poor Rate appeal was but one indicator of general dissatisfaction with the inequalities in assessments; and that when the parish Poor Rate assessments were used as the basis for other rates, the injustice was compounded. I have dealt with Rigley's Vestry and Poor Rate appeal incidents as separate. In fact there is a strong connection between the two, which tells us a great deal about Rigley's character. In both instances his complaint was against misgovernment and the inefficiency of those in authority, and the consequent injustices; also about those in authority not doing their duty, and how they should be doing their duty. Whether he was misguided or not is a matter for judgement. Certainly he seemed more ready to sound off and pontificate, than take office himself and show how affairs should be properly conducted.

Sources for this paper and the previous paper in Bulletin 31: Cheltenham Public Library - Cheltenham Examiner

|                               |                                   |
|-------------------------------|-----------------------------------|
| Issue No. 781 Dated 21/6/1854 | Page 2 Public Office Report       |
| Issue No. 783 Dated 5/7/1854  | Page 4 Letter by Rigley           |
| Issue No. 784 Dated 12/7/1854 | Page 2 Town Commissioners Meeting |
| Issue No. 788 Dated 9/8/1854  | Page 2 Town Commissioners Meeting |
| Issue No. 789 Dated 16/8/1854 | Page 4 News Item                  |
|                               | Page 8 Letter by 'Looker On'      |
| Issue No. 798 Dated 13/9/1854 | Page 2 Board of Guardians Meeting |

**ERIC ARMITAGE**

### 13. CORRECTION TO BULLETIN 31

p18 The donor of the photograph was Mrs Joyce Philpott