# Newdigate Society Magazine

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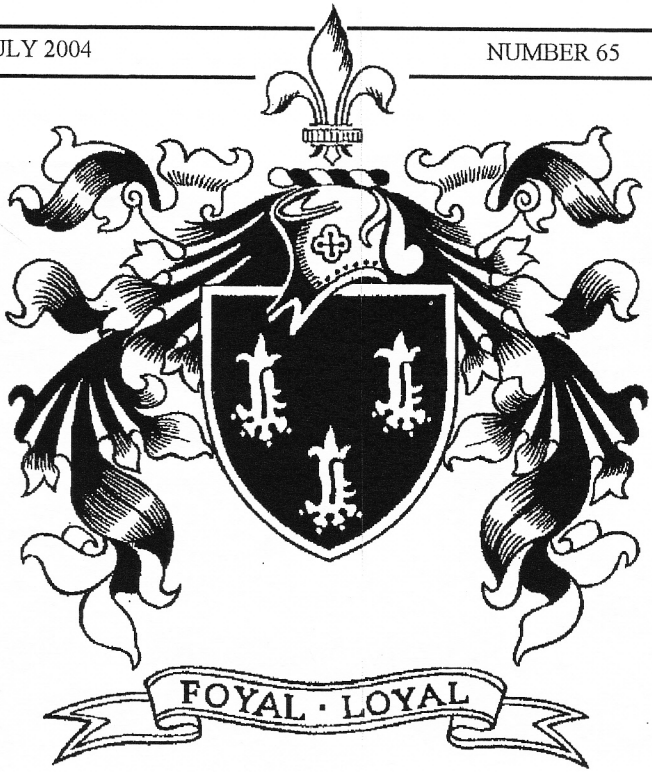


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**A TREE GOES HOME**

## NEWS FROM THE SOCIETY & FUTURE EVENTS

Many of you will be aware that a number of buildings in Newdigate has been the subject of the Surrey Dendrochronology project. Pam Keeble has written an article for us describing the principles of dendrochronology and the results of the survey relating to our village. This has been a fascinating project and we were very fortunate to have been included in a cluster of villages.

In the last magazine we inadvertently said that we were including an article about the development of Broad Lane by Jane Lilley. We now make amends. By careful study of many records including maps, rate books, census returns, sale notices etc. Jane has been able to unravel the growth of that particular area and her findings are now published.

Graham Capel has been doing research into the history of lime kilns following the discovery that there had once been a lime kiln in what is now his front garden at Nyes Place. The article throws up a number of questions, particularly relating to conditions in Newdigate at that time.

Ruth Edwards at The Old Post Office has given a monkey puzzle tree to the National Trust at Leith Hill, and has written a short story describing how this came about.

We hope that you will be able to attend the AGM on the 7th September: the minutes of the previous AGM are included in this magazine. Lucy Chandler will be giving us a talk after the meeting. We are as always anxiously seeking new committee members so please put your name forward.

On Monday 1st November Peter Creasey will be giving us a talk entitled 'Box Hill Specimens' about the flora and fauna of Box Hill. Peter has visited us before so we can be sure of an excellent talk.

The talk by Jane Pennington about 'Witches, Warlocks and Wellingtons' was well attended by an audience intrigued by the title. Roger Mintey's talk about the 'Reigate Hoard' was enjoyed by all who attended.

For many years Peter Monk has been cutting out all articles relating to Newdigate from the Dorking Advertiser and mounting them in scrap books. Owing to ill health Peter has had to discontinue this important work and we are pleased to say that Eileen Tuppen has agreed to take on the task. We would like to thank Peter for all his hard work.

Talking of hard work, Pam Keeble, with some assistance, has now successfully filed all our paper archives into a logical system which will not only make future research easier but will also assist with the ongoing filing of future projects. The Society has recently invested in plastic holders and paper specially designed for the storage of important historical documents and all the Society photographs are currently being mounted and captioned.

There are one or two events outside the village which will be of interest to those with a love of the historical aspects of the area. The Mole Valley Heritage Open Days will be held from the 10th - 12th September and the Council will be heavily publicising the event later in the summer.

There is an exhibition at the Surrey History Centre in Woking entitled Surrey and the Great War, 1914 - 1918. This will be held from 22nd June through to the 27th August.

The Surrey Archaeological Society is celebrating its 150th anniversary and is holding an open day at the Rural Life Centre in Tilford on Sunday, 22nd August. The Society will have a stall there as the title of the day is 'Going back in time'.

## SURREY DENDROCHRONOLOGY PROJECT

**Pam Keeble**

The Surrey Dendrochronology project has been formed jointly by the Surrey Archaeological Society and The Domestic Buildings Research Group (DBRG), with the further support of Surrey County Council, to carry out a programme of dendrochronology within the County.

The objectives of the project are briefly:

- To date a number of individual buildings.
- To establish dating criteria for old buildings generally.
- To contribute to work taking place nationally on trends in vernacular architecture.
- To support a wide range of historical and social research.
- To involve local communities in their history.
- To provide a representative sample of tree-ring dates for the timber framed buildings of Surrey.
- To produce data for a variety of architectural, historical and social research programmes.

The work is being carried out using the concept of a "cluster". A cluster is a group of about 15 buildings in a definable locality and the buildings chosen are old houses, small and large, some town buildings, perhaps a barn or a mill, and noteworthy churches. An area called South Mole Valley comprising Newdigate, Charlwood and Capel were fortunate in being the first of these clusters to be chosen.

### Dendrochronology or tree ring dating

Each year a tree such as an oak adds a new layer of wood immediately underneath the bark. The thickness of this new ring of wood depends primarily on what sort of weather the tree experienced during that year. If it was a year with good sunshine and the right amount of rainfall, the ring will be wide. If it was a dull year, or if there was very little or too much rainfall, the ring will be narrower. So, over the lifetime of the tree, its succession of growth rings will show a pattern of narrow or wide rings that is unique to that period of time and to that area. If the pattern of growth rings in a number of trees of similar age in the area are sampled (so as to cancel out any minor events in the life of an individual tree), a reliable pattern of variation in the annual growth rings can be produced, known as a tree ring curve.

That only gives us information about the pattern during the life of that tree. The next step is to make similar studies of trees that are somewhat older or younger than the first, so as to extend the tree ring curve backwards or forwards in time. By this means, specialists have been able to make up a series of tree ring chronologies that span great periods of time.

For example the master chronology for the British Isles extends back to 5500 BC and that for Germany to nearly 8500 BC.

Using this technique it is now usually possible to establish precisely when most oak trees that lived in England were alive, if their wood shows enough growth rings to compare with the master tree ring curve for the area. Normally we need the wood to include about 100 rings for it to be possible to make an unambiguous match with the master chronology, but it may be possible to use samples with fewer rings if there are several samples from trees from the same locality.

This same technique can be used to date the timbers that have been used in the construction of an old house, to give an estimate of when the trees were alive. Even more interestingly, if the timbers include bark of any of the outer sapwood rings (which look quite different from the deeper lying heartwood) it may be possible to estimate when the tree was felled for use in building. That in turn will tell us when that part of the house was built, because in medieval times timber was used immediately after it had been felled, rather than being left to dry out. Once we have established the date of construction of one house, we can use the information to date other houses that show similar features of construction and ornamentation. We can then gradually put together a picture of the way in which the appearance of our houses gradually changed and evolved through time, and identify during which period of our history house building became more common as the country became more prosperous, or declined during period of war, famine or disease.

The process of taking a sample from a house timber is very simple and clean. A professional dendrochronologist uses a hollow steel tube, attached to an electric drill, to extract a core about the width of a pencil, and the hole is then filled and stained so as to match the colour of the existing wood.

A certain amount of finance was available from Surrey Archaeological Society, but not enough, so funding from the Heritage Lottery Fund was applied for. After much discussion, the generous sum of £14,000 was awarded of which about £5000 was allocated for South Mole Valley and the project started in earnest in July 2003.

The dendrochronologist selected to carry out this work was Andy Moir of Tree Ring Services who lives mostly in Japan. He comes to the U.K each year to dendro houses before returning home where he writes up the very professional reports on each property.

The Society was asked to play a central role in coordinating the project in our village. The first step was to make a list of all the timber framed houses in the Parish, giving information on each one according to the research done by the DBRG. After deciding which houses were thought to be most suitable our next step was to approach the owners and a preliminary visit was made to each one to establish visually whether sapwood was present and whether the rings were close enough together to be able to dendro successfully. Regretfully, some of the initial houses visited proved unsuitable.

The final houses chosen in Newdigate were Ivy House and barn, Old Beam Brook, Nyes Place, Greens Farm, Blanks Farm and Rolls Farmhouse. Permission was also kindly given by the Reverend Andrew Coe, for St. Peter's Church to be included. Over an intense fortnight during the latter part of September and the beginning of October, the dendrochronology was carried out with some surprises. One house turned out to produce

better cores than had been thought, whilst Greens Farm on the other hand was initially not as good as had been expected due to the mighty beams therein having such wide rings. As Greens Farm is such as important house, Andy made a return visit and was finally able to produce results.

All the reports are now with their owners, with a copy of each for The Newdigate Society for our archives.

The results were fantastic, and overall Mole Valley had a success rate of 95%. At present Andy is trying to report on the second cluster which is East and West Horsley and The Clandons, but he is really struggling as surprisingly many of the houses do not have oak at all but elm beams which do not have enough rings to work on.

Here are the results.

**Greens Farm**

Greens Farm is one of the finest medieval houses in Surrey, an open hall with many extra refinements and the finish of a manor house. It retains many archaic features, including dragon ties and an early splayed scraf. The open truss has a fine roll moulding and spurs to the posts. Seven of the twelve oak timbers sampled were dated dendronologically spanning AD1235 to AD1308. The primary phase timbers produced two precise felling dates, one from the winter of AD1308/9 and one from the spring of AD1309. The felling date ranges of the five other primary timbers dated are entirely consistent with these precise dates and hence it is likely that construction commenced during AD 1309 or soon after. This date confirms the stylistic evidence of the building's exceptional age and, with the exception of one beam in Farnham Castle, makes it the oldest building yet dated by dendrochronology in Surrey!!

**St. Peter's Church**

Seven of a total of eighteen oak timbers sampled from the nave and tower of St. Peter's were dated spanning a period AD 1396 to AD 1524. Six timbers dated from the north side of the tower were identified as a single felling group. The tower has largely been rebuilt incorporating an earlier timber frame. Six timbers sampled from the earlier north side of the tower indicate a phase of construction in AD1525 or soon after. Assuming the timbers were used green after felling, a date of construction of AD1525 or soon after is suggested. This date is later than the 15$^{th}$ century previously ascribed to the tower, but it is not unreasonable. It provides a good start to the project's ultimate intention of dating all five of the fine timber belfries remaining in Surrey. The church clearly has a complex development history and the felling date range of AD 1522-54 from a single nave rafter provides insufficient evidence to identify a phase of construction for the nave. Differences in the character of the trees felled for timber explains the very different dating success rates between the two areas sampled. The tower timbers are generally from slow grown trees felled at an average age of 130 years, whereas the nave timbers are from fast grown trees felled at an average age 76 years.

**Ivy House and Barn**

Ivy house is an unusually complete three bay hall house. The roof is hipped with crown posts, both posts being braced up to the collar purlin and down to the tie beams. Both trusses were closed. The quality is good with a plank and muntin screen and chamfered wall plates. Eleven oak beams were dated spanning AD 1401 to 1540. The primary phase was found to have two felling dates. Four timbers were found to be felled during the winter of AD 1516/7 and one during the winter of AD1517/18 indicating that construction probably commenced during AD1518 or soon after.

A felling date of AD 1516/17 was identified for the barn, and as common woodland sources of timbers for both buildings were indicated, it is likely that the barn was built first, with materials being stored prior to building the house.

**Nyes Place**

Nyes Place is a high quality, central chimney house originally of 3 ½ bays. It is of two storeys but dropped tie construction produces an integral attic. The roof is half hipped and covered in Horsham stone. Eleven timbers were dated to form a 105 year chronology spanning AD 1502 to AD 1607. One timber was felled in AD 1607. Two further timbers were felled during the winter of AD 1607/8 and the corroborative evidence of a further four probable felling dates strongly suggest that construction occurred during AD 1608.

One extremely interesting fact that has immerged is that this chronology matches extremely well with a recent chronology from Black and White Cottage in Ockley some 7.8 miles distant by road. Both buildings contain timbers felled in the winter of AD 1607/8 from an apparently common woodland source. Perhaps from a wood in between the two properties in those times?

**Blanks Farm**

Blanks Farm is a high quality four bay chimney bay house of two storeys with an integral attic. The chimney bay contains the chimney with unusually the stairs and front door to the same side. The roof is gabled with queen posts pegged to the principal rafters. Ten primary phase timbers cross match to form an 88 year chronology spanning AD 1494 to AD 1581 and two from the spring of AD 1582, so it is likely that construction commenced during AD 1582. The date of construction is entirely consistent with the previous late 16$^{th}$ century date estimate based on stylistic evidence.

**Old Beam Brook**

Old Beam Brook is a remarkably complete 3 ½ bay central smoke bay house with a hearth passage plan, unusual in Surrey. The cross passage runs behind the smoke bay and is a part of the end bay. Also unusually, although there is the expected divided service bay, it is at the other end, beyond the hearth room. The roof is of a clasped purlin construction with queen struts and wind braces. The principal posts are jowled. The previous dating estimate was mid to late 16$^{th}$ century. Later a chimney was built in the smoke bay. Seven timbers were dated to form a 141 year site chronology spanning AD 1400 to AD1540. Five primary phase timbers were felled during the winter of AD 1540/4, making it very like that construction commenced during AD 1541. Good cross matching with local chronologies, a

consistent felling date and similar tree age composition all combine to suggest that all the timbers were from a relatively mature local woodland source of 110 years average age. This year makes Old Beam Brook the oldest smoke bay house yet found in Surrey.

**Rolls Farmhouse**

Rolls Farmhouse is a fine example of an end smoke bay house. There are 2 ½ bays in total and the half bay is sooted in the roof space. The roof construction is gabled, with clasped purlins, queen struts and straight wind braces. Most of the timbers are heavy and the posts are jowled. Five primary phase timbers dated are consistent with a single felling, refined by the survival of sapwood to AD 1568 to AD 1587. This corresponds well with the late 16th century date estimate derived from stylistic evidence. Two broadly common periods of growth reduction between AD 1445 to AD 1465 and AD 1505 to AD 1530 provide limited evidence of a single site for the origin of the timbers. Andy was not able to complete the survey of this house before his return to Japan. This will now be done in July 2004.

As you can see, all in all the results in the village have been spectacular and we are very grateful to Andy Moir for all his hard work.

*(Ed. Joyce Banks has made the following observations about the report:-*
*The survey confirms dates previously suggested by the Domestic Buildings Research Group for Rolls Farmhouse and Blanks, but Old Beam Brook's dendrochronological dating of 1541 is rather older than the previous estimates of 'late sixteenth or early seventeenth century'. The timbers of Ivy House yielded a date of 1518 , and 1517 for the barn, A 15th century dating by DBRG seemed to be confirmed by an indenture of 1497, but this was probably just the land. From its type, Ivy House would seem to be older than 1518 but in the remote weald, buildings tended to be a bit old fashioned. Of Nyes Place, DBRG say 'probably late 16th century', but the report gives a felling date of 1608. Unusual features made the dating of this house very difficult.*

*The one structure whose dendro dating presents a widely different dating from previously is the church tower. When writing about it, I had followed the study by Ralph Nevill, H.E. Malden and Robin MacDowall of the Royal Commission on Ancient Monuments, in saying that it had been built by the late 14th or early 15th century. However, the survey gives a felling date of 1525. This is interesting because there was a strong tradition that the timber came from Marelands. Marelands passed to the Crown in the time of Henry VIII and the earliest mention I have found of this is 1526. The advowson of the church also passed to the Crown about this time. So it was a later period of change and prosperity which produced this unique tower.*

*The survey reveals that the oldest timbers at Greens Farm date from 1309. R.T. Mason in his article on Greens (Surrey Archaeological Collection LXVIII 1971) says that its archaic architectural features - posts square in section, straight braces, jowled posts and spurs connecting posts with braces etc., all became obsolete before 1300. DBRG thought it might be a little later as buildings in country districts tended to be in an earlier style. So dendrochronology closely follows surveys and observations.)*

## ANNUAL GENERAL MEETING - 9th September 2003

**Apologies and attendance**
Apologies were received from Pam Keeble, Vera & Peter Monk, Ken Proctor, Rosemary Thompson, Ann and Martin Hare, Jean Shelley and Simon Lankester.

45 members were in attendance.

**Minutes of AGM held on 10th September 2202**
The Minutes of the last AGM were read, approved and signed.

**Matters Arising**
The Newdigate Book had been a resounding success.

**Chairman's Report**
The Chairman reported on the year's activities - full report attached in Minute Book.

**Treasurer's Report**
A copy of the report and statement of accounts is in the minute book. The adoption of the accounts
was proposed from the Chair and seconded by Pearl Bourhill. Agreed.
The Chairman thanked the Treasurer and also the Auditor, Michael Paddison.

**Election of Officers**
With the exception of Rosemary Thompson the current officers were re-elected, with the addition of Richard Jones. Prop. Sheila Taylor-Jones, seconded by Arthur Luke and carried.

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| **Chairman** | Donald Thwaites | **Treasurer** | Susan Brind |
| **Programme & Membership Sec.** | Pam Keeble | **Minutes Sec.** | Diana Salisbury |
| **Committee** | John Callcut, Barbara Capel, Jane Lilley, Richard Jones. | | |

The Chairman sent our thanks to Rosemary for all her work with the Society and Committee, with her willingness to help at any time and with anything and for all her useful contacts. We wish her well and hope that her trip to St. Lucia will be beneficial to her health.

**Any Other Business**
1. The secretary was asked to send a birthday card to Rosemary.
2. Heritage Weekend – 13/14 Sept. John Callcut to lead tours of Home Farm, Greens Farm, Ewood and a village walk. Tina will kindly provide tea at the Six Bells Barn
3. 20th Sept. Guided walk around Shere - £2 per head.
4. Future meetings – 11th Oct. Air Traffic Control. 11th Nov. Country Houses.
5. Community Centre Calendars. £3 each, ready end October. Six views of the village and surrounding countryside.

**Date of next meeting** Tuesday 7th September 2004. 8pm Village Hall.

There being no further business the formal part of the evening was followed by refreshments and an open forum led by John Callcut and Jane Lilley.

**Park Lodge School**
At some time in the 1940s, the house called Cider Mill Hatch on Partridge Lane became Park Lodge School. The occupier at the time was Thomas Woodfine, who presumably ran it as a private, perhaps preparatory, school.

Nothing more is known. In 1954 when the Newdigate Place estate was sold, Thomas Woodfine was still the tenant, but the sale details make no mention of a school. This is not conclusive, as the use to which he put the building might be considered irrelevant by an estate agent selling the freehold.
Does anyone know anything at all about the school?
If so, please contact Jane Lilley

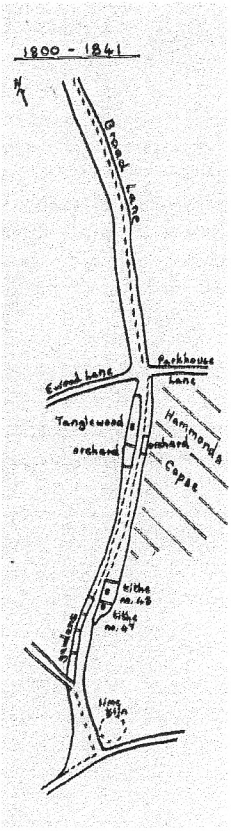
**Unidentified houses**
Many houses have changed their names over the years. I have identified many former names, but I have a list of house names which occur in various twentieth century records and which I cannot identify. The dates are those when I know the name was used. Do you know where any of them were and what they are called now? Any information to Jane Lilley, Lance's Cottage, Parkgate Road, tel. 631368.
**Boothlands Lodge**: 1930s and 1940s.
**The Bungalow, Halesbridge**: 1930.
**Charcoal Burner's cottage**: probably 1930s.
**Corona**, Parkgate: built 1936 or 1937, renamed about 1960.
**Cudworth Nurseries**: c1906 until between 1924 and 1930.
**Cudworth Poultry Farm**: before 1924 until after 1948.

## THE DEVELOPMENT OF BROAD LANE

**Jane Lilley**

As you drive or walk down Broad Lane today, it is not immediately clear how it got its name. But before the roads were 'made hard' by a steamroller in the 1880s and tarred in the 1920s, the clay soil meant that in winter any road or track was liable to become a deep, muddy quagmire. Layers of stones improved the situation, but there was little local stone available. As a partial solution, many roads were considerably wider than they are today, so that when one section became too difficult, people could detour a few feet to one side or the other to bypass it. Broad Lane was particularly wide, perhaps as a legacy of the Ewood ironworks in the sixteenth century when it may have carried large volumes of traffic. It certainly had its name by 1835, although many roads were un-named until the twentieth century.
In the early nineteenth century serious attempts were made to improve the roads with layers of stone, and as these slowly created a firm surface, the road became fixed in position instead of meandering across the available width. The unused sides of the road became verges, and where they were wide enough, tempted a few men to build on them. The 1" Ordnance Survey map of about 1800 shows Broad Lane as an uninhabited lane leading from the hamlet of Parkgate towards Leigh and Reigate. Between 1800 and 1840, three cottages (described in magazine no. 62) were built on its verges. The two at the Parkgate end have long since vanished, replaced first by Woodside Cottages, which were bombed in 1944, and now by Willow Cottage and End Gables. The third, Tanglewood, close to the old Ewood Lane (now the bridleway), may have been the first built and is certainly now the oldest house on Broad Lane.

**1800 to 1841**




By 1840 there were also other enclosures on the verges. These are described as gardens in the tithe apportionment, and were probably used mainly for growing food and perhaps keeping pigs and chickens. James Butcher, the wheelwright who lived and worked at what is now the Surrey Oaks, had enclosed two such gardens just beyond Mill Lane. Beyond them, Thomas Gadd and William Horley, who lived in adjacent cottages on the edge of the Brocus, had also enclosed sections of the verge. Thomas Gadd seems to have left the village in about 1840, and a map of 1874 indicates that his garden had reverted to woodland. William Horley lived in the village until after the 1861 census, but by 1881 he was a widower living on Broad Lane itself, possibly in Rambler Cottage. One of his sons was the Henry Horley who was a prosperous woodman in Parkgate in the late nineteenth century, and apparently built what is now the Ali Raj Indian restaurant.

There was one other enclosure on Broad Lane in c.1840, an orchard almost opposite Tanglewood. It was owned by David Weller, who also lived in the village. The orchard seems to have been abandoned or sold fairly soon, as Rose and Rambler Cottages were built on it, Rose Cottage before 1861. The builder was probably Henry Horley (a different one), who almost certainly lived there from 1861 to after 1901.

In the following sixty years there was much further enclosure, and much of the wider east (right-hand) verge of Broad Lane was built on. On average, there are two new cottages at each census from 1861 onwards. For some reason there was no further building at the Parkgate end, and the section beyond the two old cottages remained undeveloped until after the second world war. It may have been too narrow, or perhaps James Butcher laid claim to it but never actually built on it. Building started instead opposite Tanglewood and spread towards Parkgate. The cottages are not named in the censuses and it is difficult to be certain which was which, but Rose Cottage was probably the first.

The other early cottages seem to have been Stonecrop, built on Tanglewood's orchard, and Rambler Cottage, opposite Tanglewood. All three are marked on the 1874 Ordnance Survey map, but Rambler Cottage seems not to have been present at the 1871 census and was probably newly-built in 1874. Stable Cottage, next door to it, was built as a stable, and is shown on the 1895 O.S. map with a huge open-sided extension on the north side, perhaps a cartshed or an under-cover store for fodder or wood. The Horley family appear to have built Rose and Rambler Cottages and the stable, and may have built Stonecrop as well. After Henry Horley's death in 1881, Rose Cottage was apparently divided and occupied by two of his sons, and in 1891 there were four families of Horleys living on that part of Broad Lane.

In the 1880s there was an active Congregationalist mission in Parkgate, culminating in the arrival in 1888 of the evangelist Gabriel Woodward. The Manse, a larger and more substantial building than the cottages, was built for him, and the Mission Hall erected between it and Rambler Cottage. The hall, built without foundations but lifted above the ground by a brick plinth round the edge and brick pillars at intervals underneath, had a timber frame clad with corrugated iron. It was apparently ordered in sections from a catalogue, an early example of prefabricated building. After its closure in the 1960s it became very dilapidated, and is being rebuilt at the time of writing.

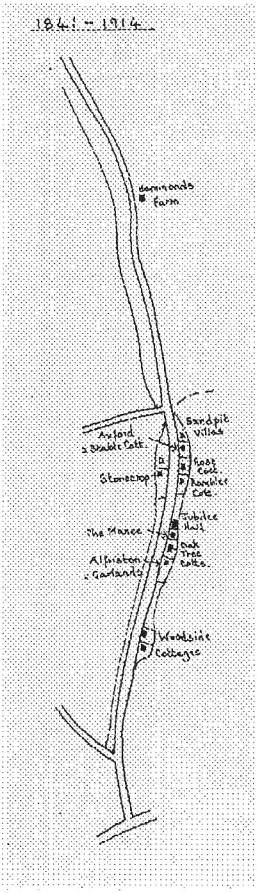
By the 1891 census, there was also a pair of semi-detached, weather-boarded cottages on the other side of The Manse. These were Oak Tree Cottages, which were demolished in the early 1970s and replaced by the present Oak Tree Cottage and Dowces Cottage. Most of the earlier houses were built by their occupiers, but these were semi-detached and so were probably built to let, though we do not know by whom.

The last house to appear in the currently available censuses is Garlands, built before 1901 on the Parkgate side of Oak Tree Cottages. Its first recorded name, used around 1900, appears to have been Myrtle Cottage, but in 1924 and 1930 it is confusingly called Rose Cottage. It was then renamed Alfriston from about 1934 until some time after the war.

When the 1901 census-taker walked down Broad Lane from Parkgate, the eastern right-hand side had two old cottages, perhaps still with gardens opposite them, then a gap, followed by a string of houses extending almost to the northern entrance to Hammonds Copse. The last houses at that end, another pair of semi-detached cottages called Sandpit Villas (now Sandpit Cottages), were built between the 1901 census and another Ordnance Survey map of 1911/12. Probably they were the pair of cottages for which, in 1902, a Mr J. Horley submitted plans to the Rural District Council for a pair of cottages on land which he already owned. A 'pair of cottages' must be semi-detached, and the only adult J. Horley in the 1901 census is John Horley, living in Rose Cottage only two doors away. Their name is explained by a patch of sandy ground which apparently exists in the wood behind, probably caused by one of the thin, discontinuous wedges and lenses of soft silty sandstone which occur in places within the clay.

On the other side of the road the verge was narrower and there were only two small cottages, Tanglewood and Stonecrop, at the far end.

## 1841 TO 1914




The only other building on Broad Lane by this date was Hammonds Farm. The map of c1800 shows a single building on the site, probably the yard and barn listed in the tithe survey of c.1840. It was rented by John Chart, who farmed Twittenhams (Hound House Farm) and all the land between Broad Lane and Blanks Lane except Hammonds Copse. In the 1850s a cottage was built there; the occupant, William Kempshall, was described as an agricultural labourer in 1861 but as a farm bailiff in 1871. From 1881 it was occupied by a series of gamekeepers, and there was also a second cottage which was probably part of Hammonds Farm. So although the 1895 Ordnance Survey map names it as Hammonds Farm, it was not an independent holding but part of a larger farm, probably Hound House.

The 1911/12 map also shows that the two old cottages at the Parkgate end had been replaced by Woodside Cottages, as described in magazine no. 62. The original cottages had been built by James Butcher in the 1830s, and Woodside Cottages were still owned by a Butcher until after 1924.

Until piped water arrived in the early twentieth century, a perennial problem must have been a supply of water for drinking and all other purposes. We take for granted that water is always available at the turn of a tap; it is difficult to imagine having to fetch every drop you use in a bucket, whatever the weather. At best you would pump it from a well close to the house; but until not much more than a hundred years ago, most people would have to fetch water from a stream or pond. This might be in the garden, but could be fifty yards or more away up a muddy track. There was no stream near Broad Lane, so the early cottages probably used ponds for their water supply. Anything might drain into them, and they could dry up entirely in a hot summer.

On the 1895 map, Tanglewood has a pond against its back boundary, not far from the house; Stonecrop has none, and perhaps used Tanglewood's. The old houses at the other end of the road had two ponds in their garden.

Wells were relatively costly to dig; they had to be deep enough for the supply to be reliable, and the sides had to be carefully bricked. But they must have been a vast improvement on a muddy pond. The large pond by the present entrance to Hammonds Copse may have served all three cottages on that side of the road when they were first built, but by 1895 Rambler Cottage had a well, which was probably also used by Rose Cottage.

It does not appear on the 1911/12 map, so it may have been a shallow one dug by the Horley brothers which collapsed and was abandoned. Further down the road, The Manse had a well in 1895, which may also have been used by Oak Tree Cottages, and Garlands had a well of its own.

The 1911 census will not be released until 2011, but the poor rate valuation book from 1911, which lists the owner and occupier of every house and farm in the parish, with rental and rateable value, is more valuable when tracing houses. Many of the properties are not named, but all the houses described above can be identified with reasonable certainty except Stable Cottage. This is shown on the 1911/12 map, but was a stable belonging to Rose Cottage, which is rated for 'house and buildings' with two roods of land (half an acre) in 1911, and for 'house, stabling and premises' in 1924.

The other house which is apparently unoccupied in 1911 is Tanglewood. Its occupier is given as John Horley, who lived in Rose Cottage opposite. An amendment in 1912 reduces its valuation to a nominal £1 and describes the house as condemned and used as a granary. In 1921 John Horley was renting Tanglewood for use as a store, and it remained unoccupied until after 1924. It was probably small, inconvenient, and too dilapidated to let as a house.

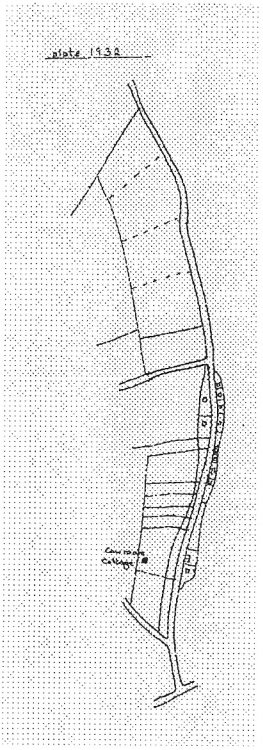
The 1911 valuation also tells us who owned the properties. Tanglewood and Stonecrop had been acquired at some time by the Duke of Norfolk, who owned all the land on the west side of Broad Lane. Hammonds Farm was owned, as it had probably been since the tithe apportionment, by another big land-owning family, the Lee Steeres of Jayes Park, Ockley. Rose Cottage and Garlands were both owner-occupied, which was uncommon generally, and Rambler Cottage was owned by one Horley and occupied by another. The house called Woodside was apparently divided, and, rather oddly, owned by two different people; half was owned and occupied by John and Fanny Harkett, who were running the Surrey Oaks in 1901, and the other half was owned with Woodside Cottages and let. The Manse was owned by trustees on behalf of the church.

The next record I have found dates from 1921, when the Duke of Norfolk put his Ewood estates up for sale at auction. This included all the west side of Broad Lane. Although most of the land apparently did not sell, Lot 17 was Stonecrop, not named but described as 'an old bungalow cottage and good garden ... let on a weekly tenancy to E. Rumsby at a rental of 2s 3d per week', and 'an old cottage, now used as a store, with orchard adjoining, let to Mr John Horley on a yearly tenancy at £1 per annum' which must be Tanglewood. It had been uninhabited for at least ten years; John Horley lived opposite. Stonecrop and Tanglewood together were sold for £220 to Mrs W.R. Winn. Nothing much had changed in 1924, when Tanglewood was vacant, but by 1930 Mrs Winn appears to have done them up and sold them.

In 1926, another attempt was made to sell the Shellwood Manor Estate, which included Ewood. It included large building plots on Parkgate Road and the west side of Broad Lane. Those on Parkgate Road appear to have sold, and the houses from Badger Park to Strathspey and from Keyes to Ashley Lodge were built on them; those on Broad Lane apparently did not.

The 1930 rate book is the start of a more continuous record: Newdigate's rate books for 1930 and most years from 1934 to 1948 are preserved in Dorking Museum, and record the second big phase of building on Broad Lane. In 1930 nothing much had changed. The rate book names Hammonds Farm, 1 and 2 Sandpit Villas, Rose Cottage, Tanglewood, Farthings (which is renamed Stonecrop by 1934), Rambler Cottage, The Manse, 1 and 2 Oak Tree Cottages, and 1 to 4 Woodside Cottages.

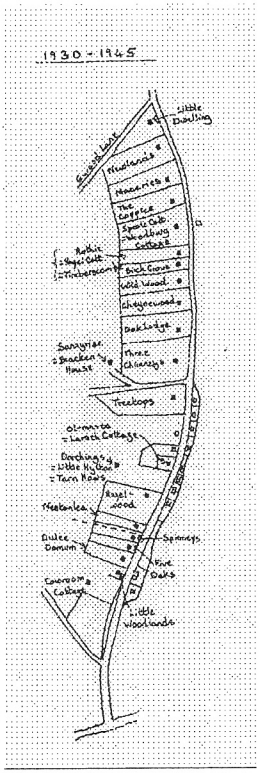
**Plots 1932**




However, in May 1930 there was a further attempt to sell Ewood, this time at auction. The land abutting Broad Lane was again divided into plots, mostly of about three acres, and this time most of them were sold, often before the auction took place. The road had probably been tarred in the 1920s, and water was laid on in Broad Lane between 1926 and 1930, which may have encouraged potential buyers. The sale including stipulations to ensure that Broad Lane became a desirable residential area. Only private houses or farms could be built on the plots, and no caravans or similar mobile or temporary dwellings were allowed; no house was to cost less than £400 in labour and materials, and all houses were to have at least 50 foot frontage and be at least 50 feet from the road. We know that on Parkgate Road a modest four-roomed bungalow cost £250 at this date, so in theory these were to be small houses at the least. In fact, some four-roomed bungalows were built, and the stipulations may not have been adhered to rigidly.

In 1932, the tithe apportionment for Broad Lane was revised because ownership of the land had become fragmented; it details the plots of land sold and records the names of the buyers. Although not stated in the tithe revision, the seller was Captain Royce, now the owner of Shellwood Manor. He appears to have bought the manor as a speculative venture, for between 1931 and the start of the Second World War he also sold also large areas of land on Ewood and Mill Lanes. On Broad Lane, the result was classic ribbon development, and for a few years, the quiet lane must have been full of the sounds of building work.

## 1930 to 1945



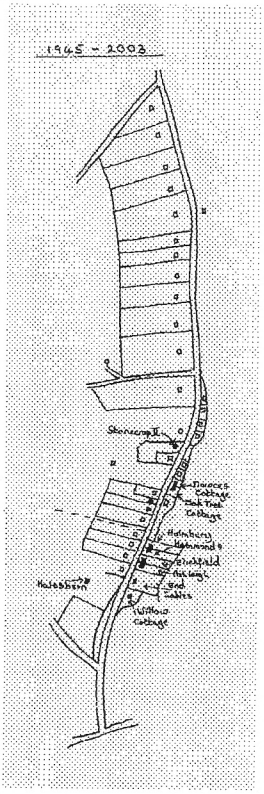

Building started at the Parkgate end, and is indirectly recorded in the surviving rate books. Some of the plots were quite small, half an acre to about two acres in size, and were bought by people who soon built their own houses on them; most were bought speculatively, divided and sold on. Cowroom Cottage, at the corner of Broad Lane and Mill Lane, was the first built, very soon after purchase in late 1930 or early 1931. Dulce Domum and Five Oaks followed soon after; all three were built by or for the person who bought the plot. Spinneys and Nestonlea, also built between 1931 and 1933, were initially owned by Mr Peckover, the local builder, who must have bought their plots from the original purchasers. Laroch Cottage (then called Ol-ma-ta) was built at the same time on the garden of Tanglewood or Stonecrop.

In 1934-5 Tarn Hows (then called Dorchings) was built next to Laroch Cottage, and Oak Lodge, Birch Grove and Timberscombe beyond the bridleway. The following year Hazelwood, Cheynewood, Wildwood, and Woodbury Cottage (originally named Sprole Cottage) were built. Hazelwood was built for the man who bought the plot had in 1931, but the others were all on parts of six plots totalling 54 acres bought originally by Percy Harvey, a speculator who part-financed Captain Royce's purchase of Ewood; he divided them up and sold them off as individual building plots. Little Woodlands was built in 1936 on a plot close to the Parkgate end which must have been sold by its original purchaser. Little Dwelling, almost at the far end, was built in 1937 on another of Percy Harvey's plots, as were Stanway and The Coppice. Stanway, which is probably Maneries, was built on 1939 (Green Gates, built in 1942, is probably Three Chimneys). The Coppice was rated as a 'hut' in 1936, but replaced by a house and garage in 1940.

Building did not entirely stop with the war; Bracken House and Three Chimneys, fronting mainly onto the bridleway, were built by different people in 1942. In 1948 the owner of Three Chimneys built and moved into Treetops, just before the bridleway and partly behind Tanglewood. The land just before Hazelwood remained undeveloped until the 1950s, when The Glade and Tamarisk (originally Tzigane) were built. But Broad Lane at the start of the Second World War was basically the road we see today.

In 1944, one of the first V1 flying bombs landed in Broad Lane and destroyed Woodside Cottages (see magazine no. 62). The rate book for 1944-45 has an undated note pencilled against their entries: 'destroyed, enemy action'. The present Willow Cottage and End Gables were built in the late 1950s on their plots, and four bungalows filling the gap between End Gables and Oak Tree Cottages were built at about the same time.

**1945 to 2003**




If you look at the modern Ordnance Survey 2½ " map, the original wide verges of Broad Lane are still visible on the eastern side of the road. The first house, Willow Cottage, has a very small garden, whose back boundary follows the former edge of the verge. The next five houses have bought strips of the field behind, giving them long gardens, but from Garlands to the end of Hammonds Copse the plots are again very narrow, occupying the former verge. On the other side of the road, beyond the bridleway, the verge still exists as neatly mown grass, a reminder of the origins and name of Broad Lane.

Sources: the sources named are mainly held by the Surrey History Centre in Woking, apart from the rate books and sale notices which are in Dorking Museum. Transcripts of many of these records are now held by the Newdigate Society.

## LIME KILNS IN NEWDIGATE

**Graham Capel**

Whilst researching the past history of Nyes Place along the Rusper Road, south of the village of Newdigate, we discovered that prior to the house, the land was occupied by John Nye and John Kemp in the early 1600s who established a Lime Kiln in what is now our front garden. Now, there is no chalk in or around Newdigate, so why should there be a need for a Lime Kiln? The following is a short dissertation on the need and use of lime in Tudor times and the process of making it.

Romans were aware that by burning limestone, a product called quicklime resulted which when mixed with water and sand produced a paste (mortar) which created an adhesive bond between bricks or stones that could be used in building houses, walls, temples, etc. Originally, limestone (calcium carbonate) was burned with coal, which burned off carbon dioxide, leaving quicklime (calcium oxide).

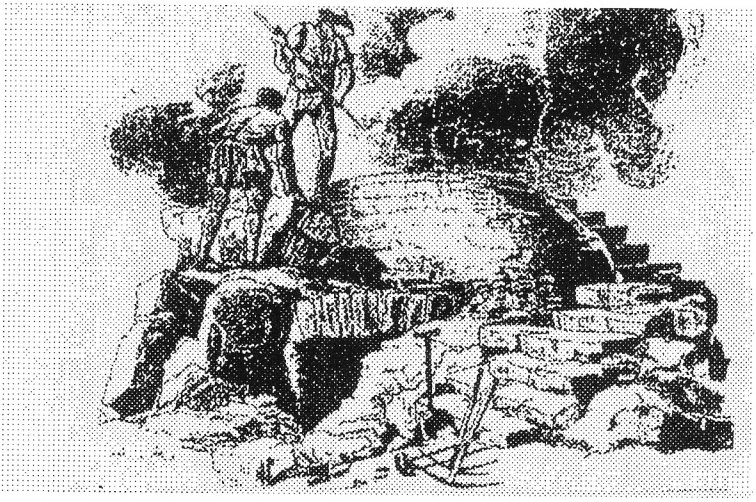
By the 17th century it had been found that the residue from the kiln was also a beneficial fertiliser in agriculture. In medieval agriculture, crops of barley and wheat exhausted the soil and the only way of dealing with this was to leave one field fallow every third year to regenerate its nutrients to grow crops again. Although the fallow field could be planted with a regenerative crop such as clover or peas, it was found that if the field was treated with a mixture of residual lime from the kilns and farmyard dung (manure) the fertility of the field was regenerated and crop rotation was no longer necessary. So, the production of quicklime now had a dual purpose, and lime production became a 'growth industry'. More specialised kilns were built in clusters on sites for organised production, often located near roads for transportation-hence alongside the Rusper Road!

The production of Quicklime must have been a very unhealthy business. The kilns were constructed of bricks or stones in the shape of and inverted cone. They were 'loaded' with alternate layers of limestone and coal with a layer of brushwood at the base for ignition. This in turn ignited the layers of coal which would burn creating the heat to convert the limestone into quicklime. The gases given off were a nasty mixture of carbon dioxide and sulphur plus other noxious fumes from the low-grade coal that was used. The conditions and pollution must have been appalling! After 4/5 days all the coal would have been burned, and the kiln was then left to cool for another 4/5 days before it was cool enough to be raked out via a side entry tunnel at the base of the kiln. The rate of burning in the kiln could be controlled by placing a sheet of iron over the top vent of the kiln. Imagine the job of raking out the still hot quicklime from the base of the kiln! Quicklime is corrosive and injurious to skin, eyes, lungs, and in the 17/18th centuries there was no thought given to worker protection. No wonder people died before they reached 50? *(See picture).*

The product raked out would have been a combination of quicklime, unburned limestone, slag, ashes and cinders. The good quality lumps of quicklime would have been sorted by hand! This would then need to be dry stored, often in adjacent tunnels built into the banks around the site, or under shelters. The remaining residue from the kiln was then shovelled up and bagged for use on the land where the impurities of slag and ashes was unimportant.

In the 17th century, quicklime was sold at 3 pence per 'strike' for shovelled lime and 4 pence a 'strike' for the quality quicklime. A 'strike' was a somewhat indeterminate measure which seems to equate to about half a bushel or about 4 gallons. It was also sold by 'the

load'. Presumably some form of standardised cart was used. For example in 1630 Sir John Coke bought 72 loads of lime at 9 shillings per load for the construction of his house at Melbourne Hall in Derbyshire. This would have weighed about 1 ton.



On the building site, the quicklime would need to be dry-stored until required. Then a shallow pit was dug into which the quicklime lumps were thrown along with water. Heat was generated, and when stirred the lumps of quicklime were broken down into a paste called slaked lime. This was then mixed with sand to make a mortar which had to be used before it hardened on exposure to air to create the bond between building materials. Modern cement is much the same except that it is sold in powder form and is devoid of any moisture for longer 'shelf life'. It is still mixed with sand and water, and it still generates heat when being mixed.

So, what did John Nye and John Kemp's Lime Kiln produce? It would have used imported limestone, presumably carted from the West of Dorking towards Guildford, where limestone/chalk can be found in the North Downs. There is still a working chalk quarry on the North Downs near Godstone. Limestone is more plentiful on the South Downs, but it is a longer trek. Remember, that Horsham Stone is not found on houses more than one day's cart trek from the quarry in Broadbridge Heath. There was a plentiful need for the kiln residue as fertiliser in the surrounding fields to break up the notorious Newdigate clay! The quicklime would have been used in local building. It seems that Lime Kilns were very local. There were additional Lime Kilns opposite Tanhouse Farm at the entrance to Dukes Drive, and down Church Lane opposite Oakfield House.

Nyes Place – which derives its name from John Nye – was constructed in 1603/5 as we have recently discovered from a dendrochronology survey of the timbers. We had originally thought that it was a Tudor building dating from 1575-82 but now it seems as if it is a Jacobean building after all! As Nyes Place is a distinctive 'transition building' between the open-hall Tudor style of construction and the end-chimney buildings of some 50 years later,

it would seem that Newdigate was an 'outpost' of civilisation at this time and the 'long tailed P' who was the carpenter on our building was about 50 years behind the times when he built it in 1603/5.

So, John Nye and John Kemp's Lime Kiln was an early industrial development in Newdigate at a time when the De Warrene family owned the estate of Newdigate Place and the surrounding land. They already had Home Farm and New House Farm as their two agricultural enterprises. They had Tanhurst standing adjacent to the stream as their Tannery, with its own Lime Kiln almost opposite. Then they built Nyes Place which already had Nye's and Kemp's Lime Kiln. Nyes Place was built as the Weaving House on their little industrial enterprise south of Newdigate.

*(Ed. Graham has pointed out that in his research he has found that lime kilns were constructed from bricks or stone and fired by alternate layers of limestone and coal. How would they have been built in Newdigate? Stone and bricks would have been scarce and expensive, and certainly there was no coal available. We will investigate this whole subject further.)*

**A TREE GOES HOME** **St. Peter's Magazine March 2004**

When the National Trust Warden Graham Cahill came to talk to Friendship Group in February, he left with the promise of an unexpected gift – a tree that had been grown from the seed of a large Monkey Puzzle tree, which was lost from the top of Leith Hill in the 1987 hurricane.

Ruth Edwards explained that in the summer before the great storm she took her grandchildren for a picnic on Leith Hill. Their favourite spot was under the huge Monkey Puzzle tree at the top and the children found its round, spiky 'fruit' which fascinated them. They begged their grandma to plant the seeds, and phoned her constantly to see if they were growing. The following spring a bristly shoot did appear. The little plant was transferred to bigger and bigger pots as it grew and eventually it was planted out in the garden.

This type of tree grows slowly for the first fifteen years or so of its life, but will then grow very fast and was in danger of out-growing Ruth's little walled garden. The National Trust were delighted to offer it a home and have invited Ruth to see it installed on Leith Hill in a few weeks' time on the site of its lost parent tree.

**SUBSCRIPTIONS**

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