

# The Old Rectory, Carshalton: a historical survey

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## 1. INTRODUCTION

This is the report on a historical survey of the Old Rectory which was carried out on 14 and 20 August 2015. It incorporates the material gathered in a brief survey made on 6 April 2009 and subsequent documentary research. A more detailed history of the building's occupants can be found in Sue Horne's *A Respectable Parsonage House* (2018).

## 2. THE HISTORY

Carshalton parish had been in the care of a vicar since Merton Priory had taken control of the church in the Middle Ages. Since the Reformation the great tithes (ten percent of the produce of the land in the parish) had gone into the pockets of laymen rather than supporting the minister of the church. They had belonged to Fromonde and were split between his heirs. When Henry Byne made his will in March 1723 he said that his father, also Henry, had given part of the tithes to the vicar sometime before his death in 1697. Henry the younger, and Edward Carleton had arranged for another part to be given to the vicar on the death of Jane Dewey.<sup>1</sup> She was probably buried at St Mary's, Twickenham on 15 July 1725.<sup>2</sup>

In 1703 the Bynes chose William Hollier as vicar and it is likely that he was offered the position because he knew the Bynes or had been recommended to them. He was the son of William Hollier, the innkeeper of the Cock Inn, Wolverhampton, and he

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<sup>1</sup> PCC will of Henry Byne probate 9 April 1724.

<sup>2</sup> Parish register via Ancestry.

entered Brasenose College, Oxford, at the age of 16, graduated in 1696 and then took an MA from Caius College, Cambridge. However, because he was not from a privileged background, he is described as pauper and subsequently as pleb in the Brasenose records<sup>3</sup>.

In 1727 he married Charles Byne's widow Elizabeth.<sup>4</sup> AE Jones says that the Byne family had, by successive legacies, returned the great tithes to the vicar and that by 1726 they were all in his hands.<sup>5</sup> This is confirmed in a note written by Rev. William Rose at the end of the second Carshalton Register of Baptisms, Marriages and Burials: *'Rev'd William Hollier signed himself Vicar of this Parish till the year 1726, about which time the Great Tithes were added. After that he signed himself Rector. I was instituted Rector, and consequently signed myself so. W<sup>m</sup> Rose'*<sup>6</sup>

Acquiring the great tithes must have improved Hollier's fortunes as, on his death in 1739, he left property at what is now Swan Yard, West Street to his nephew William, who was a linen draper of London.<sup>7</sup>

Hollier was followed as vicar by the Rev Edmund Lodge who let the Old Rectory to the widowed Mrs Elizabeth Hollier for £25 per annum until her death in 1751. Edmund Lodge resigned as vicar of Carshalton on 24th May 1759 to take up a position in Ireland and the Rev Robert Gilbert succeeded to the Carshalton living. He was rated as occupier of the Old Rectory in 1759 but did not live there; instead he leased the house to a series of tenants. In 1776 he was succeeded by William Rose who was also the rector of Beckenham. His father Joseph Rose, the renowned decorative plasterer, had bought the right of presentation to the Carshalton living. Two years later he also bought the Beckenham advowson for his son.

William Rose and his family made their home in Beckenham, building a new parsonage designed by Robert Adam. It was his parents who occupied the Old Rectory. Joseph Rose retiring to the Old Rectory and living there until his death in 1780. His wife, Jane Rose, is recorded as paying the rates on the 'Parsonage House' until 1792 (she died in November 1791). After her death, although William Rose is shown as paying the rates on the Old Rectory it is likely that his son lived in the house when he was curate at All Saints from 1812–15. It is also possible that his daughters, Charlotte and Louisa, may have lived there from 1818 whilst they were organising the Carshalton Visiting Society. William Rose died in 1829.<sup>8</sup>

In 1797 Henry Byne of Carshalton sold the advowson to John Cator and it remained in this family's hands through the 19th century.<sup>9</sup> John Cator's estate was inherited by his nephew John Barwell Cator and he gave both the Carshalton and Beckenham livings to his brother Rev Charles Cator. Charles Cator broke the link between the Old Rectory and the church by choosing a different and probably more imposing house as his parsonage. Charles was described as 'very handsome and very extravagant' and in

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<sup>3</sup> Oxford Alumni via Ancestry.com

<sup>4</sup> Peatling Papers under Old Rectory

<sup>5</sup> Jones Illustrated Directory p177

<sup>6</sup> Notes on the Parish and Church of Carshalton by Thomas Milbourn, Architect/Surrey Archaeological Collection Vol 7.

<sup>7</sup> Peatling Papers; Carshalton Court Roll 9 June 1740

<sup>8</sup> Jones Illustrated Directory p177-178

<sup>9</sup> VCH vol. 4, p188

1835 he relinquished both livings, exchanging the Beckenham living for that of Stokesley, Yorkshire.<sup>10</sup>

The Old Rectory was passed to Captain Bertie Cornelius Cator, another of John Barwell Cator's brothers, who let the house to tenants. On his death, the property was inherited by his daughter Louisa Jane Francis Vernon.

Ann Estridge is recorded as living in the Old Rectory in the 1841 and 1851 census, as well as the 1848 Carshalton tithe apportionment. The tithe map shows that the rectory had not yet been extended and was still a square building with a rectangular outbuilding to the north on the site of the barn. Ann was the daughter of John Taylor and niece of George Taylor of Carshalton Park. Both brothers were plantation and slave owners on the islands of St Kitts and Nevis.

The next tenant was Joseph Davison, who occupied the Old Rectory from 1853 – 1859. He was a warehouseman at 156 Cheapside and is recorded as living in the house in Kelly's Directory of Surrey 1855 and the Post Office Directory of Surrey 1859.

The 1861 census records that the next tenant was John Holman Hay, a clerk in the Admiralty. During his occupation of the house the large extension was added to the building. This can be seen in the first edition Ordnance Survey map of 1868 which shows the house as rectangle, indicating the extension on the west side must have been added by then. The porch on the north side is also shown. The Hays had two sons and three daughters, all born in Carshalton. Piles Directory, between 1878 - 1882/3, has the family registered under High Street but because the entry follows John and Leah Kirk, who were known to have been in Honeywood at this time, identification with the Old Rectory is reasonably secure. Other tenants of the Old Rectory can be traced through Pile's street directories. Hay was followed by WM North (1884-8), J Sowerby (1889-90) and Harry Moody (1891-8) who was Secretary of the London Office of the Canadian Pacific Railway.

In a land tax document of 1898, the house is described as: *'Very old red brick estate house (part main said to be 300 years old). Basement: Servants hall, Kitchen, scullery, larders. Gr fl: Hall, double drawing room, smoking room, dining room. 1st fl: 5 bedrooms, box room, bathroom, W.C. 2nd fl: 4 others. River Wandle runs thro' part of ground. Timber laundry building and green house, 150ft of West Street. Tithe: 14/2 - £25, Gross value: £1425.'*

Mrs Florence Emma Adams took the lease from March 1898 for seven years at a rent of £105 per annum. The owner at this time was Mr. W. Minet.<sup>11</sup> Florence lived in the house with various adult sons and daughters. She is recorded in the census of 1911 and Piles directory in 1912. After that, her eldest son Henry Powys Adams is registered in the directory 1913-14.

The house was then empty, although WJ Mallinson seems to have owned it around 1918 and contemplated demolishing it. On 15 February that year he wrote to the Carshalton historian Dr. Peatling:

*'I know you will think me a most horrible vandal in wanting to pull down the Old Rectory, but as a matter of fact, if it was only a little bigger than it is, I much prefer*

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<sup>10</sup> Beckenham Past and Present by Robert Borrowman, pub: 1910

<sup>11</sup> Inland Revenue land tax document 58-80909542

*the house to the Lodge, for it is much more interesting: at the same time, I came to Carshalton purely because I was interested in local work, and could not find a house to keep me in touch with the work without going much further away: even with the Old Rectory addition the grounds are small enough. I am quite aware that I shall be much disliked in Carshalton for cutting up the Old Rectory at all, but whatever is natural and beautiful in the grounds I hope to leave.'*<sup>12</sup>

Peatling may have dissuaded him as the house survived. Mallinson later moved to The Grange in Wallington and became a major benefactor to the community there.

The Church acquired the two buildings from Mallinson and in June 1920 the Bishop of Southwark dedicated the Lodge and the adjacent Old Rectory as the Southwark Diocesan House and College of St Saviour. Then, in drawn out process between 1938 and 1943, Carshalton Urban District Council eventually bought both The Old Rectory and the Lodge.

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<sup>12</sup> Sutton Archives. Peatling Papers, under Old Rectory

### **3. THE EXTERIOR**

The original building is of soft red brick about 60-65 mm thick and laid in Flemish bond with overburnt black headers

#### **3.1 The east side**

The east side is the front. It is four bays wide with the door off centre to the north. The wall has sash windows with rubbed brick heads. There is a projecting four course rubbed brick band at first floor level. There are two dormer windows with diamond shaped leaded lights. The basement windows are modern replacements.

The front door is approached by a flight of ten stone steps lined with plain iron railings and supported by brickwork. The door frame has a segmental head and cornice supported by foliate consuls above a fluted pilaster. There is a small flat porch which is attached to the door frame half way up the consuls and is supported at the outer end by two iron bars which rest on the hand rail of the steps. This is presumably an addition.

The front door is described in section 4.2.



Figure 1. The east side of the house on 21 January 2006.



Figure 2. The front door



Figure 3. The side of the door frame.



Figure 4. Junction of front steps and wall.

### 3.2 The south side

The south elevation falls into two parts: the original building and an extension added to the western side. The original building was four bays wide but the centre east bay has no windows as the space is taken by the chimney stack and fireplaces in rooms 2



and 11. The windows have straight heads with rubbed brick. There are two blocked segmental headed basement windows on the west side of the elevation. The east side has been refaced at this level and it is not clear if there were basement windows there. A large brick fronted dormer has been inserted into the west end of the roof. It has a casement window with a total of 12 lights and is probably 19th century. There is a band at first floor level and an offset above the basement windows.

The 19th century extension to the west end of the house is of two bays with two windows on each floor. The eaves are higher than the original part of the house and there is a horizontal band between the windows which are also set higher. The windows have rubbed brick heads and the sash windows have four large lights as opposed to twelve in the older part of the house. There is one narrow basement window with a segmental head at the east end of the extension. This is now blocked.



Figure 5. The Old Rectory from the southeast.



### 3.3 The north side

This falls into three parts: the original building, a porch and the extension at the west end.

The original house was four bays wide. There are no windows in the eastern bay to accommodate the fireplaces and chimney in rooms 1 and 10. The chimney stack has now gone from the roof making the front less symmetrical.

The second bay from the east contained the staircase. This was lit by a small casement window immediately below the eaves and a large window below which is now partly obscured by the porch. There was presumably always an outside door at ground level.

There are four windows in the old building to the west of the porch, two on the ground floor and two on the first. The ground floor windows are the same size and are regularly spaced. The eastern first floor window is narrower than the others allowing the adjacent window to be displaced eastwards. The reason for this is unclear. There is one segmental headed basement window at the west end of the original house.

The porch is a two story structure which rises somewhat above the band on the original building. There is a door at ground floor level and a six light sash window above. The two are separated by a curious piece of corbelling three bricks high.

On this elevation the west extension falls into two parts: the main block which is set back and a narrow tower like structure in the angle between this and the main building. The north side of the 'tower' has a small window on the ground floor and a four light sash above. The west side contains a round headed door with a line of three corbelled out bricks above it similar to the porch. The north wall of the main part of the extension is plain brick.



Figure 6. The north side of the house.

### 3.4 The west side

The west side of the original building is largely covered by the extension. The west side of the main part of the extension is of plain brick divided by a chimney stack which projects slightly in the centre. There is one casement window on the upper floor in the north of this and a basement door below it. There is no band at first floor level.



Figure 7. The extension from the southwest.

## 4. THE GROUND FLOOR

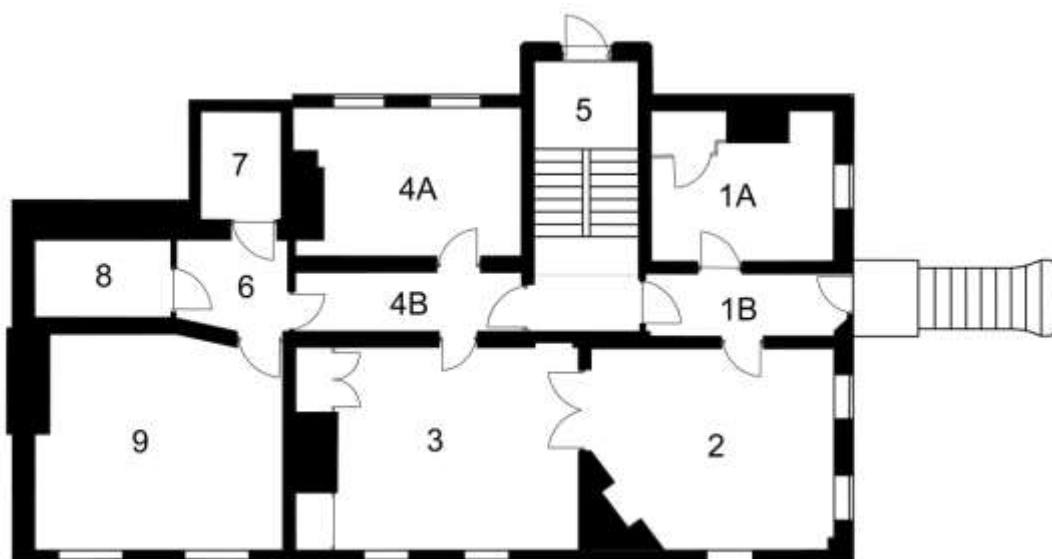


Figure 8. The ground floor with room numbers.

## 4.1 Rooms 1a and 1b

The wall on the north side of the present hall (rooms 3a) is clearly an insertion so rooms 1a and 1b were originally one space. There is an east-west bridging joist across the ceiling of 1a. The panelling of the original walls is plain but with a dado rail.

There is a fireplace in the centre of the north wall. The fire surround is of black marble or slate and looks early 19th century. It is now painted black. Within this there is a cast iron grate with six doors which are designed to convert it from an open grate to a stove. I have not found a close parallel for this but a Victorian date is likely. There is a walk-in cupboard built into the niche on the west side of the fireplace. It projects forward of the chimneybreast. There is a row of coat hooks on the east side. The shelves look modern. The cornice runs around the top of the cupboard and the dado rail runs across the door so it is probably original. There is also a cupboard on the east side. This does not look original but the coving respects it and it is hard to see the space without one. The window surround projects inwards from the wall. The sashes are modern. The doors to the shutter boxes are split into two parts, upper and lower.

The door between rooms 1b and 2 has a width of 0.86m. The frame is pegged and the tenons are visible in the outer edge of the door. The dado rail runs across the north (1b) side of the door but is not present on the south side although there are signs of it having existed. On the outer (west) side the door frame has a width of 78mm. On the hinge (east) side the frame is 70mm wide and then there is a vertical line and a further 42mm of wood. This suggests that the door has been widened but there is no sign of a change to the opening. The hinges are fixed with modern screws.



Figure 9. The panelling above the fireplace in room 1a.



Figure 10. The panelling on the west wall of room 1a.



Figure 11. The cast iron grate in room 1a.



Figure 12. The cupboard in the northwest corner of room 1a.



Figure 13. Coat hooks in the cupboard on the west side of the fireplace in room 1a.

## 4.2 The front door

The present front door is probably largely 18th century. The upper part contains a six light window which is probably a modern insertion. Below this there is a pair of small panels in the middle of the door and a single large panel below them. The tenons visible in the edge of the door suggest that the glazing is an insertion and that the top half of the door once matched the bottom. The decoration is the same on both sides. Alcock and Hall illustrate a similar door which they date to 1725.<sup>13</sup>

There is a shutter box set at an angle on the south side of the door. This presumably held a shutter to cover the glazed upper section of the door as there are hinges for the top to open. The box is decorated with lightly incised panels which may be early 19th century.

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<sup>13</sup> Alcock and Hall 1994 p17.





Figure 14. The front door.

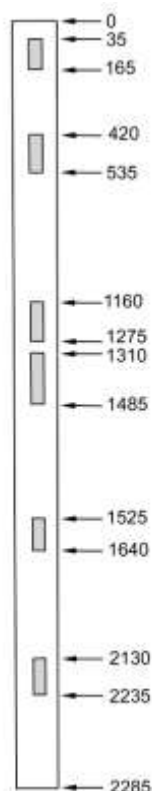


Figure 15. Sketch drawing of the outer edge of the front door. Dimensions are in millimetres from the top. The door is 45mm thick.

## 4.3 Room 2

This is a more or less square room with a fireplace in the southwest corner.

There is an east-west aligned bridging joist across the ceiling of rooms 2 and 3. It is 260mm wide excluding the mouldings. The moulding along the side of the joist continues around the walls forming the upper part of the coving. The ceiling plaster is very smooth and does not look very old.

The room is panelled with large upper panels and smaller lower ones separated by a dado rail. Much of the panelling is covered by recent display boards. The door from room 3a (the present hall) respects the design of the panelling and the dado rail continues across the centre of it. The door fittings and hinges are modern.

The picture rail below the coving (currently painted bright green) appears to be a modern addition.

The room has a height of 2.74m. The top of the dado rail is 875mm above the floor and the skirting has a height of 110mm.<sup>14</sup>

The cornice steps inwards above the windows and the window surround projects from the wall. There are window seats. The sash glazing bars have a round roll moulding with a filet at the tip. They appear to be modern replacements. The doors to the shutter boxes are split into upper and lower sections. They won't open.

There is a fireplace in the southwest corner of the room. The surround has been painted but is probably of white marble with grey veins. The bricks around the grate

<sup>14</sup> These measurements are from the carpet which is probably resting on hardboard.



are marked 'EJ & T PEARS LIMITED STOURBRIDGE'.

There is a wide arched opening to room 3 which is of a piece with the panelling. The dado rail has a correctly shaped end. The door jamb is however recent and is fixed with modern screws. The double doors do not look old and do not match the design of the panelling. The hinges are also modern.



Figure 16 . The door between room 2 and room1B which is now the hall.



Figure 17. The door between rooms 2 and 3.



Figure 18. Room 2 – window in the south wall.

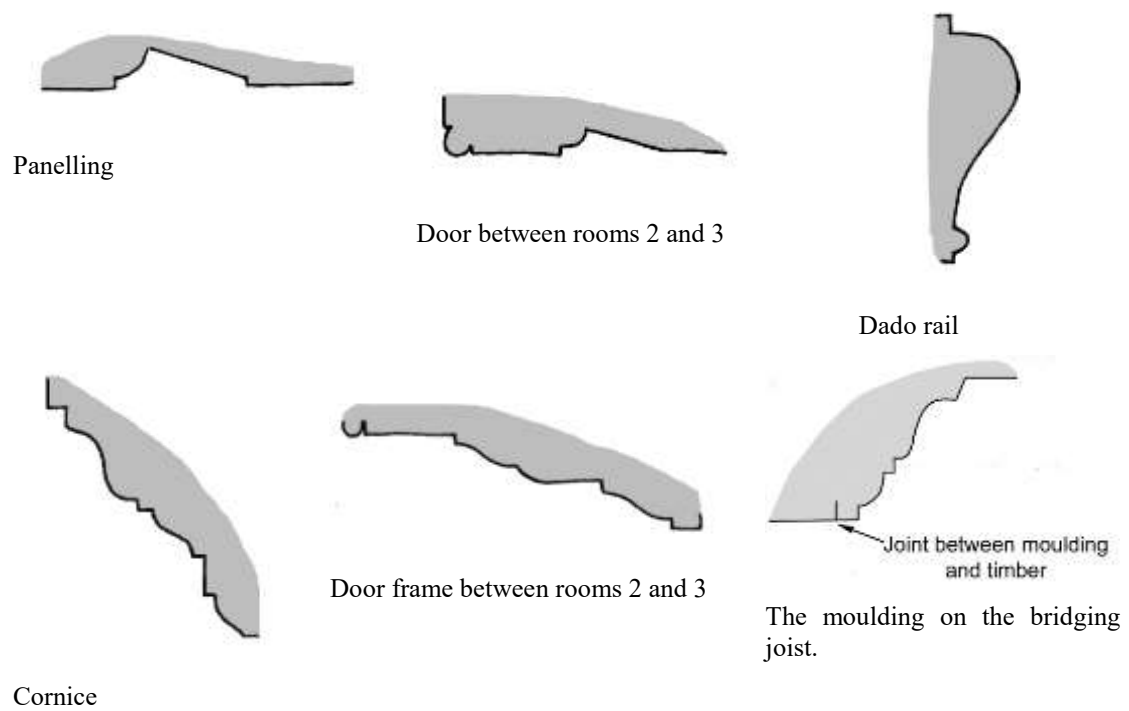


Figure 19. Mouldings in room 2:



Figure 20. Room 2 looking west.



Figure 21. The fireplace in room 2.



Figure 22. The moulding on the fireplace in room 2.

## 4.4 Room 3

This is on the ground floor in the southwest corner of the original building.

There is an east-west aligned bridging joist across the centre of the ceiling which ends against a north-south joist just short of the fireplace.

The panelling and windows are in the same style as room 2.

There are two doors in the north wall, one to room 4b and another narrower blocked one to the stair well. The frame of this has a simple roll moulding. The door into 4b is divided into two panels respecting the room panelling but the dado rail does not continue across it. The mouldings are different than the door between 1b and 2.

There is a fireplace in the centre of the west wall. The chimney projects into the room. There is a wood lined arched niche to the south of it. The bottom of the niche is level with the dado rail and there is a cupboard below. The dado rail continues onto the top of the cupboard door. There is a tall cupboard on the north side of the chimney which now lacks doors. The mouldings are similar to the door between room 1a and 2.

The fire surround is painted probably over white marble. The design looks early 19th century. The heavily moulded mantle shelf is probably an addition. The hearth is modern.



Figure 23. The fireplace in room 3.



Figure 24, The fireplace moulding in room 3.



Figure 25. Detail of the fireplace in room 3.



Figure 26. The niche and cupboard in the southwest corner of room 3.



Figure 27. The cupboard door in the southwest corner of room 3.



Figure 28. The cupboard in the northwest corner of room 3.



Figure 29. The door between room 3 and room 4b seen in room 3.



Figure 30. The blocked door between room 3 and 4b seen in the stairwell.



Figure 31. Mouldings on the door to room 4b.



Figure 32. The east-west beam in the ceiling of room 3 ending against the north-south beam adjacent to the fireplace.



Figure 33. The end of the dado rail by the double doors between rooms 2 and 3.





Figure 34. Detail of the coving above the east most window of room 3. The upper part of the coving is on a wooden plank set at about 45 degrees.

## 4.5 Rooms 4a and 4b

The wall between rooms 4a and 4b is a fairly modern partition so this was originally a single space like room 1.

A east-west aligned bridging joist runs across the ceiling of room 4. The western end is not supported by a north-south joist as in room 3 but runs to the wall.

The wood panelling survives in good condition along the south side of room 4b. It extends up to the top of the door and is divided by an undecorated beam at dado rail height. The picture rail at the top appears to be modern. Panelling also survives on parts of the north and west walls of room 4a.

There are two sash windows in the north wall of 4a. The woodwork has been heavily repaired. There is no coving.

There is a fireplace on the west wall of room 4b. The panelling above it appears to be original but the grate has been rebuilt and the mantle shelf has Jacobethan bosses and brackets which are likely to be late Victorian or Edwardian.



Figure 35. Panelling on the south wall of room 4b.



Figure 36. Panelling on the east wall or room 4a.



Figure 36. The fireplace in room 4a.



Figure 37. The windows in room 4a.

## 4.6 Room 6

This lobby to the lift and disabled toilet is in the main Victorian extension. It appears to have been created by partitioning room 9. The woodwork is sharp edged, machine cut and modern. It is covered with brown varnish.

## 4.7 Room 7

This is in a small extension set in a corner between the original house and then main Victorian extension. It contains a lift linking the outside with the ground floor.

## 4.8 Room 8

This room is in the main Victorian extension. It was created by partitioning room 9 and contains a disabled toilet.

## 4.9 Room 9

This room is in the main Victorian extension.

There is a large black marble fireplace off centre on the west wall. It has a shallow grate similar to the ones in rooms 2 and 3.

There are two large four light sash windows in the west wall. The one on the west side has a deep wooden surround. This is absent – presumably removed – on the east side. The shutters are cut to fit cast iron radiators.

There is a picture rail and high skirting (the top is 350mm above the carpet).

The ceiling is lower on the north side. The lowering matches a break in the picture rail and a bonding break on the west wall.

The skirting on the north wall is different from the rest and this, together with the off centre fireplace suggest that rooms 6 and 8 were created by partitioning 9.



Figure 39. The fireplace in room 9.



Figure 40. The south wall of room 9.



Figure 41. The western window in the south wall of room 9.

## 5. THE STAIRCASE (ROOM 5)

The staircase doglegs upwards from the cellars to the attics near the centre of the north side of the building. It is of a uniform design throughout with turned banisters and moulded hand rail. There is a half rail on the wall side with plain wooden panelling below it.

The door at the head of the cellar stairs is probably an insertion as is the panelling down the centre of the stairs below it.

The arch between the stairwell and room 4b must always have contained a door as the as on the west side the panel extends to the existing door frame. The door itself is modern.

There is a door frame where the stairs turn at ground floor level. This appears to be an insertion.

The door in the arch between room 1a and the stairs appears to be modern.

The landing between the ground and first floors has a door of no great age opening into a small room in the top of the Victorian porch extension. The room now houses equipment for monitoring air quality. The room has a sash window.

There is a rectangular landscape-shaped window above the top of the porch. This may have been built into the top of an original Georgian window which was partly removed when the porch extension was built.

The landing between the first floor and the attic is lit by a two light window with leaded glass in iron frames and original latches.

There is no panelling on the walls on the upper part of the stairs.

Two side purlins are visible in the roof slope above the stairs. The lower one has waney edges.

The rails along the side of the landing at the stair head have been heightened.



Figure 42. Staircase panelling.



Figure 43. The top of the staircase.





Figure 44. The balusters and rail moulding.



Figure 45. The door to room 1b seen from the stairwell.



Figure 46. Room 1b looking towards the stairs.





Figure 47. The door from room 4b to the stairwell. The front door is in the background.



Figure 48. The ground floor stairwell looking west showing the inserted door frame at the stair turn.



Figure 49. The latches on the window at the top of the staircase.

## 6. THE FIRST FLOOR



Figure 50. The first floor.

### 6.1 Rooms 10 and 11

The wall separating these has been removed merging them into one room which occupies the east side of the first floor. A small lobby – evidently a recent addition – has been added inside the stairwell door in the northwest corner of the room 11.

The only surviving panelling is over the fireplace in room 10. There are picture which look fairly recent.

The window in the east wall of room 11 retains its wood sill and surround but the other windows have lost theirs. All the sashes are modern replacements.

The skirting board is plain and of uncertain date.

Room 5 has a wooden bolection moulded fireplace cutting off the southwest corner of the room. The shallow grate is of recent date. The mantle shelf is of black stone.

The fireplace in room 7 has a fine cast iron grate perhaps dating from the mid-19th century.



Figure 51 above. The coving in room 11.

Figure 52 left. The window in the east wall of room 11.



Figure 53. The fireplace in room 11.



Figure 54. The fireplace in Room 10.



Figure 55. Victorian cast iron grate in room 10.

## 6.2 Room 12

This room on the first floor in the southwest corner of the original building is exceptionally well preserved. It retains almost all its wooden panelling. There is a single line of large plain rectangular panels above the dado rail and another line of smaller ones below. The panels have a roll moulding around the edges. The top of the dado rail is 855mm above the carpet and the dado has a height of 78mm. The window frames project into the room and the coving steps in to accommodate them.

There is a door in the north wall opening to room 13c and another blocked one which led to the stairwell.

There is a fireplace in the centre of the west wall with a wooden bolection moulded surround and a 19th century cast iron grate. This is in two parts – an outer cast iron fire surround with fluted decoration into which a decorative iron fireplace has been fitted. The latter is marked C<sup>n</sup>. C<sup>o</sup>. probably for the Carron Company, Falkirk, Scotland and the back is marked N.4 F.12 perhaps indicating the size. The mantle shelf is probably an addition.

There is a modern cupboard on the south side of the fireplace. Part of the south wall panelling has been removed to accommodate this.

There are four round metal fittings on the coving which were probably picture hooks. Three of these are on the north wall above the centre of the panels and the other one is on the south wall above panel edge.



Figure 56. Bolection moulded fireplace in room 12.



Figure 57. The panelling in room 12.



Figure 58. The door from room 12 to room 13c.



Figure 59. Room 12 – the blocked door to the stairwell.



Figure 60. Window in Room 12.



Figure 61. Detail of the coving on the north wall of room 12 with a picture hook.





Figure 62. The fireplace in room 12.



Figure 63. Mark on the iron fireplace in room 12. 'C<sup>n</sup>. C<sup>o</sup>.' possibly for the Carron Company, Falkirk, Scotland.



Figure 64. Detail of the fireplace surround in room 12.

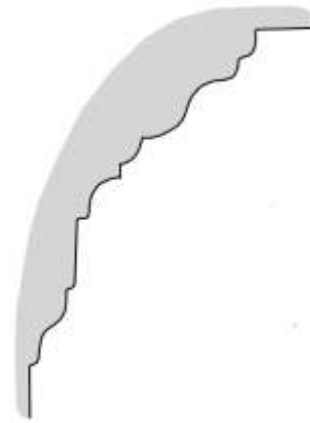


Figure 65. The coving in room 12.

## 6.3 Rooms 13a, 13b and 13c

The wall separating 13a and 13b is wooden panelling but it does not conform to the panelling on the north wall and is clearly a later insertion. The wall dividing rooms 13a and 13b from room 13c is plastered and clearly also an insertion. The three rooms were therefore originally a single space.

There is a chimney stack and fireplace against the west wall. This would have been off centre in the original space as there is a gap of 1.5m between the stack and the north wall compared with 2.06m between the stack and the south wall of room 13c.<sup>15</sup> The fireplace is blocked. It has a plain wooden surround with a roll moulding along the inner edge. There is a modern cupboard on the south side of the chimney stack.

<sup>15</sup> This is more off centre than room 12 where the gap between the stack and the south wall was about 1.26m and the north wall 1.36m.

There is a door on the north side of the stack which opens to a toilet and shower over the top of the lift extension.

There is original panelling on the south wall of room 13c. This is similar to room 6 with a dado rail and a roll around the edge of the panels. The panelling is also present above the fireplace in room 13a and north and east walls of the original room.

There is window in the north wall of 13a with surviving wooden frame but no shutter boxes. The window surround projects into the room and the coving steps out over it.

The window in 13b is narrower. The cornice does not step out for it. On the west side the dado ends just short of the window in a neatly cut moulding.

The dado rail breaks for the door between rooms 12 and 13c. There is a craved end on the west side but the east side has been cut off. The dado does not run across the door.

There was a door from the stair into 13c. The original frame for this survives together with the panelling on the south wall which extends from floor to ceiling.

There is a north-south partition in the upper part of room 13a (figure 69). It does not align with the wall between 13a and 13b and its significance is unclear.

At the west end of room 13c there is a short flight of steps down to the floor of the Victorian extension.

The panelled wall between rooms 13a and 13b does not look like Council work to accommodate the toilets. The two rooms have their own windows which are different but from the outside they both look old (figure 6). It is possible that the wall between 13a and 13b originally divided the whole space and it may have been inserted fairly early in the house's history to create a dressing room to 12a. The corridor 13a was probably created later to provide access to the upper floor of the Victorian extension.



Figure 66. Above and left. The fireplace on the west wall of room 13a.



Figure 67. The window in room 13a.



Figure 68. The door to the stairwell from room 13c.



Figure 69. Partition in the upper part of room 13c. The door to 13b is on the left and to 12 on the right.

## 6.4 Room 14

This lobby is in the first floor of the Victorian extension.

There appears to have been a door on the inner edge of the wall between rooms 13c and 14 as there are filled slots for the hinges. These are on both sides of the opening suggesting that the door was reversed at some time.

There is a pair of built-in cupboards on the north side of the room. The eastern most of these was warmed by two radiator coils and was clearly an airing cupboard. The skirting runs around the back of the cupboards suggesting that they were an insertion.

## 6.5 Room 15

This occupies the south side of the Victorian extension.

There are two large four light sash windows in the south wall. Most of their woodwork survives although the western one is better preserved than the eastern. There were no shutters.

There is a three light window above the door to the lobby (14).

A chimney projects slightly from the west wall and there is a small blocked fireplace.

There is no coving except for a plank on the north wall which may be the remains of it.

The picture rail at the height of the door head looks modern.



Figure 70. The western window in room 15.

## 6.6 Room 16

The opening connecting rooms 15 and 16 has no door and there is no sign of the hinges for one.

The room is lit by a four light casement window.

There is a picture rail at the height of the door head but the moulding is different from room 15. The skirting board also differs slightly.

There is a window with wired glass in the top of the east wall which gives light to the lobby.

It looks as if rooms 14 and 16 were created by the subdivision of room 15.





Figure 71. The window in room 16.

## 7. THE ATTICS

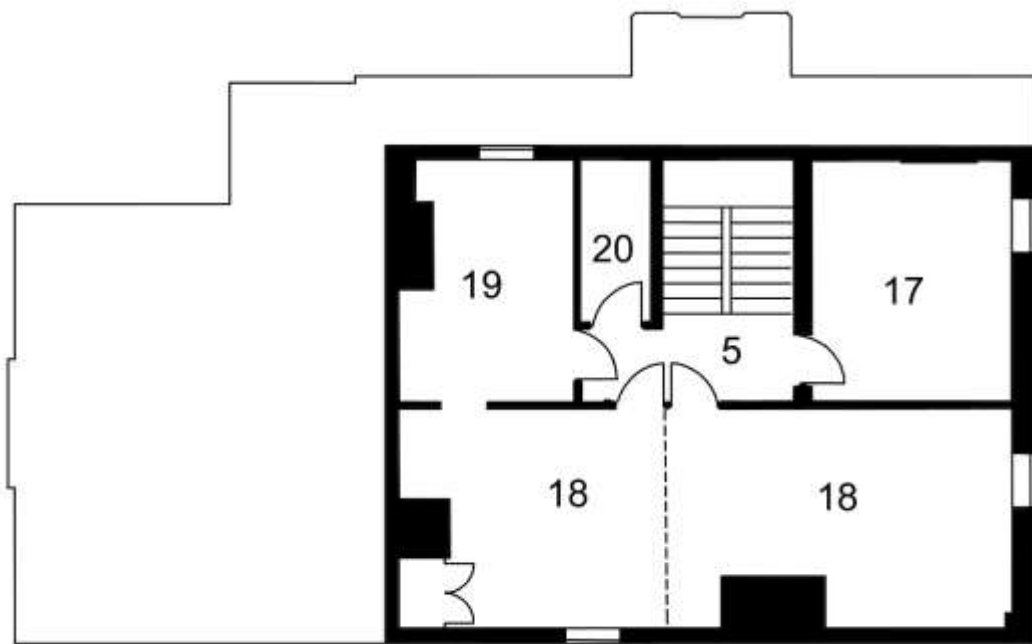


Figure 72. The attics.

## 7.1 Room 17

This is in the northeast corner of the attics.

There is no fireplace.

There is a dormer window on the east elevation. This has two lights with leaded windows set in a wooden frame. The northern light frame does not open and is divided by a vertical bar to which the leading is wired at intervals. The southern light opens. The latch could date late 17th or early 18th century. The stay is fairly modern. There is a ring on the bottom of the window for a stay-hook which is now missing.



Figure 73. Above and left. The window in room 17.



## 7.2 Room 18

This room has two fireplaces and was originally probably divided on or near the broken line in figure 72.

The eastern side is lit by a two light dormer window on the east elevation. The windows are leaded and the glass is supported by metal bars – three on each side. Both lights open. The window stay on the north side is fairly modern but there is an older stay hook on the south side. The spiral handles on the latches have some similarity to early 18th century examples in Hall and Alcock 1994 p. 33. There is a chimney stack with a blocked off fireplace against the south wall.

The western side has had a wide dormer inserted. This is lit by one window which is in the south wall and is off centre to the east. This is a wooden casement window with twelve panes of glass. The latch is somewhat similar to the one in room 21 and may

have been reused. The stays are fairly modern. There is a chimney stack against the west wall with a very fine cast iron hearth.



Figure 74. The window on the east side of attic room 18 with details of the latches and stays.



Figure 75.  
Fireplace on the  
west side of attic  
room 18.

### 7.3 Room 19

Room 19 is in the northwest corner of the attic. The original entrance appears to have been from the staircase as the opening between 18 and 19 appears to be an alteration.

There is a 4 light casement window in the north elevation. It is likely to be an addition as it cuts the side purlin of the roof. The stays are fairly modern but the latch may be older.

There is a chimney stack with a blocked fireplace against the west wall.



Figure 76. The window in attic room 19.

## 7.4 Room 20

This is a small room between 19 and the staircase. It was not examined.

## 8. THE ROOF

The roof of the original building has a U shaped ridge with a valley gutter open to the west and two gables on that side (figure 77).

The roof timbers are partly hidden by the plaster ceilings in the attics so it has not been possible to gain a full picture of the structure. The apex of the roof was inspected by looking through trap doors in room 19 and the western end of 18.

There are several large timbers visible in the attics which are likely to have been part of the original roof. This seems to have consisted of principal rafters with at least one set of side purlins which are visible in the attic ceilings of rooms 17, 18 and 19.

There is a principal rafter visible in room 18 against the eastern side of the east chimney stack. If a similar timber is present in the northern half of the roof it would be on or close to the wall between the stair-well and attic room 17.

Another principal rafter is in room 19 between the window and the chimney stack close to the west end of the roof. This may be above the trimmers which support the western end of the north-south bridging joists in the first and attic floors.

The west end of the southern roof has been raised to accommodate the dormer extension in room 18.

There appears to be another principal rafter on the eastern side of the dormer (figure 78). If there is an equivalent rafter in the north roof it would be on the western side of the stair well.

The rafters are higher than they are wide and are covered with wooden boards.

There is a triangular chamfer on one of the purlins at the eastern end of room 18.



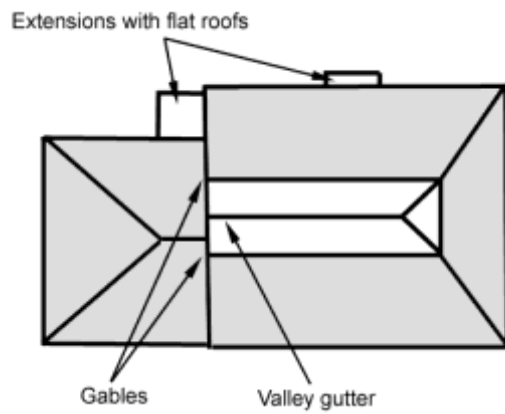


Figure 77. Sketch plan showing the overall layout of the roof. The chimneys and dormer windows are omitted. Outward facing slopes are shaded grey.

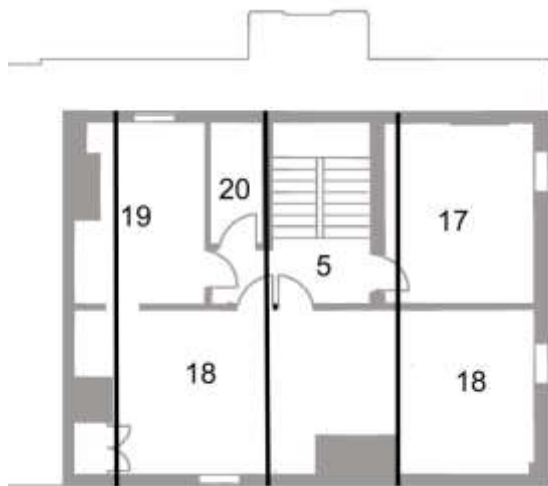


Figure 78\ The attic showing the approximate proposed positions of the principal rafters (black lines).



Figure 79. Timber at the northeast corner of the roof in attic room 17.



Figure 80. The roof timbers in the east end of attic room 18.



Figure 81. Timberwork supporting the west end of the north face of the roof seen in attic room 19.



Figure 82. The roof seen through a trap door in the western half of attic rooms 18 looking east. The vertical boards to the right form the eastern side of the dormer. They may rest on a principal rafter.



Figure 83. The western end of the south roof . The diagonal line on the brickwork of the chimneystack marks the original roof slope. The roof of the dormer can be seen top left resting on a reused timber.





Figure 84. Looking east in the north side of the roof. The timber marked P is probably a principal rafter. The east slope of the roof can be seen in the background.



Figure 85. The inside of the gable at the west end of the north roof. The large slot cut in the principal rafter must have held a larger original purlin. This does not seem to have been fixed into the brickwork and may have been supported by a brace running down to the tie-beam.



Figure 86. Carpenter's mark on a common rafter in the north side of the roof.

## 9. THE CELLARS

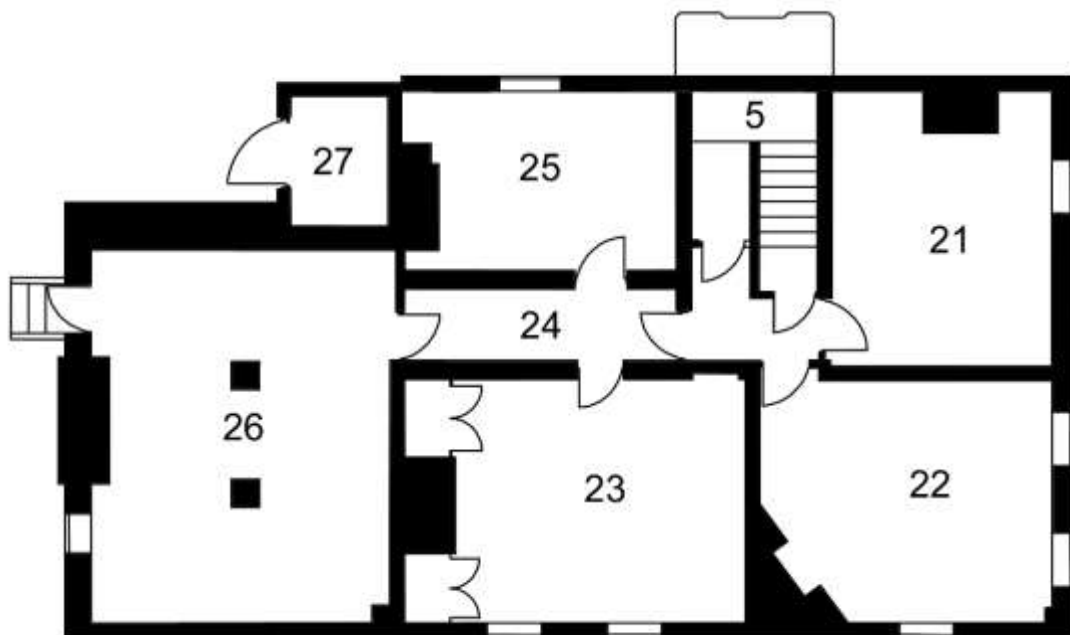


Figure 87. The basement.

In the early twentieth century Carshalton historian Dr Peatling examined the Old Rectory and left a number of notes in his papers.<sup>16</sup> A sheet dated August 1913 says:

In the basement of the 'Old Rectory' are some evidences of a 16th century house. It was evidently drastically altered in the 17th – probably at the end of the century. There are several old beams which are evidently part of the construction of the former house. The fireplace shows that it was converted from a very open hearth. The windows have been altered in shape to let in more light, & some of the 17th century ironwork is still in use. The kitchen

<sup>16</sup> Now in the Archives and Local Studies Collections in Sutton Central Library.



door is part of the 16th century house. The door has at some time (late 18th century to judge by the hinges) been turned around so that the bottom become the top. The marks of the old hinges can be seen.

He drew the latch and handles of one of the cellar windows (figure 88). The latch is closely paralleled by a Gloucestershire example dated to 1676 and is generally similar to other examples of 17<sup>th</sup> century date.<sup>17</sup> These fittings do not appear to have survived.

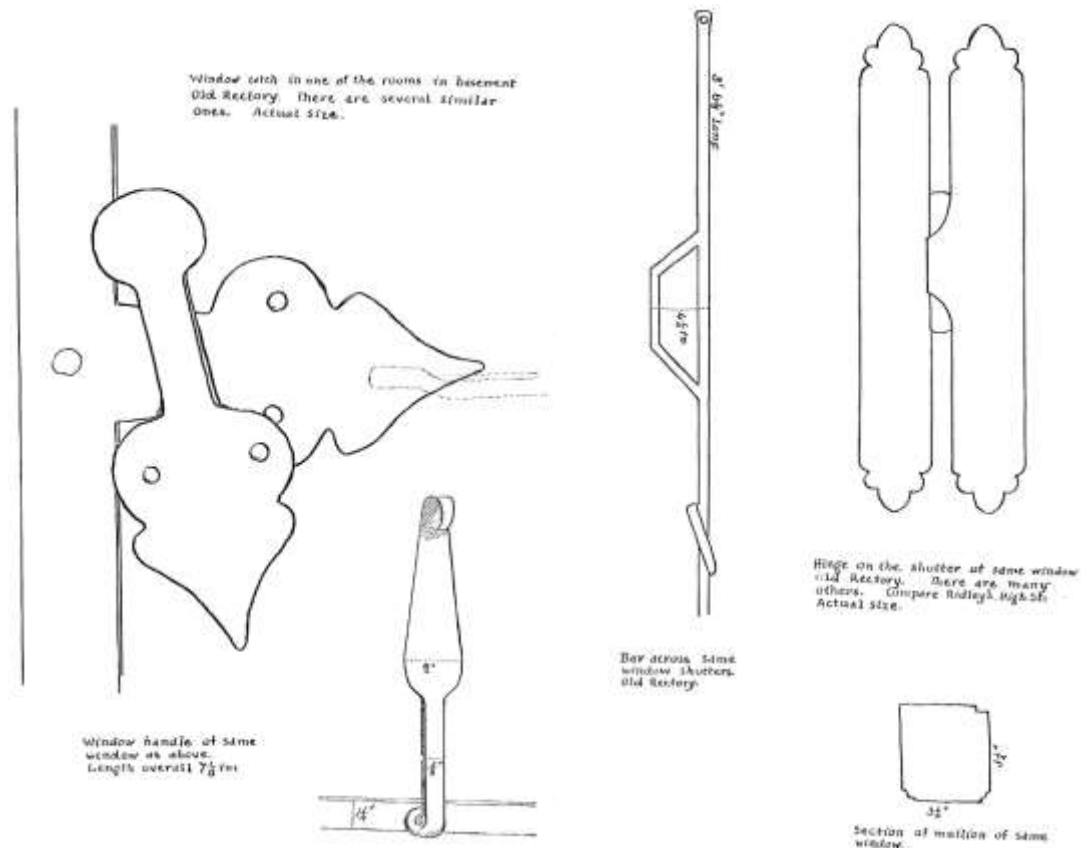


Figure 88. Drawings of some window fittings Dr Peatling from the Peatling Papers in Sutton Local Studies Collection. Some of these are said to be in the basement. (Not reproduced to scale).

## 9.1 Cellar 21

There is an east-west bridging joist in the cellar ceiling about 255mm wide. This is not chamfered.

The wall is mostly plastered. There are some areas of exposed brick which look 18th century.

This has a fireplace on the north wall. It has a segmental head supported by an iron bar. There is a wooden cupboard built into the niche on the west side of the fireplace. It has modern hinges and does not look very old.

There is another cupboard in the southeast corner of the room against the south wall. The doors appear to be reused and one has old hinges (figure 89). These are similar to

<sup>17</sup> Alcock and Hall 1994 p32

examples illustrated in Hall and Alcock 1994 p. 25 and Hall 2005 p. 53 which are dated to the late 17th and early 18th centuries.

There is a window on the east side with bars and leaded lights. The fittings are modern.



Figure 89. The cupboard in the south east corner of room 21 with a detail of the upper hinge from the left hand door.

## 9.2 Cellar 22

There is an east-west aligned bridging joist across the ceiling. This is chamfered with plain stops. The stop at the west end respects the wall.

The wall is plastered.

There is the base of a chimney stack across the southwest corner of the room. It is not clear if there was a fireplace.

The window fittings are modern.

## 9.3 Cellar 23

There is an east-west aligned bridging joist across the ceiling which ends against a north-south beam just short of the fireplace. The beam has chamfers.

There is a wide fireplace in the centre of the west wall. The back is covered with plain white tiles. There are niches on either side which do not appear to have had chimneys.

The floor is concrete and the walls are rendered. There are no visible windows.



Figure 90. The fireplace on the west wall of cellar 23. The tiles suggest that it had been adapted for a cooking range.



Figure 91. The bridging joist and cross beam on the west side of cellar 23.

## 9.4 Cellar 24

There is a bridging joist along the top of the wall dividing cellars 24 and 25. The wall may not be original.

## 9.5 Cellar 25

There is a window in the south wall. The woodwork looks recent.

The walls are mostly covered with plaster. Some soft red brick is visible in places.

There is a chimney base against the south wall.

There is a niche to the south of the chimney base with sandstone slab shelf. The top of the niche is made of wood with a curious little brick bracket at the front (figure 92).

There is a thick concrete slab in the centre of the floor at the west end of the room. This may have supported a boiler or some piece of machinery.



Figure 92. The niche in the south west corner of cellar 25.

## 9.6 Cellar 26

This is below the Victorian extension.

There are two east-west bridging joists in the ceiling which are supported by two brick piers. The southern one is 490 by 470mm, the northern 460 by 460mm.

A projecting chimney base projects from the west wall. The floor is concrete. The east wall is plastered, the others are white painted brick. There is an external door at the north end of the west wall.

There is a small window at the south end of the west wall which has modern woodwork and fittings.

There is a blocked window at the east end of the south wall.

In March 1989 the late Doug Cluett invited me to look at a well which had been found beneath the floor of this cellar.

The well had an internal diameter of 1.22m. The shaft was lined with rather poorly laid brick. It had a depth of 0.12m and rested on 6cm of wood which in turn rested on sand and gravel. The total depth was about 1.22m. In some places where the brick was missing from the sides it was possible to see that the lining was one brick width thick and that it was backed by vertical wooden planks. One plank was 14cm wide and no more than 1cm thick. The ground behind the plank was orange sand with patches of lighter sand and pieces of chalk and flint.



Figure 93. Cellar 26 looking southwest.



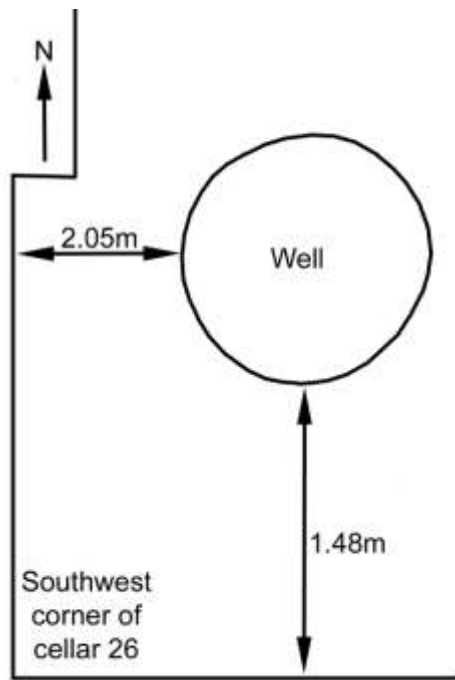


Figure 94. Sketch plan showing the location of the well.

## 9.7 Cellar 27

This is the bottom of the lift to the first floor.

## 10. DISCUSSION

There appears to have been a house on the site of the Old Rectory since at least the 16th century and it is possible that Dr Peatling was correct in thinking that parts of it survive in the cellars of the present house although there is no obvious sign of it. The window latch which he drew is likely to date to the 17th century but could have been reused.

The core of the existing house is a more or less square building with irregular asymmetrical elevations. It was almost certainly designed by the owner and a local builder without an architect which was a common practice at the time. Although there have been some alterations much of this house survives both inside and out.

The house has long been recognised as of late 17th to early 18th century date. The segmental headed windows used for the cellars were fashionable around 1700-20.<sup>18</sup> Their use for the lower status windows perhaps suggests that the house was erected around the time they were going out of fashion. The house also has floor to ceiling wood panelling which began to go out of fashion in London around 1720-30 although examples can be found as late as 1760.<sup>19</sup>

The staircase has a general affinity with that at 3 Great Ormond Street, London built 1719-20.<sup>20</sup>

<sup>18</sup> Howard 2011 p. 13

<sup>19</sup> Hall 2005 p142; Bryn p. 176.

<sup>20</sup> Byrne 1986 p. 164-5

The bricks are about 60-65 mm thick and are laid in Flemish bond. A comparison with the brickwork at Carew Manor, Beddington would suggest a date around 1710-20.

The main part of the Old Rectory is, therefore, likely to date from about 1720-30. It is tempting to connect the building with William Hollier's marriage to Elizabeth Byne in 1725.

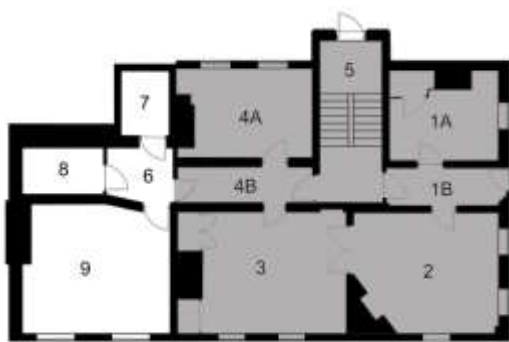
The western extension and north porch were erected between the tithe award map of 1847 and the first edition Ordnance Survey of 1868.

## 11. THE IMPORTANCE OF EACH ROOM

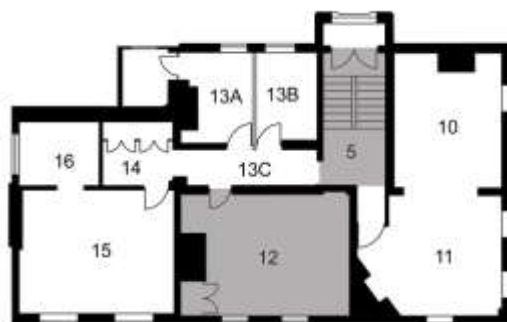
This section provides a brief summary of the most important features in each room. The best preserved and most important rooms are shaded light grey on the plans. This does not mean that there are not significant features in other areas as indicated in the table.

Room	Key features (not an exhaustive list)
1	Although this room is divided the wall could be removed and it is otherwise well preserved. Key features are the panelling, windows, cupboards fireplace and front door.
2	Panelling, fireplace surround, windows, door to room 1.
3	Panelling, cupboard and niche, fire surround.
4	Room has been divided but partitions could be removed. Panelling, fireplace.
5	Stairs, rails, panelling, upper window.
6	None.
7	None.
8	None.
9	Fireplace, windows.
10	Fireplace.
11	Fireplace surround.
12	Well preserved panelling, fireplace
13	Panelling especially south wall of 13c and fireplace.
14	None.
15	Windows
16	Window
17	Window, roof timbers
18	East window, fireplace at west end, roof timbers.

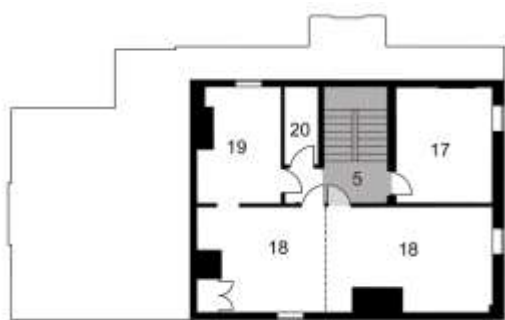
Room	Key features (not an exhaustive list)
19	Roof timbers.
20	
21	Window, cupboard in southeast corner.
22	Nothing.
23	Fireplace.
24	Nothing.
25	Niche in southwest corner.
26	Nothing
27	Nothing.



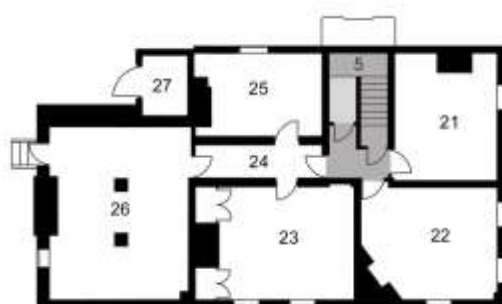
The ground floor.



The first floor.



The attics.



The basement.

Figure 95. The best-preserved rooms are shaded grey.

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