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FOR THE SUPPORTERS OF CARSHALTON OLD RECTORY

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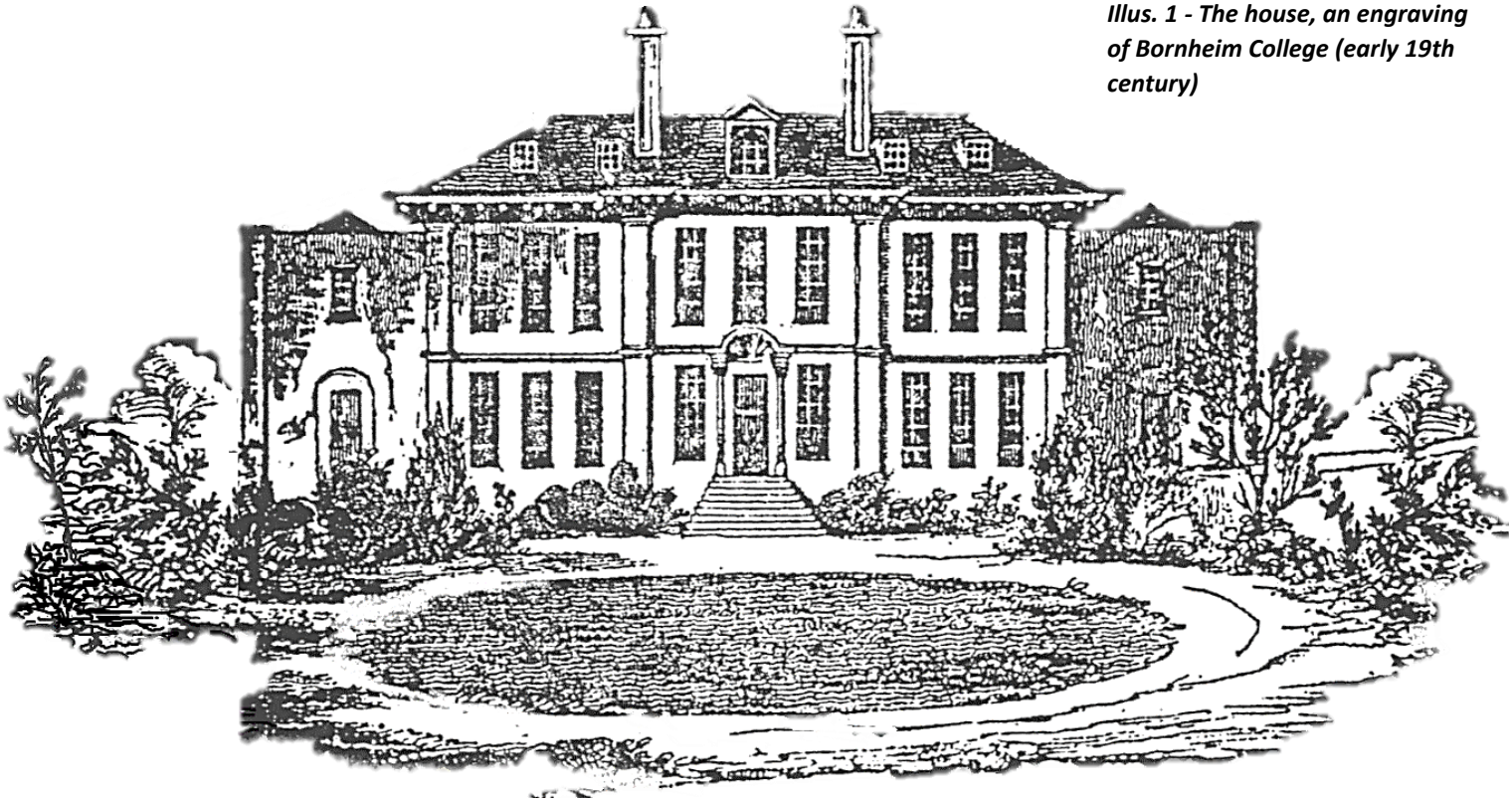


Tinkering with the Plans

Almost as soon as the developer received listed building consent from Historic England, an application was submitted to alter the plans - an amendment to the condition relating to fire safety and noise attenuation. They now want to install false ceilings below the level of the cornices so that the existing ceilings are preserved but not visible in all the rooms, including the most sensitive 18th century part of the house.

We don't know if an amendment like this has to be approved by Historic England first, or if the decision rests solely with the planners at Sutton. If permitted, we think the changes will have a significant negative impact on the historic building and may well set a precedent for further alterations. Also of concern is that the amendment was submitted, not by the architects who drew up the original submission, but by Sawkings Architects Ltd, Betchworth. Looking at their website, most of their work involves alterations and extensions to domestic buildings as well as refurbishment of office space into flats. As to Heritage buildings, the website lists the Grade II* Wyddial Hall in East Hertfordshire as one of their projects. Here they were appointed:

'to undertake revised listed building consent applications and building upon an existing consent to deliver works to new and existing areas'



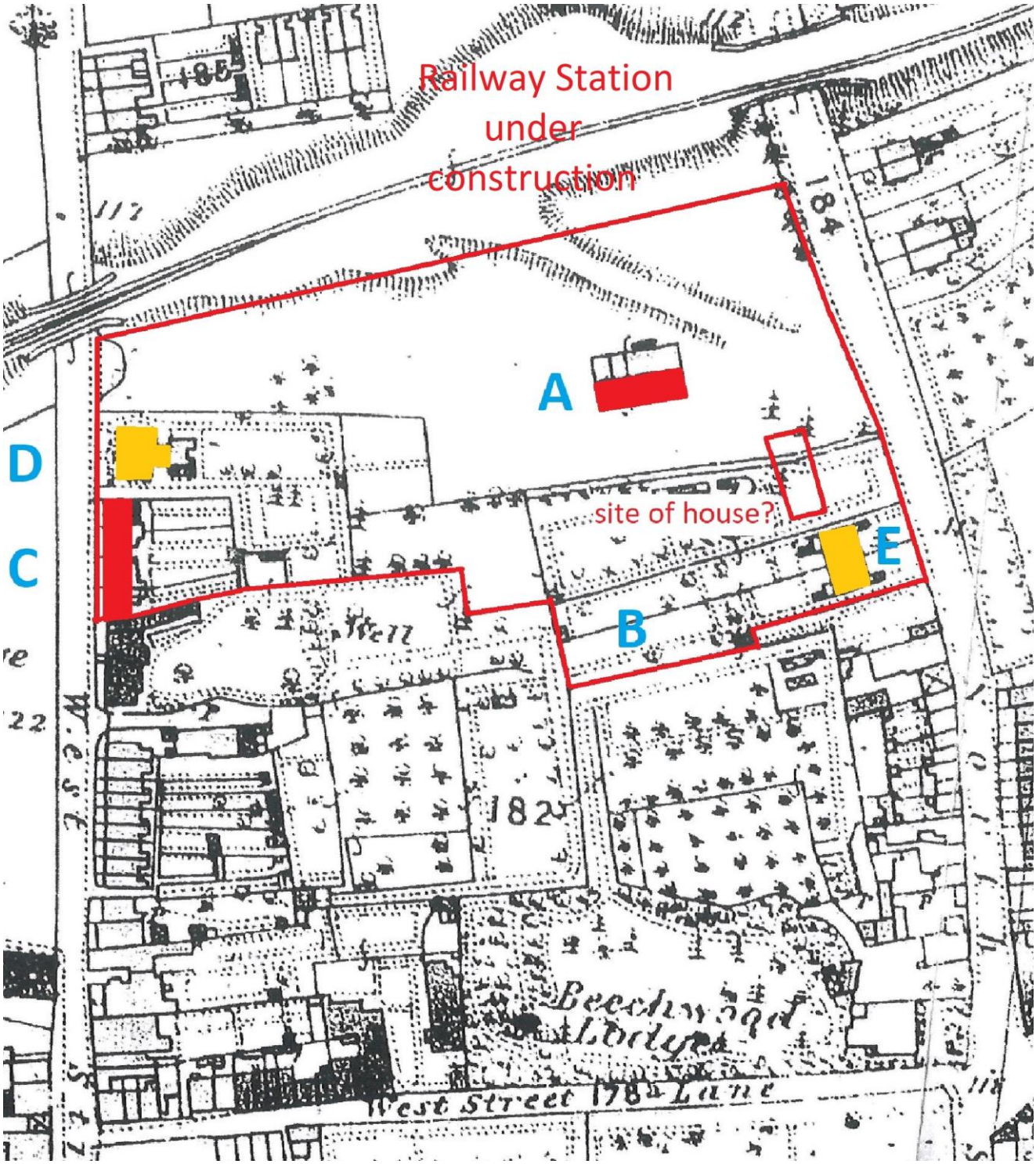
Illus. 1 - The house, an engraving of Bornheim College (early 19th century)

What happened to the Byne House ..... and who was responsible for its demolition?

The main residence of the Byne family situated on North Street, which features prominently in the 18th century, appears to have had a rather ignominious end full of confusion and supposition, with occasional outbreaks of historical fact. For a start, it is not known precisely where it was; regrettably it had been demolished a few years previous to the surveying of the first Carshalton Parish map of quality in 1839 (British Library), although the exact date is not clear.

During the 1780s, the house had been let to the businessman John Hodson Durand, but was still managed by the Byne family; an insurance entry for 1788 in the London Archives records that it is of stone and tile, with a combined Greenhouse and conservatory adjoining, a Brewhouse, coach house, a barn, stables & pigeon house. A couple of years later Durand added the two neo-classical wings to each side of the old house as shown on a later print (illus 1). These were undoubtedly designed by the architect-cum-engineer Robert Mylne, whose simple Gothick *cottage-ornees* or eyecatchers designed for Durand when later resident at Woodcote Hall still survive, all be it mutilated. Mylne records his frequent visits to 'Mr Byne's house' from April to June 1790, when he laid out '*foundation work for additions*' (RIBA; Diary of Robert Mylne, 1790). One wonders if these additions were recorded by James Edwards on his trip from London to Brighthelmston when he found '*A high square brick edifice built in the modern style, with good offices on the north west*'.

The house continued in Durand occupation until he moved on to Carshalton House, and it was finally sold in 1795 to a Portuguese merchant, John Diaz Santos and financed by Lady Walmesley '*who bought the house for the benefit of the Dominican Refugees from Bornhem'* (Prof. M J Wilks). Wilks, who had obviously looked hard at the house history, records that the '*academy*' of some 50 boys was run by the Revd Brother John Ambrose Woods, but closed in 1810 only to reopen in 1811 by William Mylius, a Catholic schoolmaster from Chelsea. When Mylius departed in 1829 the school closed for good and Emanuel Diaz Santos, John's son, must have prepared it for sale.



Map – 1867 OS, showing approx. area of the Byne family's almost 5 acres contained within the red line (which approximates to existing and former boundary walls).

The description of the property, published in the newspapers in May 1831, states that Bornham House lay in '*about five acres of meadow or pasture land*', with a large walled garden. The site was '*bounded on the east and west fronts by two roads*' which the estate agent of the day saw as providing '*an admirable site for the erection of Villas or hunting-boxes*'. The same list of outbuildings as insured some forty years previously were present. While the qualities of the standing structures were listed, the estate agent returned to the potential of a double frontage '*for erecting modern residences*'.

After 1831 the trail is merely lukewarm; there is no direct evidence for the purchaser, nor the specific date of the demolition of the house and most of the buildings, although these had gone by 1839. In the latter year the Carshalton Parish Map (British Library) records an area of meadow called '*Burnham*'- measuring 3a,2r; almost certainly containing the site

of the old house and enclosing an unidentified '*building*' (1867 OS map extract, A); a piece of land termed *'Garden*' lying to its south measuring a half acre - probably the remains of the '*large productive walled garden'* mentioned in the advert (B).

According to the 1839 parish map these lands, totalling four and a half acres or so, are found in the hands of Jonah Cressingham of Stone Court (1790-1874), then at the beginning of his career as a successive land proprietor and sleeping-partner developer. It would appear likely that, after purchase in 1831, Cressingham almost immediately demolished the Byne house, there being no prospect of its being inhabited and not wishing to pay for its upkeep. The '*building*' recorded as late as the mid-1860s must have been an outbuilding to the house, but there are surviving fragments of the south boundary walls of the estate (behind Tyrell Court) and also one visible wall of '*Stone Cottages*' on North Street, of flint and stone rubble, of some antiquity (C, illus 2); this seems likely to have been part of a building on the Byne estate, its precise function unknown.



C illus. 2 the north wall of Stone Cottages, West Street.

Cressingham did build a few buildings on the site; next door to the north of Stone Cottages on West Street was '*Stone Villa'*, later renamed '*Rose Cottage'*, built between 1831 and 1839 (D, illus 3). This could be a '*hunting-box*' as referred to in the 1831 auction notice – simply a small country villa for a sporting gentleman from town who had no larger country establishment. On North Street Cressingham later built a large pair of semi-detached houses on the Garden ground between 1844 and 1866 called '*Bonham*' and '*Ifield*' Cottages, now hidden behind later shopfronts (E, illus 4); on their sale in 1875 an interest in them was bought by his great nephew, J D Hayton, architect of Carshalton Public Hall.



D illus. 3 – Rose Cottage, West Street, with the north wall of Stone Cottages at the far end



E illus. 4 – the semi-detached villas called Bonham and Ifield Cottages, North Street

For the Byne house itself, the evidence suggests that it was situated along North Street. A possible site is indicate on the map.

<u>So the probable facts for 1829-1865 are;</u>
House empty from 1829.
House sold with 5 acres in 1831. Purchaser – most likely Jonah Cressingham of Stone Court.
House demolished soon after 1831, certainly by 1839.
Cressingham builds residences on the land between 1839 and 1866.
Much of the former Byne land purchased by the London Brighton and South Coast railway c.1865.

Andrew Skelton