LOUGHTON AND DISTRICT HISTORICAL SOCIETY

# NEWSLETTER 183

NOVEMBER/DECEMBER 2009 Price 40p, free to members

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The High Road looking north from The Crown, c. 1905 (photo: A Diggens, Broadbridge Collection)

## 'The following remarkable circumstances . . .'

Not 'taken from the County Gaol', like Koko in Act 1 of *The Mikado*, but a remarkable coincidence which took place in Langford, Bedfordshire, 40 miles from Loughton, on 2 September.

Ted Martin, as Secretary of the Langford History Society, had arranged for a talk to be given on the history of Langford Football Club by Rev Jim Broadbridge, a local Methodist Minister and President of the Club and author of a recent book on its history.

In the course of his talk Jim Broadbridge mentioned that he had been brought up in Loughton. At the break, Ted talked to him about this and he said that, in 1965, he had written a thesis on 'Changes in the Urban Geography of Loughton since 1920' which he still had and a collection of old postcards and also photographs from the 50s and 60s.

At a subsequent meeting at Ted's house the thesis and collection of pictures was passed to Ted who is currently scanning them for the Society's archives and for possible publication in the *Newsletter*.

Chris Pond was aware of the thesis, as a very feint carbon copy is in the Loughton Library, and he had been hoping to make contact with the author for some years. Needless to say, they have subsequently had a telephone conversation as has Terry Carter who knew Jim Broadbridge at Staples Road School.

The items on the Loughton Cinema and 1964 house prices in this issue are the first to use some of Jim's material which he has allowed us to use as we choose and we are very grateful for this.

We hope to welcome Jim to a meeting in the near future.

## Temple Bar – a missed opportunity?

RICHARD MORRIS

For many centuries Temple Bar was one of the entrances or gates to the City of London through which people and traffic had to pass. It originally stood where Fleet Street now meets the Strand. Its name derives from the fact that it was near to the Temple Inns of Court where barristers have their chambers.

Wren's Temple Bar reopened at its new location in Paternoster Square on 10 November 2004

By the nineteenth century the arch had become a cause of traffic congestion and was expensive to maintain, and in 1878 it was taken down. The City Corporation ensured that each stone was numbered

and put into storage until it could be erected somewhere else.

In May 1880, the City Lands Committee of the Corporation, which had responsibility for Temple Bar, passed a resolution at one of its meetings requesting that the Epping Forest Committee sanction the re-erection of Temple Bar upon Epping Forest, on one of three sites which they proposed:

(1) Opposite the entrance to Wanstead Park.
(2) Across the Green Ride, north of Queen Elizabeth's Lodge.
(3) Across the Green Ride near the old Barn [Butler's Retreat] by Queen Elizabeth's Lodge.

The City Lands Committee also noted that they had observed with extreme regret the erection of a structure over the Stables adjoining the [Royal] Forest Hotel whereby the view of the Forest was considerably interrupted.

The Epping Forest Committee considered the request at their Meeting on 7 June 1880, but decided that Epping Forest was not a suitable place. The Minute Book of the Committee records that a motion was tabled:

'That this Committee thank the City Lands Committee for their communication and respectfully submit that Epping Forest is not a suitable place for the re-erection of Temple Bar, but that if it should be re-erected there, this Committee prefer of the three sites the one opposite Wanstead Park.'

However, after further discussion it was decided not to include the reference to the site opposite the entrance to Wanstead Park, and to simply say 'no'!

Later in 1880, Sir Henry Meux, the brewer, bought the stones and made use of the Temple Bar as a gateway to his park and mansion at Theobalds Park, near Enfield, but it was 1889 before it was re-erected.

In 1976 the Temple Bar Trust was established with the intention of returning Temple Bar to the City of London and in 2004 Temple Bar was finally returned to the City on a site at Paternoster Square, adjacent to St Paul's Cathedral.

Did the Epping Forest Committee in 1880, miss an opportunity to have an iconic structure on Epping Forest, or was their decision the right one? Of the three alternative sites, the one opposite the entrance to Wanstead Park might have been most suitable, but even this suffered from the fact that there was no grand entrance to the Park, and in any event it was not until 1882 that the negotiations for the acquisition of Wanstead Park by the City of London from the Trustees of Lord Mornington were completed.

On balance I think that the right decision was made.

# Excursion of the Epping Forest Preservation Society to Loughton

In accordance with a bill which had been extensively circulated in the East of London, an excursion of the members and friends of the Epping Forest Preservation Society to Loughton and back by road and rail, took place on Monday last. An impression had somehow got abroad that the object of the excursion was to throw down the palings which have been erected by Mr Maitland around upwards of thirteen hundred acres of land, which constitute the Manor of Loughton; and large numbers of persons were eager to attend for that purpose. But the idea of violence being steadily discountenanced by the society, none attended but those who were willing simply to view the enclosures, and consider what were the best means to be taken for their removal.

It may be stated in explanation, that two suits in Chancery are pending in relation to these enclosures; one *Willingale* v. *Maitland*, being in vindication of the right to lop wood, which has been exercised by the inhabitants of the Manor of Loughton from time immemorial. Some of the Willingale family were summoned on the 6th March 1866, before the bench of magistrates at Waltham, for having exercised the right; and being ignorant of legal proceedings, were convicted, and sentenced to a week's imprisonment and hard labour, which they suffered accordingly. The same thing has since been attempted to be done to some other men; but the Epping Forest Preservation Society having, at a considerable expense, aided them to plead their right, they were acquitted. The other suit, *Castell* v. *Maitland*, is in vindication of the freeholders' right of common.

The excursionists having roamed about to their hearts' content through the gates of the enclosed lands (which during the continuance of these Chancery suits cannot be closed), began to meet in the afternoon on the slope of the hill, by the side of the new schools.

Mr Maynard, of Theydon Bois, was appointed chairman; and delivered an address replete with information upon the subject of the forest and common rights, during which the elder Willingale (plaintiff in the suit of *Willingale* v. *Maitland*) arrived upon the ground, and was greeted with loud cheers.

Mr A Duffield, of Mile-end, moved the first resolution, which was as follows: 'That this meeting views with indignation the wholesale inclosure of the ancient waste forest lands, which have always been open to the free use and enjoyment of the people at large; which inclosures we look upon as being illegal, as they are unjustifiable. And we hereby pledge ourselves to give our most strenuous support to the Epping Forest Preservation Society, in their efforts to support by every legal means the ancient rights of the people to the use of those lands; and to secure those rights to the use and enjoyment of the people for ever.' In proposing the resolution the speaker impressed upon the meeting the necessity, whilst they resolutely maintained their rights, of having recourse to none but strictly legal means; and assured them that if the proper means were taken, and earnest support given to the society for the preservation of Epping Forest, the ultimate establishment of those rights was a matter of certainty.

Mr J Humbey, of Loughton, seconded the resolution, which was supported by Mr Mathias of Mile-end, and carried unanimously, amidst loud cheering.

The second resolution was as follows: 'That the thanks of this meeting are due, and are hereby given to those gentlemen who have so nobly and generously come forward to defend by their personal influence and pecuniary aid, the forest and common rights of the people.'

In proposing this resolution, Mr Duffield said that Sir T F Buxton, Bart, MP, and other gentlemen had been most liberal in their subscriptions and guarantees of money to carry out the objects of this society. But the influence of the people generally must be given to this cause to carry it to a successful issue. If these gentlemen laid down their hundreds in support of the people's rights, the people

themselves must come forward with their pence, and their shillings, and their pounds, according to their means, to prove the interest they take in the movement, and to provide the sinews of war, to enable the battle to be fought out to a successful conclusion.

The resolution was seconded by Mr W Davis of Mile-end, who warned the people that they must not rely upon great names to carry this question for them, but must take up the matter for themselves if they wished to succeed. The resolution, like the first, was carried unanimously, amidst cheers which made the old woods ring again.

The proceedings throughout were of the most enthusiastic description; and after having a most delightful day the excursionists returned, highly pleased with their jaunt to 'save the forest'. A number of new members were enrolled in the neighbourhood, and steps were taken for the formation of a local committee at Loughton. Some apprehension appears to have been entertained by the authorities lest the excursionists should be maltreated by the inhabitants, as a large body of police, both horse and foot, were sent down for their protection. It is pleasing, therefore, to be able to state that the cockneys were received by the natives with the greatest possible kindness. The day was, therefore, spent by the police, as by everybody else, in the happiest possible manner.

Source: *Daily News*, Friday, 20 September 1867.

# The flight of Princess Anne

## TED MARTIN

This is not a story about one of the present Princess Royal's many overseas visits but about an earlier Princess Anne, born in 1665, who was James II's second daughter by his first wife, Anne Hyde. At a crisis point in English history Anne had a very difficult decision to make and Epping Forest and the old Copped Hall played their part in this.

In contrast to her father and other Stuarts who leant towards Catholicism, the Princess was educated as an Anglican and was devoted to her religion. In 1683 she married Prince George of Denmark who had no interest in affairs of state and was considered to be dull. Charles II said of him: 'I have tried Prince George sober and I have tried him drunk; and, drunk or sober, there is nothing in him.' However, they had a happy marriage but of their 17 children only one, Prince William, survived infancy and he died at 11.

In 1685 James II, previously Duke of York, succeeded to the throne on the death of his brother Charles II and quickly set about trying to turn Protestant England into a Catholic country by replacing the great officers of state with, usually unqualified, but Catholic, nominees and trying to restore powers to the Catholic Church. His Catholicism had led to several previous attempts to exclude him from the succession.

James's illegal acts, his previous cruelties to the Scots covenanters when High Commissioner in 1679–80, his cruel suppression of the Monmouth rebellion in 1685, his deprivation of the rights of the Protestants in Ireland from 1688 and the fact that, if James succeeded, England would become a vassal of France and Louis XIV, soon led to a clandestine movement for his removal from the throne and replacement by his elder daughter, Mary, and son-in-law William, Prince of Orange.

Protestant hopes had previously rested on the eventual death of James and the accession of Mary, but at this point James's Queen (Mary of Modena) gave birth to a son who, if he survived, would take precedence over Mary and Anne and would undoubtedly be brought up as a Catholic.[1] Doubt was cast on this convenient birth by the Protestant faction but they were so worried by it that, 10 days later, a formal invitation to William to become King was carried to The Hague by Arthur Herbert, Earl of Torrington.

James's conduct and the birth of the Prince of Wales made a revolt inevitable. William was putting together a fleet and an army, and many English peers went to The Hague to meet him. In England the Earls of Danby and Devonshire were secretly preparing with Lord Lumley for a rising in the north.

In spite of the secrecy, Robert, Earl of Sunderland, who had retained his post as Lord President of the Council by converting to Catholicism, detected William's plans and told James what was afoot. But James did not believe him. He thought a revolt unsupported by the Prince of Orange would not be successful and he was sure that the threat of a French attack on Holland would make it impossible for William to leave Holland.

In September the long-delayed war on the Continent began, and Louis XIV made the biggest political error of his reign by attacking Germany, not Holland. The Dutch thus felt safe and their parliament gave William permission to proceed.

When the news reached England, James went from disbelief to panic. He called up 40,000 men from Scotland and Ireland, but was dubious of their loyalty. Because of the continental war he could not count on help from France and he tried to get support in England from the Tory Party and the Church party. He appealed for support to the Bishops and tried to undo all his punitive and illegal acts. Catholic chapels and Jesuit schools were ordered to be closed.

Sunderland recommended that Parliament should be called immediately, but James saw this as treachery and Sunderland was dismissed. In answer to a declaration from the Prince of Orange, which left the question of the legitimacy of the Prince of Wales to Parliament, James gave peers who were in London proofs of the legitimate birth of his child.

This was all too late. William's fleet, first held up by contrary winds, and then by a violent storm, anchored in Torbay on 5 November 1688. His army of 13,000 men entered Exeter. He had not been expected to land in the West, and for a week no great landowners joined him, but they soon came to his camp, and, when Plymouth joined his cause, his rear was secure.

Insurrection broke out in Scotland. Peers and gentry rushed to William's standard and a march on Nottingham united Danby's forces with those under Devonshire, who had assembled the magnates of the midland and eastern counties at Derby. The revolt was successful everywhere.

As the Prince of Orange, advanced on Salisbury, where James had assembled his army, the King's army retreated in disorder. The desertion of Lord Churchill was followed by Prince George. James said: 'What! . . . gone too? After all a good trooper would have been a greater loss.' Many other officers also abandoned James. He gave up the struggle and fled to London to hear that his daughter Anne had left Whitehall to join Danby at Nottingham.

The story of Princess Anne's flight from Whitehall Palace is told in Lord Macaulay's *History of England*[2] and Copped Hall at Epping played a part.

The King's anger was concentrated against Churchill. Soon after Anne's marriage, Sarah Churchill, who later became the Duchess of Marlborough, was appointed to her household and gained great influence over her.[3] Macaulay described the influence of Sarah Churchill on Princess Anne thus:

'The fondness of the Princess for Lady Marlborough was such as, in a superstitious age, would have been ascribed to some talisman or potion. Not only had the friends, in their confidential intercourse with each other, dropped all ceremony and all titles, and become plain Mrs Morley and plain Mrs Freeman; but even Prince George, who cared as much for the dignity of his birth as he was capable of caring for any thing but claret and . . . salmon submitted to be Mr Morley . . . [I]t was not by the ordinary arts of courtiers that [Lady Marlborough] established and long maintained her despotic empire over the feeblest of minds . . . In this grotesque friendship all the loyalty, the patience, the self devotion was on the side of the mistress. The whims and haughty airs, the fits of ill temper, were on the side of the waiting woman . . . In foreign countries people knew . . . Anne was governed by the Churchills.'

The defection of Sarah's husband, Sarah's influence over the Princess and the Princess's protestant principles, made her a strong supporter of her brother-in-law, William, and were the reasons for her abandonment of her father.

There were two other prime movers in Anne's flight: Charles Sackville, 6th Earl of Dorset and 1st Earl of Middlesex and Henry Compton, Bishop of London, who had been Mary and Anne's tutor.

Charles Sackville, 6th Earl of Dorset and 1st Earl of Middlesex (1638 –1706) was a poet and courtier. His mother was Lady Frances Cranfield, sister and heiress of the 3rd Earl of Middlesex, to whose estates Dorset succeeded in 1674. These estates included Copped Hall at Epping. Dorset was a rake and even though in 1662 he was indicted for murder, he never became unpopular. Rochester said to Charles II that 'he did not know how it was my Lord Dorset might do anything, yet was never to blame'. His gaiety and wit recommended Dorset to Charles II, but James could not forgive his lampoons of his mistress, Catherine Sedley, Countess of Dorchester, and, on James's accession, Dorset retired from court and became a supporter of William.

Henry Compton (1632–1713) was the younger son of Spencer Compton, 2nd Earl of Northampton, and was educated at Oxford. He became Bishop of Oxford in 1674 and Bishop of London in 1675. As mentioned he was the religious tutor of Mary and Anne. He helped French Protestants and protested against James II's illegal acts and became one of the leaders of the 1688 Revolution.

Anne had written to William the week before agreeing with his plans. She assured him that she was in the hands of her friends, and that she would remain in the palace, or take refuge in the City.

On Sunday 25 November, Anne and her friends needed to make a quick decision. A messenger from Salisbury advised that Churchill had disappeared, and that the King's forces were retreating. The Queen was angry at Churchill's defection and vented her anger on Sarah Churchill. Sentries were doubled in Anne's part of the palace. The Princess was very worried. Her father would soon return. He was not likely to treat Anne severely but it was probable that Sarah would be arrested and interrogated. There could be a terrible penalty. James had sent women to the scaffold and the stake for much smaller offences. Anne's affection for Sarah strengthened her spirit and there was no risk which she would not take: 'I will jump out of the window rather than be found here by my father.'

Sarah set out to organise an escape by contacting the leaders of the conspiracy and everything was quickly arranged. That same evening Anne went to bed as usual. In the middle of the night she rose, and, with Sarah and two female attendants, crept down the back stairs in dressing gown and slippers. They got to the street unchallenged where a hackney coach was waiting. With the coach were Compton and Dorset.

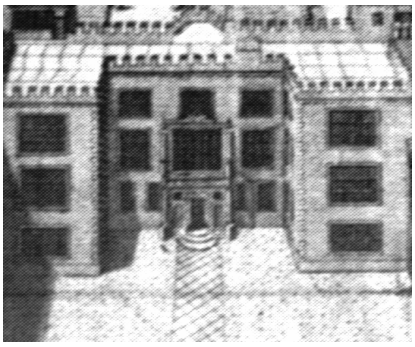
The coach drove to Bishop Compton's residence in Aldersgate Street, where the Princess spent the rest of the night. This was because the dangers of travelling through Epping Forest at night were probably too great to contemplate in those times. Macaulay describes the Forest as 'that wild tract'. On the following morning Anne set out through Epping Forest to Copped Hall. This was not the Copped Hall burnt out on 5 May 1917 and currently being restored, but its predecessor the Tudor mansion which lay some distance to the north-west of the present hall.[4] At Dorset's 'venerable mansion', 'the favourite resort, during years, of wits and poets, the fugitives made a short stay'.

They did not attempt to reach William because they would probably run into the King's army so it was decided that Anne would join the northern revolt. Compton forgot he was a Bishop: 'He preceded the Princess's carriage in a buff coat and jack boots, with a sword at his side and pistols in his holsters.'

On the morning of 26 November, Anne's apartment was found to be empty:

'the consternation was great in Whitehall . . . the Ladies of her Bedchamber ran up and down courts of the palace, screaming and wringing their hands, while Lord Craven, who commanded the Foot Guards was questioning the sentinels in the gallery, while the Chancellor was sealing up the papers of the Churchills, the Princess's nurse broke into the royal apartments crying out that the dear lady had been murdered by the Papists. The news flew to Westminster Hall. There the story was that Her Highness had been hurried away by force to a place of confinement. When it could no longer be denied that her flight had been voluntary, numerous fictions were invented to account for it . . . In the midst of this distress and terror arrived the news of Prince George's flight. The courier who brought these evil

tidings was followed by the King himself. The evening was closing in when James arrived, and was informed that his daughter had disappeared. After all that he had suffered, this affliction forced a cry of misery from his lips. "God help me", he said: "my own children have forsaken me".'



North front of the Tudor Copped Hall (from Farmer's *History of Waltham Abbey*, 1735)

James was a broken man and, though he promised to call a Parliament, and sent commissioners to Hungerford to negotiate with William about it, he had decided to leave. He said to his few supporters that Parliament would force him to make concessions he could not agree to. He waited for news that his wife and child had escaped before going to the Isle of Sheppey, where a ship was ready to take him to France. Some fishermen, who took him for a Jesuit, prevented his escape, and a troop of Life Guards brought him back to London.

But William and his advisers wanted James to escape, as this would remove their main problem. It would have been difficult to depose James if he remained, and dangerous to keep him prisoner. However, the entry of Dutch troops into London, William's silence and an order to leave St James's Palace, made the King panic and take advantage of one of the many chances of escape which were made available. James left London for the second time and was not stopped from embarking for France on 23 December.

Dorset was involved in the invitation to William of Orange to become King, and was later made a Privy Counsellor, Lord Chamberlain (1689), and Knight of the Garter (1692). During William's absences in 1695–1698 he was one of the Lords Chief Justices and he was also a generous patron of authors.

Compton crowned William and Mary in 1689 and the Churchills went from strength to strength eventually becoming the Duke and Duchess of Marlborough. However, Anne and Sarah had a violent quarrel in 1707 and Sarah was dismissed from court.

Anne became Queen on William's death in 1702 (Mary having predeceased him in 1694) but she had many worries about the succession, sometimes feeling that the Crown should revert to James II's son, her half-brother. By the time of her death in 1714 she had become reconciled to the Hanoverian Succession (from James I's sister Elizabeth's marriage to the Elector of Hanover).

James II died in exile in France in 1701 after a vain attempt to regain his throne in Ireland which ended with the Battle of the Boyne in 1690.

So Epping Forest and Copped Hall played a small but essential part in the Great Revolution of 1688. It seems strange that the flight of James from England and the dramatic events surrounding it do not figure more in books, drama and films as compared with the exploits of his grandson, 'Bonnie Prince Charlie'.

**Notes and references**

1. James Francis Edward Stuart (1688–1766). Jacobites called him James III and Hanoverians called him the 'Old Pretender'. He was the father of 'Bonnie Prince Charlie', Charles Edward Stuart (1720–1788), the 'Young Pretender'.

2. Thomas Babington Macaulay, *The History of England from the Accession of James II* (London: Everyman's Library, J M Dent & Sons, 1906), Vol 2, pp. 102–104. Sir William Addison also briefly refers to the escape in *Epping Forest: Figures in a Landscape* (Robert Hale, 1991), p. 37. I have used Macaulay's account from whom Addison directly quoted. I also referred to John Richard Green's *Short History of the English People* (Macmillan, 1936), pp. 680–683, for help with the sequence of events. The Internet was used for research on personalities.

3. Macaulay says Anne 'when in a good humour was meekly stupid and when in a bad humour was sulkily stupid', in contrast to her sister, the new Queen Mary, who 'was made to be loved' and was a lively and intelligent woman.

4. The Tudor mansion had belonged to Waltham Abbey but passed to Henry VIII, who visited occasionally after the dissolution of the monasteries. Edward VI granted it to Mary Tudor, who was virtually a prisoner there during his reign, and Elizabeth I granted it to Sir Thomas Heneage. The hall was acquired by Lionel Cranfield, first Earl of Middlesex, in 1623 and descended eventually to his grandson, Charles Sackville, through Sackville's mother, Frances Cranfield. Sackville sold the hall to Sir Thomas Webster in 1704. Edward Conyers bought it in 1739 and after three years it passed to his son, John Conyers. Having become dilapidated, the old hall was demolished from 1751 and the new one built. The old hall had seen royal guests in addition to Henry VIII and his daughters, including Charles II and William III. See further, Raymond Cassidy, *Copped Hall: A Short History* (Waltham Abbey Historical Society, 1983).

# Loughton Cinema – the beginning and the end

TERRY CARTER

The two photographs below, the second of which is another from Jim Broadbridge's collection, show Loughton Cinema in its newborn state, then at its demise as 'The Century', reduced to a pile of rubble. Jim's picture raised a lump in my throat, even though our cinema's fate was identical to that of many a 'picture palace' (as my grandmother called it) across Britain.

Early cinematic shows took place in the Lopping Hall but, on 10 October, 1928, 'a big step towards a brighter Loughton was made when, in the presence of a large and representative gathering, Miss Evelyn Laye opened the Loughton Cinema, the first picture theatre to be opened in the district . . . it really graces what in future will be one of the main shopping centres of the district' *(West Essex Gazette*, 13 October 1928*)*. Designed by local architect Theodore Legg, it could seat 847. This was later reduced to 700. Before the War it was owned by Conrad March, and he probably did very well from it in the days when film-going was hugely popular.

Loughton Cinema was renamed 'The Century' in 1953. By then the seats had been further reduced in number, to 600. In the late 40s, into the 50s, a regular group of us used to go there as often as we could, including to the children's 'Saturday Morning Pictures' for sixpence. They were the days of double features, plus a newsreel and a cartoon and despite the very full programme we often watched the films twice round in the same visit, but nobody seemed to mind. The Century faced competition from the Plaza in George Lane, South Woodford, which we called 'the flea-pit' and from the much bigger Majestic a few yards away on the main road. Those two, especially the Majestic, which also had a large ballroom frequented by older Loughtonians, seemed to siphon off most of the Century's patrons, and from the late 50s it fell into terminal decline, finally closing in ignominious fashion in 1963, nearly empty even on its last night, with only 40 of its 600 seats occupied. Needing two-thirds capacity every night to show a profit, the cinema had not been a viable proposition for Granada, its final owners, for some years.

'After the projectors whirred on Saturday for the 7.10 showing of *The Cool Mikado,* Loughton High Road lost its little bit of Hollywood. The Century Cinema's neon sign flickered out, its silver screen finally darkening forever, its curtains closing on thirty-five years of celluloid laughter, thrills and romance. There were no curtain speeches – Granada wanted our cinema to die without fuss . . . The only display card in the foyer – "Sorry! We're closed" reminded the cinema's faithful old-age pensioner patrons not to take their seats as usual.' *(West Essex Gazette*, 31 May 1963.*)*

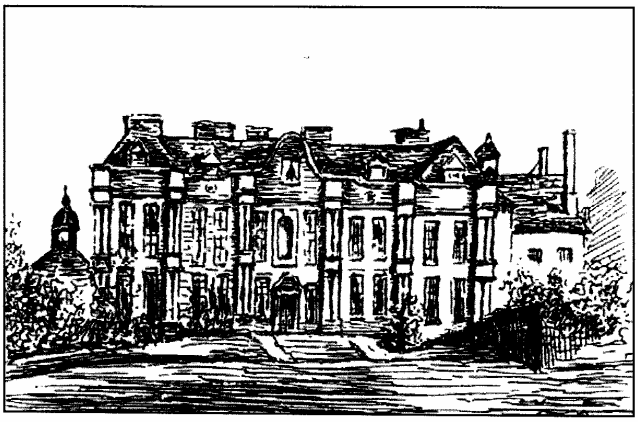
I have many memories of that cinema; being taken there in convoy from Staples Road School to see *Scott of the Antarctic, Bambi* and others; standing in queues which stretched back around the corner of Brooklyn Avenue; asking complete strangers to take you in when you had to be accompanied by an adult.

I thought it was glorious inside, even though it may not have been particularly attractive outside. Anyway, it had much more character than the dreadful shops and flats that replaced it.

# Loughton Hall and the Survey of Loughton 1612

RICHARD MORRIS

Sir Robert Wroth II (1576–1614) who succeeded his father in 1606, had married Mary Sidney in 1604, and they came to live at Loughton Hall. Certain repairs had been carried out to the Hall in 1602, but before 1609, the Hall was described as 'like everyday to fall down'. Sir Robert seems to have practically rebuilt the Hall and probably left it much as it appeared in various sketches before the building was burned down in 1836.



Old Loughton Hall from a water-colour drawing

William Chapman Waller, Loughton's Victorian historian, includes in his book *Loughton in Essex*, a slightly shortened version of the 'Survey of the Manor Loughton' which was made in 1612, and which includes details of Loughton Hall. I have recently come across a full transcription of the survey at the Essex Record Office [Ref D/DU 403/22 f 139–148]. The purpose of the survey was to establish the annual value of the revenues derived from the manor, which at this time was in the ownership of the Duchy of Lancaster, who leased Loughton Hall to the Wroths.

In referring to the revenues, the survey provides much other detail about the manor. Loughton Hall is described as containing:

> A hall, buttery, kitchen, larder, bakehouse, pastry, milk-house, wash-house, and eight other lodgings, with fair lodging and other great rooms over the said rooms, new built at the cost of Sir Robert Wroth; with two barns, of nine bays a-piece, two double stables, a brew-house, garner-house, and sundry out-offices and lodgings, with an orchard and a garden now in planting – all consisting of 6ac 1r 0p
>
> Annual value, the repair and the late new building considered: £6 13s 4d

There follows in the survey a list of the land in the manor with the rents received:

640ac 1r 0p of pasture enclosed in large parcels, at 13s 4d an acre, per annum.

Value: £426 16s 8d

304ac 1r 27p of enclosed arable land, at 8s per acre, per annum.

Value: £121 15s 10d

155ac 3r 0p of meadow grounds 'in several', at 20s the acre per annum.

Value: £155 15s 6d

48ac 1r 26p of coppice woods – the soil only, at 3s 4d an acre per annum.

Value: £8 1s 4d

2ac 0r 0p of meadow in 2 parcels: one intermixed with the parsonage grounds; the other lying in Loughton Common Mead; both by assignment in Sir Robert's hands, the rent reserved being 8s per annum.

Value: £1 8s 0d

The Perquisites of the Courts Leet and Baron, demised to Sir R Wroth at a rent of £4 6s 8d, together with the fines of the copyholders, being arbitrable and heriotable, are shown as worth per annum

£7 13s 4d

The bailiwick of the manor also demised to the same at a rent of 13s 8d is worth:

£1 6s 8d

The Rents of the 29 copyholders of the manor, together with the rents of the freeholders, two in number, amount to:

£23 17s 0d

The moiety of Hatfields, parcel of the manor, consisting of several parcels containing 24ac, intermixed with the demesne lands, and demised to William Collard for 15 years yet to come, at 28s 4d per annum is worth:

£13 6s 8d

The yearly profit of 29 Hens, called Smoke Hens, paid by the several copyholders, or, in lieu thereof, for each hen, 12d:

£1 9s 0d

Total yearly value of the Manor: £768 2s 10d

Deduct rent reserved: £58 8s 4d

Deduct one-fourth in respect of the feeding of his majesty's deer, both red and fallow, upon all the grounds of the Manor:

£192 0s 8½d

Sub Total £250 9s 0½d

Clear yearly value of the Manor £517 13s 9½d

The survey continues with details of the value of the Timber Trees in the manor, and again in doing so provides a useful description of the forest waste including Fair Mead, High Wood, and Monk Wood.

The survey is signed by W Smith (Sir William Smith), Robert Treswell and John Thorpe, and is dated 30 June 1612.

Barely a year afterwards, on 15 June 1613, the Manor of Loughton passed, by purchase, to Sir Robert Wroth from the Duchy of Lancaster

# Ena's wartime memories

## ENA HAMSHERE

I remember very well when war was declared as at almost 12 years of age, my school summer holidays were being spent with my very good Auntie Emily and Uncle Andrew who lived in Chingford.

The morning of 3 September 1939 the radio was on, and we were listening to Neville Chamberlain. After that, everyone made for their air-raid shelters to start bailing the water out as there was so much inside, and it smelt very musty. There were some bunks, about four, I believe, so my Aunt and Uncle started to put in some blankets, etc, plus, very important, a torch.

Soon after that, my eldest brother Alec had cycled from our home in Buckhurst Hill to my Aunt and Uncle's to say I now had another little sister who was born the day before which was the 2nd of September, now making seven children. She was to be named Janet.

When returning to my parents, Margaret and George, and the rest of the family, it was lovely to see Janet, and so tiny.

We also had living with us mother's sister Auntie Lizzie who used to help my mother a lot, and also, Uncle Jack who repaired all our shoes.

My eldest sister Ivy who was a dressmaker had to go and work in an ammunition factory De La Rue in Walthamstow, mainly working with grenades. She was taught from the age of 4 years to play the piano, by another Auntie May (Williams)

At De La Rue, Ivy was the pianist for the factory *Workers' Playtime* shows, and the workers, mostly girls (as so many of the men were called-up for the war) dressed up and put on the shows; they were wonderful with such nice songs. *Workers' Playtime* on the radio was always lunch-time which we listened to.

My eldest brother, Alec, started work at age 14 at a wire works factory in Leyton and then for the Guardian Newspapers in Walthamstow. But then had to work on ammunition for the Plessey Company, which was in Vicarage Lane, Ilford. Being next to the railway it was a target for the enemy. The machinery was in the basement. Alec worked a milling machine which grinds things to the exact measurement, like bomb cases. The offices were on the second floor above. One night while he was working a bomb dropped and exploded on the second floor, wiping out everything. Soon after that incident he was conscripted into the Royal Artillery as a gunner, and serving with the Central Mediterranean Forces.

My younger brother, Dennis, was still at school, and with my next younger brother, Douglas, at Princes Road Boy's School. At weekends they would most likely go into the forest or woods and often come back with a rabbit or something. Even to this day I can't look a rabbit in the eye. They used to take a ferret with them. But we were never hungry during the war, our parents saw to that.

The house where we lived was in a direct line with the Balloon Barrage (as we called it, as the balloons were nearly always up) and the heavy ack-ack site, which was no more than a distance of quarter of a mile almost next to the RAF camp which was also in Chigwell.

The summers in those days were summers, sunny and warm, much different to the seasons now [2006].

When there had been heavy raids with bombing going on, we would find ourselves without water.

Next day water carts would come round and everyone would rush with their kettles, saucepans, buckets and whatever else one could grab hold of, and there we would await our turn for the man to fill our container at the side of the water cart. Oh! those were the days.

The sirens would quite often sound, and we would watch the planes fighting in the sky but it was always a blessing to hear the all-clear. The siren was situated right next to the police box and phone box by the Railway Bridge at Buckhurst Hill. Right opposite my very good friend Betty Leek's house, number 2 Roding Lane, the cottages are no longer there, Betty, I believe still lives in Buckhurst Hill but have lost touch with her.

During the summer I was home one lunch time, there was a raid on, I was eating my boiled egg with bread and there was a lot going on outside, A German plane dropped a string of bombs, fortunately in soft soil in the field, which was next to the house next door.

My mother during the daylight raid heard the loud sound of a plane getting quite close, so she opened the back door, which was to the side of the house, she looked up and saw the pilot of the German plane in his cockpit, something she never forgot. He flew low between our house and the house next door. Most probably to get below the balloons, I do not know what happened after that.

Of course everyone had to have blackout curtains at the windows and you were not allowed to have a peep of light showing from the house, if so, you would find the air raid warden knocking on your door saying 'Put out that light'.

My younger sister, Maureen, had not started school in those days and of course Janet was still a baby.

Our parents decided we should all be sleeping downstairs, and so my father put two beds together one on top of each other, but fixed together on blocks, so we were all quite happy about that, consequence being, no one went to sleep very early and Janet still slept in her pram.

Later on, I think it was April, there was another bad raid, and a land mine landed in the field next door if it had landed just a few feet in, onto the end of the road it would have caused much more damage.

The mine exploded and my auntie was thrown to the end of the hallway with the door on top of her, glass covered Janet's pram, glass everywhere, Maureen was crying, the beds fell on the boys and Doug ended up with a massive bump on his forehead. My sister Ivy knew something had happened when she got off the bus at The Stag, by the time she walked down the hill and home, it was chaos.

We stayed at the Buckhurst Way Clinic until the morning, where other people were, from there a sister of my Mother, Auntie May (Gower) very kindly let us stay with her and her family, until we were moved to a requisitioned house, 94 Queens Road, Buckhurst Hill, until after the war and our own house was made safe and fit to live in.

When we moved to 94, rations were very tight, so to compensate we kept chickens, rabbits, and ducks. The duck pond was a bit smelly to say the least. I couldn't eat the chickens, ducks or rabbits, but could manage an egg. But we all enjoyed the dried egg allocated.

Bananas were almost nil, those my Mother was able to get were given to Janet mostly, as she suffered with whooping cough for a year and the bananas were to build her up.

Both Janet and Maureen began school whilst we were living in Queens Road and attended St John's Church of England [School].

When moving to Queens Road which we all enjoyed, we had a Morrison Shelter in one of the rooms, it was made of steel, bottom and top, with steel mesh on the four sides. We felt quite safe under there during the raids. It was surprising how many could sleep in there when necessary. We also had a brick built shelter with bunks inside, in the garden

V bombs and 'Doodlebugs' started coming over. My Uncle, Arthur Bird, was killed by the first one outside Bush House as he was going to work.

My father was doing war damage repairs during the war, one daytime, in Woodford he and the other men were working; they heard this thing and then it cut out, looking up they found it zig-zagging and they were running in different directions, then it landed causing considerable damage, thankfully missing the men.

It was wonderful when VE Day arrived with all the celebrations going on, the Red White and Blue everywhere, the Union Jacks, the bunting, the bonfires,

My friend Betty and I decided to take both my younger sisters Maureen and Janet to London for the celebrations, we all enjoyed the time there, the atmosphere was unbelievable. By the time we returned to Liverpool Street Station it was midnight and the last train had left. Like everyone else we then slept on the floor until the trains started to run in the morning. When we arrived at Buckhurst Hill Station [we] discovered the station was all locked up, and we couldn't get out, there also happened to be a neighbour with his two little girls trying to get out of the station. In the end we were all climbing over the fence at 7 am to make our way back home, all very tired. But wouldn't have missed it for the world!

*[From WW II People's War – An Archive of Wartime Memories, written by the public and gathered by the BBC.]*

# Agriculture in Epping Forest during the Great War – Part 2

R L LAYTON

**Other food sources**

By 1918 food shortages were becoming more apparent and in February the Court of Common Council asked the Epping Forest Committee to consider whether there were any means possible within their resources to augment the supply of food. One avenue investigated by the Conservators was rabbits. A previous request in November 1917 to establish a

rabbit warren on the Forest as a source of food had not been granted. However, as a result of the request by the Court of Common Council a number of rabbits on the Forest were examined for signs of disease and found free and fit for human consumption. Unfortunately, there is no further information on how far this scheme went.

It was decided, however, that everything should be done to decrease the number of foxes and vermin to protect and increase the number of rabbits. After several complaints had been received about damage caused by foxes, the Superintendent contacted the local Master of the Hunt who agreed that some should be killed. One problem in the use of rabbits for food was that the rabbit numbers were decreasing. In 1915 and early 1917 Mr W Fortesque had been granted permission to ferret rabbits in the Forest to thin them out; later in October 1917 it was decided not to allow further hunting as the rabbits were not considered sufficiently numerous.

**Horses, cattle and deer**

The period 1900–1930 saw substantial fluctuations in the number of grazing and browsing animals on the Forest making a detailed analysis of the effect of the Great War difficult. However, a few succinct points may be made. In terms of horses the numbers remained fairly constant between 1900 and 1923 and then declined, probably as a result of urbanisation and a decrease in farms. During the war, however, the numbers were generally lower than the preceding or following five years – a possible result of horses being commandeered for military purposes.

The number of cattle increased between 1900 and 1911 and then declined until 1917, but in 1918 substantially larger numbers were put on the Forest and again in 1919, only to decline again in the 1920s. No specific reason can be suggested by the author for this dramatic increase towards the end of the war.

The deer numbers are also difficult to interpret; numbers peaked in 1902 and 1912, declining in the intervening years. During the war the numbers were again slightly lower than in the preceding years. Despite the total counted, the Forest Superintendent was convinced that the actual number of deer was higher and that the low numbers were partially due to the regular keepers being on active service, leaving the count in less experienced hands. Of course, it is also possible that some of the deer were poached.

**A miscellany**

As well as the concession of allowing allotments on the Forest, other changes took place, some of which contravened the Epping Forest bye-laws. Thus when Captain Van der Byl of High Beach asked permission to gather leaves from the Forest for use on an allotment, he was told that although it was contrary to the practices of the Conservators, because of the exceptional circumstances that prevailed, temporary permission would be given. In similar vein Leyton UDC asked for and obtained permission to place a tool shed and a temporary convenience on the allotments. The Conservators received a large number of applications to turn out goats onto the Forest. Again, although goats were not commonable animals, because of the exceptional circumstances (including milk shortages) permission was given. There were, however, certain restrictions: there were to be not more than two goats in each case, the goats had to be tethered and the owners had to be commoners.

Finally a number of other concessions may be mentioned. First, as many of the commoners were experiencing difficulty in obtaining bedding material for their cattle, bracken, cut from the Forest, was supplied by the Conservators. Secondly, when a certain commoner asked to turn pigs onto the Forest he was informed that this could not be granted as the time of pannage had expired, but that no opposition would be offered to the collection of acorns and beech mast in the Forest. Thirdly, in October 1917 permission was given to The Royal Society (Food) War Committee to gather chestnuts in the Forest and Wanstead Park. Fourthly, in 1917 East Ham Corporation was granted permission to cut grass on Wanstead Flats, within the Borough, to feed to council horses. In granting permission, however, the Conservators stressed that it was not to be regarded as a precedent. Finally, in April 1918 permission was given to Madame G M B Neve le Hon to collect medicinal herbs in the Forest for use in hospitals.

**Conclusions**

The First World War had a dramatic effect upon British society with the majority of the population assisting in the war effort in a variety of ways. The major contribution made by the Corporation of London in Epping Forest was a relaxation of bye-laws to assist the production of food.

**Acknowledgements**

I should like to thank the staff of the Guildhall Record Office for their help and for allowing the reproduction of the illustration which appeared in Part 1 of this article.

**References**

May be had on application to the Editor.

This article is reprinted from the *Essex Journal*, by kind permission of the EJ and the author, who at the time it was written, was Senior Tutor/Warden's Deputy at the Field Study Centre at High Beach.

# From *The Educational Record 1863*

Found by CHRIS POND

LOUGHTON — A public meeting in connection with the Loughton British School (in Smarts Lane) was held in the large room underneath the Baptist chapel, on the evening of the 22nd August. A large company sat down to tea, after which the Rev S Brawn took the chair. Mr Milne attended as a deputation from the British and Foreign School Society, and, with other gentlemen, addressed the meeting.

The school has recently been placed under Government inspection, with a new master, who gives promise of raising it to a better position than it has held for some time. The great difficulty is the irregular attendance, *arising from the*

*demand for the services of children to wait on the visitors to Loughton in the summer months*; and one object of the meeting was to show their parents how much a few years' steady attendance at school would benefit them in future life.

# The old printing trade – Part 1

TED MARTIN

In the past 20 years we have seen a quiet revolution in the methods of producing printed material which has largely gone unnoticed by the general public. However, this revolution did away with methods of composition and letterpress printing which had been around for 500 years and also with the traditions of an industry which just 40 years ago had seemed unchanging and completely secure.

In this area at the end of the 19th century there was a thriving general printing and newspaper industry all produced by hot metal composition and letterpress.

In 1870 Epping boasted two general printers William Griffiths and Alfred Legg. There was also Curwen's Tonic Sol-fa press at Plaistow (the subject of some previous articles in this *Newsletter*, see issues 151, 174 and 175). In 1882, Phelp Bros was based at Leyton Green and at Beulah Road, Walthamstow.

In 1890 Alfred Brimley Davis was printing at 'The Library' at Epping and he was still there in 1896 and had a branch in Loughton. William Dawson was at High Street, Walthamstow in 1890.

By 1896 we had M Hickman at High Beech Road, Loughton. Clark and Wakely were at Station Road, Chingford, and there was possibly the start of what was to become the long-lived firm of E G Ellis & Sons (see *Newsletters 154, 155*) in J G Ellis of Heathcote Grove, Chingford. At Queens Road, Buckhurst Hill, J W Phelp was also in business, possibly an offshoot or break-up of the 1882 business noted above.

Where newspapers were concerned the local paper in 1870 seems to be the *Waltham Abbey and Cheshunt Weekly Telegraph*. By 1882 the *Independent* of High Road, Leytonstone, and the *Walthamstow and Leyton Guardian* of Orford Road, Walthamstow, had made their appearance as had the *Woodford Times*. There was thus quite a large printing community for what was still partly a semi-rural area.

**Historical background**

All those printers mentioned above printed from movable type, which was a technique developed by Johann Gutenberg at Mainz, Germany, in about 1450. Before this, printing was carried out from incised wooden blocks or clay tablets. Like many other things, that process is said to have come from China.

Johann Gutenberg (c1394/1399–1468) was a goldsmith who began his experiments in printing in 1440 at Strasbourg. He returned to Mainz and by 1450 was successful enough to use his invention commercially but he had to borrow money to proceed. His loan was foreclosed in 1455 by Johannes Fust, who had advanced it. Gutenberg's equipment went to Peter Schöffer who worked for Fust and later became Fust's son-in-law. Gutenberg salvaged very little but may have carried on some business until 1460, but he died in comparative poverty in 1468.

Johann Gutenberg from the statue in Mainz

Gutenberg's method spread over Europe and spelt the end for the scriptoria which had produced handwritten manuscripts for the church and the wealthy, leading eventually to the availability of knowledge to all.

William Caxton

William Caxton brought printing to England, setting up at Westminster in 1477. Caxton (1420/4–1491), born in Kent, became a businessman at Bruges, spending 30 years there and eventually becoming English consul. On retirement he made a translation of *The History of Troy* from the French and to publish it learnt to print with one of the printers which had set up in Cologne. Friends wanted copies of this book and this made him start his own press in Bruges, also printing and publishing other titles. Back in England in 1476 he established his press at Westminster, printing and publishing for 15 years and producing 100 volumes many of which he first translated into English. Caxton also imported books and so became the first English printer/publisher.

In the 16th century printing and publishing were tightly controlled by the Stationers' Company, to protect its monopolies and, as an agent of the state, to suppress seditious and, in the religious area, controversial, publications – the authorities were well aware of the problems that free distribution of knowledge and news could cause. In the 17th century there were few towns and cities with printers and printing stagnated; but gradually the restrictions were

relaxed and printing presses began to spread across the country.

Because printing started in Europe, with the exception of Caxton, most early printers in London, Oxford and Cambridge were foreigners.[1]

Protectionism came in 1525 when an Act of Parliament decreed that aliens working in any trade whatsoever could not indenture foreign apprentices or employ more than two foreign craftsmen. Printing employers were also placed under the control of the Stationers' Company. Within a generation foreign employers had almost gone or were more likely to be employees than employers.

The Stationers' Company controlled every aspect of the trade. These included the number of impressions that could be taken annually of popular books, the number of copies that could be printed of any book (1,250) and the number of apprentices that could be employed. The right to print those books that were in the greatest demand (Bibles, law books and school books) was controlled by patent. Those books went to the printers who would pay the most for them. In the case of the Bible the cost of the patent and printing for one printer was £3,000, a tremendous sum at that time.

This stifled the trade and discouraged craftsmen setting up as masters, so creating a pool of permanent craftsmen and restricting the intake of apprentices. A Star Chamber decree of 1586, promoted by the Stationers' Company, also enacted that new printing offices could not be opened without a licence. The Stationers and the other trade guilds were being used by the government to carry out the labour and trade policy of the state.

A further Star Chamber decree in 1637 reinforced this. The Star Chamber was abolished in 1641 and so their previous decrees could not be legally enforced. In the Civil War period, the number of printing offices in London increased from 20 to 70 and the pamphleteers of this era provided much work for these printers.

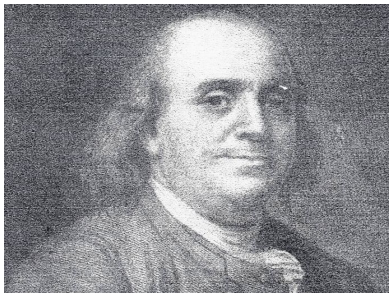
The Restoration of Charles II saw repression again imposed with the Licensing Act 1662 restoring the 1637 decree. This Act remained in force for over 30 years until it was allowed to lapse in 1695. After 1695 you could set up as a printer provided you respected the laws covering libel, obscenity and sedition. The power of the Stationers' Company began to decline from this time.

The overthrow of James II led to some Jacobites setting up underground presses. An amusing description of the panic when the authorities came to call is in Macaulay's *History of England*:

'The press was immediately pushed into a closet behind the bed; the types were flung into the coalhole and covered with cinders; the compositor disappeared through a trap door in the roof and made off over the tiles of the neighbouring houses.'

From about 1750, ideas of economic freedom began to grow: a new commercial middle class tried to break the stranglehold of the guilds and regulations were more frequently bypassed or ignored. The printing trade at the beginning of the century was free from state control and the number of firms grew. Book printing and publishing began to flourish when the Copyright Act of 1709 was passed leading to the replacement of patronage by subscription.[2]

In 1724 there were 75 firms in London and in 1785 this had grown to 124. The technology had not changed much in nearly 300 years but the professions of bookseller/publisher and printer and bookbinder were now well established. By the beginning of the 19th century, printers, booksellers and publishers had become separate professions, though some publishers maintained their own bookshops. The printer became the industrious mechanic and the publisher/bookseller the entrepreneur.



Benjamin Franklin

An American printer working in London as a compositor and pressman who later became famous was Benjamin Franklin. He worked in London in 1725 before returning to America to set up his own printing and publishing business. He was a signatory of the Declaration of Independence and, later, US ambassador to France. The epitaph he wrote for himself is interesting and demonstrates his faith in resurrection:

'The body of Benjamin Franklin, printer, like the cover of an old book, its contents torn out and stripped of its lettering and gilding, lies here, food for worms. But the work shall not be lost; for it will, as he believed, appear once more in a new and more elegant edition, revised and corrected by the Author.'

Because of the historical control of the industry by the Stationers and the location of Stationers' Hall, the main area for publishing and printing in London was Fleet Street, St Paul's and Holborn. Until the Blitz in 1940 drove most of them away, many book publishers were still situated in St Paul's Churchyard and the immediate area. The quiet technological revolution of the 1980s and 90s saw the national newspapers finally move away from Fleet Street after 400 years.

# House prices spiral

## TERRY CARTER

This article is adapted from a report in the *West Essex Gazette,* December 1964, a press cutting supplied by the Rev Jim Broadbridge, a Staples Road contemporary. Jim now lives in Langford, Bedfordshire (see the article at the front of this issue).

Many L&DHS members, like most of the general public, pay close attention to house prices, particularly their own. They form a major constituent of what many commentators call 'The Feel Good

Factor'. May be recent house price news has been a bit discouraging so, as a diversion, let us remind ourselves of the state of the local property market 45 years ago.

### 'House values are still soaring upwards by leaps and bounds all over West Essex

In the last 12 months prices have risen by at least 10 per cent and there is no indication that they will level off next year.

At Loughton there is almost nothing under £4,000 and little enough under £5,000. Even when cheap property is found there are usually mortgage difficulties.

At Epping, estate agents put the rise over the past year at between 10 and 15 per cent. Houses are selling easily, even at £11,000.

At Ongar, nothing built in the last four years is selling for less than £4,400.

One or two houses under £4,000 are still available at Harlow, but the demand is tremendous, and house agents expect another upsurge in prices in the spring.

From Buckhurst Hill, Mr Harry Rona [a well-known local estate agent] reported that house prices had doubled in the last five years.

'We always think we have reached the peak but we never seem to get there' he said. 'It's like a boomerang – people have to buy at high prices so they sell the same way.'

**Popular ranges**

Mr Rona has several hundred applicants on his books and a quarter of them want property in the £7,000 range.

Most popular is the range from £5,000 to £6,000, but people are still asking hopefully for property costing around £3,000.

Land, building and interest charges are all costing too much, said Mr Martin, of *Martin's Estate Agents,* Loughton.

He added that Chigwell Council was doing a marvellous job with its mortgage facilities – but there was not enough property available.

Houses resold after a year or 18 months were fetching an average of £800 extra.

Like other estate agents, he feels sorry for young couples whose savings are being outstripped by rising prices. Maisonettes, he thought, were the answer.

*William Worthy* reported 'The usual acute shortage of properties under £5,000'.

Above that price there was more demand in the Chigwell and Loughton areas than elsewhere. There were 500 applications on his books and 100 of them were for houses between £10,000 and £15,000.

*Quirk and Partners* of Loughton said the demand was far greater than the supply in the popular price range.

'There are about 100 applications for one house on average', explained a spokesman.

At Epping, it seemed that for some people money was no object. They wanted double garages to keep a car and a boat.

At Martins, the manager, Mr D Adams, said that the price for flats had risen out of all proportion.

'Building societies have been more lenient, but why can't the local authorities help young people more?' he asked.

'Five per cent of our applications are from the North East of England, due to the unemployment up there.'

A year ago a semi-detached house with four bedrooms and a garage at Crows Road, Epping, was fetching under £5,000. Now its cost is £5,500.

More and more young people are managing somehow to buy their own houses.

Yet a man earning £1,000 a year could not hope to borrow more than £3,000. A £3,500 house, if he could find one, would mean £500 down and monthly repayments of £19 12s 6d on the rest, with legal fees and insurance on top

**Will it continue?**

Most agents agree that the increase in property values will continue next year. Indeed, it seems unlikely that house prices will ever drop, though they may level off for a while because of difficulty in getting a mortgage.'

*Plus ça change* . . . , 2009 valuations may be very different, almost unbelievably so, certainly way beyond any 1964 forecasts at the time. However, many of these background comments still have a familiar ring today, except perhaps the one about more and more young people managing somehow to buy their own houses.

# Tailpieces

*Chris Pond sent me a few interesting comments on these pieces in* Newsletter 182*:*

**British Raj – John Redfern**

A Loughton connection was that Dr Robert Hunter, who had been a missionary in Nagpore, but was at home on sick leave during the mutiny, had his brother and sister-in-law, fellow missionaries, killed in the uprising. He thus decided to stay in the UK, which led to his coming to London and then Loughton, and compiling his massive 14-volume dictionary (see my *Life of Robert Hunter* (L&DHS, 1997).

**Boots at 1/6 – Terry Carter**

As the *Newsletter* was at press, Tania Blundy had her Loughton Bookshop repainted (it's now red instead of blue) and whilst the painter was working he uncovered an old fascia, which clearly read 'Ellis's boots and shoes'. *[Another quite extraordinary coincidence – Ed.]*

**Loughton the surname – Chris Pond**

The MP mentioned is Tim Loughton, now a Tory frontbencher. But he pronounces it 'Lawton'. This was written before his preference for forenames was known!

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