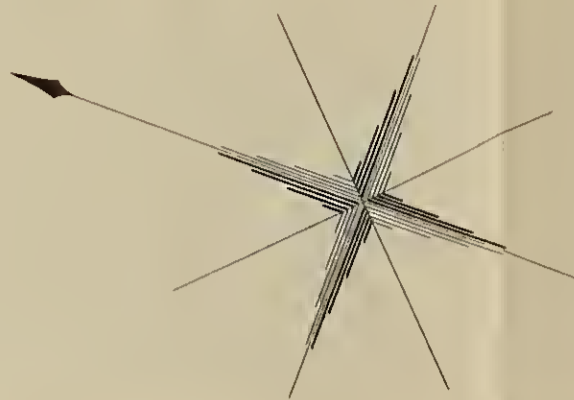


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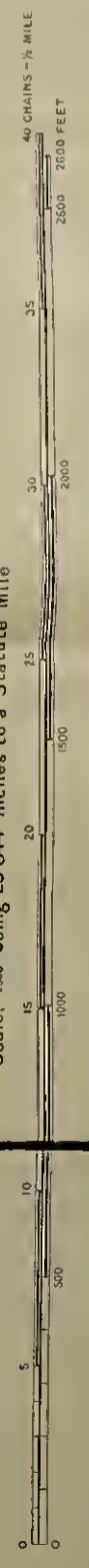
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MAP OF
**THE PARISH OF
 BROMLEY**

The Buildings, &c. recorded are coloured Red and are numbered according to their order in the Register.

Scale, 1/25344 inches to a Statute Mile



CITY OF LONDON & TOWER HAMLETS
 CEMETERY

Poplar Gas Works

EAST INDIA DOCK
 (Import) 1840



THE SURVEY OF LONDON: BEING THE
FIRST VOLUME OF THE REGISTER OF
THE COMMITTEE FOR THE SURVEY OF
THE MEMORIALS OF GREATER LONDON,
CONTAINING THE PARISH OF BROMLEY-
BY-BOW.

vol. I

EDITED BY C. R. ASHBEE, M.A.,
FROM THE MATERIAL COLLECTED BY
MEMBERS OF THE SURVEY COMMITTEE
AND PRINTED UNDER THE AUSPICES OF
THE LONDON COUNTY COUNCIL.

A.D. 1900.

40786
25/11/16.

LONDON:

P. S. KING AND SON, 2 AND 4, GREAT SMITH STREET, WESTMINSTER.

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"I have long had thoughts of drawing up something for London like St. Foix's *Rues de Paris*, and have made some collections. I wish you would be so good in the course of your reading to mark down any passage, to the end as where any great houses of the nobility were situated, or in what street any memorable event happened. I fear the subject will not furnish much till later time, as our princes kept their courts up and down the country in such a vagrant manner."

Horace Walpole to the Rev. Mr. Cole, Strawberry-hill, April 16th, 1768.

PREFACE.

This volume gives the result of a complete survey of the parish of Bromley, and is published by the London County Council as the first instalment of what is hoped to be accomplished for all London.

In 1896, 21st January, on the motion of Sir John Lubbock (now Lord Avebury), the Council resolved—"That the following addition be made to the order of reference of the General Purposes Committee—'To consider and report in the case of the contemplated destruction of any building of historic or architectural interest, what course of action the Council should adopt.'"

The result of this resolution was to make the General Purposes Committee of the Council the committee entrusted with the work of preserving, as far as the Council could, buildings of historic interest. The Committee took active steps to carry out the Council's wish, and on the 23rd February, 1897, reported to the Council what they had done with a view to giving effect to the above-mentioned resolution. In the first place the Committee deemed it essential that a list, as complete as possible, should be obtained of all buildings of historic or architectural interest in London, and they appointed a sub-committee to deal with the matter. With a view to obtaining the necessary particulars for such a list, a communication was addressed to certain societies, several of whom expressed their willingness to assist the Council. Subsequently it was decided that the best means of arriving at a satisfactory and expeditious mode of procedure would be to hold a conference with the various societies who had been asked to kindly assist the Council in the matter, and accordingly a conference took place at the County Hall on 4th December, 1897. Representatives from the following societies attended, viz.—Architectural Association; British Archæological Association; City Church Preservation Society; Committee for the Survey of the Memorials of Greater London; Kent Archæological Society; Kyrle Society; London and Middlesex Archæological Society; London Topographical Society; National Trust for Places of Historic or Natural Beauty; Royal Archæological Institute; Royal Institute of British Architects; Society of Antiquaries; Society of Arts; Society for the Protection of Ancient Buildings; and Surveyors' Institution.

In the course of an interesting discussion, during which the representatives of the various societies expressed their gratification at the Council taking action in the matter, and the hope that the interest shown by the Council would stimulate greater public interest in ancient buildings, Sir Robert Hunter, representing the National Trust for Places of Historic or Natural Beauty, stated that the members of different societies were all of opinion that some register or list of buildings, interesting by virtue of their antiquity or architectural beauty and associations

should be compiled. In support of this it was contended that at the present time there was considerable ignorance as to what London possessed in the way of buildings of interest, and that frequently it was only realised that a building was of historic interest when that building was in danger of being removed. The Trinity Almshouses were cited as an instance. A list or register would, it was thought, remove in a great measure the risk of losing such buildings. The Committee for the Survey of the Memorials of Greater London having already commenced to prepare such a register, it was thought that good purpose would be served if that committee were to continue its work in connection with the preparation of the register. In the end the conference passed a series of resolutions as follows—

(1.) That it is desirable that a register or list be made of buildings of historic or architectural interest in London ; and that the register be in such a form as to admit of amplification, both as to buildings and detail of buildings, according as future information comes to hand.

(2.) That it is desirable to form a general committee to include representatives of the different societies interested in the matter, and that the Council be requested to appoint representatives on such committee.

(3.) That the existing Committee for the Survey of the Memorials of Greater London, having already made a register of buildings in the east end of London, be requested to continue its work ; and that it is desirable that similar registers be compiled for the rest of London, it being understood that such registers are formed for the use of the London County Council.

(4.) That the General Purposes Committee of the Council be requested to consider the desirableness of the register being printed from time to time by the Council with suitable drawings and illustrations.

The General Purposes Committee of the Council afterwards considered these resolutions, and resolved that they should be adopted, and taken up to the Council.

The Committee thereupon made known to the Council that the Committee for the Survey of the Memorials of Greater London had already taken steps to compile a register of historic buildings in London, had collected a considerable amount of material, and had generously offered to hand over to the Council the result of its labours, so far as they related to London, if the Council would print the register. On the 27th July, 1897, the Council resolved to print the register, and voted the necessary sums for the purpose.

A still more important step was taken in 1898 by obtaining from Parliament the statutory power to protect buildings and places of historic interest. The terms of the statute are as follows—“ It shall be lawful for the Council if they think fit to purchase by agreement buildings and places of historical or architectural interest or works of art, or to undertake or contribute towards the cost of preserving, maintaining and managing any such buildings and places, and to erect and maintain or contribute towards the provision, erection and maintenance of works of art in London ” (London County Council (General Powers) Act, 1898, section 60).

Besides this the Council has acquired statutory power in several Acts of Parliament obtained by railway companies to take possession of all objects of archæological interest excavated by railway companies operating in London.

The Council has by these acts taken all possible steps to do what is necessary in the preservation and recording of places of historic interest in the county. It has been the pioneer among the local authorities of the country in the matter, and the statutory power which it obtained in 1898, or something equivalent, is now likely to be extended to all the county councils of the kingdom, with the result that places of beauty and historic interest may not be swept out of existence without good cause being shown.

The report of the Committee for the Survey of the Memorials of Greater London upon the first instalment of the register best explains the use and interest of the work thus begun, and it is accordingly appended hereto.

G. L. GOMME,

Statistical Officer of the London County Council.

The County Hall,
Spring Gardens,
September, 1900.

ERRATA.

- Page vii., line 19, 1st col., for *Crane* read *Cram*.
,, 11, line 12 from top, for William *Dean* read *Dan*.
,, 19, ,, 17 ,, *Wooding* read *Woodin*.
,, 20, ,, 8 ,, ,, ,,

The houses in No. XV. of the Register (pp. 43-44) are not all in the parish of Bromley, two of them (Nos. 1 and 3) being just inside Bow. They have been put together for the sake of convenience.

MEMBERS OF THE SURVEY COMMITTEE
DURING THE PERIOD OF THE WORK.

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[The late LORD LEIGHTON was former President.]

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INTRODUCTION.

In laying before the citizens of London the first volume of a work that may, perhaps, never be finished, but that at least seeks to mark down the main lines upon which her great history could be preserved and studied, it will not, perhaps, be out of place to say a few words as to the origin of the present volume, and those that may follow upon it.

Origin of
the work.

Six years ago the public conscience was stirred by the destruction by one of the leading municipal bodies of a great historic building, illustrated and described in this book (pp. 33—40). Some of those who were influential in saving portions of the wreckage for national purposes decided to form themselves into a committee and appeal to the public, with a view to compiling a register or survey of whatever was still left of interest in the eastern districts of London, and in those parts, still but little touched, into which Greater London was spreading. A line, 20 miles in length, was drawn northwards from Aldgate Pump, and southwards to the Thames, and whatever was bounded by the river on the south, by this line on the west, and by the circumference struck from Aldgate Pump north and east to the two 20-mile radii at either projection, was taken as within the scope of the Survey Committee.

This delimitation of boundary at first sight appears somewhat arbitrary, but a glance at the map will show the reason of the choice. Aldgate Pump was not only a historic spot in itself, but it marked the eastern point of the old City of London, and within the circumference thus drawn, lay not only the great East End, but most of the beautiful eastern suburbs that are rapidly being destroyed to make building room—for slums very frequently ; but if not slums, then, at the best, a sort of dreary villadom—for the vast population that is flowing out from the centre or being drawn in from perishing agricultural Essex.

The area
selected.

The area embraced the following parishes—

London Parishes.

| | | |
|------------|-------------------------|------------------|
| Bromley. | Ratcliff. | Aldgate. |
| Bow. | Shadwell. | Spitalfields. |
| Poplar. | St. George-in-the-East. | Bethnal Green. |
| Limehouse. | Wapping. | Hackney. |
| Stepney. | Whitechapel. | Stoke Newington. |
| Mile End. | | |

Middlesex Parishes.

| | | |
|------------|------------------|---------------|
| Tottenham. | Enfield Highway. | Ponders' End. |
| Edmonton. | | |

Essex Parishes.

| | | |
|-----------------|------------------|----------------------|
| East Ham. | Walthamstow. | Noak Hill. |
| West Ham. | Chingford. | Havering atte Bower. |
| Stratford. | High Beech. | Wennington. |
| Plaistow. | Waltham Abbey. | Aveley. |
| Upton Park. | Nasing. | Purfleet. |
| Forest Gate. | Epping. | Ockendon, North. |
| Manor Park. | Loughton. | Ockendon, South. |
| Great Ilford. | Buckhurst Hill. | Cranham. |
| Little Ilford. | Woodford. | West Thurrock. |
| Barking. | Woodford Bridge. | Brentwood. |
| Dagenham. | Barkingside. | Shenfield. |
| Chadwell Heath. | Aldborough. | Stanford Rivers. |
| Romford. | Theydon Bois. | South Weald. |
| Hornchurch. | Theydon Garnon. | Navestock. |
| Upminster. | Theydon Mount. | Harold Wood. |
| Rainham. | Lambourne. | Stapleford Abbots. |
| Leyton. | Chigwell. | Stapleford Tawney. |
| Leytonstone. | Warley, Little. | Stifford. |
| Wanstead. | Warley, Great. | |

These parishes were divided up into districts, and apportioned to members of the Survey Committee, who visited them, made drawings and photographs, and filled in forms, of which the one below given is a type.*

*

| | | |
|---------------------------------------|--|--------------------------------|
| FORM. | | |
| Name of Place and Position. | | Parish of |
| Ground Landlord, Leaseholders, &c. | General Description and Dates of Works. | Historical Notes. |
| Condition of Repair. | | |
| In the Register are | | Bibliographical References. |

These were then sent in to me for editing ; where necessary I myself visited the places in question, and the result may be seen in the records of the parish of Bromley. Some thousand drawings, sketches, and notes, covering various parishes, had been thus collected and arranged when a conference of the various organisations interested in Old London was held under the auspices of the London County Council, who, as a result, agreed to print that portion of the work which related to the County of London. This necessarily led to a change in the method employed. The out-lying parishes were allowed to stand over, though parishes like Ilford, West Ham, Leyton, and Barking had already been extensively surveyed, and attention was fixed on those nearer home—those, be it said, that are necessarily less interesting to the amateur, whose best work is done on Saturday afternoons and summer holidays.

As the work developed and the collected material increased, the size of the volumes had to be reconsidered. At first it had been hoped to put ten parishes into a volume ; then four parishes, then the parishes of Bromley and Bow together, seemed to be of size sufficient for one issue ; and, finally, the parish of Bow has been kept back, although it is already in part set up in print, and Bromley alone has been issued as the first volume of the Register. Develop-
ment of the
work.

The portion of the Register thus offered represents, therefore, only a small fragment of the Committee's whole work, whether for Greater London or for the more limited area of the county. The work is necessarily of many hands. In estimating its comprehensiveness, and also its accuracy, these facts have to be taken into consideration ; and while we hope and believe that this first volume is an accurate record of what existed in the area surveyed in the year 1894, it is only right to say that neither this portion nor the rest of the work lays claim to completeness : all that may be ventured is that, in the area undertaken, the Committee have tried to make the survey as complete as possible. The variety of hands at work alluded to above has necessitated a somewhat disproportionate and consequently incomplete treatment of parts of the survey, although the labour of each has been revised by myself, and the fact that in some, though very few, cases, we have been unable to obtain permission to visit, may have made us sometimes unwittingly miss out things that should, perhaps, have been recorded. The
Register.

As each portion of the work has been finally set up in proof by the Council's printers, it has in many cases received further valuable help at the hands of the Council's statistical officer, Mr. G. Laurence Gomme, whose historical and antiquarian knowledge has been placed unreservedly at the Committee's service.

The present volume is to be taken, therefore, as only a small section The volume
on Bromley.

of the work we have done, or have before us to do, and, in judging it, we ask that its aim shall be the critic's first consideration. This aim is briefly to stimulate the historic and social conscience of London; and we are glad to have received the help of the County Council in our endeavour to do this. We believe that if such a register as is here offered in this first volume were drawn up of every parish in London, it would go far towards preventing that destruction of the historic and beautiful landmarks of the great city that our Committee have set themselves to try and save; and we think that the parish of Bromley itself is a good illustration of what might have been done.

A glance through the present volume shows that of the sixteen objects or groups of objects deemed by us to be of sufficient importance to be recorded, six have been destroyed during the compilation of this work, and at least two others threatened with destruction. The drawings, photographs or plans in each case recorded as being in the Committee's MSS. collection, and of which some are here reproduced, will show the relative importance attached to the objects surveyed.

The parish
of Bromley.

It is sad to think of what might have been done with the parish, had there but been a little historical judgment, a little co-operation between the public bodies and the private holders of property to whose care the parish has been entrusted in the last few years; and our Committee are bold to think that had the survey been in existence seven years ago, perhaps some of the worst of the vandalism might have been prevented.

A reference to plates 32-36 of this book and to the map will show the beautiful conformation of the old high street, and also the points marked in red that we have recorded: a walk through the existing parish will show how this high street has been spoiled and disgraced, how its line has been disregarded, how everything in it has been sacrificed to the immediate requirements of the moment; as if those who have had the handling of it in the last few years had said:—"This is a slum, let the history or the beauty go, for the poor anything is good enough, and at all hazards we must make things pay." Where stood the picturesque 17th and 18th century houses with their tiled roofs and richly moulded timber cornices and canopies now stands a grim and melancholy casual ward. Where was the stately house of the Adams' time is now the goods depôt of the London and Tilbury Railway. Where stood "Tudor House" in its garden is now the somewhat conventional "open space," with a view of the factory chimneys beyond; where, next it, was the Old Palace of James I. is now a gaunt, uninteresting Board School; and where clustered the picturesque gable and chimneys of the half-timber inn of the "Seven Stars" is now a flaming gin palace of four stories.

These are merely cited as instances of the so-called "improvements"

in this particular parish that have taken place during the last six years, the period covered by our survey. Our Committee do not wish to imply that a good deal of this was not inevitable, but they plead that a good deal of it was unnecessary, and could, with proper municipal direction or advice, have been prevented.

Perhaps it may not be fair to take the parish of Bromley as an example of what is happening over the whole of London ; but sometimes one is apt to ask whether their historic conscience is entirely lost to the citizens of London, so swift, so complete, so apparently needless—and, alas ! so ignorant—is often the destruction of the records of their past.

Bromley as an example of what is happening all over London.

I was anxious to test how far the example of Bromley was a fair one, to discover how far this disregard of the historic conscience could be illustrated by what was happening over the whole of London, so I asked representative members of the various societies whom the Council has called in from time to time to assist in the work, to help me in making a list of beautiful or historic objects, whether in buildings, or in what may be called the amenities of London, that have been either destroyed or threatened with destruction during the last six years—the time over which we have been at work.

I cannot in every case vouch for the accuracy of the information supplied me, and in some instances where things have been only threatened, the threat in itself may have aroused sufficient opposition to lead to its withdrawal ; but all will, I think, be agreed in looking through my list, that we are confronted with a very serious state of things, and that the time has come when we should face the question of how best to preserve history, for the honour of our own and future ages ; that the time has come when our municipalities should regard it as a part of the duty they are called upon by the ratepayers to fulfil, and when we should adopt some such course as is adopted in the towns of Italy, of Germany, of France, even of America, for preserving reverently and generously the great things committed to our charge.

List of things threatened or destroyed in London during the last six years.

I place the list with the notes as they have been sent to me, putting first the things that have been destroyed since 1894, and next the things that have been threatened. I wish we might say that both were complete ; but this is far from being the case.

I.—BUILDINGS, &c., DESTROYED DURING THE LAST SIX YEARS.

(a) Inside the Administrative County of London.

| | | |
|---|-----|---|
| STRATFORD-PLACE ... | ... | The work of Robert Adam. In part, but so that the symmetry and dignity of the whole plan is destroyed. |
| HAYMARKET COLONNADES ... | ... | One of the best-planned late Georgian streets in London. |
| ADAM-STREET, ADELPHI ... | ... | One of the finest specimens of Adam's work (almost entirely). |
| THE ROLLS CHAPEL | ... | Containing the monument of Dr. Young, which was the work of Torrigiano, and also the mediæval chancel arch. |
| THE CITY CHURCHES | ... | <p>The church of <i>St. Michael, Wood-street</i>, of ancient foundation, was rebuilt by Wren after the Great Fire, and pulled down in 1897 under the Union of Benefices Act. On its destruction, the lower part of the tower was found to be mediæval, and the walls were on the ancient foundations. The parish is now united with that of St. Alban, Wood-street.</p> <p>The church of <i>St. Michael, Bassishaw</i>, also of ancient foundation, was in part also destroyed in the Great Fire, and rebuilt by Wren, who, as was his custom, worked in as much of the old building as he could. It is also being destroyed under the Union of Benefices Act, the parish being united to that of St. Laurence Jewry.</p> <p>The church of <i>St. George, Botolph-lane</i>, also rebuilt by Wren after the Fire, has been closed for years. It is, we understand, condemned under the same Act.</p> |
| THE OLD PALACE OF BROMLEY | | Built in 1606. Described in this volume (pp. 33-40). |
| TUDOR HOUSE, BROMLEY ... | | Described in this volume (pp. 21-23). |
| ALFRED STEVENS' LIONS ... | | Before the British Museum railings. |
| THE EMBANKMENT GARDEN OF CHELSEA HOSPITAL | | In part, and one of the finest cedar trees in London. |

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| THE "OLD BELL INN" ... | The last galleried inn in London on the Middlesex side of the water. |
| CHURCH-ROW, HAMPSTEAD... | In part. |
| ST. MARY WOOLNOTH CHURCH | The interior destroyed. |
| OLD MERCHANTS' HOUSES IN THE CITY | Nos. 10 and 11A, Austin Friars. No. 10 had a fine staircase. It was panelled, and the ceiling was painted on plaster with allegorical figures in the style of Sir James Thornhill. Built into the basement was an arch which had formed part of the cloister of the Augustine Friars. No. 4, Coleman-street, with its "Cedar Room," of date between 1610—1625. On the destruction of the house a quantity of mediæval pottery was found in a well beneath. |
| THE 17TH CENTURY HOUSES ON THE SOUTH SIDE OF BARNARD'S INN | When the latter was converted for the purpose of the Mercers' School. |
| CLEMENT'S INN ... | With its brick garden-house. |
| HARE-COURT, TEMPLE ... | In part. |
| DICK'S COFFEE-HOUSE ... | No. 8, Fleet-street, that was of 17th century date. Very famous in the literature of the 18th century. |
| ASHBURNHAM HOUSE, DOVER-STREET | Now replaced by flats. |
| COLEHERNE-COURT, EARL'S-COURT | Date about 1750. Recently destroyed, the site and garden, some two or three acres, to be built over. |
| BULLINGHAM HOUSE, OFF CHURCH - STREET, KENSINGTON | This was the house where Sir Isaac Newton died. The house and extensive garden have been built over. |
| THE 13TH CENTURY CRYPT, LAURENCE POUNTNEY-HILL | No. 4 that was. This was in perfect condition, and it was let by the Merchant Taylors' Company on building lease and destroyed. |
| THE LAST PORTION OF THE BLACKFRIARS MONASTERY, ON THE NORTH SIDE OF IRELAND-YARD. | Destroyed this year. |
| BEDFORD-SQUARE ... | Many Adam interiors destroyed. |

- RUSSELL-SQUARE The whole planning of the square spoiled by block buildings, and facades of many of the houses spoiled.
- FITZROY-SQUARE The elevations spoiled, and stonework painted over.
- HANOVER CHAPEL, REGENT-STREET, W.
THE "COCK TAVERN," FLEET-STREET.
- HARLEY HOUSE, MARYLEBONE-ROAD With beautiful timbered garden, and some of the finest planes in London.
- EMANUEL HOSPITAL, WESTMINSTER.
- CHURCH-ROW, ALDGATE ... 16th to 18th century date.
- CASS'S SCHOOL, ALDGATE... 18th century date.
- THE WARDROBE, STEPNEY... Adjoining, and formerly part of Gwynne House. It was destroyed by the London County Council in widening the thoroughfare.
- 17TH CENTURY MERCHANT HOUSES, BOW Opposite Bow Church.
- MITRE-SQUARE, ALDGATE ... With the remains of the Priory.
- PALESTINE-PLACE, BETHNAL-GREEN A group of 18th century buildings.
- THE "CATHERINE WHEEL INN," BISHOPSGATE. Part of the courtyard, with the galleries of the old inn.
- THE 18TH CENTURY RECTORY AND BOUNDARY WALL, BOW Where the front garden was has now been built a new bank premises, completely spoiling the line of the High-street and blocking out the view of the tower of St. Mary's Church.
- THE "SEVEN STARS" INN, BROMLEY See descriptions in this volume (pp. 41-42).
- SIR FRANCIS DRAKE'S HOUSE IN THE CITY No. 35, Basinghall-street that was.
- 17TH AND 18TH CENTURY HOUSES IN ST. LEONARD'S-STREET AND HIGH-STREET, BROMLEY See descriptions in this volume (pp. 24, 43-45).
- HALF-TIMBER HOUSES IN MILE END AND WHITE-CHAPEL ROADS Mostly destroyed by the new railway improvements. These were of dates varying from 16th to 18th century; they are partly recorded in the Committee's Register.

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| COOPERS' ALMSHOUSES, RAT- CLIFF | Recorded in the Committee's Register. |
| SKINNERS' ALMSHOUSES, MILE END | Recorded in the Committee's Register. |
| NOS. 84 AND 85, HIGH- STREET, PUTNEY | Early 18th century houses, with fine stair- cases. Pulled down by the General Omnibus Company. |
| THE GABLES, WANDSWORTH- COMMON | Two houses of late 17th century date Replaced by a pauper establishment. |

(b) Outside the Administrative County of London, but within the
Greater London Survey.

| | |
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| ROKEBY HOUSE, STRATFORD | Where now stands a music hall. |
| KEW BRIDGE | One of the few remaining stone bridges on the Lower Thames. |
| SALWAY HOUSE, LEYTON ... | Of 17th century date, gate piers only left. |
| GROVE HALL, WOODFORD. | |
| THE ABBEY WALL, WEST HAM | This was early Norman work, and destroyed by the Great Eastern Railway. |
| 17TH AND 18TH CENTURY HOUSES IN HIGH-STREET, EAST HAM. | |
| SALISBURY HOUSE, ILFORD | The garden has been built over and the front blocked out. |
| IVY LODGE, PLAISTOW ... | Elizabethan date, destroyed by the West Ham Corporation. |
| THE GREYHOUND INN, WEST HAM | |
| FAIRMEAD HALL, HIGH- STREET, STRATFORD | Elizabethan date, L shaped plan. |
| LEASOWES, LEYTON | } Of varying dates from 16th to 18th century, containing beautiful panelling, wrought iron gates and other detail. |
| SUNNY SIDE, LEYTON | |
| LEA HALL, LEYTON | |
| STRATFORD GREEN | Built over in part by the new Technical Schools. |
| CAPPER'S HOUSE, LEYTON ... | Recorded in the Committee's Register. |

II.—BUILDINGS, &c., THREATENED DURING THE LAST SIX YEARS.

(a) Inside the Administrative County of London.

| | | |
|--|--------|---|
| CHELSEA HOSPITAL. | | |
| TRINITY HOSPITAL, MILE END | | Saved in great measure by the agency of the Survey Committee. (See the Trinity Hospital Monograph issued by the Committee.) |
| ST. MARY - LE - STRAND CHURCH. | | |
| ST. CLEMENT DANES CHURCH. | | |
| ST. MARY'S, STRATFORD ATTE BOWE, CHURCH | | Saved in part by the agency of the Survey Committee and recently restored by the Society for the Protection of Ancient Buildings. (See the Bow Church Monograph issued by the Committee.) |
| 16A, BROOK-STREET | ... | One of the most beautiful pieces of Adam's work in London. |
| THE INNER TEMPLE GATE- HOUSE | | Together with 17, Fleet-street, the reputed Chancery of Cornwall; but now saved by the action of the City and the London County Council. |
| ST. MARY WOOLNOTH CHURCH | | Exterior only (by conversion into a station). |
| THE JEWEL TOWER, WEST- MINISTER. | | |
| THE CITY CHURCHES. | | |
| ST. ETHELBURGA, BISHOPS- GATE | | Threatened under the Union of Benefices Act. |
| LINCOLN'S INN FIELDS | ... | The western side, with the Inigo Jones Mansions. |
| CHRIST'S HOSPITAL. | | |
| SIR JOSHUA REYNOLDS' HOUSE IN LEICESTER-SQUARE. | | |
| TURNER HOUSE, CHELSEA... | | Now saved. |
| THOMAS CARLYLE'S HOUSE IN CHEYNE-ROW | | But now saved mainly by the enterprise of Chelsea residents and American subscribers. |
| SIR ISAAC NEWTON'S HOUSE. | | |
| NEWGATE | | The facade of this is one of the best works of the younger Dance. |
| BROMLEY CHURCHYARD, WITH THE HUGUENOT TOMBS. | | |

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| CHESTNUT HOUSE, OLD FORD, BOW | Late 18th century date, but containing carved oak and stone fireplaces of early 17th century date. |
| FERN SIDE, WANDSWORTH COMMON. | |
| IRONMONGERS' ALMSHOUSES, KINGSLAND-ROAD, N.E. | Now saved. |
| TEMPLE GARDENS | In part. |
| GOLDER'S HILL ESTATE, HAMPSTEAD | Since saved. |
| CHURCHYARD BOTTOM WOOD, HIGHGATE | Since saved. |
| LATCHMERE ALLOTMENTS, BATTERSEA. | |
| THE BURIAL - GROUND OF BRIDWELL HOSPITAL | At the corner of Tudor and Dorset-streets, E.C. The Corporation intend building on it. |
| THE BLIND SCHOOL, S.E. ... | The generating station for the Baker street and Waterloo Railways. |
| GROVE HALL, BOW. | |

(b) Outside the City and County of London, but within the Greater London survey.

| | |
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| THE GREAT HOUSE, LEYTON | With its panelled rooms and Thornhill paintings. |
| LAKE HOUSE, WANSTEAD ... | With its banqueting hall and paintings. |
| PYMME'S PARK, EDMONTON... | But now saved by the action of the Middlesex County Council. |
| VALENTINES, ILFORD ... | The ground being gradually cut up for building. |
| CRANBROOK, ILFORD ... | " " " |
| THE ANGEL INN, ILFORD ... | A 17th century coaching inn. The old sign only left. |
| ILFORD HALL, ILFORD ... | Stands in a fine garden. |
| GREAT DESIDERATUM CLUB HOUSE, ILFORD. | |
| BOLEYN CASTLE, UPTON PARK | Fully described in the Committee's Register. A fine Tudor building, with garden and grounds. |
| PEST HOUSE COMMON, RICH- MOND. | |
| THE HOME FIELD, CHISWICK. | |

| | |
|--|--|
| TOTTER DOWN MEADOWS, TOOTING | Sold to the London County Council for building artizan dwellings. |
| THE OLD TITHE BARN OF CUMBERLAND HOUSE, PLAISTOW | Probably the tithe barn of West Ham Abbey, and reputed the largest in Essex. |
| HARE HALL, ROMFORD ... | Now saved ; a stone-fronted house, built in 1769 from the designs of Payne. |
| GIDDEA HALL, ROMFORD ... | The house of an ancient manor of Westminster Abbey ; it was originally built by Sir Thomas Coke, <i>temp.</i> Edward IV., rebuilt by John Thorpe in the early 17th century, which was again destroyed in 1720, and the present building erected by Sir John Eyles. |
| SHERN HALL, WALTHAMSTOW | A 17th century manor house, with beautiful grounds. |
| RECTORY MANOR, WALTHAMSTOW. | Of early 19th century date, but containing some earlier fittings. |
| THE TEMPLE HOUSE, EAST HAM | A beautiful little example of early 18th century garden architecture. |
| RANCLIFFE HOUSE, EAST HAM. | |
| RAY HOUSE, WOODFORD. | |
| MANOR HOUSE, WOODFORD. | |
| WALWOOD HOUSE, LEYTON- STONE. | The grounds cut up and built upon ; the house still standing. |
| STRYPE'S VICARAGE, LEYTON | This was the residence of the famous antiquary. It has been saved by conversion into a church-house. |
| THE OLD TOWN HALL, BARKING | A beautiful Elizabethan building, carried on an open timber arcade, and standing in the market-place alongside of the abbey gateway. |

Where the above-mentioned are in private hands, it is, of course, difficult to bring public pressure to bear ; but it is as often as not the case that a public or semi-public body has been responsible. Thus examination will show that, among others, responsibility for the care of, or blame for the destruction of, the places above enumerated has lain with such bodies as the London County Council, the London School Board, the Charity Commissioners, the Elder Brethren of the Trinity House, the Office of Works, the Ecclesiastical Commissioners, the War Office, the Bedford Estate, &c.

In some cases it would have been difficult, perhaps impossible, to retain some of the buildings, &c., specified, even with the most conservative intentions or the most generous expenditure ; but the fact of its being possible to draw up within the limited period of six years such a list as the above, is in itself a very serious indictment against the common sense and the administrative capacity of the citizens of London. It touches their credit with posterity. That they should be so ready to thoughtlessly destroy the noble and beautiful things committed to their charge argues an indifference and a want of trust that it will be difficult at some later time, perhaps even impossible, to explain away. "*Quem deus vult perdere*" can be not inappropriately applied to the guardianship of our historical heritage. Are we incapable, or not, of maintaining our trust as the centre of empire? The question is a grave one, the trust may be taken from us.

The historic record of London.

The greatest city of England—of the whole world—should not only look to the preserving of her historic record, she should go out of her way to see that immediate, that short-sighted considerations, whether public or private, should not intrude themselves. To the Canadian, the Australian, the American, the son of a new world of our own blood, this great London that he comes home to see is interesting not for its modernity, not to him even for its life, it stands to him as a symbol for the majesty of history. We ought not to let parochial considerations prejudice this idea. It was a wise axiom of William Morris' that whenever a great piece of history or a noble work of art was threatened with destruction, it was because "somebody wanted something." There was no real desire on the part of the public to destroy a Trinity hospital, a "Wren" church, an Elizabethan palace, an open space. The public was ready for a lead always if the case could be fairly put before it; but there was somebody behind who was more pushing, some brewer who wanted to enlarge his yard, some impecunious landlord who wanted to realise, some building speculator who had a scheme to develop, some official in a Government department who wanted to show a good balance-sheet for the year—somebody who wanted something.

It should be the object of a wise municipality to have a means by which the public interest should be safeguarded against the private encroachment that is implied in its not having a first say in matters of this kind. I do not mean that the municipality should buy up every old house, pledge itself to turn every open space into a garden and so forth, but that there should be some means by which the public should be first consulted when any question arose that affected the history or the dignity of London; and the proper body to supply this means would seem to be the London County Council. It has obtained the necessary statutory power; it has already taken action in one case under that power, and if properly advised in each case it would be the most authoritative body to bring about the desired results.

A means of safe-guarding the historic record.

Expert
opinion and
the London
County
Council.

But what is it that actually happens? A piece of London history comes under the hammer, let us say, and the Council may or may not get information in time to act. If it is asked to step in and do something, there is at present no proper machinery by which the Council may consult the views of those who have made this subject their special study. Nobody has any *locus standi*. Nobody can take any action. The inevitable result is that two things happen, each of them bad. An agitation, which almost invariably resolves itself into an attack, is started in the public Press, and the individual members of the Council are lobbied by the parties interested on both sides. This is unfair to the public, but it is unfairer still to the members of the Council. But if expert opinion were so organised as to be able to advise the London County Council quickly and effectively in all cases of this kind, it would be a great step forward in the safe-guarding of London's right to the enjoyment of her own history.

A suggested
organisa-
tion.

Co-operation
of Muni-
cipality with
private
enterprise.

We are constantly met in our desire to adapt things of a past age to the needs of our own with the difficulty of their inappropriateness. I have heard Mr. Sidney Webb say that it might become a serious question for the Council to have upon its hands a number of old empty houses for which there was no particular purpose, and which had to be kept up. The difficulty is, however, not so great as it seems. A purpose should, and I consider can, always be found if we go the right way to work ; but the right way is not necessarily the purely utilitarian way. A Committee ought to be formed to put itself in touch with all the various social agencies that are each in their way seeking to work in the direction of the raising of the standard of life in the community. There is the Church, there are the various Nonconformist centres, the clubs, the University settlements, the trade unions, there are the societies, antiquarian, historical, and so forth, there is the National Trust, the Society for the Protection of Ancient Buildings, and other organisations. It will, I think, usually be found that when any of these bodies are approached in the right manner, sympathetically, and on account of what I have called the historic conscience, they respond in a like way. If the County Council would instruct its Committee to act with such a committee permanently, the results would, I am convinced, well repay the endeavour.

The recent case of the destruction of Tudor House by the London County Council itself rather illustrates what I mean. Here was an Elizabethan house, not perhaps in itself intrinsically valuable, but which there was no great need to destroy. The illustrations and description given in this volume will show that it possessed æsthetic and historic interest. An offer was made for its maintenance and upkeep as a University settlement ; but the wise assimilation of the two municipal services of education and recreation was never really placed before the Council, and the project was lost.

I have ventured to go thus fully into the question of what might be done if the Council pursue the wise course it has already started upon of calling to its assistance, and giving the lead to, the various bodies, societies, and voluntary associations who are each in their own way working for the ennobling and improvement of London, but I think that there are still some greater and more important questions that would be touched upon, that might even be more wisely settled than they are at present ; these are the housing question, the question of parks and open spaces, the question of museums, and the question of nomenclature.

Larger
questions
involved.

The reflections here following are offered, not so much as my own, but as held for the most part by my colleagues on the Survey Committee, and deduced by us from the experience we have had during the progress of our work. That the suggestions they call forth appear, in many cases, incompatible with the method under which modern municipal government has to be conducted, or that they trench upon the province of other Government departments is not our concern. Our object is merely to state facts, or to show up what we believe to be abuses from the point of view—social, historical and æsthetic—from which we handle our subject. It is for the legislators to devise the way out.

Of these questions by far the most important for the life, moral and physical, of the community is the housing question. What is it we find? We who have searched and recorded what remains of things that are beautiful or health-giving or dignified in those districts of London beyond the far East-end, whither its vast population—its poor—gravitate, perhaps have better opportunities than others of knowing. We hear much talk about the housing of the poor in the centre, we see great experiments being tried, we see masses of the population drifting outwards. But what happens to them, what becomes of them, where do they go? The answer to this our Committee can supply in its search work. We find that for every slum destroyed in the centre, half a dozen are run up in the suburbs ; we find that while the legislators are theorising and experimenting as to how the poor should be housed inside the County of London, the jerry builder is solving the problem for them outside, to the infinite loss and detriment of the community. We find estate after estate, park after park, coming under the hammer, the trees cut down, the roads stupidly planned ; everything, in short, sacrificed to the financial exigencies of the few people immediately interested.

The housing
of the poor.

It needs no prophet to foretell that all this work will some day have to be undone at great cost and great loss. To any one who has studied the needs and requirements of the poor who are drifting into these new and dreary suburbs of Greater London, for the most part outside the county

area, it is clear enough that what is being offered them is a mere makeshift, a habitation in which life of any dignity or nobility is impossible, a condition of things that is seldom better, sometimes worse, than the slums and side streets of the centre from which they have been driven.

The needless
destruction
of great
estates.

The building contract system strikes at the root of all nobility in planning — architecture is non-existent. Building Acts are but little protection against bad or slovenly building; the difficulties of distance and travelling are added to the ugliness of life; for the children nothing is done; nothing is done to protect the open spaces, the trees or gardens, that might with proper planning be preserved; if there is any beautiful object of the past, some house, perhaps, that could be utilised for library, club, museum, school or parish purposes, it is torn down and sold to the wreckers for its value in old materials; while as for that quality of beauty in old roads or streets, the lie of the land, the disposition of the buildings, &c., all those things that make a locality interesting, and that were instinctively felt and understood by our ancestors, they are merely dismissed by the people who pride themselves as practical, with suspicion and contempt.

There are at least ten such estates at the present moment, some of them with parks and gardens that the care of centuries has brought into being, some with historic houses, whose interiors will bring high profit to the Wardour-street dealers for West-end mansions, that we have recorded as about to be destroyed. Since the starting of our work, perhaps twenty such have been broken up. We consider that a wiser, a more far-sighted policy, would so handle those estates that they should conduce to the well-being and the healthier life of the poor whose habitation they are to become. There is no reason why the estates should not be properly laid out, the roads planned in accordance with the existing trees and avenues, the gardens preserved for common enjoyment, and whatever fragments of local history there may be to start with, saved for the pleasure of the community that is to come—no reason, except the sordid utilitarianism of the system under which they are destroyed.

We Londoners flatter ourselves that with the more enlightened municipal government which we enjoy we now take more thought for the well-being of the community than was taken in such matters in the beginning of the present century or at the end of the last. But are we sure that we are not deceiving ourselves? Is any attempt made now to lay out a suburban estate such as was once the Bedford Estate in Bloomsbury, or the Tredegar Estate in Bow?

Writing to me in 1895 on the work of the Survey, one of the older members of our Committee, to whom its work is much indebted, and whose

words for their pathos as well as their direct bearing upon the subject I make free to quote here, said—

“ I have been grieved to see so many places cut up and destroyed—
“ mansions and buildings pulled down during the last 40 years. When I
“ lived there (at Bow) it was all fields around. We could see from our
“ landing window 29 church spires—from Shoreditch to Forest Gate—and
“ St. Paul’s Cathedral, and the first mistletoe I gathered (or saw) was on a
“ tree in Bearbinder-lane, a name now almost forgotten. Then the walk
“ over to Limehouse was by Bromley *Fields*, and part of the wall of the
“ Convent was existing in Three Mill-lane—and the Palace now gone too !
“ At Leyton, the Grange with its five avenues existed, and we used to walk
“ over cornfields to the church, where now hundreds of houses are. Harrow
“ Green was a quiet country spot with the old cage and pound, and Leyton-
“ stone, a rural Quaker retreat ; Wallwood House in a pretty little park ;
“ Walthamstow a drowsy village in the fields, *now* a perfect horror ;
“ Wanstead the same, but too urban now ; Upton, Plashet, East Ham and
“ Little Ilford, charmingly quiet and untouched—and I might go on so.”

Instead of planning vast stacks of model dwellings in the heart of the great city, would it not be a wiser course to secure some of these beautiful districts in the immediate suburbs, such as our Committee has marked down as doomed from its point of view, and lay them out intelligently for the future citizens of London? We believe that were the means for doing this made easier, the actual work of housing could be done not only much more cheaply but much more beneficially for the health and life of the poor, and we are convinced that had this been done 25 or 30 years ago, much of the misery, the ugliness and the degradation of East London as it now exists would have been saved.

The wisdom
of the
policy of
reservations.

I have often thought that if a few philanthropists were to form themselves into a committee for buying up land in the outlying districts of London, and be content to hold this till the times were ripe, binding themselves to make no return beyond perhaps a 3 per cent. dividend when the new area ultimately came to be built over, and at the same time made it their object to save the amenities of each district they handled, the results would be better than any Peabody or Rowton or Boundary-street undertakings. It would, in fact, be carrying out in practice that wiser and more far-sighted policy of “reservations” pursued in Massachusetts, and from which not only our philanthropists, but our municipalities might take a lesson for the future of Greater London.

If the housing question is the most important, that of parks and open spaces appears to us, from the conclusions which our investigations have forced upon us, to be inseparably connected with it. To us it seems that while the municipalities are allowing the real parks on the outskirts of

Parks and
open spaces.

London to be destroyed, they are only playing with the subject. The question should be treated much more broadly and on a larger scale. It is too apt to resolve itself into a mere matter of ring fences and band-stands. Every year what is practically a new town of from 20,000 to 50,000 inhabitants, is thrown off from London. What we would like to see is some means by which the existing parks and open spaces that are being sacrificed for these mushroom towns should be safeguarded and preserved.

I am not saying that it is not a wise plan to buy areas in the heart of the metropolis for purposes of "lungs," but what we want to insist on is the comparative waste and extravagance of the system by which small and costly areas are preserved at a very high charge to the rates, when large and beautiful tracts could be acquired at often agricultural prices in the near suburbs. All the time, moreover, the population is drifting away from the centre, and we are laying up for the future an exaggeration of that very problem which we are now trying inadequately to solve. Were the population of London stationary and non-migratory, our method of going to work would be sound enough, but at present it is short-sighted, haphazard, and recklessly wasteful. My Committee plead for a larger, wiser, and more statesmanlike manner of handling the problem; a manner that shall take into consideration the drift of population, the gravitation of trades, the effect of the new railways now under construction, and the great decentralising influence of the bicycle and other methods of locomotion. We plead that the parks and open space problem shall not be treated in the rather parochial way in which it is at present treated, that it shall be regarded as part of the greater question of the amenities of municipal life, and that, perhaps, by some combination among municipalities, or by some action taken in conjunction with private individuals, a wiser and more far-sighted policy in such matters should be adopted.*

* Since writing the above, I have come across an instructive confirmation of the facts which our Committee seeks to bring home, and upon which its conclusions are based, in the recently published Blue Book on Education and Population in London. In the General Report of Mr. T. King, Her Majesty's Senior Inspector of Schools, relating to the Metropolitan Division, which comprises the district of the School Board for London, the County of Middlesex, and portions of Essex and Hertfordshire, he says—

"Streets and dismal crowded courts of small houses are destroyed, and gigantic warehouses, or still more enormous 'buildings,' are being erected in their place. In both cases the poor are driven to herd together again in some new den, whilst the workmen seeks a home outside London, unless he can find rooms in a 'building.' Thus a considerable decrease of population is being caused in many parts of London, and, though the loss may be balanced to some extent by increases in other parts where building is still in progress, yet competent judges consider that London, as at present constituted by law, will not increase much in population, as it cannot in extent. On every side, however, great towns, too closely joined to London even to be called suburban, are daily increasing, from Stratford round to Chiswick, and from Wimbledon round to Greenwich, where alone, within the boundary of London, there is still extensive space for building. On the east and north-east of London the increase of population is extraordinary; and the workmen's trains on the Great Eastern Railway alone transport daily men enough to fill a large town, men who leave their wives and families at home."

Among the other questions of importance to the community that in ^{Museums.} the opinion of the Survey Committee would receive a more intelligent consideration were that Court of Appeal of which I spoke above instituted, we place that of museums and of nomenclature. People fail entirely to recognise the great importance of both these things to the community. They are educational factors of the highest influence, provided that intelligent consideration is given them. At present both are practically disregarded, they play no part in municipal life.

To most people a museum suggests cases of stuffed animals, or at best something dead and unconnected with living things. A lumber room into which you put stuff which you do not want to throw away, but are at a loss to know where else to bestow it. The manner in which our great collections have been gathered and housed, all at random and higgler-muggler, has lent colour to this. We who have watched during the last six years the breaking up of what we consider should be the real store-houses, plead that the spirit of collectomania is not the spirit upon which a museum should be formed. Every museum, we consider, should have a definite purpose, a historical setting, a reference to the locality in which it is placed, and above all should be connected in some way or other, whether through the school, the technical college, the church, or the industries of the locality, with the life of the district in which it is situated.

That there should be one central collection is in itself questionable, though admissible perhaps from an educational point of view for students. But it need not be large in order to be educational. The genuine student, moreover, will go to where the things are he is in search of, and the result, as a rule, of gathering all things together under one vast roof as at South Kensington, means that the classification is incoherent, and the things so huddled up that they are unapproachable. Many of the priceless treasures stripped from beautiful houses and churches in London suburbs and at present at South Kensington, might as well be in Wardour-street cellars, for all the benefit either the student or the community reap from them. What we would like to see would be a number of small municipal museums in different parts of London, connected in one way or another with local organisations, and, wherever possible, set in some historic house and surrounded by the garden that is already in existence. Among the great houses that our Committee has surveyed which we consider would well serve such a purpose, and some of which are now threatened with destruction, or will shortly be, we would name * Pymmes Park, Edmonton, with its Elizabethan interior ; Great House, Leyton, with its Thornhill paintings and beautiful oak-panelled rooms ; Lake House, Wanstead, with its painted banqueting chamber ; Boleyn Castle, Upton Park, with its charming Elizabethan work,

Municipal
collections
and centres
of study.

* Now fortunately saved owing to the wise action of the Middlesex County Council.

its memories of the unfortunate queen whose name it retains ; Eastbury House, Barking, and Parsloes, Dagenham, with their wonderful interiors and the records they share between them of the Stuart families and the Gunpowder Plot ; all those places, and they are only a few of those that might be mentioned, are surrounded by beautiful gardens, there are still flowers and trees in them that it would be impossible to plant again in new ground under London atmosphere, and all could be connected with some existing local organisation, and become centres for small historic collections of the different and scattered parishes in which they are respectively placed.

The lost opportunity in Bromley.

It is private enterprise that will do all this and form the collections if the municipality will take the lead intelligently. When our Committee was at work in Bromley a variety of local records and objects dealing with the history of the parish was offered to us, but we had nowhere to place them, and knew not what to do with them. It would have been perfectly easy to have formed a historical museum in Bromley within the last six years, as beautiful almost as the Musée Plantin in Antwerp itself. The Old Palace described in this volume would have been its fitting home, and this could have been attached without any difficulty to the new school erected by the School Board. There was the nucleus there of one of the most beautiful collections in London ; and I know many residents in Bromley and East London generally, who would have been only too glad to have given records of local history, and also money to assist in such a project. It would have meant establishing a "Monument Historique," such as is constantly done in similar cases in every city in France and other countries more enlightened in these matters than ourselves. It would have been possible to construct in this Palace a complete visual picture of the old parish of Bromley from the time of Chaucer, when the monastery stood there, through the period of the Royal manors into the time of the merchant princes. There would have been the records of the Armada heroes who came and settled there, of the the Scotch colony, who brought with them their foreign craftsmanship of the plaster ceilings, of the Huguenot refugees, whose tombs still stand in the churchyard, and of the Bow and Bromley pottery makers of the last century ; in short, an epitome of the life of a London parish preserved in a most exquisite setting, and of the utmost value for its beauty and its living interest to the young citizens who are bred in what is now a disgraced slum. Had it but only been for the comparison between what is left and what might, with a little intelligent guidance, have been preserved, it would have been good to have seen that thing done. Every chance, every hope of it has now in these brief six years been swept away !

Nomenclature.

It is, perhaps, in the matter of nomenclature that the historic record is most affected, and where the aid of the private student, the historian, and

the antiquary would be most at the community's services if the questions involved in it came under the consideration of the Court of Appeal. There is a good deal to be said for leaving everything that has to do with the naming of streets and districts to the haphazard choosing of individuals; under normal conditions, they may be said to choose rightly, by instinct. But the conditions under which historic estates are torn down and built over by speculative contract are not altogether normal. The Englishman has a healthy objection to the French system of changing all the names at the whim of the municipal officer in power; he deems it a sad break in the historical continuity. But when a whole page of history is wiped out for him in his own London, and a jerry builder and an estate surveyor let loose to name the streets after their various sentimental associations of foreign travel or otherwise, it does not appear to him that his proceedings are one degree less foolish than the freaks of his French neighbour. What should be aimed at is some sort of compromise. The historic association and the whims of the individual that may or may not go to the making of new history should be combined.

It is difficult to realise how important often this apparently trifling question of nomenclature may become. The instances in Bromley itself, and already referred to, may be again cited. The name "Tudor" House from the Tudor of the Scotch colony who lived there in the reign of James I. had been practically lost, merged in the numbering, while the Old Palace merely appeared as No. 4 and 6, St. Leonard's-street. Had the name been preserved, it is just possible that the School Board authorities, who were quite unaware of what it was they were purchasing, might have received that timely warning, which they so regretted not having had, when it was too late. Another illustration that may be cited is the recent naming of the new Borough of Poplar, which includes the parishes of Bow, Bromley and Poplar. Had the nomenclature been considered from the historic point of view, the naming would certainly have been different. There are occasions when it may be advisable to obliterate history, or to make new history in preference to retaining the old, but there is never any excuse for doing this unintelligently or wantonly.

It would perhaps be unfair in an introduction to a work of this kind, which aims not only at giving a record but also at suggesting a policy, to omit mention of some of the instances where the principles our Committee seek to emphasize have been carried out practically. The recent acquisition by the London County Council of No. 17, Fleet-street, the reputed Chancery of the Duchy of Cornwall, is a good instance in point, but perhaps more important still is the Council's Strand improvement scheme. That this was considered with the definite intention of preserving the two Strand churches, shows that the Council deliberately accepted its responsibility as custodian

Instances of
successful
action on
the part of
the Council.

of the amenities of London, and though it is uncertain as yet whether the scheme may or may not lead to the destruction of the west side of Lincoln's Inn Fields where stand the Inigo Jones houses, it is impossible not to agree with the soundness of the policy which inspired it. Another exercise of a wise, civic forethought, due perhaps rather to the enterprise of the private societies than to municipal action, was the defeat of the so-called "Westminster improvement scheme." By this ingenious "scheme of improvement" we were threatened with the destruction of most of what was interesting in old Westminster, we were to lose the historic Jewel Tower, a portion of the Embankment garden, most of the good 17th and 18th century houses in the district, and in return for these concessions, and the opening of a very ill-planned and pettily conceived thoroughfare through the slums, we were offered an enormous block of flats close up beside Victoria Tower. Fortunately this scheme is a thing of the past, but it is well that we should not forget how nearly it got through Parliament, and how easily such a thing might occur again. This rushing through of ill-considered proposals or of undertakings devised mainly in the interest of their promoters, is another of the things that the Court of Appeal would help to counteract.

Further cases could be given of the way in which the municipalities have helped in the preservation of the amenities of greater London, but perhaps the best illustration of the readiness of the leading municipality of London to further the work here indicated is to be found in the printing and issuing under its auspices of the present volume, the first of a series which it is hoped will mark down the history of London.

The completion of the work.

The question now is, can the work, even with the Council's assistance, be carried through, and if so within what period of time? The answer to this depends on one thing only—the readiness of the public to assist the endeavours of the Survey Committee, and to follow the lead thus set by the Council in printing the records which the Committee has so far succeeded in collecting. It is, after all, individuals who do the actual work, and it is to individuals that we appeal. All who have had experience of the difficulty of organising amateur work will know how hard it is not only to keep such work up to the necessary standard of efficiency, but to maintain it permanently. On the other hand, there is a certain quality of enthusiasm needful for the production of the greatest works that cannot be bought, and that has no actual commercial value. What I seek for is a mean between the two. A small paid staff will always be necessary to do the work of noting, copying, tracing, transcribing, indexing and correspondence, and the experience now gained by Mr. Ernest Godman during his six years' work as Secretary of the Committee, is a very valuable aid to its work. A survey of one parish, such as this volume presents, could hardly be accomplished

by voluntary labour alone, much less a survey of several hundred parishes. But there are numbers of men, artists, antiquaries, young architects, amateur photographers, householders, landlords, lawyers, clergymen, who, if rightly approached would give help, and I think gladly, in the production of a historic record of their own time.

The parishes in the County of London together with the City number 192; if Greater London be included, as indicated at the outset in the Committee's first scheme, the total would amount to something like 400. Thus, taking the County of London and the City it would, if one volume be brought out a year, take more than one hundred years to complete a survey commencing in 1894. As for the cost, it is impossible even taking the printing and publication as provided and the higher labour as given, to produce a volume at less than £100 for clerical and out-of-pocket expenses, and this would still leave the Committee at the mercy of the amateur staff in the matter of time.

I believe, however, that if a time limit of ten years were set, and a sum of say £10,000 placed at the Committee's disposal, the work could be done in the time and the London County Council have upon its shelves at the close of this period a complete historical survey of London. The whole of the sum in question would be expended in payment to clerks, assistants, draughtsmen and photographers, who should do the work of supplementing the voluntary labour which would be given as heretofore by members acting upon local committees, and interested in local records.

An appeal
for £10,000.

The object of this introduction is to call attention to the larger issues of the work, to point to its living purpose rather than to its dry bones, and to appeal to all citizens of London into whose hands it may chance, to help in an undertaking that should commend itself to them if they have the social welfare and nobility of the great city at heart.

To sum up in conclusion the points which we have here sought to bring out: they are as follows—

1. We wish to see made for the whole of London a Register, of which the present is the first volume, and we wish to see recorded in it all that London yet possesses of historic or æsthetic interest.

2. We think that this should be done by private enterprise, aided and guided by the municipality.

3. The objective, however, is not so much the making of a *paper* record, as the preservation of the things recorded.

4. To this end we believe that a committee should be appointed representative of all the bodies in London who are engaged upon work dealing with the historical remains of London. Before this committee every "case" of impending destruction should be openly considered, and the result of its deliberations forwarded to the London County Council with a view of action being taken thereon.

5. We believe that the thing to aim at as regards method is a combination not only between private and municipal enterprise, but between the various municipalities that go to make up greater London ; and the formation of such a committee would conduce to this end.

6. We consider that the question of the proper housing of the poor is one of the questions involved in the work we have before us ; and that it should be studied in connection with the larger issues of which it is a part, and which go to make up the amenities of life in a great city.

7. We consider that the subject of parks and open spaces should be regarded from a larger point of view than it is at present, and that the right policy is rather to preserve the existing parks, trees and gardens on the outskirts of London than to open costly areas in the centre.

8. We hold that a system of municipal museums, or storehouses of history and local life, should be established in conjunction with the various existing centres of municipal or social life, and that the great houses with beautiful interiors and fine gardens that every year fall to the jerry builder, should be used for such purposes rather than destroyed.

9. We would urge that more consideration should be given to the subject of nomenclature.

10. In fine, we plead that the object of the work we have before us, is to make nobler and more humanly enjoyable the life of the great city whose existing record we seek to mark down ; to preserve of it for her children and those yet to come whatever is best in her past or fairest in her present ; to induce her municipalities to take the lead and to stimulate among her citizens that historic and social conscience which to all great communities is their most sacred possession.

C. R. ASHBEE,

On behalf of the Committee

for the Survey of Greater London.

ESSEX HOUSE,

BOW,

LONDON.

PARISH OF BROMLEY-BY-BOW.

BROMLEY-BY-BOW.

I.—THE CHURCH OF ST. MARY.

GENERAL DESCRIPTION AND DATE OF THE STRUCTURE.

Nothing remains of the old church, which was originally the chancel of the church of St. Leonard's Convent, the "Scole of Stratford atte bowe" mentioned by Chaucer in the description of the Nonne Prioresse in the "Canterbury Tales," except two small fragments of the walls, built up in the north-east and south-east corners of the nave. The rest of the building was reconstructed piecemeal in 1842-3, and consisted of nave with south aisle, chancel with apsidal east end, and tower with pyramidal spire at the south-west angle. The north aisle and porch were added in 1874. The outside walls of the church were rebuilt in bricks, the roofs tiled, and the inside walls plastered. The large semicircular arch ornamented with chevron and other mouldings across the west end of the nave, stands in the same place as, and is said to be an exact copy of, an old one of Norman date which was built up in the west wall of the old church, and must have originally formed the division between the chancel and the nave of the conventual church. A great number of the monuments and tablets were preserved at the destruction of the old building and placed in the new church. Some of these are very fine examples of 17th century date, of coloured marbles, with figures and heraldic and decorative treatment. The more interesting are described below.

The carved oak tablets containing the Commandments, the Lord's Prayer, and the Apostles' Creed, date 1692, and a large coat of arms about eight feet high and seven feet wide, carved in wood in high relief, made to the order of the parish in 1660, were also rescued. The tablets are now in St. Andrew's Church, Gurley-street, and the coat of arms is in the Good Shepherd's Mission Hall, Back-alley, both mission churches in the parish.

There were up to the beginning of 1898, three bells: one stated by Dunstan as dated "John Clifford, churchwarden, 1636," the other two dated "T. Mears, Londini, 1843." The churchwardens sold them and bought a new peal of eight tubular bells in 1897. It is much to be regretted that merely for the sake of the small quantity of metal it should have been considered necessary to sell the old bell.

On the floor of the tower, partly hidden by the stairs, is a slab of Purbeck marble about 6 feet long and 3 feet wide with the matrix of a very fine brass with two figures, shields, and a border with inscriptions round the edge of the slab. This is undoubtedly the slab mentioned by Dunstan (*Hist. Brom.*) as formerly containing the figures of John de Bohun and wife, who were buried here in 1336.

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Weever also (*Fun. Mon.*, page 541), states:—"In this Abbey church sometime lay entombed the body of John de Bohun, eldest sonne and heire of Humfrey de Bohun, Earl of Hereford and Essex, 5th Earl of Hereford and 4th Earl of Essex, of that name."

MONUMENTS.

William Ferrers, 1625.—Rebuilt into the north aisle wall in 1874. It is composed of alabaster, with panels of black marble, and is about 12 feet high and 6 feet wide. In the centre are demi-figures, coloured and gilt, of William and Jane Ferrers, with one hand each clasping a skull, and the other holding books. Above the figures are two arches supported by corbels ornamented with cherubs' heads, carved and gilt. In a panel over the arches is the motto—

Liue well, and dye neuer,
Dye well, and liue eauer.
Ætatis Suæ 35
Et Suæ 25

On each side of the figures are Corinthian columns supporting an entablature and broken pediment, in the centre of which is a shield bearing the arms of Ferrers—*Arg.* on a bend *gu.* plain cotised *sa.*, three horseshoes *or.*, a crescent *sa.* for difference, surmounted by a helmet and the crest, an ostrich *ppr.*, holding in beak a horseshoe *or.* with mantling at the sides. Above this is another shield on which the same arms are repeated.

Under the figures is a niche in which is placed the figure of a sleeping child, his head resting on a pillow, and a rose in his hand. On either side in panels are the words—

As nurses striue
theire Babes in bed to lay
When they too ly-berally
the wantons play.

Soe to preuente
his farther growinge crimes,
Nature his nurse,
gott him to bed betimes.

Immediately under the child is another decorative panel with ribands and

BROMLEY-BY-BOW.

arabesque carvings, also a shield surmounted by a cherub's head, and bearing the Ferrers arms. Beneath is the inscription—

HERE LYES YE BODY OF WILLIAM FERRERS YE ONLY SON AND HEYRE OF WIL^L FERRERS ESQ^{RE} LATE CITIZEN & MERCER OF LONDON, WHO TOOKE TO WYFE IANE ONE OF Y^E DAUGHT' OF S^R PETER VAN-LORE, OF LONDON KNIGHT BY WHOM HEE HAD ONE CHILDE, HIS WYFE & CHILDE DYED BOTH BEFORE HIM AND HE DEPARTED THIS LYFE A MONTH BEFORE HIS FATHER. HE WAS A GENTLEMAN OF RELIGIOUS SOVLE TOWARDES GOD AND A SWEET BEHAVIOUR TOWARDES MENN AND HIS DEATH WAS BY HIS KINDRED AND GENERALLY BY ALL MVCH LAMENTED. HE DYED THE 25TH OF AUGUST 1625 AND LEFT HIS VNCKLE THOMAS FERRERS HIS EXECUTOR WHO TO THE MEMORY OF HIM HATH ERECTED THIS SMALL MONUMENT.

IN THIS MOST PURE AND BLESSED
SHADE

(SUCH BY THE SACRED ASSHES MADE
THAT HEARE IN HABIT MUST) DO'S
LYE

THE MAN, WHOSE VERTUES CANNOT
DYE

HIS ALMS, HIS PRAYERS HIS PYETY
HAVE SENT HIS SOWLE ABOVE THE
SKY.

NATURE FULL WELL HAD TAUGHT
HIS WIFE

TO SUM HER HOWERS IN PIUS LIFE
TO GOD, TO FRIEND, TO POORE, TO
ALL,

SHE WAS AS GOOD AS WE DARE CALL
FRAYLE FLESH GOOD PASSENGER GIVE
PRAYSE

TO THEM WHO MADE SUCH HAPPY
DAYES.

Sir John Jacob, 1629.—This is the most beautiful and original in design of any in the church. It is about 13 feet high and 6 feet wide, composed of alabaster and coloured marbles, and built high up on the south wall of nave, against the chancel arch.

Between three detached marble columns with gilt caps, are figures of Sir John Jacob and his wife, kneeling on cushions, with clasped hands, and facing each other. They are dressed in the costume of the period. At the back of them are two arched recesses. The columns each support, and are united to the back of the monument by, an entablature, each having a shield on top. The centre shield, which is larger than the sides, bears the following arms—Quarterly, 1st and 4th, *arg.* a chevron *gu.* between wolves' heads erased *sa.* for Jacob, 2nd and 3rd *az.* three trussed lambs *arg.* Crest, a lion statant *sa.* The shield on the top of column on the side nearest to chancel bears the charge—Jacob impaling *arg.*, a chevron between three stags passant attired *or.*, and that on the opposite side bears the arms of Jacob only. The inscription on the panel at the bottom of the monument is as follows—

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HIC TVMVLVS.

PARENTES OPT! CŪ PROLE NVMEROSĀ
NON VESTRÆ VIRTVTIS SED DOLORIS MEI MON^{TVM} ESTO
QVAM VTERQ ERGA DEŪ PIVS; QVA REGI
SVO OBSEQVE, & COMMODVS; QVA AMICIS FIDVS;
QŪA PATRIÆ VUTILIS; MEVM IMITARI; PII LECTORIS
SVPLERE QVOD FILIALIS MODESTIA RETINVIT.
VALETE POSTERI
SIC IN CHRISTO ET VIVITE, ET MORIMINI.
JOH JACOB F: PARENTI^B, MÆRENS MERENTIB, P.

By far the most interesting portion of this monument, however, is the charming way in which the children and grand-children of Sir John Jacob and wife are shown by the shields and vine leaf decoration in the space above the inscription. They are disposed as follows—

1. *Arg.*, on a bend *az.* three dolphins embowed of the 1st ducally crowned and finned *or.* impaling Jacob, for Henry Rolt and Ellen Jacob.
2. *Az.* a chevron engrailed *or.*, between three plates, each charged with a cross patée *gu.* impaling Jacob, for George Bury and Mary Jacob.
3. Jacob impaling *az.* three esquires' helmets *or.* with a bordure engrailed *arg.*, for John Jacob and Elizabeth Halliday.
4. *Gu.*, a chevron *vairé* between three eagles displayed *or.* impaling Jacob, for Thom. G. Wilmer and Elizabeth Jacob.
5. *Az.* a fesse *erm.*, impaling Jacob, for Robert Seyliard and Barbara Jacob.

On the frieze above these shields is the inscription—

OBIIT 6 MAII AD 1629 ÆT SVÆ 56

Sir John Roberts, 1692.—A large monument about 15 feet high and 7 feet wide, in black and white marble. It stands on the north aisle wall, against porch door. The design consists of a central niche flanked by twisted Corinthian columns supporting an arched entablature, urn, and mantling at the sides, all in white marble. The centre piece, with the urn and weeping female figures, are also of white marble.

Above the niche is a shield ornamented with swags on each side, and bearing the following arms—Quarterly, 1st and 4th, *or.* a lion rampant *gu.*, 2nd *az.*, a bow charged with an arrow, the bow in chief, the arrow pointing to base, *arg.*, 3rd, *az.*, a cross *arg.*

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between four mullets *or.* for Roberts; impaling *arg.*, a boar's head coupéd *sa.*, armed *arg.*, langued *gu.*, between three cross crosslets of the 2nd for Amy. Over all is a small shield charged with a hand coupéd *gu.*

The inscription at the bottom of the monument is as follows—

| | | |
|--|---|--|
| <p>In this Vault Lyeth y^e Body oF Dame MARGERY ROBERTS Daughter of M^r WILLIAM, AMY, Marchant in Exon And Late Wife to S^r IOHN ROBERTS of Bromley BAR^T By Whom he had 4 Sonns & 3 Daughters all which dyed in there infancy. She Departed this Life September y^e 2 I.A.D. 1690. In Memory of whome her husband caused this Monument to be Erected Here only is Reservd her Pious Duft Untill the Resurrection of y^e Just</p> | <p>In y^e Same Vault also Lyeth S^r IOHN ROBERTS Barr.^t Patron of this Church who dye^d the 14th of December 1692 to whose Memory his Relict Dame DEBORAH ROBERTS Being his 2^d Wife Caused this Inscription</p> <p>Tho death his Body in y^e Grave doth bind the Nobler Soule is ffree and Vnconfind ☩ and Both Shall Reign with Christ when (by his Pow'r) Rejoyn'd.</p> | |
|--|---|--|

BROMLEY-BY-BOW.

The third compartment, which is blank, was evidently left for the second wife, but she is not recorded either here or elsewhere in the church.

Sir William Benson, 1712.—This is the largest monument in the church. It is 16 feet high and 7 feet wide, and stands on the west wall of the north aisle. It is of black and white marble, and somewhat similar in design to the Roberts monument. In the centre is a large semicircular-headed recess, flanked by pilasters of veined white marble, and covered with an ogee shaped pediment. There is the customary urn in the recess, on a square pedestal, with cherubs on each side. In front of the pedestal is a kneeling skeleton, crowned with a laurel wreath, and holding a shield, on the face of which is another shield, bearing the arms—*Arg.*, three trefoils *sa.*, between two bendlets *gu.*, impaling *az.* a chevron engrailed *erm.* between three crowns *or.* The inscription is as follows—

SACRED TO THE MEMORY OF

S^R WILLIAM BENSON K^{NT}. LORD OF THIS MANNOR AND PATRON OF THIS CHURCH Y^E
EAST END OF WHICH HE BUILT AT HIS OWN EXPENCE AND UNDERNEATH LYES INTER'D
HE WAS OF AN ANCIENT FAMILY IN THE COUNTY OF YORK, AND MARRIED MARTHA
DAUGHTER OF JOHN AUSTIN OF BRITTINS IN THE COUNTY OF ESSEX ESQ^R.

BY WHOM HE HAD NINE SONS AND FIVE DAUGHTERS.

AFTER A USEFULL LIFE SPENT IN THE PRACTICE OF SOBRIETY, INDUSTRY, IUSTICE,
SINCERITY, CHARITY, LOVE OF HIS COUNTRY AND ALL OTHER CHRISTIAN AND SOCIALL
VERTUES

HE LAY DOWN TO REST ON THE XXIst DAY OF AUGUST MDCCXII IN Y^E LXXII^D
YEAR OF HIS AGE FULL OF PEACE AND HOPE THE HAPPY EFFECT OF
HAVING MADE THIS ONE MAXIM Y^E RULE OF ALL HIS ACTIONS

DOE WELL AND FEAR NOTHING.

NOR IS THIS MONUMENT WITH LESS FILIAL PIETY
DEVOTED TO THE EXCELLENT MEMORY OF

DAME MARTHA BENSON

WHO DEPARTED THIS LIFE Y^E XXIV: OF DECEMBER MDCCXXII
IN THE SIXTY-THIRD YEAR OF HER AGE

GULL BENSON FILUS.

BROMLEY-BY-BOW.

Under the panel containing this incription, arranged on a festoon of vine leaves and tendrils is a series of 14 discs bearing the names of each of their children, one on each disc.

WILLIAM the Eldest
ROBERT the 2 Son, died young
MARTHA Eldest Daughter
IANE ye 2 Daughter
SUSANNA the third Daughter
MARY ye 4 died young
ELIZABETH the 5 died young
BENJAMIN the eighth son
SEPTIMUS, died Ianuary ye 7th 1714

RICHARD 5 died Young
THOMAS ye 6 died young
HARRY the Seventh Son
IOHN ye 3 died young
SAMUEL the Fourth died Young

Sir Richard Munden, 1680.—A white marble monument on the north aisle wall. The inscription is set in a panel with pilasters at each side, and a semicircular pediment over which supports the arms and crest. The pilasters are flanked by carved scrolls. The arms on the top shield are—per pale *gu.* and *az.*, on a cross engrailed *arg.* five lozenges of the 2nd, on a chief *or.* 2 jambs erased *sa.*, on a canton of the last an anchor *or.* Crest, a leopard's head *sa.*, spotted *or.*, corned and langued *gu.*, issuing from a crown vallary for Munden. The two shields at the bottom bear the arms, respectively—(1) Munden, (2) Munden impaling *gu.*, a fesse between three cross crosslets fitchee *or.*, for Gore.

The incription is as follows—

BROMLEY-BY-BOW.

Here
Underneath lyeth in
Hope of a Blessed Refurrection
Y^e Body of S^r RICHARD MVNDEN
Knt one of his Majesties Captains at Sea
who having bin what upon Publick duty
& what upon Merchants Account Succesfully
Ingaged in *14* fea-fights after seaueral
Confiderable Exploits & signal seruices
Performed to his KING and Country whereof that
of taking St HELENA is not to be forgotten,
dyed in y^e Prime of his youth & Strength
in y^e XL year of his Age Jun 25th AD 1680
He had to wife M^{rs} SVSANNA GORE
by whom he left one son RICHARD born sience
his Fathers death & fve Daughters,
SUSANNA ELIZABETH DOROTHY
ANNE & RACHEL
Think Reader how every man even at his
best eftate is Altogethir vanity
Psalm XXXIX Vers 5th

Elias Russell, 1690, and Katherine, his wife, 1720.—A small white marble monument also on the wall of the north aisle, erected by their children Elias and Katherine in 1722. On the upper part of the monument is a shield, with the arms—*arg.*, a chevron between three cross crosslets fitchee *sa.*, impaling *arg.*, on a bend *sa.*, three eagles displayed of the first.

There is also a small brass, now fixed in the middle of the step leading from the nave to the chancel, containing a shield surmounted by a helmet, and mantling at the sides. The arms on the shield are—*Sa.*, on a chevron *erm.* 3 martlets of the first, a crescent for difference. Crest—before a tree fructed a talbot couchant regardant.

BROMLEY-BY-BOW.

THE CHURCHYARD.

A feature of great interest is the old churchyard, which is one of the few remaining in this part of London in anything like its original condition, though even here some of the tombs have been shifted. There is a variety of late 17th and 18th century monuments, many to Huguenot families, with altar tombs and head stones, some of them of considerable beauty, or with carving of interest. They are disposed under the shade of trees planted in two avenues, and here and there among the tombs, the whole making a very charming and characteristic spot. The finest of the monuments is that of Duprie, a graceful circular structure, with a spire supported on stone arches, near the south-west entrance of the church. Among the other noteworthy tombs are those of Gad, Stevens, Patrick, Howson, William Shurley, Hector Graham (with carved angels' heads and scroll work), William Dean, Richard Charlton, Gillham, Phillip Starkey, Sweeting, Andrew Urgill, and those indicated in the key plan for their carving.

CONDITION OF REPAIR.

The monuments in the church are in good condition, excepting the one to William Ferrers, 1625, on the north aisle wall. Owing to this having been badly re-constructed in its present place in 1874, when the north aisle was built, parts have bulged out and sagged, and the monument had to be repaired about a year since.

It has been recently proposed to cut the trees down and level the churchyard for an asphalt playground. It is to be hoped that while means will be found for making the churchyard more public, nothing will be done to either destroy its beauty or the historical interest of the monuments it contains. It is much better left as it is.

HISTORICAL NOTES.

The registers date back to the end of the 16th century.

The present church occupies the site of the former church, which was the chapel of a Benedictine nunnery dedicated to St. Leonard. The best account of the ancient church is given in R. Newcourt's *Repertorium Ecclesiasticum Parochiale Londinensi* (London, 1708-10. Folio, 2 vols.) Pages 576-578 of Vol. I. are devoted to Bromley St. Leonard nunnery and church. As the church is believed to have been the chapel of the nunnery, its history is intimately bound up with that of the nunnery. Authorities differ as to the date of its foundation. Thus Newcourt says, "Weaver tells us that this religious structure was . . . founded by King Henry II. in the 23rd of his reign;" "but that it was a Benedictine nunnery before the reign of King Henry II. appears from what Mr. Tanner tells us, in his *Notitia Monastica*, that this house at Stratford-Bow was a Benedictine nunnery dedicated to S. Leonard, and founded by William, Bishop of London, in the time of William the Conqueror." Whether Tanner was correct or not is uncertain, but that Weaver was wrong is largely confirmed by the existence of a charter granted by King Stephen to the nuns of this house. "The monastery was valued at the suppression to be worth £108 1s. 11d. (Dugdale), £121 16s. (Speed)." "After the dissolution of this monastery, King Henry VIII., in 32nd of his reign, April 21st, granted . . . the site thereof, and the church with its appurtenances, and the manor with its appurtenances, as also the rectories with the advowsons of the vicarages of this church of Bromley . . . to Sir Ralph Sadler, Knight, one of his Privy-Counsellors." Six years later, "in 38 of the same king," the property returned to the crown. Elizabeth, in the 15th of her reign, granted the rectory and parish church of Bromley, with the appurtenances, to Ric. Pickman for 21 years; and, in 28th of her reign, to Ambrose Willoughby for 40 years more. James I., in 7th of his reign, granted them to Francis Morrice and Francis Philips, and their heirs in soccage, to be held of the Manor

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of East Greenwich. "As to the church here that is parochial, it is very small, and seems to be only a part of that church which did belong to the late dissolved monastery aforesaid. It is a donative or curacy, and was lately in the gift of Sir John Roberts, Knight, deceased, who dwelt in a goodly house built whereabouts the said monastery stood; and whilst he lived pretended this church to be exempt from the Bishop of London's jurisdiction; but (with submission) without any ground for such pretence, as I conceive, for it appears by the London registry, that the prioresses of this house were from time to time chosen by licence from the Bishop, and their election confirmed by his vicar-general, in which elections they expressly owned the Bishop of London for the time being, for their ordinary, patron and founder, and to be under his jurisdiction, and when such elections were confirmed, they swore obedience to the said Bishop of London and his successors, whom in the very oath is stiled Founder and Patron of the said priory, and their Ordinary and Diocesan. Thus stood the jurisdiction of the bishop over this house before its dissolution; and since that time the curates (for here is neither spiritual rector nor vicar) of this church have from time to time been licensed by the bishop or his vicar-general, and appeared at episcopal visitations; where likewise the churchwardens have also appeared and been sworn, as they constantly are, by the Archdeacon of Middlesex, or his official, at his visitation; and the Bishop's Commissary of London and Middlesex hath the proving of wills, and granting administrations of such as die in this parish, to this very day, and so hath had from time immemorial." On page 920 of the same volume there is given a list of curates of the church from 1561 to 1697.

Mr. A. Wood, in his *Ecclesiastical Antiquities of London and its Suburbs* (London, 1874), says that "fragments of the chapel are supposed to have been retained in the walls of the old parish church. It was Romanesque, and consisted of nave and chancel only, as did the old St. Pancras. There was a bell-cot at the west-end. From the old church there has been preserved in the modern building an octagonal font of late-pointed date, incised with twelve dedication crosses, ten of them on the bowl, the others on the stem." This font has since been replaced by a modern one of stone and coloured marbles elaborately carved and ornamented in the Norman style.

BIBLIOGRAPHICAL REFERENCES.

Lysons (*Environs*, 1810—Middlesex, vol. i., pages 39-44) gives an account of the original church, its architectural features, external and internal, and its monuments.

Strype's edition of Stow's *Survey* (6th edition, 1755), vol. ii., pages 766-768, contains an account of the monuments in the church. This account is complementary to Newcourt's, and gives at length a large number of the inscriptions on the tombs.

Weever's *Funeral Monuments*, page 541, contains descriptions of some of the tombs formerly in the old church.

Brewer (*London and Middlesex*, 1816, vol. iv., pages 287-290) gives a short account of the old church, very similar to Lysons'.

Dunstan (*History of the Parish of Bromley St. Leonard*, 1862, pages 69-148) deals at length with the old and new churches, detailing the steps of the gradual transformation. The new church was first opened for service in 1843. Views are given of the old and new churches, and the interior of the new church. A list of the clergy who have officiated since the dissolution of the priory is given.

IN THE COMMITTEE'S MS. COLLECTION ARE—

Church—

- (1) Tomb of Sir John Roberts, in north aisle (photo).
- (2) General view from the road (2 photos).
- (3) Ferrers monument, north aisle (2 views, photo and colour).
- (4) Jacob monument, in nave (photo).
- (5) Tomb of Elias Russell north aisle (photo).
- (6) Jacob monument, sketch showing position of heraldic shields and vine-leaf decoration containing names of children (line drawing).

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Churchyard—

- (7) A key plan in pencil of the churchyard as it is, with the more noteworthy tombs numbered and described.
- (8) The plan of the Metropolitan Public Gardens Association for the opening of the churchyard as an open space (line drawing).
- (9) A revision of this plan by Mr. C. R. Ashbee, for the purpose of showing how the more important monuments might be preserved (line drawing).
- (10) View from church looking west (colour drawing).
- (11) View from church looking south (photo).
- (12) Tombs at west end of church (2 views, photo and line drawing).
- (13) Looking south-east (photo).
- (14) Tombstone of William Dan (colour drawing).
- (15) Group of tombstones to south-west of church (photo).
- (16) Duprie monument (2 views, photo and colour).
- (17) View looking west (photo).
- (18) View looking east towards church (photo).
- (19) Tomb in north corner of churchyard (photo).

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II.—THE VICARAGE OF ST. MARY.

GENERAL DESCRIPTION AND DATE OF THE STRUCTURE.

The house is middle or late 18th century, with additions of about the year 1800, and subsequent modernizations in about 1850. The entrance hall is the principal feature, and is quarried with black and white marble, and simply panelled. In the corner is a fine piece of English 18th century cabinet work, a triangular cupboard in Spanish mahogany, with carved doors and drawers, and an inlay of light wood in the broken pediment above. There are two good coloured marble mantelpieces of the Adam time in the drawing room and dining room. Some of the 18th century wainscoting in the upper part of the house still remains.

In the vicarage is also the famous silver gilt chalice and paten of 1617, possibly by Viansen, as it bears Nuremberg design in the workmanship. The inscription in both cup and paten is—"1617, Bromley, Middlesex: the gift of the women."

The Jacobean oak pulpit of the church is preserved in the vicarage, the late vicar having upholstered it with French leather and converted it into a lounge.

CONDITION OF REPAIR.

The house is in good repair.

HISTORICAL NOTES.

The house is stated formerly to have belonged to Messrs. Smith, Garrett and Co., brewers, before it was used as a vicarage. It was purchased from them in 1858 for £1,288 18s. 6d.

BIBLIOGRAPHICAL REFERENCES.

Dunstan (*History of the Parish of Bromley St. Leonard*, pages 134-138), gives at length the report of the committee "to consider the propriety of purchasing the house [the house occupied by the incumbent in 1857] as a perpetual residence for the clergymen of the parish." A very brief account is given of its appearance and surroundings. A view of Broadway, 1840, where the vicarage stands, is given.

IN THE COMMITTEE'S M.S. COLLECTION IS—

- (1.) View of house from the churchyard (photo).

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III.—THE MANOR HOUSE OF THE UPPER MANOR.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

The Manor House attached to the Upper Manor of Bromley, stood on or about the spot now occupied by the school in Priory-street. It is stated by Lysons to have been built by Sir John Jacob, the lord of the Upper Manor, in the reign of Charles I. It was of brickwork, with tiled roof, and somewhat similar to the Old Palace in general form, with projecting wings at each end. Views of the building are given by Malcolm (*Views of London*, 1836), and in the extra illustrated copy of Lysons' *Environs* in the Guildhall Library are two original drawings in wash, showing its appearance at the end of last century. Dunstan states that it was pulled down in the early part of the present century after about only 150 years of existence. In Rocque's *Map of London* it is called "Bromley House," and its position and extent of the grounds are shown.

The grounds, with the fishponds, gardens, &c., extended from the river Lea on the east, to Four Mill street (the present St. Leonard's-street) on the west, and on the south to Three Mills lane. On the north they were bounded by the churchyard, and the present churchyard wall, with its blocked up gateway, may possibly be a part of this wall. The grounds remained intact until a period within the memory of the older inhabitants of the neighbourhood.

In Dunstan's time (1862) the north and south boundary walls yet remained, and had ornamental gates of brickwork.

Considerable portions of the walls yet remain, principally on the west side adjoining the towing path of the river, and on the south side in Hancock-road. The site of the fishponds is now covered with factories, and the gardens by rows of small houses.

HISTORICAL NOTES.

Lysons' *Environs of London* states—"The manor of Bromley belonged to the above-mentioned convent [that of St. Leonard, Bromley], to which it is said to have been given by Sir Ralph Jossiline. After the dissolution it was granted, with the site of the priory and advowson of the church, by Henry VIII. to Sir Ralph Sadler, who granted a lease of the priory, with certain premises adjoining, to Joan Gough, at the yearly rent of £35 10s. 8d., and in the year 1546 exchanged the manor again with the crown for other lands. After the expiration of Joan Gough's lease, Queen Elizabeth granted the same premises for 21 years to Sir Thomas Cotton. The manor, in the year 1583, was the property of Henry Morgan, alias Wolf, who obtained a licence to alienate the same, with certain tenements and tofts, 30 acres of arable, 15 of meadow, 30 of pasture, 2 of wood, and £3 rents of assize to Thomas Spencer, Esq., and Richard Shute. In 1607 a licence was obtained by Hugh and John Hare, to alienate the same premises to Arthur Ingram and his heirs. Soon after this the manor seems to have reverted to the crown. King James granted it in 1609 to Francis Morrice and Francis Phillips; it was vested in the crown again A.D. 1620, when, being valued at £71 2s. 6d., it was settled

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among other manors upon Charles I., then Prince of Wales; this monarch, in the fourth year of his reign, granted it to Edward Ditchfield and others, trustees for the City of London, who, five years afterwards, sold it to Sir John Jacob. Sir John was a great sufferer in the civil war: his estates having been sequestrated, this manor appears to have passed into the hands of Abraham Wilmer, Esq., who was allied to the Jacobs by marriage, and who is stiled patron of the church in 1650. Sir John Jacob died in 1666. The manor afterwards came to the family of Roberts. After the death of Sir John Roberts, Bart., which happened in 1692, it became the property of Sir William Benson, Knt., who dying in 1712, his son sold it about the year 1719 to Mr. Lloyd, a merchant of London." After passing through several hands, and being divided and re-united, the manor was purchased by Mr. William Mann, whose descendant Colonel Mann, is the present lord of the manor.

BIBLIOGRAPHICAL REFERENCES.

Lysons' *Environs of London* (Middlesex, vol. i., pages 40-41.)

Dunstan *Hist. Bromley St. Leonard*, pages 156-161.

Brewer *Beauties of England and Wales*, vol. x., part iv., page 288.

Malcolm (119 *views in London and in the vicinity of the Metropolis*, 1836), where a view of the house is given.

Rocque *Survey of London* 1741-45.

Gascoyne (*Map of Stepney*, 1703), where the house is indicated by a small perspective sketch, and described, *Esqr. Benfons*.

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IV.—BROMLEY HALL (THE MANOR HOUSE OF THE LOWER MANOR).

GROUND LANDLORD, LEASEHOLDERS, &c.

The house forms part of the MacIntosh estate at South Bromley, and is at present tenanted by deaconesses in connection with the East London Institute, Bow-road, E., and used as a nurses' home.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

This house stands on the east side of Brunswick-road, opposite the end of Venue-street.

It is an interesting specimen of late Tudor work, dating from perhaps the 15th century, with a few later additions. In plan it is rectangular, and has small octagonal turrets, one at each corner. The walls are built of small red bricks, and considering the size of the house, are of great thickness. The windows on the principal (the west) and the garden side were altered some time in the 17th century, and have flat brick pilasters, heads, and sills in the manner of those in the tower of Boleyn Castle, at Upton Park. There is also, above the ground floor windows on the west front, a fine moulded brick string course of the oldest period, and the original brick plinth to the walls and turrets. The north and south walls have been cemented over, hiding all traces of the original work. The string courses have also been hacked away until they are now flat bands. In the middle of the north side is a projection that suggests a bay-window behind. The roof belongs to a later date than the walls; it is hipped all round, with a flat top, and has at the eaves a large plaster cove; the angle turrets are carried up to this height, and then break off abruptly.

The interior of the house was almost entirely remodelled in the latter half of the 18th century. The principal rooms on the ground floor, the study on the first floor, and the hall are panelled with woodwork of this period. The entrance doorway, which has an arched and pedimented head, is also a good example of this date; and there are in the various rooms some quaint mantelpieces of wood of the period. One fireplace is still left, with the open space for the dog stove, and is tiled round with interesting old figured tiles.

In the cellar are the base and a few steps of an old brick staircase; the steps are of brick, with the outside of the tread of oak.

The stairs from the Hall to the first floor were replaced in the last century, but those from the first floor to the attics were fortunately left. They have moulded handrails and spiral turned balusters, and at the top a row of plain flat balusters.

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The corner of the road opposite the Hall was formerly occupied by a lodge, and extending across the intervening space was a large iron gate, which cut off the road leading through to Poplar. This road was a private one, and known to comparatively recent times as "Quag-lane;" the public road to Poplar was continued round where Venue-street and St. Leonard's-road now are.

The house has underground passages variously stated to lead to the Boleyn Castle at Upton Park, the Old Palace, situate near the parish church, and the Abbey, at West Ham. A careful examination of the cellar walls, which belong to the earlier or Tudor work, fails to reveal in any place a blocked-up archway or entrance to such passage.

CONDITION OF REPAIR.

The house is in excellent repair and preservation.

HISTORICAL NOTES.

Dunstan states that the Manor of Bromley Hall (or the lower manor) belonged to the Priory of Christ Church in London, it having been given to them by Geoffrey and William de Mandeville. At the Dissolution it was granted by Henry VIII. to Richard Morrison, and after passing through the hands of various owners, one of whom was William Cecil, afterwards Lord Burleigh, it passed into the possession of the Hare family, at that time owners of the Upper Manor. They in 1606 conveyed it to Arthur, afterwards Sir Arthur, Ingram, and from him it reverted to the Crown. It then passed to William Ferrers, who died seised of it in 1625, and was buried in Bromley Church (see pages 3-4). In 1799 it was purchased by Joseph Foster, an eminent calico printer, who established extensive calico printing works in its grounds; since then it has been used by Sir E. Hay Currie. The grounds that formerly belonged to the house are now occupied by an oil company's works, extending down to the river, and oil-tanks take the place of the old fish-ponds, which are very clearly defined in Rocque's *Survey of London*. In Gascoyne's map of the neighbourhood (1703) Bromley Hall is shown by a rough perspective sketch, in which the roof, &c., are the same shape as at present, showing that the alterations took place before this date.

The lower manor, or the Manor of Bromley Hall, appears to have been formed out of the original Manor of Bromley. The Manor House of Bromley proper was erected by Sir John Jacob, about 1634, upon or near the site of the Priory House. This building stood on the site now occupied by Priory-street, adjoining the churchyard, and was pulled down about 1812.

Bromley Hall was the manor house of the lower manor, and is situated in Brunswick-road, a continuation of St. Leonard's-street, which commences from High-street, near the church, and the old manor house above described, and runs parallel to the river for some distance. Bromley Hall is about half a-mile from the High-street.

BIBLIOGRAPHICAL REFERENCES.

No description of this house is contained in any of the historical works relating to the district, but the manor itself is described in Lysons' *Environs of London* (Middlesex, vol. i., p. 41), and in Dunstan's *History of Bromley St. Leonard*, pp. 152-154. The house is marked on Rocque's *Map of London*, 1741-5.

Gascoyne's *Map of Stepney and Neighbourhood*, 1703.

Brewer, *Beauties*, vol. x., page 290.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- *(1) Ground plan (measured drawing).
- *(2) West elevation, with details of mouldings (measured drawing).
- *(3) General view from the north-west (water colour drawing).
- (4) View from the west (photo).
- (5) Details of upper stairs (measured drawing).

[Those marked with an asterisk are reproduced here.]

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V.—THE MANOR HOUSE (BRUNSWICK-ROAD).

GROUND LANDLORD, LEASEHOLDERS, &c.

The property and ground belong to Mrs. MacIntosh, and form part of the MacIntosh estate in South Bromley. The present leaseholder, who has held the lease for eight years, is Mr. Alfred William Hammond.

GENERAL DESCRIPTION AND DATE OF THE STRUCTURE.

The house is square in plan, with additions at the north-west corner ; the main entrance faces east. It adjoins Bromley Hall on the south side, and is known as 240, Brunswick-road.

The exterior, and in fact the whole of the house, appears to be not earlier in date than the end of the 18th century. The windows and door on the ground floor are square headed, but have semi-circular yellow brick arches above them in the manner common to the houses of this period.

Inside there is very little that is native to the house of any interest. The great charm lies in the additions made at different times by various inhabitants. All over the house in many rooms is a variety of old oak carving, grotesques, &c., mainly "Early Renaissance" in style, which were obtained at great expense by a former tenant, Mr. Wooding. He was an actor and clown, and had a mania for old carved oak work. In the library is a carved wooden chimney piece, of 17th century date, with panels filled with festoons, drums, musical instruments, &c. The staircase is a curious piece of work ; it is all of oak, and the handrail was made by Mr. Wooding with various lengths of moulding pieced together ; the balusters are of carved oak of perhaps French design, and at the bottom there is an immense newel with a wooden lion, well carved, seated on top. The ceiling of the staircase part of the hall, and the soffit of the stairs, are covered with paintings on canvas, with groups of allegorical figures, which were painted by the actor tenant and his friend Telbin, the scene painter at Drury-lane Theatre some forty years ago. The library fireplace has a dog stove, and the sides and hearth are covered entirely with old Dutch tiles, some very good in design.

Mr. Hammond has followed partly on the same lines, and has substituted one or more dog stoves and open fireplaces for the old stoves.

The garden is quaint and was probably laid out by the eccentric actor. It is composed mainly of a series of zig-zag mounds, covered with trees and shrubs of all kinds, and paths running along the tops of these mounds, connected with each other by bridges.

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CONDITION OF REPAIR.

The house is in good condition structurally, and is kept in excellent condition by the present tenant.

HISTORICAL NOTES.

The house has been called the "Manor House" for a period extending beyond the memory of the oldest inhabitant hereabouts; but there is no doubt that Bromley Hall is the original manor house of the Lower Manor of Bromley. Previous tenants were the Stockwells (the ship builders), and after them Mr. Wooding, whose lease the present tenant continued.

BIBLIOGRAPHICAL REFERENCES.

There does not appear to be any mention of this house in Dunstan's *History of Bromley* or any of the surveys of London.

IN THE COMMITTEE'S MS. COLLECTION ARE—

(1.) A view from the north-west (colour drawing).

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VI.—TUDOR HOUSE, ST. LEONARD'S STREET.

GROUND LANDLORD, LEASEHOLDERS, &C.

The property was held by the trustees of the late George Gammon Ratty, and was purchased on 13 June, 1898, by the London County Council for the purpose of converting the grounds into a public garden.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

The house is situated between Grace-street and the Congregational Church. In plan it is square, with a projecting porch on the eastern side, and additions on the south and west, and it contains work of three periods—(i.) Elizabethan (late 16th century); (ii.) William III.; (iii.) Early 19th century (c. 1805).

The hall is carried through from the east to the west side of the house, the stairs are at the west end. The fireplaces are grouped together in two large stacks, which rise symmetrically through the roof near the centre of the north and south fronts.

Of the first period the chief remains are, besides the whole planning and grouping of the house, some carved oak woodwork and panelling in kitchen, fireplace in south-east room on first floor, which is of oak, and has a moulded and block cornice supported by fluted pilasters, and an oak door, now reversed in position, with elliptical panel at the top and semi-circular headed panel at the bottom, fixed at the west side of hall.

The greater part of the house appears to have been refitted in the second or William III. period. The staircase, with its massive newels and handrails, and large turned balusters, is of this date, also the panelling of the drawing-room, and the principal rooms of the ground floor. In the north-east room on the ground floor is a fireplace with a moulded and carved cornice and frieze and carved wood architrave of this date.

The walls of the south-east room of first floor, and the south-west room of ground floor, together with some other parts of the house, are covered with wood panelling of similar character to the small panels and moulded stiles of the Elizabethan period, but in deal.

The eastern or principal front is also of the second period. It is nearly square in elevation, and has, in the centre of the first-floor level, a small square room lighted by a three light window, carried out from the large drawing-room, and supported at its outer corners by circular wooden Doric columns on pedestals. Above it on the second floor is a balcony with an iron railing. The entrance doorway is of wood, with

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elliptical arched head, and flanked by rusticated wooden pilasters. The face of this front is also divided up from the ground to the underside of the parapet with flat brick pilasters, and between these are placed the windows, which have red brick jambs and moulded sills.

All the other fronts of the house have flat horizontal brick bands between each storey, and the original ovolo-moulded brick plinth at the bottom of the walls. The original windows have all been removed and replaced by sliding sashes of various dates.

The work of the third period consists mainly in small alterations in the house, the windows of the west front, and the additions on the south and west sides.

The gardens and grounds cover an area of about $1\frac{1}{2}$ acres, and have a frontage to St. Leonard's-street of over 200 feet. Only the part of the ground which extends from the ground to the Congregational Church is now used as garden, the remainder being occupied by the workshops and stables. At the northern end of the garden is one of the old entrance gateways from Northumberland House, Whitehall, destroyed some years since. There is also an interesting wooden ship's figure-head of last century's date, and some groups of statuary and figures of comparatively recent date.

In Rocque's *Map of London* the grounds are shown stretching westward as far as Devons-road, or "Bromley-lane" as it is called.

CONDITION OF REPAIR.

The house, when it came into the hands of the London County Council, was in excellent condition, especially the old work.

HISTORICAL NOTES.

This house, although of late 16th century date, is so named from its having been the residence of one of the Tudor family, who, according to tradition, came to Bromley and joined the Scotch colony founded by James I., who is supposed to have built the Old Palace, which stood next to it on the north side.

The house is one of several buildings which still remain as relics of the village of Bromley. The village is marked by the winding High-street, which widens into a triangular space before the churchyard. In the High-street are several interesting specimens of architecture of the village type, and in the triangle before alluded to are interesting houses included in the Register, while on the south side abutting on the churchyard are several houses occupying the site of the ancient Manor House, formerly the site of the Priory. St. Leonard's-street branches off from the south side of this triangle, and a short way down on the right hand side is Tudor House. Its position therefore is one of great interest as illustrating the early topographical condition of Bromley, and if it were destroyed a very distinctive landmark would have perished.

For further evidence as to the Scotch colony at Bromley founded by James I., see the description of the Old Palace of Bromley, and the reference to the ceiling preserved at South Kensington Museum, and the one by the same hand in the "Panel Room" at Balcarres House, Fife.

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BIBLIOGRAPHICAL REFERENCES.

There are no references to this house in any of the parish histories or general histories of London, but it is marked on Rocque's *Map of London*, 1741-5.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- * (1.) Plan of ground floor (measured drawing).
- * (2.) Plan of first floor (measured drawing).
- * (3.) Elevation of east front (measured drawing).
- * (4.) Elevation of west front (measured drawing).
- * (5.) Detail of doorway, east front (measured drawing).
- * (6.) General view (water colour drawing).
- * (7.) North-east view from garden (colour drawing).
- * (8.) Porch from south side (colour drawing).
- * (9.) Entrance door and railings in front (colour drawing).
- * (10.) Old gateway of Northumberland House (colour drawing).
- * (11.) Stairs and oak door in the hall, ground floor (two drawings, in colour and line).
- * (12.) Stairs, first floor (colour drawing).
- * (13.) Cupboard and panelling in kitchen (line drawing).

[Those marked with an asterisk are reproduced here.]

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VII.—Nos. 142 and 144, ST. LEONARD'S-STREET.

GENERAL DESCRIPTION AND DATE OF WORKS.

These are the last of an interesting group of buildings which stood until very few years since upon the spot. In construction and appearance they are very similar to the "Seven Stars" public-house, and the houses adjoining it in the High-street, and may be of the same date. The fronts are of timber framing with weatherboarding over. The lower storey is built on a foundation of bricks, and the upper storey projects about two feet beyond the lower one; one of the curved brackets supporting the upper storey is still left at the south corner. There is a gable in the centre of the garden front, and the whole face is rough-cast over.

HISTORICAL NOTES.

It is probable that these will soon disappear owing to the increase of traffic since the completion of the Blackwall-tunnel. The road at this point is the narrowest, as all the other buildings have been set back as they have been rebuilt.

The "Five Bells" public-house was the most interesting of these; the exterior was rough-cast, and gabled in front, with each storey projecting over the one beneath it, mullioned windows with lead lights, and large fireplaces inside.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- * (1.) View of the houses from the north-east (photo).
- * (2.) View of the houses from the south-east (photo).
- (3, 4.) View of the houses from the garden (photo).

[Those marked with an asterisk are reproduced here.]

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VIII.—No. 135, ST. LEONARD'S-STREET.

GROUND LANDLORD, LEASEHOLDERS, &c.

The house with the grounds belongs to the London, Tilbury and Southend Railway Company. It was until lately in the possession of Messrs. Jukes, Coulson and Company, and was with its grounds used as an iron works.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

The house is about 40 feet square, and is built of yellow bricks ; the principal entrance faces south. On the east side, facing the garden and river, is a large circular bay window, and a rain-water pipe-head bearing the date 1784.

The interior was stripped of its fittings, marble chimney-pieces, &c., some years since, and the only remaining thing of interest now is the elliptical arched groining over part of the hall, supported by pilasters with caps ornamented with leafage of Greek character.

The stables and offices are arranged in a long rectangular block of similar construction to the house, with a hipped slate roof, on the south side of the house, and adjoining the road. Over the centre of the block is a pediment.

The grounds extend from the road to the river Lea, and southward from the London, Tilbury and Southend Railway for a distance of 350 feet. The kitchen garden still remains intact, to the south of the grounds and adjoining the river, but is now owned by the Gas Light and Coke Company, and let out in garden allotments. The original extent of the grounds was about $4\frac{1}{2}$ acres.

CONDITION OF REPAIR.

The house stands now nearly in carcase, and is in a somewhat dilapidated condition, although structurally quite sound.

HISTORICAL NOTES.

The above account was written in 1896. Since then the house, with the stables, has been pulled down, and the whole ground cleared preparatory to building a goods depot, which is now (1898) in course of construction.

There was a house of somewhat similar character to this (No. 133) on the north side of the railway, standing in the works of Messrs. Fraser and Fraser, Limited. It was destroyed about eight years since for the purpose of extending their workshops.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- (1) A general view of the house from the south-east (colour drawing).
- (2) Detail of the rain-water head (colour drawing).
- (3) View of house from the south (line drawing).

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IX.—DRAPERS' ALMSHOUSES, PRISCILLA-ROAD.

GROUND LANDLORD, LEASEHOLDERS, &C.

Mr. W. Girton, machine dealer, of Bow-road, has leased the chapel for the past 20 years. The houses on either side of the chapel are occupied and in private hands.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

Formerly the almshouses covered three sides of a quadrangle, in the same manner as the principal block of the Trinity Hospital in Mile-end-road. There were six houses on each of the east and west sides, and at the southern end, facing the road, a central block containing the chapel and four houses.

This block is now the only remaining portion of the almshouses, and stands at the southern end of Priscilla-road, at right angles to it, parallel to Bow-road, and adjoining the North London Railway on the west side. It is rectangular in plan, with the chapel slightly projecting in the centre. The front of the chapel is of very finely-rubbed red bricks, and is crowned by an elaborate moulded and blocked wood pediment and cornice, which cornice is also continued on each side to form the eaves of the houses. In the centre of the pediment is an elliptical shield bearing an inscription recording the foundation of the almshouses, but now much defaced. Above it were the arms of the founder—according to Lysons (*Gu.* a pale wavy *Erm.* between six escallop shells *or.*); these are now missing.

Over the entrance doorway to the chapel is a wooden pediment supported by carved brackets with charming little cherubs, each looking inwards. The windows are circular-headed, and the external angles of the chapel front have stone quoins.

The houses on either side of the chapel have very little that is noteworthy in design beyond the square-headed and mullioned windows: the rooms inside are of plain wood panelling.

CONDITION OF REPAIR.

The interior of the chapel has been almost entirely ruined save for the plaster cornice and cove next the ceiling. It has in fact, since the demolition of the other houses about 25 years ago, been used as a warehouse and store room.

HISTORICAL NOTES.

It is stated in Lysons' *Environs* that the almshouses were erected for 12 poor persons in 1706, by the Drapers' Company. Dunstan (*Hist. Brom.*) says that part of the ground they stood on was taken from the adjoining almshouses (Sir John Jolles') which stood on the spot now occupied by the Bromley Vestry Hall and the adjoining shops. In addition to this, says Strype, an additional piece of land was purchased, "about three-quarters of an acre, more or less, which cost the company £195." "These

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two pieces of land were then thrown together, and formed what we now call the Alms House field, measuring a.1 3 28. On this last mentioned piece, the company built a chapel and twelve almshouses; corresponding with those eight on the opposite side, the whole forming three sides of a square, having the chapel in the centre of the south side and facing towards the road. Over the door of the chapel is a neat tablet having the following inscription"—

MR JOHN EDMUNSON, SAYLEMAKER,
DEC'D, OUT OF A PIOUS & CHARITABLE
INTENTION FOR RELIEF OF TWELVE POOR
PEOPLE LEFT AN ESTATE TO THE
WORSHIPFUL COMPANY OF DRAPERS
TO WHOSE WORTHY MEMORY & IN
PURSUANCE OF THEIR TRUSTS, THEY
HAVE BUILT THIS CHAPPEL AND
TWELVE ALMSHOUSES.
ANNO DOMINI, 1706.

The estate, which was left for the maintenance of these almshouses, produced about £180 per annum in 1706, but increased so that in 1836 four additional houses were built (Dunstan).

BIBLIOGRAPHICAL REFERENCES.

- Lysons (*Environs*, 1810—Middlesex, vol. i., p. 44) mentions the almshouses very briefly, but Dunstan (*History of Bromley*, pp. 205-212) gives a very complete history of these and adjoining almshouses.
Strype, *Survey of London*, Appendix, cap. 1, p. 112.
Brewer, *Beauties of England and Wales*, vol. x., p. 290.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- *General view of the front of the almshouses (photo).
- Detail view of doorway and front of chapel (photo).
- *Details of the carved scrolls to chapel door (drawing).

* Those marked with an asterisk are reproduced here.

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X.—ST. ANDREW'S MISSION CHURCH, GURLEY-STREET.

GENERAL DESCRIPTION.

In this church are installed the old altar tablets which formed the altar piece of the chancel of the old parish church (see page 3), and date from 1692. In form they are rectangular, and have large cornices along the top enriched with carving on the mouldings. The centre tablet is about 8 feet high by 5 feet wide, has a central panel with carved moulding round, and contains the Commandments, written in good letters; at the top is a figure of Moses, painted on the panel. Under this panel are two of smaller size, filled with carving in the form of swags, with grapes and vine leaves united by ribands; in part the carving is completely undercut. The side tablets are smaller, about 6 feet high by 2 feet 6 inches wide, and contain panels with the Lord's Prayer and the Apostles' Creed respectively written on them in gold letters; under these are raised panels with bolection mouldings.

CONDITION OF REPAIR.

Excellent.

HISTORICAL NOTES.

In 1692, when Sir W. Benson came into possession of the manor and tithes of the Upper Manor of Bromley, he lengthened the chancel of the parish church, by building a small addition at the east end about ten feet square, and placed these tablets on the eastern wall of this addition, above the communion table. (See inscription on his tomb in Bromley Church, given on page 8.)

Upon the reconstruction and enlargement of the church in 1843 they were rescued by the vestry clerk, Mr. James Dunstan, just as they were being placed in the cart to be taken off to the builder's yard to be broken up, and were placed by him in the old boys' school in Priory-street. (*History of Bromley*, page 79.)

In 1889 they were removed to St. Andrew's Church, and put up at the east end, and at the last restoration, about four years ago, they were again shifted and placed in their present position on the west wall.

BIBLIOGRAPHICAL REFERENCES.

Lysons (*Environs*), Brewer (*Beauties of England and Wales*), and Dunstan (*History of Bromley*), give information as to the building of the addition to the chancel in 1692, but the tablets are noted by Dunstan only.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- (1) Measured drawings of the tablets (line drawing).
- (2) Details of the carving (line drawing).

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XI.—GOOD SHEPHERD'S MISSION HALL, BACK-ALLEY.

GENERAL DESCRIPTION.

There is a large achievement of arms, consisting of a shield bearing the royal arms, with garter, supporters, mottoes, helm with crest, and scroll work background, fixed high up on the south wall in the mission church. It is a fine piece of work about 8 feet high and 7 feet wide, carved in high relief, and very boldly treated, with the spaces of background completely cut away, and is carved in soft wood and coloured.

In the centre is the shield of elliptical shape bearing the arms of Charles II.—*Quarterly: 1st and 4th grand quarters, France modern and England quarterly; 2nd grand quarter, Scotland; 3rd grand quarter, Ireland.* The garter encircles this and bears the motto—**HONI · SOIT · QVI · MAL · Y · PENSE.** Above the shield is the royal helm placed *affronté*, which bears as a crest a small lion *statant* crowned with tail curled up over its back. Below along the bottom of the achievement is a flat band, raised in the centre, bearing the motto—**DIEV · ET · MON · DROIT.** At the sides are the supporters, on the dexter a *lion rampant guardant, imperially crowned*; on the sinister a *unicorn armed, unguled, and crined, gorged with a coronet, and chain affixed.* The background is foliage and scroll work, treated in the same bold manner as the other parts. The original colouring is now all lost, the whole surface being thickly covered with paint and varnish to make it look like oak; the shield and bands bearing the mottoes were repainted about four years ago, but the colouring is not quite correct.

These arms were obtained in 1660, upon the Restoration of Charles II., it would appear in accordance with the order of the Council that the Royal Arms should be set up in all churches throughout the kingdom (*vide* Bloxam's *Goth. Arch.*, page 456). The following is the entry in the churchwardens' accounts for that year, given by Dunstan—

| | | | |
|--|----|----|----|
| Pd to Mr. Cartwright for carving ye King's Armes | £ | s. | d. |
| in ye Church - - - - - | 06 | 00 | 00 |
| Pd to the panter, Mr. Wright of Limehouse, for | | | |
| gilding the King's Armes in ye Church - - | 03 | 00 | 00 |

They were set up on the west wall of the old parish church, near the belfry, but were removed in 1818, owing to the erection of the children's gallery, and placed against the south wall opposite the church door (see page 3). In 1833 they were placed in the boys' school in Priory-street, and there remained until the closing of

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the school, through the falling in of the lease, September, 1889. Owing to the unusually large size of the Royal Arms (7 feet by 8 feet), the vicar of the parish, the Rev. G. A. M. How, found the greatest difficulty in securing a suitable home for their re-erection, and at last even caused them to be advertised for sale in the newspapers. Mr. W. G. Clutterbuck, headmaster of the national schools, pleaded for their retention in the parish, and for want of a better site suggested the south wall of the Good Shepherd's Mission Hall, where they are now fixed.

BIBLIOGRAPHICAL REFERENCES.

- M. H. Bloxam, *Gothic Architecture* (8vo, London, 1859), pages 456, 457.
J. Dunstan, *History of Bromley*, page 83.

IN THE COMMITTEE'S MS. COLLECTION IS—

- (1) Photograph of the arms.

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XII.—HOUSE ON BROMLEY WHARF, THREE MILLS LANE.

GROUND LANDLORD, LEASEHOLDERS, &c.

Messrs. S. Tudor and Sons are the present leaseholders, and have oil wharves and warehouses on the ground.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

The house stands on the south side of Three Mills-lane at its eastern end, about 100 yards back from the road and 20 yards from the river Lea; it is used partly for the offices of the Oil Company, and partly as residence for their staff.

In plan it is square, each side being about 40 feet long. The exterior is partly rough cast and partly bricks, and the windows have sliding sashes of 18th century date. The principal entrance is on the west side.

Inside very little remains of earlier date than the 18th century.

The carcass of the house is, however, much older, the arrangement of the rooms, chimney stacks, hall and stairs, &c., being exactly the same as in Tudor House, and probably of the same period.

The outside walls were formerly of timber framing, on a brick basement, lathed and rough cast outside, and panelled inside. The eastern front, facing the river, and one half of each of the north and south fronts adjoining it, were rebuilt in brickwork towards the end of last century, and two bay windows added on the south side.

The kitchen retains on its walls some panelling that appears to be earlier than the 18th century in date. Several of the rooms on the ground and upper floors are panelled with woodwork of late 17th and 18th century date, and contain some good fireplaces of the Adams period. There are also on the first floor on the north and south sides of the house adjoining the bedrooms, powder closets similar to those in Tudor House and Essex House, 401, Mile-end-road, E. Some parts of the attics are fitted up with remains of panelling of various dates.

The grounds were originally of considerable extent, but are now cut up and covered by several factories and wharves. There is a long narrow pond remaining on the south side of the house and at right angles to the river, with which it formerly communicated; this, it is thought, may be part of a moat which at one time surrounded the house.

There is also said to be an underground passage leading from the house in a north-westerly direction, but search, accompanied by occasional excavation, have so far been unsuccessful in uncovering any portions of it.

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HISTORICAL NOTES.

Nil.

BIBLIOGRAPHICAL REFERENCES.

Nil.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- * (1) A view of the house from the south-west (water colour).
- (2) Details of the arch across hall (water colour).

* That marked with an asterisk is reproduced here.

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XIII.—THE OLD PALACE OF BROMLEY.

GROUND LANDLORD, LEASEHOLDERS, &c.

The London School Board.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

The house was designed on a rectangular plan similar to Hardwicke and Montacute, with corner towers on the principal front, which faced to the east. It stood on the eastern side of the grounds, facing St. Leonard's-street. On the south side of the house were a few later additions.

The stables and offices, which were built round a quadrangle in plan, stood a little to the south of the building, adjoining St. Leonard's-street.

The house was mainly of two periods, early James I. (1606) and late 18th century, c. 1750. It also contained oak panelling and fittings of the time of Charles II. or James II. The stable buildings belonged apparently to this period.

To the first or Jacobean period belonged the whole structure of the house, the floors, walls, ceilings, roofs, and most of the chimney stacks. The walls were of red brick, and though the older windows had been replaced by the sash windows of the second or middle 18th century period, there was sufficient evidence to point to their earlier condition, viz., large moulded wood mullions and transoms with square lights and in other parts angle bays shaped with moulded red bricks; these angle bays had also moulded brick cornices with string courses and bases. A great many of the moulded bricks which formed part of the mullions, angles, string courses, &c., of these windows, were built up again in the walls, when these windows were replaced by the sliding sashes. Many parts of the original massive oak window frames were also discovered built up in the walls, over fire-place openings, when these were reduced in width, and in the pyramidal roofs of the towers, which were also altered in the same period. One of the old mullioned windows was discovered *in situ* in the pulling down, at the south side of the house.

On the face of the chimney-stack on the south side was a stone, set in a panel, with moulded brick dentils round, bearing the date $\bar{A}NNO$ 1606, incised in the stone, the figures being run with lead (see plate 27). The whole of the eastern face of the building, with the towers, was re-fronted in the 18th century, the sash frames, large wood moulded and blocked eaves cornice, and flat narrow bands of brickwork being substituted for the original architectural features. The west front was also treated in a similar manner, being subsequently cemented all over. Instead of the eaves cornice, however, a flat brick parapet was placed along the top of the wall.

Within there were some 24 rooms of greater or less interest. The best of

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these was the large state room on the ground floor, of which the walls were covered with beautifully moulded oak panelling, with carved pilasters at intervals, and at the ceiling level a richly ornamented wood frieze with carved arabesque panels, modillions, and cornice. A great feature in the room was the richly moulded and panelled plaster ceiling, planned on a pattern of intersecting squares, with beautifully modelled and enriched pendants hanging from the point of intersection of the ribs, and circular panels with the heads of Alexander, Hector, and Joshua (dux), modelled in mezzo relievo.

The central panel in the whole ceiling contained the shield of James I., bearing *quarterly*, 1st and 4th the arms of England and France *quartered*; 2nd, Scotland; 3rd, Ireland; encircled by the garter with motto,

HONI · SOIT · QVI · MAL · Y · PEIŒSE ·

at the sides the letters **I.R.**, and crown over. The same shield, with the garter and crown, but without the initials, was also carved on the panel of the great oak chimney piece. The whole of this room with its ceiling was, owing to the intervention of certain members of the Survey Committee, saved from destruction, and is at present at the South Kensington Museum.

In addition to this ceiling there were two others, one on the ground floor (see plan, plate 20), and the third—the finest of the three—in the room above the state room, on the upper floor (see plan, plate 21). That on the ground floor was complete, and treated similarly to that in the state room, being also planned on a pattern of intersecting squares, richly moulded, with ornamentation along the ribs and in the panels. The ceiling of the room on the upper floor, that over the state room, which has been destroyed, was by a master hand, and suggested the treatment of some of the famous ceilings at Audley-end. Only a third of it remained, however, the rest having been removed, possibly in the past century, and owing to some accident, as care appeared to have been taken to preserve what was left. When entire it consisted of six circles, about 10 feet in diameter, three along and two across the room, touching each other and the walls. These were intersected by other circles and quatrefoils. The ribs were ornamented with a running design of leaves, with various fruits, wood nuts, &c. At the intersections of the ribs were grotesque heads, surrounded with wreaths of flowers. The panels were ornamented with various designs, pomegranates, shell ornaments and others. The ceilings of these rooms had been very thickly coated with various relays of whitewash, but the delicacy of the work was easily discovered when it was scraped off.

It is interesting to note that the circular panels of the ceiling of the north-west room on the ground floor contained smaller circular ornamental panels of exactly the same design and detail as those of the ceiling in Sir Paul Pindar's house in

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Bishopsgate, now in the South Kensington Museum (see drawing in Roland Paul's "Vanishing London," 1893). This circumstance is noteworthy, as there were only six years between the dates of the two buildings, and the ceilings may therefore have been by the same hand.

There were also two modelled plaster friezes of the 1606 date left round the top of the walls of the north-west rooms of ground and first floors. The design of that in the lower room, which was separated from the ceiling by a small ogee plaster cornice, was of severe scroll leaves of acanthus character, with shell ornaments alternately reversed, boldly modelled. The frieze in the upper room was of the more usual Elizabethan strapwork scroll, with a beautiful pattern of interlacing stems with various fruits and flowers, and much more delicate in feeling and execution. Both these friezes were complete, and extended all round the rooms, although hidden by the 18th century panelling, which covered the walls from floor to ceiling. There were also the remains of another frieze, the narrowest of the three, over the fireplace of the room over the state room, and partly hidden by the later chimney-piece. This was of scroll pattern, ornamented with honeysuckles, pinks, and other details.

Of the carved stone fireplaces, oak panelling and dadoes, and other details of the Jacobean period, there were a great many still left in the palace.

In the upper room on the west side, which was wainscoted with panelling of the middle 18th century period, were two beautiful mantelpieces: one, in wood, of the Charles II. time, and another, in stone, of the 1606 period, well carved and delicately coloured and gilded, which was discovered underneath the later one.

There were also similar carved stone mantelpieces of the same date in the north-west rooms of the ground and upper floors. That in the bottom room had a frieze ornamented with vine leaves and scrolls, and a shield in the centre, which, so far as could be seen, bore no heraldic charges. The fireplace in the upper room had a frieze ornamented with scrolls and dolphin heads. Several of the original solid oak door frames, with moulded sides and ornamental stops at bottom were also left in various parts of the house, and are noted on the plan. One of these, which had a semicircular arch at the top, and stood at G on the ground plan, is now preserved at South Kensington Museum.

The interior 18th century work had also much that was beautiful. It would seem that in about 1750 the Palace had been converted into two houses, probably residences for city merchants, of whom many lived in this parish at the time (witness the tombstones in Bromley churchyard, and the church registers, see page 11).

The underground passage, about which local tradition had many tales to tell, was proved to exist during the work of demolition. It was of Tudor four-centred arch form, about five feet in width and height. Starting from the cellar outside the north tower, it ran northwards for a short distance, but had been blocked up in several places.

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Built into the lower part of the west wall, at the north corner, was a piece of Purbeck marble, with carved cinque-foiled head of 15th century date carved on it. This might seem to indicate that the house was built in part from the remains of the old Nunnery of Bromley St. Leonard's, the "Convent of Stratford atte Bowe" of Chaucer's Prioress' Tale, on the site of which is now the parish church of St. Mary (see pages 11-12).

There were also discovered, built into blocked-up window openings and other places, parts of bay window angles, mullions, string courses, and plinth in moulded red bricks, that may either have been brought from the nunnery as above stated, or possibly have formed part of the original design of the palace before the alterations of the 18th century period.

CONDITION OF REPAIR.

The palace was demolished by the London School Board at the beginning of the compilation of this register. On the eve of its destruction the house was in admirable repair, the timbers perfect, the fitments and interior panelling for the most part preserved. The early Jacobean stone carving on the mantelpieces was still crisp and new, and the plaster work of the ceilings of much thickness and sound consistency. The original oak staircase in the southern part of the house, with its massive moulded newels, handrails, and balusters was also in perfect preservation.

HISTORICAL NOTES.

TRADITION AND EVIDENCE.—According to tradition the old palace is connected with the name of King James I. The king is supposed to have founded a settlement in the parish early in the 17th century of persons mainly of Scotch nationality, and at the same time built this house as an occasional residence or hunting lodge for himself. Though there is no record of this in the parish histories it appears to be borne out by various pieces of evidence:—(i.) The arms, mottoes, crest and initials of James I. were placed in the centre of the ceiling and over the fireplace of the state room, now in the South Kensington Museum. (ii.) Mrs. Papineau, who lived in the southern part of the palace from 1859 to 1873, states that there was a large medallion of James I. and his wife, Anne of Denmark, on the fireplace in the room above the state room. (iii.) The Manor of Bromley was in the possession of the Crown at or about the time of the erection of the building (see pages 15 and 16), although there does not appear to be any record of the house among the surveyor's accounts of the period of its building preserved in the Record Office. The rolls of Andrew Kerwyn, paymaster of the works on the royal castles and residences for 1605—1607, include in all nineteen buildings, but the house is not mentioned therein as being in course of erection or under repair; neither is it included in the same rolls in the allowances for alterations and repairs to the various houses used by the king and court while on progress. The following piece of evidence, however, would seem to account for the omission. (iv.) Among the domestic state papers in the Record Office is a recommendation from the Council to the king, that certain lands and tenements in Bromley be granted to Sir Arthur Ingram. Although the old palace is not particularly mentioned, it is probable that the grant includes it. The date is given as March, 1617, and is as follows:—

"Maie it please your Excellent Ma^{tie}

Accordinge to yo^r highnes good pleasure signified by S^r Robert Naunton wee have considered of S^r Arthur Ingram his peticon, And find that there was paid unto yo^r Ma^{tie} for the tithes in the peticon mentioned p. ann. vi l xvj the laft of December 1613 the some of xlxl^l xii^s And likewise that the said Tithes were formerly passed by yo^r Ma^{tie} in ffee farme to ffrancis Morice

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and ffrañcis philips the xxvth of September in the vijth yere of yo^r happie raigne of England as pte of a value of 5000 l. p. ann. and compounded for by Sr William Rider & Sr Walter Cope knights and others

And touchinge the Tenem^{ts} and lands now desired to be passed by Sr Arthur Ingram, wee find they are pcell of the Manno^r of Bromley w^{ch} came to the Crowne by exchange from Sr Raph Sadler knight and the pcls p. ann. viijl. viijs. wd. were leasid by the said Sadler for 99 years before the exchange of w^{ch} terme there is 39 yeres yet to come and of pt. of the same p. ann. vl. vjs. vijd. there is a lease in Reu^sion for xxj yeres after the expiration of the former lease And the other pcls desired to passe are Copiholdt of Inheritance, and are of the yerely rent of xxij^s viij^d

The premisses desired to be passed exceede the value of the Tithes to be surrendered p. ann. lxijs ffor w^{ch} if Sr Arthur pay vnto yo^r Mat^{ie} the some of one hundred & twentie pounds the estates and values being considered, In our opinion he giveth yo^r highnes the full worth of the same, w^{ch} wee haue thought fitt to certifie vnto yo^r Mat^{ie} and wthall we haue caused a bill to be prepared of a graunte of the p^{mi}sses in ffee farme readye for yo^r Mat^e signature, and humblye leave the same to yo^r highnes gracious pleasure "

Fr. Bacon

T. Suffolke

Pembroke.

Tho. Lake

Ful. Cæsar

Dunstan, *History of Bromley*, and Ford, *Account of Bow and its neighbourhood, &c.*, are the only writers who mention the house, and Dunstan's statements and inferences are quite inaccurate and misleading. He only exhibits ignorance of existing work, and carelessness in study of the records when, passing on from describing the arms of Charles II., formerly fixed in the Church, but now in the Good Shepherd's Mission Hall (see page 29), he says:—"And hence (to the loyalists *temp.* Charles II.) may be inferred the origin of those arms at present to be seen in the drawing room of a large brick house near the Church, which has been for nearly the past 50 years occupied as a boarding and day school. On account of which arms being found there it has been fondly imagined that it was originally a royal palace, and hence of late years it has assumed the distinctive appellation of the 'Palace House School.' We will not stop to enquire into the numerous fanciful tales related concerning this house, but it is sufficient to say that they have not the least foundation in authentic history." Ford refers to the house in the following manner:—

Great James the First, that sapient King
Whose praises I delight to sing;
Ironically I mean,
For he was treacherous, mean, and base,
And seeking High and Mighty place,
Forsook his Mother Queen:—

But let him have been what he may,
He lived at Bromley in his day:
His hunting seat remains:
And some apartments there you'll find,
Most rich examples of their kind,
Will pay you for your pains.

Outside there's nothing now, to show
The house was built so long ago:
But inside you will see,
The pendant ceiling, pannel'd wall,
Rich chimnies, Royal arms, and all
Just as it used to be.

Then all was country around,
The Forest near—then open ground
With Stebonheath close by.
And hunting was the favourite sport,
Of James the first, and all his court:
To make the hours fly.

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Lysons states that the manor house of the upper manor, in which the old palace was situated, was built by Sir John Jacob in the reign of Charles I. (see page 15), and as there is no mention of a previous manor house it may be assumed that the palace, even if were not what tradition states, was used as the manor house for the first 30 years or so of its existence.

AUTHORSHIP.—It is evident that the palace was, both in planning and the ornamental details, the work of a master hand—possibly of John Thorpe. We know that he designed at least two buildings about this time in the neighbourhood, Charlton House, near Greenwich, built about 1612, by Sir Adam Newton, tutor to Henry, Prince of Wales (Richardson), and Kirby Castle, Bethnal Green, built for John Kirby, citizen of London (Gwilt). The former, which is still perfect, has many strong points of resemblance to the old palace before the 18th century alterations: the square towers flanking the entrance front, but carried a storey higher than the parapet of roofs, with a lead cupola on top; the roofs are hipped at the ends as in the old palace, and have carved stone balustrades; in the old palace these had been replaced by a large moulded wood cornice on the east facade, and a brick parapet, cemented over on the west. There were also sufficient remains of oak and brick mullioned bay windows, moulded brick string courses and plinths, to show that the general character of the work was, on a rather smaller scale, the same as Charlton House. The internal planning and arrangement of rooms was very similar to many of the plans in J. Thorpe's book of sketches.

CEILINGS.—In addition to the points before mentioned, some of the details of the ceilings are exactly the same as in the buildings noted below. The planning of the two ceilings in the ground floor rooms appears to have been common; several of each type are illustrated by Gotch, Malcolm, and others. Balcarres House, Fife, N.B. (built temp. James VI., Scotland), has a ceiling in the "Panel Room" of the same design as that in the state room, with circular panels containing heads of Alexander, Hector and Joshua, apparently cast from the same moulds as those in the state room ceiling, but without the cherubs' heads and wings. Lord Balcarres, writing to the Chairman of the Survey Committee on this point, says: "We have no building records of Balcarres House. The type of ceiling is by no means uncommon hereabouts. It is always said this work (throughout Scotland) was done by Italians. I believe it can be shown that a great deal was done by Scotsmen who Italianized their names; as our singers do."

"The Workmen's Home," Bow-road, E., a large building of early 17th century date, contains a ceiling in the large room on the first floor of the same design as that in the north-west room of the palace, though the details are much plainer and of different character, except that the cherubs' heads are repeated as in the state room ceiling. This is supposed to be the house in which Lord Sheffield, who lived in Bow in 1612, resided. (See Brewer's *Beauties of England and Wales*, vol. x., part iv., page 285.) Sir Paul Pindar's house, Bishopsgate, had a ceiling of the same design as that in the state room. In another ceiling, part of which is preserved in the South Kensington Museum, was a panel exactly similar, except in the central part, to one of those in the room in north-west corner of the old palace. Chestnut House, Old Ford-road, Bow, a small building of late 18th century date, contains several fireplaces and overmantels, in stone, marble and oak, of the same date as the old palace. In one, at present the kitchen fireplace, are carved on the stone frieze dolphins' heads and foliage very similar to those on the fireplace in the north-west room on the first floor of the palace. In another, a carved oak, overmantel, now fixed in the wall of drawing room, are carved heads treated in the same way as those shown in the lithograph plate at the intersection of the ribs of first floor ceiling. These, together with the fact that Chestnut House was evidently built about the time of the remodelling of the palace, suggest that they were removed here from the latter building.

LATER HISTORY AND DEMOLITION.—The house for about a century after being divided up was used as a boarding school and sometimes as residences. Among the residents was the painter, Mr. Woodin, whose son, the actor, and author of *Olio of Oddities*, also lived for some years in the "Manor House," Brunswick-road (see page 19). In 1874 the property came into the possession of Messrs. Hemingway, by purchase from G. G. Ruty, who established a colour works on the ground floor, and used the state room as a store, the northern part of the house being used as a club, and then a lodging house. Messrs. Hemingway, at the end of 1893, sold the property to the London School Board for the purpose of pulling down the house and erecting a Board School on the site, and the buildings were then sold again to a firm of house breakers for £250. Upon protests being made by members of the Survey Committee

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and other societies interested in the matter, the Board decided to buy back again the fireplace in the state room for £150, and replace it in one of the rooms of the new school. Meanwhile the authorities of South Kensington Museum had purchased the panelling and ceiling of the room and removed them to the Museum; the fireplace was therefore purchased again from the School Board, and the whole room temporarily set up in its present position.

So far as can be traced, the fittings, carved wood, stone, and plaster were disposed of in the following manner—

The whole of the state room and an arched oak doorway from hall, to South Kensington Museum. All the remaining fireplaces of 1606 date, the oak panelling, balusters, newels and handrails of the main stairs, to a dealer in Brompton-road.

The two 18th century fireplaces, some Adams grates, the circular cupboard shown on ground plan (plate 20), and various cornice mouldings, to the Magpie and Stump House, Cheyne-walk, Chelsea.

The remains of the ceilings of north-west room on ground floor, and room on first floor above state room, the three plaster friezes, the parts of original oak mullioned windows, the moulded bricks, and carved Purbeck marble to Mr. Ernest Godman, of Bromley-by-Bow.

BIBLIOGRAPHICAL REFERENCES.

Ernest Godman, *The Old Palace of Bromley-by-Bow*, 1900, published by the Survey Committee in the series of monographs of famous London buildings, where the house is fully illustrated by plans and drawings, together with details of the plasterwork, panelling, and carving.

J. Dunstan, *History of Bromley*, 1862, page 84, whose account of the house is, however, not trustworthy.

Roland Paul, *Vanishing London*, 1893, where a drawing of the fireplace and panelling in the state room is given.

C. R. Ashbee, *Chapters in Workshop Reconstruction and Citizenship*, 1894, pages 18-19, where the facts of the sale of the house by the London School Board are given.

The Society for the Protection of Ancient Buildings, London, *Annual Report*, 1894, contains the protest made by the Society to the London School Board against the destruction of the palace, and the reply of the Board thereto, together with a number of facts as to the great historic and artistic interest of the building.

Daily Graphic, December 15th, 1898, where an illustration by H. W. Brewer, of the room as set up in the South Kensington Museum, and a note on the history of Bromley manors, are given.

The Artist, No. 204, December, 1896, which has a photograph of the fireplace of state room.

The Builders' Journal, No. 247, November, 1st, 1899, which has a photograph of part of ceiling of north-west room, ground floor.

Public Record Office, *State Papers, Domestic, James I., vol. XC., 129.*

Public Record Office, *The Declaracon of Thacompte of Andrewe Kerwyn gent Paymaster of the woorkes donne vppon the Tower of London and all other his highnes Honnors Castles and Mannor Houfes vsually reserved for his Ma^{tie} repaire and aboade.* [Pipe Office, Declared Accounts, Works and Buildings, 1605-6, 1606-7.]

Some Account of the Antiquities of Bow, Middlesex, and its immediate neighbourhood, by an old inhabitant of Bow (W. Ford). Printed at Bow, 8vo., 1853.

Encyclopædia of Architecture, by Joseph Gwilt, 1842 edition. Articles on Elizabethan and Jacobean Architecture.

C. J. Richardson, volume of tracings of *John Thorpe's Sketch Book*, in South Kensington Museum (Art Library).

Architecture of Renaissance in England, J. A. Gotch, fo. London, 1891.

South Kensington Museum, *Photographs of ceilings and panelling* (Art Library).

There are also articles and letters relating to the history and protests against the destruction of the building in various London and local newspapers from December, 1893, to March, 1894.

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IN THE COMMITTEE'S MS. COLLECTION ARE—

- *(1.) Plan of ground floor (measured drawing).
- *(2.) Plan of first floor (measured drawing).
- (3.) Plan showing the old Palace, with "Seven Stars" public-house and houses adjoining on the north side (measured drawing).
- (4.) Plan showing position of Board School in relation to site of Old Palace (measured drawing).
- (5.) View from north-east (line drawing).
- (6.) View of east front and "Seven Stars" public-house adjoining (water colour).
- (7.) View of south front (line drawing).
- (8.) East front (measured drawing).
- *(9.) Section looking south (measured drawing).
- *(10.) Fireplace in state room, as re-erected in South Kensington Museum (photo).
- *(11-12.) Details of carving on fireplace (2 photos).
- *(13.) Details of upper part of fireplace (2 photos).
- (14.) Fireplace in north-west room, first floor (measured drawing).
- (15.) View along roof, looking north (line drawing).
- (16.) Painting on outside brickwork, south side (pencil drawing).
- (17.) Oak doorway, ground floor (measured drawing).
- *(18.) Date tablet on south side of house (measured drawing).
- (19.) Plan of modelled plaster ceiling, first floor (measured drawing).
- *(20-23.) Details of modelled plaster from ceilings—panels, ornaments on ribs, and friezes (4 lithographs).
- (24.) Circular panel in ceiling of north-west room, ground floor (line drawing).
- (25.) View of main staircase (line drawing).
- (26.) View from south-east, showing house and stables (line drawing).
- (27.) Plan of ceiling of state room, now in South Kensington Museum (line drawing).
- (28.) Details of rib and centre panel, ceiling in state room (line drawing).

* Those marked with asterisk are reproduced here.

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XIV.—“SEVEN STARS” PUBLIC-HOUSE.

(at the corner of High-street and St. Leonard's-street).

GROUND LANDLORD, LEASEHOLDERS, &c.

Messrs. Taylor, Walker and Co., brewers, are the owners of the premises.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

In plan the building is roughly of a T-shape, the oldest part being that portion corresponding with the transverse bar of the letter, which adjoins the High-street. It is about fifty-three feet in length and eighteen in width. The walls are entirely of timber construction, the lower walls standing on a basement of red bricks, the upper storey overhanging on the north side, and gabled at the east and west ends. In date it evidently belongs to the very early part of the 17th century, the same date as the Old Palace, as there are moulded beams, mullions, &c., of the same character as in the Old Palace. The remaining portions of the building, which are contained in the stem of the T, are of various materials, mostly red bricks, and of later dates, and extend from the south side of the house to the north wall of the Old Palace.

Structurally, the older part of the house is of considerable interest. The walls consist of large oak beams, nearly a foot square, framed together and tenoned into each other, and placed vertically at intervals of about eight feet; in the intervening spaces are smaller upright studs, also of oak, from four to six inches in width, tenoned into the larger beams. The upper storey overhangs the lower on the north side about two feet; this lower storey rests on a foundation of bricks carried up about two feet above the ground level.

The filling in between the timbers in the external walls was done in the manner usual at the period—*i.e.*, the spaces were lathed with stout oak laths, and plastered on the outside. At the back of the laths was placed a layer of clay, mixed with chopped straw, about $1\frac{1}{2}$ inches thick; this again was plastered on the inside. The timber framing was therefore visible both on the outside and inside of the building, and still remains so in the upper rooms. The lower rooms have been again lathed on the inside at some later period, and plastered so as to bring the walls to an even surface.

The whole of the timber construction of the ground storey is also left intact. At the north-east corner and in the centre of the north side are the two original entrance doorways. Both have large oak door-posts, each about a foot square, which are ovolo-moulded on the outer edges down to the level of the brick plinth. The

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transomes also are well moulded, and are similar in design to those of the original wood mullioned windows of the Old Palace adjoining.

A noticeable thing about the large brick chimney stacks also is that they are carried up inside the house, adjoining the timber walls, but *entirely independent of them*, they are, therefore, not visible from the outside. The fireplace openings on the ground floor are about 7 feet 6 inches in width, and have proportionately large flues. That in the taproom was doubtless the old kitchen fireplace, and has not been reduced in width. The other has been blocked up to about one-third of its original size. Between these fireplaces are the stairs, winding round a central newel; on the staircase is one of the original oak window frames, with moulded mullions.

At some time towards the end of the last century the whole of the exterior walls were covered with weather boarding, thus totally hiding and destroying the effect of the original timber framing; the wood mullioned windows were also replaced by sash windows. The houses adjoining on the west side, facing High-street, which are in date and construction similar to the "Seven Stars," were also treated in the same manner.

CONDITION OF REPAIR.

The house is in excellent structural repair; the old oak framing undecayed and firm as when first built.

HISTORICAL NOTES.

Nothing definite is known as to the actual date of the building, although, according to local tradition, it is several centuries old. It is stated that by means of a deed, or record on vellum, now preserved at the "Ship Inn," Rochford, Essex, by a former proprietor of the "Seven Stars," it is possible to trace it back certainly for 300 years, and that it was at that period used as a Freemasons' lodge.

There is also another local tradition, which seems reasonable, that this house, together with those adjoining on the west side, and extending to Edgar-road (Nos. 62 to 90), were built in 1606 at the same time as the Old Palace, for the servants' and retainers' dwellings, domestic offices and outhouses.

The "Seven Stars" is now (September, 1895) being pulled down to make room for a larger building, but the adjoining houses are for the most part still intact.

BIBLIOGRAPHICAL REFERENCES.

J. Dunstan, *History of Bromley*, 1862, mentions the house, and gives a view of the Broadway in the year 1840, where it is shown. See also pages 14, 22.

Ernest Godman (*The Old Palace of Bromley-by-Bow*, 1900), where further illustrations and plans are given, showing more fully the relation of the "Seven Stars" and houses adjoining to the Old Palace.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- (1.) Ground plan of the house.
- (2.) Interior view, first floor, during demolition.
- (3.) Views of the exterior from High-street and St. Leonard's-street.
- (4.) View of the backs of all the houses facing the High-street and adjoining the Old Palace.
- (5.) Plan of this and the adjoining houses in High-street, showing their relation to the Old Palace.

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XV.—SOME SMALLER HOUSES AND BUILDINGS OF INTEREST, EITHER AT PRESENT STANDING IN BROMLEY, OR DEMOLISHED DURING THE COMPILATION OF THIS REGISTER.

HOUSES IN HIGH STREET.

The house on the west side of the Vicarage (No. 95) is probably of middle 18th century date. The plan is square, and the front has red brick window facings and strings. In the centre, on the ground floor was the principal entrance, over the door was a canopy with fine carved scroll brackets; this was removed some six years ago, when the house was bought by Messrs. Edie, founders, whose works adjoin, and a window made in its place. The interior is spoiled, the panelled room, capacious cupboards and fine staircase having suffered greatly from the alteration.

IN THE COMMITTEE'S MS. COLLECTION ARE—

A view of the house from High-street.

ASHMORE TERRACE, Nos. 101 to 105.

The Ashmore-terrace houses are of the later 18th century. The doorways are of wood, with pilasters at sides and cornice over the top. The wrought iron entrance gates and railings, though of no great note, are the only examples remaining now in Bromley. The fronts of these houses facing High-street are of brick, but the backs are weather-boarded.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- (1.) General view of the houses from the street.
- (2.) Details of the porches.
- (3.) Drawings of the iron gates and railings.

No. 45, HIGH STREET.

On the north side, at the corner of Baker's-alley, was an interesting building of middle 17th century date. It had a long low elevation, 40 feet wide, and two

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stories (with attics) in height. The walls were of dull red bricks, with lighter colour for the window jambs, arches, &c. At the eaves was a large moulded wood cornice.

The entrance door in the centre of the front had a flat canopy, with carved oak acanthus scroll brackets. The windows had sliding sash lights, with a mullion in the centre: they evidently were of much different form originally, and extended nearly the whole width of the front. The sashes of the attic windows still preserved the original leaded lights.

Internally, nearly all the fittings that were movable (*e.g.*, stair balusters, rails, &c.) had disappeared, most probably for firewood. Only one feature of interest still remained: one of the circular cupboards, in a room on the ground floor.

The house disappeared at the beginning of 1896 to make room for a block of cottages.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- (1.) A block plan of the house and ground.
- (2.) A drawing of the front facing High-street.

Nos. 2 to 18, HIGH STREET.

These houses stand at the west end of the High-street, between Devons-road and Bow-road, and are of 17th and 18th century date.

No 2 has a long low elevation, with weather-boarded upper storey. No. 4 has a gabled and weather-boarded front, and is illustrated in plate 34. The remaining houses are all small, with brick fronts, mullioned and sash windows, and some have interesting bits of detail in canopies and doors. The grouping of the whole block is very picturesque.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- *(1.) View looking north-west.
- *(2.) View from north-east.
- *(3.) East front, No. 4.

* These are all reproduced here.

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XVI.—Nos. 122 to 128, ST. LEONARD'S STREET.

GENERAL DESCRIPTION AND DATE OF STRUCTURE.

These houses were situated on the west side of the street, between the post office and the Limehouse-cut (the site now occupied by the Poplar Casual Ward).

The houses, with the exception of No. 124, belonged to the latter part of the 18th century. They were built of yellow bricks, and had plain square sash windows; the doors had small wood canopies over.

The central house (No. 124) was by far the finest. It was rectangular in plan, and dated from the early part of last century. The front was of grey and red bricks. At the eaves was a large projecting wood cornice; the roof was sharply pitched and tiled, and had five dormers in the front. The entrance doorway, in the centre of the front, had a wood canopy supported by moulded brackets.

The interior panelling and fitments were almost intact. The staircase was of fine design, and had large turned balusters and moulded handrails.

Nearly all the rooms were panelled with woodwork of late 18th century date. One cupboard on the ground floor was panelled round with small moulded panelling of early 17th century date, similar in detail to that in the Old Palace.

CONDITION OF REPAIR.

The houses, though internally in a very dirty condition, appeared to be structurally sound. They were demolished during the compilation of the register.

IN THE COMMITTEE'S MS. COLLECTION ARE—

- (1.) General view from the south-east.
- (2.) Views from the garden.
- (3.) Detail of the panelling.

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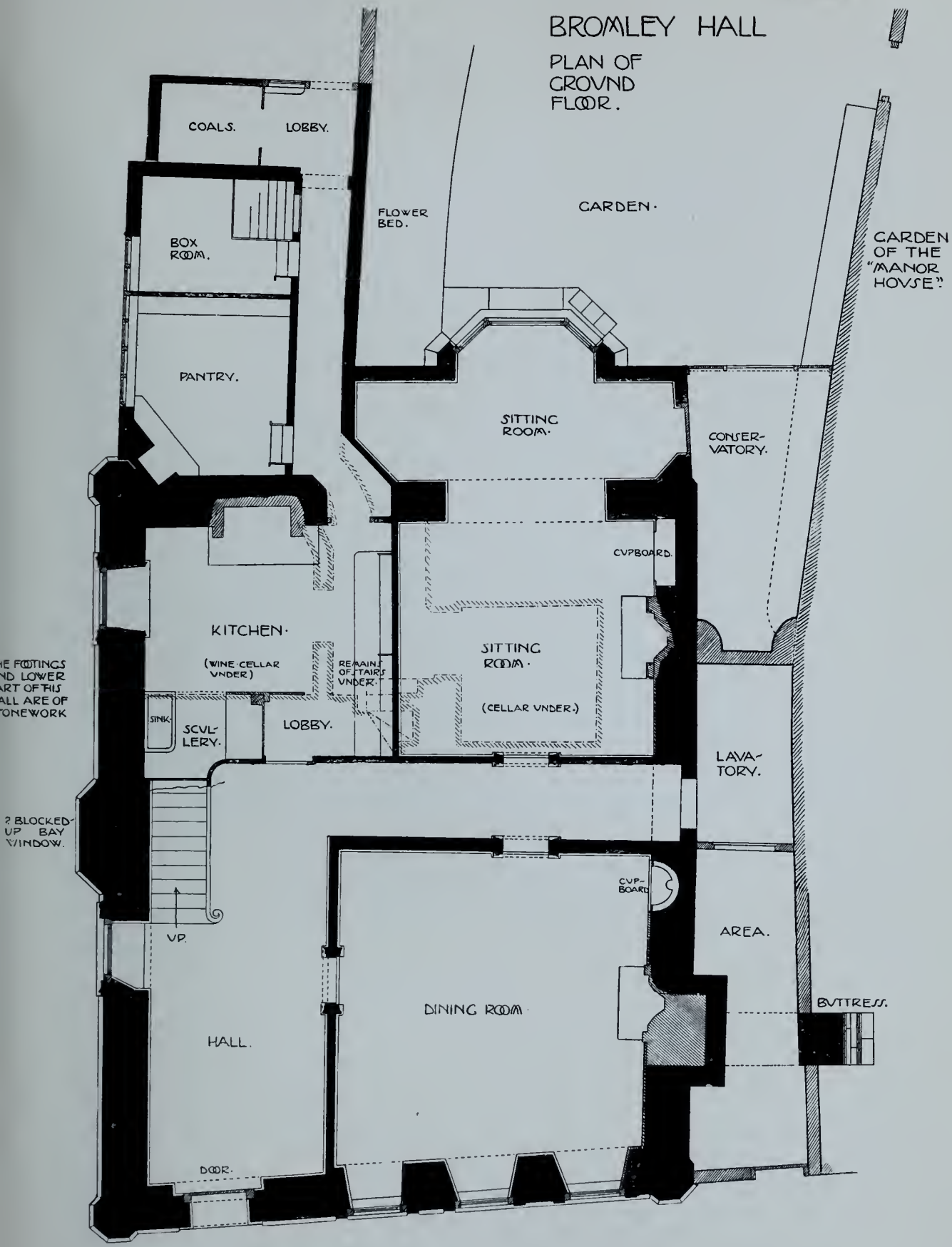
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BROMLEY HALL

PLAN OF GROUND FLOOR.



THE FOOTINGS AND LOWER PART OF THIS WALL ARE OF STONEWORK

? BLOCKED UP BAY WINDOW.

GARDEN OF THE "MANOR HOUSE."

BRUNSWICK ROAD.

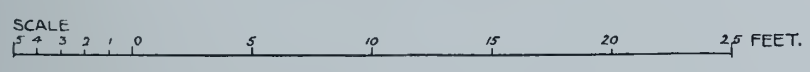


Ernest Godman
1898.

BROMLEY HALL.



ELEVATION OF FRONT TO BRUNSWICK ROAD.



BROMLEY HALL.

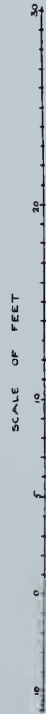


VIEW FROM NORTH-WEST, WITH
THE "MANOR HOUSE" ADJOINING.

TUDOR HOUSE.



GROUND FLOOR PLAN.

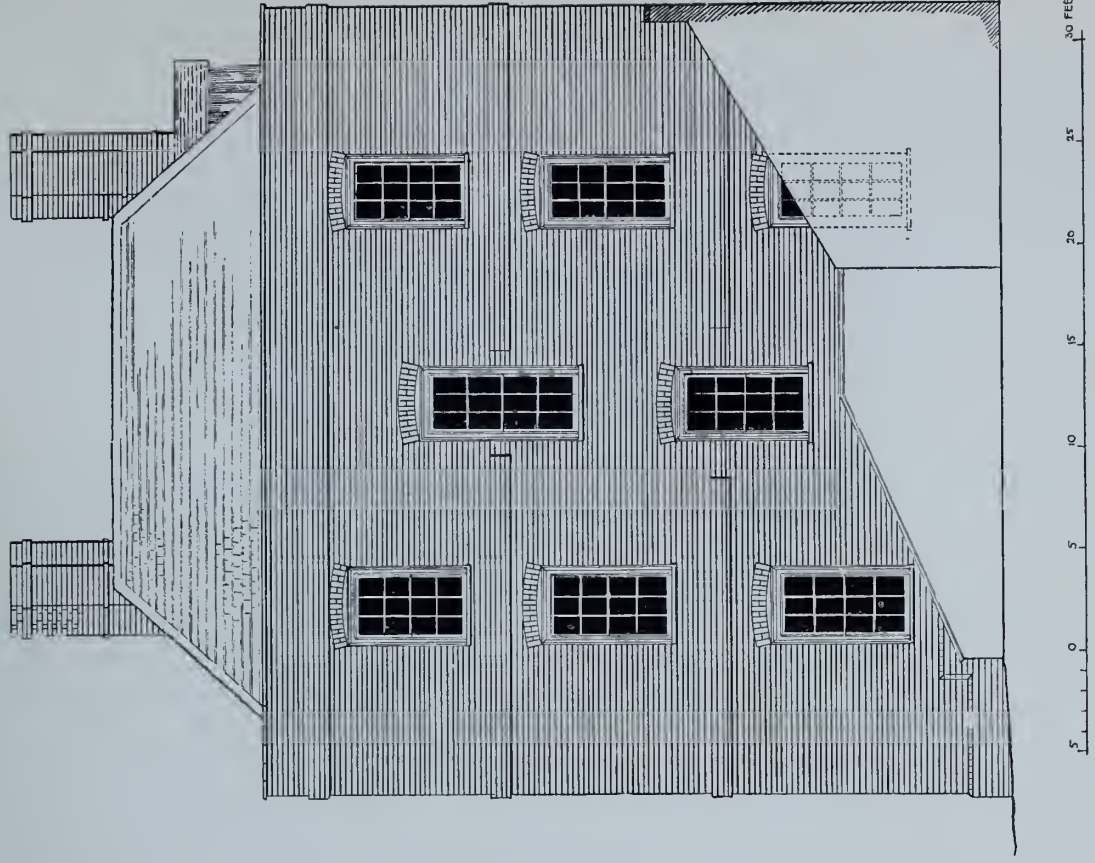


FIRST FLOOR PLAN.

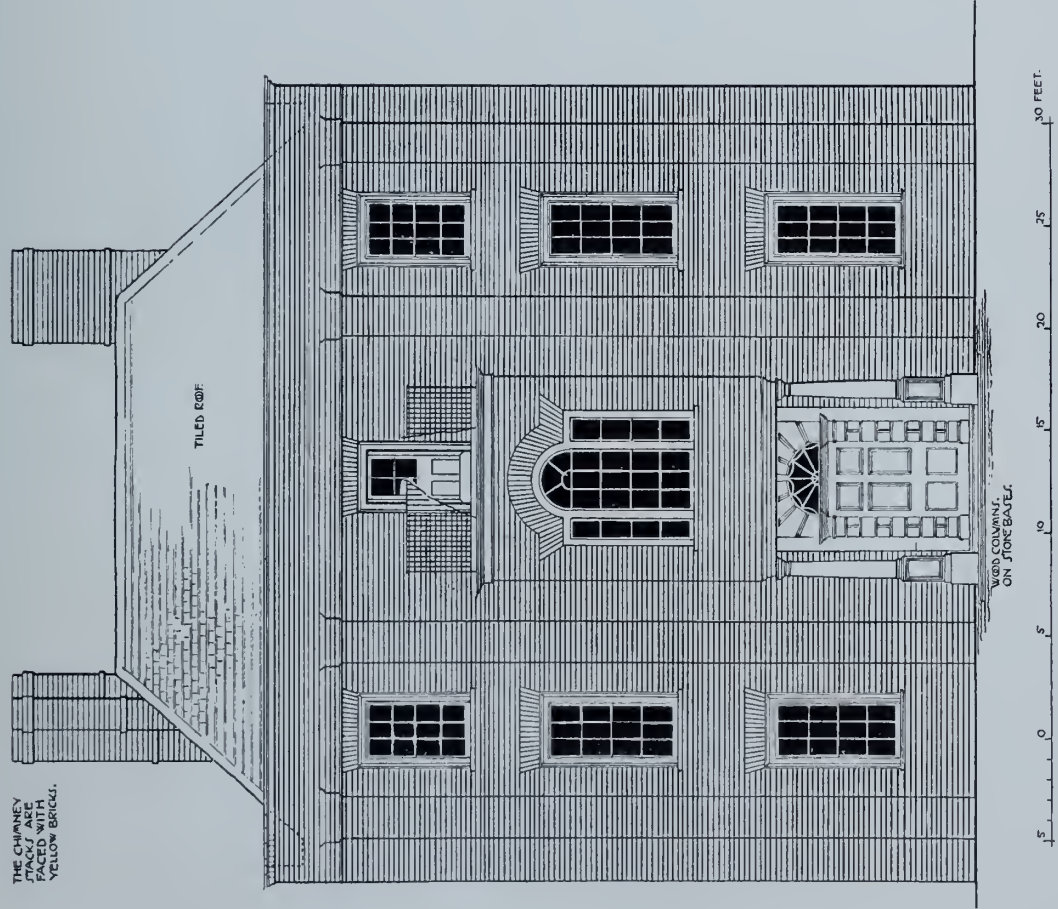


TUDOR HOUSE.

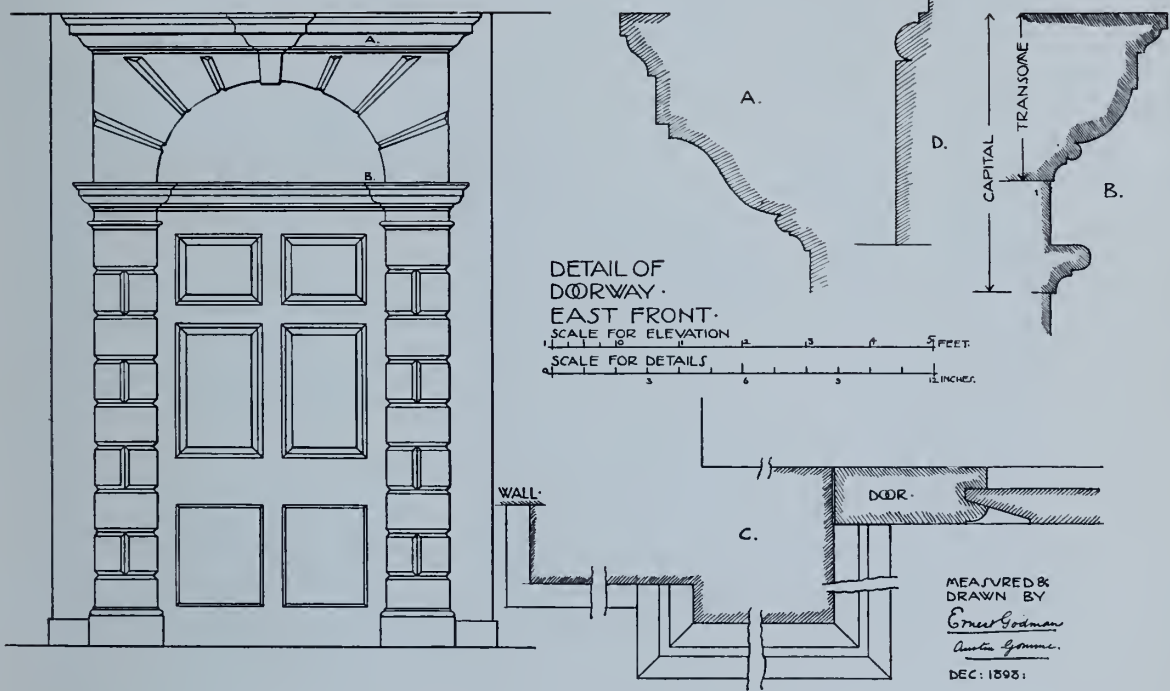
ELEVATION OF WEST FRONT.



ELEVATION OF EAST FRONT.



TUDOR HOUSE.



TUDOR HOUSE.



GENERAL VIEW.

TUDOR HOUSE.



NORTH-EAST VIEW FROM GARDEN.

TUDOR HOUSE.



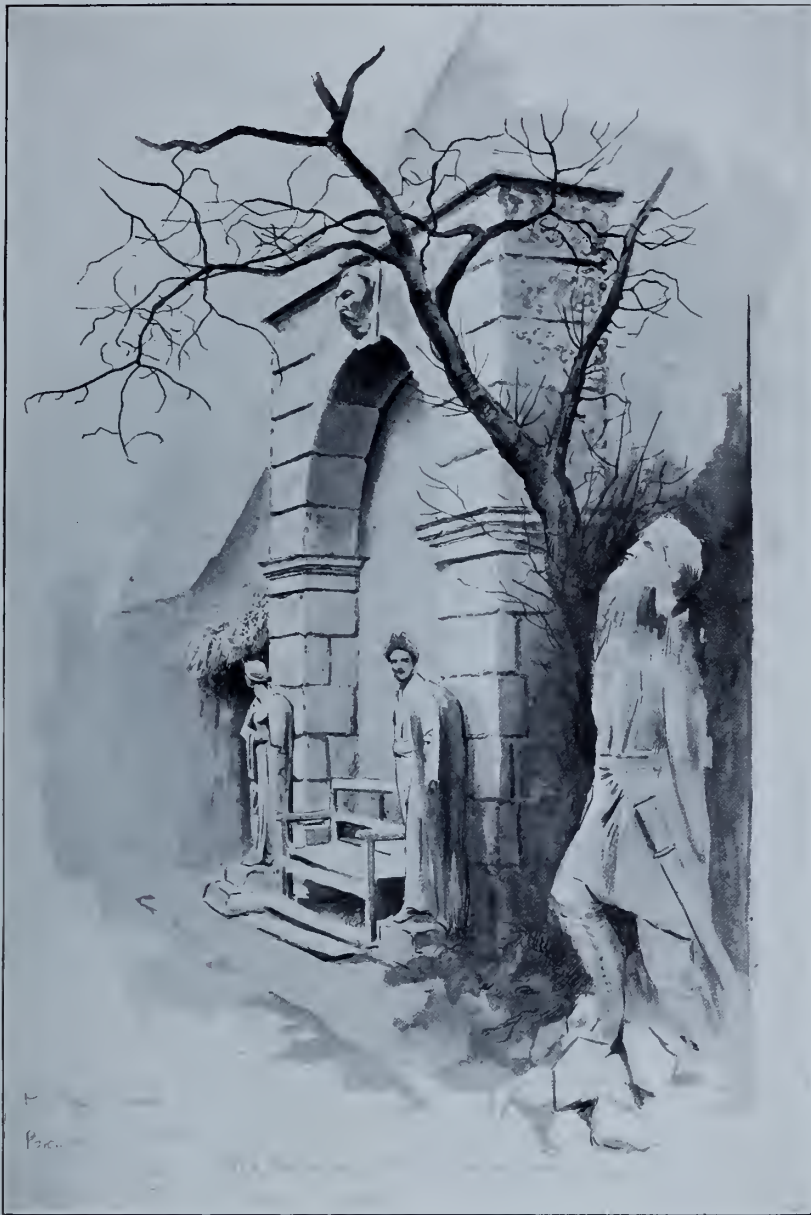
PORCH FROM SOUTH SIDE.

TUDOR HOUSE.



ENTRANCE DOOR AND RAILINGS IN FRONT.

TUDOR HOUSE.



OLD GATEWAY OF NORTHUMBERLAND HOUSE.

TUDOR HOUSE.



STAIRS AND OAK DOOR IN
THE HALL, GROUND FLOOR.

TUDOR HOUSE.



STAIRS, FIRST FLOOR.

TUDOR HOUSE.

CUPBOARD AND PANEL-
LING IN KITCHEN.

Nos. 142 & 144, ST. LEONARD'S STREET



VIEW FROM NORTH-EAST.

Nos. 142 & 144, ST. LEONARD'S STREET.



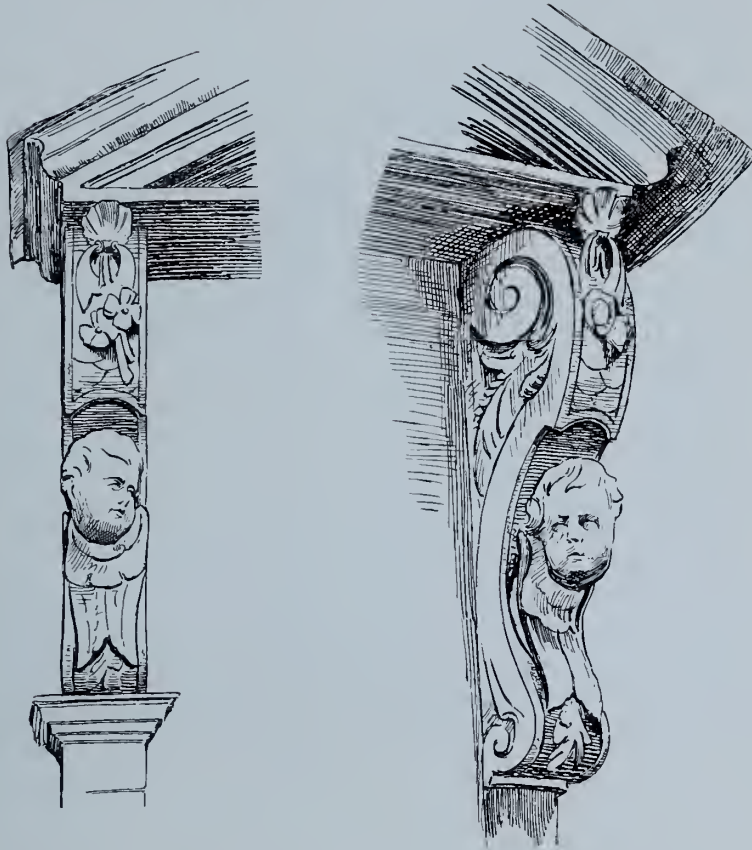
VIEW FROM SOUTH-EAST.

DRAPERS' ALMSHOUSES.



VIEW FROM NORTH-EAST.

DRAPERS' ALMSHOUSES.

CARVED BRACKETS TO
CHAPEL DOORWAY.

HOUSE ON BROMLEY WHARF,
THREE MILLS LANE.



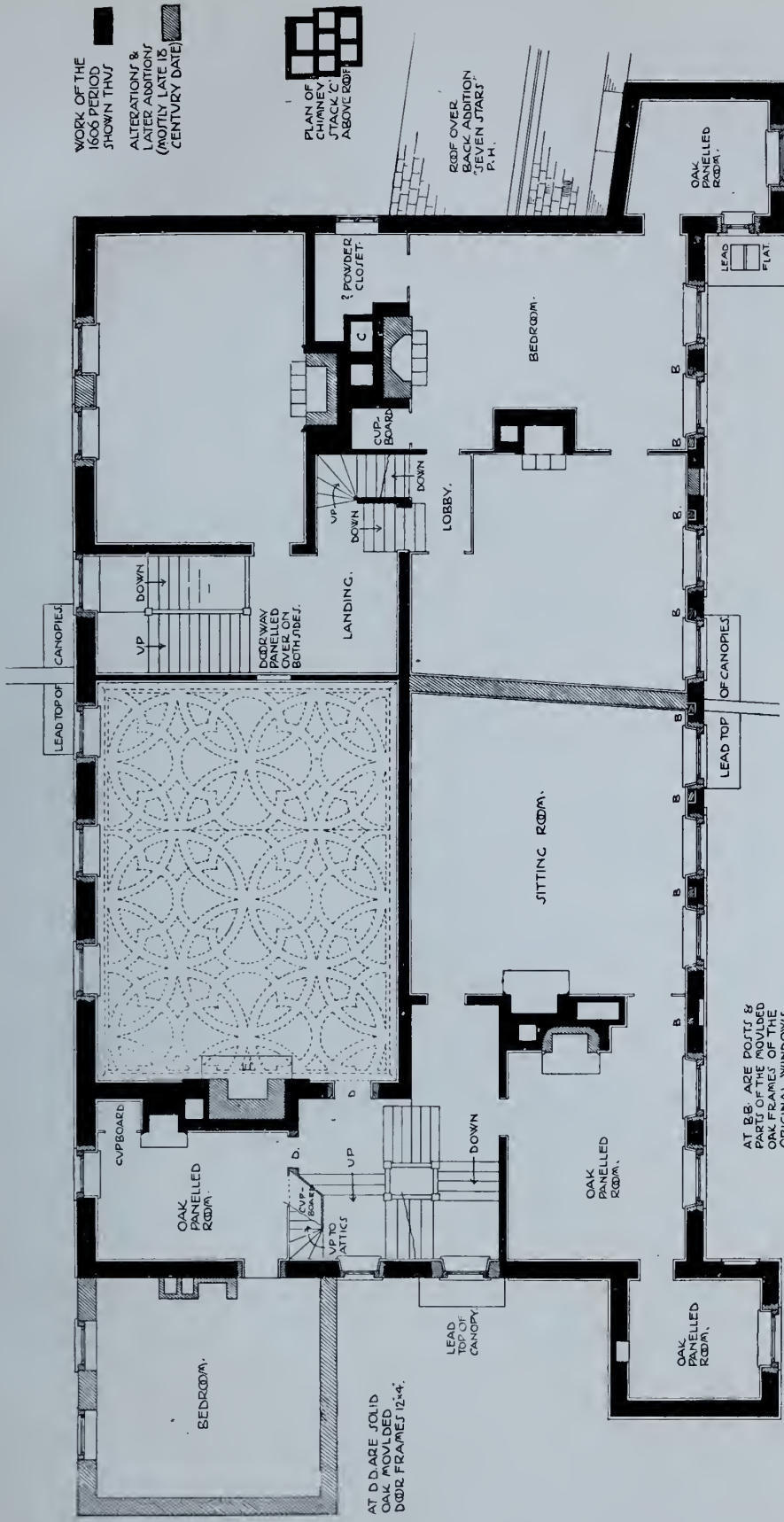
VIEW FROM SOUTH-WEST.

THE OLD PALACE.



GROUND PLAN

THE OLD PALACE.

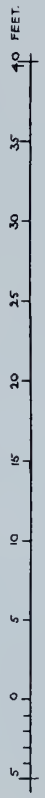


WORK OF THE 1606 PERIOD SHOWN THUS [solid black] ALTERATIONS & LATER ADDITIONS (WHOLLY LATE 18th CENTURY DATE) [hatched pattern]



ROOF OVER BACK ADDITION 'BEYOND STAIRS' P.M.

FIRST FLOOR PLAN.



AT B.B. ARE POSTS & PARTS OF THE MOULDED OAK FRAMES OF THE ORIGINAL WINDOWS.

AT D.D. ARE SOLID OAK MOULDED DOOR FRAMES 12" x 4".

Ernest Strutt
1898.

THE OLD PALACE.



SECTION LOOKING SOUTH.



FIREPLACE AND PANELLING OF STATE ROOM, AS RE-ERECTED IN SOUTH KENSINGTON MUSEUM.



DETAIL OF CHIMNEY-PIECE IN STATE ROOM, GROUND FLOOR.

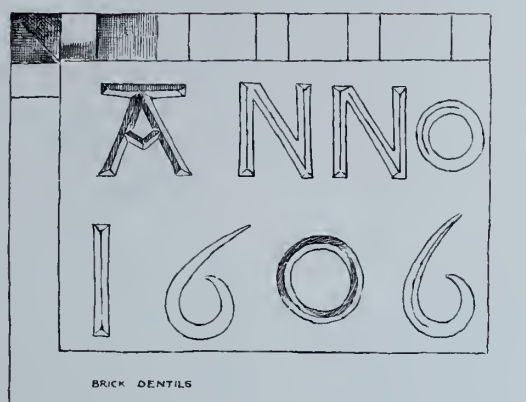


DETAIL OF CHIMNEY-PIECE IN
STATE ROOM, GROUND FLOOR.



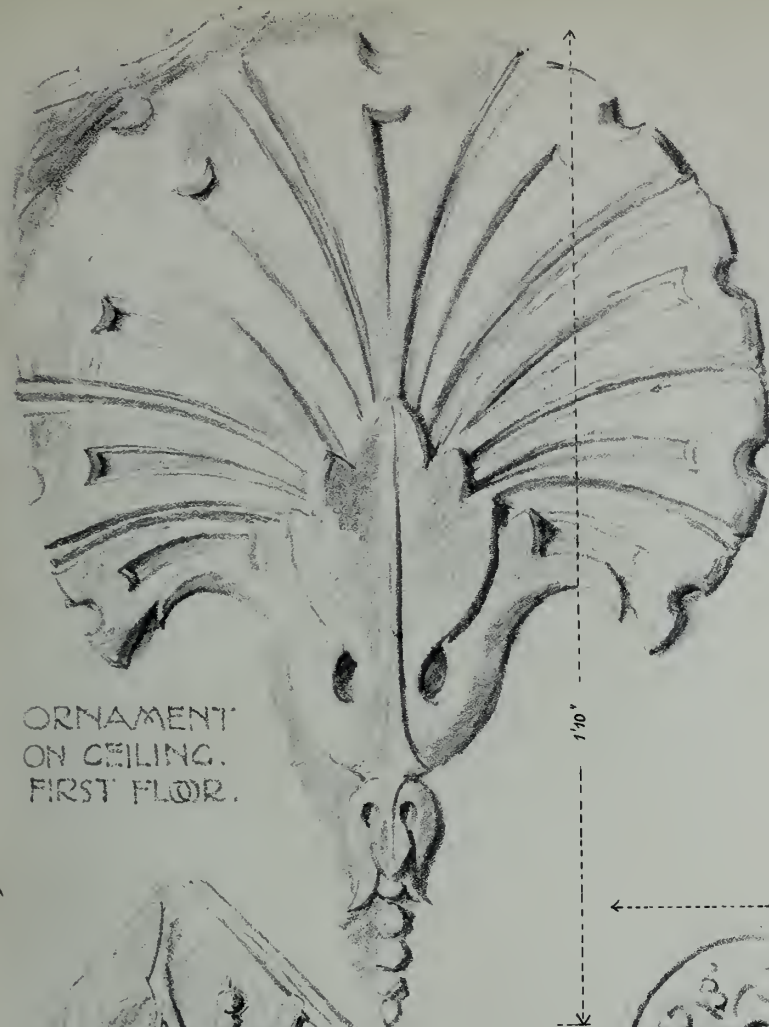
DETAIL OF UPPER PART OF FIREPLACE
IN STATE ROOM, GROUND FLOOR.

THE OLD PALACE.



STONE, WITH DATE,
ON SOUTH FRONT.

1'3"



ORNAMENT ON CEILING. FIRST FLOOR.



ORNAMENT ON RIB. FIRST FLOOR CEILING.

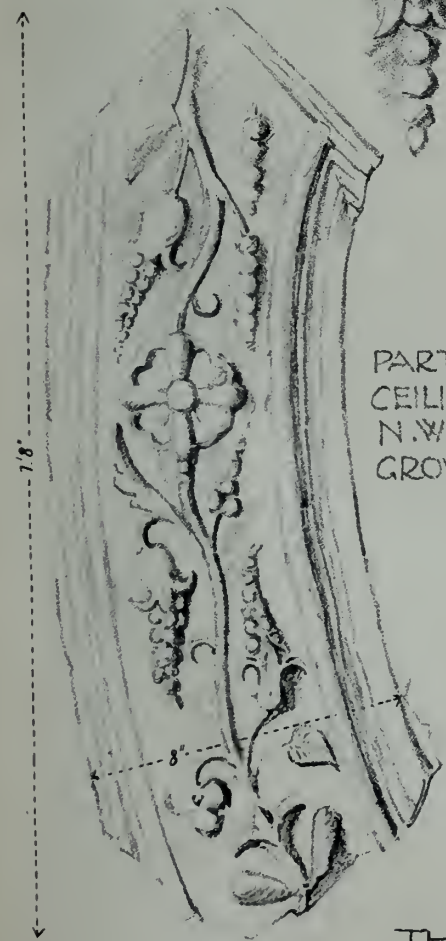
1'10"

11"



13"

8"



7'8"

8"

PART OF RIB. CEILING OF N.W. ROOM. GROUND FLOOR.

THE OLD PALACE OF BROMLEY.



ORNAMENT ON RIB.
FIRST FLOOR CEILING.

ORNAMENT AT
INTERSECTION OF RIBS
FIRST FLOOR CEILING.



ORNAMENT ON
CEILING RIB.
N.W. ROOM
GROUND FLOOR.



F.C.V.

THE OLD PALACE OF BROMLEY

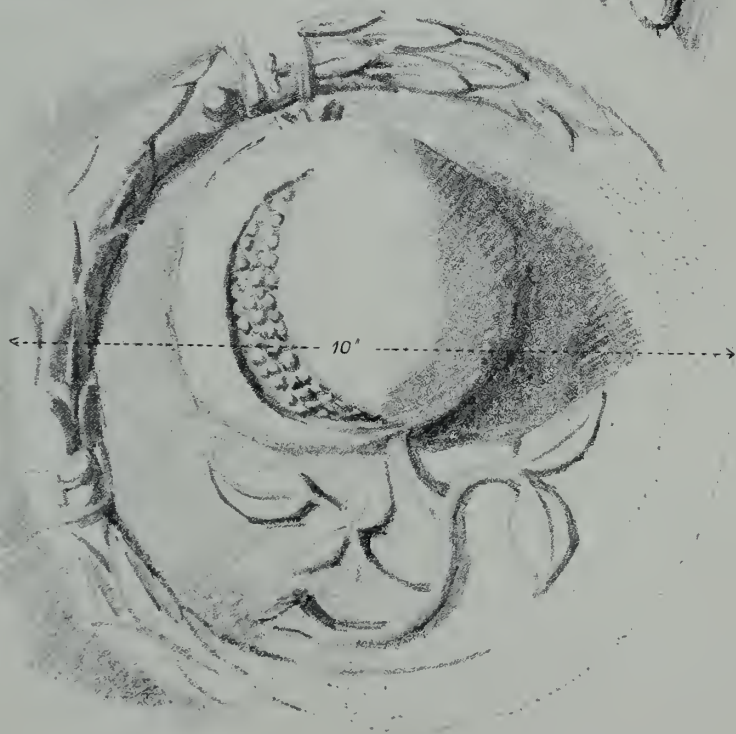
12 Diam.



BOSS AT INTERSECTION OF CIRCULAR RIBS FIRST FLOOR CEILING

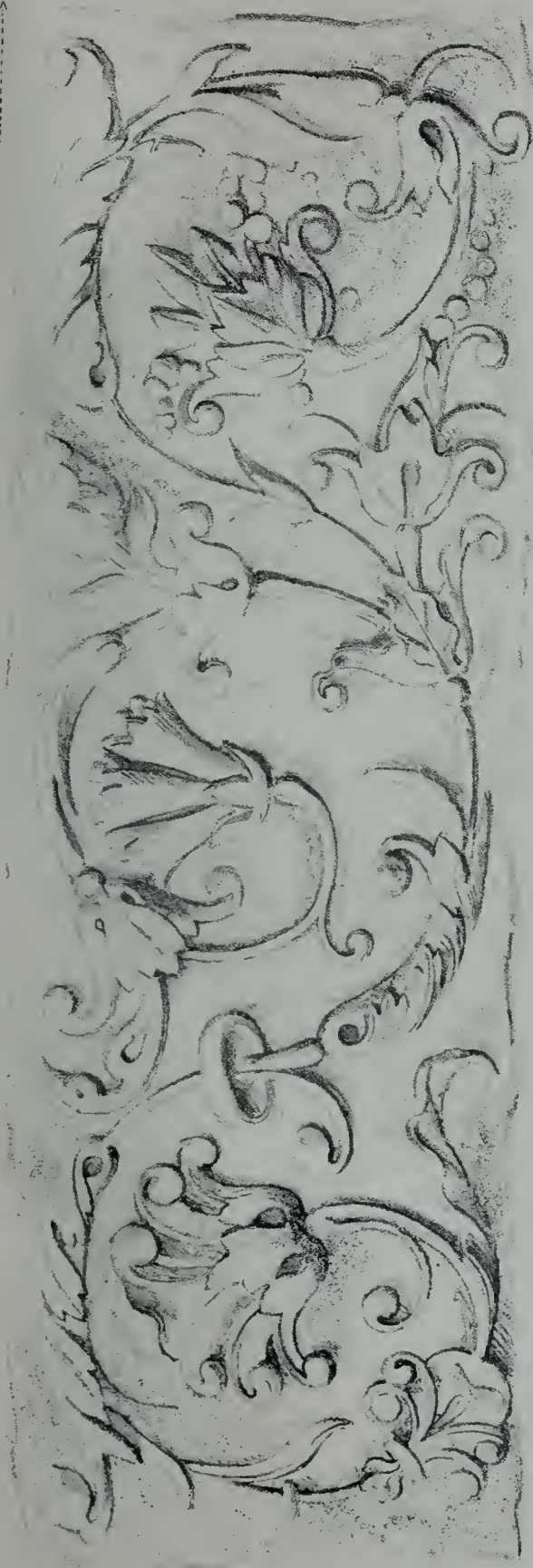


A.B. ORNAMENTS FROM CEILING RIBS NORTH WEST ROOM GROUND FLOOR.



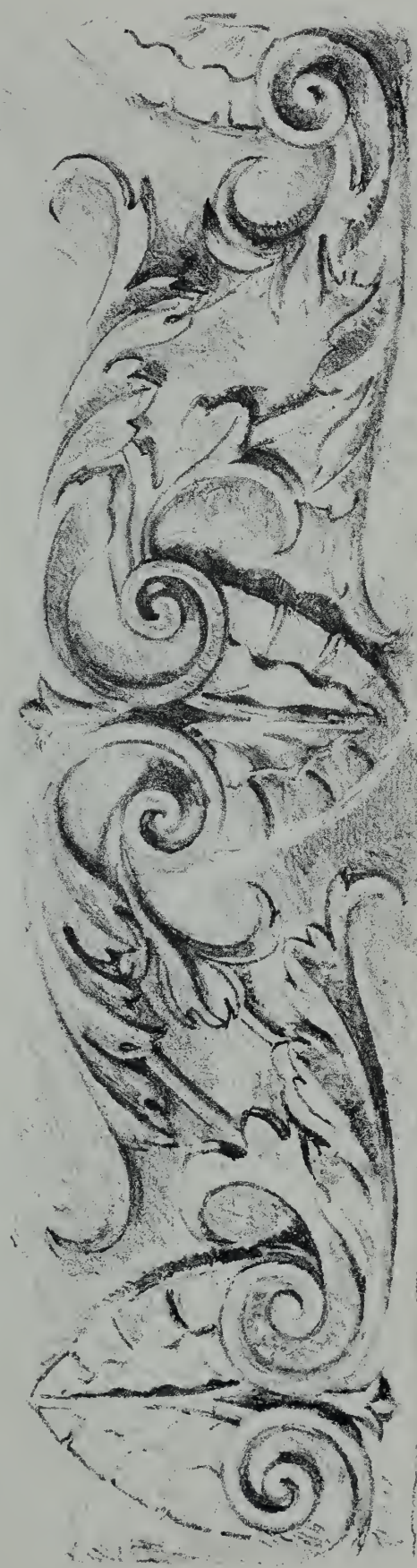
THE OLD PALACE OF BROMLEY

2.8"



FRIEZE OVER FIREPLACE.
WEST ROOM. FIRST FLOOR.

10"



FRIEZE ROUND WALLS.
NORTH WEST ROOM
GROUND FLOOR.

THE OLD PALACE OF BROMLEY

NOS. 2 TO 18, HIGH STREET.



VIEW LOOKING NORTH-WEST.



Nos. 2 TO 18, HIGH STREET.



VIEW FROM NORTH-EAST

No. 4, HIGH STREET.



EAST FRONT.

Nos. 62 TO 90, HIGH STREET.



VIEW FROM NORTH-EAST.

Nos. 62 TO 90, HIGH STREET.



VIEW LOOKING EAST.

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