



Woodford Times

Woodford Historical Society
Founded 1932

Newsletter Autumn 2020

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Editorial

Welcome to our Autumn 2020 Newsletter.

Coronavirus continues to disrupt our daily lives, including some members still having to self-isolate, holidays being cancelled, restrictions on meeting people, conflicting advice from the government which appears daily and whether lockdown will happen again. I hope you are all managing to cope with all these changes. At least the weather has been reasonable and for most we have been able to enjoy our gardens.

As you are aware the 2020/21 season is due to commence on 21st September. Unfortunately, this will not go ahead as Trinity School have informed us that they will not be hiring out the school. We have considered other venues but until the government allow gatherings of more than 30 people, we are unable to hire another venue. The School have said to contact them towards the end of the year in case the position has changed. If it has and we can meet, the season will commence in January.

We would normally be asking for subscriptions at this time of the year. The Committee have decided that the present membership will continue until September 2021.

In March we should have had our Annual General Meeting but due to us having to cancel our meeting this did not happen. Enclosed with the Newsletter is a copy of the Financial Statement for 2019/2020. Any queries or comments can be addressed to mikeford03@btinternet.com. The Chairman's Report is also enclosed. The current Committee will continue until an Annual General Meeting can be arranged under Government rules and guidelines, which we hope will be March 21st 2021. If any member wishes to raise anything this can be done at that Annual General Meeting.

At present, as a Society, we are not planning to undertake Zoom talks or open a Facebook account. Our President, Peter Lawrence has suggested that if members are already part of Facebook, there is a closed group 'Remembering Woodford (Essex)' which you can join. Facebook is connected to Messenger which means that you can connect with individuals privately.

We are really pleased that members have heeded our request to send in articles for the Newsletter and we are carrying over some to our Spring Edition. Please continue to send articles into our Secretary, Felicity Banks at felicity.banks@btinternet.com. The article should ideally be no more than a page of A4 and in 'Word'.

I hope you enjoy this Newsletter and I will write again in early December to update you all on what is happening with the Society in 2021.

Continue to take care and look after yourselves. I hope it will not be too long before we can all meet up.

Sue Ralph

POSTCARD FROM THE PRESIDENT



As this “postcard” is being compiled whilst the storm clouds of coronavirus are above us, first and foremost I would like to wish you all well and hope you managing your lives during this almost siege like situation. On the lighter side of this imposed interregnum, locally I was asked to contribute a piece for the newsletter covering Linda’s National Coastwatch Station at Cromer. I thought it was an opportunity to educate the locals

living along the North Norfolk coast about some of the links with south west Essex. Therefore at this extraordinary time, here is an edited version but next time I’ll be adding more connections with the Woodford Buxtons, Gurney-Fowlers et al, plus a few cousins and in-laws that holidayed in Norfolk.

In the meantime, please keep yourselves safe but perhaps when you read this newsletter, life will be better for everybody.

Best wishes

Peter

CROMER – A VICTORIAN RESORT

When Linda asked me to compile a local history piece for the Coastwatch newsletter, it was opportunity for me to feed in my knowledge of the area in and around Cromer, frequented by some of the most influential families from London’s Victorian banking and business community, who by marriage

came together to share their business, religious and social values. The three main families were the Gurneys of Norwich, the Buxtons of Essex and the Barclays of Essex and elsewhere. Additional “add-on” families I’ll mention later.

Long before Linda and I moved to Norfolk this was a history well known to me. One of these families, the Buxtons, originated in our home county of Essex with one of their many country houses, Knighton, located in Woodford where Linda and I grew up. It’s a complicated story because these families, as they intermarried over the generations, often used each other’s surnames for their children but I’ll try and make it as simple as possible.

I’ll start in the early 19th century with Sir Thomas Fowell Buxton who, with William Wilberforce being the initial driving force, brought the anti-slavery Bill through Parliament to Royal Assent and for that he became known as “The Liberator”. Sir Thomas married Hannah Gurney of Earlham, Norwich and his sister-in-law Elizabeth



Gurney later became better known by her married name, Elizabeth Fry. Therefore, a radical thinking Anglican family from Essex married into a wealthy Quaker banking family. The Gurneys had already married into the Barclay family, who were operating in London, together with the Hoares, Pelhams and Birkbecks, all mainly Quaker kinsmen. There was also the Ruggles-Brise family of Spains Hall, Finchingfield, Essex. Incidentally, many years ago I met Sir John Ruggles-Brise at his house when he was Lord Lieutenant of Essex. His grandson recently sold his ancestral home to the chef, Jamie Oliver, part of a 21st century Essex family of influence !!

The Barclay family were the first to holiday on the north Norfolk coast and they bought an old farmhouse called Northrepps Hall in 1792. They were quickly joined by their kinsmen, the Gurneys and by the mid 19th century, further kinsmen, the Buxtons joined in. For over a century this property appears to have changed hands between the families as the generations evolved. A direct railway service from London Liverpool Street to Cromer High Station began in 1877, followed by a westerly route to Cromer Beach (today's station) in 1887. Northrepps Hall was situated conveniently for Cromer High station, as it was on the main road into Cromer, at the junction with today's Station Road. It would have been a short carriage drive to the Hall, via a Lime tree lined avenue. Both the Hall and the avenue survive. Northrepps became the main gathering place for the families when they holidayed together. By the end of the Victorian period and well into the 20th century Northrepps Hall had been extended several times. In addition, these families owned or rented no less than 15 properties in Cromer, with others in Northrepps parish and Overstrand. As Lady Mildred Buxton of Colne House Cromer is recorded as saying, "Buxtons to the right of us, Barclays to the left, Gurneys, Hoares and Pelhams bellowed and roared". Lady Mildred was apparently getting fed up with so many relations around her at various times during the year. Their favourite locations to picnic, walk and bathe included the cliffs by Cromer lighthouse, Beeston, Runton Hills and Overstrand beach. They adopted several of the parish churches for worship and christenings, including Northrepps and Cromer. There are also several Buxton burials, Gurney and Buxton memorial plaques at St Martins, Overstrand. St Martin's is also the last resting place of Lady Battersea, who was a Rothchild.

The British Mathews and W. C. Pantin Ltd at Woodford

William Banks

Looking at the British Gas works at the junction of Snakes Lane East and Chigwell Road in South Woodford, it is likely that few people would realise that during the 1920s, this was the manufacturing site for the "British Mathews / W&C Pantin: Manufacture of conveyers & Elevators".



The history of the company dates back to the 17th Century where Thomas Pantin was trading in various commodities including brushes and boxwood. Later generations of the Pantin family set up the British Mathews as division of W&C Pantin moving the business into the design and manufacture of conveyer and elevator systems.

The company initially had offices in Upper Thames Street in London but moved manufacturing to the disused gas works at South Woodford during the 1920's. A hand written history reported that conditions at the Woodford factory were harsh and in the winter months, the workforce had to dry their overalls over oil burners before starting work as the workshops were so damp. All the factory equipment was belt driven by a pair of engines that ran from town gas. These same engines potentially also generated any electricity the site required. Eventually the business outgrew both its London and Woodford sites and in 1937, the entire operation was moved to the former Cottis brick and nail making site close to Epping station.

Over the decades, the Woodford & Epping sites designed, manufactured and installed conveyers systems that were shipped around the world that were used to load materials onto trucks, moved beer barrels for leading breweries, moved vehicles around at Ford's Dagenham plant as well as special projects at the great steel mills of the North who needed heavy conveyers to move the 30 ton coils of sheet steel. Other projects saw Pantin lines conveying luggage at the arrivals terminals of Heathrow, tins of pet food in Peterborough along with a multitude of other factories that required goods to be transported around a site.

In the early 1980's demand started to fall and unfortunate delays in contracts, cheaper imports and the recession of the mid-1980s placed a financial strain on the business that could not be sustained. The company was sold, the business was transferred to Rochester and the Epping site closed in the late 1980s.

If you look for evidence of the Woodford site today it is hard to find any information however many locals in Epping still remember the company from its days in Centre Drive, Epping.

More information and many photographs of the Woodford site can be found on a dedicated Facebook page; search for The British Mathews & W&C Pantin.

VE Day / VJ Day 1945 / VJ Parades 1946.

Joe Branson

On Friday 8th May our Nation celebrated VE Day, it was also a Bank Holiday which temporarily replaced the normal May Day Bank Holiday, but you will notice I also mention VJ Day which took place on August 15 and the two dates have to be inextricably linked. VE Day was not 'the end of the war' and to quote a certain Prime Minister "but it is the start of the beginning of the end of war" and this was one of my abiding memories associated with that great day in 1945. On 7th May the BBC announced officially that Germany surrendered and the following two days were to be declared Public Holidays. You could almost hear the great sigh of relief when that news arrived, and thousands quickly gathered in the streets to put into action their plans for the next two days of celebrations.

At the time I was nearly eleven and lived in Woodford Green with my family. My father a civil engineer had been working for the American company Blaw Knox since the late 30's and throughout the war had been employed on the designs for USAF Airfields in the UK, culminating in 1944 with the joint construction of the 'Mulberry Harbours'. His job meant he would be simply 'be away from home' for two or three days at a time, hence our family's sense of relief on May 7th. One third of our nation was still at war, the "forgotten Army" and as a child one could sense how upsetting this was for those families.



My father had decided that when the great day arrived, we would take the 38A bus from Woodford direct to Piccadilly Circus. The trip provided a wonderful memory as we proceeded through a celebrating East End, Walthamstow, Leyton, Clapton, Hackney, Islington and finally Shaftesbury Avenue where we got off and walked to Piccadilly Circus. There were hundreds of servicemen from every possible nationality all celebrating. In November 1918 my father, aged 16 was taken to Piccadilly by his father to celebrate The Armistice and had climbed a certain lamppost in Piccadilly. He hoped to take me to the very same lamppost, which he did.

After Piccadilly we went to Leicester Square, then Tottenham Court Road and back to Shaftesbury Avenue to await the 38A bus to return home. It was late afternoon and the 'real' celebrations were well under way. Every street or park hosted a party and enjoyed food which had been saved from precious rations over the preceding 12 months. These parties were entirely for the children, especially those born in 1940 who had never known what 'peace' meant. I am grateful my father allowed me to experience all this as I remember it all to this day and that he was able to achieve his ambition and to emulate his father in 1918.

However, as I said at the beginning, this in no way marked the 'end of the war'. If any of those celebrating families had a relative serving in the war, then it would be another two years before he would be de-mobbed for good. That is why VE Day is so inextricably linked to VJ Day just 3 months later. On August 15th 1945 and then the final Victory Parades in London on 8th June 1946, I was privileged to be at all these events.

Even I could sense that the Nation on 8th. May, was divided into those who could celebrate and those who had family members still serving in the 'Forgotten Army' in the Far East and preparing for the Allied attack on Japan. We knew many who had a relative in the Far East. VE Day was great for some, but for many others there would be another three months worrying wait.

After the two days of Bank Holiday, it was very quickly back to normal for almost all of the population. Everybody was now aware that only our POW's would be immediately released and the remaining countless thousands of troops would not be de-mobbed for at least another two years. All the wartime hardships continued, and rationing became worse, as an 11 year old, I quickly realised, that my five pre-war years of unlimited sweets and fruits would remain a distant memory. It was not until 1953 in Lagos, Nigeria where I was serving as a National Serviceman that I again experienced being able to buy anything in the newly introduced supermarkets, free

of rationing!! My parents and thousands of others were angry that our troops with American help were engaged in re-establishing our beaten enemies, especially the German and Italian car industry.

The BBC radio and cinema news reels kept us up to date. The Allies were to mount a formidable invasion of Japan, led by the USA. No matter how young you were, we all waited with bated breath until, Hiroshima and Nagasaki – the Atomic Bomb! Japan paid a terrible price and the legacy lingers on. Within 24 hours the war was **REALLY** over, and everyone breathed a sigh of relief and made preparations for VJ Day. The actual accepted VJ Day in Great Britain was designated as August 15 1945 and this was immediately followed by all the impromptu parties that followed VE Day. It was now August, I had left my Prep school and was already nervously getting prepared to commence at the formidable boys, long established (1527) Grammar School in Walthamstow.

The final chapter of “The War is over”. Ten months pass until on 8th June 1946 London staged a never emulated parade in celebration of all the momentous events of 1945. The first part of the parade was staged in The Mall in front of the Royal Family and comprised the Supreme Allied Commanders riding in open cars - Churchill, Attlee etc. This part of the parade then merged with the main group known as The Mechanised Group. It was 4 miles long and comprised over 500 vehicles and seemed, to me, to include troops and vehicles from throughout the Empire and our Allies. This article as you will realise, are my personal experiences and on this great and final day, I was there!! Throughout the war my father’s London Offices were almost exactly opposite St. Pancras Station and on the second floor. It gave me a grandstand view of the whole parade - a kaleidoscope of cars, bands, vehicles, famous personages and hundreds of marching troops from throughout the Empire and our Allies. There was no television, everything was covered by Pathe and other newsreel companies, backed up by newspapers and magazines. It is hard to realise today that unless you were there, the earliest you would see pictures would be in the following day’s newspapers or your next visit to the cinema. I am sure those of my age group will have similar memories.

The true end finally for me and millions of others was 8 June 1946 when we could all worry about was rationing, the ‘Cold War’, school and last but not least, also being called up on 2nd January 1953 to commence my own National Service being a direct result of September 3rd 1939.

Another Difficult Time

Philip Plummer



I started at Bancroft’s School in 1943, which was the middle of WWII, a very difficult time. Because of rationing which included clothes, there was no compulsion to wear school uniform. Day boys living within 1 mile of the school, which included me, were not allowed to stay for school dinner because of strict rationing. This annoyed my mother because school dinners were off ration so I was sent to a British Restaurant which was also off ration.

British Restaurants were set up in 1941 by the Minister of food, Lord Woolton. Winston Churchill (the PM and MP for Woodford) approved of the plan but did not like Woolton's proposed name – Communal Feeding Centres. Churchill chose the name, 'British Restaurants'*. There was a British Restaurant in Woodford set up in the church hall next to St Mary's Parish Church in the High Road. I didn't go there because there was a British Restaurant at Buckhurst Hill nearer to school. It was located in the High Road on the corner Gladstone Road, in a large house. The site is now occupied by a block of apartments. A satisfactory meal was provided (I thought it was better than a school dinner). If my memory is right the main course was 1/- and the dessert 6d.

Bags and satchels were difficult to come by and books required for homework I carried in my hand. Going to school one wet morning there was some horse play on the upper deck of the No. 10A bus which had outside stairs. My books were thrown out of the bus onto the High Road by the Horse and Wells. I had to walk back to retrieve them. Fortunately there was little traffic but my Latin textbook was imprinted with a tyre mark.

These were difficult times but as a schoolboy I and many others just accepted these conditions and did not worry about them.

* Reference –

Eggs or Anarchy by William Sitwell published by Simon and Schaster 2016.

Woodford Bombsites Map

Robin North

Regarding the WW2 Map of Bomb Sites, the following relates to the Air Raid of Monday 23rd September 1940 in South Woodford. From about 9.15 pm bombs had fallen on Gordon Road, Cheyne Avenue, Broadwalk, Chelmsford Road and Grove Hill, causing extensive damage and a burst water main. Then, a one ton land-mine, parachute mine, drifted silently down and exploded in Stanley Road. The blast area was 650 yards. My mother and 4 children, youngest 18 months, oldest 16 years, lived at 16 Stanley Road. The blast blew in all the windows, and blew all the doors down. My Mother and three of the children were in the basement, away from the door, which came crashing down, so apart from light injuries and being covered in white plaster dust from the walls, they survived. Terrified but survived. My mother went outside to look for the oldest brother who worked in the Projection Room of the Plaza Cinema in George Lane. He had rushed home, dodging the falling shrapnel, to meet her at the house.



The whole area was in a chaotic state. The house was uninhabitable. The next morning my mother and children with a few remaining belongings in suitcases traipsed down to South Woodford Station in George Lane on the way to safety with an Aunt in COVENTRY. Not long after, they were bombed out in the Coventry Blitz, but again survived.

On the night of the 23rd September 1940, the night of the landmine, the highest amount of fatalities occurred in one incident. Throughout the Blitz in the Woodford and Wanstead area SEVENTEEN people were killed, and dozens needed hospital treatment. Should the present locals of Woodford pass by Stanley Road and adjoining streets perhaps they may notice different house styles, and rebuilds amongst the Original houses that survived the night of the 23rd and indeed the remainder of the War.

GEORGE LANE TRAIL

South Woodford

George Lane is an ancient thoroughfare connecting the Upper Road (now the High Road) with the Lower Road (now Chigwell Road). The High Road to Woodford Wells from the 16c was known as a desirable area for the wealthy and boasted many fine houses. It was just a local road whereas the lower end of George Lane is one of Woodford's oldest highways with travellers passing through since Saxon times. George Lane begins its known history as a rural service road.

The Woodford parish tithe map of 1838 clearly locates houses, buildings and fields in the area.

The George Inn

Most of the front section of the building dates from the early 18c, while the rear was added in 1882. It stands on the site of an earlier inn known as Horns Inn in 1657, which was attached to 5 acres of land. Excavations show a building on the site since early 16c century. From 1657 to 1899 £5.00 of the annual rent had to be given to the parish poor. The George Inn is Grade II listed.



Rookery Estate and The Rookery

Until 1835 the whole side of the north-east side of George lane was occupied by the Rookery estate, with the original mansion dating back to the 17th century, sited around the current electricity depot in Eastwood Road. The house was owned by the Godfrey family who held important offices in the bank of England. The tall Corinthian column erected over the family vault in St Mary's churchyard can still be seen. In the early 19th century a new house was built further down George Lane where the Post Office stands. In 1878 the house was divided in two with one half becoming Woodford College for Boys. The house was demolished in 1930.

Grove Lodge

In 1830 the top part of the Rookery estate was sold off and Grove Lodge was built, which still stands on the site of Waitrose supermarket. It was built in Tudor revival style and bears the date 1835. It is Grade II listed. On 27th June 1990 it was damaged by fire.

The Congregational Church

The church was built together with the Woodford Lecture hall which stood at the rear of the church. Both were demolished in 1983 and made way for Bejams, then Iceland and now Marks and Spencer.

The Plaza Cinema

The Plaza cinema opened as the Woodford Picture Theatre in 1913. It was enlarged and renamed The Plaza in 1932, three years before The Majestic was built on the High Road. It was demolished in 1977 after a fire and Sainsbury's and other shops now stand on the site.

Frithmans

This house was built in the second half of the 18th century and in 1851 it became a school. In the early 1920s Sylvia Pankhurst used the building to house refuge children when it was known as 'The Creche'. Parts of the estate were sold off and eventually the house was demolished in 1932. The site is now occupied by shops and the International Stores.

National Westminster Bank

This was built in 1905 in Neo-Georgian style and is Grade II listed.

South Woodford Station

Originally named 'George Lane' when it opened in 1856. The main building was two storeys to include the Stationmasters accommodation. Around 1910 it was rebuilt to its present single storey booking hall. When the level crossing gates were closed, the bridge was used by pedestrians and passengers. George Lane was permanently severed when the railway was electrified and the Viaduct opened in 1948.

The Railway Bell

The Railway Public House was opened in 1880. The volunteer fire brigade engine used to be kept at the rear, and then later moved to Daisy Road.

Station Passage

This runs parallel to George Lane, behind the shops. It contained service tradesmen such as the blacksmith. The local name 'Pig Alley' derived from the presence of an abattoir.

The Railway Coffee Tavern

It opened at nos 90 and 92 in 1887. It was later known as the Bishop's Dining Rooms. The premises have since been divided into two shops and offices. The advert for the coffee house can still be seen on the end of the building, if standing on the station platform.

The Baptist Church

This church was built in 1896 in 13th century style.

No 53 George Lane

In 1887 this was the Cowslip Dairy and stands on the site of the Rookery farm buildings. It is now occupied by Woodford Motorcycles.

Nos 52 and 54 Victoria Road

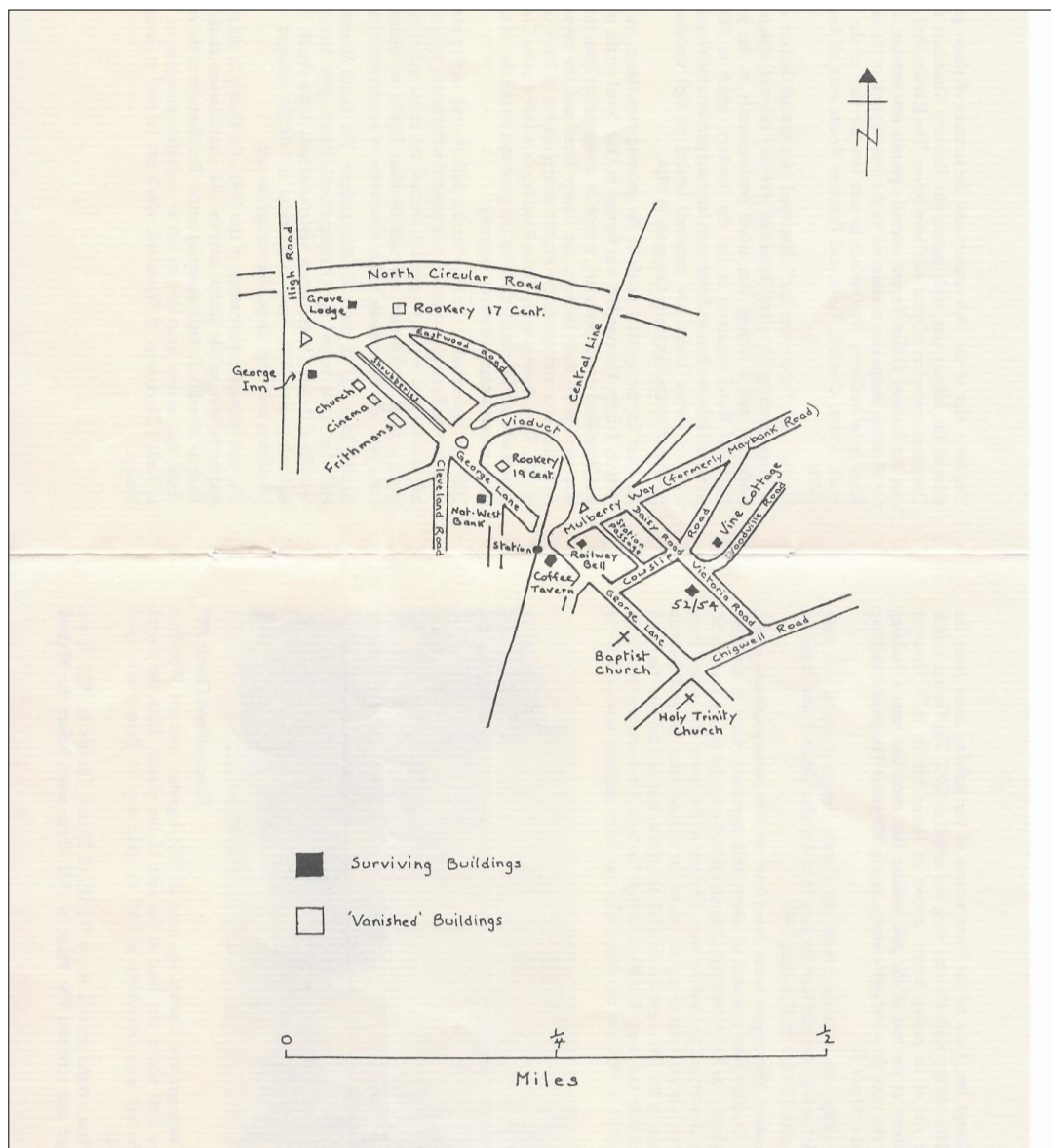
They are mid-19th century weather-boarded cottages and are local listed.

Vine Cottage

No 2 Woodville Road was also built in the mid-19th century and was part of the Rookery Estate. It has now been enlarged and converted into flats.

Chigwell Road/Hermon Hill

This was originally known as The Lower Road and is one of the oldest roads in the Parish. It is thought to be the route taken by the procession which carried King Edmund's body back from the protection of London to bury St Edmund's in 1013.



Building Plans for Woodford

It may not be widely known that the Museum and Heritage section of Redbridge Central Library holds – literally-- thousands of plans of buildings relating to different parts of the London Borough of Redbridge. These range from entire area, drainage, and street plans; churches and cinemas; stables and garages; down to alterations to houses including installing WCs and additional bedrooms. The majority of the plans are folded and stored in individual envelopes, and numbered for identification purposes. Some of the earliest plans are extremely fragile and care has to be taken when handling them. Some plans are so fragile that an indicator that they are not to be opened is made against the record.

However, it should be noted that not all plans are available – sometimes the original list records that the plan is missing and what has been left may be a document relating to the building. Where the original list records the exact location of the building, this still has some use to researchers but where we are left with simply “one house” in a particular street, the value of the record diminishes greatly.

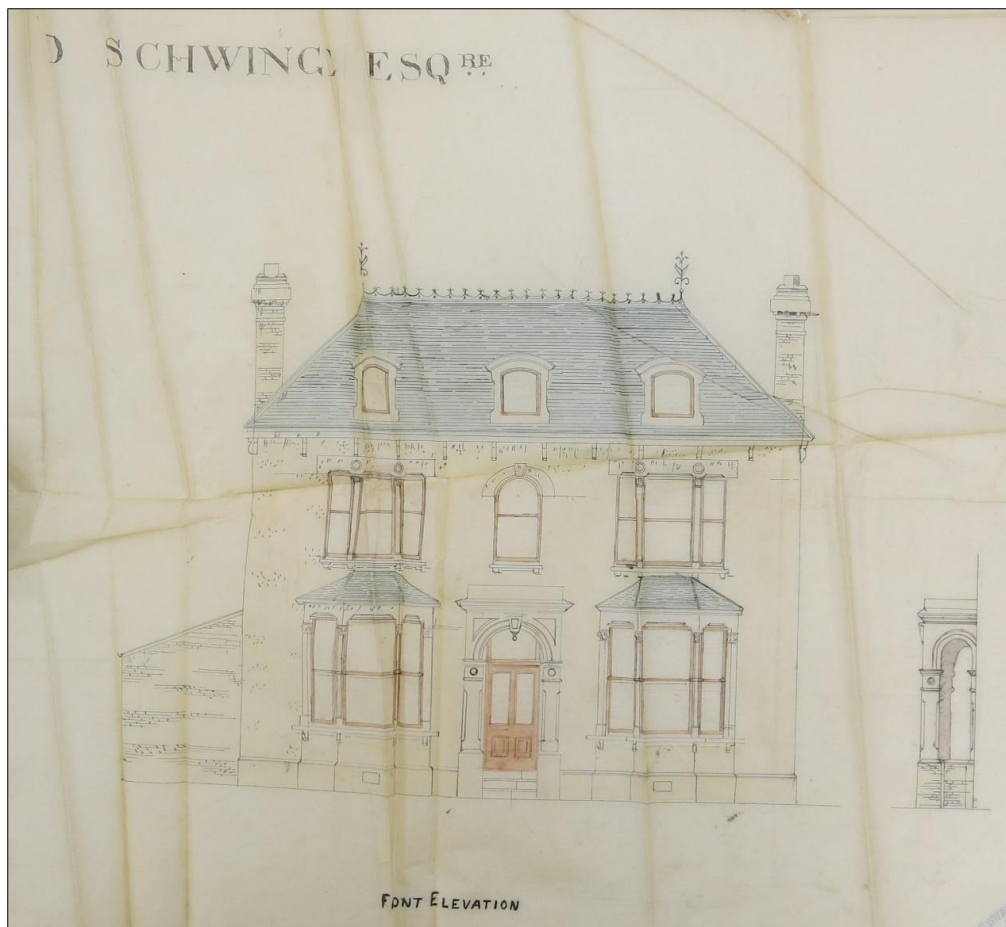
The plans are kept separate according to the three distinct areas of the Borough – the dates to which they relate and the numbers involved are shown below:

Iford Local Board & UDC	1885-1965	40,635 plans
Wanstead Local Board	1854-1894	545 plans
Wanstead Urban District Council	1894-1934	2,418 plans
Woodford Local Board & UDC	1873-1934	4,599 plans
Wanstead & Woodford UDC	1934-1965	6,561 plans

A fellow member of the Iford historical Society, Carol Franklin, completed the task of transferring the details of every Iford plan onto Excel spreadsheets. The details include the following: Plan number, Month and Year, Building Type, House numbers, Company, Street name, Area of Iford, Number of houses, Proposer, Builder, Architect etc. So, for example, if you wanted to search for every plan held by a particular builder – Cameron Corbett for instance – or were researching specific roads this could be done very quickly by filtering the information held on the spreadsheet.

Last year Sue Page, Development Librarian at the Redbridge Heritage Centre approached me to see whether I would like to carry out a similar job for Wanstead and Woodford. Wanstead was completed up to 1934 i.e. covered the Local Board and UDC plans by early January, and I gave a talk at the end of January in Wanstead Library about the growth of Wanstead and illustrated this using the building plans. So, onto Woodford. Until my work came to an abrupt halt when the Library was closed in March, I had reached 1886.

As a researcher into the streets and houses of this borough, the original plans and the lists are invaluable for my work into the growth of the area. This is especially true for the years before the earliest Kelly's Directory of 1899-1900, where details of when roads were laid out or the first houses built can be sketchy to say the least.



Burley House, Woodford Road. Approved in 1882. Plan reproduced by kind permission of the Redbridge Heritage Centre

Hopefully, by the time you read this we will have been allowed back into the heritage Centre and I can carry on where I left off.

Finally, one of the plans I listed for Wanstead was approval for building houses in Marlborough Road, one of which had the peculiar characteristic of having the boundary between Wanstead and Woodford running through it. As such, only part of the house was approved by Wanstead. At some point I hope to find the part that was approved by Woodford!

Enquiries on what the Heritage section holds on particular streets or buildings can be made to info.heritage@visionrcl.org.uk. © Dr Colin Runeckles, 14th June 2020

Rev John Monins and Grove Hall

By Georgina Green

When I transcribed the tithe award for Woodford, about 25 years ago, I came across the name Rev John Monins who owned nearly 121 acres of land in the parish but did not live here. His property included the Grove Hall Estate which covered 35½ acres (occupied by Daniel Mildred) over 48 acres of farmland occupied by Peter Mallard of Salway Lodge, The Old Mill and farmland by the Roding, The George Inn and other property.

Then when I worked on the tithe award for the Ilford part of Barking I came across Monins again. He owned Clay Hall Farm, Dunspring Farm, Hedgmans Farm, Little Sparks Wood and some cottages, a total of 463 acres. He also owned 9 acres of marshland in Barking but none of this was occupied by him. He is shown as the 'occupier' of nearly 23 acres of wood and pasture in Wanstead, owned by Hon Wm Pole Tylney Long Wellesley, but there was no place of residence for him shown anywhere.

The answer to the puzzle lies with Grove Hall which was built opposite The George at South Woodford early in the 18th century by Sir Peter Eaton (c.1655 – 1730). Using the internet I can tell that he was the son of Capt Nicholas Eaton, shipmaster, shipowner and merchant who died in April 1667 and his wife Elizabeth. His will [PROB 11/640/292] mentions several children but he leaves the Woodford Estate to his daughter Mary, the widow of her cousin, Captain Nicholas Eaton, who had died the previous year. On her death it is to pass to her son Peter, his grandson. Peter died in 1769 and was buried with the family at Dover where a large memorial was erected by his cousin Hannah Markland.

The Monins connections came through Mary, sister of Sir Peter Eaton, who had married Thomas Monins of Dover. Their son, Reverend Richard Monins MA was named in the will of his uncle Sir Peter Eaton, as trustee of money left to his widow, Rev Richard's aunt. The Reverend John Monins (c.1786 – 1853), was the great grandson of Sir Peter Eaton's sister. His father had inherited Grove Hall and considerable additional property as heir to his cousins Peter Eaton and Hannah Markland. Rev John became rector of Ringwoud at the age of 25 and he remained there for 42 years. He soon commissioned Sir John Soane, architect of the Bank of England, to build him a new rectory, the present Ringwoud House.



Rev John Monins (d.1853)
as a young man

By the time of the 1836 Tithe Commutation Act the Reverend John was both lord of the manor and rector of Ringwoud, and the largest land owner in the parish. He had six children by his wife Mary Lee Carter, of whom four survived into adulthood. His daughters Georgiana, Mary Harriet and son John were all to die unmarried, but his eldest son the Reverend Richard Eaton Monins had married Emily, daughter of the Reverend John Chevallier of Aspall Hall, Suffolk in 1847. Their father was buried at Ringwoud on 13 October 1853. For more information about his family see

<http://www.eastkenthistory.org.uk/people:monins-family>

The 1982 WHS Transaction XIV *Woodford Village to Suburb* p.11-12 give some of the above information and goes on to explain that the family did not live at Grove Hall after 1777 (perhaps after the death of Hannah Markland) and it was let to various tenants until it was sold to Mr Washington Single in 1854. He bought the house which had been home to Daniel Mildred, a wealthy banker. He converted the house into two with the entrance to 'Grove Hall' facing south and that of 'The Grove' facing north. (This is not to be confused with 'Grove House' which was on the opposite side of the High Road and is now known as Elmhurst.)

I mentioned this research to Madeline Seviour, one of the key committee members of the Friends of Valentines Mansion, and she has been able to supply further information. Washington Single had married Mary Ann, only daughter of the late Mr. Thomas Squire of Shadwell, on 25 September 1851. In the census ten years later he is shown as aged 38, proprietor of land & houses, in 1881 he was a Commissioner of Taxes and by 1891 he was living on his own means.

Washington Single was Madeline's 2 x great grandfather's brother and she has built up a wealth of information about the family. When he died in 1891 his sons, Washington junior and Squire (both unmarried), continued to live there. Washington junior died in 1917, Squire in 1939, after which the house was sold. It was demolished in 1958-9.

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Family of Eaton and Monins, of Dover, Woodford and Ringwood

