

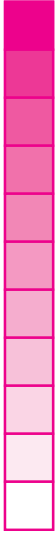
Leyton in the year 1840



by David Ian Chapman

2nd edition 2018

Leyton & Leytonstone Historical Society



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Front cover: Knotts Green House otherwise Barclay's House.

Back cover: Emblins Academy

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Leyton in the year 1840

Why use 1840? We have the tithe map of c1839 and the accompanying terrier. The first National Census in which all the inhabitants were named rather than just counted took place in 1841. Also the railway arrived in Leyton in 1840 and this would have the greatest effect on the village and surrounding countryside. The population in 1841 was 3274. In 1851 it rose to 3901, by 1871 it stood at 10,394 and in 1911 it reached 124,735.

Before September 1840 the only means of travel to London was by stage-coach. The Royal Mail ran services from the City through Leytonstone to Norwich. There is a familiar drawing by Thomas Moxon, of Lea Hall, of the coach rattling along with twelve up and six inside drawn by four swift horses. Leaving the city via the Aldgate, their route ran along Whitechapel to Mile End and into Stratford and on past Maryland. The five mile post stood just outside The Bell in Leytonstone High Road, then there was a stop at the Green Man for fresh horses, for you did not want to tarry past the Highstone, or six mile mark, and run the risk of being overtaken by highwaymen lying in wait on the edge of Epping Forest.

In 1839 Robert Wragg, a local man living in Walthamstow, also ran coaches from the Royal Exchange to Leyton up to three times a day. Following the opening of Lea Bridge Road Station in late 1840 life in leafy Leyton changed for ever and would never be the same again.

The Rev Frederick Wilkinson in his *History of Leyton* described how you could walk along the River Lea, which was then the resort of otters, or watch a water rat trying to gather water-lilies. Amongst the birds to be seen would be golden plover and coot, a hoopoe, and there was the sound of the nightingale, or a flash of the kingfisher and stone curlew on the pond at Forest House. It was the fields in which Leyton was most resplendent, for in the days before the builders arrived you could gather violets, primroses, oxslip and cowslip. On the marsh grew the marsh marigold, common clematis, yellow water-lilies, sundew and trefoil. The quiet lanes were bounded by elm, holly and thickets of hornbeam.

Leyton Green



(< North is to the left)



Leyton Green looking towards Walthamstow c1846.

Capworth Street is on the left.

The little girl in the doorway is 4-year old Hester Thomas.

When we refer to Leyton Green these days we think of this as the area encompassing the Leyton bus garage. The original name for this area was Knotts Green, after a farmer who worked the land here in the fifteenth century, William Knotte. Sometimes this was corrupted to Knights Green, although Frederick Temple is of the opinion that this name emanates from William Knighte, who held property here in 1582. The name of Knights Green may have actually referred to the cluster of houses at the far end of Capworth Street adjacent to the Manor House.

Starting from Chestnut Walk (now part of Lea Bridge Road), the green at the junction with Essex Road has always been there. Today the modern housing behind it covers the site of Knotts Green House, later known as Barclay's House, and then Livingstone College until that too was razed to the ground. In the eighteenth century it became the home of Gilbert Slater, a ship owner and trader with the East Indies. Slater's great passion was for the acquisition of new plants from China and the far east. A description of the gardens was included in an auction advertisement in 1796:

*Valuable foreign shrubs, walls richly clothed with choicest fruit trees, hot house, pinery, green house and ice house, well stored fish pond*¹

Gilbert Slater died of gluttony in 1793 and the estate passed through several hands before being purchased by Robert Barclay, a member of the famous banking dynasty, in 1821. The house continued to be occupied by the Barclay family until 1900.

In 1840 Robert Barclay was living in Knotts Green House along with his brother Joseph Gurney Barclay. Robert married Elizabeth Backhouse in 1841, but he died the following year.

The house adjoining Knotts Green House was occupied by Miss Catherine Clark, a relation of the Cotton family of Leytonstone. It has been described as a: *Small red brick house*².

Previous occupants were Robert Innes and his wife and then it lay vacant until Miss Clark took it over and remained there until her death in 1861.



A Cottage at Knotts Green 1887

¹ Frederick Temple *An Account of the House known as Knotts Green otherwise Barclays or Livingstone College*, L&LHS, 2009. (The abbreviation 'L&LHS' is used throughout for Leyton & Leytonstone Historical Society.)

² Rev John Kennedy *History of the Parish of Leyton, Essex*, Phelps Brothers, Leyton 1894, p 333.

Opposite Miss Clark's was Mr Masterman's House. This was originally purchased by William Masterman of Capworth Street, around the turn of the century, but by 1841 it was occupied by his son, John Masterman. John Masterman had been born in the Parish of St Botolph without Bishopsgate in 1781. He was, or became, a Quaker when he married Elizabeth Harris in 1809, and remained with her until her death in 1831. John Masterman was a London banker and a Director of the East India Company, before becoming a Member of Parliament for the City of London from 1841 until he stood down in 1857, taking the Chiltern Hundreds. He died in 1862. The tithe map of 1839 shows a large ornamental pond dominating the grounds.

On the bend in the road stood a seventeenth century building, the White House, the home of Thomas Masterman, the brother of John Masterman. The house was formerly known as The Cottage, and later as the site of a council housing estate until that was only recently redeveloped.

Facing Leyton Green lay Leyton House (but see page 10 for another building of that name). A drawing of the property indicates an 18th century house of two storeys, with the main front consisting of five windows with attics above, and flanked on each side by flat-roofed bays. It was constructed c1712 and demolished in 1915, and the bus garage now occupies the site. Originally owned by the Bertie family, it was then occupied by William Masterman.

On the west side of Leyton Green stood St Helier, a square brick house. The house was occupied by James Reeves in the 1841 census and the address is given as Knights Green. James Reeves, also of Cheapside, was a railway promoter and a director of the London & Manchester Direct Railway Company.

Turning into High Street (now High Road), the houses on the left were occupied by gentlemen of independent means such as John Burchell Turner, Thomas Patterson, and Robert Collins, a surgeon and registrar.

At the corner of the High Street and Lea Bridge Road stood Leyton Hall, the home of William Staite.

On the opposite corner, known as Copeland's Corner, stood The Poplars. Believed

to date from the sixteenth century the name derived from the row of poplar trees which stood in front of it. The house was bought in 1819 by William Taylor Copeland, a member of the famous Staffordshire China Works family. William Copeland was an Alderman for the Bishopsgate Ward from 1829 until his death in 1868. He was elected Lord Mayor of London in 1835, the youngest to do so, and was a Member of Parliament from 1837 through to 1865, representing Coleraine and Stoke-on-Trent. It was in the same year when Alderman Copeland became Lord Mayor that he entertained the young Princess Victoria at The Poplars. At the time of the 1841 census he may well have been living in Ireland.

Capworth Street



(< North is to the left)



Suffolk House, Capworth Street 1897

On walking down Capworth Street from Leyton Green almost to Lea Hall Road, the first large house, on the right, would have been Suffolk House. John Kennedy tells us that John Pardoe bought this house from Mrs Anna Lyon in 1765 and later it was occupied by William Masterman. It may then have become a girls' school for some time until the arrival of William Lyon. Whether William Lyon was a relation of Anna Lyon I do not know, but he was descended from the Lyon family of Glamis. In 1840 William and his wife Alexandrina were expecting the birth of their first son, Dugald.

The next house, this time now on the left, was Lea Hall. The house is believed to have been built in 1626 and was occupied by a number of rich London merchants including Sir Robert Beachcroft and Sir Richard Hopkins. It was also the home of Joseph Hunton, who sprang to notoriety when he was tried for forgery. At the time of his execution at Newgate Goal in 1828 he had a young family, the youngest of whom was barely two. It resulted from this case that the penalty for forgery was eventually removed from the list of capital crimes. In 1840 it became the home of Thomas Moxon, a stockbroker. After his death the house was turned into a school, Cambridge House³.

³ For a history of Lea Hall see David Ian Chapman *Lea Hall, Capworth Street and the forger Joseph Hunton*, L&LHS 2015.



Lea Hall, a drawing by Thomas Moxon said to be 1834, but clearly after 1840.

Next to Lea Hall stood Leasowes House. This was occupied until the end of the eighteenth century by Samuel Edenborough, whereupon it became the home of John Waller and his family. The Rev Horace Waller was a close friend of the explorer, David Livingstone and was one of his pall bearers at Livingstone's funeral in Westminster Abbey in 1874.

On the corner with Church Lane (now Church Road) stood a very old house, Sunnyside. It is thought by some that it was once the home of Miss Nell Gwynne⁴. In 1840 it was the home of Frederick Bedwell a 'clerk of Records'.

Opposite stood the Manor House, then owned and occupied by John Pardoe. He bought the Manor of Leyton in 1783 some twenty years before he purchased this house. The house may have been built in 1758 by Anthony André, replacing an old building.

⁴ There is a reference to Nell Gwynne living at 'Leyton and Sunninghill', so this may have caused the confusion.

*It was a fine old red-brick house, square in front, with bow windows at the back, situated in grounds well wooded, and extending backwards to the Lea Bridge Road*⁵.

For part of their ownership the Pardoe family were absentee landlords, only returning in 1832. John Pardoe then lived there until his death in 1870. In 1884 the house accidentally burnt down.

Crossing Church Lane (now Church Road) and looking left we would have seen Leyton House (not the building of the same name by Leyton Green, described on page 5). Once again we turn to John Kennedy for a description of the house:

*. . . an old mansion built of red bricks, the characteristic of most Leyton houses of the olden times. The date of the building is uncertain, but it may be presumed that it was built some time early in the eighteenth century, perhaps even earlier*⁶.

In an earlier building lived the grandson of Thomas More, Lord Chancellor under King Henry VIII, whose refusal to attend the wedding between the King and Anne Boleyn would ultimately lead to his trial and beheading for treason in the Tower of London, in 1535. The poet Thomas Lodge is also believed to have lived in the earlier house. The property passed through several Huguenot families : Marescoe, Gansel who rebuilt it, and Solly, until it was sold to the Sidney family.

Thomas Sidney became the second Sidney to occupy the house in 1840. Thomas Sidney was a tea importer and merchant in the City, and he became an Alderman for Billingsgate ward in 1844. The last private owner of Leyton House was Emma Morris, the mother of William Morris⁷.

Leyton House was demolished shortly before 1913. The old wall fronting Church Road was certainly still there in my lifetime (see next page).

⁵ Rev John Kennedy *History of the Parish of Leyton, Essex*, Phelps Brothers, Leyton 1894, p 315.

⁶ Rev John Kennedy *History of the Parish of Leyton, Essex*, Phelps Brothers, Leyton 1894, p 331.

⁷ For a history of Leyton House see David Ian Chapman *Leyton House and the Walthamstow Slip*, L&LHS 2007.



The old wall of the original Leyton House.

Turning towards Walthamstow, this part of the road was known as Park Place.

Having passed Park Place a house on the corner with extensive grounds was once the home of Edward Warner of Leyton, who died in 1815. The house would have been left to his son Edward Warner of the Clock House, Walthamstow.

Parish Church

The Grange

Almshouses



Church Lane Marsh Lane Etloe House

Ivy Farm [Ive Farm] Site of the Workhouse

(< North is to the left)

Church Lane has become Church Road

Walking south along Church Road ('Lane' as it was then) from Capworth Street, the first large house you would have reached in 1840 was Etloe House⁸. The present building (other than its 19th century front) dates from about 1760, but is on the site of a much earlier moated house known as Godshalfs or Godselves. The property passed from the family of Sir John Godsalf to Lady Mary Kingston(e), whose second husband was Sir William Kingston who had fought at the Battle of Flodden. He also accompanied King Henry VIII to meet Francis I on the 'Field of the Cloth of Gold'. Lady Kingstone has a monument in the Parish Church. Robert Rowe was another owner. Edward Rowe Mores rebuilt the house. Pioneer local historian Daniel Lysons wrote:

Edward Rowe Mores esq lived many years at Leyton, in a house of whimsical construction, built by himself. . . and called Etloe-place⁹

In 1840 the occupants of Etloe House were John and Mary Honiball.



Etloe House (2017)

At the bend stood Ivy Farm (or Ive Farm) which:

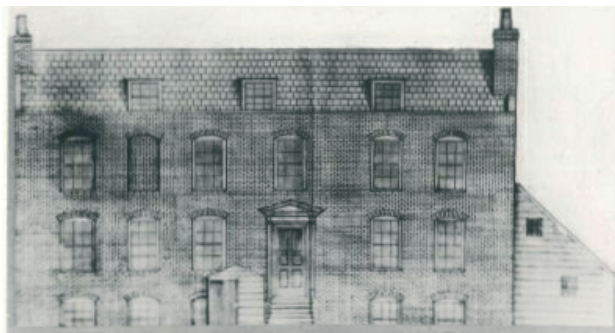
⁸ For a history of Etloe House see Frederick Temple *Etloe House, Leyton*, Essex Journal Winter 1981-2.

⁹ Rev Daniel Lysons *The Environs of London* vol 1, part II, 1809, p 676.

Was a two-storeyed brick house, probably built late in the 17th century. It survived, much altered, but retaining its original staircase, to the 1940s¹⁰

Originally known as Ivy House Farm¹¹, it was certainly known as Ive Farm by 1871. In 1840 it was being farmed by brothers, Simon and John Smith.

Continuing towards the Parish Church, on the corner was still standing in 1840 the Old Workhouse.



The Old Parish Workhouse

The Workhouse was originally built in 1742¹², on land owned by a Mr Vaughan, probably the same owner of Ivy Farm. It was found necessary to keep the workhouse in use for almost a century until it was replaced by the newly-built West Ham Union in 1840. Who, at the mention of 'the work'ouse', cannot fail to think of Charles Dickens and the grim progress of young Oliver Twist, a name reflected in the old public house that would stand opposite ? The Workhouse was later demolished.

The adjacent row of almshouses were endowed by John Smith, a merchant, and first built in 1656. They were to provide dwellings for eight paupers. By 1734 they were described as being in a very bad state. In another hundred years the almshouses must have been similar to those referred to as being unsightly and unsanitary, and by 1886 they had to be rebuilt.

A Parish Church of St Mary has stood on this spot since medieval times, although outwardly the church appears to be of mainly 17th/18th century fabric. During work

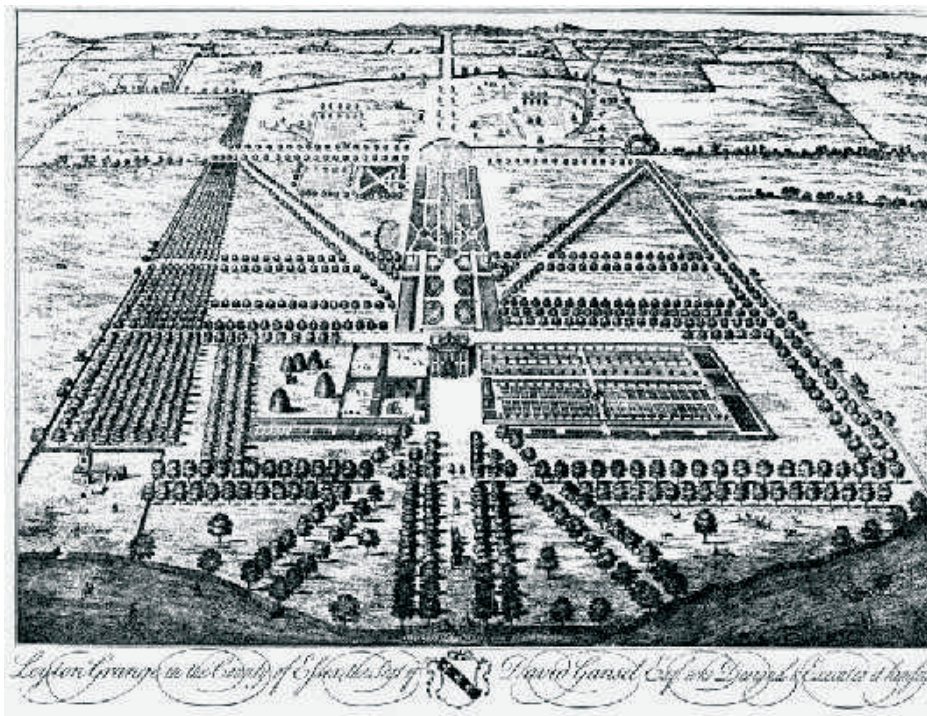
¹⁰ Victoria History of the County of Essex: Volume 6

¹¹ Leyton Poor Rate 1706.

¹² Rev John Kennedy *History of the Parish of Leyton, Essex*, Phelps Brothers, Leyton 1894, p 225.

being carried out on the chancel in 1932, workmen discovered several Roman coins. Roman remains are also said to have been found in the grounds of the Grange House. The west door of the church was inserted in 1884 and the chancel lengthened in 1932.

The Grange was probably one of the finest estates in Leyton. The Palladian style mansion was built in 1720 and was used as an illustration in a book by architect Colen Campbell, who was the architect of nearby Wanstead House. Amongst the famous occupants were Thomas Bladen, who had been Governor of the State of Maryland, and Thomas Lane, a London solicitor and the joint owner of slave plantations in Barbados¹³. In 1840 the Grange was occupied by William Rhodes, the grandfather of Cecil Rhodes, the ‘father of Rhodesia’.



¹³ For a history of Leyton House see David Ian Chapman *The Grange with emphasis on the Lane Family and the Slave Trade*, L&LHS 2007.

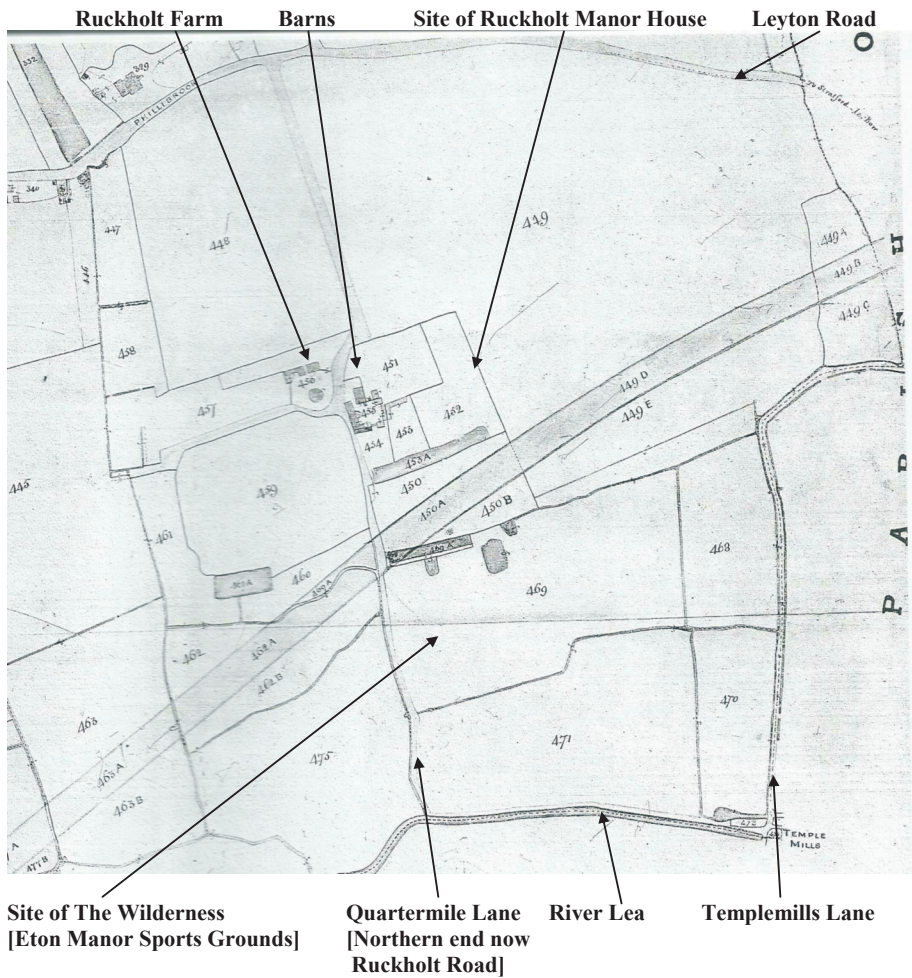
The plan of the Grange as illustrated in an engraving (see preceding page) shows the house standing where Grange Park Road runs today and the church occupying a corner of the estate. The avenue of trees from the church and crossing in front of the house is today Church Road. In the bottom right hand corner there was a small gate, which opened out into the High Road where Vicarage Road now starts. This gate was open on Sundays when the children were allowed to use the lovely old gravel path to walk through the avenue of lime trees to the churchyard.

John Kennedy was able to quote from an eyewitness who knew the Grange well:

The house was square in front, with low wings; that were used as offices. The kitchen being in one wing, and the brewery in the other. The suite of rooms on the ground floor went round the hall; there were on the right hand side the library, drawing room, and morning room; on the other side another morning room, the staircase and an anti-room opening out into the dining-room which communicated with the kitchen¹⁴.

¹⁴ Rev John Kennedy *History of the Parish of Leyton, Essex*, Phelp Brothers, Leyton 1894, p 317.

Ruckholt Manor



(< North is to the left)

Walking from the direction of Leyton Station along what is today Leyton High Road:

There were no houses until you came to Beresford's Farm¹⁵, opposite which was a road going up to Ruckholt Farm. Ruckholt Farm was occupied by 'Honest John Tyler'¹⁶.

Writing in the nineteen thirties, Mrs Smith recalls this scene from almost one hundred years before. John Tyler had been born in Romford in 1801 and lived in the farm house with his wife, Mary. 'Honest' John was the son-in-law of Samuel Turner, the previous tenant farmer. Ruckholt Farm had been in existence since 1777 and was described by John Kennedy as:

At the end of the road on the left hand side of the present Town Hall there was until recently [1894], a farm house known as Tyler's Farm House. It was a small, square, compact building surrounded by fields¹⁷.

Kennedy is wrong to say that the farm house stood on the site of the old Manor House. That house, which was the home of Sir Michael Hicks, secretary to Lord Burghley during the reign of Queen Elizabeth, stood further to the east. The manor house itself was demolished in 1757. The site of the farm was built over when Ruckholt Board School was opened in 1892. That school was demolished by bombing in 1940.

I wonder if in 1840 there was still any sign of what the diarist, Samuel Pepys saw:

A good seat with a fair grove of trees by it, and the remains of a good garden; but so let to run to ruine¹⁸

¹⁵ Also known as Warren Farm.

¹⁶ Alice Smith, nee Byas *Leyton soon after the year 1840* [Bren gangerized Kennedy]. She lived near Phillibrok House.

¹⁷ Rev John Kennedy *History of the Parish of Leyton, Essex*, Phelps Brothers, Leyton 1894, p 318.

¹⁸ Samuel Pepys Diary 13th September 1665.

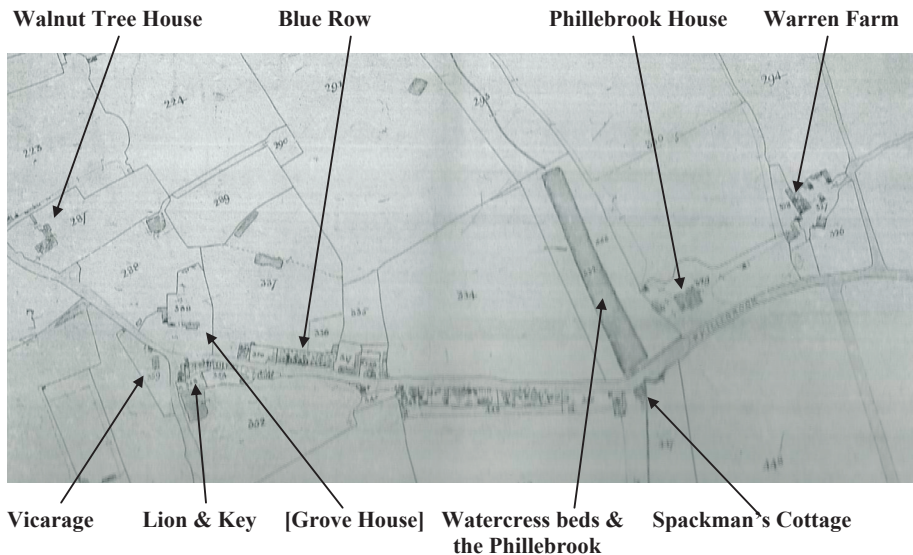
There is an interesting record of the pond that formed part of the extensive grounds of Ruckholt House (in W Wright: 'Fishes and Fishing, artificial breeding of Fish, anatomy of their senses, their loves, passions and intellects' published by Thomas Cautley Newby, Guildford 1858):

There were in ancient times, as chronicles tell, abundance of choice fish in this pond, also in a pond above, with an island in it. These waters belonged to, and formed part of the ornaments attached to a large house and grounds adjoining, whose owners lived in great splendour, had boats on the two ponds, and with music and fireworks, &c., on the island, and dancing on the lawns, enlivened the whole neighbourhood. Now the island pond is nearly dried up, serving only as a passage for the water to the large pond from a rivulet, which is formed by a spring in a pond above Buryfield Farm, about a mile to the north. by the side of the road leading from Leyton to Assembly Row. In the island pond there were, and probably are, a great quantity of mussels of an immense size; and in a pond near, the neighbours say, was found an oyster alive ! The surplus of water from the great pond runs into a convenient receptacle, on the right side of the road to Leyton, which supplies the neighbourhood with water; thence the super- abundance passes across the road, under an arch, to an immense water-cress bed, and thence into a branch of the River Lea. It is probable there are fine eels in these ponds.



Barns at Ruckholt Farm c1910

Phillebrook



(< North is to the left)

Walking northwards past Warren Farm (now Warren Road), the home of James Innes, you came in 1840 to a large field fronting Phillebrook House. This was the residence of John Alphonse Doxat who was born in Yverdon-les-Bains, Switzerland in around 1759 and came to England as a silk merchant connected with Spitalfields. He died here in 1849, aged 90 years. The House was said to have been purchased by Sir Ledger de Grey in 1685 and was finally pulled down in 1889.

The road in 1840 passed over the Phillebrook, which first appears in the registers as Phepes Brook in 1537 (and is now beneath Coronation Gardens). The brook passed through the garden of Thomas Spackman. Mrs Smith recalled this part of the road:

The old Phillebrook ran from Leytonstone and was on lower ground and was conveyed by a sluice gate through a tunnel. Steps on either side where the cottagers fetched their water. After passing under the road it went through the garden of a cottage occupied by an old couple named Spackman, who made small beds of watercress, which they sold¹⁹.

¹⁹ Alice Smith, nee Byas Leyton soon after the year 1840 [Robert Bren's 'Grangerised' Kennedy].

Beyond the Phillebrook was a large cornfield with small country cottages facing it until you came to the start of the Blue Row, a name of obscure origin. Straight ahead would have been the orchard leading to The Grange. At the far end of the Blue Row stood, and still stands today, the Lion & Key Public House. The suggested references to the Lion of St Mark and the Key(s) of St Peter has led to speculation that this hostelry was once an inn for pilgrims going to Waltham Abbey. Next to the inn stood the village pump as this was also the heart of the Saxon village, the 'Lea on the Tun'. Between the inn and the Vicarage were situated the stocks and whipping posts. In 1774 the stocks were removed and placed by the new cage; this in turn was finally demolished in 1843.

When the vicar, John Strype, first came to the living of Leyton he found the vicarage 'very ruinous' and unfit for living, yet he had to wait seven years before he was able to rebuild it. Rebuilding took over a year to complete and it was finally ready in 1678. The vicar in 1840 was the Rev Charles Laprimaudaye. After his death in 1848 and that of his wife, Jane, the following year, a new dining room was added. At the rear of the vicarage stood a row of Lime trees. In the nineteen thirties the road here was widened and many old trees were either felled or uprooted and moved. The vicarage was finally demolished in 1957.



The Old Vicarage or Church House

Continuing along Leyton Street the house opposite the vicarage was Grove House (which survives). The house had been built in c1806 on the site of Cross House, but it was not until 1879 that it acquired the name of Grove House. Originally the house was built for John Daubuz, a merchant, and in 1840 it was occupied by Miss Magdalen Daubuz, who was also the niece of Mrs Robert Innes. It later became the home of Miss Harriett Doxat, daughter of John Doxat of Phillebrook.

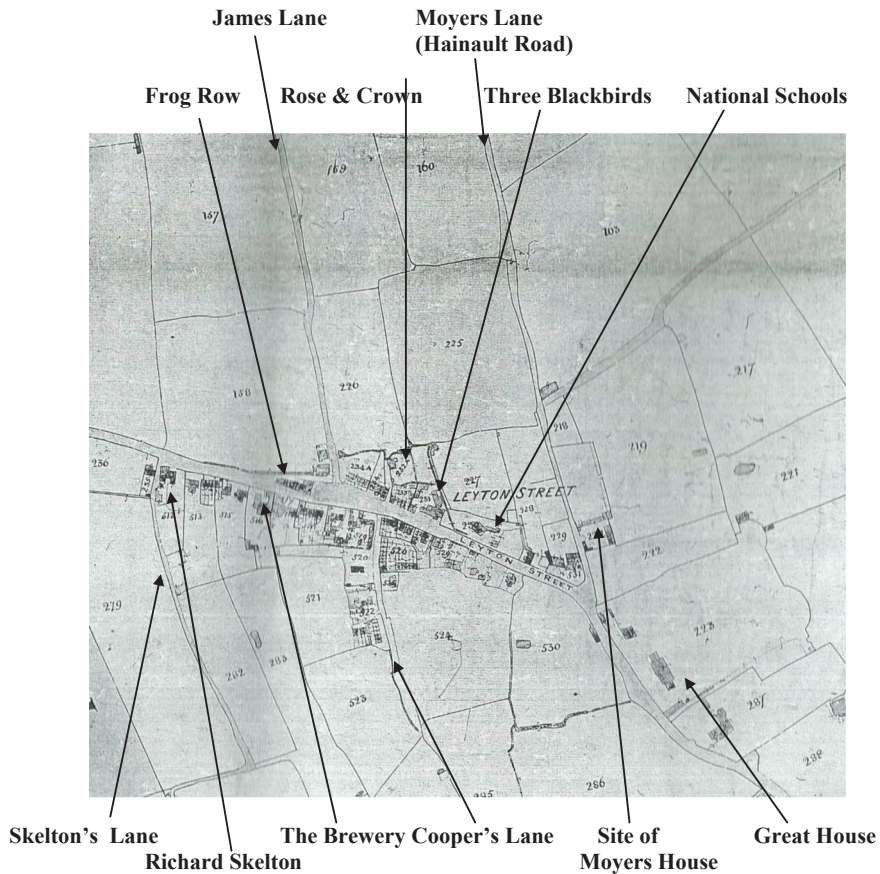


Walnut Tree House (2017)

Near Grove House, and still standing today, opposite the cricket field, is Walnut Tree House. Beneath the rendering lies a timber frame building dating back to the 16th century, or nearly so, making it the oldest surviving domestic house in Leyton²⁰. It has been known previously as the Conservative Club and Essex Hall. Over the years leading Leyton family names have shown up as owners or occupiers such as Tench, Daubuz, Cotton and Innes. By 1840 it was occupied by Robert Innes, an underwriter. There once stood in the garden a sundial bearing the date of 1666.

²⁰ For an architectural history see Barbara A Brown *Walnut Tree House. Leyton*, Essex Journal, vol 14, #2, Summer 1979.

Leyton Street



(< North is to the left)

Continuing along Leyton Street (now High Road), after Walnut Tree House was the Great House; today its site is marked by a Leyton Urban District Ratepayers' Association black plaque (see right).



As the plaque states, the Great House was built by Sir Fisher Tench in about 1700 and was described by the Rev John Strype:

Adorned with large and most delightful gardens, plantations, walks, groves, mounts, summerhouses, and pleasant canals stored with fish and fowl, and curious vistles and prospect²¹.

When the Tench family connection died out the house passed to Thomas Oliver, a West Indian merchant who had been born on the Island of Antigua in 1740. In 1806 the house was under the care of John Theophilus Daubuz. In 1840 the owners were James Baril Daubuz and William Daubuz, but occupied by Stephen Cattley, a Russian merchant (this was probably after the terrier had been drawn up). The once fine house now descended into being a school run by a relation of Dr Arnold of Rugby School, and a private lunatic asylum. The house and lands were bought by developers and building took place from the 1880s. The house itself was demolished in 1905²².



At the corner of Leyton Street and Moyers Lane, now Hainault Road, stood the centuries old Moyer House. It was described by Robert James, as the 'Oldest house in

²¹ Rev John Kennedy *History of the Parish of Leyton, Essex*, Phelps Brothers, Leyton 1894, p 326.

²² For an architectural history of the Great House see Edwin Gunn *The Great House, Leyton*, The Survey of the Memorials of Greater London, 1903.

Leyton', that was in 1783. Despite its antiquity it was demolished in 1831²³.

On the opposite corner at one time stood a group of cottages called Holly Cottages, although an earlier name was Holy Cottages. They were in some way connected with a branch of the Holiwell Convent and hereabouts must be the site of the Holy Well. There used to be an old pump here bearing the date of 1697, but long since removed.

We next come to the National School building. It originated in 1816 and was enlarged in 1847, with the infants using a wooden building nearby. In 1877 the infants' school was rebuilt and the school again enlarged. It was here that my maternal grandmother went to school in the eighteen nineties. The whole site was only redeveloped a few years ago.

Almost adjacent to the school stood the Three Blackbirds public house. Dating from about 1698, its name is said to have been derived from three Stuarts, Kings Charles II and James II and Prince Rupert. It was from here that Robert Wragg ran a daily horse-drawn coach service to London, departing from Low Leyton in the morning, afternoon and evening. The inn was rebuilt in 1877/8 and finally closed in 2008 and, like the National School, now swept away.



The Three Blackbirds

²³ For a history of Moyer House see Frederick Temple *An Account of Moyer House in Leyton, Essex*, L&LHS 2015.

Just a couple of doors further on and almost opposite Cooper's Lane stood the Rose & Crown. According to compilers of *Behind the Bar*²⁴, the inn could have been in existence prior to 1630. By 1840 the landlord was George Grant, who remained here until his death in 1849. Mysteriously the inn falls off the wagon after 1876.

Cooper's Lane was shown on the earliest maps and may have originally been called Well Street, which suggests that there may have been a village well in this area. In 1783 there is a reference to Well Street and a former occupant, a Mr Cooper. It acquired the name Cooper's Lane, by 1841, presumably from the Cooper family who owned land here.



A cottage standing at the bottom of James Lane built c1833

The Rose & Crown abutted onto James Lane, so called from the James family who farmed Buryfields Farm further along this lane. It was originally named Forest Lane as it led towards a remnant of the great Forest of Waltham.

The other very old road name is Skelton's Lane, and this may have been known as such since 1791 when the family of Richard Skelton lived there. Earlier names are possibly Green Leaves Lane, Nightingale Lane and Snow's Lane. There were once several stiles between James Lane and Knotts Green and also across Skelton's Lane. How long is it since a nightingale was heard singing in these fields?

²⁴ *Behind the Bar*, Waltham Forest Oral History Workshop (www.wforalhistory.org.uk)

Richard Skelton, whose house was on the corner of the lane that bears the family name, was baptised at St Mary's, Walthamstow on 19th November 1797. His father, also Richard, had established a blacksmith's shop here in 1791, although his son evolved from being a blacksmith to becoming a veterinary surgeon. He died in 1870.

Situated in the middle of Leyton Street was a group of ancient cottages known as Frog Row. Why and when they acquired this name is not known.

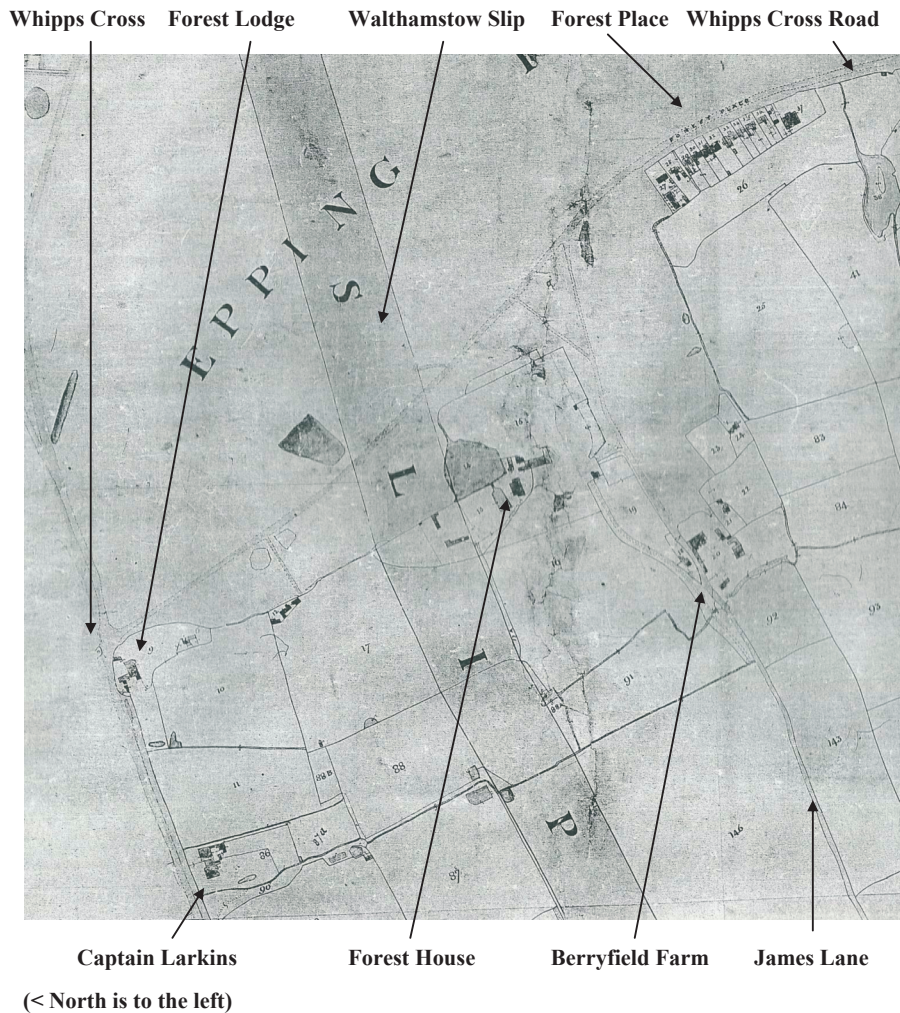


Vine Cottage and
Frog Row



A postcard entitled Lover's Walk (James Lane). It is not known when or why James Lane gained this connotation.

Forest



Take the ancient James Lane²⁵ towards Berrifield,²⁶ Buryfield²⁷ or Berryfield²⁸ Farm (near what is now Leytonstone School). This was a real old country lane with flowers growing in the ditches and alongside the old walls. The land had been farmed by the James family since about 1740.

²⁵ Also known as James's Lane in 1792. Rev John Kennedy *History of the Parish of Leyton, Essex*, Phelp Brothers, Leyton 1894, p 394.

²⁶ BK Lease in 1608 and 1647. ²⁷ Chapman & Andre Map of 1777. ²⁸ Leyton Poor Rate 1812.

In 1743 Robert James married Sarah Collier in St Mary's Church, with whom he had five children. Robert James remarried, following the death of Sarah in 1751, to Elizabeth Beechley in 1755. They went on to produce a further six children consisting of one boy, Richard, and five girls. Richard James was born in 1756 and died in 1832. His wife, Elizabeth died in 1835 and the farm finally passed on to William Frith, probably the brother-in-law of Ann Frith nee James. The farmer in 1840 was Thomas Burrell, who had been born in Walthamstow in 1804. The name of the farm now changed to Forest Farm and that is how it appeared on the OS Map of 1861. Thomas Burrell died in 1869. Opposite Buryfield Farm was a footpath leading to the entrance of Forest House.



James Lane with the grounds and entrance to Forest House on the far right (now an ambulance station and Whipps Cross Hospital)

Forest House²⁹ existed until 1963 when it was demolished, despite being a Grade II listed building. The schedule described Forest House as late seventeenth century with later alterations.

²⁹ For a history of Forest House see Frederick Temple *An Account of the House and Estate known as Forest House and for a time as Goring House in Leyton and Walthamstow, Essex*, L&LHS 2008.

One of the earliest owners was Thomas Baker who married Alice Leman. On his death Alice remarried, to Charles, Lord Goring, in 1658. As they died childless the estate eventually passed to a Huguenot merchant in the East India Company, James Houblon who commenced building a new Forest House on the same site in c1683. He was knighted in 1692 and was one of the founding directors of the Bank of England in 1694. James' son sold Forest House in 1703 to Sir Gilbert Heathcote, another director of The Bank of England and one of the richest commoners in the country. Upon the death of Sir Gilbert in 1733 the estate passed to his son, Sir John Heathcote, who a decade later sold it to Samuel Bosanquet. The Bosanquets had escaped the Edict of Nantes in 1685 and fled to London. Samuel Bosanquet was a London merchant who married Mary Dunster, the only daughter and heiress of William Dunster. It is Samuel's alterations to Forest House that you would have seen in 1840. Both Samuel and Mary died in 1765 and the house passed to their eldest son, Samuel (II), and on his death to his son, Samuel (III). Samuel II's sister, Mary, although brought up in the Church of England, married the Methodist preacher, John Fletcher, a great friend of John Wesley. Samuel III died in 1843 but before that date the family had ceased to live there. At the time of the 1841 census it was occupied by John Hubbard, a merchant engaged in the Russia trade, and his wife Maria and their two daughters. In 1903 Whipps Cross Infirmary was built in the grounds of Forest House.

There is a reference to a spring-fed pond in the grounds of Forest House:

. . . a rivulet, which is formed by a spring in a pond above Buryfield Farm, about a mile to the north. by the side of the road leading from Leyton to Assembly Row. ³⁰

Walking towards Whipps Cross you come to its junction with the eastern end of Chestnut Walk³¹. The earlier name for Whipps Cross was Phypps Crosse and probably refers to one, John Phippe, who held land here in 1374. The house here is called Forest Lodge and was occupied by Harry Bingley.

³¹ Now Lea Bridge Road (name changed in c1907).

³⁰ W Wright Fishes and Fishing, artificial breeding of Fish, anatomy of their senses, their loves, passions and intellects Thomas Cautley Newby, Guildford 1858.



Just down Chestnut Walk was the home of Captain Larkins. This is believed to have been Captain Thomas Larkins of the East India Company. Captain Larkins was commander of the *Warren Hastings*, a three-decker East Indiaman. On his return voyage to St Helena in 1806 his ship was captured by the French (see above).

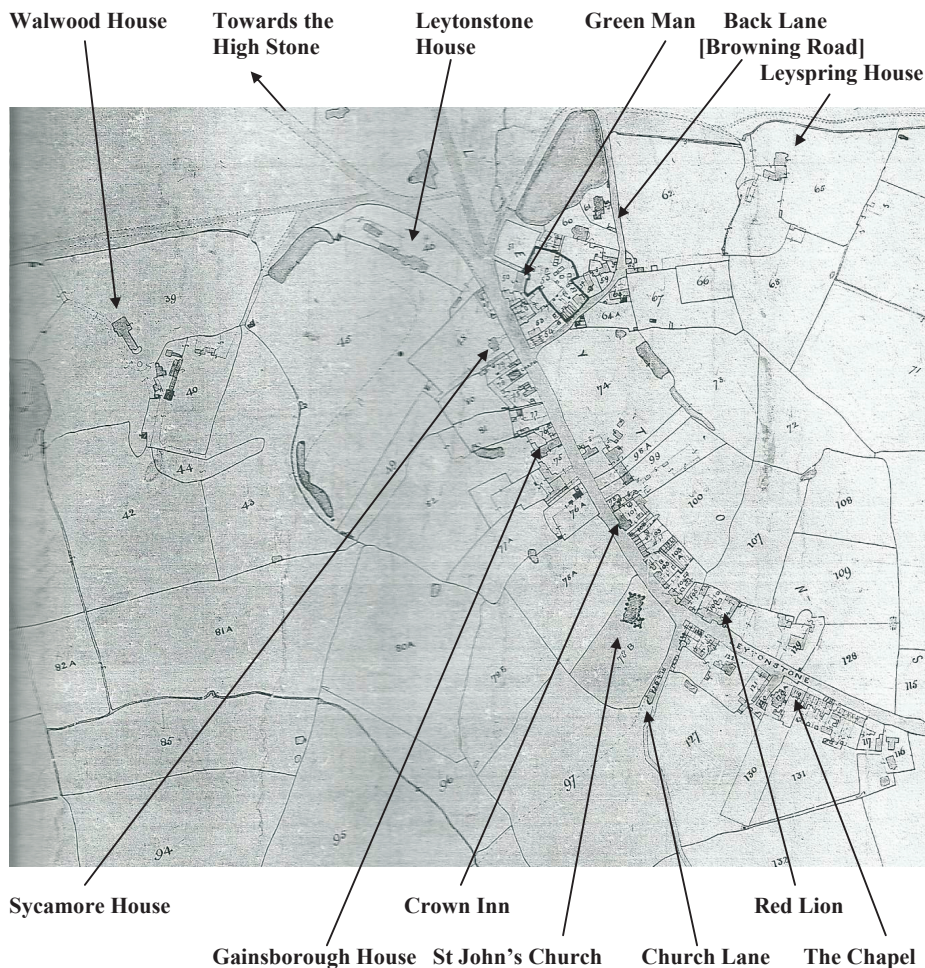
Retracing our steps along Whipps Cross Road passing the Hollow Pond, in 1840 there was only the one pond in evidence. Just after Forest Glade stood Assembly Row or Forest Place. Assembly Row, a stretch of originally twelve terraced houses, were built in 1767 and named after Assembly House³² which once stood there. Only six now remain and were also known as Forest Place.

³² It is said that the London merchants met here during the time of the Black Death.



Assembly Row / Forest Place

The Green Man

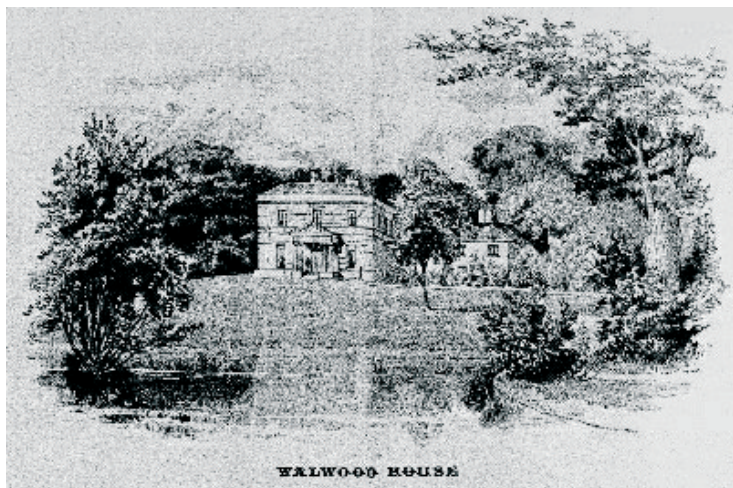


(< North is to the left)

Continuing along Whipps Cross Road past a row of lime trees we reach the Lodge Gates leading to Walwood House³³, the home of William Cotton. The first known

³³ For a history of Walwood House see Frederick Temple *An Account of Walwood House Leytonstone from 1200-1960*, L&LHS 2007.

occupant of Wallwood House was Newdigate Owsley. His father had been a Russian Merchant and Paymaster General. They must have been a sickly family as no fewer than ten members were buried in St Mary's Church within fifty years. The property came into the possession of Mary Owsley, who married David Lewis in 1754, a minor poet and friend of Alexander Pope. In about 1815 Walwood was owned and occupied by William Cotton, Governor of the Bank of England. Cotton had the old house rebuilt and this was where the family resided for the next eighty years. He was also responsible for the purchase of the land on which the Parish Church of St John's was built. In 1894 the house was sold to a Thomas Ashridge Smith, who retained only a few acres, the rest being built over. Walwood House was finally demolished in 1921.



Where Whipps Cross Road joins the northern end of Leytonstone High Road stands to this day Leytonstone House. It is not known for certain when the house was built but is thought to be late eighteenth century. In 1840 the estate was owned by Elizabeth Sansom and occupied by Thomas Brook. The most notable occupants were members of the Buxton family with wealth from the brewery Truman Hanbury & Buxton. Sir Edward North Buxton (2nd Baronet), one of the sons of Sir Thomas Fowell Buxton, who campaigned for the abolition of the slave trade, lived at Leytonstone House from 1841 until at least 1847 with his young son, also Edward North Buxton. Thomas Fowell Buxton, youngest brother of the 2nd baronet, moved to Leytonstone House in 1851 with his children. The Buxtons left Leytonstone House in 1866.



Leytonstone House (2017)

Opposite stood an old coaching inn, the Green Man. Records show an inn here from the mid seventeenth century. It was a refuge from, and perhaps also the haunt of, highwaymen. On 29th April 1737 the landlord declared that it was Dick Turpin who stole a horse called 'Whitestockings' close to the Green Man. Turpin was executed on the York gallows on 7th April 1739. In 1840 the landlord was Thomas Barford. (The inn has been rebuilt at least three times, moving slightly north, the present building (now called O'Neills) dating from 1927.)



The Green Man

The turning just down from the Green Man is Back Lane, known as such from 1721, but it was renamed Browning Road³⁴ in 1900, presumably after the poet, Robert Browning. Other names over the years have been Green Man Lane or Park Lane. Two cottages were knocked together in 1858 to create the North Star Public House.

At the far end of Back Lane its course led to Leyspring House. This fine old house had a spring in the courtyard, from which the estate takes its name. It was the home of Nicholas Charrington who had been born in Lambeth in 1776. A member of Charrington Breweries, he lived here with his wife, Anna Maria, and three of their six children, two of whom died in infancy. Nicholas died in 1859 and Leyspring House burnt down in 1870.

The Charrington family were well-known for their hospitality and kindness. One oft repeated story concerns Frederick Charrington and quoted by Hammock:

He was going one night to a mission hall in a low slum in the East End, and saw a poor woman go to the door of a public house and say 'Oh, Jack, give me some money, the children are crying for bread'. The husband's only reply was to knock his wife into the gutter. Mr Charrington looked up and saw in large letters the name 'Charrington, Head & Co.,' and from that moment he determined never to enter the brewery again³⁵



³⁴ For a history of Browning Road see the free leaflet issued by the LBWF and written by Guy Osborne.

³⁵ W G Hammock *Leytonstone and its History*, Batten & Davies, London 1904, p 17.

Returning to the High Road, the house on the corner was the home of Stephen Mackenzie in 1840. It was here that the surgeon Sir Morell Mackenzie was born in 1837. He became a renowned expert on diseases of the throat, and was knighted by Queen Victoria. So great was his reputation that he was called upon to treat the Crown Prince Frederick, the future German Emperor in 1888.

Stephen Mackenzie was killed when the cob he was riding bolted, throwing him against a chestnut tree.

Almost opposite Back Lane (now Browning Road) was a large old house, Sycamore House, dating from the early eighteenth century. It was purchased by Philip Sansom in 1797 and was later sold in 1858 by a member of the Lister family, the brother of Lord Joseph Lister, the celebrated surgeon. In 1840 it was occupied by Thomas Potts. The house was described by the Misses Lister, nieces of Lord Lister, in a talk given to the old Leyton Antiquarian Society in 1934:

[The House] goes back to the first half and probably the first quarter of the eighteenth century. This may be inferred by several ancient features in some of the bedrooms, such as deep projecting cornices, panelled walls, doors with outside hinge plates, and, in two rooms, long iron bars hinged to one side to prevent the door from being forced open from the outside³⁶.

The house was finally demolished in 1958 and the Welsh Presbyterian Church was erected on the site.

Next,

one came to Mr Payze's farmyard, straw-littered, with its large black gate and black thatched barn³⁷

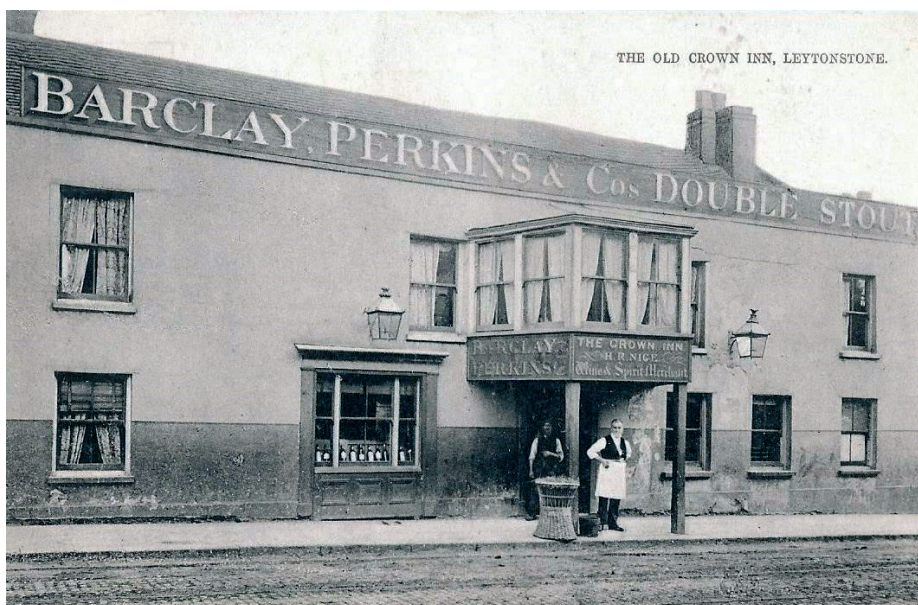
Richard Payze had been born in Coggeshall, Essex in 1791 and had taken over the business of a corn and seed merchant from the founder, his father James Payze.

³⁶ Miss E M & Miss G Lister, *Old Leytonstone Memories*, unpublished manuscript in the Bren Kennedy.

³⁷ W G Hammock *Leytonstone and its History*, Batten & Davies, London 1904, p 24.

James Payze had started the business in 1798 and it continued until finally closing in 1947, the site becoming part of Bearmans Departmental Store. He occupied Gainsborough House³⁸ along with his wife Maria. The house was used by several medical men including Dr Jekyll !

At one time Richard Payze was also the landlord of the Crown Inn which in 1840 was in the stewardship of Samuel Nice, his wife Elizabeth and four daughters. The earliest date attributed to the Crown is 1720. The public house is still standing but was redeveloped in the 1880s and has had a number of recent name changes.



About 1748 it was first proposed to erect a chapel in Leytonstone to avoid the long trek on a Sunday across fields especially during the winter months. A year later and the chapel was ready but the Parish vicar and clergy refused to assist with communion so services were carried on by a lay-preacher. Finally the Bishop relented and a curate-in-charge was appointed.

³⁸ On the corner where Gainsborough Road is today.

Being leasehold the chapel could not be consecrated and also being too small, it was decided to build a new parish church for Leytonstone and in 1832 the first stone was laid by Rev Laprimaudaye, vicar of St Mary's. St John the Baptist Church replaced the old chapel in 1833. The church was enlarged in 1893.

Church Lane was once described as a country lane with tall elm trees on either side. It would have been a lonely walk through to Leyton Street (now Leyton High Road).

Just beyond the church stood the old Red Lion Public House. Originally called the Robin Hood the name was changed to the Red Lyon or Red Lion by about 1754.³⁹ In 1840 the landlord was William Amer living with his wife, Sarah and two young children. (The The Red Lion was rebuilt in 1891.)



³⁹ For a history of the Red Lion see Neil Houghton *The Red Lion Tavern Leytonstone*, L&LHS 2010.

In 1841 the Chapel was converted into part of the Leytonstone National Schools. The building bore the following inscription:

*In memory of William Dunster "the principal founder of the Chapel"*⁴⁰.

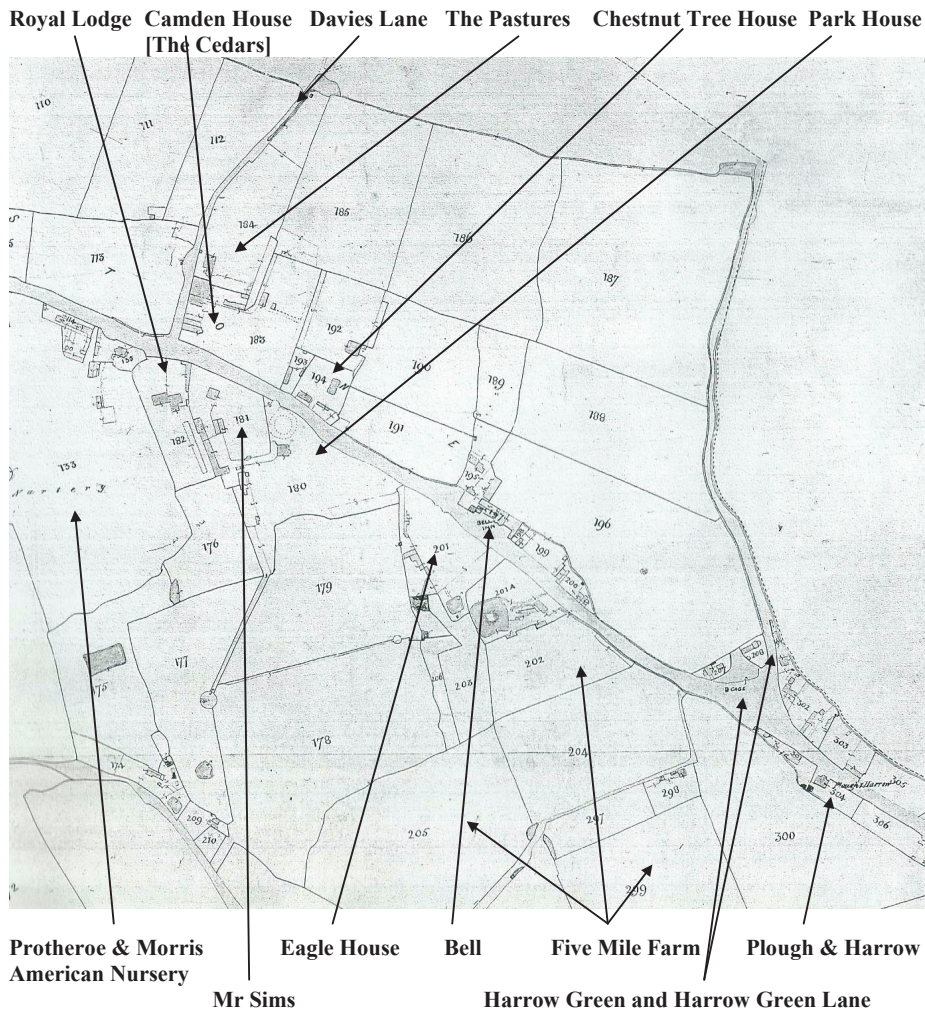
William Dunster had been a Deputy Governor of the Levant Company, and Deputy Governor of the Royal Exchange Assurance, and a resident of Leytonstone. He died in 1754.

The site of the Chapel is now under the shops on the High Road.



⁴⁰ W G Hammock *Leytonstone and its History*, Batten & Davies, London 1904, p 60.

Harrow Green



(< North is to the left)

Having slated your thirst at the Red Lion, and continuing down the Leytonstone High Road past the site of the Chapel, you came to the nursery grounds of Messrs Protheroe & Morris, known as the American Nursery. The business in the 1840s won prizes at the South Essex Horticultural Society.

As the following advertisement from the Chelmsford Chronicle shows, the nursery was to close down in 1890.

LEYTONSTONE, E.

ABSOLUTE CLEARANCE SALE.

Messrs. Protheroe and Morris
 Will SELL BY AUCTION, on the Premises, the American Nurseries, Leytonstone, adjoining the Leytonstone Railway Station, on Friday next, September 19, at Twelve o'clock to the minute, without the slightest reserve (the land being required for other purposes),

THE Whole of the Choice STOVE and GREENHOUSE PLANTS, consisting of Camellias, Azaleas, Dracaenas, Pandanus, 10,000 Choice PALMS, in various sizes, including Kentias, Cocos Weddelliana, Areca lutescens, Lantana borbonica, Seaforthias, and Areca Baueri. A fine stock of the beautiful new Variegated Ficus, double white Primulas, Lapageria alba, Bouvardias, a fine assortment of choice ferns, a small collection of exotic orchids, fine pot roses, with strong canes of Maréchal Niel and Gloire de Dijon; also ELEVEN GREENHOUSES, containing 3,000 feet of four-inch hot-water piping, boilers, about 1,500 feet of slate slab staging; also the erection of Stabling, Bay Mare, and Ayshire Cow, capital spring market van with covered top, a phaeton, a capital hand saw for hand or steam power, and numerous other articles.

The stock may be viewed the day prior to the Sale.

Catalogues may be had on the Premises, and of the Auctioneers and Valuers, 67 and 68 Cheapside, London, E.C., and Leytonstone, E.

N.B.—The whole of the Outdoor Nursery Stock will be Sold by Auction during the coming season.

Chelmsford Chronicle of Friday 12 September 1890

Adjoining the tree and plant nursery, opposite Davies Lane, was the Royal Lodge⁴¹. Originally known as Andrewes it became a school which was run by John Coulthist and from about 1784 by William Emblin. It remained a school long after Emblin's death, and only assumed the name of the Royal Lodge around the 1820s. In 1840 it was

⁴¹ For a history of the Royal Lodge see Frederick Temple *The Royal Lodge*, L&LHS 2010.

occupied by Charles Cuerton and his wife Clairon nee Barbie. He died in 1842. The Royal Lodge of 1840 burnt down in 1878.

There has been a long held view that the Royal Lodge was built as a hunting lodge for King Charles II. It is also thought that there was evidence of a subterranean tunnel connecting it with The Cedars, which stood opposite. True, there is a road which runs directly onto the forest and some old brickwork was discovered. What is less certain is that Nell Gwynne, the King's mistress, ever stayed there - or needed to use a tunnel for clandestine meetings.



Emblin's Academy from an old engraving circa 1800

Davies Lane opposite the Royal Lodge was named after the family of William Davis who lived there. It led to the forest, only served The Pastures, and so it has tended to be called after the occupants of the time such as Dunstar's Lane⁴² (after William Dunstar or Dunster), Lord's Lane and Castleton Lane⁴³ after Lord Castleton, and Camden Lane as late as 1826.

On the corner was Camden House, a fine old house, later renamed The Cedars because of two great cedar trees that dominated the estate. The Methodist Mary Bosanquet

⁴² Marked as Dunstar's Lane on John Warbarton's Map of 1726

⁴³ Marked as Castleton Lane on John Roque's Map of 1741/5

(married name Fletcher) lived there as a young woman and it is said that Charles Wesley preached sermons in the house. In 1839 the terrier shows that the last tenant was Percival Charles Leslie, but there is no record of the occupants for the following year.

However, it must have been occupied very shortly after by Captain Charles Tebbut, a ship builder from Limehouse. It was Captain Tebbut who probably changed the name to The Cedars.



Next door to Camden House on Davies Lane was, we believe, an unnamed house later known as The Pastures. This may have been one of the oldest domestic buildings in Leytonstone having been built by David van Mildert in 1686/7. An interesting description was given by Hammock:

It is very strongly built, most of the walls of even the outbuildings being 18 inches thick, all the window frames are of solid mahogany, and are apparently the original ones. Its front staircase is very broad, made of oak, the loft with stairs, posts, floors, etc., are also of oak. The stable⁴⁴ carries a weather-vane dated 1730, but the building is evidently much older. An old leaden cistern there bears the inscription of LC DVM 1887. A very long outbuilding, still in perfect condition, is said to have been used by the owner during the Commonwealth to drill his men in during wet days when they could not work outside; and it was apparently similarly used at the commencement of the 19th

⁴⁴ Demolished in the year 2000 as English Heritage felt it was not sufficiently of historical importance.

*century, there are still in the place several old relics of those times, such as old bayonets with broken wooden handles, old dilapidated swords, scabbards, etc.*⁴⁵

The Pastures was badly damaged during the Blitz and the original building does not survive.

The adjoining estate to the Royal Lodge was owned by Jacob Sims, a West Indian merchant, with estates in Jamaica. He became a magistrate for Essex in the same year as he died by cutting his throat on 1st February 1842.

Next to Mr Sims lay Park House⁴⁶. Known as Cookes from John Cookes, a silkworker, when it was first rebuilt in 1704, it was then described as having just two storeys. An upper storey was added later and it is shown as thus in a drawing from the early 19th century. The Park, as it was now called, had been vacant for some years until Benjamin Nind, a solicitor of Throgmorton Street, took possession in 1814 and stayed there, with his wife Elizabeth Wharton, until 1847. In later years Park House became the local library until it was pulled down in 1934.



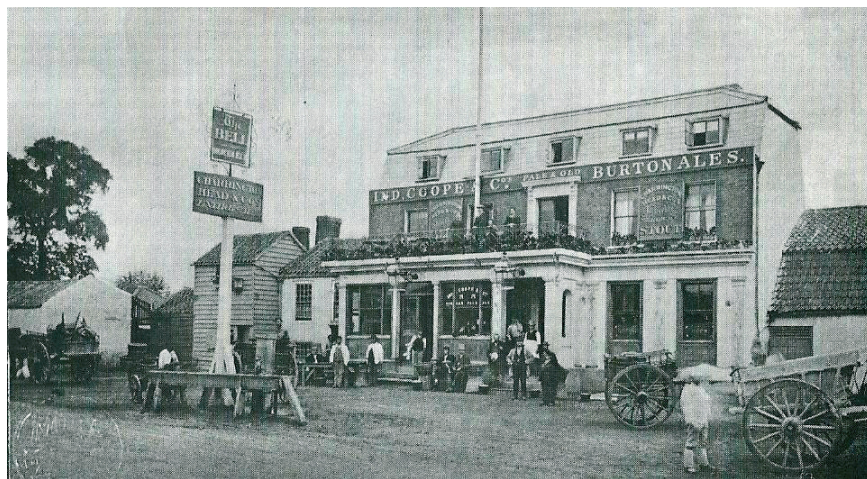
Park House

Across the way stood Chestnut Tree House, which according to the terrier was also occupied by Benjamin Nind. Whether the property was unoccupied I am unable to say. It was later occupied by the minor poet, John Pullen Collins who was active between 1869 and 1871. The house was pulled down to make way for the railway prior to its opening in 1894.

⁴⁵ W G Hammock *Leytonstone and its History*, Batten & Davies, London 1904, p 23.

⁴⁶ For a history of Park House see David Boote *Park House (the first Leytonstone Library)*, L&LHS 2007.

Adjoining the Park House estate stood Eagle House. This had elegant iron entrance gates, flanked by pillars capped with eagles. It was occupied by Richard Wheen and his wife Anna Maria Moate. Wheen owned a Soap Works situated in Ratcliffe Highway, which later moved to Deptford.



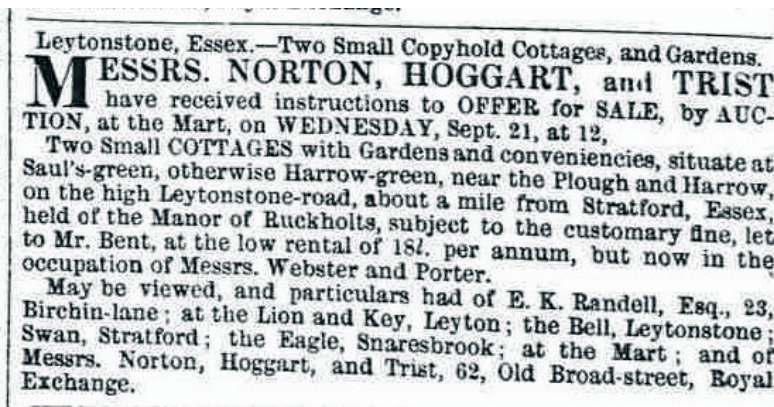
The Bell c1866

Opposite the Eagle stood the Bell public house which had been there since at least 1718. The landlord in 1840 was Thomas Squires with his wife Elizabeth.

Just to the south of the Bell was the five mile post, indicating the distance from London. This also gave its name to Five Mile Farm, the lands of which stretched along Cathall Lane (now Road)⁴⁷. The land had been farmed by the same family since the 15th century. The last of the family to work the land was James Robert Baker whose mother finally sold the farm at auction in 1839.

We now come to Harrow Green. The earliest record of this name is in 1839 from an advertisement in the *Morning Advertiser* for Saturday 26 January 1839. In 1853 another advertisement refers to 'Saul's Green, otherwise Harrow Green' indicating that the change has only been made in recent years. Other variations have been Sols Green, 1716, Sauls Green 1723, Salls Green 1741 and Salts Green 1777.

⁴⁷ For a history of Five Mile Farm see David Chapman *The Baker Family of Five Mile Farm*, L&LHS 2011.



Morning Post - Wednesday 07 September 1853

On the tithe map there is a mention of the 'cage'. This was a structure intended for vagrants. It was set up in 1839 and abandoned in 1859.



A water-colour from 1930 showing the cage before its removal.

The change from Sauls Green to Harrow Green must have come about from the nearby public house, the Plough & Harrow. There has been an inn on this site since at least 1651, when there is a mention in the parish records of one, Nicholas Browne, of le Harrow. The earliest mention of the Plough & Harrow was from 1738, again from the parish records. In 1840 the landlord was John Phillips, along with his wife, Frances.



Leytonstone High Road from around the turn of the century.

The Plough & Harrow can be seen in the centre and the site of The Bell by the tall sign beyond the canopies on the right

Just off the map at the start of this section (page 41) were the buildings of the West Ham Poor Law Union Workhouse which opened in 1840 and replaced the old Leyton Workhouse in Church Road. The area in which the new workhouse was built had once been called Holloway Down, a corruption of the earlier Holywell Down of 1483. The first mention of Holloway Down is in the parish records for 1663.

The area between the two main thoroughfares, now each called 'High Road', was in 1840 almost all arable land with a few farmsteads dotted here and there. Some have called it lonely and others quiet, a far cry from the teeming streets of today. A last word from the Charter Mayor of Leyton, Sir James Slade:

One of the most interesting walks was along Grove Green Road from Leyton High Road to Leytonstone, a comparatively narrow thoroughfare studded with elm trees in the hedges⁴⁸

⁴⁸ J B Slade *Leyton Memories A Reminiscence*, Bren Kennedy.

5 mile post	1, 46	Bosanquet, Samuel	30
6 mile mark	1	brewery	23
almshouses	12, 14	Brook, Thomas	34
Amer, Sarah	39	Browne, Nicholas	47
Amer, William	39	Browning Road	33, 36
American Nursery	41	Burghley, Lord	18
Andre, Anthony	9	Burrell, Thomas	29
Andrewes	42	Buryfields Farm	26, 28, 29, 30
arable farming	48	bus garage	3
Arnold, Dr	24	Buxton family	34
Assembly House	31	Buxton, Edward North	34
Assembly Rooms, High Road, Leytonstone	40	Buxton, Sir Edward North	34
Assembly Row	31	Buxton, Sir Thomas Fowell	34
asylum	24	Byas: see Mrs Alice Smith	20
Back Lane (Browning Rd)	33, 36, 37	cage, prison	21, 47
Backhouse, Elizabeth	4	Cambridge House School	8
,		Camden House	41, 44
Baker, James Robert	46	Camden Lane	43
Baker, Thomas	30	Campbell, Colen	15
Bank of England	30	Capworth Street	2, 3, 5, 7, 8
Barbados	15	Castleton Lane	43
Barbie: see Cuerton	>	Cathall Lane	46
Barclay, Joseph Gurney	4	Cattley, Stephen	24
Barclay, Robert	4	Cedars, The	41, 43, 44
Barclay's House: see Knott's Green House	>	census	1
Barford, Thomas	35	Chapel	33, 40
Beachcroft, Sir Robert	8	Charrington, Anna Maria	36
Bearmans department store	38	Charrington, Frederick	36
Bedwell, Frederick	9	Charrington, Nicholas	36
Beechley, Elizabeth	29	Chestnut Tree House	41, 45
Bell pub	1, 41, 46, 48	Chestnut Walk	3, 31
Beresford's Farm	18	Church House: see vicarage	>
Berryfield Farm	28, 29	Church Lane, Leyton, now Church Road	9, 11, 12, 13, 16
Bertie family	5	Church Lane, Leytonstone	33, 39
Bingley, Harry	30	Clark, Catherine	4
blacksmith	27	clematis	1
Bladen, Thomas	15	coach, horse-drawn service	25
Blitz	45	coach, stage: see stage-coach	>
Blue Row	20, 21	Collier, Sarah	29
Bosanquet, Mary (later Fletcher)	30, 43-44		

Collins, John Pullen	45	five mile post	1, 46
Collins, Robert	5	Fletcher, John	30
Conservative Club: see Walnut Tree House	>	Fletcher, Mary	30, 43, 44
convent	25	Flodden, battle of	13
Cookes House	45	Forest Farm	29
Cookes, John	45	Forest Glade	31
Cooper, Mr	26	Forest House	28, 29-30
Cooper's Lane	23, 26	Forest Lane	26
coot	1	Forest Lodge	28, 31
Copeland, William	6	Forest of Waltham	26
Copeland's Corner	5	Forest Place	28, 31
cornfield	21	forger	8
Cottage, The	4	Frith, Ann	29
Cotton family	22	Frith, William	29
Cotton, William	33	Frog Row	23, 26, 27
cowslip	1	fruit trees	4
Cross House	22	Gainsborough House	33, 38
Crown Inn	33, 38	Gansel family	10
Cuerton, Charles	43	Godsalf, Sir John	13
curlew	1	Godsalves	13
Daubuz, James Baril	24	Godshalfs	13
Daubuz, John	22, 24	golden plover	1
Daubuz, Magdalen	22	Goring House: see Forest House	>
Daubuz, William	24	Goring, Lord Charles	30
Davies Lane	41, 42, 43, 44	Grange Park Road	16
		Grange, The	12, 15, 16, 21
Doxat, Harriett	22	Grant, George	26
Doxat, John Alphonse	20	Great House	23, 24
Dunster, Mary	30	Green Leaves Lane	26
Dunster, Sir William	30, 40, 43	Green Man inn	1, 33, 35, 36
Eagle House	41, 46	Green Man Lane	36
East India Company	5	greenhouse	4
Edenborough, Samuel	9	Grey, Sir Ledger de	20
Edict of Nantes	30	Grove Green Road	48
Emblin, William	42	Grove House	20, 22
Etloe House	12, 13	Gwynne, Nell	9, 43
Eton Manor	17	Hainault Road	23, 24
Fillebrook: see Phillebrook	>	Hammock, historian	36, 44
fish pond	4, 19	Harris, Elizabeth	5
Five Mile Farm	41, 46	Harrow Green	41, 46

Harrow Green Lane	41	Kennedy, John, historian of Leyton	8, 10, 16, 18
Heathcote, Sir Gilbert	30	kingfisher	1
Heathcote, Sir John	30	Kingston, Lady Mary	13
	35	Kingston, Sir William	13
Hicks, Sir Michael	18	Knighte, William	3
High Road, Leyton	5	Knights Green	3
High Road, Leytonstone	34	Knotte, William	3
High Stone	1, 33	Knotts Green	3, 26
High Street, Leyton: see High Road	>	Knott's Green House	2, 3, 4
Highstone	1	Lane, Thomas	15
highwaymen	1, 35	Laprimaudaye, Rev Charles	21, 39
		Larkins, Captain Thomas	28, 31
Hoe Street	2	Lea Bridge Road	1, 2, 3, 5, 7
Holiwell Convent	25	Lea Hall	1, 7, 8
Hollow Pond	31	Lea, River: see River Lea	>
Holloway Down	48	Leasowes	7, 9
holly	1	Leman, Alice	30
Holly Cottages	25	Leslie, Percival Charles	44
Holywell Down	48	Lewis, David	34
Honiball, John and Mary	13	Leyspring House	33, 36
hoopoe	1	Leyton Green	3, 5
Hopkins, Sir Richard	8	Leyton Hall	2, 5
hornbeam	1	Leyton House at Leyton Green	2, 5
		Leyton House on Church Lane (now Road)	7, 10, 11
hot house	4	Leyton Station	18
Houblon, James	30	Leyton Street	23, 27
Hubbard, John	30	Leyton Urban District Ratepayers' Association	23
hunting lodge	43	Leyton, derivation of name	21
Hunton, Joseph	8	Leytonstone High Road	34
ice house	4	Leytonstone House	34
Innes, James	20		
Innes, Robert	4, 22		
Ive Farm	12, 13	library, public	45
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£ 3.00

Leyton in the year 1840

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