

The old maps show Addiscombe written as “Adscomb”.

As may be clearly seen from the maps and plans included, the area of Addiscombe covered by ASPRA almost exactly mirrors that of the old Ashburton Estate.

Addiscombe House, also known as Addiscombe Court, stood on the corner of what is now Northampton Road and Addiscombe Road.

Addiscombe roughly comprises three areas which were originally three historic estates, each with its own Mansion House: Addiscombe Place – later the East India Military Academy, Ashburton House – now the ASPRA area, and Stroud Green House – closer to Shirley and the Ashburton Park.

Then, and for many years prior to that, the area had been used mainly for farming, and as it had a number of clay-beds, there was also a brick-making industry, mainly around the Woodside area.

Some of the history of its development may be seen from the documents (90 pages) which were reproduced by kind permission of Mrs Janice Buxton.

Printed extracts from an unknown source. These describe:

1492 – Archbishop Morton’s “Terrier” or Survey, when a recorder walked around the Parish. “The Clays” included “Clayfield” between the present Lower Addiscombe Road (originally Beckenham Road) and Addiscombe Road (then Addiscombe Lane), Shirley Road (then Stroud Green Lane), and what is now Northampton Road. These were crossed diagonally by Slutt’s Hall Lane, which was later known as Lady Ashburton’s Walk, and as Love Lane, and is now Fryston Road and Ashburton Avenue.

1629 – Six Copyhold buildings – one barn, an orchard of four acres and strip farming in the Common Fields of Shaddeslewe and Necrofts. In Woodside area – Homefield, Clayfield, Upfield (name still exists to present day), Penfield and Medfield. Great Mede and Broadmede were both Common Meadows.

1729 – Extract of Survey Map of Surrey by John Senex, showing Croydon and “Adscombe” (now Addiscombe), Woodside, Stroud Green and Shirley.

In the 18th Century, Penfield lay to the south-east of Stroud Green, and Homefield to the east of what is now Portland Road. Broadmede Common Meadow stretched east of the modern Hermitage Lane, which at that time was just a track leading to it.

Great Mede was west of “The Clays”, near where Bingham Halt used to be.

Crops grown were mainly oats, barley, beans, peas, cabbage and hay.

1773 – William Marshall started his experimental farm of about three hundred acres. This was based on a homestead on the site of what is today Sir Philip Games’ Boys’ Club, at the rear of the houses in the angle between Morland Avenue and Morland Road.

1775 to 1778 – Marshall kept minutes until his lease expired in 1778 and he moved on. But they make fascinating reading as some of his land was to the north, west and south-west of Woodside Village.

The estate included some of the original areas of strip farming which considerably hindered the progress of his advanced agricultural methods.

He grew mostly wheat, oats and barley.

1778 – Marshall’s Lease expires.

1793 – The land was owned by George Bailey, and includes land still in strips in the Common Fields. A map of that time shows Beckenham Road (now Lower Addiscombe Road) with the old Blackhorse Public House (recently demolished), Lower Clays, Little Clays, Upper and Middle Clays and Slutt’s Hall Lane (now Ashburton Avenue).

1868 – Woodside Race Course (near Stroud Green) is shown on the o/s map. Plot 1300 was a large reservoir for watering horses.

A view of Beckenham Golf Course is shown on the site of the old Woodside Race Track.

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The next documents illustrate the history of the area through the Title Deeds of the house at 77 Ashburton Avenue, detailed as follows:

16th July, 1862 – By Will of the Right Hon. William Bingham Lord Ashburton, Baron Ashburton of the Grange in the County of Southampton.

All Manors and real estate in U.K. of Great Britain and Ireland, North America or elsewhere, unto the use of his Wife Louisa Caroline Lady Ashburton and heirs absolutely.

Appoints his Wife, Thomas Geo. Baring and Geo. Stevin Venables as executors.

23rd March, 1864 – Lord Ashburton dies.

1st June, 1864 – Will proved.

23rd November, 1877 – By Indenture of Mortgage made between Lady Ashburton and Rev. John Congreve of 25 Collingham Road, Kensington, Middx., and Wm. Peter Bodkin of Highgate and George Schilling of Brampton Ash, Market Harborough, Lincs., Douglas Arden of Inner Temple and John Coles of 39 Throgmorton Street in the City of London – “The Mortgagees”.

Mortgagees agreed to lend Lady Ashburton £23,000. She granted to them: “All that capital messuage or mansion house called Addiscombe Court situate at Addiscombe in the Parish of Croydon, in the County of Surrey, with stables, outhouses, homestead garden and pleasure grounds thereto belonging or occupied therewith.

And also the pieces or parcels of land and other hereditaments in Addiscombe...including sites of buildings, all Timbers and timberlike trees and all other hereditaments north of the Upper Addiscombe Road (now Addiscombe Road) in Addiscombe.

1877 Map - Extract from plan on Deed of 23rd November 1877 showing Upper Addiscombe Road, Bingham Road and Stroud Green Road (now Shirley Road), and boundaries.

23rd May, 1878 – The Schedule: Thirteen several closes or pieces or parcels of land lying together with the homestead Bailiff’s cottage and two other cottages and other buildings standing

bounded in the north by the newly constructed road called Bingham Road, running from East to West, described on the west by the Ashburton Road.

18th August, 1881 – By Indenture of Reconveyance made between the Motgagees, £14,000 paid to Lady Ashburton. Further sums paid, totalling £23,000.

Lady Ashburton paid off Mortgages. Premises and Estate returned to Lady Ashburton and her heirs.

24th November, 1902 – Lady Ashburton's Will – she left the Estate to her Grandson, Lord Spencer Douglas Compton. She appoints her Son-in-Law, William Spencer Scott, Marquis of Northampton, to be her executor.

10th January, 1903 – Codicil.

2nd February, 1903 – Lady Ashburton dies.

1st July, 1903 – Probate granted to William Spencer Scott, Marquis of Northampton.

21st December, 1903 – Indenture made between W.G. Spencer Scott (Marquis of Northampton) of 51 Lennox Gardens and Geo. Trafford Hewitt of 15 Lebanon Road in Croydon (Gentleman) and Leonard Holmes of Ship Street, Brighton (Solicitor) – “The Purchasers”.

For £70,000 paid to the Marquis of Northampton, all Addiscombe Court Estate sold to the Purchasers. (Also Charles Villiers Johnson of 64 Ship Street, Brighton).

Bordered by Stroud Green Road to east, Whitgift Foundation to the south, Bingham Road to the north, railway line to the east, and Upper Addiscombe Road to the south.

Some lands were tenanted to Mr Henry Still, Senior and Junior.

13th December, 1904 – Indenture between Geo. T. Hewitt and Leonard Holmes and Charles Villiers Johnson. Estate purchased in the name of G.T.Hewitt and L.Holmes, L. Holmes and C.V. Johnson. £33,000 was paid and the Mansion House known as Addiscombe Court, and Addiscombe Park Estate, sixty acres, was sold to A.S. Willett, C.V. Johnson and his heirs.

1905 – Map with Deeds.

3rd June, 1905 – Parcels of land and two cottages and buildings.

25th April, 1907 – Estate Duties paid. Addiscombe Farm (still existing in Addiscombe Road) and adjoining lands containing 136 acres.

17th March, 1913 – Map with Deeds.

Indenture between A.S. Willett, L. Holmes and C.V. Johnson (Vendors) and Claude Ormerod of Croydon, solicitor (Purchaser). £4,450 paid for eight acres, three rods and twenty-six perches: Ashburton Avenue and Compton Road.
“The Ashburton Estate”.

8th August, 1914 – Ashburton Avenue, Map with Deeds.

Indenture between Claude Ormerod of Croydon (Solicitor) and W.A. Crump and T.G. Crump of 88 Edith Road, W. Kensington. Land sold.

“No house shall be erected of more than six houses in one block, and all houses shall be of ornamental appearance and constructed of good and sound materials only, and of not less cost value than £350 if detached, £300 for semi-detached, and £275 for each terrace house.

This Covenant shall be “binding on the hereditaments”.

“Formerly part of the Ashburton Estate”.

Plans also show Ashburton Avenue and Compton Road.

10th February, 1915 – Indenture between William Aylward Crump and Thomas Graham Crump of 88 Edith Road, Kensington (Lessor), and Edgar John Walker Jeffrey of 63 Dalton Road, Plumstead (Lessee). Piece of land on south side of Ashburton Avenue together with dwelling house at No. 77.

Lease for 77 Ashburton Avenue, of 99 years from 25th December, 1914. W.A. Crump & T.G. Crump to E.J.W. Jeffrey.

10th May, 1920 – Indenture, W.A. Crump, of 1 Fielding Road, Chiswick, and T.G. Crump (Architect), of 1 Addiscombe Road (Vendors) and Edgar John Walker Jeffrey of 77 Ashburton Avenue (Purchaser). Conveyance.

24th March, 1928 – Jeffrey to Holmes, Conveyance: 77 Ashburton Avenue.

12th April, 1928 – Mortgage: Albert Christopher Holmes (Council Clerk) of 2, Bedford Place, Croydon.

Mr E.J.W. Jeffrey (Vendor) to Mr A.C. Holmes, Municipal Clerk (Purchaser). Conveyance – 77 Ashburton Avenue.

13th April, 1928 – Edgar John Walker Jeffrey, 77 Ashburton Avenue.

16th April, 1928 – Lease of 10th February, 1915 sent.

17th February, 1948 – Will of Albert Christopher Holmes. “To my dear Wife... all real and personal property whatsoever...and executrix”.

1st July, 1949 – Death of A.C. Holmes.

5th August, 1949 – Probate granted to Widow, Beatrice Alice Holmes, of 77 Ashburton Avenue.

11th October, 1976 – Beatrice Alice Holmes dies (Intestate).

Net Estate of £17,739.14 passes to her Daughter, Mrs Sylvia Beatrice Pearce of Weylands, Sutton Green Road, Guildford.

13th June, 1977 – Searches made.

23rd June, 1977 – Further searches made. Property is for sale.

17th October, 1977 – Geoffrey Alan Buxton and Janice Buxton.

1977 to June 2014 – Property remains in possession of same owners.

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Further information concerning the History of Addiscombe/Ashburton:

(Copies of Source Material enclosed)

1861- The Military Academy of the East India Company at Addiscombe was closed.

1862 – (Date corresponds with the Will of Lord Ashburton). Opening of Addiscombe Railway Station. Identity of area and legacy of buildings can be attributed to direct link with City – it became a desirable place to live for professional gentlemen. Mansions and larger houses were typical of the area, and villas inhabited by bankers and financiers who wanted to work in the City but live in a semi-rural area.

In the early 19th Century, Addiscombe was still a hamlet. William Makepeace Thackeray (1811-1863), author of “Vanity Fair” was a resident. When the railway arrived the population gradually grew.

1863 – Addiscombe Place, the building by Sir John Vanbrugh (1664-1726 - architect of Blenheim Palace & Castle Howard) that stood in Addiscombe was demolished.

1868 - The site of Ashburton School (Oasis Academy) was once a race course. Woodside Rail Station had sloped exits and high gateways to allow horses to arrive.

1879 – Parish of Addiscombe was formed. Literary figures such as Alfred, Lord Tennyson (1809-1892), Thomas Carlyle (1795-1881), and Henry Wadsworth Longfellow (1811-1863) were entertained by Lady Ashburton at Ashburton House.
(Carlyle Road in the ASPRA/Addiscombe area still commemorates the great man’s visits).

There seems to be a persistently strong literary association in the ASPRA/Ashburton area of Addiscombe, with the plaque commemorating D.H. Lawrence at 12 Colworth Road, and the forthcoming “blue plaque” marking the home of R.F. Delderfield at 22 Ashburton Avenue – please see previous letter.

1912/1913 – Ashburton House demolished. Estate sold for development.

1960 – Addiscombe Railway Station was used in the opening scenes of the film “The Rebel” starring Tony Hancock.

1974 – The model Kate Moss was born in Addiscombe.

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Notes on the History of the Ashburton Family:

(Some source documents enclosed.)

1717 - John Baring (1697-1748) – came to England as a German immigrant, originally called Johann Baring, apprenticed to a wool merchant in Exeter. Anglicised name on becoming British Citizen in 1723.

Married Elizabeth Vowler (1702-1766), daughter of a grocer, who brought dowry of £20,000 with which they bought land. By the time of his death they were one of the wealthiest families in the West Country.

Had five children: John (1730-1816), who established John & Francis Baring Co. (Merchant House in London), Thomas (1733-1858), Francis (1740-1810), later Sir Francis Baring, 1st Baronet (founder of merchant banking firm that became Baring's Bank), Charles (1742-1829), Elizabeth (1744-1809).

Sir Francis Baring (1740-1810) became the 1st Baronet, and the brothers established: John & Charles Baring & Co. In Exeter, and John & Francis Baring & Co. In London.

1767 – Francis Baring married Harriet Herring (1750-1804) in Croydon, and she brought a dowry of £20,000. Her father was William Herring of Croydon, a merchant, and her cousin Thomas Herring was Archbishop of Canterbury.

Baring's children included: Thomas (1772-1848), Alexander (1774-1848), Henry (1776-1848), William (1780-1820), George (1781-1854, and five daughters.

Francis was partially deaf from an early age. His brother, John Baring was an M.P., and his brother-in-law, John Dunning was also an M.P (later 1st Baron Ashburton).

1779 – From this date Francis was also a Director of the East India Company, later becoming Chairman.

1790 – Acquired property at Beddington, based around “Camden House”.

1793 – Awarded Baronetcy by Prime Minister William Pitt.

He formed an alliance with Hope & Son of Amsterdam.

1793 – War with France saw Amsterdam occupied.

1795-1803 – Evacuation of the Hopes to London.

1795 – His son Alexander went to Boston to buy land from the American Senator William Bingham. Alexander stayed in the U.S. and married Bingham's eldest daughter, Ann Louisa.

Baring's third son, Henry, married Bingham's other daughter, Maria. Both marriages brought considerable wealth to the Baring Family.

1803 – Baring's became London Financial Agent for the U.S.A.

1804 – Sir Francis Baring retired.

1810 – Sir Francis Baring dies.

The Bank passed to his sons, Thomas, Alexander and Henry, and then became Baring Brothers & Co.

Eldest son Thomas succeeded to the Baronetcy and inherited the country estates.

1823 – The title of Baron Ashburton in the County of Devon became extinct, following the death of Sir John Dunning's and Elizabeth's (nee Baring) son.

1835 – Title revived for Alexander Baring, first cousin of the last holder, and second son of Sir Francis Baring.

Lord Ashburton (1774-1848) was succeeded by his eldest son, William Bingham Baring (1799-1864) the second Baron Ashburton. Owner of Ashburton House and Court in Addiscombe.

1823 – Lord Ashburton married his first wife, Lady Harriet Mary Montagu, eldest daughter of George Montagu, 6th Earl of Sandwich. Their only child, Alexander Montagu Baring (1828-1830) died as an infant. Lady Harriet was well known for inspiring the great devotion of Thomas Carlyle.

1857 – Lady Harriet died aged 51. Lord Ashburton married as his second wife, Louisa Caroline Stewart-Mackenzie, youngest daughter of James Alexander Stewart-Mackenzie. They had one daughter, the Hon. Mary Florence, born in 1860, who married William Compton, 5th Marquis of Northampton.

1864 – Lord Ashburton dies aged 64. He was succeeded to the barony by his younger brother, Francis. Lady Ashburton subsequently had an intimate relationship with the American Neo-Classical sculptress Harriet Hosmer.

1903 – Lady Ashburton dies, aged 75.

Subsequently the Ashburton Estate in Addiscombe was sold by her Executor, and the land later developed into the area as previously described, and now represented by ASPRA.

Document sources:

Map showing ASPRA area.

90 – Pages of Copies of Historic Documents, Mortgages, Indentures etc., Maps & Plans, concerning the Ashburton Estate & its development & surrounding areas.

62 – Pages of Copies of Source Documents concerning the history of Addiscombe, Ashburton House, the Ashburton & Baring Families etc.