

Occasional Paper No. 53

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## **The Epsom Tithe Award of 1842 and the Inclosure Award of 1869**



**Epsom & Ewell  
History & Archaeology Society**

# **Epsom & Ewell History & Archaeology Society**

**Formerly Nonsuch Antiquarian Society**

The Society was founded in 1960 by a group of people who had taken part in the excavation of Nonsuch Palace near Ewell. Its aims are to encourage interest in the archaeology and history of the Epsom and Ewell area, and to ensure that local buildings and objects of historical significance are preserved.

Meetings are held, normally on the first Wednesday of each month, at St. Mary's Church Hall, opposite the church in London Road, Ewell, with speakers on historical and archaeological subjects. Visitors are welcome (there is a small entrance fee).

Further details can be obtained from the library or Museum Shop in Bourne Hall, Spring Street, Ewell, or from the website of the Society at [www.epsomewellhistory.org.uk](http://www.epsomewellhistory.org.uk).

Cover picture— An engraving of Epsom High Street c. 1850 (Bourne Hall Museum)

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Epsom & Ewell  
History & Archaeology Society  
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## **1. Introduction**

Local historians are fortunate in that four documents have survived that give a detailed comprehensive account of early Epsom, and in particular the land holdings, i.e.:

The Manorial Surveys of 1679 and 1755  
The Tithe Award of 1842  
The Inclosure Award of 1869\*

The Manorial Surveys have been described in Occasional Paper No. 52 published in June, 2011.

The aim of the present paper is to deal with the Tithe Award and the Inclosure Award in much the same way as the manorial surveys: the intention is to explain the background of the awards and to then summarise the contents so that people wishing to delve deeper will know what they can expect to find.

This work is based on a transcription of the Tithe Award made by members of the Epsom and Ewell Local and Family History Centre and a transcription of the Inclosure Award made by Barbara Abdy. The originals of these documents are kept at the Surrey History Centre at Woking.

## **2. Tithes**

### **2.1 Tithes General**

Tithes are one of the oldest forms of collecting revenue for the support of a section of society. The application of tithes was practised in Judea: there are references to it in the Old Testament when the proceeds were given to the priests and high priests. The tithe was frequently a tenth of a person's income. The word tithe is derived from the Old English for a one-tenth part of something.

Tithes were adopted by the Christian church, being formally recognised by Pope Adrian I in 787. Farmers had to offer a tenth part of their harvest, craftsmen a tenth of their production.

\*It may be wondered why in OP 44: The Enclosure of Ewell in 1803, the spelling 'enclosure' was generally used whereas in this OP I have used 'inclosure'. The only reason is that in references to the award of 1869 the latter spelling appears more consistently, so I have opted for that.

## **2.2 Tithes in England**

The right to receive tithes was granted to English churches by King Ethelwulf in 855. They were regarded as coming into two categories, Great Tithes and Little Tithes. The Great Tithes consisted of grain and large farm animals; the Little Tithes were such things as fruit, vegetables and small farm animals. The Great Tithes went to the Rector, the Small Tithes to the Vicar: where the Vicar was also the Rector he got them both. Large barns were built in villages to store the produce, and many dating back to medieval times still stand.

At the dissolution of the monasteries, not only much church lands but in many cases also the accompanying rectorial tithes passed into lay ownership. The tithe became the personal property of the new owners or lay impropriators. Usually a vicar continued to have spiritual oversight of the parish and to receive its vicarial tithes.

## **2.3 The Tithe Commutation Act of 1836**

By the beginning of the 19<sup>th</sup> century there was considerable discontent over the payment of tithes and one object of Inclosure Acts was to get rid of the obligation to pay them. This could be done either by the allotment of land in lieu of tithes or by the substitution of a fixed annual money payment or one which varied with the price of corn. An example of tithes dealt with by an Inclosure Act is that for Ewell in 1803.

By 1836, the government of the day had decided upon the commutation of tithes, i.e. the substitution of money payments instead of payments in kind, throughout the country. The result was the Tithe Commutation Act of 1836. Three Tithe Commissioners were appointed and the process of commutation began. The underlying principle was one of substituting for the payment of tithes, corn rents, known as tithe rent charges. These charges were based on the value of the corn that could be grown on the land and varied according to the price of corn calculated on a seven-year average for the whole country. Enquiries were directed to every parish or township listed in the census returns.

The initial process in the commutation of tithes in a parish was to list the tithes being paid and then seek agreement between the tithe-owners and

landowners on the commutation. In default of agreement on the payment it was decided by the Tithe Commissioners. The next stage was the apportionment of payments.

The procedure involved the preparation of accurate larger-scale maps and these maps, together with the apportionment of the awards related to the properties shown on the maps, are an invaluable source of information for local historians. The tithe maps for Surrey Parishes have recently been digitised in a project in which Surrey Archaeological Society played a prominent part.

In the case of Epsom a large scale map had been drawn up in 1838 as a result of the Poor Law Act of 1834 and the Tithe Map was based on this. It had a scale of about 27 inches to the mile.

The Commutation Act of 1836 was not the end of the story: there were subsequent acts relating to tithes including those of 1839, 1840, 1886, 1897, 1918 and 1936, each aimed at clarifying aspects of the original Act, particularly in respect of methods of payment. The 1936 Act was of particular importance: it abolished all tithe rent charges and replaced them by redemption annuities payable for 60 years. However, before the 60 years were up, in 1977, Tithe Redemption Annuities were finally extinguished by the Finance Act of that year.

### **3. The Tithe Award in Epsom**

#### **3.1 Epsom in 1842**

OP 52 starts with a brief reference to the nature of Epsom in 1679 and section 6 of the OP, Comparison of the Surveys, provides an update to 1755. What happened between then and 1842? At the national level the following are some of the significant events:

1756 Seven Years War with France began.

1757 Clive's victory at Plassey paved the way for British rule in India.

1759 Wolfe's capture of Quebec led to Canada becoming part of the British Empire.

1763 The Treaty of Paris at the end of the Seven Years War confirmed Britain's position as the leading colonial power.

1775 American War of Independence broke out.

1793 Start of French Revolutionary and Napoleonic Wars.

1796 French invasion of Ireland aborted by bad weather

1799 Introduction of Income Tax to raise the money necessary for the French Revolutionary and Napoleonic Wars.

1804 Napoleon Bonaparte became Emperor.

1815 Battle of Waterloo

1815 The Government kept its promise to abolish income tax when the war ended by increasing taxes on ordinary goods, putting a great burden on the poor who had not paid income tax.

1830 Success of Liverpool to Manchester Railway started the Railway Age.

1832 Reform Act extended the franchise to the middle-classes on the basis of property qualifications.

1834 Poor Law Act.

1837 Victoria ascends the throne

During much of the period 1755 to 1842 King George III was on the throne which he ascended in 1760. He was king until his death in 1820, although for the final ten years the future George IV ruled as regent. Altogether too much has been made of the madness of George III: it obscures his many good qualities and achievements. He was a patron of the sciences and the arts and his collection of books laid the foundation for the future British Museum library. He was keenly interested in the agricultural improvements that took place during his reign. His creation of model farms on his estate at Windsor earned him the nickname of 'Farmer George'. And morally, he was a big improvement on the other Georges.

In 1755 the population of Epsom was around 1500. It was no longer a spa and the rate of growth was not large. In 1801 the population was 2404, growing to 3533 in 1841. In fact, this period 1755 to 1842 was perhaps the most peaceful of Epsom's existence. Dickens, writing in 1851, said of it: 'A straggling street, an undue proportion of inns, a large pond, a pump and a magnificent clock-case makes up the picture of the metropolis of English racing. For 364 days in the year a cannon-ball might be fired from one end of Epsom to the other without endangering life.'

The popularity of Epsom in its glory days as a spa had left a legacy of numerous large houses. The success of the Derby had led to the setting up of several training establishments. The large houses and training establishments provided employment for many servants. However, the census figures for 1841 show agricultural workers as the largest group of employees.

The Acts of Parliament which would have had a significant effect on Epsom came towards the end of the period in question, i.e. the Reform Act of 1832 gave many middle-class men the vote, and the Poor Law Act of 1834 led to the building of the Union Workhouse in Dorking Road which replaced the Epsom Poor House. It was a much larger building which catered for the poor of a much wider district than Epsom, 15 parishes in fact. It also applied a much stricter regime, aimed at making living conditions harder than those of a working man on the lowest possible wage, to discourage all but the really desperate from seeking admittance.

Epsom in 1842 could be described as a small country town surrounded by the common fields on the south and east and by the Common on the north and west. Further south lay the downs. The High Street with its shops and inns was the commercial centre. The medieval church had been rebuilt in 1825 in the Commissioners' Gothic style. So far as the occupation of the inhabitants were concerned, the situation in 1842 would not have been much different to that in 1849, commented on in 5.2. In view of its situation it should have been a healthy little town. It was not: diseases were rampant in the poorer districts (see 5.2).

### 3.2. The Epsom Tithe Award of 1842

#### 3.2.1 The preamble

The preamble to the tithe award begins:

*Apportionment of the rent charge in lieu of tithes in the Parish of Epsom in the County of Surrey*

It goes on to say that the award was confirmed by the Tithe Commissioners for England and Wales on 21 March 1842.

Thomas James Tatham had been duly appointed and sworn in as an Assistant Tithe Commissioner and appointed to ascertain and award the sums to be paid by way of Rent Charges instead of the Tithes of the Parish of Epsom. He had *held divers meetings in the said Parish touching the matter aforesaid of which meetings due notice was given for the information of the Landowners and Tithesmen of the said Parish.*

After considering all the allegations and proofs tendered and made all necessary enquiries, Tatham had found that:

The estimated quantity of land subject to the payment of tithes amounted to 4273 acres, 2 roods 6 perches consisting of :

1672 acres 2 roods and 2 perches of arable land

1623 acres 8 perches of woodland

173 acres 2 roods 14 perches untaxed, e.g. houses including small gardens

376 acres of forests and 83 perches are used as demesne lands

429 acres estate meadows or ancient Glebe lands in Horton

In some cases the landowner was also the tithe-owner so that in effect he was liable to pay tithes to himself. This situation was resolved by merging the tithes in the land, annihilating the liability to pay tithes by virtue of being also entitled to receive them, for instance the Revd. Fleetwood Parkhurst had merged the great tithes on 479 acres 5 perches of land.

Edward Northey of Woodcote House had merged the great tithes other than the tithe of wood, with an estimated quantity of 68 acres.

Robert Ladbroke of Headley had merged the great tithes other than the tithes of wood with an estimated quantity of 23 acres one rood and 9

perches.

John Trotter of Horton Place was the impropiator of the Great Tithes other than tithes of wood from an estimated quantity of 2054 acres 3 roods 7 perches.

Mary de L'Estrange of Wodcote Park (widow of Thomas L'Estrange) and John Pemberton Plumptree as trustees under the will of the late Servio de.....of Woodcote Park were impropiators of the Great Tithes other than the tithes of wood, from an estimated quantity of 322 acres 3 roods and 3 perches.

A number of people were listed as impropiators of Great Tithes with smaller quantities of land.

The Vicar was to be paid £356 by way of rent charges instead of the Small Tithes and the further sum of six shillings and six pence in lieu of the tithes both great and small arising from the Vicarial Glebe lands not in the occupation of the Vicar himself.

The preamble concludes:

*In Testimony whereof I have hereunto subscribed my hand this twenty second day of November in the year of our Lord One Thousand eight hundred and forty one.*

*Signed T.J.Tatham*

### **3.2.2 The First Schedule**

The First Schedule is headed: *Specifying those Lands in the said Parish in which the Great Tithes other than the Tithes of Wood have been merged in the said Lands.* The information is given under the headings:

Name or description of land	Quantity	Owners names	Occupiers names
--------------------------------	----------	--------------	-----------------

The information relates to the various plots of land owned by the Revd. Fleetwood Parkhurst, Edward Richard Northey and Robert Ladbrooke Esq. Northey and Ladbrooke are given as Occupiers as well as Owners.

### 3.2.3 The Second Schedule

The Second Schedule is headed: *Specifying those Lands in the said Parish of which the Great Tithes other than Tithes of Wood are payable to the several Impropiators*. The information is given under the headings:

Name or description of Estate	Quantity	Owners and Impropiators Names	Occupiers Names
----------------------------------	----------	----------------------------------	--------------------

The largest owner was John Trotter. All his estates listed are farms i.e. New Farm, Green Man Farm, Weston Park Farm, West Farm and Horton Farm. These were all in the Horton area. The total acreage was just over 1654.

The next in size was the Woodcote Park Estate at just over 552 acres. The occupier was The Baron de Tessier.

At the end of the Second Schedule comes:

*Now I George Smallpiece of Compton near Guildford in the County of Surrey being duly appointed Valuer do apportion the said Sums required to be paid by way of Rent Charges in lieu of Tithes amongst the several Lands of the said Parish of Epsom and do hereby apportion the Rent Charge as follows:-*

To the Vicar £350.10s.10d \*

Then come John Trotter and the other impropiators with a total rent charge of £594.5s.10d.

### 3.2.4 The Third Schedule

This schedule is a complete listing of lands and premises under the headings:

Landowner	Occupier	Ref	Lands & premises	Cultivation	A.R.P
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\*The Vicar was the Revd. Benjamin Bradney Bockett, vicar from 1839 to 1883, a forceful character whose relations with the Vestry were not always harmonious.



The 'Ref' is the number of the plot on the Tithe Map. 'Cultivation' says whether the land is arable, meadow, wood, pasture, orchard or garden.

'A.R.P' is the area in Acres, Roods and Perches

At the end come the Waste Lands, Roads etc as follows:

		A	R	P
417	Waste			4
1034	Waste Epsom Common	437	1	4
1615	Waste Epsom Downs	422	0	21
	Turnpike Roads	11	2	30
	Parish Roads and Waste	21	2	30
		<u>892</u>	<u>3</u>	<u>9</u>

The lands and premises include the following interesting names:

150 Twelve acre Starve Lark. It was off what is now Chessington Road between Hollymoor Lane and the Recreation Ground. 'Starve Lark' was a common name for poor land

160 Jackamins. It was just east of the Horton border in what is now Christ Church Mount. Derivation unknown. Perhaps comes from a plant such as jack-o-lantern, a mushroom.

122 Long silk croft. The field on the Epsom side of the Hook Road / Chessington Road junction. Derivation unknown.

Other interesting names include: Lavender field, Fly lane, Smugglers' meadow and Marl meadow.

Many of the plots are small areas in the Common field.

The public houses listed are: Beer House of John Rapley, Kings Arms, The Fox, The Eclipse, The King's Head, The Queen's Head, The Hare and Hounds, The Magpie, The Red Lion and the Spread Eagle.

### 3.3 The Tithe Award map

It would be impracticable to show the complete map referred to in 2.3 but we give herewith a small representative section (page 11). Although the Tithe Map has been digitised the digitised copy is not yet available.



#### **4. The Practice of Inclosing Land**

In early medieval times agriculture was founded on strip cultivation. Areas of land were worked by peasants who would have the use of numerous strips spread over a number of different shots (see below), which could be some distance apart. The quality of the soil varied over the parish, depending on the distribution of chalk, clay and gravel, and the allocation of strips was intended to ensure a fair share of the different soil types.

Large landowners and wealthy tenants at an early date began to realise that they could make more profit from their land by evicting tenants and replacing strip cultivation by large farms, and began inclosing commons and open fields without agreement of the peasantry. Frequently these inclosures were for sheep pastures at times when wool was a profitable commodity. To give some semblance of legality to inclosures, it became necessary to obtain an Act of Parliament for each one, and in the 60 years before 1769 slightly more than 200 Inclosure Acts were passed. A growing population and the French Wars of 1799-1815 increased the pressure on food production and far more Inclosure Acts were passed, about 200 between 1761 and 1801 and another 2000 between 1802 and 1844. The total area of land affected by these inclosures was over 6 million acres, or about a quarter of all the land in cultivation.

The increasing demand for inclosures led to the introduction of the General Inclosure Act of 1845 which dispensed with the need for a separate Act of Parliament for each inclosure. This Act set up a standing Inclosure Commission which worked through assistant commissioners and surveyors who also acted as valuers. Therefore whereas the inclosure of Ewell in 1802/3 had required a special Act of Parliament, the inclosure of Epsom in 1869 did not.

#### **5. The Inclosure of Epsom**

##### **5.1 Strip Cultivation in Epsom**

The parish of Epsom was laid out, probably in Saxon times, as an approximately north to south strip alongside and to the west of Ewell parish, but it was considerably larger. Much of the land was covered by the common fields of Smith Hatch and Woodcote which were either side of what are today Church Street and Burgh Heath Road, Woodcote to the west of this dividing line and Smith Hatch to the east. The north end of the

Woodcote Common Field was on London Clay; the south end of Smith Hatch Common Field was on chalk. The village was more or less in the centre of the parish on River Terrace Gravel and the Reading and Thanet beds that separated the clay from the chalk.

It is of interest that the units into which the common fields were divided were known as shots in Epsom whereas in Ewell they were called furlongs. This difference may be explained by the fact that in medieval times Epsom manor was owned by Chertsey Abbey, whereas Ewell was owned by Merton Priory. The shots were sub-divided into numerous strips to give the plots that were distributed among the peasants.

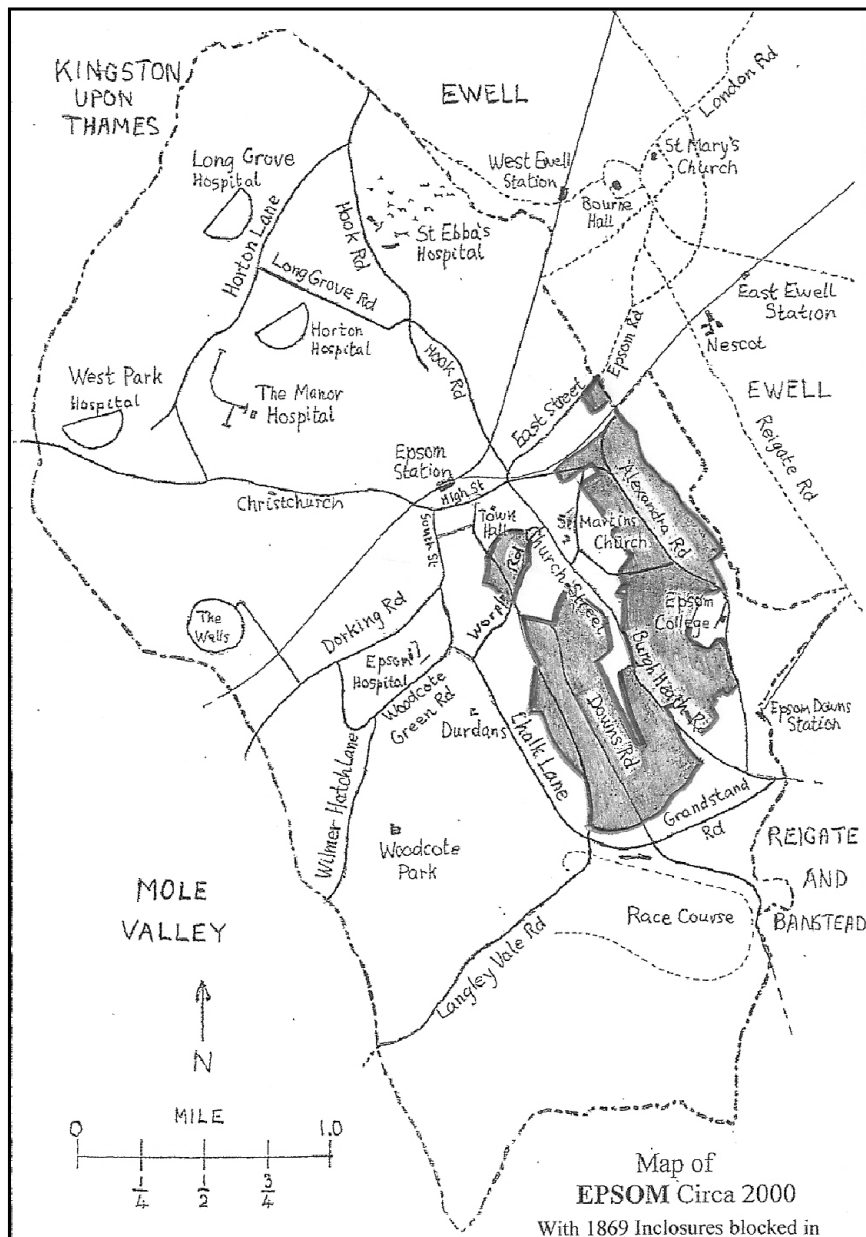
## **5.2 Epsom in 1869**

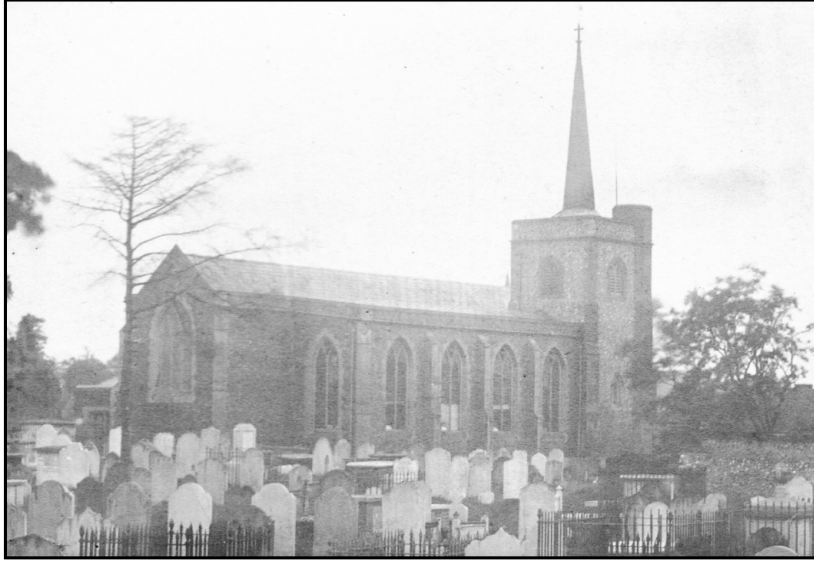
Epsom Spa was at the peak of its popularity at the beginning of the 1700s. By 1730 the spa period was almost at an end. Chemists had started producing Magnesium Sulphate, which gives Epsom water its purging qualities, from various sources, including seawater, and when it became available 'over the counter' those who came to Epsom for purely medical reasons would not bother to do so. Furthermore there was much competition from pleasure gardens being set up in London, such as Vauxhall and Islington.

Epsom's 100 year sleep, as a quiet country town, was broken when the first railway arrived in 1847, a branch of the London, Brighton and South Coast Railway Company line from Croydon, with a station in what is now the Upper High Street. In 1859 a second station was built by what was soon to become part of the London and South Western Railway on the site of the present Epsom Station. The railways brought an influx of new residents, commuters to London.

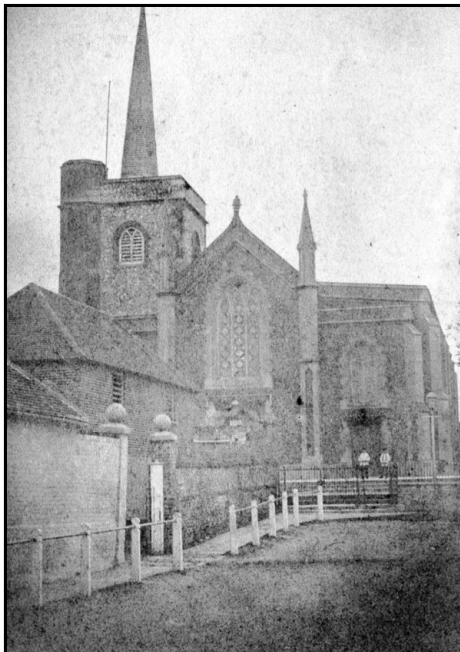
Developers moved in, and the land sub-divisions of the strip system and the numerous shots became a hindrance to be removed by inclosure of the parish, whereby large chunks of land could be made available for development. In fact, some of the Smith Hatch and Woodcote common fields had already been sold off by private agreements.

Another important change since 1842 had been the Public Health Act of 1848 which led to a report on the health conditions in 1849 which referred to *a tallow-chandler and a fellmonger (dealer in hides) in the town, and Two breweries; but beside these, no trades are carried on but such as are*





**Above**– St. Martin's Church from North-East.



**Left**– St. Martin's Church from West



Mr. Frederick Pagden



Martha Collingwood

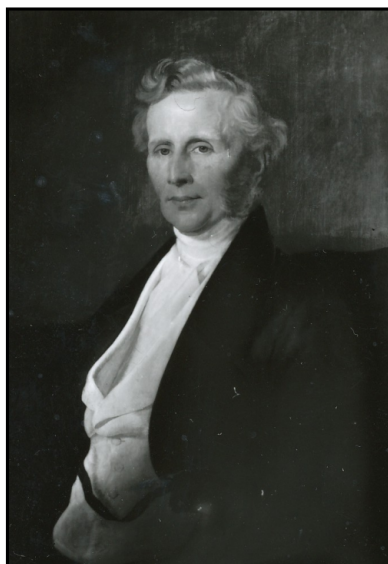


Miss Amy Dorling



Mr. William T. Furniss





Dr. Thomas J. Graham



Mr. H. Keeling

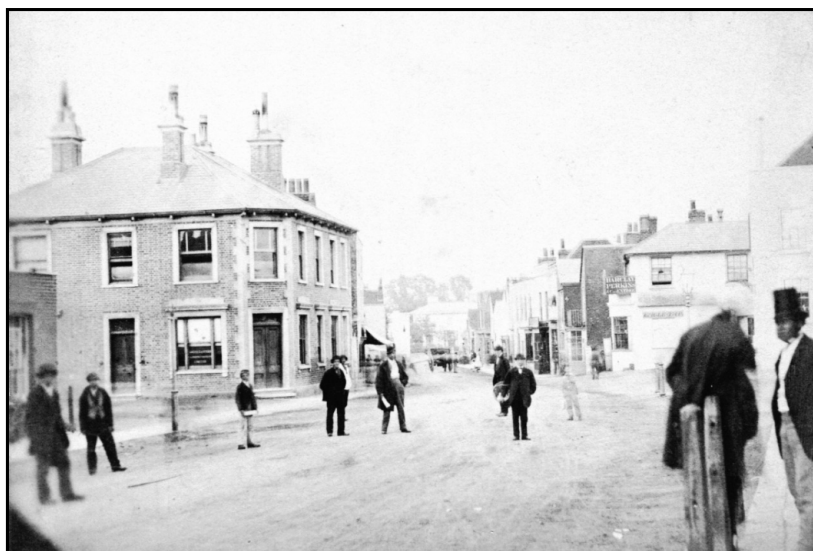


Miss Esther Mason

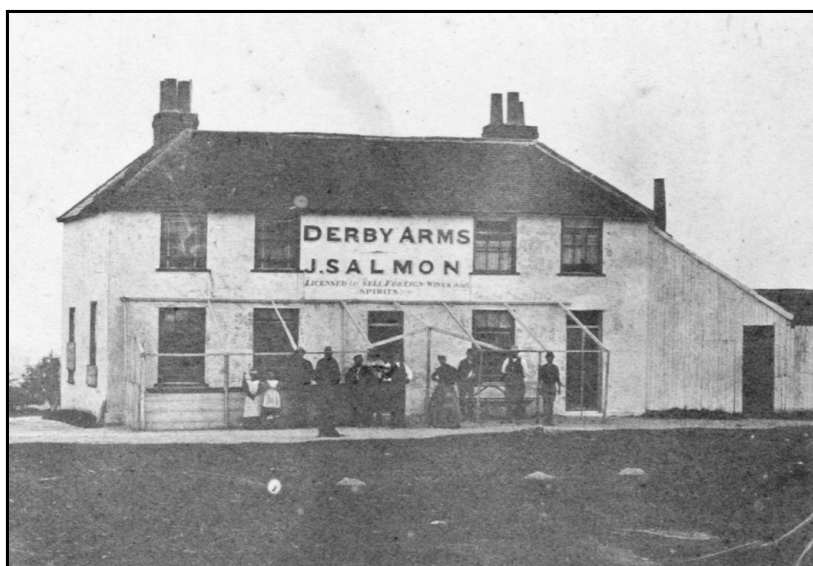


Mr. James Trotter





Epsom High Street in 1860's



The Derby Arms

*necessary to all towns. The poorer classes are almost entirely occupied in the open air: at least one half in agricultural pursuits, and the other half in the ordinary avocations of labourers in a wealthy country district. It would be difficult to conceive a town in which the occupations of the inhabitants are more conducive to health than in Epsom.* In fact, because of the lack of good drains and a good public water supply, combined with poor housing, typhoid, scarlet fever and cholera were rife. The report led to the setting up of a Local Board of Health responsible for organising main drainage and a water supply.

### **5.3 Epsom and the Dorlings**

The most important thing to happen in Epsom between 1842 and 1869 was the development of horse-racing and in particular the growing popularity of The Derby. This was helped by the railways that arrived in 1847 and 1859 and made it much easier for race goers to come to Epsom. But there was more to it than that: efforts were being made to improve facilities at the race course such as the provision of the grandstand. One family above all others was responsible for the changes, the Dorlings.

There had been horse-racing on the Downs at an early date – it was one of the attractions associated with the Spa. It was given a great boost by the introduction of The Oaks in 1779 and The Derby in 1780. These were fundamentally different to previous races in that they were short one-circuit events rather than races in which a horse would have to run in heats over a longer course and which were tests of stamina rather than speed. Spectators found these new shorter races much more exciting and by 1830 a permanent grandstand had been built.

William Dorling, a printer, moved to Epsom from Bexhill in about 1820. By 1830 he was printing almanacs, hymn books and above all Dorling's Genuine Card List which gave Derby runners, owners, jockeys, colours and horse pedigrees. The First List went on sale for the 1827 Derby and was an instant success. William and his son Henry attended the inaugural meeting of the Epsom Grand Stand Association and bought shares in the concern. In 1839 Henry was appointed Clerk of the Course. Both the Dorlings had other involvement in the life of Epsom: William was the registrar of births and deaths and Henry was deputy registrar. Henry provided work for himself at the registry: he had a family of 21 children, four by his first wife Emily Clarke, four came with Elizabeth Mayson, the widow he married, and Henry and Elizabeth produced another 13.

Elizabeth's daughter Isabella became the famous Mrs Beeton.

In 1841 the EGSA Committee came to the conclusion that it would be better to let the stand to a businessman who could run it at a profit and Henry Dorling agreed to take it on a 21 year lease. He immediately put forward proposals for improvements and in 1846 introduced another new race, the Great Metropolitan Handicap followed by the City and Suburban in 1851. The popularity of racing at Epsom became so great that in race weeks the Downs became a tented city with a vast fairground. The town was thronged with crowds of people, making good business for the shops. On Derby days the crowds were in excess of 130,000 people. The race was so popular that for most of the second half of the 19<sup>th</sup> century the House of Commons was adjourned to enable members to go to it.

When Henry Dorling died in 1873 his son by his first marriage, Henry Mayson Dorling, became Clerk of the Course, Chairman of the Committee and Joint Managing Director, such a position of power that he was referred to as the Dictator of Epsom Races.

#### **5.4 The 1869 Inclosure Award Document**

##### **5.4.1 The Survey and Authorisation**

The award document is written in English in a legible cursive hand on a long roll of parchment, although the lettering has faded in places and can be difficult to read.

It begins:

*I, William D'Oyley of the parish of Loughton in the county of Essex, Land Surveyor, send greetings.*

*Whereas the Inclosure of Epsom Common Fields situate in the parish of Epsom in the county of Surrey has been duly authorised under the provisions of 'The Acts for the Inclosure, Exchange and Improvement of Land. It goes on as follows:*

*And whereas the said William D'Oyley has been appointed the Valuer in the matter of the said Inclosure and having made the Declaration required by the said Acts have duly held all necessary meetings and drawn up and sent to the Inclosure Commissioners for England and Wales my Report in writing on the matter of the said Inclosure with a Map thereunto annexed and in all other respects complied with the provisions of the said Acts.*

*And whereas all such objections as have been made to my said Report having been heard and all such inquiries having been made in relation thereto on the said Inclosure Commissioners have thought fit the said Inclosure Commissioners have authorised and directed me to cause to be drawn up and engrossed on parchment my award in the matter of such Inclosure.*

*And I further declare that I have discontinued and stopped up the public Roads and Ways in the said parish hereinafter particularly mentioned, that is to say:*

The award goes on to detail 17 Carriage Roads, Highways, public Footways or Bridleways that are to be stopped up, an indication of the considerable power wielded by the Surveyor. The roads, footways and bridleways in question would have been no longer necessary for access in view of the redistribution of land. Reference is made to the delightfully named Crinkham Crankham, a field at the termination of a Bridleway that was being closed. I had come across this term before in relation to a wall that had been built in a series of zig-zags or rather semi-circles said to have been made that way to give sufficient strength to enable buttresses to be dispensed with. A dictionary definition of crinkum-crankum is anything full of twists and turns, as is indeed one of the boundaries of the plot (127) which is towards the south-east corner of the common fields near Epsom College, or the Medical College as it was then called.

In place of the public Roads and Ways that were closed, the Surveyor set out three Carriage roads forty feet wide and four thirty feet wide as well as two Bridleways six feet wide and four five feet wide to serve the Allotments numbered 80a, 80b, 80d and 81. These were along what is now Ladbrook Road.

The Surveyor also directed that fences should be set up for inclosing the allotments described in the award.

The Inclosure Commissioners who authorised the award signed on 17<sup>th</sup> November 1869 were G.Darby and James Laird. It was later found that there were some errors in the award which were corrected in documents dated 24<sup>th</sup> March 1870, 14 July 1870 and 7<sup>th</sup> November 1872. The Inclosure Commissioners who signed the latter document were G.Darby and G.Notley.

#### **5.4.2 The Awards**

The main part of the award document sets out in tabular form the names of the recipients of the allotments; the extend of the allotment in acres, roods and perches\*; fences to be made and maintained by the owners and the lands in respect of which claims were allowed and allotments made.

The size of the allotment to an individual was related to the size of their existing land holdings. The principle appeared to be: to him who hath, more shall be given! The number of people given allotments was 53. The largest allotment was given to the devisees of the late Alexander Wood and totalled 117 acres. Other recipients of large awards were (in round figures, acres):

William Butcher 48  
Thomas Graham 21  
Edward Northey 12  
The late Mary Parkhurst 30  
Alfred Smart 28

The Vicar, Benjamin Bockett, received 3 acres, 4 roods, 2 perches.

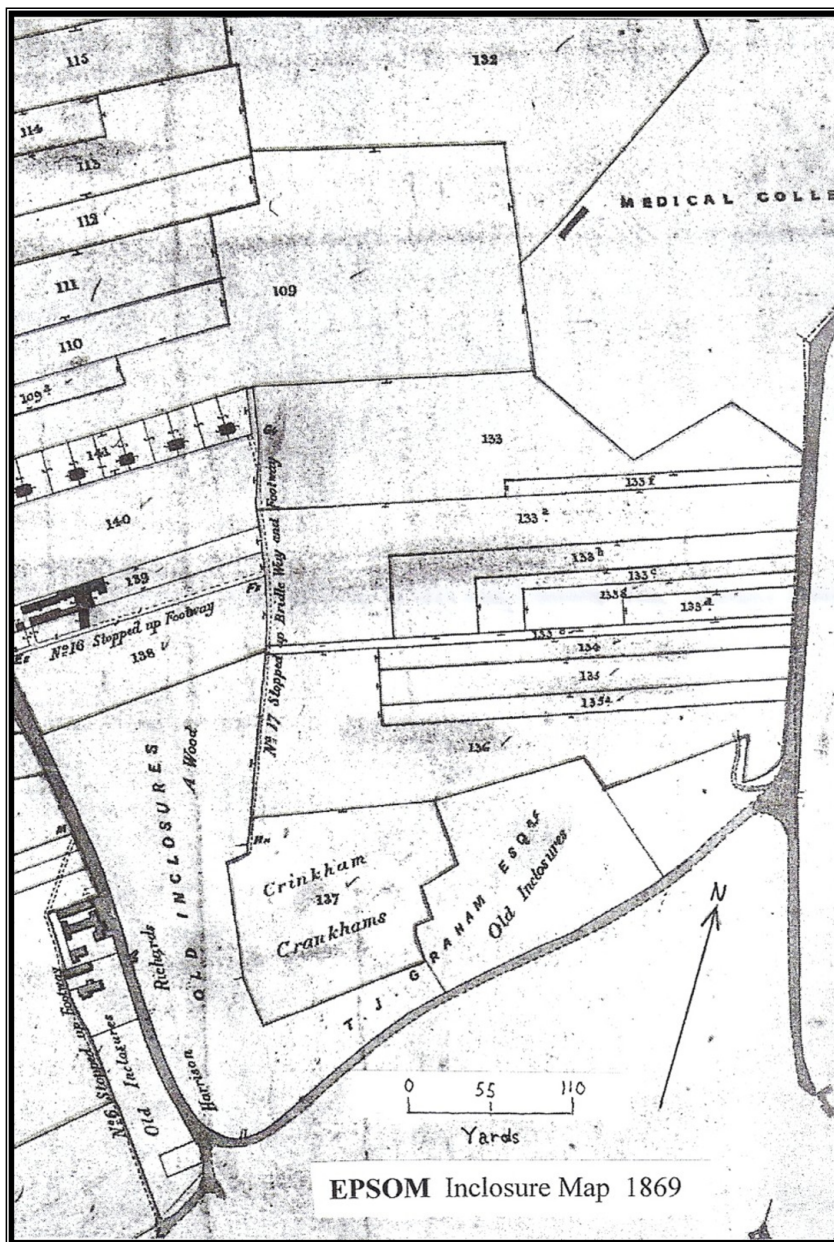
Some allotments were quite small, for instance, that to James Elliott was 31 perches which is less than a quarter of an acre.

#### **5.5 The Inclosure map**

It would be impracticable to show the complete map, so what we have done is to mark by shading the plots shown on the map on a modern map of Epsom (Page 14). The spaces that occur between inclosed areas are shown on the Inclosure map as 'Old inclosures', i.e. the land had been acquired by individuals by private arrangement with those who were entitled to cultivate these particular shots in the Common Fields before the date of the Inclosure Award. In many cases the names of current owners are given on the areas in question. The Common Fields would have been considerably larger in medieval times.

To give an idea of the nature of the Inclosure map a small section is reproduced (Page 23).

\*designated a,r and p. 40 perches = 1 rood; 4 roods = 1 acre



## **Appendix. The photographs**

Bourne Hall Museum has a collection of photographs taken in Epsom by an anonymous photographer in the early 1860s. Many are studio portraits of the local gentry and leading shopkeepers and their families: poorer people could not have afforded to have their photographs taken. These were the early days of photography when exposure times were long: the sitters would have to keep still for several seconds so it is not surprising that some looked a bit rigid. There are also outdoor pictures of buildings. As the photographs were taken shortly before the Inclosure Award of 1869 they are a useful reminder of the sort of place Epsom was at that time.

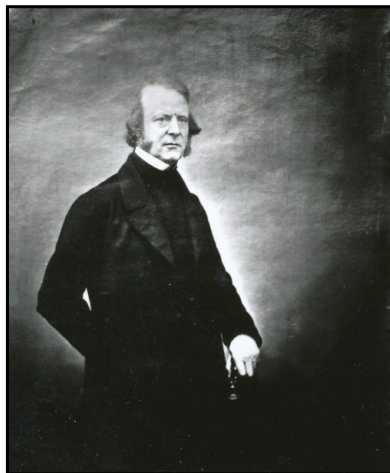
### **Buildings** (courtesy of Epsom and Ewell Local and Family History Centre)

1. St. Martin's Church from North-East. (page 15)
2. St. Martin's Church from West (page 15)
3. Epsom High Street (page 18)
4. The Derby Arms (page 18)
5. East Street Alms Houses (page 26)
6. The King's Head (page 26)

### **People** (courtesy of Bourne Hall Museum)

1. OP 4145 Frederick Pagden. R & F Pagden brewed at the Hope Brewery in Church Street in premises dating back to 1769. (page 16)
2. OP 4048 Martha, wife of John Nelson Collingwood. They had a shop in the High Street that sold books and stationery. (page 16)
3. OP 4054 Miss Amy Dorling, daughter of Henry Dorling. (page 16)
4. OP 4061 William T. Furniss. He lived at Yew Tree Cottage in the High Street where he ran a tailoring business. He was also the Parish Clerk and before the arrival of the Metropolitan Police had been Constable of Epsom. (page 16)
5. OP 4070 Dr Thomas John Graham of Woodcote End was one of the major landowners in Epsom. He was also an important figure in home medicine at a national level and wrote a number of books. He played a part in the foundation of Epsom College. (page 17)
6. OP 4101 Henry Keeling. The Keeling family were chemists and dentists, with premises in the High Street. Some held important local offices such as Chairman of the Board of Health. (page 17)

7. OP 4120 Esther Mason, stepdaughter of Henry Dorling, sister of Mrs. Beeton. (page 17)
8. OP 4187 James Trotter of Horton, a large landowner and lord of the manor, High Sherriff of Surrey in 1798, built Horton Place (The photograph is of a painting. He would not have been alive in the 1860s.) (page 17)
9. OP 4188 John Trotter, son of James. An MP for Surrey he contributed towards the building of Christ Church. It was his daughter Elizabeth who left a bequest of £8,000 to pay for the new Christ Church that was built in 1876. (below)
10. OP 4193 Dr Joseph Ward of West Hill. At the time of the photograph he had been a doctor in Epsom for almost forty years. (below)

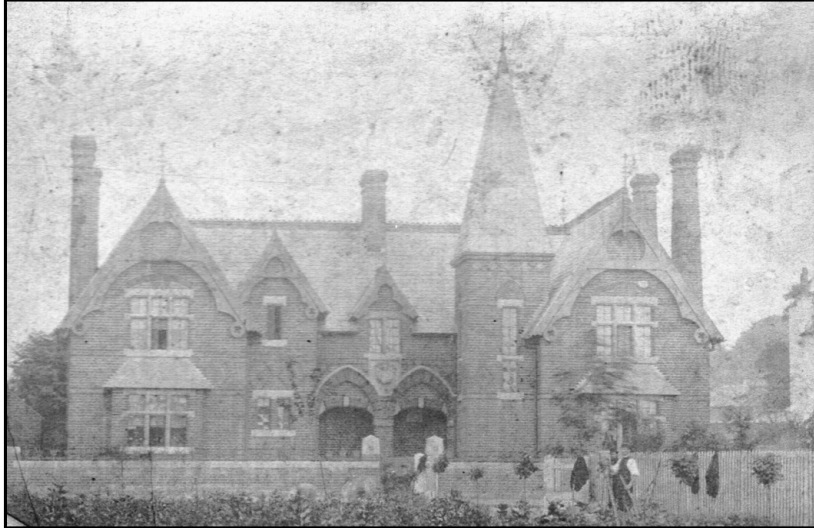


**Left– John Trotter**



**Right– Dr. Joseph  
Ward**





East Street Almshouses



The King's Head

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