
NONSUCH ANTIQUARIAN SOCIETY



OCCASIONAL PAPER

8. BUILDINGS IN CHEAM

THE BUILDINGS AND OTHER VISIBLE REMAINS OF
PRE 1920 CHEAM.

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printed from the Society's 1970 Bulletin)

1) Introduction

Cheam has a name derived from Anglo Saxon which means the homestead by the stumps, i.e. a small group of farms established near where a stand of sizeable trees had been cut down, perhaps for timbers to built the houses and outbuildings; the stumps remaining a notable feature of the landscape long enough to give a permanent name to the settlement.

It is without doubt a 5/6th century Saxon settlement and to date no convincing signs of earlier settlement are known. It formed one of the lines of Saxon villages which were established on the narrow band of Thanet beds which lies between the heavy London clay to the north and the dry chalk to the south from Croydon to Guildford. The north downs to the south remained open country economically significant only for sheep pasturage and hunting, while the clay lands to the north which were Cheam Common again served where grassed as pasturage for cattle and geese and where forested for firewood collecting, felling timber, and swine feeding.

The original village water supply no doubt was a now aborted spring in Spring Close Lane. Water also surfaced farther to the east along Love Lane and no doubt,

provided the basis of the small sub settlement of Lower Cheam or Nether Cheam which lay at the Bourne Way, Tate Road, Gander Green Lane junction.

The church lies on the top of a clay knoll and no doubt the original village lay in a crescent on its southside. It was a street village, on the Park Road/Park Lane line - the abrupt direction changes where this line leaves and re-joins the main Sutton-Cuddington-Ewell track (now High Street, Ewell Road and the Avenue across Nonsuch Park) which would screen the settlement from the traffic on the inter village trackway being typical of such villages. Similarly Lower Cheam lay just north of the trackway between Cheam and Sutton.

Burdon Lane and Sandy Lane were tracks running south from the village giving access to the open and wild country of the north downs, doubtless droveways for sheep and cattle. The Malden Road and Gander Green Lane were tracks going north giving access to Cheam Common, the latter presumably leading to an area of green sward where geese were pastured.

The history of Cheam until the early 1920's was that of an agricultural village and while it grew in size in Victorian and Edwardian times after the coming of the railway its essential character did not change until it became immersed in the great suburbia building boom of the 1920's and 30's.

An interesting sidelight on the Victorian village can be obtained from Kelly's Surrey Directory of 1886. Cheam then had 2,100 people and apart from farms the only sizeable enterprises were the Cheam Brewery and the Brick and Tile works. Clay working has a long history in Cheam and in the late mediaeval and Tudor times domestic pottery was made in Cheam and traded over an area including London and adjacent parts of N.E. Surrey. The sites of two of the kilns of this industry are known (1, Parkside and 23 High Street).

The basis of the clay industries of Cheam is the existence of comparatively iron free clay deposits just north east of the village. Although the industry is now defunct the extensive pits still exist, just north of Seears' Park on the east side of the by-pass. There seems a good case for turning these into a wild park and nature reserve rather than filling them in with rubbish and building over them.

With the making of the by-pass road Spring Close Lane was cut open and Love Lane cut through so part now lies on either side of the by-pass. They both now have raw openings on to it. Spring Close Lane should be walled on the by-pass side to restore a sense of enclosure, and Love Lane reconstituted as a continuous track by a pedestrian tunnel under the by-pass. This would give easy access from the village to the open land of Seears' Park, and the suggested wild park in the old clay pits, and restore the attractive original link between Cheam Village and Lower Cheam along Love Lane.

The building of the L. & S.W. Railway Company's station at Worcester Park in 1859 led to the development of a small settlement nearly at the north side of the common, centred on Longfellow and Washington Roads, and Lower Cheam became linked by almost continuous building up with Sutton in Edwardian times, but Cheam village proper remained a distinct entity roughly within the area bounded by Cheam Park on the west, the by-pass on the east, an east/west line crossing Malden Road at its junction with Tilehurst Road on the north and Lower Mulgrave Road and Peaches Close just south of the railway on the south.

This is the area covered by the list of buildings which follows. This list includes everything now visible above ground of a date of about 1920 or earlier with some short comments on each item.

It is proposed to deal with the areas outside these boundaries, e.g. North Cheam/Worcester Park, Lower Cheam and so on in other research papers.

The importance of this list is that it is the basic information on which a conservation policy for Cheam must be based. Not everything on it is worth preserving or with an enlightened conservation policy would necessarily be preserved, but everything on it should be seriously considered for preservation because it is all we have left now of the Cheam of the pre-suburban era.

There are, of course, good things in post 1920 Cheam, especially in the good quality residential area south of the railway where some of the detached large houses of the 1920s and early 30's are very good examples of the better class inter war suburban buildings and in 50, or so years time will, no doubt, be much admired and ripe for conservation in their own right. In our day we have perhaps not yet the historical perspective necessary to judge post 1920 building as a whole, but there is one important fact about it which sets it off from all earlier building - there is a very large amount of it and we need have no fear that when the time comes to see it in perspective that there will not be enough left to found a conservation policy on. It is otherwise in a place like Cheam where pre 1920 buildings even good Victorian and Edwardian buildings, are in urgent need of conservation appraisal now for otherwise the stock of them will be severely reduced by uncontrolled development in the next few years.

2) List of Buildings

This list is arranged by roads. Buildings on the Ministry of Housing and Local Government list as Grade I or II are marked with an (L). Those on the supplementary list with an (S). Listed buildings are now adequately protected against demolition and wilful neglect if the local authority chooses to use its powers, but buildings on the supplementary list have no real protection if a developer is determined on demolition.

One point which stands out a mile on this list is

the small number of pre 1920 buildings in Cheam which are listed buildings and have adequate protection even on paper.

Park Road

North enclosure wall of Farnham Court. Brick and chalk blocks.

Mediaeval to Victorian.

Cheam Cottage House (L)

17th Century in main. Fine building.

Oakfield House.

Edwardian (fine example)

No.19. Crossgates. House.

Edwardian (fine example)

Red Lion pub.

17th Century (with tasteful modern reconstruction)

18/20)
14/16)
10/12)
6/8)

House pairs

Edwardian

4 House

Edwardian

5 House (Bay Cottage) (L)

3 House (The Cabin) attached to No. 5.

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Early Georgian - a very nice pair.
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Baptist Church

Edwardian with later additions unfortunately obtrudes on street scene.

Church Farm Lane

1/2/3/4 Terrace of houses.

Victorian (plaque 1881)

Shed (inside car park entrance)

Victorian, and perhaps a workshop or stable originally;

back wall of nicely cut and set chalk blocks, part of one of the mediaeval to Stuart out-buildings of West Cheam Manor House which stood somewhere in the area of the present car park. Should be carefully preserved.

Spring Close Lane

Church Farm-house, now Stuart with Georgian reconstruction.
Nurses Home. (S)

The Churchyard and Church Road

Churchyard wall on South		Chalk blocks and brick mixed mediaeval, Stuart, Georgian work. Formerly enclosure wall of West Cheam Manor.
Lych Gate.		Edwardian.
St. Dunstan's Church		Victorian. Pownall Gothic revival, 1864.
Lumley Chapel	(L)	Mediaeval to Stuart. Chancel of earlier church.
Gravestones.		Some fine Georgian and Victorian stones among them. All need recording.
Nos.1/2 Houses	(L)	16/17th century house now divided. Central chimney reconstructed poorly in 1920's. Possibly old rectory. Fine house if renovated.
Nos.3/4 Store.		Formerly an early Victorian workshop with house attached. Goods fabricated there unknown.

Park Lane

- No.1. Shop. 18th century weather-boarded.
Empty and once a workshop
with first floor loading
doors; side on to road.
- No.3. Shop. 17th century but reconstructed
in Georgian times - hipped
slate roof. Side on to road.
House or Workshop perhaps.
- No.5. House (L) 16/17th century cottages,
timber framed and weather-
boarded.
- Nos.7/9/11. Houses (L) 16/17th century framed and boarded
cottages built as one unit,
perhaps originally a single
house?
- Nos.13/15. Houses (L) Brick built Stuart cottages.
- Nos.17/19. Houses. (L) 16th/17th century framed and
boarded cottages.
- Nos.21/23 Houses. (L) 17th century framed cottages
with Georgian rendered front.
- No.25. House. 16th/17th century cottage
heavily restored. Chimney
pot out of keeping.
- Wall of grounds of
Whitehall. Georgian brickwork gives nice
sense of enclosure to Park
Lane but at present in
shocking disrepair.

Cheam Park

- Stable block and also
some brick walls of
outhouses. Early 19th century stable block
of Cheam Park House now used
by Park maintenance men. A
nice vista of the louvred
pinnacle and its roof from
Ewell Road side of park
through trees.

Cheam Park (Cont.)

Earthworks and Flat area, Early 19th century, demolished
where Cheam Park House in the 1930's.
stood.

Gate Lodge. Early 19th century with later
additions.

Ewell Road

Bell Pub. Victorian.

Nos. 5/6) Nonsuch Place, (
3/4) three pairs of (Early Victorian, and a
1/2) houses. Nos. (very nice group.
1 & 6 with en- (
trance at side. (

Nos. 1/2/3/4. Park Cott. Early 19th century framed and
boarded group in very good
condition.

Thornleigh) Houses in
Brockridge) pairs.
Barton) Ditto.
Needmore) Two late Victorian pairs.

Eastleigh House)
West Dean House) Edwardian
Parkside House)

Nonsuch Park Garage Converted Victorian stable
with clock in cote on roof
incorporated in 20th century
buildings.

Nos. 1/2/3/4/5/6/7/8
Terrace. End houses
Nos. 1 & 8 side on to Edwardian
road.

Jubilee Road

Nos. 1/2/3/4/5/6. Terrace. Edwardian.

Jubilee Road (Cont.)

Nos. 7/8/9/10/11/12/13/
14. Terrace. Edwardian

School. Edwardian.

Broadway

Old Cottage. (L) 15th century timber framed
cottage. Moved in 1922
from a site a little
further South.

No. 43. Shop. Old bakery and stables at
rear. 17th century (?)

Nos. 45/47. Restaurant (S) 17th century framed and
boarded cottage.

No. 49. Shop (S))

No. 51. House (S)) 17th century framed and
boarded, perhaps a row

Nos. 53/55 Antique Shop) or a single dwelling.
with side addition (S)) Addition to No. 55 is
Georgian.

Malden Road

No. 121. House Edwardian

Nos. 126/124/122/120/118)
116/114/112/110/108/106) Late Victorian
104. Two terraces.)

Nos. 105/107/109.
Cottages - in groups Mid-Victorian.
of three.

No. 97. Shop. Originally Victorian house.

Nos. 98/96/94/92/90/88)
86/84/82/80/78/76.) Victorian
Cottages in groups)
of four.)

Nos. 91/93/87/89. Cot- Late Georgian weather
tages in groups of boarded over a frame - in
four good state.

Malden Road (Cont.)

- No.53. Shop. Originally Victorian stables side on to road, much altered and now empty. Perhaps part of Pond Hill Cottage, a Georgian/Victorian Farm - now demolished.
- No.42. House - in close off road. Victorian pair but one abandoned. 3 stories with a semi-basement and entry on the first floor by a stairway.
- Nos.40/38/36/34. Houses & one Shop. Early Victorian group of four cottages.
- Nos.32/30. Houses. Victorian pair - very nice.
- Prince of Wales Pub. Victorian.
- Nos.20/22. House pair. Victorian - a nice pair but now rough casted over the brick.
- Sale Room. Edwardian - public hall originally.
- Nos.14/16. Shop and House pair. Victorian - Shop to side in each case - the original arrangement - a nice pair.
- Rectory. Stuart building, part in brick tiles.
- House in rectory grounds 17th century, originally laundry of rectory.
- Nos.5/7/9. Now two houses. Formerly three framed and weatherboarded late Georgian cottages. Now in very good condition.
- Nonsuch Cottage - House. Framed and boarded cottage of 17th century date. Now restored.
- Whitehall (now an Art Gallery) 16th century Farmhouse added to in 17th century and again in

Malden Road (Cont.)

- Georgian times. Framed and weatherboarded. Now well restored.
- No.6. Shop and flat over. Edwardian.
- Garden at rear of No.5. 17th century vaulted underground store-room, probably originally for Whitehall.

Station Way

- Brick revetting of road cutting and brick railway arch. Early Victorian (1847)
- Signal Cabin. Victorian.
- Railway Station - Up side. Edwardian reconstruction of Victorian Station.
- No.83. House. Victorian single story forge now converted to house. In use as forge to 1925.
- Nos.81/79) Three story
Nos.75/77) houses with Victorian pairs.
Nos.71/73) semi-basements.
- No.59. House. Victorian - lies on approach to station. Perhaps railway servants houses of 1847.
- "The Railway" Inn. Victorian with later fronting.
- Large overgrown Chalk Pit. Mediaeval to Georgian already abandoned when railway embankment thrown across it in 1847.
- Nos.25/27/29/31. Now Shops, flats above. Originally Victorian pair of houses.
- Nos.15/17/19. Now shops and offices over. Originally Victorian house.

Malden Road (Cont.)

Nos.7/9/11/11A. Shops Originally late Victorian
with offices over. terrace of three houses.

Peaches Close

Peaches Court. Edwardian style (1895 plaque)

Stable converted to Same date probably.
house in Old Barn Close.

Oakleigh (now rear on Late Georgian.
to road, original
approach lane built
over).

Upper Mulgrave Road

Railway Station Edwardian (1909 reconstruction
(Down side) of original of 1847).

Nos.1/2 Station Victorian (Railway Servants
Approach. houses of 1847?)

Empty Lock-up Shop by Converted Victorian shed.
station entrance.

No.4. House and Shop. Edwardian.

Nos.15/17) Houses and Edwardian.
Nos.19/21) Shop pairs.

No.23. House & Shop. Edwardian.

No.25. Lock-up Shop. Edwardian.

No.26. Lock-up Shop. Edwardian.

No.66 House and Shop. Edwardian - shop front
original (?)

Warren Avenue (X) Front garden walls of houses on
Onslow Avenue (X) main part of East side of
Wilbury Avenue (X) Onslow Avenue, South and then
North side of Warren Avenue
and part of South side of
Wilbury Avenue, flemish bonded
red brickwork of Cheam Hare

Warren, Warreners House at
Warren Avenue and Wilbury
Avenue junction demolished
1930 and walls now broken
by entrance gates.

(Erected shortly after hunting
rights on downs left royal
hands after Nonsuch Palace
demolished about 1680).

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Note: The walls referred to above marked with
(X) are referred to in Occasional Paper
No. 9 page 9.