



RECTORY NEWS

FOR THE SUPPORTERS OF CARSHALTON OLD RECTORY

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MEMBERSHIP RENEWALS



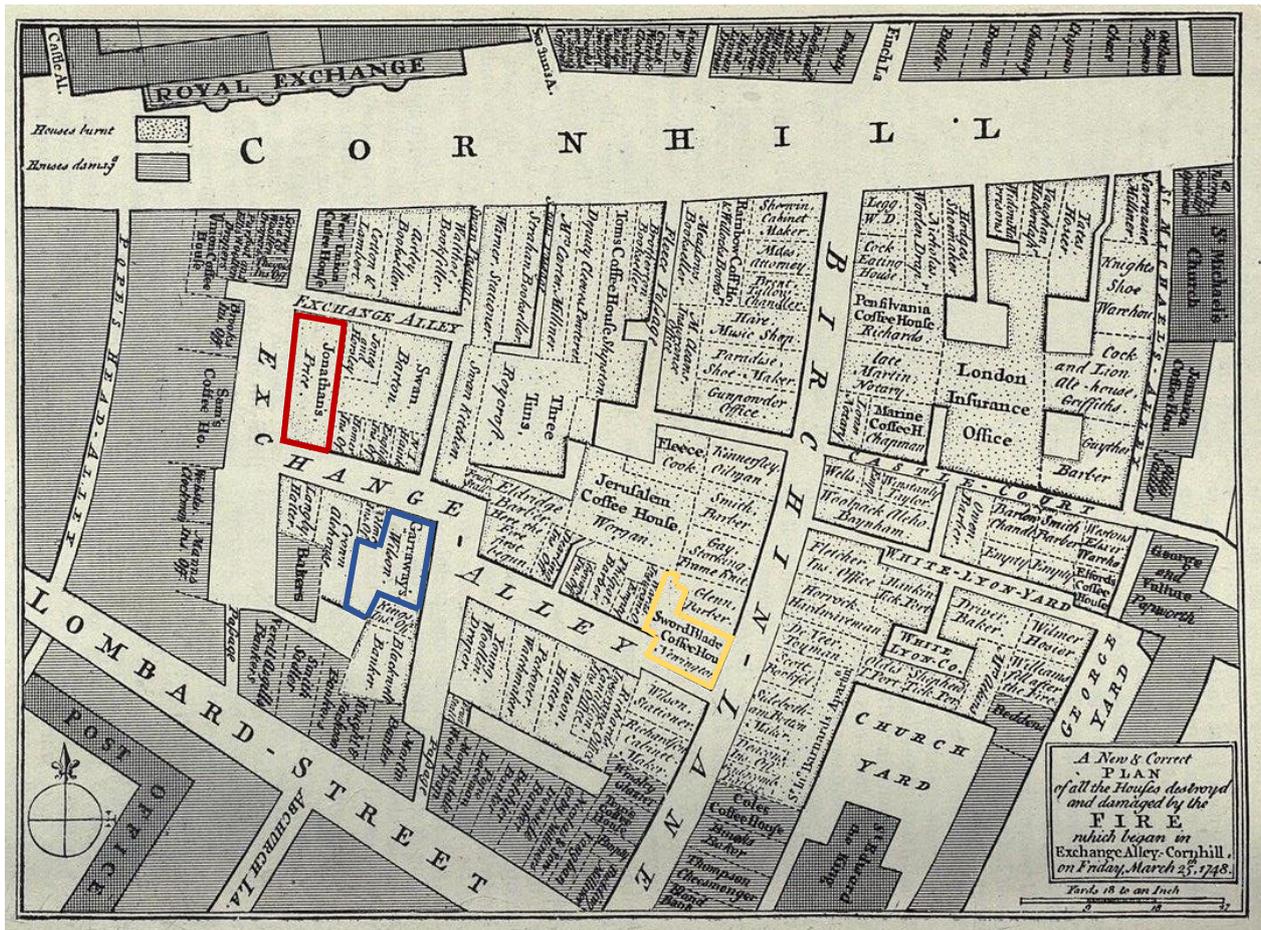
Many, many thanks for your speedy response to our new way of organising subscriptions. Not only were you prompt with your renewals but many of you were very generous and included a donation as well. An unexpected but delightful bonus. We very much appreciate your continuing support for CORA.

Jonathan's coffee house

On the 9th August 1700, Charles Byne of Carshalton and Clifford's Inn, attorney, arranged a lease and release between himself and Jonathan Miles, citizen and draper. He was lending £1,200 (at interest) on Jonathan's coffee house and shop in Change Alley in the City of London. Jonathan's was one of the many coffee houses where like-minded patrons spent much of their time. Whilst the regulars were drinking their coffee, chocolate, or China tea they also had access to newspapers, political gossip and the latest information. Jonathan's was frequented by dealers

expelled from the Royal Exchange for rowdy behaviour and it was here in 1698 that the enterprising John Castaing began posting prices for stocks and commodities. It was the start of an embryonic Stock Exchange.

The development of joint stock companies began around the 1600s and gave investors an alternative to buying land or lending money. By 1695 there were at least 140 such companies and by the following year, parliament had authorised a system for licensing brokers. Jonathan's was not the only coffee house where stocks were traded,



Map showing where the coffee shops were before the fire of 1748. Jonathan's coffee house is marked in red, Garraway's in blue and the Sword Blade coffee house in yellow

Garraway's was another, whilst at Edward Lloyd's coffee house on Lombard Street the new business of insurance was emerging.

Defoe wrote in the 'Anatomy of Exchange Alley' 1719: 'The centre of the jobbing is in the kingdom of Exchange-alley and its adjacencies. The limits are easily surrounded in about a minute and a half: viz. stepping out of Jonathan's into the Alley, you turn your face full south; moving on a few paces, and then turning due east, you advance to Garraway's; from thence going out at the other door, you go on still east into Birchillane; and then halting a little at the Sword-blade Bank, to do much mischief in fewest words, you immediately face to the north, enter Cornhill, visit two or three petty provinces there in your way west; and thus having boxed your compass, and sailed round the whole stock-jobbing globe, you

turn into Jonathan's again; and so, as most of the great follies of life oblige us to do, you end just where you began.' This was at the time of the South Sea mania, largely centred on Jonathan's coffee house. It was here that the South Sea Bubble was generated.

Charles Byne (brother of the Henry who built the Old Rectory) was one such speculator, investing a whopping £7,052 - then an enormous amount of money. The stock then crashed in the autumn of 1720 and by the time of his death five years later, no dividend had been paid. The folly of the whole enterprise was satirised in pamphlets, on playing cards and in ballads. Probably the most famous is an engraving, an 'Emblematical print on the South Sea scheme' by Hogarth caricaturing the speculative madness that had gripped the country. Plus ça change. **Sue Horne**



'Emblematical print on the South Sea scheme' by Hogarth

The London Metropolitan Archives have a similar satirical print by the artist Bernard Picart which shows Jonathan's coffee house. Unfortunately, we are not permitted to reproduce this image, but if you're interested, you can view it online at:

<https://www.londonpicturearchive.org.uk/quick-search?q=Jonathan%27s%20coffee%20house%20south%20sea%20bubble&WINID=1615734094989>

Annual General Meeting

The CORA committee has been discussing how to proceed with the AGM this year. Ideally, we would very much like to hold the meeting in the Water Tower as we used to, but much depends on how things pan out in the next two months. If we can hold a physical meeting it is likely to be in July. The final decision will be made at our next zoom meeting in April. We hope by then we will have more information on how the return to 'normality' is progressing. If there has been a significant reverse, then we will organise the AGM by email and post as we did last year.

The predecessors of the Old Rectory

It has long been known that the Old Rectory had a predecessor, or perhaps predecessors, known as the Vicarage House and/or the Parsonage House. The early 20th century Carshalton historian Dr Peatling thought that the Old Rectory may have incorporated parts of an earlier house. CORA has been able to survey the building thoroughly and this now seems unlikely: the Old Rectory appears to be an early 18th century new build. There is, however, clear documentary references to an earlier building or buildings although they may not have been on the same site.

In the middle ages the rectory of Carshalton was appropriated by Merton Priory. This

meant that the priory took the tithes and other revenues and appointed a vicar to look after the parishioners. Vicars were not as a rule well paid and their houses were usually fairly ordinary, most likely timber framed.

There is a very useful clue to the location of the medieval vicarage. In the 1390s the manor court rolls mention two acres of land called Kerssebrok lying below the vicarage of Carshalton. It is quite likely that Kerssebrok means Cress Brook and that the two acres were the area of very wet land now covered by the Ponds. If 'below' means downstream the vicarage would be very close to the site of the Old Rectory.

When Henry VIII dissolved Merton Priory he acquired the rectory and the Priory's lands in Carshalton. They were granted by Edward VI to Sir William Gorynge and they soon came into the hands of John Fromonde who was the younger son of a Cheam gentry family. The property that Fromonde acquired consisted of a house, a cottage, a dovecote, a barn, a garden, an orchard, 200 acres of land, 10 acres of meadow, 60 acres of pasture, 20s a year in rents, with all the tithes and the advowson of the vicarage of Carshalton. A dovecote was almost always an appendage of a building of some status – certainly not a mere vicarage. In the later middle ages Merton had leased their Carshalton property and it is likely that the house that Fromonde acquired had been built by one of the tenants.

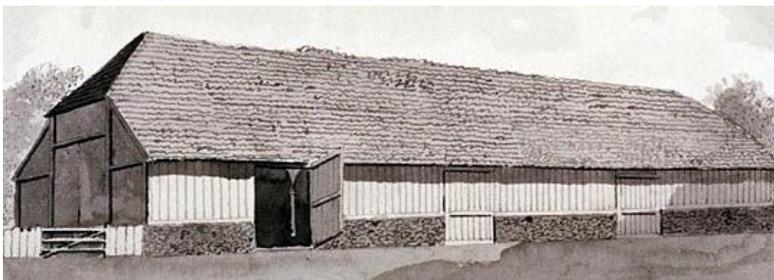
By the late 16th century, the property had descended to another John Fromonde who died without a male heir. It was therefore split between three sisters Sanchia, Elizabeth and Dorothy. The tithes were divided between the first two while the house went to Dorothy. The house can be traced as the parsonage or vicarage house passing through the hands of her descendants and then by sale down to the 18th century. It was eventually acquired by Sir John Fellowes, and after his bankruptcy the Trustees of the South Sea Company sold it to Thomas Scawen. It was then incorporated into the Scawens extensive Carshalton estates and can no longer be tra-

ced as a separate entity. Shortly before Thomas Scawen bought it, he obtained permission to move the tithe barn from the yard next to the house to a site on the corner of West Street and West Street Lane. The barn was a big structure divided into 12 bays and maybe 150 feet long.

In 1671 the manor court stated that 'the pond adjoining the messuage the vicarage house within the said manor lies in the waste of the lords of the said manor and belongs to the said lords'. This fits with Upper Pond: Lower Pond was part of Stone Court while the Upper Pond was legally waste or common land belonging to Manor of Carshalton. It is, however, not clear whether this refers to the large house Fromonde had owned or a smaller building housing the vicar – or indeed whether there were two houses.

The existing Old Rectory was built by Henry Byne (1665/1724) for William Hollier who became vicar of Carshalton in 1703. Byne's Carshalton property had come by descent from Sanchia so he never owned the large house. It may be that he owned a smaller vicarage house and replaced that with the present building but we can't be certain. It seems likely that the big house was close to the Old Rectory, possibly to the east of it, on what is now part of the Lodge Land. Likely, but not certain; the building or buildings still remain elusive.

John Phillips



Harmondsworth Great Barn (shown left) is 192 feet long (almost 60 meters) & with 12 bays. Perhaps the tithe barn moved by Scawen looked something like this?

KEEPING IN TOUCH

We'd like to hear from you. Your comments and suggestions would be very welcome.

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