



FROM THE EDITOR

The society has been busy over the last 12 months with our ever-popular monthly talks and events. Our Christmas Quiz was well attended with many members requesting for it to be repeated. Your committee continue to work hard in the background to enhance your membership with local research, new publications and activities. Finally, a special mention to David Piggott & Tim Emblem-English of Acorn Films for their generous donation. Thank you for your continued support - Gary Stone

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Chingford Historical Society



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Forthcoming events

See a full list at www.chingfordhistory.org.uk

24th APRIL - (re-scheduled from 17/04/25) – A Schoolgirls War. *The discovery of Air Raid shelters at Maidstone Girls Grammar School and art work depicting life in the War years by the Art teacher bring those times vividly to life. By Mary Smith.*

15th MAY – Famous Plaques of the East End. *Learn the stories behind the plaques relating to people and places of the East End. By Gary Lewis.*

7th JUNE – Chingford Village Festival. *This annual event is once again held on 'The Green' and CHS will have a stall with a history display and publications for sale.*

Life in Crescent Road - by Frances Foulds

Our Dad, Robert Edward Charlwood (Bob) was born in Slindon, West Sussex in 1928, and his family moved to Chingford when he was still a baby. They lived above the dry cleaners in Station Rd, which backed onto Springfield Rd, before moving to 34 Stanley Rd where his brother Eric and sister Cathie were born.

Mum, Margaret Alice Ruff (Maggie) was born in Stratford, East London in 1927 and the family subsequently moved to Chingford. Her father died when she was 5, having suffered from the effects of mustard gas in the war. Her mother and her 4 older sisters were then evicted by the Army from 9 British Legion Rd and moved to 21 Garfield Rd.

Mum and Dad married in 1951 and the family home was 1a Garfield Rd. My sister was born in 1954 and I came along in 1956. When Dad had left school he apprenticed with a local builder, and he learnt well. He decided to strike out on his own around 1954 and R E Charlwood (Builders) was born. I can't remember how old I was, possibly 3 or 4, when we moved around the corner into 61 Stanley Rd.



Dad's reputation for the quality of work, attention to detail, being a font of knowledge and sound financial advice was spread by word of mouth, meaning he always had plenty of work in and around Chingford. He was also a member of both the Chingford and Royal Epping Forest golf clubs. Although he never picked up a golf club he was an avid snooker player. He never missed the opportunity when at either establishment to network and drum up some business.

It was around 1969 he was told of a property that was going to auction, that property being

2 Crescent Rd. This house held memories for him as his mother had had a cleaning job there. He did no more than go to the auctioneers and make an offer for a cash



purchase, hoping the seller would take the property out of the auction. He was successful and bought our new family home for the princely sum of £4,000.

The property was built in the late 1890s. On the Chingford Rise Estate maps, it is identified by the name 'Dunluce', a word which I believe is of Irish origin and pronounced 'Dunlus' meaning 'fort of the fort'. The remains of Dunluce Castle are preserved in Antrim, Northern Ireland. When Dad bought the house, the name had been changed to 'Oak Dene'.

CHINGFORD RISE ESTATE,
 Delightfully situated on the Borders of Epping Forest,
 and close to the Chingford Station of the Great Eastern Railway Company.

The position of the ESTATE is an *Alfing* Ground, in the healthiest Suburb of London, the death rate being considerably lower than the average for Greater London.

The roads on the ESTATE, which surround the Station, on either side, have all been laid out under the supervision of the Local Authorities. The Drainage System is the latest and most perfect, as provided by the Local Government Board, while the Water Supply is ample and excellent.

PLANS BY LAMB. The Contract is prepared to sell the Freehold of *Plot of Land* at reasonable price. The frontage is 100 feet 0 in. and generally according to plan, with a rising depth from 150 ft.

REMARKS. There are a variety of well-built modern houses on the Estate, conveniently placed and provided with electric lighting, water and drainage, and suitable for all the modern conveniences. A few houses are available for immediate occupation, and a further quantity may be built. The accommodation consists of 2-3 sitting rooms, a bathroom, bath room, and cold water, together with the usual kitchen and other offices. There are also other nice houses on the Estate more convenient, which can be purchased at 1000 and upwards.

For further Particulars, apply to
CHINGFORD RISE ESTATE CO., LIMITED,
 72, COLMAN STREET, E.C.4, or THE GREEN, CHINGFORD.

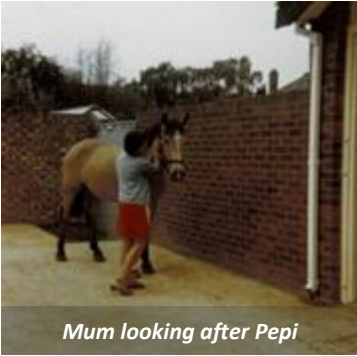



The property was practically derelict, with rising damp, mould, missing plasterwork and unsafe floors – oh, and a sitting tenant! It took a few years to complete the work until finally the house was transformed into what you see today. You may question whether it was a sympathetic re-modelling, but he was happy with the open aspect and views over the forest.

We moved into a bit of a building site on my sister's 16th birthday in 1970. That first Christmas we woke up to a thick blanket of snow – it was magical.

Dad was a master builder but especially enjoyed carpentry. He'd removed all the chimney breasts and fireplaces and made wooden moulds to repair the missing areas of ornate corncicing. A couple of the fireplaces were sold to a neighbour in Forest Ave. He also replaced the original bay windows for the panoramic floor to ceiling double glazed windows you see today.

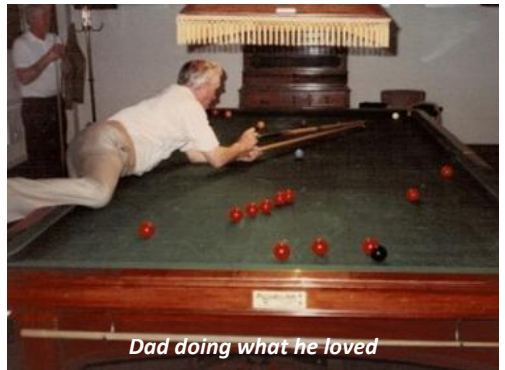




Mum looking after Pepi

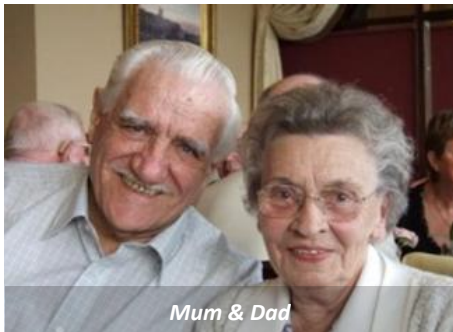
He had acquired 2 lock up garages at the rear of the property around 1971 and sought permission to change them into stables to be accessed via the shared driveway from Gordon Rd, I had a horse at the time, and in 1972 permission was granted. Subsequently the stables were used for storage, as was the garage/workshop he had built that spanned the width of the garden.

He purchased some land from adjacent properties in Forest Ave, I think around the mid 1970s, and extended the footprint of the property. His intention was to build himself a snooker room. Planning was approved, and the addition you see to the side of the house, which runs front to back and looks like a garage from the road, is actually a purpose-built room to house a full-size snooker table – his pride and joy!



Dad doing what he loved

Dad attributed the cause of his Mesothelioma (asbestos related lung cancer) to one job he had many years ago. There was a bakers on the corner of Willow St and he'd removed the ovens which were lined with dusty asbestos. He lost his battle in 2022, and we'd already lost Mum in 2017. Mum was a tiny woman who you could set your clocks by as she walked briskly up Station Rd to shop, usually with her trolley, at 8.30 each morning! She had a very green thumb and loved nurturing her display of orchids that could be seen in the front room window.



Mum & Dad

It's the end of an era now for my sister and I, but the start of an exciting new chapter for 2 Crescent Rd!

The society were delighted to receive Frances Foulds' story. However, her first contact with us was by way of a letter. See below.

Chingford Historical Society

28th October 2024

We have been sorting through my dad's papers, he passed away two years ago, and have come across some items that might be of interest to you.

These include a catalogue from 1929 in which 7 Chingford Rise Estate properties were auctioned, one of them being our house at 2 Crescent Rd which at the time was called 'Dunluce' I believe. We also have documents and maps dated late 1890's and early 1900's. There is even one map dated 1850.

Some are in a very delicate state and all have been folded so need some TLC.

We also have 5 or 6 framed prints of Chingford from the early 1900's.

We would be happy to donate all of these to the Chingford Historical Society where we know they would be preserved.

Kind regards

Frances Foulds

Frances kindly donated the items of interest for which we are most grateful.



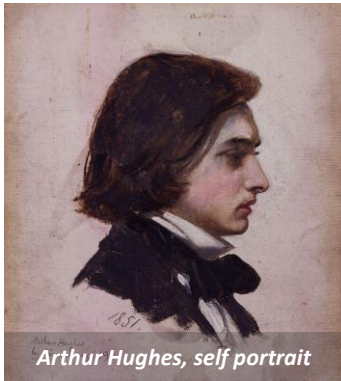
If you have any items relating to the history of Chingford to donate or would like to share information to help our ongoing research, please do get in touch.

Other people of interest that lived in Crescent Road were the long standing shopkeepers of Chingford, The Uglows at No.8.



Arthur Hughes (Artist) – by Patrick C Smith BA Hons

When I first saw Arthur Hughes' mournful, valedictory, painting of 'Home From the Sea (1862)' depicting a probable scene of the Crimea War (1854-56) the poignant home-coming of an unknown, un-named sailor, now laying prostrate, in heart-felt bereavement across the grave of his beloved mother in the churchyard of Chingford Old Church known locally as the 'Green Church' by hint of its profusion of green briary foliage and castellated greenery on the sides of a prominent spire since 1809: I resolved to find out about this remarkable artist.



Chingford All Saints Old Church is 11thC Norman in origin and remodelled in perpendicular style in 1460 and had a 'God Save the King' church bell in 1626. By 1809 it had become engulfed with overgrown greenery and its roof fell in 1904 and was rebuilt by way of a generous bequest in 1940 by Louisa Boothby Heathcote. Arthur Hughes would have known All Saints Old Chingford Parish Church well and would most likely have attended Family Communion.

I was so moved to find out about the life of this eminent Victorian artist and children's book illustrator including one edition of Tom Brown's School-Days (1869) who was so well known and established in the City to own a thriving titular publishing firm, partly to respond to his own copious and prolific output for over four decades, in halcyon Victorian times. There was great demand for well-illustrated sketches for publications and children's books at the time.

Charles Dickens had first made his mark by his writings of London social life and brought attention to neglected Victorian poverty in 'Sketches of Boz' and made

his name as the main social disciple of the poor and reinvented how to celebrate the festive season in 'Christmas Carol' in 1843.

Thus, Arthur Hughes having trained at the Art School in Somerset House in 1846 and that seemed to motivate his rejection of later labelling and this fomented the undoubted 'genius' in this artist age and set in his own mind an inimitable identity in the mould of colour light and shade and pencil or charcoal drawings at his easel. All works blended an infusion of his individual natural world topical artistic statement, in an art world dominated by his more notorious famous Pre-Raphaelite associates who were intent on breaking social boundaries and conventions, he never became their closest friends and he always strove to keep them at arm's length.

Arthur Hughes knew all the luminaries in the Pre-Raphaelite Movement that challenged social conventions almost as much as On the Origin Species by Charles Darwin (1859) for a time - including John Everett Millais, William Holman Hunt, Ford Madox Brown, Dante Gabriel Rossetti (brother of poet Christina Rossetti) and who would have known William Morris the founder of the Arts and Crafts Movement who developed his own cult of church carving, furniture design and interior walls and ceiling home designs, based on Icelandic and occidental and Russian influenced travel, in the same era.

However, Arthur Hughes was never drawn into the spider's web of those more habitue iconic creatures of the seismic Pre-Raphaelite movement, that decreed all art as synonymous with the real world of nature and realistic depictions of the same world, often semi clad female models, as our ancestors had known it.



Besides art, Arthur Hughes was resolutely wedded to his beloved Tryphena Foord. She had been his model in 'April Love'. Their marriage followed. This all tends to

portray his life-long adoration and emotional devotion for her and their five children on whom both parents appeared to express the sum total of their shared human happiness. Thus, he secured a future for them both with his etchings and drawings such as the illustrated 'Eve of St Agnes' and 'The Long Engagement'- that seems to unfold a different artistic universe to the Babylonian life-style and works of the pre-eminent Pre-Raphaelites.



The Long Engagement, 1854-59

So it then becomes confounding that Arthur Hughes youngest daughter Emily Hughes saw fit to destroy all of Arthur Hughes' 700 plus sketches and private letters and personal papers on his death. Such an act could only be ascribed to be the act of a philistine as surely, she must have known that she was in good part, erasing the evidence of the real inner mind and artistic philosophy that had remained active but unexplained and then to be rendered dormant by such a

savage deed committed by his daughter. Thus, she denied the inner truth contained in his personal letters that would have cast light on what her father really thought about the Pre-Raphaelite Movement throughout Arthur Hughes' long lifetime.

In 1857 Arthur Hughes helped Dante Gabriel Rossetti paint the Oxford Union Debating Hall with murals of the Legends of King Arthur: his namesake.

When I took my son to see the Oxford Union Old Library earlier this year, we saw only the barest outlines like the public today, of the Legend of King Arthur, due to the fading of the originals caused by the poorly prepared walls.

My Home in Frankland Road (PT 2), by John Conen

The parents of the late David Young, formerly president of Chingford Historical Society lived in Frankland Road from when the houses were built until their deaths in the early 1970s. This picture from David Young's collection is undated and only captioned 'gas lamp', however it appears to show a gas lamp which has been converted to electricity, in Frankland Road probably opposite the Youngs' house. I do not recall street lighting by gas



Frankland Road

when we moved there, but Brook Crescent certainly was still lit by gas in the early 1950s. Also of interest are the white roof slates of the house on the left. Wartime shortages meant that roof slates were not always available and asbestos cement 'slates' had to be used when replacements were needed. Possibly the roof of this house had been damaged by an incendiary bomb during the war.



The Lea Valley Viaduct and environs, Chingford, 1927

Our neighbours in Frankland Road had lived there since the 1930s and told us that the road once ended at the brook and there was a large tree by its banks. If you look at the Britain from Above aerial photograph of 1927 (EPW018566) you can clearly see the road ending at the brook and that there is indeed a tree standing at this point!

My family's stay in Frankland Road was much shorter than that of the Youngs. What was our house like? The rooms were small, and our house was only less dark than most because it was at the end of a terrace. After we moved in, my father carried out a lot of redecorations to brighten it up. Post-war purchasers of

houses in Chingford and other London suburbs were probably not aware of the extent of bomb damage to property in the war. Virtually all Chingford's 11,275 rateable dwellings were damaged to some extent. Our house must have been seriously damaged by blast in the air raid of March 19/20 1941 as it was less than 50 yards from where a 1,000 kg bomb fell in Tufton Road. It is quite likely that it lost roof slates, ceilings and windows, and I think the loft tank flooded the bathroom and kitchen. It was probably rendered uninhabitable and the occupants would have had to be rehoused. However, I don't think my parents were aware of this until after they moved in, when they had to replace improvised plumbing in the loft and rotted floorboards.

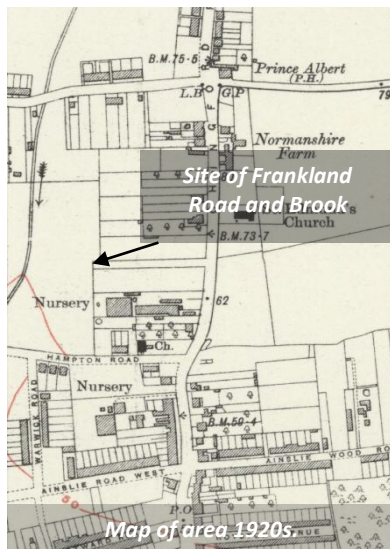


Downstairs there were two small living rooms and a hallway leading to a kitchen which was very small indeed. Ours was only manageable because a conservatory was built onto the rear of the house and this gave extra space for laundry and a solid fuel bunker. Not all our neighbours had this facility, and it was said that some houses' conservatories were destroyed by bomb blast in the war and not rebuilt. How my friend's mother in the next-door-but-one house coped with the needs of five children in their tiny kitchen - with no conservatory - I do not know. When we acquired our first fridge, it had to be located in the hall! Today most houses have single-storey extensions at the rear. The owners of a Frankland Road house recently

advertised for sale seem to have converted the ground floor into two rooms – a kitchen diner and a lounge, a sensible idea.

The houses have two bedrooms and a box room upstairs, and a combined WC and bathroom, but no downstairs or outside toilet was provided. The box room is very small – 8ft 2in x 6ft 3in. No solid fuel boilers were installed but the rear downstairs room had a 'back boiler' in the fireplace. This room also had a pantry cupboard and a built-in dresser, and together with the hallway had 'Lincrusta' waist-high embossed wallcovering.

All the houses have long back gardens – 75ft, but there is no ‘back alley’ giving access to the gardens. The terraces are separated by a narrow passageway giving access only to the rear of the end of terrace houses. Our garden had a very tall poplar tree at the end. This was apparently provided by the builders but I have no idea why. I think every fourth house got one or something like that but ours was the only one to survive. I have read that a similar provision of trees was made in other neighbouring roads. Clearly a previous owner of our house had been a keen gardener and there were apple, apricot, cherry and even fig trees. A William H Norris lived in our house in 1926 and was among the first inhabitants of the road, but he had gone by 1939, but he may well have been responsible for the layout and cultivation of the garden.



An interesting old garden shed remained, constructed from the roof of an old butcher’s van complete with meat hooks, mounted onto a brick base. The front gardens are small, a few square feet of grass behind a privet hedge and served mainly to give a bit of privacy from passers-by. They are now often opened up and paved to give parking space, but not all local streets have large enough front gardens. Another illustration of how houses of 100 years ago do not meet modern requirements.

Chingford’s Golf Clubs – by Gary Stone



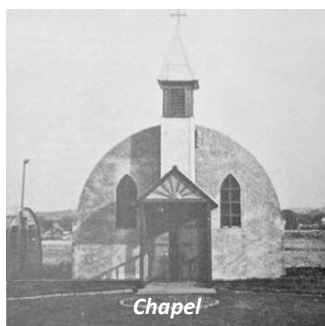
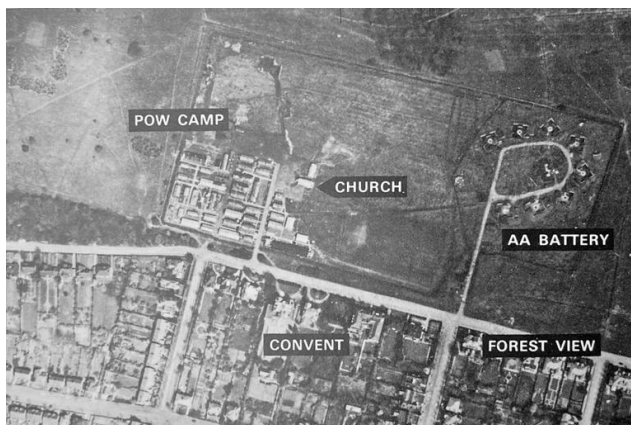
The Royal Epping Forest Golf Club opened in 1888 as a nine-hole course. The Club were initially located at the Royal Forest Hotel.

The Club’s first professional, William Dunn Jr (c1864-1952), expanded the course to 22-holes, extending from Hawk Wood to Warren Wood and across Rangers Road towards Barn Hoppitt.

William Dunn, Jr. was a professional golfer and golf course designer of Scottish descent. Dunn was born in Blackheath, London. He went on to design many courses in the US.

In 1901, the City of London Corporation took responsibility for the course and public play was regulated for the first time by them with the use of annual season tickets.

In 1914 the Club relocated to their current premises as tenants. This site was purchased in 1926 and extended in 1934. The course is laid out over Henry VIII's and Elizabeth I's hunting grounds and the shadows of medieval farming can be seen, in the form of undulations, on many of the fairways.

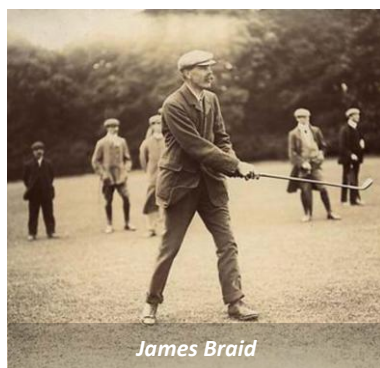


During WW2 the course housed anti-aircraft installations and a Prisoner of War camp with Chapel - these too can also be seen as faint ghosts on the ground.

In the late 1950s all holes east of Bury Road were transferred to the west side and the course remodelled to its current setting.

The West Essex Golf Club was founded in 1900. This course was designed by James Braid (1870-1950). James was born in Fife, Scotland. By the age of 15, he was playing golf and was down to par by his 16th birthday.

James also designed Theydon Bois golf course in 1898 and received £4.13s.6d for his efforts. Braid won his first Open in 1901.





The original Clubhouse

The 80 acres of farmland was leased for £140 per annum and the first clubhouse built in 1902.

Despite early financial woes, after the Second World War the club expanded and a new clubhouse was built in 1989.

This Championship parkland course, forms part of the ancient Epping Forest. The club celebrates 125 years this year.

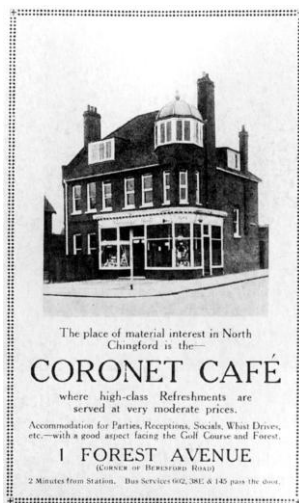
Chingford Golf Club was formed in 1923 by a group of local tradesmen who could only join the existing private club as “artisans”. The first meeting was held at the Coronet Café on the corner of Beresford Road

The founding members were: C. Chasney, A.V Marshall, W.J. Oliver, C.S Perrin, W.F Richardson and J. Warren.

A photograph of the Coronet Café as it then was can be found on the wall of the club room now. The building still exists and is clearly recognisable from the old photo.

After the Coronet Café the club moved to a room in The Royal Forest Hotel. At this stage Chingford joined up with The Walthamstow Golf Club who became CGC members. A survival of this period is the Brock Cup. This was presented to the Walthamstow club in 1914 and was one of the trophies competed for every year by CGC members.

During its 102-year history the club have only had 10 Presidents, 11 Secretaries and 93 Captains including the present incumbents.





In 1928, the club moved to its current address at 158 Station Road. Formerly the Victoria Coffee Palace. Run by Luigi Polli with his wife, 2 sons and a servant from c1895.

Sadly after 102 years the club will close its doors for the final time at the end of March this year due to falling membership. The building is currently up for sale.

Mornington Hall - from Len Davis's notes

In 1925, Kelly's Directory reported that Mornington School was in existence but I have earlier records. In 1921 pupils of the school performed a clever and pretty dance in character costume in the church hall in the Ridgeway and the United Services Club.



In 1923 there was a floral display at the Jubilee Retreat and pupils from the school entertained with dancing. In May 1985 the then Librarian at Vestry House Museum wrote that Mornington Hall was originally built as a private School, probably in 1924 but it seems it was a little earlier. According to Hayward the name commemorates William Pole Tylney Long Wellesley, 4th Earl of Mornington.

In the 1930s the following advertisement was informative: 'Mornington School for boys and girls: The Green, Chingford. Children taken from the age of three (2 hours daily if desired). Thorough groundwork and preparation for Public and Secondary Schools. Kindergarten under a trained Mistress with Higher N.F.U. Certificate. Usual games and Swimming. Excursions taken to places of interest. Fees moderate and inclusive. Prospectus on application to Misses Hunt and Nix, M.R.S.T., Cambridge Diploma in Theory and Practice of Teaching.'

Shortly before World War II the Local Authority took over the Hall as Headquarters for the Wardens' Service and I have no record of the school from then. Later in the war the Hall was used as a British Restaurant.



After that the Hall could be hired from the Council for many purposes. It has been used by dance clubs including Chingford Folk Dance Club, senior citizens clubs, Chingford Wine Makers Circle, Chingford Yoga Club, the Townswomen's Guild, flower shows e.g. In October, 1995, Chingford Horticultural Society held its Autumn Show there, and many others. The first Society meeting I attended, over 20 years ago, was in the Primary Hall, Spicer Hall, but meetings were soon

transferred to Mornington Hall until 1994 when the Chairman wrote; 'In the last 12 months we have had to leave the Mornington Hall after very many happy years. It was an agonising choice to decide on a new venue: we had to have more room but most of the places we considered were not much bigger or were too large and expensive. Our final choice was for Nevin Drive School.'

In 1965 WFBC Planning and Redevelopment Committee Minutes reported that Chingford Parish Church Council asked Waltham Forest Council if they would buy Chingford Church Parish Hall (in the Ridgeway) and sell Mornington Hall. WFBC was prepared to buy the Parish Hall but not to sell Mornington Hall. *

In July 1994 the Conservation Areas Advisory Committee recorded that Mornington Hall had been extensively refurbished in as sympathetic manner as possible and the opportunity taken to replace two inappropriate UPVC windows in the adjacent former caretaker's house with painted timber items to match the original design.

In 2002 it was learned that the Council was considering plans to shut Mornington Hall and redevelop the site or sell it to a property tycoon. More than 100 people signed a petition to stop the action. It is interesting that strong feelings were expressed at a meeting of the comparatively new North Chingford Community Council. Fortunately, a recent issue (2002) of the Chingford Guardian has confirmed CADOS has secured a 50-year lease. However, much work needs to be done from those with suitable skills etc.**

It's ironic that today (2025), the hall still faces an uncertain future, even with 27 years left on the lease.

*The Parish Hall was demolished and replaced by Leeview Court.

**CADOS carried out extensive research on the history of the hall in 2024.

Your Chingford Historical Society Officers

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This edition was compiled by Gary Stone and edited by Joanna Moncrieff.

Special thanks to those who contributed with their articles.

If you would like to contribute to the newsletter or have any historical material to donate or share, please contact Gary Stone on 07970 524553.
or enquiries@chingfordhistory.org.uk

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