

HOLT HOUSE

THE HOLT ESTATE and ITS OWNERS - part 1.

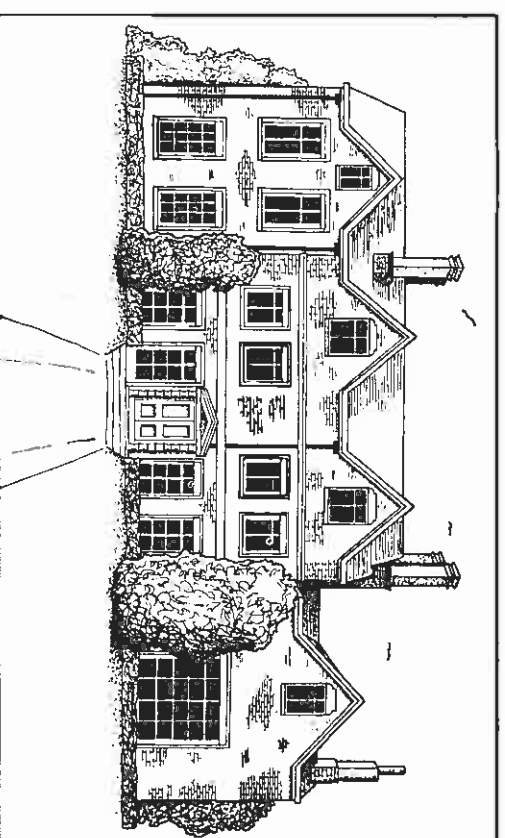
by Rosemary Lea

Most people in Wokingham will know the Holt as one of Wokingham's secondary schools, set in pleasant surroundings just north of the Reading Road. What is less well known is that for very many years the Holt House and grounds were part of a large estate.

In 1981 the school produced a special edition of the school magazine to commemorate its Golden Jubilee. This included a short history of the Holt in its pre school days. At the time I read it and thought it quite interesting but it was not until comparatively recently that I came across a map of the "Holt Estate 1840" in the Berkshire Record Office and decided to investigate further. This map shows an extensive estate comprising what is now the Holt School and its grounds, the Joel Park Estate, part of Ashridge, part of Norreys and some land off Wellington Road. At the time the land was owned jointly by the Crutchley and Lamplow families, but how the estate came into their hands and what happened to it after 1840 is a complicated story.

Part of the estate, Holt House and Joel Park, passed through the hands of the Whitlock and Howe families before it was owned by the Crutchleys and Lamplows. Although Wokingham is renowned for a lack of early records and the Holt is no exception, it was comparatively straightforward to trace the owners. Who lived in and farmed the various parts of the Estate is more difficult and requires further research.

Early theories are that Holt House itself was at one time the dower house to Beaches Manor [see map] and that Cromwellian troops occupied the house, or one on the same site, at the time of the Civil War.



BEACHES MANOR HOUSE

It has been suggested that Beaches Manor came into the hands of the Whitlock family when John Whitlock married Agnes DelaBeche in 1453/1454 and that the name of Beaches/Beches came from the DelaBeche family. There is no proof that the DelaBeche family owned land or property in this part of Berkshire though they were landowners elsewhere in the County. It may well be coincidence that the names are similar and that the manor did in fact belong to the Whitlocks before that.

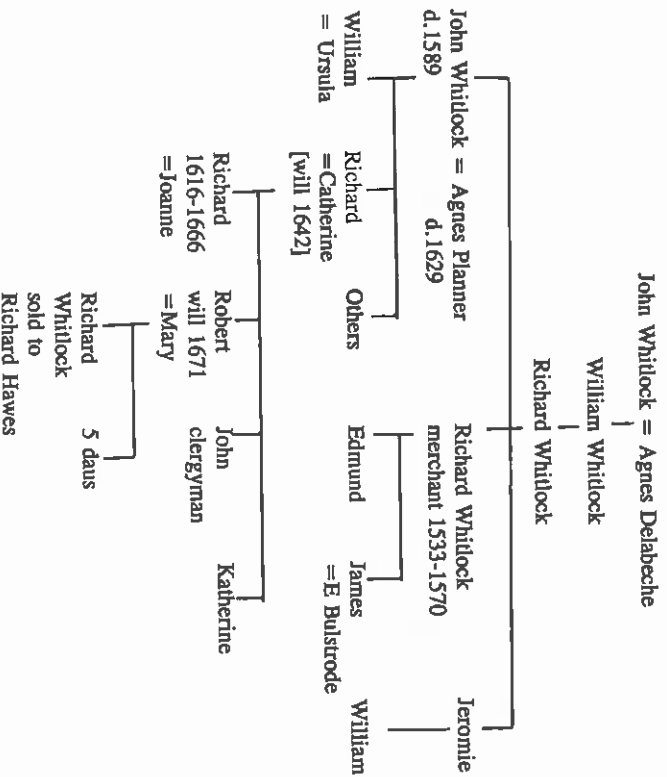
The earliest reference that I have found to the Holt is in the Bishops Transcripts for Wokingham in 1589 when the burial of John Whitlocke of Hoult was recorded. There are a number of baptisms, burials and marriages of Whitlocks in these early transcripts but no other mention of their property.

Other early records include:

1635 Value of messuages and lands inc. Mr Richard Whitlock for the Holt lands	12
1636 Assessment for ship money inc Mr Fruste for the Holte	13s 4d
1638 Land rate for the parish of Wokingham inc Mr Edward Frast for Holt lands	12

Where Mr Frast/Fruste fits into the Holt history has still to be discovered but the Whitlock family appears in connection with it for much longer and while we know a bit more about them, they were a complicated family with conflicting details of family connections given in different sources.

The WHITLOCK family



A possible tree for this family compiled from the Visitations of Berkshire and the wills of John and Agnes Whitlock (Planner) 1589 and 1629 respectively.

There is one comparatively useful document in Berkshire Record Office about some of the owners of the estates - it is a survey of the papers concerning the lands which were eventually sold to Richard Have in the late 17th/early 18th century. Unfortunately the original documents are not there but only a list of deeds etc that had concerned the estates, drawn up around 1760. It starts:

"Schedule of the writings relating to the Manor of Beaches and other estates which were purchased by Mr Richard Have of the family of the Whitlocks which estates are as follows viz:

The Manor or lordship of Beaches together with the Manor of Mayes together with the quit rents, weifs astroys[wandering cattle], herriots etc
All that Capital messuage called the Holt etc
Ten pieces of Aroble meadow and pastures used therewith 50 acres
All that messuage or tenement and four closes adjoining together 16 acres
All that coppice called Hoh Coppice 5 acres
Tylehouse lands with the tyelekin houses and buildings thereupon then or late in the occupation of Robert Cole and also all those pieces of land called Shipcot and Segorgys with the houses thereon in the occupation of Ralph Merrifield
All that tenement or farmhouse in the occupation of the Widow Rance and all those three closes of land adjoining by estimation 13 acres. All of which premises are now in the parish of Wokingham in the Counties of Berks and Wilts".

The first document referred to in this schedule is dated 14th year of James 1st [1617]. At this time William Whitlock gave instructions to Henry Montague and Adam Kirby to sell the premises, at the end of a lease granted to his brother Richard for 21 years, as his wife Ursula decreed. If they were not sold then William's wife Ursula was to have the income from these rents etc.

We think that this William and Richard were the sons of John Whitlock and Agnes Planner as shown on the tree.

There is no record of what happened between 1617 and 1644 but it would appear that somehow the properties passed to the sons of Richard the merchant of London. In 1644 Richard Whitlock, of all Souls College Oxford, was paid £300 by his brother Robert for his share in the property of Beaches, Holt House and other lands and premises. In 1644 the property was listed as the Manor of Beaches with appurtenances and of 10 messuages, 10 cottages, 10 barns, 1 mill, 14 gardens, 400 acres of land [100 acres meadow and 300 of pasture], and twenty acres of woods in Wokingham Berks.

College records confirm that Richard entered All Souls 1632 - which if we have the right one would make him about 16, which was probably reasonable at this period, - and was elected fellow 1638.

Similarly another share came Roberts way in 1648 when John Whitlock of Leighton Buzzard gave his interest in the Holt House and divers lands to his brother Robert.

John Whitlock together with his friend W Reynolds was a puritan minister in Leighton Buzzard and "the parish of Oakingham being vacant 1647" they undertook to supply both Leighton "and that place" by turns. John Whitlock wrote in 1647 that his mother and brother had a house in Oakingham and lived there in the summertime, and that he himself had been at school there. John and his friend were later joint vicars of St Marys Nottingham 1651 - 1662. In common with many other puritans they were ejected from the church in 1662.

It is not known if the Whitlocks actually lived at Holt House, though Robert may have done at some point. It is more likely that the house was leased, together with the lands. Various deeds have referred to land in the occupation of Ralph Merrifield, Widow Rance and Robert Cole. Their stories have still to be researched.

By 1683 the estate had passed to Richard Whitlock [son of Robert?] who, in 1685, was said to be of Amersham Bucks. During the 1680s Richard Whitecock entered into a series of mortgages with Richard Hawe, a brewer of Richmond in Surrey, and in 1687 the properties were all sold to the said Richard Hawe. The mortgages specifically mention Beaches, Holt and lands in Wokingham and Sonning. The land involved included what is now Joel Park and the Joel Park estate as well as what is now the Holt School.

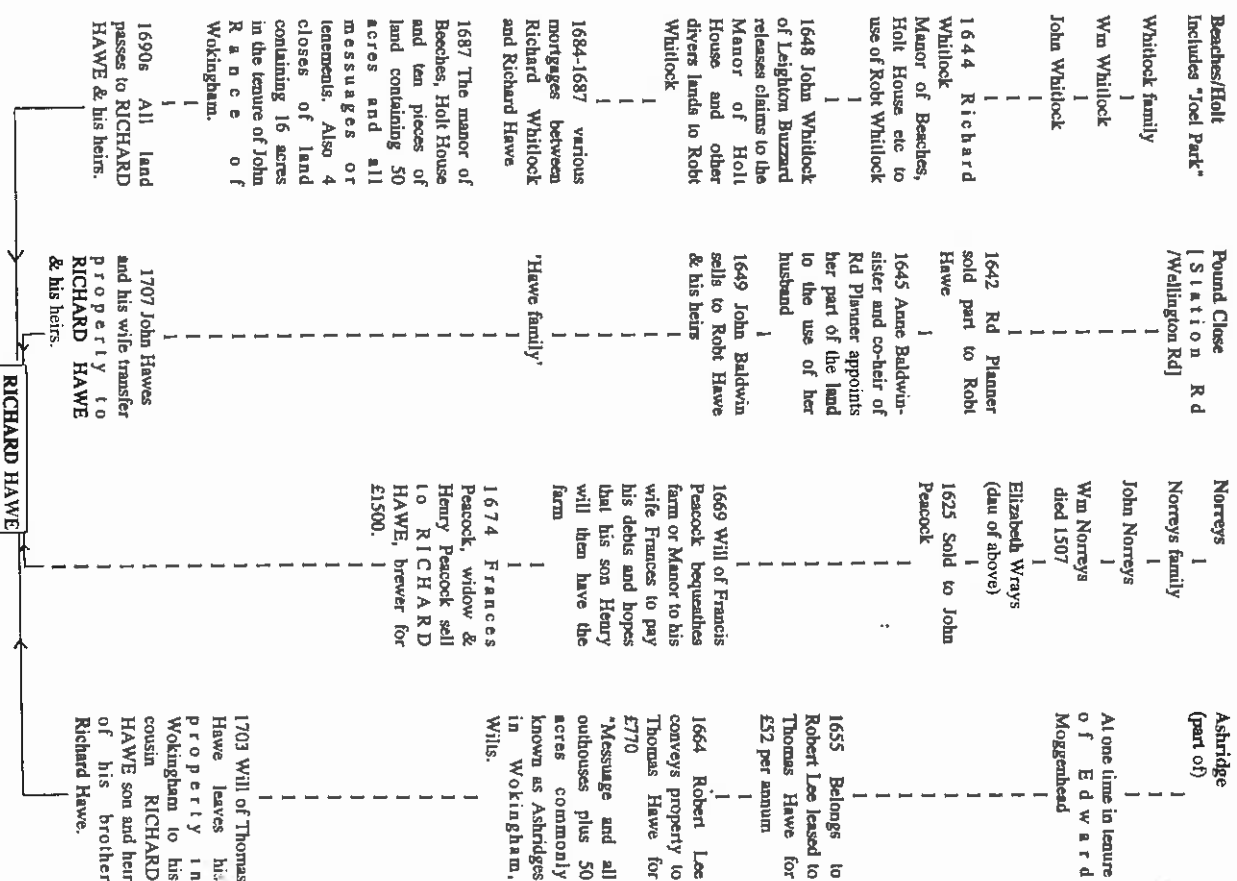
Other parts of what was the estate in 1840 came into the hands of Richard Hawe by different routes. Fortunately the 'descent' of these is on the whole more straightforward than our complications with the Whitlock family. All of these transactions are recorded in the same document at Berkshire Record Office.

The first mention of the Norreys family in Wokingham is recorded in the Victoria County History. John Norreys founded a chantry in the church in 1443 and held lands in the parish at his death in 1466. The lands passed to his son William who held them until his death in 1507. The lands stayed in the Norreys family until 1623 when they passed from Francis Norreys, Earl of Berkshire (the last male heir) to his daughter Elizabeth, wife of Edmund (possibly Edward) Ray of Oxfordshire. In 1625 the Wrays sold the property to John Peacock who was the tenant at that time. It passed from John Peacock to his son Francis and then in 1669 to the widow and son of Francis. The will of Francis Peacock bequeathed: "my wife Frances Peacock and her heirs his Farm or Manor of Wokingham in the Countie of Berks and Wils to the end and intent that she shall thereof pay my D^{ch}s, and Legacies which is the only reason of this my bequest but my desire is that my son Henry shall have the refusal of it. Or if my son Henry shall within one year of my decease pay my said debts that the said Farm or Manor shall not be sold but should descend to him as my heir at law"

We have no way of telling whether or not the debts were paid, or by whom. All that we do know is that widow and son sold the property for £1500 in 1674 to Richard Hawe, brewer. The property sold comprised the 'Manor of Norreys with 20 acres of land; 5 acres of meadow, 10 of pasture and 5 of wood and common pastures for all manner of cattle in Wokingham in Berks; And 10 acres of meadow, 10 of pasture and 10 of wood and common, in Wokingham in Wiltshire.

Pound Close came to Richard Hawe via Robert Hawe and John Hawe, while the Ashridge end of the estate was passed through another member of the family Thomas Hawe. Thomas Hawe passed his estates directly to Richard Hawe the younger, but some of the others may have passed first to Richard Hawe senior and by his will of 1718 to his son. Richard Hawe senior's will was a straightforward document in which all of his property was left to his son. Robert and John Hawe were both "brewers of Wokingham" and Richard was another brewer but this time 'of Richmond in Surrey'. From acreage given in documents it is pretty certain that Richard owned other lands in Wokingham as well as the ones which later became the Holt Estate as shown on the map of 1840. We know from enclosure in 1817 that the area that is now Rushfons Farm changed shape then, and I suspect from some of the field names that he may well have owned Wiltshire Farm, Scotts Farm and more of the land towards Keep Hatch.

The Four Parts of the Holt Estate



In 1707 Richard Howe let Beaches, the Brewhouse and the Bell, an Inn in Wokingham Town, to Mr William Yellall. Originally I assumed from the deed in question that it was actually sold at this point, but as it is mentioned as part of the estate in Richard's will written in 1727 it must have been a lease of some kind. Anyway it was certainly sold by 1762 when it was the property of the Webb family. The Webb family brewed there, and lived in Beaches Manor House for three generations. The brewery itself was adjacent to the Beaches and next to the Holt Estate.

The Holt remained the property of Richard Howe until his death. Although he owned the estate it is doubtful whether he actually lived there. Richard married twice, at least, but did not have any children, or if he did they did not survive him. He only lived for nine years after his father and there is little evidence, in Berkshire, of any changes to the property in his lifetime. In 1723 Seweys was sold to Joseph Burn/Bourne, who may have been his father in law, father of Richard's second wife. This is thought to have been the old name for Wiltshire Farm. Richard died in 1727 and in his will, proved 1730, he left his estates to his wife Sarah for her use during her lifetime and after that to his six nieces, daughters of his sister Alice Marsh. The will also lists the lands and gives the names of the tenants of the various portions of the estate. Holt House itself was at the time in the occupation of Thomas Barker Esq. As far as we know the occupiers of the properties stayed much the same after the death of Richard Howe. His widow remarried, she became Sarah Barker and it was only on her death in 1762 that the nieces took over their inheritance.

Although there were six nieces in the original will, only four of them appear in any deeds after 1762. There is no mention of Hannah or Mary. Maybe they had died without issue as the saying goes or maybe they had assigned their rights to the other sisters. There are no documents relating to this in Berkshire but there may be something in one of the London repositories - again more research is needed on this. Sister Ann married twice, to William Lamplow and John Turquand, but she is dead by 1762. Her interests have passed to her son William Lamplow, though the Turquand family still appear to have an interest in the estate as well. According to the Victoria County History Letitia Sutton had inherited the Holt itself from her uncle, but as far as I can see all nieces were left equal shares in everything and I have found no evidence that any particular niece inherited a particular part of the estate.

One of the few documents in BRO is as follows:-

"Know all men by these presents that we Dame Sarah Harrop of Bath, Somerset widow, Elizabeth Jackson of Breadstreet London, widow, Letitia Sutton of Kensington in the County of Middlesex widow, and James Fitter of Westminster the lawful attorney for and on behalf of William Lamplough Esq son and heir of Ann Turquand, formerly Ann Marsh spinster now deceased which said Dame Sarah Harrop, Elizabeth Jackson, Letitia Sutton and Ann Turquand, were and are co-deisees named in the last will and testament of Richard Hawes late of Oakingham in the County of Berks Gentleman deceased have and each and every one of us hath appointed Thomas Wilmot of Oakingham surgeon as our attorney in the name of the said William Lamplough to collect rents etc, for property belonging to each and every one of us under the will of the said Richard Howe".

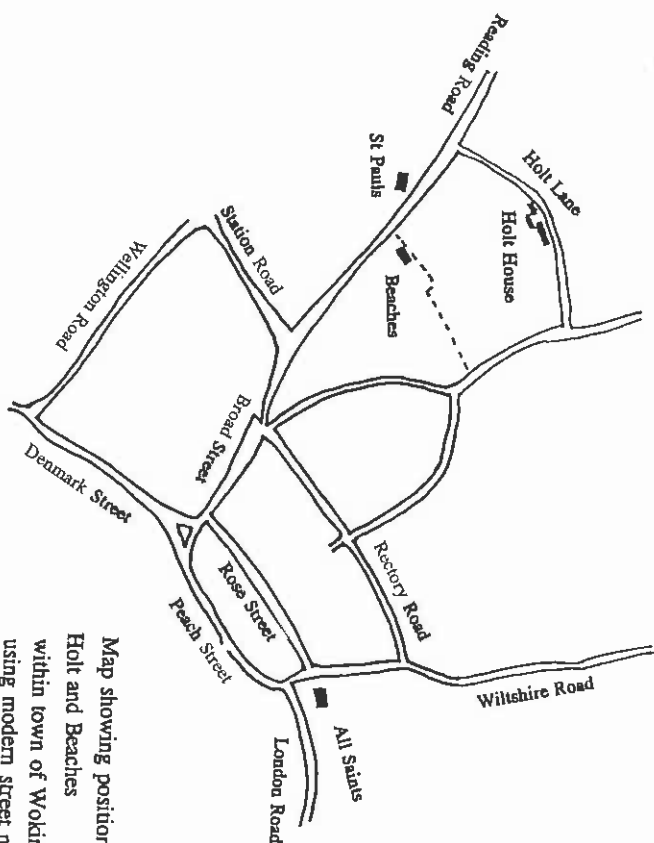
This is, among other things an example of 'keeping it in the family' as Thomas Wilmot married the granddaughter of John Howe who died in 1679! He was also responsible for the advertisement in the Berkshire Chronicle in 1769 which reads as follows: -

To be LETT on Lease next Michaelmas, near Oakingham, Berks, The HOLT HOUSE with all Conveniences fit for a Gentleman's Family, and 34 Acres of Pasture Lands adjoining, being one of the most desirable, airy and pleasing Prospects, in England, Thirty - Two Miles from London, Six from Reading, and only Half a Mile out of Oakingham Town, in Sight of the Turnpike Road.

A new complete Dog Kennel.

For Particulars, enquire of Mr. Wilmot, Surgeon in Oakingham.

This suggests that the house and its grounds was let separately from the rest of the estate. Later deeds confirm that it was let piecemeal.



Map showing position of Holt and Beaches within town of Wokingham, using modern street names.

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graph TD
    TH[Thomas Howe  
(will 1706-  
no direct heirs)] --- H[Henry Howe  
(mentioned in  
will of Thomas)]
    H --- RH[Richard Howe (Snr) will 1718  
= Mary Burges]
    H --- RHD[Richard Howe d. 1727  
Brewer of Richmond  
= 1. Sarah d. 1715/16  
= 2. Sarah Bourne  
no issue]
    H --- E[Elizabeth  
= Jackson]
    H --- L[Lettia  
= Sutton]
    H --- HN[Hanah  
= Collyer]
    H --- M[Mary  
= Valentine]
    H --- S[Sarah  
= Hartopp]
    H --- A[Ann  
= 1. Lampow  
= 2. Turquand]
    RH --- WLT[William Lampow  
= Lucy Whale]
    RH --- TS[Thomas Sutton  
Turquand]
  
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Pound Close and Back Lane Close passed through this branch of the family to Richard Have in 1707. These branches were presumably related but no proof so far.

One by one the nieces of Richard Have either died or relinquished their claims to the estate. In 1781 Jeremiah Crutchley has inherited from Elizabeth Jackson, his maternal grandmother, the portion of Ann Marsh has descended to William Lamplow and Sution Turquand and the other person with an interest in the estate is Margaret Leech, widow. Margaret may have been a daughter of Letitia Sutton or Sarah Hartopp.

Jeremiah Crutchley was the son of a wealthy dyer and brewer of St Saviour Southwark. His father died when Jeremiah was only seven years old leaving several thousands of pounds to be invested for his wife and children and in particular for his young son Jeremiah. Soon after Jeremiah became of age, 1769, he bought Sunninghill Park in Berkshire. He also had interests in other land in Wokingham as well as that belonging to the Holt Estate. He never lived in Wokingham, but with the Lamplows rented the land to various tenants.

In 1781 40 acres of land near Norrey's was leased to William May for 21 years at a rent of £40 p.a. Hammond Farm (Rushtons) was leased to Thomas Surman for the same period and the land which is now Joel Park was leased to William Douglas.

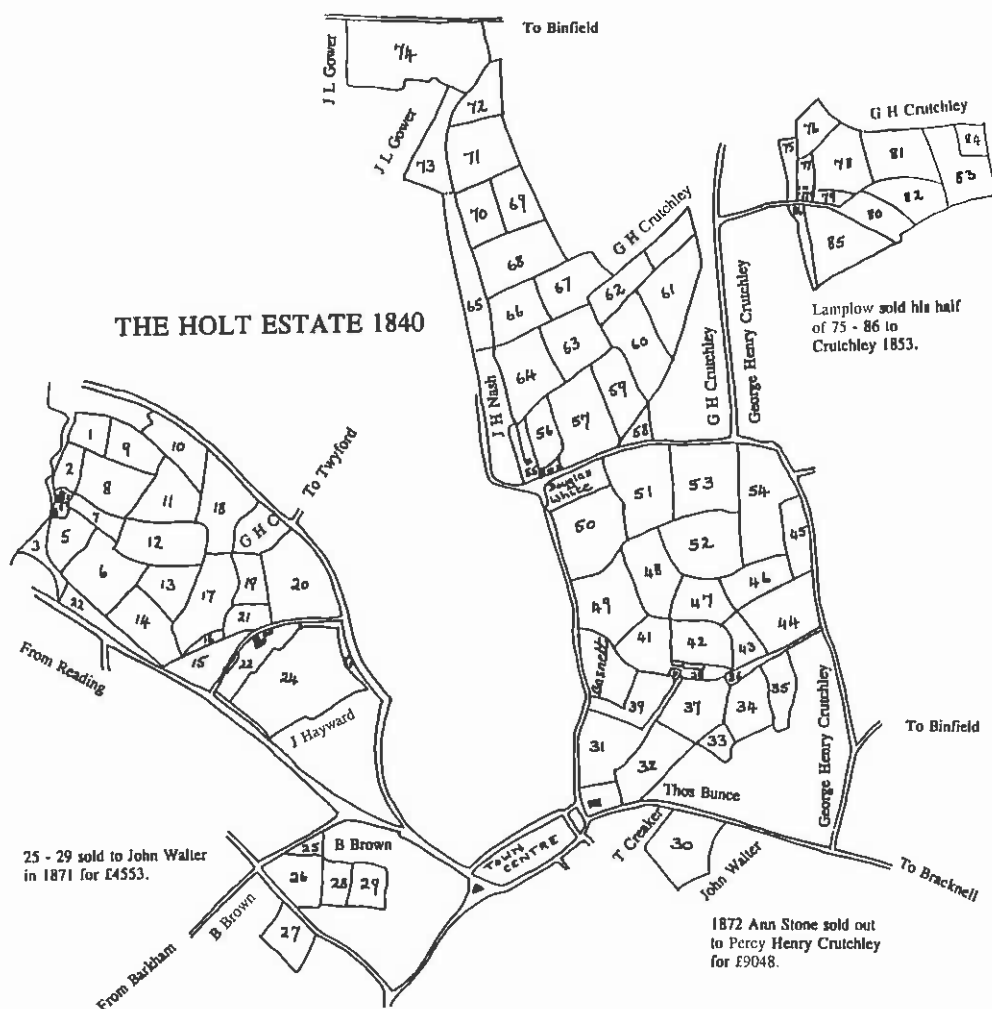
At the end of the 21 years, in 1802, a further round of leases rented the land previously occupied by Thomas Surman to Joseph Rushton, Joel Park to Farmer Edward Douglas and Pound Close to John Roberts.

The Holt House and its grounds were let separately. On 26th March 1787 there was a lease between Jeremiah Crutchley of Sunninghill, Lucy Lamplow of Wokingham on behalf of William Lamplow, Margaret Leach of Kensington, Thomas Hicks of Tower Hill, London and Sutton Turgand of Exmouth on behalf of his infant daughter, and Augustine Binfield of Wokingham Wills. Lease of the Holt for 14 years from Christmas 1786. [House plus 32 acres adjoining the house at rent of £55/16/- pa. Extra 4 acres of land near Matthews Green for £4/4/- pa]

Jeremiah Crutchley died in 1806. He had never married and his estates were left to his nephew, the son of his sister Alice, George Henry Duffield. There were two conditions on the inheritance..... and "I will and direct that my said nephews and their issue shall take upon himself themselves the surname of Crutchley and do use and bear the Coat of Arms of that family... [any one refusing to do so may not inherit.]" and the second one, added as a codicil..... "if at any time George Henry Duffield should at any time intermarry with any daughter of Richard Webb of Manchester Square in the County of Middlesex I hereby revoke the devises of my said will and codicils to my said nephew... to all intents and purposes as if my said nephew were naturally dead and without any issue or descendants... [also applies if he should marry any daughter of a daughter of Richard Webb...]"

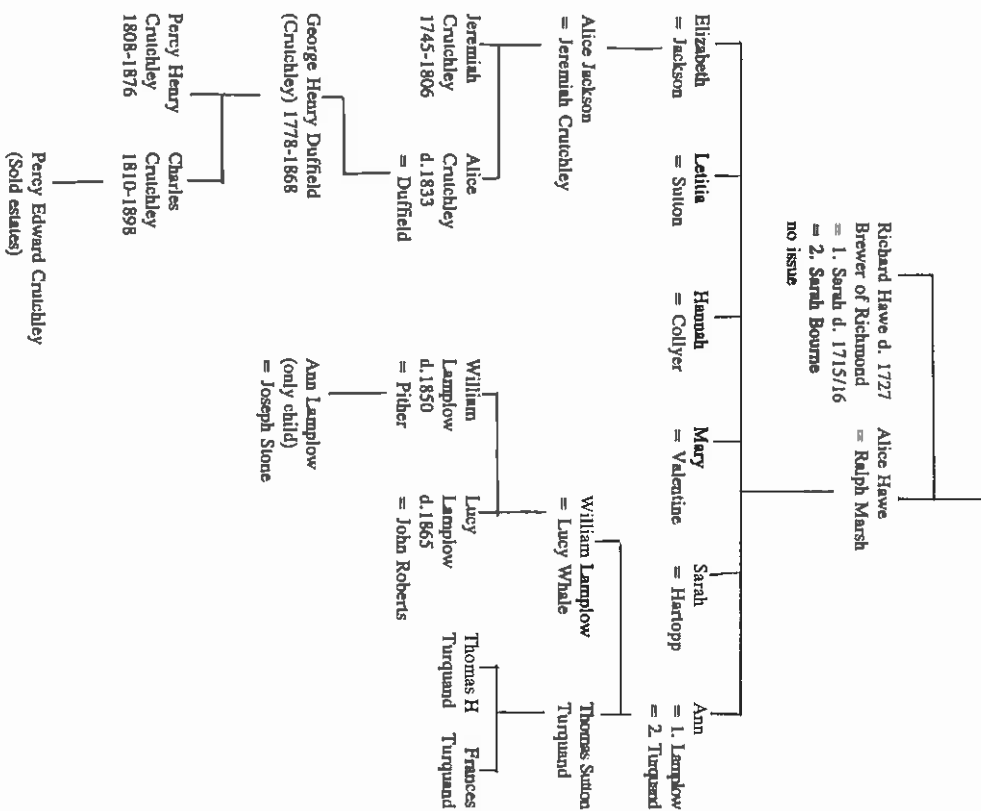
It would be interesting to know why this second condition was imposed!

George Henry must have been willing to comply with his uncle's conditions as he married Julianna Burrell shortly after the will was proved and he took the name of Crutchley. By 1809 he owned a considerable amount of land in Wokingham. The Crutchley family were to own land in Wokingham for another hundred years.



No.	Description	Cultivation	Quantity				
1	Priors	arable	3 . 1 . 31	43	Float Mead	meadow	2 . 0 . 31
2		pasture	2 . 0 . 28	44		arable	7 . 2 . 3
3	Homestead Piece	pasture	2 . 0 . 20	45	Thorn Acre	meadow	3 . 2 . 8
4	Homestead	pasture	0 . 3 . 22	46		meadow	4 . 0 . 31
5	Yard Close	arable	3 . 3 . 28	47	Footpath Ground	meadow	3 . 1 . 33
6	Seven Acre	arable	6 . 3 . 33	48	Lane Mead	meadow	6 . 0 . 0
7	Small Mead	meadow	1 . 3 . 27	49	Town Field	arable	7 . 3 . 33
8		arable	6 . 2 . 22	50	Lane's Close	arable	8 . 1 . 25
9		arable	3 . 3 . 18	51	Bunces Mead	meadow	7 . 2 . 24
10		arable	3 . 3 . 26	52	Seven Acres	arable	6 . 2 . 9
11	Inner Willingtons	arable	5 . 0 . 4	53	Little Ten Acres	arable	9 . 1 . 11
12	Bunces Mead	arable	7 . 1 . 9	54	Doles Green	arable	9 . 2 . 11
13	Coppice Close	arable	4 . 1 . 29	55	BarnYard Homestead	arable	2 . 1 . 12
14	Dukes Ground	arable	5 . 3 . 27	56	Home Field	arable	3 . 0 . 2
15	Rough Piece	pasture	7 . 0 . 14	57	Rick Yard Field	pasture	7 . 1 . 32
16		pasture	0 . 2 . 30	58	Allotment	pasture	0 . 1 . 30
17		wood	7 . 3 . 4	59	Meadow	meadow	4 . 1 . 25
18	Willingtons	arable	6 . 2 . 27	60	Gravel Pit Field	arable	6 . 3 . 1
19		meadow	2 . 2 . 28	61	Hale Field	arable	6 . 1 . 10
20		meadow	9 . 2 . 14	62	Sadgrove	meadow	6 . 1 . 10
21		meadow	2 . 0 . 35	63	Webbs Square Mead	meadow	5 . 3 . 27
22	Holt House		2 . 1 . 36	64	Rich Yard Ground	arable	7 . 1 . 18
23	Frontage	pasture	0 . 1 . 31	65	Allotment	arable	5 . 2 . 28
24		arable	16 . 2 . 10	66	Holly Bush	arable	4 . 2 . 8
25	3 Cornered Piece	meadow	0 . 3 . 37	67	Hop Garden	able	4 . 2 . 37
26	Pound Close	meadow	4 . 1 . 39	68	Clay Close	arable	7 . 0 . 26
27	Back Lane Mead	meadow	7 . 0 . 0	69	Inward Four Acres	arable	3 . 3 . 22
28		meadow	2 . 0 . 26	70	Oat Field	arable	4 . 0 . 5
29		meadow	2 . 1 . 27	71	Ground by Coppice	arable	6 . 2 . 0
30		meadow	7 . 1 . 6	72	Upper Field	arable	4 . 3 . 19
31	Church Field	meadow	6 . 2 . 1	73	Allotment	arable	5 . 1 . 28
32	Church Field	arable	6 . 2 . 14	74	Allotment	arable	18 . 3 . 10
33	Little Mead	pasture	1 . 3 . 28	75	Allotment	meadow	1 . 2 . 10
34	Five Acres	arable	4 . 3 . 27	76	Mead by Orchard	meadow	2 . 2 . 39
35	Mays Mead	meadow	3 . 1 . 5	77	Barn Orchard	meadow	1 . 2 . 28
36	Rough Piece	pasture	1 . 0 . 16	78	Barn Field	arable	5 . 3 . 36
37	Gravel Pit Piece	arable	6 . 0 . 13	79	Barn Garden		0 . 1 . 22
38	Barn Yard & Cottage		1 . 2 . 1	80	Lower Park	meadow	3 . 0 . 18
39	Mead by Wilts Hse	meadow	4 . 2 . 34	81	Burnt Close	arable	5 . 3 . 19
40	[missing]			82	Upper Park	arable	3 . 3 . 38
41	Barn Mead	meadow	4 . 1 . 38	83	Underwoods	arable	5 . 1 . 34
42	Barn Field	arable	4 . 3 . 4	84	Underwoods	pasture	1 . 1 . 29
				85	The Bell Close	arable	7 . 1 . 9
				86	Allotment	pasture	1 . 1 . 8
Total						417 . 3 . 31	

Thomas Hawke (will 1706- no direct heirs)	Henry Hawke (mentioned in will of Thomas)	Richard Hawke (Sur) will 1718 = Mary Burges
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1. Berkshire Record Office	
D/Bk P5	Map of Holt Estate 1840
D/ER E9	Schedule of Writings of Beaches Manor
D/ER E14/3	Appt of T Willmott as attorney
D/ER T141/41	Deed between Richard Hawe and Joseph Burr
D/ER 142128-34	Deeds various, farm leases
D/EW1 T109	Deeds and notes various

Bishops Transcripts for Wokingham

4. Visitations of Berkshire

John Whitlock 1589; Richard Whitlock 1570; Agnes Whitlock 1629; John Howe 1679; Thomas Howe 1706; Richard Howe sen 1718; Richard Howe 1729
Jeremiah Crutchley sen 1752; Jeremiah Crutchley 1806.

Historian 1:

Buckhurst Manor (St. Anne's Manor) by Roger Hosking
 The Methodist Church by Imogene Dorey
 Wire Rope Works in Wokingham by Edna Goatley
 The Wokingham Bell Foundry by Dennis Ayres
 A Family History from Deeds by Gwen Parker
 Wokingham Police Station by Roger Hosking
 Wokingham in Wiltshire by Dennis Ayres
 Badby's Barn Farm Estate (Crescent, Murdoch & Sturges Roads) by Roger Hosking

Martin's School by Meg Goswell

The Convent in Wokingham by Roger Hosking
 "The Burntage of Okeingham" by Dennis Ayres
 The Old Whurkhouse by Constance Dearlove
 Originality in Elevation (Joseph Morris & Family) by H Godwin Arnold
 Wokingham 100 Years Ago by John and Rosemary Lea
 Wokingham's Coat of Arms by Roger Hosking

Local Hunts by Colin Farrell, FRICS

Wokingham 150 years ago by John & Rosemary Lea
The Berkshire Chronicle of Wokingham by Dennis Ayres
A Farm Inventory of 1860 with introduction by Gwena Parker
Batty's Barn Farm Estate - (early history) by Roger Hosking
The Progressive episode by Paul Lacey

GORRICK WELL

by Arthur Heelas

[*Note by the Editor. Arthur Heelas, of the Wokingham Heelas family, took a keen interest in Wokingham's history. He delivered several interesting lectures on the subject and has left us 253 typewritten foolscap pages of notes. The following account of the history of Gorrick Well is that recorded in these unpublished notes. They were probably written in the 1920s. No further information on Gorrick Well has yet come to the notice of the History Group of the Wokingham Society. Wixenford of these notes is now referred to as Ludgrove. The map on pages 19 and 20, which illustrates Dennis Ayres's article on Gorrick Wood, shows the location of Gorrick Well.*]

On the Wixenford estate there is a portion of it called Gorrick, near the keeper's lodge and the railway; here there was an old well famous for its curative properties, especially for eye diseases; there are still several persons living who can remember people going to the well to bathe their eyes and take the water away.

In the "Topographical Dictionary", edited by Samuel Lewis, published in 1840, it is mentioned in the description of Berkshire as follows: "*The mineral waters (writing of the county) are unimportant: the following only possess any note, viz. a weak chalybeate at Sunninghill, a mild cathartic at Cumnor; a strong chalybeate in the parish of Wokingham. Called Gorrick Well.*"

It is also mentioned in Lyson's "Magna Britannia" vol 1, p193. "*There is a strong chalybeate spring called Gorrick Well, near Luckley House, in the parish of Wokingham.*"

Tradition says that the well was visited by Queen Elizabeth on three different occasions. Many years ago a lecturer gave a reading from an ancient history, in which Gorrick well was spoken of as supplying a noted water used to cure bad eyes. "*Queen Elizabeth came to one of the Inns in the town and from there drove out to Tangley Farm (now called Wixenford) where there was some water with a small island. The Queen selected the island as a quiet place for the cure and had the water from Gorrick brought to her, for her eyes; to note the event or else to make the place more private, she had box trees planted round the little island to make an arbour.*" Unfortunately the name of the book was not given, nor has it been traced.

Up till quite recently the place has been called "Queen Elizabeth's Arbour", and is still known as such by the older inhabitants. A few years ago the trees around this spot were cut down and the roots grubbed up, the water was drained off and where it had stood the ground was levelled up for the school kitchen garden. At the time I well remember the late head gardener, Mr McCleave, informing my mother that several large stumps and roots of old box trees had been found. It was a pretty spot by the side of the public footpath being well covered with trees and evergreens.

When the late Sir Edward Walter resided at Tangley he diverted the footpath by which the well was approached. The path originally crossed the centre of the fields facing Lucas' Hospital; it was moved to the side of the railway line and the famous old well was filled up. There is little or no trace of the well to be found to-day any more than there is of its neighbour, Luckley House, the residence of the late Charles Fyfe-Palmer, Member for Reading in the early part of the last century.

THE HOLT ESTATE and ITS OWNERS - part 2

by John and Rosemary Lea

(Continued from Historian Number 7)

By 1809 the Holt Estate was owned by the descendants of just two of the nieces of Richard Hawke, namely the Crutchley family via Richard's niece Elizabeth and the Lamplows who were descendants of niece Anne.

By the time of enclosure, between 1814 and 1817, the Crutchley family owned not only a share in the Holt Estate but much more land in Wokingham as well. As a result of enclosure some land was exchanged between and allocated to and from the estates owned solely by the Crutchley family and the Holt Estate in the area of Rushtons Farm [see maps]. A few odds and ends of land were also added around the fringes of the Holt House itself but on the whole the size of the estate did not alter much during the first half of the nineteenth century.

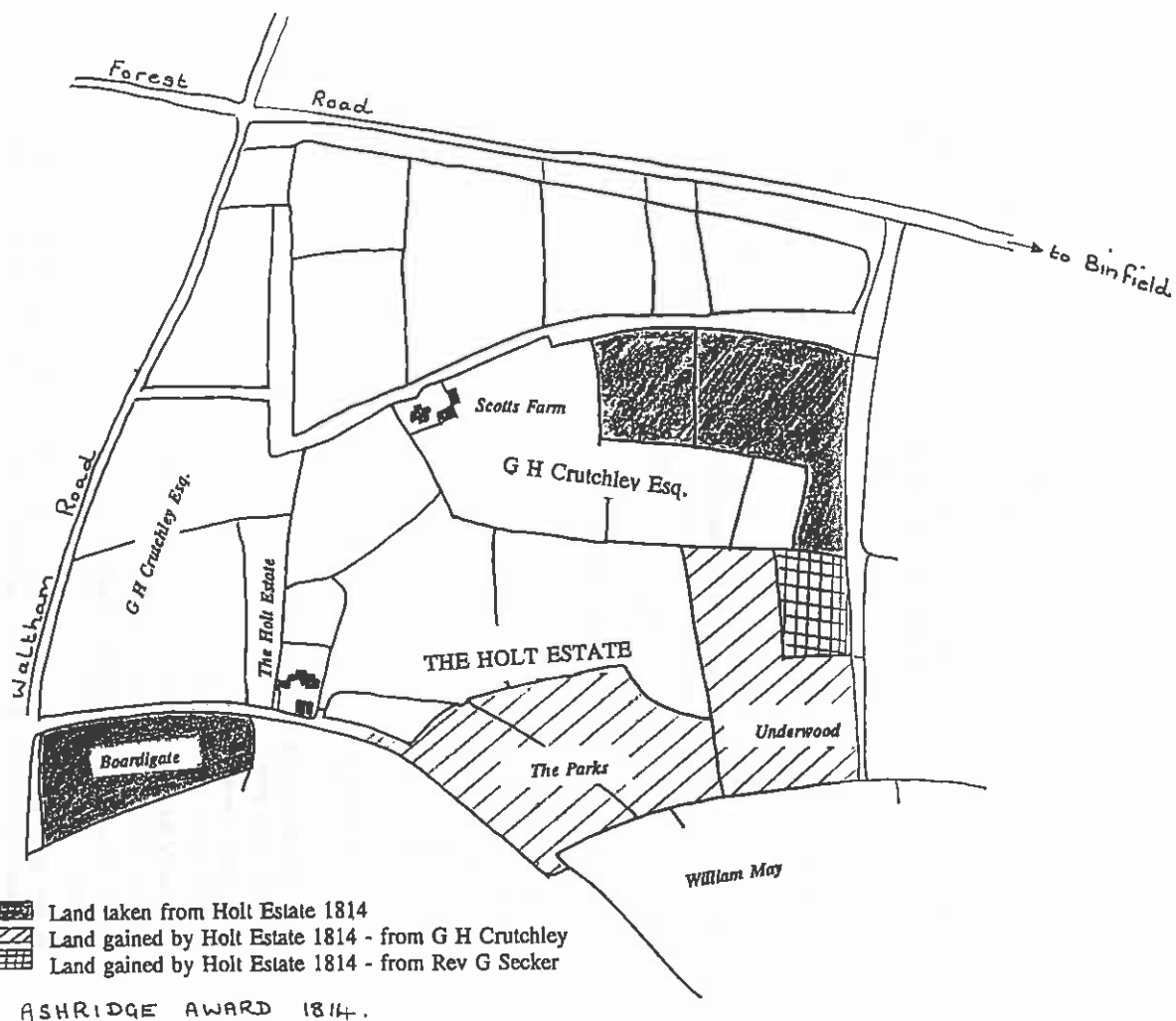
THE LAMPLOW family.

Four eighths of the estate passed from the nieces of Richard Hawke to William Charles Lamplow of Exmouth. William willed his share to his wife for use during her lifetime and then to his only child, his daughter Ann who later became the wife of Joseph Stone. Ann finally came into her property on the death of her mother in 1855. A tax form for that year gives more detail of the estate, and also the names of the tenants.

Four undivided eighth parts of the Holt Estate viz:

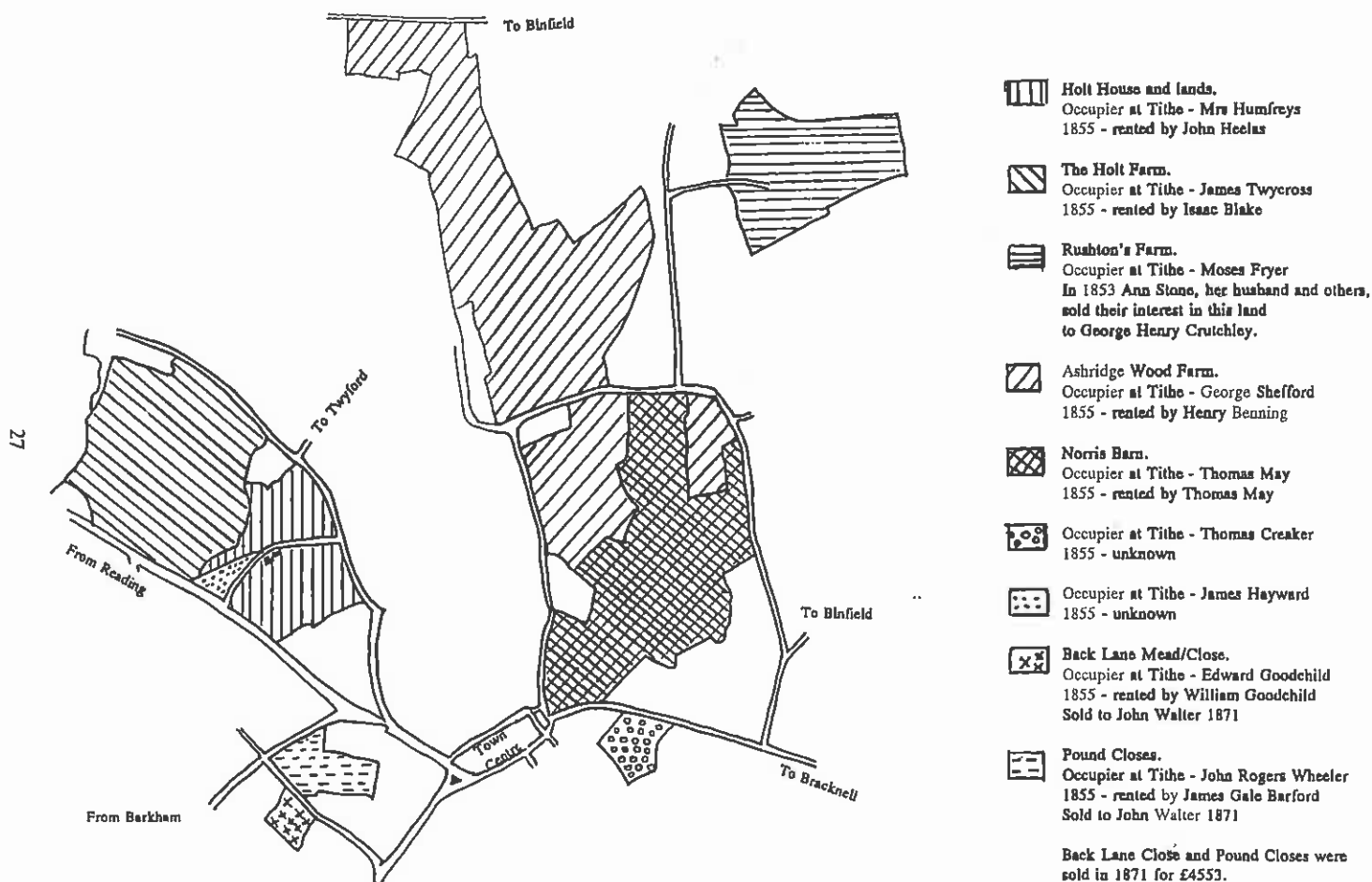
<i>House and land containing occupied by John Heelas</i>	40 - 3 - 8	
<i>Annual rent</i>		£148
<i>Farm and lands called Ashridge Wood Farm</i>	155 - 2 - 3	
<i>rented by Henry Benning at a rent of</i>		£187
<i>Lands called Norris Barn</i>	87 - 2 - 11	
<i>rented by Thomas May</i>		£112 - 10 - 0
<i>Farm and lands called The Holt Farm</i>		£80
<i>rented by Isaac Blake</i>		
<i>Lands called Pound Clases</i>	10 - 1 - 29	
<i>rented by James Gale Bayford</i>		£25
<i>Land called Back Lane Close</i>	5 - 2 - 31	
<i>rented by William Goodchild</i>		£10 - 10 - 0
<i>Coppice of woodland called Holt Coppice in hand</i>	8 - 0 - 0	£5

By this time Lamplow had sold his interest in the part of the estate numbered 75 - 86 [Rushtons Farm] on the 1840 Estate map. This had been sold to George Henry Crutchley in 1853, and was the first part of the estate to become the property of the Crutchley family alone.

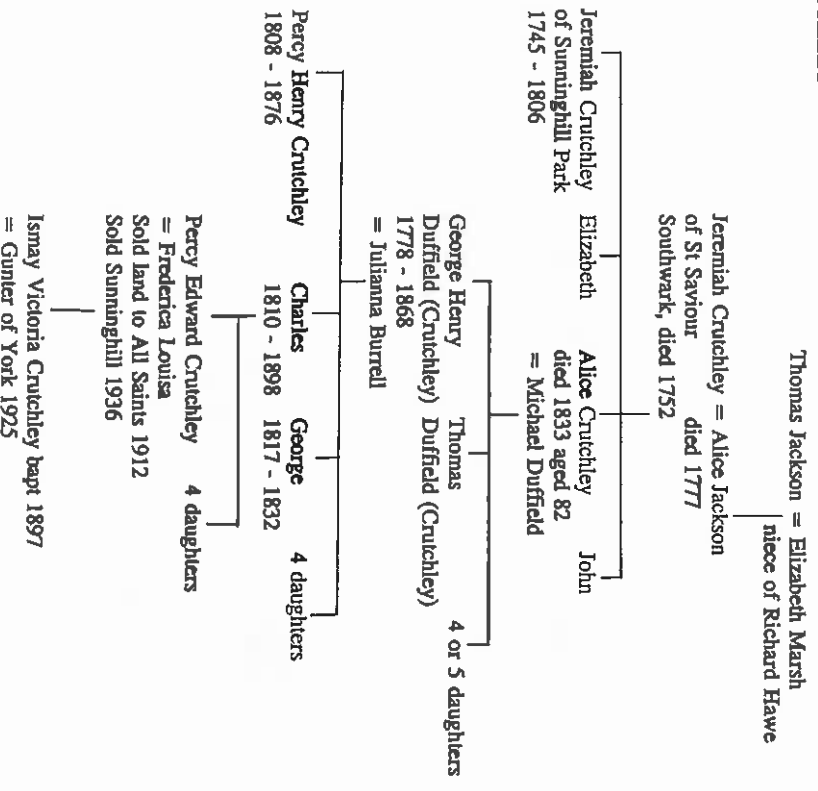


HOLT ESTATE c. 1840

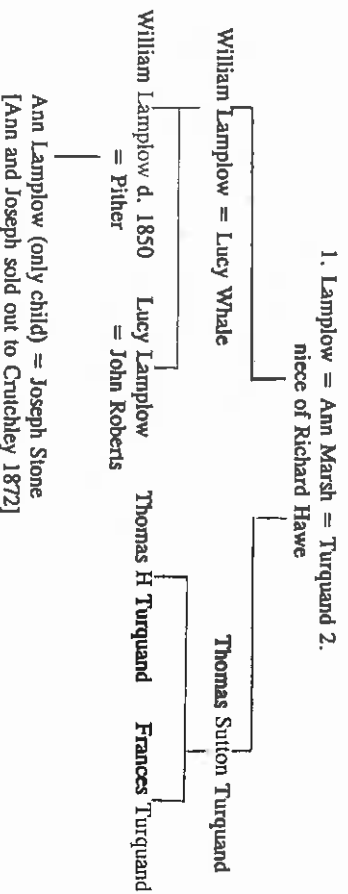
Occupiers of land from the TITHE award



From the HAWE family to CRUTCHLEY and LAMPLOW
CRUTCHLEY



LAMPLOW



In 1871 Pound Closes and Back Lane Close, nos 25 - 29 were sold to John Walter and in 1872 Ann Stone sold her remaining interest in the estate to Percy Crutchley. By 1872 all of the estate not previously sold had become part of the Crutchley empire.

The CRUTCHLEY family.

In his will of 1806 Jeremiah Crutchley left his share of 'three equal undivided eighth parts', the whole to be considered to be divided into eight equal shares, of the Holt Estate to his nephew George Henry Duffield, providing that George Henry took the name of Crutchley and used the Crutchley coat of arms.

George Henry Crutchley is thought to have acquired another eighth share in the estate by an indenture of lease and release with Thomas Henry Turquand in 1813.

In 1848 George Henry and his son Percy Henry broke the entail and in his will dated the same year George Henry left the estate to his son Percy. Percy inherited on the death of his father in 1868.

A return from the Inland Revenue for 1868 to Percy Henry Crutchley of Sunninghill Park stated:

Farms lands and hereds in Wokingham in the County of Berks Annual value £195 0 0 called the Holt Estate

This seems to be a comparatively low annual value compared with that of Ann Stone(Lamplow) in 1855.

Percy Henry Crutchley died in 1876 and left all of his estate to his brother Major Charles Crutchley.

The Holt House and grounds were sold in 1885/6 to William Heelas who had rented the house since 1855.

By the will of Charles Crutchley in 1888 the estate went to his son Percy Edward Crutchley but large sums of money were left to his widow and his other children. The estate had to pay out the sum of £45,000 plus a further amount of £2,500 a year. These payments could not be met from the personal estate and a lot of property was sold. Exact details of when and what property was sold is not known. It is known that two houses on the Terrace were sold as late as 1901 and that some land near All Saints was sold to the Church for extra burial ground in 1912. The family home of Sunninghill Park belonged to the Crutchleys until 1936 when Percy Edward sold that estate as well.

HOLT HOUSE and its tenants 1790 - 1855.

Although the house was owned by the Lamplow and Crutchley families for many years they never lived in it. From about 1790 the Holt House itself was rented by the Humfrey family.

William Humfrey was a grocer from Holborn and is thought to have moved to Wokingham with his first wife, Susanna, and at least one child, in 1785/6. Two sons were born to them in Wokingham in 1786 and 1787. Susanna, his wife, died between 1787 and 1793. William remarried, Maria, and they had several children but most, if not all, died in childhood. William died in 1831 at the age of 79 and Maria died at the age of 78 in 1840. Both are buried in All Saints churchyard. Mrs Humfreys is listed in the Tithe Apportionment as the occupier of the Holt House and also of several pieces of land near the house.

After her death the following advertisement appeared in the Reading Mercury of September 5th 1840:

The HOLT, Wokingham Berks to be let for the remainder of a term of 21 years (determinable upon notice at the end of the first 11 years) a substantial and capacious HOUSE called THE HOLT with a convenient yard and garden adjoining. The Yard comprises an excellent Coach-house, Stables and other outbuildings. About 7 years of the 21 have expired. This property adjoins the Town of Wokingham and to the time of her death was held by the late Mrs Humphrey.

Around and contiguous to the House and Garden is THIRTY ACRES of excellent LAND which may or may not be had with them at the option of the taker. Wokingham is 32 miles from London, 7 from Reading and 5 from Twyford, the last named place being the nearest station of the Great Western Railway. For further particulars apply to Messrs Wheeler of Wokingham from whom permission to see the premises must be obtained.

The next tenants of the Holt were John Spencer Wynn Werninck and his family. The Wernincks first appear in the registers of All Saints Wokingham in 1843 when a daughter was baptised and again in 1844 when their son was christened. For some reason the next three children were baptised at the parish church in Barkham. The entry in the Barkham register in 1847 confirms that John Spencer Wynn Werninck and his wife Elizabeth were of the Holt in Wokingham. The Werninck family were still in residence in 1854 according to Kelly's Directory for that year. This was their last year at the Holt. Their original lease was for approximately 14 years, if the advertisement in the 1840 Reading Mercury is to be believed and either they or the owners did not wish to renew it. Where the Werninck family came from or where they went to is a mystery as yet unsolved.

The HEBELAS family and the HOLT 1855 - 1929

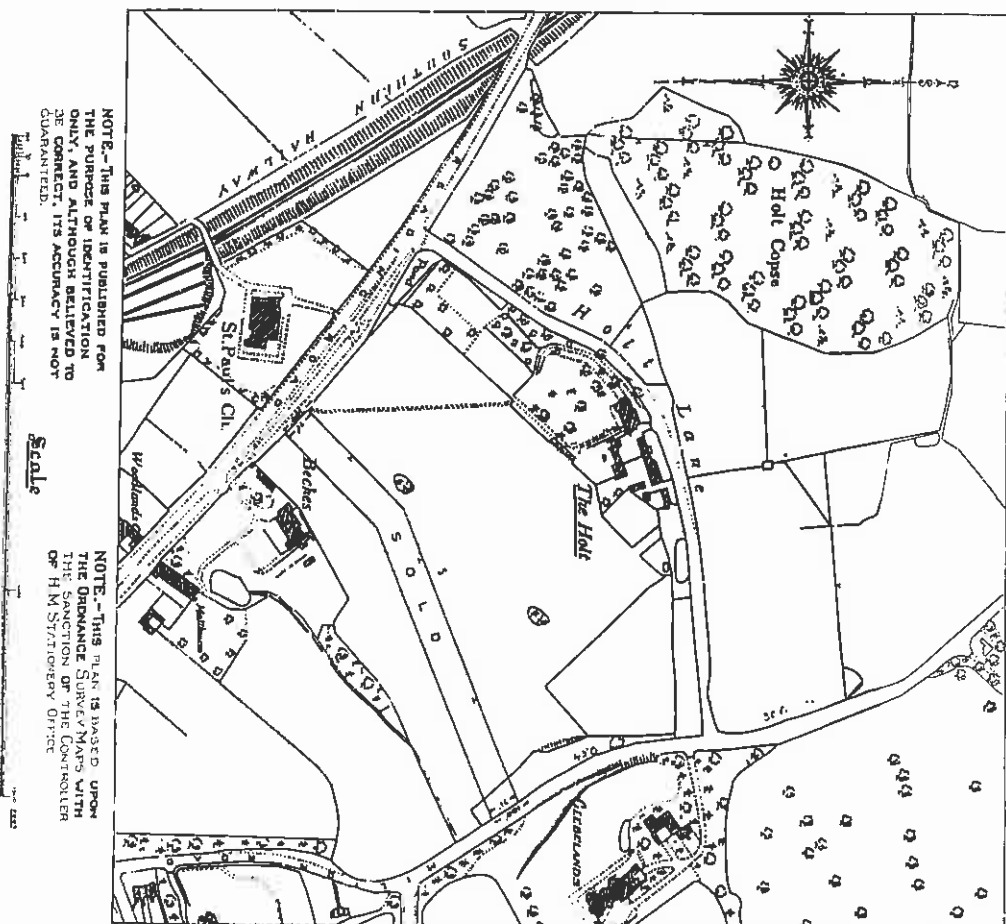
William Heelas senior moved to Wokingham, from Luton, in the late 1790s. He and his wife Ann lived at Buckhurst and produced two sons, William junior born 1801 and John born 1803. William senior died in 1856 and it was about this time that John Heelas, his wife Dorothy and their family moved into Holt House. For the next twenty years the house was leased from the Crutchley family. The Heelas family did not buy it until the mid 1880s.

The Heelas family were well known in Wokingham for their public service and their business as drapers. The family were responsible for the Heelas shops both in Wokingham and Reading though they were run by different branches of the family. At different times William senior, William junior, John of the Holt and his son John held the position of Alderman of Wokingham. In 1891 - 1892 two other sons of John, Tyndale and Daniel, were Mayors of Wokingham and Reading respectively.

By the time John died in 1884 his brother William had been dead for many years and although William had married twice there were no surviving sons of the marriages. At his death John owned property, private dwellings as well as his family business, in the Market Place in Wokingham, further property in Denmark Street and land off Langborough Road. Some of his properties were sold at auction in May 1884 and perhaps it was money raised from these sales that was used to purchase Holt House and grounds soon afterwards. It was during the 1880s that extensive additions and alterations were made to the house, presumably by the Heelas family once they became the owners. According to Kelly's Directories the Holt was the property of Daniel Heelas, third son of John Heelas, until his death in 1910.

PLAN OF THE "HOLT", WOKINGHAM. FOR SALE BY AUCTION

ON
TUESDAY 2ND JULY, 1929.
AUCTIONEERS--J. WATTS & SON, WOKINGHAM.



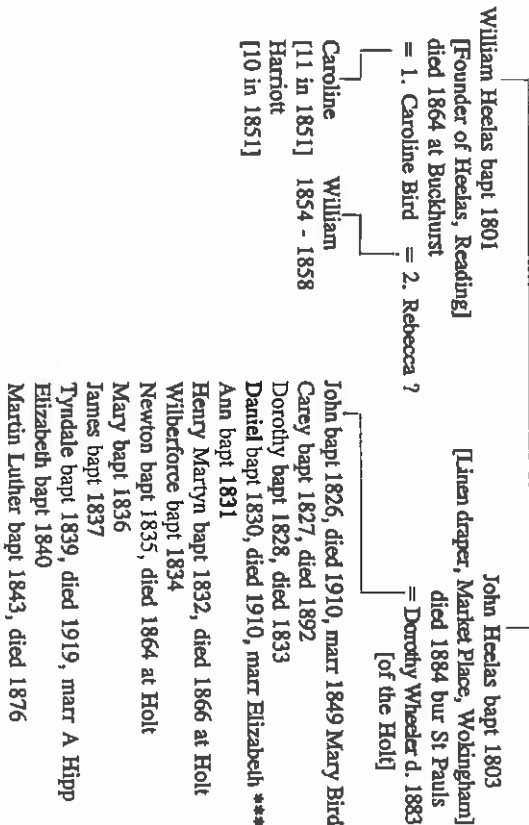
NOTE--This plan is published FOR THE PURPOSE OF IDENTIFICATION ONLY, AND WITHOUT BELIEVED TO BE CORRECT. ITS ACCURACY IS NOT GUARANTEED.

Scale

NOTE--This plan is based UPON THE ORDNANCE SURVEY MAPS WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE.

HEELAS

William Heelas = Ann Shorter
died 1856
[came to Wokingham from Luton in 1790s]



*** Daniel Heelas and his family:-

Daniel Heelas 1830 - 1910 = Elizabeth Josephine ? 1829 - 1898

all baptised St Marys, Reading

William	Walter	Newton	Elizabeth	Edward	Margaret	Charles	Geo
Denton	Wheeler	1864	Jessica	Daniel	Amy	Henry	Robert
b. 1862	1863	1864	1866	1866	1868	d. 1872	d. 1911
priest	surgeon			draper	d. 1925	aged 2	aged 38
d. 1911							

BY ORDER OF TRUSTEES.

THE HOLT, WOKINGHAM.

THE
PICTURESQUE FREEHOLD

Old fashioned Residence (PARTLY TUDOR)

GARAGE, STABLING, FARMERY, 2 COTTAGES,
AND

OLD WORLD PLEASURE GROUNDS,
PARKLANDS AND WOODLANDS.

TOTAL AREA ABOUT 33½ ACRES.
WITH VACANT POSSESSION.

J. WATTS & SON

are favoured with instructions to submit the above to Auction,
(unless previously disposed of) at

THE ROSE HOTEL, WOKINGHAM,
On Tuesday, 2nd July, 1929, at 4 o'clock.

Vendors' Solicitors,
Messrs. DRYLAND, SON & THOROWGOOD,
165, Friar Street, Reading.

Estate Agents,
Messrs. HEELAS SONS & Co.,
Minster Street, Reading.

Auctioneers,
J. WATTS & SON,
7, Broad Street, Wokingham.

1910 and 1911 were bad years for the family. Daniel Heelas and three of his sons, George, Edward and William Denton, all died within fourteen months of each other. There were changes of trustees amongst the family, but the Holt remained the property of the Heelas family until 1930 when it was sold to Berkshire County Council for £7000. The house has been used as a girls' secondary school ever since January 1931.

The ESTATE in the 1990s

The other parts of the 1840 estate have met various fates. There are still areas that are farmed, Rushons Farm to the East, and parts of Ashridge to the North. Norreys is now a housing estate, as is part of the land north of the Reading Road, Joel Park estate. Holt Copse and Joel Park opposite the main entrance to the school remain as wooded area and parkland.

The Holt House itself still has gardens reminiscent of the days it was a private house and the building itself, now used as the administrative centre of the school, has retained an atmosphere of history and people long since gone.

References and Sources:

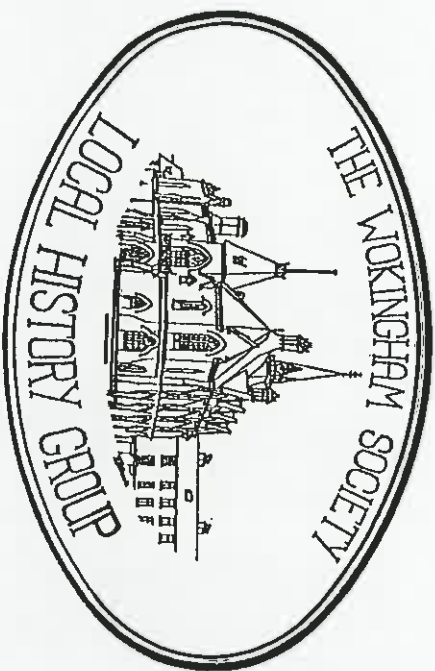
1. Berkshire Record Office
 - D/Bk P5 Map of Holt Estate 1840
 - T/PCp 18 Enclosure map Ashridge 1814
 - D/ER E9 Title Award Wokingham 1840
 - D/ER T504 Schedule of Writings of Beaches Manor
 - D/EWI T109 Abstract of will of John Heelas
 - Registers of St Paul's Wokingham, Baptist Church Wokingham and Barkham
2. Holt School Magazine, Golden Jubilee issue 1981
3. Reading Reference Library
 - Reading Mercury Sept 5 1840
 - Rushers Reading Guides 1811 - 1828
 - Kelly's Directory 1854, 1911
 - Smiths Reading Directory 1875, 1907
4. Wills
 - William Lampow 1850, William Heelas 1856, G H Crutchley 1868, P H Crutchley 1876

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ALDERMEN OF WOKINGHAM

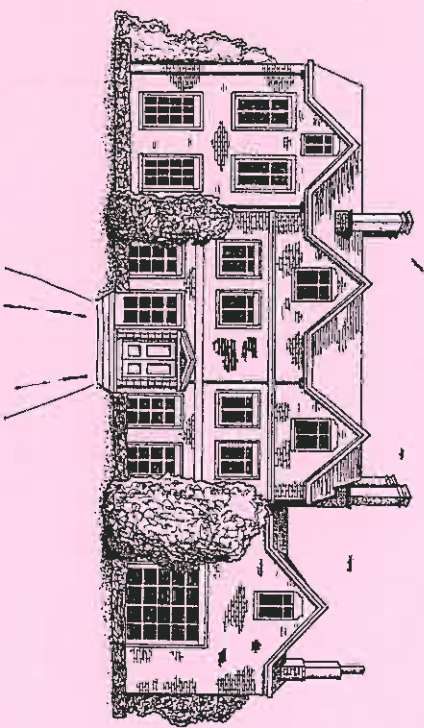
1611	Anthony Bartlett	1645	Angell Bell	1680	Edward Elkins
1612	Anthony Bartlett	1646	?	1681	Thomas Barker
1613	?	1647	John Sampson	1682	Daniel Bell
1614	?	1648	Thomas Miller	1683	Simon Leach who died
1615	Capt. William Irish	1649	John Gooding	1684	Thomas Gooding, jr.
1616	Thomas Bartlett	1650	Robert Batten	1684	Thomas Gooding, jr.
1617	?	1651	Thomas Grape	1685	Henry Butler
1618	?	1652	Angell Bell	1686	Simon Leach (11)
1619	?	1653	Thomas Deney	1687	Thomas Hudson
1620	?	1654	Thomas Miller	1688	Thomas Barker
1621	?	1655	John Gooding	1689	Richard Grape
1622	James Andrews	1656	Edmund Deney	1690	John Simonds
1623	?	1657	Robert Batten	1691	William Fennell
1624	?	1658	Thomas Gooding	1692	Richard Leach
1625	?	1659	Thomas Grape	1693	William Sampson
1626	John Planner	1660	Angell Bell	1694	Simon Leach
1627	?	1661	John Sampson	1695	Thomas Hudson
1628	John Whitlock	1662	Thomas Miller	1696	Thomas Barker
1629	Allen Weaver	1663	Edward Bradley	1697	Richard Grape
1630	Thomas Miller	1664	John Bradley	1698	John Lawrence
1631	?	1665	William Anderson	1699	Pearce Planner
1632	?	1666	Thomas Gooding	1700	John Simonds
1633	John Whitlock	1667	Edward Monke	1701	William Fennell
1634	John Planner	1668	Abell Bradley	1702	William Sampson
1635	Henry Bradley	1669	Thomas Miller	1703	Simon Leach
1636	Thomas Planner	1670	John Bradley	1704	Thomas Barker
1637	Allen Weaver	1671	Caesar Batten	1705	Richard Grape
1638	Thomas Mills	1672	Simon Leach	1706	John Lawrence
1639	Thomas Huse	1673	Thomas Gooding	1707	Pearce Planner
1640	John Whitlock	1674	Edward Monke	1708	John Clements
1641	John Gooding	1675	Abell Bradley	1709	John Simonds
1642	Henry Bradley	1676	Thomas Miller	1710	William Fennell
1643	Thomas Huse	1677	Nicholas Ayliffe	1711	Soloman Blackman
1644	Thomas Mills	1678	Thomas Hudson	1712	Robert Hunt
		1679	Thomas May	1713	William Sampson
				1714	Richard Grape

THE
WOKINGHAM
HISTORIAN



Number 8

THE
WOKINGHAM
HISTORIAN



Berches Manor House, Wokingham

Number 7

The Holt Building

Listed Building Details

Ref: <http://www.imagesofengland.org.uk>

IoE Number: 41676

Location: THE HOLT, HOLT LANE (south side), WOKINGHAM, BERKSHIRE

Date listed: 15 July 1987

Grade II

The Holt II Large house, now girls' school.

Late C16, extended and altered mid C17 and late C19.

Brick with stone dressings part tile hanging; tiled gabled roofs.

U-plan with several gabled extensions. 2 storeys and attics.

4 large chimneys with rectangular bases, diamond shafts and offset heads.

Windows mostly C19 sashes, some with glazing bars in upper sash.

North front:- plinth, stone string course at second floor cill level.

3 gables of different sizes with circular pierced and moulded bargeboards; 2 angular bays at first floor with moulded and dentilled cornices to lead roofs. The one at left has a large moulded stone bracket in centre.

Windows C19 sashes and casements, irregularly spaced with rubbed brick arches on ground and first floors; terra cotta cills throughout.

C19 extension on right with dentilled and moulded terra cotta string, and dentilled, painted wooden eaves cornice.

Angled dormer on corner.

6 panel entrance door, top 2 glazed roughly in centre under second bay, with stone lintel inscribed with 2 dates; 1648.1886.

Interior: fine open well staircase, probably of the 1648 date; 4 flights, square newels, with drop finials, splat balusters, moulded handrail, and heavily moulded, closed string.

Former morning room, now deputy head's room contains early C18 panelling, with small dentilled and moulded cornice; overmantel with semi-circular niches either side, the one on the left is larger and has 3 serpentine shelves.

Some C17 and early C18 panelling in entrance hall.

A simple coupled oak roof with some heavy rafters.



The Holt Building, Wokingham

Summary:

Records of the Whitlock family suggest that there was a house on The Holt site from at least some time between 1509 to 1589. Evidence from other buildings in Wokingham of a similar age suggests that the house may well have been a hall house. It would have been timber framed, probably with a wattle and daub infill and with a thatched or tiled roof. It would probably have been two storeys in height and have occupied the footprint of the house that existed in the photo taken before 1886.

At a later date, possibly 1648 the house was altered. The building was faced with bricks, open, shuttered windows would have become glassed and fireplaces and chimneys would replace the open hall house fire. New rooms would have been formed by building walls within the open hall house structure and a staircase added.

In Georgian times – 18th century – substantial alterations were carried out. Perhaps a third floor was added, sash windows may have been fitted and more rooms formed. It is likely that the main staircase was built at this time along with the fancy panelling and arches which make up the foyer and the stairway walls.

In 1886 the house was purchased by the Heelas family. They had been renting the property since the 1850's but, as owners, they were able to extensively modify and add to the building. They added the porch on the north side, a substantial two storied west wing and extended the south frontage by a metre for most of the first two floors. Fireplaces were rebuilt and cast iron fire surrounds added. Some new fireplaces were added and new chimney flues integrated into the existing chimneys. The external plaster rendering was removed to expose the brickwork and the top two stories were hung with diagonal tiles in the style of the day.

In 1930 the building was sold to Berkshire County Council to be used as Wokingham County Girls School which soon became The Holt School. Further alterations were made to the interior of the building to accommodate the school but these were minor compared to the 1886 rebuilding. Most current rooms within the building remain as they were in the 1929 auction catalogue.

The building achieved grade 2 listed status with English Heritage in 1987. Any work now carried out on the building must be approved by the heritage architect and the building must remain largely as it was at the time it was listed.




In 1997 extensive remedial works were carried out to replace timber which had been badly damaged by death watch beetle and dry rot and to strengthen the structure where failings by the Victorian builders had been found. Parts of the building were underpinned and all work was completed in line with the listed building status. The building should last for many more years.




The photos which follow show evidence for some of these conclusions and also illustrate aspects of the building as it is in January 2012.




Steve Thomas








January 2012






Photo numbers refer to the full sized images on the CD ROM





Photo		Comments
1		<p>North elevation before 1886</p> <p>This is the earliest photo of The Holt Building – taken from the North elevation. We know that it shows the building before 1886 because in 1886 the new owners, the Heelas family, carried out extensive alterations and additions to the structure which are not shown on this photo.</p> <p>Records refer to:</p> <p>John Whitlock owning The Holt during his lifetime (1509-1589)</p> <p>William Whitlock in 1617 – indenture and lease</p> <p>Richard Whitlock in 1644 - indenture</p> <p>Robert Whitlock in 1648 – transfer of interest from John to Robert (brothers)</p> <p>These suggest that there was a house on this site from at least some time in the 16th century.</p>
2		<p>South elevation 2012</p> <p>This is a view of the south elevation of the building showing the part of the building which features in the pre 1886 photo (above). i.e. the part of the building between the chimneys on the left and right ends (West and East elevations). The frontage on the lower two storeys projects one metre beyond the earlier building line and was added in 1886. The top storey and a small section on the right hand end is part of the original wall. (see photo 45)</p>
3		<p>North elevation 2012</p> <p>This porch and doorway was added in 1886, as shown by the Victorian bricks and the fact that it does not show in photo 1. The dates inscribed over the doorway are significant. We know that an extensive re-build occurred in 1886. 1648 refers to the date when Richard Whitlock took possession of The Holt. It is assumed that another major rebuild took place at this time although there is no proof of this. The Victorian architect must have thought that 1648 had some significance.</p>







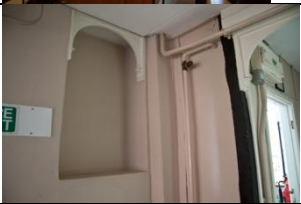
4		<p>Rose street Wokingham 2012</p> <p>This photo shows cottages in Rose Street, Wokingham in January 2012. They have been re-furbished but they are thought to date to Tudor times which is the time when John Whitlock owned The Holt. It is possible that parts of The Holt are as old as these cottages</p>
5	<p>13 An artist's impression of the original state of Nos. 15-17 Rose Street. The windows would have been boarded but without glass and would have had retractable shutters. They were originally hall-houses and the smoke vents can be clearly seen on the roof, which would have been thatched or tiled.</p> 	<p>The Tudor cottages in photo 4 are assumed to have started life as hall houses as shown in this artists impression. It is likely that The Holt was originally a hall house.</p> <p>A hall house contains basically one large room with a central open fire, vented through a roof opening. All activities for the household took place in this one room – cooking, eating, sleeping etc. Gradually other rooms and floors were added for storage, for the owner's sleeping quarters and eventually fireplaces and chimneys were added. Windows did not have glass, only wooden shutters.</p> <p>Examples of hall houses exist at The Weald and Downland Museum in East Sussex:</p> <p>http://www.wealddown.co.uk/Buildings/Medieval-House-from-North-Cray-Kent</p> <p>and at Stokesay castle in Shropshire.</p> <p>http://www.english-heritage.org.uk/daysout/properties/stokesay-castle/</p> <p>(although this is both larger and earlier)</p>
6	<p>97 The demolition in 1977 of No. 30 Market Place, once the King's Head Inn. This was a fine 16th-century building similar to the first inn, the rear of which can just be seen on the left of the gateposts. The site is now occupied by W. H. Smith and the Alders. National.</p> 	<p>This photo shows the demolition of a 16th century timber framed building in Wokingham. It is quite possible that behind the brick and tile facade of The Holt building lies a similar timber frame. I suspect that The Holt was originally two stories tall, as all these other properties are. It is possible that the hall house structure was altered and another floor added in 1648.</p>






7		<p>Tudor House, Wokingham 2012</p> <p>Another 16th century Wokingham building, lovingly restored. The early version of The Holt building may have been similar to this. Bricks were not used much until around the 17th century. Most buildings had an oak timber frame with the gaps filled with wattle and daub and then plastered with a lime plaster and whitewashed for weather proofing. Wattle and daub consisted of a woven framework of wooden laths (wattle) with a mixture of clay and cow dung daubed on to it and dried. As brick became cheaper and more readily available, the wattle and daub was removed and replaced by bricks. In some cases the brickwork was built between the timber framing, which remained exposed. In other cases the brickwork enclosed the timber frame which is hidden behind. This is what has happened at The Holt.</p> <p>The building shown here probably has brickwork behind the plastered and painted façade. Wattle and daub would have disintegrated a long time ago.</p>
8		<p>Second floor 2012</p> <p>This is the only room in The Holt building where there is an exposed timber frame on an external wall. It is on the top floor and can only be seen from the inside of the building. I expect that there is much more in the way of exterior timber framework in the building but it is covered by brickwork on the outside and by plaster and panelling on the inside.</p> <p>Another similar exterior beam was exposed in the 1997 renovation in a room opposite this one. It has been re-covered and is no longer visible. It shows in photo 17</p>
9		<p>Second floor 2012</p> <p>This shows timber framing on an internal wall on the top floor. The size of the columns and their spacing is similar to other Tudor age buildings. This wall is very near the East elevation of the building and might originally have been an exterior wall.</p>





10		<p>Second floor 2012</p> <p>More framing timber to the right of that shown in photo 9</p>
11		<p>Second floor 2012</p> <p>This shows an old window frame which leans to the right. It is on the top floor opposite the framing timbers shown in photos 9 and 10.</p>
12		<p>Second floor 2012</p> <p>Timber framing on an internal wall on the top floor. This is at the other end of the building from the walls shown in photos 9, 10 and 11.</p>
13		<p>Second floor 2012</p> <p>This photo shows the length of the older part of the building. This is the length of the building in the per 1886 photo (photo 1)</p>
14		<p>Second floor 2012</p> <p>This room occupies half the width of the building.</p>
15		<p>Conference room roof – second floor, 1997</p> <p>This shows old oak rafters joined with pegged mortice and tenon joints – traditional in old buildings</p>
16		<p>Conference room roof – second floor, 1997</p> <p>More old timber joints and also roughly cut timbers indicating old timber. Nail marks on the underside of rafters show that laths were once attached to give a sloping ceiling.</p>



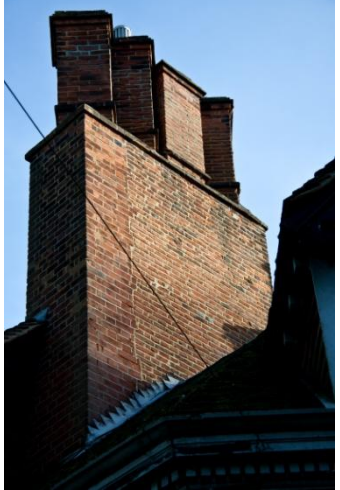

17		<p>Conference room roof – second floor, 1997</p> <p>New oak and new brickwork fitted to strengthen the structure. Notice the oak lintel running across the room just above the window. This is similar to the exposed lintel in the room next door (photo 8)</p>
18		<p>Conference room east wall 1997</p> <p>Old oak beams found under the plaster. They were riddled with death watch beetle and had to be replaced with modern brickwork. Why these beams were there is not known but they may have marked the base of a lower roof in an older version of the building. Perhaps showing that it was once a two storied building like the others in Wokingham of a similar age.</p>
19		<p>Conference room roof – second floor, 1997</p> <p>The beam supporting the ends of the rafters has disappeared due to dry rot and death watch beetle. New steel ties have been inserted.</p>
20		<p>Second floor corridor 1997</p> <p>This picture shows the effect of death watch beetle. These timbers held the floor in the corridor on the second floor. Only the strength of the floorboards had prevented the floor from collapsing. The large holes are for joint pegs.</p>
21		<p>Conference room south wall – second floor, 1997</p> <p>Another substantial oak beam extends across the width of the room with timber framing studs morticed into it above and below. Signs of a very old structure.</p> <p>The cast iron Victorian fireplace was probably fitted in 1886 but there is evidence of an older, larger fireplace before it.</p>





22		<p>First floor 1997</p> <p>This is the main oak beam supporting the floor in the finance office (first floor). Floor joist were morticed into it but the beam had twisted to the right and the joist had pulled out. There were iron brackets screwed to opposing joists, across the beam – probably placed in Victorian times. The floorboards were holding the structure together.</p> <p>The white steel column at top left supported the weight of a similar oak beam on the floor above. The Victorian builders had replaced a small window with a large bay window and not fitted a lintel to take the weight of the floor above. The column served this purpose.</p> <p>The base of the column was held in place by 4 screws and it was wedged under one side to accommodate the twist in the beam it sat on.</p> <p>The beam was straightened and left in place. Steel RSJ's were placed on either side and new joists housed in them. A lintel was fitted above the window.</p>
23		<p>Ground floor 1997</p> <p>Floor joists under the stairs were just sitting on the soil.</p>
24		<p>Ground floor 1997</p> <p>This is part of the entrance foyer, under the stairs and to the left of the foot of the stairs. When the floor was taken up it was discovered that the joists were simply sitting on the soil as shown here.</p> <p>The walls in this area were underpinned and a concrete foundation was laid under the floor joists.</p>
25		<p>View from the staircase down the first floor landing. The staircase is quite old. Its style and the panelling beside it are thought to be 18th century. Beyond the furthest banisters is the 1m metre Victorian addition to the building. The staircase is within the old part of the building suggesting that it was there before the Victorian addition.</p>





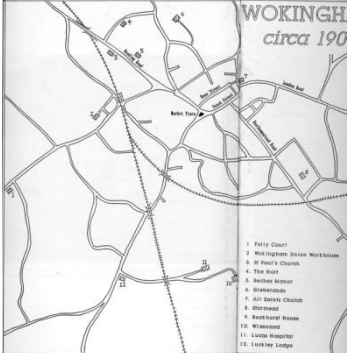
26		<p>Stairwell 2012</p> <p>In 1997 the panelling and the lath and plaster above it was removed on both sides of the stairs at first floor level. This revealed the studwork in the walls which was composed of irregular split tree trunks – not swan at all. Again evidence of a very old building.</p>
27		<p>First floor corridor 2012</p> <p>More exposed internal timber framework. This is in the old part of the building but the steps in the distance lead to the 1886 addition on the west elevation.</p>
28		<p>First floor 2012</p> <p>An old oak beam (painted) supporting the floor above.</p>
29		<p>First floor 2012</p> <p>18th century panelling</p>
30		<p>First floor 2012</p> <p>The other end of the same wall.</p>
31		<p>First floor 2012</p> <p>Bay window inserted into the original frontage in 1886</p>
32		<p>First floor 2012</p> <p>Alcove and structural column in old part of the building. The walls here are very thick.</p>




33			<p>Half landing 2012</p> <p>From half landing down stairs to the main foyer. If this had been a hall house it is likely that this area would have been the hall. The stairs and the wall to the left would not have been there.</p>
34			<p>Ground floor 2012</p> <p>Showing the foot of the stairs and the 18th century panelling.</p>
35			<p>Ground floor 2012</p> <p>The remains of a very large fireplace. It was a dining room in 1886 but may have been used for cooking in earlier times, given the size of the fireplace. Currently the reception area</p>
36			<p>Ground floor 2012</p> <p>A serving hatch, probably Victorian but indicating how thick the walls are.</p>
37			<p>Ground floor 2012</p> <p>This doorway has been built into the wall of the pre 1886 building and shows how thick the walls are. The small room through the door is in the 1886 porch extension.</p>

38		<p>Ground floor 2012</p> <p>An old archway at the eastern end of the old part of the building.</p>
39		<p>East elevation 2012</p> <p>This shows two distinct parts of the building. The older part is to the left as indicated by the smaller, irregular, handmade bricks. The 1886 addition with its regular, standardised, machine made bricks and the tile hanging is on the right.</p>
40		<p>East elevation 2012</p> <p>A window has been inserted in 1886. Victorian bricks surround the window but older brickwork is outside this area. There is a steel tie passing through the building.</p>
41		<p>South elevation 2012</p> <p>The pre 1886 brickwork is evident here with an 1886 buttress on the left.</p>

42		<p>South elevation 2012</p> <p>This is pre 1886 brickwork with an 1886 buttress to the left and an 1886 bay window on the right. Remains of the plaster render evident in the pre1886 photo (photo 1) can be seen.</p>
43		<p>South elevation 2012</p> <p>To the left is an 1886 bay window (shown internally in photo 31) and the 1886 porch. To the right is the earlier brickwork from before 1886 and an 1886 decorative pillar.</p> <p>The top window in this photo is the one shown internally in photo 8 with the oak lintel above it.</p>
44		<p>West elevation 2012</p> <p>This chimney marks the western end of the building shown in photo 1. Most of the brickwork is old and would have been in that photo. The front flue has been added in 1886 as shown by the change in the brickwork.</p>
45		<p>South elevation</p> <p>The 1 metre deep 1886 addition to the frontage does not run quite the length of the old building. The brickwork to the left of the down pipe is 1886. The brickwork to the right is earlier.</p>

46		<p>South elevation 2012</p> <p>This is the west wing added in 1886. The building is faced with limestone and the rooms have a greater ceiling height than the in older part of the building.</p>
47		<p>South elevation 2012</p> <p>Terra Cotta builders tile in the south wall indicating the 1886 building date.</p>
48	 <small>(1) This building, now the Holt School, was almost certainly the Thores House attached to Beches Manor. On the death of Richard Hares, the owner of Beches Manor, the Holt passed into separate ownership, and a number of generations of Warwickshire families have since resided in it. In 1885 the house passed from the Croxall family to the Bees family, whose addition and alterations gave the house its present appearance. Bekeham County Council acquired the house in 1980 and opened it as the Holt County School for Girls in 1985.</small>	<p>North elevation – date unknown</p> <p>This photograph was probably taken in the early 1900's while The Holt was still a private house. It is certainly after 1886.</p>
49		<p>South elevation – date unknown</p> <p>This is thought to date from the early 1900's – judging by the clothing. Apart from the removal of the ivy and the tall central chimney, the building looks much the same now, as shown below.</p> <p>The base of the tall chimney can still be seen on the top floor.</p>

50		<p>South elevation 2008</p> <p>This is the view which defines the school and makes it a little bit special. The building is now mostly administrative offices but pupils do use some of the rooms for meetings and exams so the whole school community still have a part in the life of this historic place.</p>
51		<p>Old stables – date unknown</p> <p>These old stables/barn existed beside The Holt building for many years, possibly centuries. They were demolished before 1957 when a new block was built in their place.</p> <p>The old pear tree, shown in the drawing, still exists and still produces pears. It is reputed to be 400 years old.</p>
52		<p>Aerial view 1953</p> <p>The Holt Building and the old stables are on the left of this picture. The buildings to the right have been built between 1932 and 1950.</p>
53		<p>Aerial view 2005</p> <p>The Holt building occupies the top centre of the photo and the school buildings have spread over the site to accommodate 1250 pupils.</p>
54		<p>1900 Plan</p> <p>A plan showing The Holt (no 4) and Beches Manor (no. 5) in relation to each other and the rest of the town.</p>

55		1909 Ordnance survey map Showing a similar area but with more detail.
56	 <small>This Beches Manor is thought to have been named after Roger de la Beche, who received large estates in Berkshire in the 12th century. This building was dated 1624 over the main entrance. In 1880 it was the home of James Hayward, who also owned the Wokingham Brewery and all but owned the public houses in Wokingham at that time. After the Hayward Estate was sold in 1926, the house had a succession of owners, finally becoming an hotel, which was destroyed by fire in 1953.</small>	Beches Manor, before 1953 Date of photo unknown but certainly before the 1953 fire.
57	 <small>Beches Manor became a hotel and burnt down in the late 1950s. In the grounds of the building now stands the new Youth and Community Centre in Reading Road, beside the Hall School.</small>	Beches Manor, after 1953 After the 1953 fire

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Wokingham A Pictorial History by J. and R. Lea. Published in 1990 by Phillimore & Co Ltd, Shopwyke Hall, Chichester, Sussex

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Photo number 55 comes from:

Old Ordnance Survey Maps: Wokingham 1909. Published by Alan Godfrey Maps, Prospect Business Park, Leadgate, Consett, DH8 7PW.

I have no information about: The drawing of The Old Stables (51) and photo numbers 1, 49, 52 and 53.

The Holt Building

Listed Building Details

Ref: <http://www.imagesofengland.org.uk>

IoE Number: 41676

Location: THE HOLT, HOLT LANE (south side), WOKINGHAM, BERKSHIRE

Date listed: 15 July 1987

Grade II

The Holt II Large house, now girls' school.

Late C16, extended and altered mid C17 and late C19.

Brick with stone dressings part tile hanging; tiled gabled roofs.

U-plan with several gabled extensions. 2 storeys and attics.

4 large chimneys with rectangular bases, diamond shafts and offset heads.

Windows mostly C19 sashes, some with glazing bars in upper sash.

North front:- plinth, stone string course at second floor cill level.

3 gables of different sizes with circular pierced and moulded bargeboards; 2 angular bays at first floor with moulded and dentilled cornices to lead roofs. The one at left has a large moulded stone bracket in centre.

Windows C19 sashes and casements, irregularly spaced with rubbed brick arches on ground and first floors; terra cotta cills throughout.

C19 extension on right with dentilled and moulded terra cotta string, and dentilled, painted wooden eaves cornice.

Angled dormer on corner.

6 panel entrance door, top 2 glazed roughly in centre under second bay, with stone lintel inscribed with 2 dates; 1648.1886.

Interior: fine open well staircase, probably of the 1648 date; 4 flights, square newels, with drop finials, splat balusters, moulded handrail, and heavily moulded, closed string.

Former morning room, now deputy head's room contains early C18 panelling, with small dentilled and moulded cornice; overmantel with semi-circular niches either side, the one on the left is larger and has 3 serpentine shelves.

Some C17 and early C18 panelling in entrance hall.

A simple coupled oak roof with some heavy rafters.