

## East Meon Historic Buildings Tour. Notes for Guides



### Bottle Cottage



The cottage was so named because of a bottle-end in the wall at the front of the house. Until the second half of the twentieth century, they were known as No 1 & 2 Workhouse Lane.

#### Origins

Originally, two labourers' cottages. At the time of the 1853 Tithe Map, they were owned by George Pink, a general practitioner who lived in the High Street; the tenants were "John Lovelock and others". John was an agricultural labourer, as was his wife Hannah. The 1851 census shows that at least two of their neighbours were 'paupers' and may have been among the 'others' occupying the two cottages.



### **Elsie Butler**

Elsie came to East Meon in 1951 when she married Harold Butler who was living in No 1 Workhouse Lane. At the time there was no mains water; there was a standpipe at the corner of Chapel Street. Water was collected by bucket and stored in a tin bath and a copper, which was used for clothes washing, in the outhouse. There were wooden outhouses to the rear, the end one being a toilet. This was emptied regularly by the night soil man. It was connected to the mains sewers in 1958.

### **Jimmy Bray**

Jimmy Bray worked at the Edward Barnsley workshop in Steep. Until the 1950s, these two cottages had been the only houses on the south side of Workhouse Lane. In 1953 Jimmy bought the land to the west of them; he planned to build a bungalow for his own family and in order to raise the money, he sold two other plots – on which bungalows were also built. Jimmy remembers he had to pay £2 per foot for the frontage as a tithe to the Church.

The meadow behind these houses had been bought by a Mr Smith who sold two sites one for a new Village School and another for the Village Hall; he also built four more bungalows along Chidden Close.

### **Today's Bottle Cottage**

In 1965 the two cottages were condemned, and then bought by Ann and Dick Hutchings for £1,900. A long triangle of land adjacent to Chidden Close was bought from Mr. Smith in 1969. The Hutchings converted the cottages into one dwelling, and re-roofed it using old tiles in place of the slate. They also built garages and outhouses to the rear using brick and re-claimed old oak beams.

## Guide to historic buildings



*Above, the cottages in 1965. Below, Bottle Cottage today.*

## The Tudor House

### Dates

The Spring of 1333 – tree-ring dating establishes this as the date of the main truss beam, i.e. the probable date of construction of the original Hall House.

1580s, most of the Hall House demolished, and a new Tudor House built by Joseph Wright

1892, house rented by Arthur Warren, who established a Grocer's and Draper's shop. 1935, Arthur Warren becomes freeholder ('freed from Manorial duties')

### People

Much speculation about who might have built the original Hall House – possibly a prosperous mason, responsible for the fine woodwork.

The earliest known owner of The Tudor House was Nicholas Wright, in 1567. In the Hampshire Lay Subsidy of 1586, the Wright family (Robert, John and Nicholas) are called 'gentlemen' and were among the wealthiest families in East Meon. According to the 1589 fine book, Joseph Wright acquired from Nicholas Wright at least 11 houses and cottages, a mill, and well over 100 acres of land in East Meon.

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### Hall House

The original mediaeval Hall House ran east/west, i.e. parallel with Workhouse Lane. The central area was open, from the hearth to the ceiling with no chimney. There were floored bays at one or both ends; the owners would have slept in the 'best chamber'. The original truss beam and the smoke-blackened wattle and daub are the only remnants of the original Hall House. This truss beam has been dated by dendrochronology (tree-ring dating) to the spring of 1333. Carving on the beam, though simple by later standards, is elaborate for the period. (Many craftsmen died in the Black Death a decade later, after which a scarcity of masons meant that elaborate carving was limited to the grandest of buildings.)



The truss beam plus wattle and daub

### Tudor House

At some time towards the end of the sixteenth century, the Wrights demolished whatever stood at the eastern end of the Hall House and replaced it with a fine cross-wing running north/south, making the building L-shaped. The new wing was close-studded (lavish use of vertical timbers) and jettied (overhang) on three sides. This confirms that the owner who built the Tudor section was a very prosperous man who wanted to show off his wealth.

### The Shop

The Tudor House was rented in 1892 by the Warren family who added a Grocer's and Draper's shop. On 31st December 1935 the property was freed from manorial dues and Arthur Warren became the freeholder. In the deeds, it is described as "one cottage with a garden of bondland in the tithing of Meon Manor" on which an admission fine of 2/- was payable - a figure which had remained constant since the 16th century. The grounds were allowed to go into disrepair.

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### The Square

Arthur Warren's shop was on 'The Square', and between the Tudor House and Heycroft, opposite, was a small house, later demolished. On the south-eastern corner was 'The Institute', built in 1881. This comprised a Reading Room, Library and Coffee House and even a rifle range. The Institute was replaced in 1972 by a new Village Hall further down Workhouse Lane.



### Workhouse Lane

Names of streets were very changeable. In the 1851 census, this lane was called Cross Lane. In the 1861 census it is named Little West Street, and we don't know when it changed its name to Workhouse Lane.

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### The workhouse

During most periods of East Meon's history, there were poor people whom it was the responsibility of the parish to support. In 1722, an Act was passed authorising churchwardens and overseers to buy or rent buildings for the lodging, maintenance and employment of the poor. East Meon had its own workhouse by 1727, situated next to the Tudor House; it would have looked much like Kews and Paupers Cottages, thatched and low-slung. The overseers' account books are preserved in full, providing a vivid picture of the care for the 'goodies' and 'goodmen' who lived there, in the care of the parish, and of the work they did in return.

By the 1830s, poverty was so widespread that small village workhouses were no longer viable. Larger units were established in Petersfield and nearby towns and East Meon's paupers were consigned to these distant and very forbidding institutions. In 1906, the site of the workhouse - now described as farm buildings - was sold at auction by John Bonham Carter. In 1910, the derelict workhouse was set on fire by a spark from a passing steam wagon.

## The Almshouses

### Dates

1863 – Almshouses on west side of Church Street donated by Mrs Forbes.

1906 – New almshouses on east side built by Mr Read of West Meon

### History

On 19 December 1863 Mrs Joanna Agnes Forbes of Bereleigh House transferred to trustees a piece of land “containing 19 perches with almshouse buildings thereon” upon trust to be occupied by persons “above 65 years of age and a parishioner of [East Meon] parish or irremovable from the same, of good character and reputation, but in indigent circumstances”.

Mrs Forbes had purchased the land on the west of Church Street, shown on the 1852 East Meon Tithe Map as “cottages and garden” owned by James Lock and others. She demolished the cottages and built the almshouses in memory of her late husband George Forbes.

She endowed the trust with £800 3 per cent consols (government bonds) and £300 new 3 per cent annuities. After running expenses and repairs the trustees were to pay to the “inmates” in addition to the use of the dwelling allotted, the sum of five shillings a week or seven shillings and sixpence to a married couple.

On 10 August 1904 an additional site on the other side of Church Street was purchased by the then trustees and in 1906 two additional almshouses were built by a Mr Read of West Meon. 24 perches of land cost £80 while building costs and architects’ fees amounted to less than £1000 an illustration of the buying power of money in those days. Mrs Forbes’s niece, Miss Errington, the previous owner of the plot of land, performed the unlocking ceremony of the two new almshouses with a silver presentation key suitably inscribed.

The trustees of the charity remain, as originally specified by Mrs Forbes, the vicar and church wardens of East Meon Church, the owner of Bereleigh and one nominated trustee.

There was a great deal of repair work and modernisation in the 1960s and 70s and combined with the inflation at the time it was necessary for the weekly stipends to stop. The occupants of the almshouses are, of course, no longer described as “inmates”, nor do they receive allowances from the trustees – on the contrary, although they are not tenants and pay no rent, they do pay a monthly maintenance contribution without which the almshouses could not have continued in being.

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### From the records

*In 1899 the doctor was paid £10 10s a year for attending the occupants of the almshouses and the parish nurse £2 10s. The doctor's pay remained the same until 1940 when he asked for it to be increased to £18.*

*The last time an occupancy agreement was signed with a cross was 1923.*

*In 1918 the seven occupants were paid a weekly allowance of £5 4s between them. They were given a ton of coal a year and at Christmas £1 of tea and beef but in 1941 due to rationing they were given 12/6 cash instead of beef and tea. In 1918/9 they were paid a monthly war bonus of 5/- and during the coal strike of 1921 Major Nicholson of Bereleigh proved firewood for the houses. People living alone who needed assistance were paid an extra 2/6 a week. In three cases grand-daughters (one aged only 15) did this and they were awarded 10/- at Christmas.*

*In 1901 there was a problem when the landlord of the George Inn's fowl trespassed into the Almshouses' gardens and a few years later he claimed £1 (but was paid 10/-) when his cow was injured when the closets were being emptied.*

*In 1908 privies were to be emptied twice weekly by a scavenger for 1/6 into the new cesspit built against the garden wall of the southernmost cottage. The next year the water was undrinkable from the water tank and the doctor was to test the cesspit for a leakage. In 1910 all houses came to be supplied by the parish water supply. The cesspit was filled in in 1928.*

*In 1909 Old Age State Pension of 5/- introduced so over the years the stipend paid to the occupants was reduced.*

*In 1911 occupants had to be reminded that they couldn't receive visitors without permission and that children were not permitted to stay. However, in 1941 this rule was relaxed when the occupants were allowed to receive relations from bombed areas as visitors and such permission was to be reviewed 3 monthly.*

*From 1926 until 1950 one of the Almshouses was rented out for 1/- a year for the use of the district nurse. In 1948, as there was a bath and water heater, occupants could pay 1/- to have a bath by arrangement with the nurse.*

*From time to time the occupants and their carers had to be reminded that they must attend church.*

*In 1931 a new occupant was told that wirelesses would not be allowed but the following year they could be used with earphones with the vicar's permission.*

*In 1936 all houses were to get electricity for lighting from new village supply but the nurse's house was to be on a separate meter. An experimental charge of 7d a week was fixed for the first year.*

*In 1950 the Christmas gifts stopped and the last coal payment was in 1975.*

*In 1957 coal ranges were replaced by electric cookers.*



## Barnards

Three cottages probably dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries. (At the time of the Tithe Apportionments, 1852, they are shown as four properties .... At the turn of the 19<sup>th</sup> century, there were at least five.)



Among the properties owned by J.N. Atkin is Tithe Apportionment Lot 1072 - 'Cottages and Gardens', which refer to the buildings which are now Barnards. In the Censuses from 1861 onwards, the occupant is shown as Eliza Barnard 'proprietor of houses' and the address as 5, High Street.

## Eliza

Buildings were often named after people and the cottages were probably named after Eliza Barnard, who appears in the 1861 census as 'proprietor of houses', living in 5, High Street. We know from the Parish Registers that she was the daughter of John Nathaniel Atkins (the prosperous draper, miller and postmaster who owned Glenthorne House and much other East Meon property). Nos 6, 7 and 8 - probably the other three buildings - are occupied by the households of a Thatcher, a Postman and an Agricultural Labourer, presumably her tenants.

Eliza appears 'no better than she ought to have been' .... She had been married in 1844 to James Barnard, the son of an East Meon butcher also named James Barnard. He died in 1849, leaving her with two sons. In the 1861 census the boys are not living with her, but a 9-year-old daughter is. Her father is registered as James Lock, the owner of Court Farm, with 750 acres, employing 22 men and 15 boys .... and obviously taking advantage of pretty young widows.

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### Turn of the twentieth century



*Nurse Kate Micklam (Winifred Kate's mother) and children outside Barnards c 1900. Winifred related that two families, numbering 20 in all, lived in what is now the single dwelling, Middle Barnards. The second photograph shows Middle Barnards and Barnards Corner each with two front doors at the time.*

Herbie Goddard



*Barnards flooded in the 1950s. The little girl on the doorstep is Hazel Pamplin, Herbie's daughter*

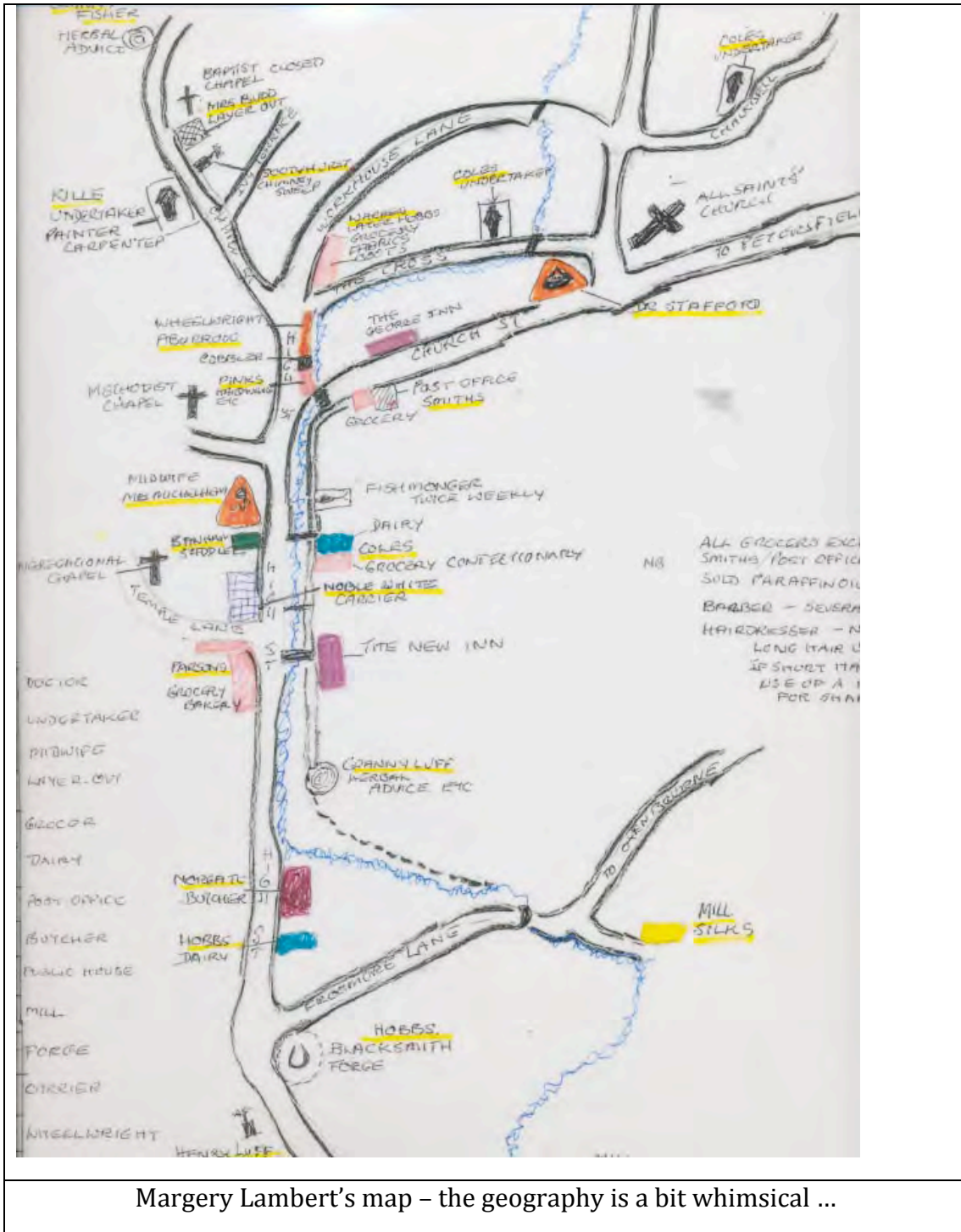
Herbie and Nellie moved to Barnards before WWII, during which the house was designated as suitable for lodging 10 and a half people, including two land girls both of whom married local lads Herbie was a member of the auxiliary fire service. Herbie was a member of the auxiliary fire service. After the war, he managed and then bought the petrol station at Glenthorne House.

Herbie joined the Parish Council on which he served for 37 years and was Chair for 16. He was also Church Warden, a member of the Horticultural Society and, during the war, a fire warden. Herbie became known as the unofficial Mayor of East Meon and among his achievements was the building of the Village Hall, of which he was Chairman.

**The High Street (Shops and trades)**

We owe this information mainly to Margery Lambert who, before she died, drew up a map of the High Street in the 1920s, as she remembered them. We also have an interview with Clara Fisher, who spoke to Freddie Standfield, and Kelly's Directory.







## Guide to historic buildings



Margery Lambert's map - the geography is a bit whimsical ...

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These are some of the shops and trades mentioned by Margery Lambert:

	
<p>Potter's General Warehouse, later Pink's, later Witts, butcher</p>	<p>The Post Office</p>
	
<p>Midwife Mrs Micklam, outside Barnards</p>	<p>Coles' grocery, with dairy alongside</p>
	
<p>Header of Bill from Adams, 1889, later ...</p>	<p>Parsons grocery</p>

## Guide to historic buildings

Few villagers had the means of travelling outside Petersfield for shopping, so the village had to be self-sufficient. There were over twenty shops and trade outlets – today there is one shop and two pubs.

### **Corner Cottage**

Was then Potter's General Warehouse, which was lucky to escape the fire in 1910 which destroyed the buildings (mainly shops) which they occupied the High Street up to where East Meon Stores now stands. (It was then a wheelwright's.)



Potter's sold groceries and general provisions. It was later taken over by Mr Pink, and then by Mr Witt, who sold meat from the open door.

### **Old Post Office**

Still occupied by John Emptage, whose wife Jean was the last post-mistress when the Post Office was here. The first Post Office had been started in the 1840s by John Nathaniel Atkins from the gatehouse at Glenthorne House ...

### **Coles Dairy and Grocery Store**

... which by the twentieth century was a Grocer and Confectioner under Mr Coles, who also managed a dairy in what is now the courtyard of Glenthorne House.

On the other side of the High Street ..

### **Midwife Micklam**

... lived in Barnards. Next door was

### **Old Bell House**

which was a saddlery business. It is said that the other half was an ale house, which benefitted from the fact that villagers would bring their only pair of shoes for mending, and would sit supping ale next door whilst they were being mended.

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### **Noble White, carrier**

He lived in White Cottage. Every Tuesday, Thursday and Saturday he would make the 17 mile journey to Portsmouth carrying goods, and passengers when there was space, and back. There were other carriers in the village – one of which was the George Inn, which operated a pony and trap picking up passengers from West Meon station.



### **New Inn**

Now, the Izaak Walton. There were then four ‘pubs’ in East Meon.

### **Granny Luff**

Lived in Brook cottages. She was a herbalist, offering both medicines and recipes. By coincidence, another herbalist, Tina Stapley, lived in the same house in the 1990s and cultivated a herb garden.

Carrying on down the High Street, there was a butcher operating from Riverside, Norgate. He would sell from a flap on the side of the building – the trick was to buy the meat before the flies descended. (In the 1990s, this building became a Post Office.)

	
Riverside, Norgate, butcher	The Forge when it was at full strength, in the early 1900s.

One Mr Hobbs operated another dairy where the stone out-building now stands beside Riverside. Another, Jim Hobbs, was the blacksmith at the Forge – currently a topic of some controversy in the village, having been granted planning permission for conversion into a carpentry workshop with residential accommodation on the first floor.

## Glenthorne House

### Owners

1653 William Cartelidge gent (for a cottage in the tithing of East Meon Church (fine of entry 12d)

1665 **Thomas Cropp** – in 1721, his passed to his daughter Olive and her husband Rd Sadler

1729 Robert Pink, 1757, his son Thomas Pink, then in 1779, his son Thomas Pink, who surrendered it that year to

1779 John Hawkins

1783 **Richard Eyles** gent, d. May 1788<sup>1</sup>, in which year his son Joseph Eyles inherited it and then in 1804 Richard Eyles esq. 1814 Joseph Eyles gent, and in 1815 Richard Eyles junior<sup>2</sup>

1827 Rebecca Docker “for a messuage or dwelling house (with garden, court, stable, coach house) heretofore described as one cottage, formerly rebuilt and converted into a messuage in the tithing of Meon Church.” “with the street of East Meon on the north.

1836, **J.N Atkins**, grocer, draper, miller and postmaster

1859, Thomas Atkins, clothes dealer.

... from which, three names are perhaps significant:

Thomas Cropp, who built the present house in the 1690s

Eyles, who became a very distinguished Hampshire family. Two sons were Deputy Lieutenants of Hampshire in 1802, and there are four plaques to the family in the Lady Chapel of All Saints.

Atkins. JN opened a successful grocery, drapery shop and post office.

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<sup>1</sup> One Richard Eyles was 'rated as the occupier of Court Farm' in the 1750s; he also occupied 'Beerly Farm' in the 1760s. Freddie's book also has a note about another holding, Langrish Farm, that "it was tenanted .... of" 4 Manors, viz Meon Manor and Meon Church, belonging to the Church ... (then Langrish and he doesn't list the other two, one of which was presumably Bereleigh)



### The building

Described by Pevsner: *“The Village has a very pretty High Street with a stream running in its middle. On the N side, the finest house, Glenthorne, c 1690, of brick, in red and blue chequer.”*

On the street side of Glenthorne is an ornate, brick-clad exterior typical of the reign of William and Mary<sup>3</sup>. The man who had it built, Thomas Cropp, was wealthy and owned properties as far away as the Isle of Wight. He was obviously very canny – the rear of the house is of much simpler construction; he must have reasoned that nobody would have overlooked it so there was no need for show.

This is a Grade2\* building, and its listing includes:

“Glenthorne and forecourt rail. A notable example of William and Mary style, with a symmetrical south front, having a projecting centre, of two storeys. In it, the doorway with a big brick pediment and the window above with lugs and tiny volutes. Raised brick quoins at the angles of the house. Red brickwork in Flemish bond with blue headers, red dressings; plinth, rubbed flat arches, 1<sup>st</sup> floor band, rusticated quoins, eared architrave to centre with cut brick ornament to mouldings. Sashes in exposed frames, and double (three-panelled) doors. The classical door case is of fine cut brickwork, with pediment, dentilled framework being rendered and containing an arched opening with key.”

In other words, it is characteristic of the architecture of William and Mary’s period, the 1690s, with many references to Flemish architecture, especially the red and blue brickwork. There are several buildings in Winchester Cathedral Close built in this style, due to the destruction by the Commonwealth of so many church buildings.

On Saturday and Sunday, you won’t be able to go round to the back since Vicky and David are away, so you might like to show your group this photo – since the contrast with the front of the building is intriguing.

The listing document continues: “The rear (north) elevation is an unusual exposed timber frame (of the same date) with painted brick infill: there are five windows (of irregular spacing) with a middle tall staircase light with an arched head.” There has been speculation that the rear might have been a relic of an older, perhaps Tudor, building, but our experts agree with the listing, that the rear is of the same period as the front, built with a “stud wall” of beams originally in-filled with lathe and plaster.

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### Staff and services

Puzzlingly, in such a grand house, there is no sign of accommodation for servants, who would have been a necessary part of such a prosperous household, nor of rooms where cooking and other household activities would have been conducted. There are no traces of dormer windows in the loft, where staff might have slept. The bottom storey is not consistent with the upper floors, so there may have been a lean-to building which accommodated the servants and services.

### The stablebock and out buildings.

These are listed as Grade 2 'included for group value', as is the small house by the gateway. The stables are '18thC with 20C additions' while the house is 20thC.

The Tithe Apportionments show the residence and the other buildings as separate lots, with a shop in front of the small house at the side; John Nathaniel Atkins is listed as the Landlord and Tenant of the whole complex.

### The shop

Atkins bought Glenthorne in 1837 and opened a grocery and drapery store. He is listed as postmaster as well, which means he must have opened East Meon's first Post Office. When the parish was mapped in 1852 (the Tithe Apportionments), he owned significant property in and around the village, including Barnards. His son was also named John Nathaniel Atkins, recorded in the 1861 census as living in Bramdean, running a grocery business; he died in 1866 aged only 44. Another son, Clement Stubbington Atkins, went bankrupt. John Nathaniel Snr spent his later years living with his daughter Eliza; he died in 1879, aged 81.

### The garage

After the World War II, Herbie Goddard (who is described further in the history of Barnards) first managed and then owned a garage and petrol station operating from the coach yard of Glenthorne. His son David joined him as a partner, as did his son-in-law Chris Pamplin, who later ran it with his wife Hazel, until the business closed in 1989. They looked after many farm vehicles, in return for which they were often paid in produce such as eggs – which were, in turn, sold in the shop attached to the garage.

The gateposts are included in the listing: "gatepiers of flintwork with brick quoins, simple cap and stucco ball finials". The present owners report that they had to replace them, since the impressive balls were in reality a concoction of petrol cans and plasterwork.