

193-207 HIGH STREET

As noted in the previous article, as well as owning what became 'Clamp's Cottages', Edward Hilder also owned the Market House and associated buildings on the opposite side of the High Street (which, like Butt's Cottages, were also later owned by Elizabeth Kate Ogden Smith). It seems appropriate, therefore, that as I move on to look at the wider Old Woking area, I should start here – and try to answer the age-old question of whether anything of the old building still survives in the current cottages – 195-207 High Street, Old Woking.



John Aubrey, writing in the late 17th century, noted 'here is a Market every Tuesday, and a neat Market House built at the charge of James Zouch Esq: An. Dom. 1665'¹. He goes on to note 'here are two fairs, viz, on September 12th and Whit-Tuesday: (a peddling fair), The Market aforesaid, and the fair on the 12th September, were granted by Patent of King Charles the Second to James Zouch Esq in the 13th year of his Reign, 1660'.

Manning & Bray repeat Aubrey's claim that in 1665 Sir James Zouch 'caused a Market House to be erected at his own expense'², noting the charter for the annual fair and weekly market on Tuesday were granted in '13 Charles II, 1661' – a date that Edward Wedlake Brayley³ repeated - but it appears from contemporary records that the charter for the September fair and the market were granted in 1662, with the weekly market to be held on a Friday, not a Tuesday⁴.

Jane Robertson in her survey of Old Woking noted that Woking historian Alan Crosby 'has suggested that the market was only founded to increase the value and prestige of the Zouch estates, and that Old Woking was already in decline by the time the market was founded in 1662', but she goes on to note 'this suggestion is largely based on the assumed effects of reduced royal patronage in the early 17th century, and there is no clear evidence to support this view'⁵.

Whatever the reason for the market charter, and the origin of the Market House, the records of the Manor of Woking appear to only positively identify the building as the 'Market House' in the late 18th century, with Thomas Howard⁶, who was the tenant of the property from 1760 until his death in 1780⁷, leaving the tenancy of the Market House to his brother John Howard⁸ and his brother-in-law Robert Boughton⁹ (a prominent landowner at that time in Send).

Thomas' will¹⁰, written on the 15th April 1778, gives John and Robert instructions to sell 'all my copyhold messuages in manors of Woking and Send and Ripley', together with their stock etc, 'except household goods' which were to go to his wife, Elizabeth Howard. She was also left £50 and to receive his 'freehold messuage in the occupation of Thomas Baker called Hill Place' and also 'Pile Hill House near Mayford'. After her death the above was to go to the children of his sister, Elizabeth Boughton, wife of Robert'.

¹ The Natural History and Antiquities of the County of Surrey, Volume 3, p227, by John Aubrey, first published 1718-19

² The History and Antiquities of the County of Surrey, Volume 1, p125, by Rev Owen Manning and William Bray, 1804

³ A Topographical History of Surrey, Volume 2, p9, by Edward Wedlake Brayley, published by G Willis, 1841

⁴ TNA C202/44/3 – 12 Chas II, Mich

⁵ Extensive Urban Survey of Surrey – Old Woking, Surrey County Archaeological Unit, March 2002 (revised June 2003) page 6, by Jane Robertson (Rob Poulton, Project Manager).

⁶ Possibly the Mr Thomas Howard of Send, who married Mrs Elizabeth Stevens of Woking at St Peter's Church on the 16th November 1749

⁷ SHC WOKP/1/2 buried on the 10th May 1780

⁸ There were a number of John Howard's at this time in Woking, including one who along with his wife Elizabeth was a defendant in a Feet of Fine with George May in Michaelmas 1754 (WSFHS RS24), a John Howard, blacksmith, who coincidentally also married an Elizabeth (Neale) on the 23rd August 1761 at St Peter's Church, John Howard who married Hannah Williams at St Peter's Church on the 19th October 1783, and John Howard who married Elizabeth Chapman on the 14th December 1815 at St Peter's Church (Mary Wrist and Robert Bedford being witnesses).

⁹ SHC 3468/1/2

¹⁰ TNA DW/PC/7/6

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John and Robert were to receive a third each from the profits from the above copyhold properties, but the other third was to go to his brother, Richard and sister, Mary – although there was a proviso in the will which said that if his wife was pregnant then ‘all above legacies void’ – the estate to go to the child after his wife’s death and then to John Howard and Robert Boughton as executors in trust.

It is possible that Thomas and John were the sons of Richard Hayward (or Howard), the brother of Thomas Hayward of Woking, yeoman, who left a small legacy to his nephews in his will dated 8th May 1773¹¹.

John Remnant’s map of Woking in 1719¹², shows that a Thomas Howard owned a copyhold cottage and land in Kinvil tithing (near Elmbridge), with a freehold property in Mayford tithing (Lower Westfield Farm), but whether this is the same Thomas Howard is not known.

Remnant’s map appears to show that the buildings then on the site of the Market House were occupied by ‘Widow Heath’ – possibly Ann Heath, who in 1727 at the age of 74 was a deponent in the case of Joseph Davey versus William Collyer and Jane Collyer his wife¹³. This is probably the same Ann Heath recorded in the Manor Court books in 1691-3¹⁴, and possibly connected to the Heath recorded in the Hearth Tax return of July/August 1662¹⁵ - although who exactly her husband was is unclear, there being a number of gentlemen in the Woking area in the late 17th century with that name. Ann Heath was buried in St Peter’s churchyard on the 19th November 1732¹⁶

It should be noted that the Market House itself was only part of the site in question and that another part of the property was probably the copyhold messuage recorded in the Manor Court Rolls in May 1805, formerly in the occupation of Moses Davey¹⁷, but then in the occupation of John Bayley, which was surrendered by Ann Colyer (late the estate of Elizabeth Brown) to Thomas Rance and Mary his wife¹⁸.

Ann Colyer is almost certainly related to a John Collyer who from 1781 until 1796 is recorded in the Land Tax Assessments¹⁹ for Woking as the landlord of Moses Davey – presumably for this property.

Moses Davy was born in Woking on the 28th January 1762²⁰, the second son of Moses and Jane Davy (nee Howard²¹). At the age of fourteen²² he was apprenticed to John Grover as a ‘cooper’, but he later appears to have changed profession with John Scotcher being apprenticed to him as a tailor in 1789²³, followed by John Field (1791)²⁴ and Thomas Dawson (1794)²⁵ – the property referred to in the Manor Court records possibly being his workshop.

Moses Davey was buried on the 26th January 1796, after which presumably John Bayley took over, although there could have been a short gap in between as the 1798 Land Tax Assessment has the word ‘empty’ next to John Collyer’s name, and it is not until 1801 that John Bailey shows up as his tenant²⁶.

Interestingly the Assessment for 1805-08 shows John Bailey as the tenant of Thomas Rance, but by 1809 Mrs Rance is recorded in the Land Tax records right the way through to 1816²⁷.

By 1813 it appears that the Market House was ‘out of repair, ruinous and dangerous to passengers [passers-by], and orders were given for its repair’²⁸. Soon after, in 1817, John Howard died, and Robert Boughton was admitted as the tenant of the Market House²⁹, but the following year he surrendered his tenancy to a new tenant, James Fladgate³⁰.

James Fladgate was born in Woking on the 12th May 1790³¹, the son of William and Jane Fladgate, and married Elizabeth Daws on the 9th December 1817 at St Peter’s Church³².

In 2003, Crosby³³ included as an illustration, captioned, “John Hassell’s 1823 watercolour of the Market House, Woking Village” (although on the following page confuses things by noting it was painted in 1824). He also noted that “as with other paintings by this artist, the setting is exaggerated, for the open area in front, the junction of High Street and Church Street, was never as wide as implied here. The building itself is presumably shown with reasonable accuracy, and there is a strong impression of a dusty and sleepy village with not much happening”.

¹¹ TNA DW/PS/7/30/395v-397r proved 12th February 1777 DW/PA/5/1777/16

¹² SHC G97/5/63/1

¹³ TNA E134/13 Geo 1/Mich/27

¹⁴ SHC G97/5/73

¹⁵ TNA E179/187/479

¹⁶ SHC WOKP/1/2

¹⁷ Probably the Moses Davy, born 30th September 1735, the son of Richard and Elizabeth Davey (baptised at St Peter’s Church on the 12th October – SHS WOKP/1/2), who married Jane Howard at St Peter’s Church on the 28th October 1759, almost certainly the Moses Davey frequently recorded in the Land Tax Records of Woking as a tenant of John Collyer 1781-1796, and possibly the Moses Davey, a tailor, the master to John Field on the 5th July 1791 (TNA IR1/35) and to Thomas Dawson on the 3rd September 1794 (TNA IR1/36)

¹⁸ SHC 3468/1/1

¹⁹ SHC QS6/7

²⁰ SHC WOKP/1/2 – baptised 14th February 1762

²¹ SHC WOKP/3/1 – Moses Davy (born 30th September 1735) son of Richard and Elizabeth Davy (SHC WOKP/1/2), married Jane Howard on the 28th October 1759

²² TNA IR1/29

²³ TNA IR1/34

²⁴ TNA IR1/35

²⁵ TNA IR1/36

²⁶ SHC QS6/7

²⁷ *ibid*

²⁸ Alan Crosby in his History of Woking (Phillimore & Co Ltd, 1982, page 30) quoting the Woking UDC Sanitary Committee of the 30th January 1908 – although I believe this is possibly a misprint in the notes and references (p203) as it is clear the quote should be attributed to the Manor Court Book of 1813 and not the UDC report.

²⁹ SHC 3468/1/2

³⁰ SHC 3468/1/3 – baptised 18th May 1790

³¹ SHC WOKP/1/3

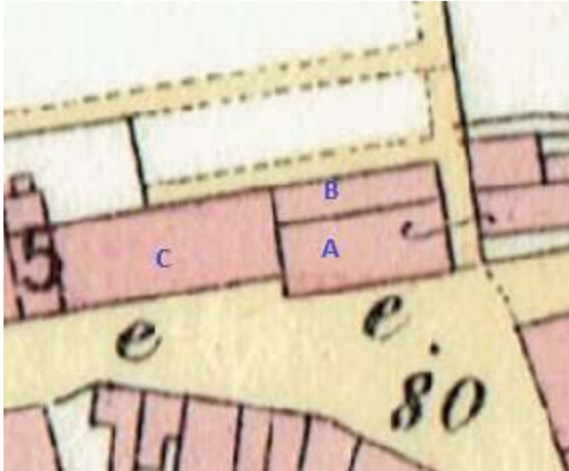
³² SHC WOKP/3/4

³³ A History of Woking, Alan Crosby, 2003, Phillimore & Co, p23 (caption to illustration on p24)

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The Mayford History Society, in their 'Old Woking – A History Through Documents'³⁴ note that the Market House was at that time 'owned by Henry Halsey' and 'could have been part of the Rectory Manor', but unfortunately they do not give any reference for this information and I can find no evidence to support the idea. Indeed all I have seen suggests that the Market House was always part of the Manor of Woking!

The Tithe Map³⁵ and apportionment³⁶ confirm that in the early 1840's the owner of the Market House was James Fladgate³⁷, occupied by Elizabeth Davy, but it also shows that the 'cottage and garden'³⁸ to the west and the 'sheds'³⁹ beyond that, were in his possession (and Elizabeth's occupation).



The 1870 Ordnance Survey, 25" map, shows the Market House (which I have marked as 'A' – the taller building on the right of the picture) with the two messuages to the rear (B) and the 'buildings recently erected' (C) to the west – the lower building with the written sign above what appears to be a bricked-up arch (see below).

The 1841 census⁴⁰ shows Elizabeth Davy (75) in Town Street, Woking, in the household of a Henry Paice (50, a tailor), but whether this is the Market House, the cottage or another property altogether, is uncertain. The entry suggests that she was born about 1766, but it is possible this is an error, as I can find no record of an Elizabeth Davy being born at that time – although I did manage to find the baptism of an Elizabeth Davy on the 3rd December 1780⁴¹, the daughter of Moses & Jane Davey – younger sister of the Moses Davy mentioned above!

The 1851 census⁴² shows James Fladgate (60) as a 'mealman and corn dealer, with Elizabeth (53, born in Ripley) and a niece, Emily Daws (5, a farmer's daughter, born in Send), plus two house servants – Martha Palmer (39, originally from Arundel, Sussex) and Elizabeth Chapman (15, born in Woking). His business was almost certainly at the 'Market House', although it should be noted that in the two cottages recorded in the census as '1 and 2 Market House', were occupied by Martha Jones⁴³ (75, a retired publican) and Sarah King⁴⁴ (32, an 'indoor servants wife') and her four children.

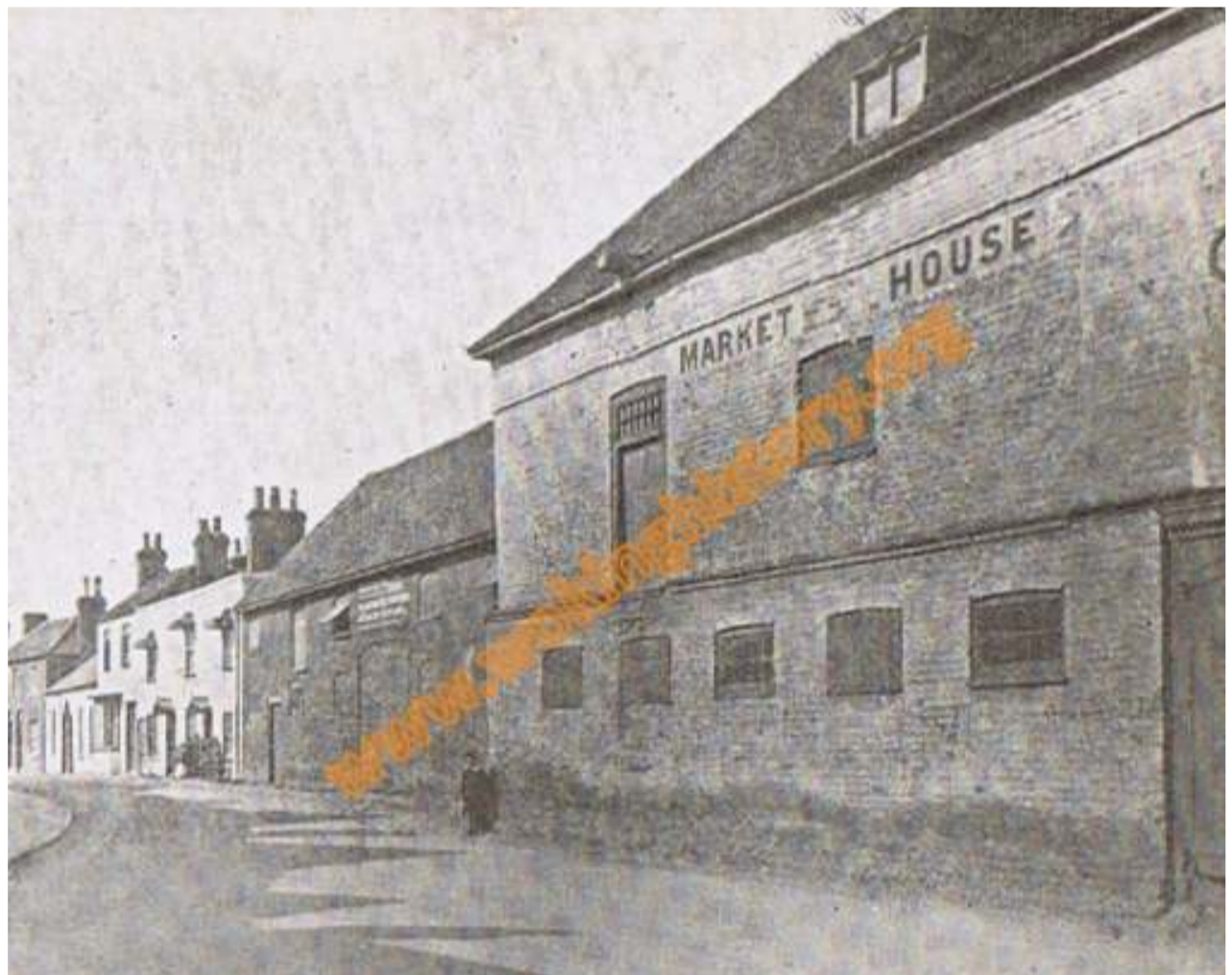
It wasn't until 1855, following a deed of enfranchisement, that the Market House was formerly transferred from the Earl of Onslow to James Fladgate - the deed noting that the property was 'formerly occupied by Moses Davey' and others⁴⁵.

The 1861 census⁴⁶ shows Fladgate as a farmer of 114 acres, employing 14 men and 3 boys, with both his niece, Emily, and servant, Martha, still in his household

In 1865 James Fladgate died and, as was noted in the previous article, the following year⁴⁷ his executors sold the Market House to Edward Hilder for £525 – the transaction noting that the Market House was 'now used as a flour, meal and corn stores'. The sale included a 'waggon and cart house', with 'two messuages to the rear' and also 'buildings recently erected by James Fladgate and now used as a hay, straw and general stores'.

I believe that the latter were probably the buildings to the west of the Market House – now 193-197, which when Edward Hilder died in 1894 were probably referred to as the 'granary'.

In February 1899 the Market House was sold along with the two cottages, and all associated property, to John Owen Pope, a corn merchant, for £600⁴⁸.



³⁴ Old Woking – A History Through Documents, 2014, p29

³⁵ SHC 864/1/137 - 1840

³⁶ SHC 864/1/138 – 13th December 1841

³⁷ No 289, Market House of 4 perches

³⁸ No 287, 7 perches

³⁹ No 286, 3 perches

⁴⁰ TNA HO107/1080/6

⁴¹ SHC WOKP/1/3

⁴² TNA HO107/1594/29/3

⁴³ The census notes that she was originally from Ottery St. Mary in Devon (see article on The White Hart).

⁴⁴ The census notes that she was originally from Ireland, but all her children appear to have been born in Lydiard, near Swindon in Wiltshire.

⁴⁵ SHC 3468/1/4

⁴⁶ TNA RG9/424/166/3

⁴⁷ SHC 3468/1/6

⁴⁸ SHC 3468/1/7 – The executors being Ridley Thomas Hilder, Charlotte Elizabeth Hilder and Edmund Wright Brooks.

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Pope in turn sold the property just four years later to Henry William Gloster (of H.W. Gloster & Sons, wholesale grocers and corn merchants of Woking) – Gloster (another of Woking's astute Victorian businessmen) paying just £500 for the site⁴⁹, which he made over to his sons, William Gloster the younger, Thomas Charles Gloster and Daniel Gloster, two years later⁵⁰.

Two years on again, in 1903, Thomas Charles Gloster apparently purchased the site from the firm of H W Gloster & Co for £300⁵¹, selling it four years later for the same sum to William Walter Gale⁵².

The following year Woking Urban District Council gave permission for the conversion of what was said to be the Market House into a row of eight cottages⁵³.

William Walter Gale was born in Romsey, Hampshire in 1862. The 1911 census⁵⁴ shows that he was a builder, living at a house called 'Claremont', 34 Vale Farm Road, aged 49, married for 25 years to Rosetta (50, born in Richmond, Surrey), with a son, William Walter James Gale (20) listed as a 'motor driver'. William Walter junior was born in Woking, as was his siblings, Florence Maud (17), Alfred Henry (14), Edith Kate (12), Constance Annie (11) and Helen Marjorie (9).

The 1901 census⁵⁵ records that there were two older children not recorded in the 1911 census – Emily (14) and Ethel (12), both born in Lyndhurst, Hampshire, with another daughter, Agnes (6) also missing from the later census, with the home address then being 'Ye Olde Oaks', Poplar Grove, Claremont Avenue, Woking.

In 1949, members of the Kingfield & Westfield Women's Institute, compiled a scrapbook on the 'history' of the area, noting in an entry on the Market House (thought by the West Surrey Family History Society on their 'Woking Collection CD' to have been written by Mrs Doris Worsfold) that 'just over fifty years ago it was converted into a row of cottages, known as Market Cottages. The work was carried out by Mr A Gale, the grandfather of one of our WI members'⁵⁶.

Clearly the writer was mistaken about the timing of the conversion, and also perhaps the builder, as I believe 'A Gale' was probably Alfred Augustus Gale (also from Hampshire, but apparently no direct relation to William Walter Gale).

In 1974, when the Old Woking Conservation Area was first proposed, the local history society noted that 'included in the proposed conservation area is a row of dwellings, Nos 195-207 High Street, much of it adapted at the turn of the century from the old Market House (1665)⁵⁷. They went on to state that 'this block (part of it is listed Grade III) is now in a bad state of decay, and it threatened with possible demolition, although there is reason to believe that it could be restored/converted for a continuance of residential use as had already been accomplished successfully in the case of No 207 at the east end of the block'.

Despite this, some have doubted that the Market House was originally 'converted' into cottages at all. Alan Crosby noted in



These photographs were taken whilst the buildings were being converted and clearly show the old lettering and part of the arched brickwork that can be seen on the old photograph above. When compared to the 1840 tithe map (and the 1870 Ordnance Survey map), it is clear that these five cottages are part of the later (1860's) addition to the Market House and not the original 17th century building.

A,K Mountain Bailey, was a poultry farmer, at Priors Croft.



⁴⁹ SHC 3468/1/8

⁵⁰ SHC 3468/1/9

⁵¹ SHC 3468/1/10

⁵² SHC 3468/1/11

⁵³ Woking UDC Sanitary Committee report 30th January 1908

⁵⁴ TNA RG14/3035/227

⁵⁵ TNA RG13/596/137/38

⁵⁶ SHC 6728

⁵⁷ Mayford History Society newsletter No 31, m October 1974, p2

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1982 that 'recent investigation of the old cottages, Nos. 193-197, during restoration work, failed to show evidence of 17th-century construction, although it was said that these were converted in the shell of the Market House'. He also noted that 'it may be that the actual site was slightly to the east, where Nos. 199-203 stood, or simply that the conversion amounted to a total rebuilding⁵⁸'.

What he failed to acknowledge is that the 'conversion' agreed by the council in 1908 – was for all eight cottages (193-203) and included not just the Market House (199-203), but also the 'buildings recently erected' by James Fladgate in the 1860's. It is clearly these that became number 193-197 – which is why he failed to find any 17th century work in their construction!

It should also be noted that the 17th century Market House may itself have been 'restored' on at least one occasion (such as after 1813, when it was ruinous), so that by the time Gale came to turn it into 199-203 High Street, there could have been little left of the original 17th century material. It is clear that the front part of the building, at least, must have been completely demolished in 1908, as old maps show it jutting out into the street, and it may be that the three cottages are more a conversion of the 'two messuages' behind the Market House, rather than the actual Market House itself.

Whatever the date of the walls, we know that it was between 1908 and 1910 that the cottages were completed by Gale, funded by a mortgage from Messrs Barclay & Co⁵⁹, and that in June 1910, Elizabeth Kate Ogden Smith purchased the properties (and a pair of semi-detached cottages in Kingfield) from Gale for £1,550⁶⁰. She too took out a mortgage with Barclay & Co, which was paid off in March 1916 by way of another mortgage from Walter Charles Slocock, which in turn was paid off in 1925.

In my next article, I intend to look at the early 'history' of some of the occupants of these new cottages, before I move on to study the story of the later occupants in more detail.

⁵⁸ A History of Woking, Phillimore & Co Ltd, 1982, page 30.

⁵⁹ SHC 3468/1/12

⁶⁰ SHC 3468/4 – The sale being on the 21st June, with the mortgage to Barclay & Co the following day.