

# HITCHAM and TAPLOW PRESERVATION SOCIETY

---

THE TAPLOW ESTATE,

COMPRISING

MANY BEAUTIFUL RESIDENCES,

MANORS,

Eligible BUILDING SITES, LANDS & FARMS,

THE PAPER & CORN MILLS

Occupied by Messrs. VENABLES & Mr. GEORGE NORRINGTON,

*And the Orkney Arms and Railway Hotels,*

THE WHOLE CONTAINING UPWARDS OF

NINE HUNDRED & FIFTY ACRES.

---

FOR SALE BY AUCTION,

*At Garraway's Coffee House, 'Change Alley,*

CORNHILL, LONDON,

On TUESDAY, the 10th of AUGUST, 1852.

---

NEWSLETTER No. 44 AUTUMN 1982.

HITCHAM AND TAPLOW PRESERVATION SOCIETY

Officers and Committee Members

President		Mr Leonard Miall, OBE.
Vice Presidents		Mrs. E Law Mrs G L Milne Mr A J G Paines Mr E F J Perkins.
Chairman		Mr A Hickman Allington Cottage Hill Farm Road Taplow.
Vice Chairman	<i>Van Buren</i>	Mrs H Lee Berinus 7 Saxon Gardens Taplow.
Secretary		Mr R G R Nutt Lea Rig Hitcham Road Burnham.
Treasurer & Planning Representative		Mr P Cooley 16 Cedar Chase Taplow.
Committee		Mrs S A Bamberg Colonel F Dagg Mr R J Hanbury <i>Lee</i> Mrs H E Huddart Mr N B R C Peroni Miss G G Pollock Mr E Pope <i>Rehelli</i> Mr D Raeside Mr C I Snow.

MICHAEL GOOD

The Executive Committee records, with great regret, the death of Michael Good. He was a Committee member for five years and we would like to show our very real appreciation of his help and the way he maintained such a good relationship between the Society and Plessey's, his employers.

The Committee is arranging to have a tree planted in Taplow in his memory.

Most of this Newsletter consists of extracts from 'The Taplow Estate Sale' of 1852 which Michael helped to put together; it is included as a tribute to his work.

THE TAPLOW ESTATE SALE, 1852

Introduction. The cover of this Newsletter shows the title page of this Sale which was held by Fairbrother Clark & Lye. The Sale was for the Earl of Orkney who owned about 1½ square miles including his residence, Taplow Court. Altogether 24 purchasers paid £102,415 for 950 acres of land and the buildings thereon, practically all within the parish of Taplow.

Lot 1. In 1852, the year of the sale, Taplow Court was being extended by additional domestic offices and was shortly to be crowned by another storey and refaced in Tudor style. The auction comprised this house and 91 acres of adjoining land and was purchased by Mr Grenfell for £12,000. He also bought other lots within the Parish totalling 300 acres for a total price of £41,300. The lot is reproduced at pages 3 & 4.

Lot 18. This consisted of Elibank House and Meadow and was bought back by Lord Orkney for £2000; it is shown at page 5.

Lot 26. This comprises the various mills, offices and houses on the river bank; it is shown at page 6.

Other Lots.

Springfield House, built by Mr C Whitlaw on 4 acres which he leased, was bought by Mr Bell for £2340. He also purchased Barge Farm for £10,200, and, with exclusive rights of towage on the river, Amerden Farm for £12,000.

The Orkney Arms Hotel, then occupied by a Mr Skindles, was bought by Z Jessel for £2120. A Mr Edward Grove bought Berry Hill House for £5750, The Dumb<sup>3rd</sup> Hotel for £1500 and Bridge Field also for £1500.

TAPLOW STATION

Mr Bullock, British Rail's Manager at Slough, has thanked the Society for the work done by some of its members at Taplow Station. Without this, he said, there would be no flower beds on the platform.

LOT 1.

(COLOURED BLUE ON PLAN).

**A VALUABLE & MOST DESIRABLE FREEHOLD ESTATE**

CONSISTING OF

**THE MANOR OF TAPLOW,**

WITH

**THE TAPLOW COURT MANSION,**

A BUILDING OF CONSIDERABLE ANTIQUITY.

The Interior lately restored in the Decorated Style of Norman Architecture.

**THE ENTRANCE HALL (from Portico) forms a large & handsome ROOM,**

*With panelled Ceiling and decorated Ornamental Tile Floor.*

At two ends of the Room are THREE BOLD NORMAN ARCHES with enriched Mouldings, supported by clustered Columns, leading to

**THE NOBLE SALOON,**

33 Ft. in length & 16 Ft. in width, forming an exact representation of the ANTIENT NORMAN HALL, with eight large Arches and two tiers of open Galleries with Norman Columns and Balustrades, circular headed Windows and Ceiling in square compartments.

**A CAPITAL DINING ROOM, 24 FT. BY 18,**

With Bayed Window, with handsome Ceiling of four large sunk compartments, and fitted with Moulded Mahogany Doors.

**ANTE ROOM LEADING TO THE DRAWING ROOM,**

Ornamented with THREE LARGE NORMAN ARCHES with clustered Columns, ornamented Ceilings and carved Statuary Marble Chimney Pieces.

*A Noble Staircase leads to the First Gallery or Norman Arcade, (open to the Saloon),*

CONTAINING

TEN PRINCIPAL and SECONDARY BED ROOMS and two Dressing Rooms, Two SITTING ROOMS and two Water Closets; and EIGHT BED ROOMS on the Upper Story, (with communication to the unfinished new Buildings.)

**THE SERVANTS' OFFICES**

(Entered from a second Saloon) are extensive and complete, and comprise Butlers' Pantry with iron Plate Closet and Bed Room, Housekeeper's Room, large Servants' Hall, Kitchen with two Sculleries, Larder, Dairy and Pantry, Laundry, Coal and Wood Houses.

THE NEW BUILDINGS (unfinished) contain about twelve Rooms; under this Building is a vaulted Passage leading to the Copper and Furnaces for the Hot Water Pipes warming the Mansion, and on the roof of the Mansion is a large Iron Cistern containing seven Tons of Water supplied by the Mill at the bottom of the Hill.

**THE STABLES are of handsome Elevation, in the Gothic Style,**

And consist of Eight Stalls, loose Box, Single and Double Coach Houses and Harness Rooms, and seven Servants' Rooms over. Also FARMING BUILDINGS.

- 4 -

Lot 1 (cont)

**THE CAPITAL KITCHEN GARDEN,**

GARDENER'S COTTAGE and MELON GROUNDS with extensive PITS, VINERIES and PEACH HOUSES planted with choice Vines and Fruit Trees, (warmed with Hot Water Pipes, &c.)

**THE PLEASURE GROUNDS**

CONSIST OF

A FINE BOLD LAWN, clothed with the choicest Shrubs and Ornamental Trees, with an AVENUE of CEDARS of LYRANON extending from the Mansion towards CLIFDEN and the beautiful Terrace Drive leading to the RIVER THAMES.

The MANSION & GROUNDS command fine, extensive & varied VIEWS.

*This Lot will comprise the following LANDS, as per Plan,*

CONTAINING ALTOGETHER

**Ninety-one Acres, Two Roods & Seventeen Perches**

Of rich PASTURE, ARABLE & WOOD LANDS, be the same more or less.

No. on Map.	Parcels.	Description.	Quantity.
			A. R. P.
50	Taplow Court, Mansion House and Offices, Pleasure Grounds, Garden, Gardener's House, Yards, Stabling and Outbuildings.....		5 0 20
49	Walled Garden .....	Garden .....	1 0 0
48	Part of Pit Field .....	Ditto .....	0 0 20
47	Pit Field .....	Pasture .....	28 0 35
51	Round Ring .....	Plantation .....	0 0 38
52	Part of Bapsys and Battery .....	Plantation, &c.....	0 2 22
53	Bapsys .....	Meadow .....	6 1 20
54	Drying Ground .....	Pasture .....	1 0 4
55	The Terrace Walk .....	Pasture .....	5 0 20
56	Wood.....	Wood .....	0 2 22
57	Plantation north & east of Pit Field .....	Plantation, &c.....	3 0 34
15	Part of Plantation Field .....	Arable & Pasture.....	0 3 0
16	Plantation Field .....	Arable .....	5 3 38
14	Wood.....	Wood .....	26 3 35
13	The Creek.....	Water .....	0 1 22
28	Ice House .....	.....	0 0 2
42	Ozier's Bed .....	Oziers .....	0 3 25
59	The Lodge .....	.....	0 0 2
11	Part of Cleamsh or Cleamsh .....	Meadow .....	4 3 18
TOTAL ACRES, more or less.....			91 2 17

Also, THE EXCLUSIVE RIGHT OF FISHING IN THE MILL STREAM, containing about 5a. 2r. 4r.

Nos. 16 and 88 are occupied by Mr. George Cross and John Nasson, as Tenants from year to year; the remainder is in land.

The Annual Freehold Quit Rents payable to the Manor of Taplow amount to the sum of £2. 16s. 2d., and the Copyhold Quit Rents payable to the same Manor to £3. 4s. 9d., making together £6. 0s. 11d. per Annum. Certain closes of land, containing together 10a., belonging to Mr. George Lambourne and Mr. William Davis Bringham, Copyhold, and held of the Manor of Taplow, are heretofore. The heriot has been usually discharged by payment of a composition of £2. 2s.

Taking the average of Fines paid to the Lord of the Manor of Taplow during a period of Ten Years, ending 1852, they amount to £720. 5s.

The Purchaser is to take, at a fair Valuation, the Fixtures in the Mansion and Offices; also to pay for the acts of Husbandry on the Lands, and for the Crops, if any, at a fair Valuation, as well as for the Timber.

This Lot is subject to the Annual Quit Rent of £13. 6s. 8d., subject to a deduction therefrom of £2. 13s. 4d. for Taplow Manor.

The Boundary of the Manor of Taplow is not intended to be defined on the Plan by the Blue colour.

- 5 -

LOT 18  
(COLOURED YELLOW ON PLAN.)

## ELIBANE HOUSE,

OF HANDSOME ELEVATION, in the Style of SIR JOHN VANBURGH,

*With Offices, and Pleasure Grounds, Plantation and Garden, Nos. 70 & 71 on the Map,  
containing together Two Acres, Two Roods and Twenty-eight Perches.*

THE HOUSE contains a large ENTRANCE HALL, DRAWING, DINING, and BREAKFAST ROOMS.  
On the *Upper Story* are TEN Principal and Secondary Bed Rooms, Dressing Room and Water Closet.  
The *Domestic Offices* comprise Butler's Pantry, Housekeeper's Room, Kitchen, Scullery, Servants' Hall,  
Pantry and Cellars.

*Newly-erected Coach-house and Stabling, and Harness Room.*

Capital walled GARDEN with octagonal Summer House with fire-place & Vetrariah.

THE VIEWS ARE EXTENSIVE, INCLUDING WINDSOR CASTLE IN THE DISTANCE.

*The Purchaser is to take the Fixtures in the House and Offices at a Valuation.*

ALSO

A PARCEL OF MEADOW LAND, called ELIBANE MEADOW, No. 69 on the Map, containing two acres, three roods and thirty-three perches, occupied by Mr. GEORGE NORRINGTON, as Tenant from year to year.

These Premises are situate in the VILLAGE OF TAPLOW.

This Lot is subject to a Land Tax of £ 1. 18s. 6d. per Annum.

LOT 26.

(COLOURED BROWN ON PLAN)

**CLIFFDEN MILLS.**

**THE VILLA RESIDENCE AND OFFICES,**

COACH HOUSE AND STABLING,

Lawn, Ornamental Water, Shrubberies and Gardens,

*On the Banks of the THAMES;*

AND

**TWO PAPER MILLS AND APPENDAGES,**

WITH A COTTAGE AND COUNTING HOUSE,

Being Nos. 94, 95, 96, 98, 103 & 104 on the Map, containing together Three Acres, Two Roods and Eight Perches; held by CHARLES VENABLES, Esq. by lease dated 27th May 1848, for a term of eight years from Lady-day 1847, at the Annual Rent of £500.; and by agreement dated 19th August 1848, for a new lease for a term of fourteen years from the expiration of the existing lease, but (determinable at the option of the tenant at the end of the first seven years thereof) at the yearly Rent of £520., and under this agreement Mr. Venables has expended in alterations and improvements the sum of £400., to be repaid by half-yearly deductions of £28 10s. from the Rent. By this Agreement the Lessee binds himself to pay an additional Rent of £20., after the £400. agreed to be laid out in alterations, &c. shall have been repaid him, by such deductions as aforesaid.

ALSO

**A PAPER MILL, WAREHOUSE, STABLE, & FOUR COTTAGES,**

*WITH GARDENS AND YARDS.*

Being Nos. 99 and 100 on the Map,

Containing three roods and twenty-six perches, held by GEO. VENABLES, Esq. as tenant from year to year.

ALSO

**A FLOUR MILL and DWELLING HOUSE adjoining,**

*With Stable and Wagon Shed, Yard, Shrubbery, Gardens and Water,*

Being Nos. 90, 91, 92, 93 and 102 on the Map,

Containing one acre and one rood; occupied by Mr. GEORGE NORRINGTON as tenant from year to year.

ALSO

A LARGE WORKSHOP, Yard, &c., No. 101 on the Map, containing one rood and twelve perches. In hand.

ALSO

A MEADOW called LOCK MEADOW, situate in the Parish of Cookham, in the County of Berks, No. 58 on the Map, containing two acres, two roods and seven perches; occupied by Mr. CHAS. VENABLES, as tenant from year to year.

AND

SEVERAL SMALL RIGHTS or OZIER BEDS on the bank of the Mill Stream, No. 59 on the Map, and containing two acres and ten perches; held by Mr. RICHARD LOYRGROVE, sen., as tenant from year to year.

The Mill referred to page 3, as supplying the Taplow Court Mansion with water, is that occupied by Mr. GEORGE NORRINGTON. This Lot is sold subject to such right of the Purchaser of Lot 1 to have the Mansion so supplied by the means above-mentioned.

This Lot is subject to the Annual Quit Rent of £11., (subject to a deduction therefrom of £2. 4s.) for Taplow Mills.

### VISIT TO DORNEY COURT

The Society's visit to Dorney Court, arranged by the Social Secretary, Gwen Pollock was a considerable success. Dorney Court was a revelation; it is fascinating to realise that such places exist in our midst without our realising it.

On the day in question one's delightful view of the rough-hewn Tudor facade across the apple orchard, or donkey-occupied field was somewhat obscured by an obtruding wall, which on closer examination turned out to be cast in genuine BBC fibre-glass. This, no doubt, was a temporary appurtenance - let us hope that the house and its grounds are a good deal more permanent.

In the booklet about the Court, Peregrine Palmer, the Lord of the Manor, admits that his family home could be in better shape. Part of it could certainly do with something in the way of restoration, but instances of delapidation do not detract from the very real charm of the house and the fascinating nature of its exhibits. The precarious angle of many of the ceilings and floors give pause for thought as do the many and varied portraits in the marvellous Great Hall. There are ghosts, hidden passages and objects d'art to examine too. The little church, just behind the house is one of those peculiarly English pieces of architecture of which the very existence probably owes more to luck than judgment; it should provide a delight to the curious.

### THE FUTURE OF THE SOCIETY ?

At a recent meeting of the Executive Committee, members were asked what they thought about this subject. It was considered under the following headings:-

- Planning
- Influence on local matters
- New Ideas
- Contact with other organisations and other people
- Social Events.

Although this has been discussed in Committee, it is much more important to have the views of you, the membership. Please do write to any of the Officers and give YOUR views, whether good, bad or indifferent.

### PLANNING

#### Recent Planning Developments

The following items, arising since the last Newsletter, have interested the Society:-

Taplow Station. As a result of extensive dry rot and a broken platform canopy, parts of this station have been demolished and are being renovated. After the demolition, the Society visited British Rail and found that the original style was to be preserved. Incidentally BR hold that these operational buildings are not subject to the Planning Acts.

Wm Wood & Sons Ltd. The greengrocer's and fishmonger's shops recently opened at The Bishop Centre appear to be outside the uses now permitted. The Society is



concerned that planning regulations should be effective and has written to the Planning Officer and has received unsatisfactory replies so far; it is being pursued.

Station Garage, Taplow. Space associated with the Garage for parking only is being used to display cars for sale. The Planning Officer has been asked to comment on such use.

Hitcham Lane - to rear of Holly Cottage. Unauthorised pallette storage and a fence are the subject of an enforcement notice, following action by the Society.

Copse near Skindles Hotel. This copse, bearing a Tree Preservation Order, has been damaged by dumping rubbish. The Society has drawn the attention of the District Council to this and they have said they intend to take action.

Queen's Lodge, Cliveden Road (SBD157/82). Conditional permission given for store and extension. The Society had objected to this further single storey extension.

Amerden Caravan Site (SBD200/82). Consent was refused for 12 further pitches (the Society had objected). There is an application (SBD731/82) for extension and improvement to the toilet block.

Springfield Cottage (SBD596/82). Conditional permission has been given for a single storey extension.

Anchorage, River Road (SBD602/83). Further extension, this time at first floor level has been given conditional permission.

Norfolk House, Bath Road (SBD502/82). Conditional permission has been given for partial change change of use to bed and breakfast accomodation. Consent has also been given for a sign board (SBD271/82).

Hill Farm Road - Adjacent to Buffins (SBD170/82). Consent has been refused for a detached house with double garage; the Society objected.

Pioneer Works, Marsh Lane (SBD534/82). A revised application for extension of storage area was refused.

Cloverdown House, Hitcham Lane (SBD583/82). Conditional permission was given for replacement of existing stables with four loose boxes, a feed store and a tack room.

5 Saxon Gardens (SBD520/82). Conditional permission given for two-storey extension.

Andrew's Bros Boatyard, Mill Lane (SBD643/82). Application made for retention of open ground as boat storage.

Red House, River Road (SBD644/82). Application made for a 'granny annexe' over existing garage.

### The Society's Influence on Planning

The question may be asked - How effective or influential are comments made by the Society on applications? This is almost impossible to answer, but the statistics shown below are presented to satisfy curiosity as far as possible:-

Out of 43 applications reported in Newsletters, the Society-

Objected to 15. 2 of these were permitted  
13 were refused - of which -  
1 was revised and allowed.  
3 were allowed on appeal  
2 were refused on appeal

Thus of 15 of our objections, 9 were substantiated.  
Supported 1 which was given consent.

Took No Action on 27 of which -  
22 were permitted  
5 were refused - of which  
4 went to appeal.

### Planning Principles

It might be of interest to members to know of some of the Principles of Planning that could arise in a case about depositing rubbish to the possible detriment of trees covered by a Tree Preservation Order.

It was learnt recently from South Bucks District Council Planning Department that there were three courses open in this case:-

- (a). Enforcement action under Section 87 of the Town and Country Planning Act, to secure the removal of the deposited rubbish.
- (b). A prosecution for a contravention of the TPO.
- (c). The service of a notice under Section 65 of the 1971 Act, which states that, where the condition of open land is such as to be seriously injurious to a part of the area of a local authority, a notice may be served requiring cause of the injury to be removed.

Enforcement action as in (a) above was discounted because it can only be effected where the person has carried out, without planning permission, a development which requires such permission. A deposit of rubbish in an existing declivity does not require permission.

A prosecution for contravention of the TPO as in (b) above can succeed only when it can be shown that trees have been felled or killed or that the action of the accused has led directly to the death of the trees and this is often difficult to prove.

As action under Section 65 as in (c) above would have to be taken against the owners of the trees, they would, as innocent parties, escape lightly.

One way in which members of the Society could help is to be vigilant. When they see something like the depositing of rubbish, they should ring the Planning Enforcement Officer on Slough 33333 and report the matter giving as much information as to identity, time, place etc as they can.