

Warner Green

Introduction

I first became aware of *Warner Estates* in the early 1960's when I moved to Walthamstow. On my travels around the west of the Borough, I saw street after street of similar properties that had all the woodwork painted the same shade of green. Some of the properties formed part of what obviously were purpose built attractive estates. It wasn't too long before I learnt that these were all the property of the *Warner Estate Company* that was owned and run by a well to do former local family.

As I got to know a number of *Warner Estate* tenants, it became obvious that they were proud of their homes and generally thought that '*Warners*' were good landlords. However, some of the properties had been transferred from the Warner Estate Company to the *Law Land Company* and the tenants didn't hold this 'new' landlord in such high esteem.

I found this to be quite amusing as I had done a little research and found that the directors of both companies were virtually identical. This research had also shown that '*Warners*' were not just a local company but also owned a large number of property companies trading all over the UK.

The Early Warner Family In Waltham Forest

The first Warner family member that we know of was *Edward Warner* of Leyton (1744-1815) who was buried in St Mary 's church, Walthamstow. On his death he was succeeded by his eldest son, *Thomas Courtenay Warner*

Thomas Courtenay Warner (1769-1823)

In 1813, he built a property called the Clock House. The entrance lodge was in Marsh Street (Now the High Street) and led along a drive to the house that was set in 6 acres and comprised: the house, garden, a cottage, stables, a meadow and a pleasure ground.



On his death the property passed to his younger brother – *Edward Warner* (1771-1847)

Note: Clock House (Left) still exists in Pretoria Avenue and is now a 'listed' building but it is completely unrecognisable from its original elegant state.

Edward Warner Of Highams (1818-1875)

Edward was the son of Edward Warner (1771-1847) and lived at the Clock House for 24 years

He matriculated from Wadham College, Oxford in 1837 and afterwards was a businessman in the City Of London on the Stock Exchange.. He was a Barrister of Law at Lincolns Inn, a Fellow of the Royal Geographical Society, Liberal MP for Norwich 1852-1857) and (1860-1868), Deputy Lieutenant of Essex and JP for Middlesex, Essex & Westminster. He was described as the richest man in the House Of Commons and it seems likely that it was his wealth that later enabled his family to develop so much of Walthamstow.

The West Indies Connection

According to Philip C Plummer & Walter H Bower the authors of '*A Brief History Of Courtenay Warner & Warner Estate*': '*Edward was a businessman in the City Of London on the Stock Exchange. His wife being the daughter of George Pearson of Jamaica, suggests that he had an interest in trade with the West Indies who at this time were competing with the East India Company for trade in sugar*'

His wife was Anne Mary Pearson This means that her father's wealth would have been made from the exploitation of slave labour. As it was reported that Edward Warner's personal fortune made him the richest member of the House of Commons, it also seems very likely that Edward Warner also traded in the West Indies.

Edward Warner buys a Walthamstow Manor

The John Coe Walthamstow map of 1822 shows that the Warner family owned a number of pieces of land and the 1842 Tithe Award shows them having 130 acres. However the beginning of the Warner property empire started in 1849 Edward Warner bought the Manor Estate of Higham Benstead which, at that time, was in Walthamstow



The Higham Benstead estate

The Higham Benstead estate had a large Georgian House at Woodford named 'Highams' and a large landscaped park with a lake and an estate of approx 326 acres.

Today, this is the Woodford County High School for Girls and the grounds of the former estate are Highams Park and lake. With this purchase came

the title of Lord of The Manor and the gift of the Living of St Mary's Church, Walthamstow.

Walthamstow in 19th Century

In the first half of the century Walthamstow was a rural area with a number of small villages and hamlets. It was a place where many London merchants built their country houses at a distance where they could commute easily to their London offices. The richest of these often also owned or rented property in London.

In the second half of the century, the situation changed dramatically with the major development of housing for working people in Walthamstow. There were many factories in Hackney and West Ham and Tower Hamlets and this led to gross overcrowding of properties in these areas. The green fields of Walthamstow provided the chance to create better housing. However, this would be of little use if the residents couldn't get from their homes to their places of employment. The housing development process was facilitated and accelerated by the coming of the railway.

Walthamstow Railways

The first access that Walthamstow residents had to a railway station was *Lea Bridge Road* station that was opened on 15 September 1840 by the Northern and Eastern Railway. This enabled passengers from Walthamstow to travel by stage coach from the Nags Head or Chequers PH to Lea Bridge Road to catch a train to London.

Next was the Liverpool Street to Chingford line with St James Street & Hoe Street (Renamed as Walthamstow Central when the underground came in 1968) opening in 1870 and Wood Street and Hale End (Renamed as Highams Park & Hale End in 1894) This were followed in 1894 by what is now the Barking to Gospel Oak line that was created from an amalgamation of various lines and gave us Blackhorse Road and Queens Road stations in 1894.

The coming of the railways enabled artisans and clerks to move from inner London overcrowded slums and live in leafy Walthamstow and access their work places with the benefit of cheap early workmen's fares.

Thomas Courtenay Theydon Warner (1857-1934)



© National Portrait Gallery, London
Sir Thomas Courtenay Theydon Warner 1st Bt (1929)



© National Portrait Gallery, London
Lady Leucha Diana Warner née Maude (1919)

He was the eldest son of Edward Warner and was the Warner family member who was mainly responsible for the development of the Warner estates in Walthamstow and Waltham Forest. He

married Leucha Diana Maude in 1883 who became closely involved with carrying out 'good works' in Walthamstow.

He was a politician who served as Member of Parliament (MP) for North Somerset from 1892 to 1895, and for Lichfield from 1896 to 1923. Warner was lieutenant-colonel and honorary colonel of the 3rd Battalion, Oxfordshire and Buckinghamshire Light Infantry. He became High Sheriff of Essex in 1891, he received the Companion Order of the Bath on 25 June 1909 and was made a baronet on 9 July 1910, of Brettenham Park, Suffolk. He was Lord Lieutenant of Suffolk in 1910. Initially a member of the Liberal Party, he stood at the 1918 general election as a Coalition Liberal, and at the 1922 general election as National Liberal. In 1929 he was the Charter Mayor of Walthamstow.

A Controlled Designed Development

Thomas Warner was a major Walthamstow land-owner who owned over three hundred acres of land in the area. In the 1880's there was much piece-meal development of housing in Walthamstow. Small scale housing developers bought whole fields or smaller pieces of land from the local land-owners and employed contractors to built housing on the sites.

At this time he decided that he would build properties for rental and realised that he could develop housing on a much bigger scale and maximise profits if he also controlled the entire building process. As a result he formed a company named the *Law Land Building Company* to carry out the building works (This was later renamed as the *Courtney Builders*)



He also realised that he could create a 'Warner' brand of housing by building similar half-houses had self contained accommodation for one family on the ground floor and another set on the first floor, at very low rents. Street doors were shared or placed side by side with separate access passages. These were built on purpose designed estates that shared the same colour theme. The terraces built by the *Warner* company often bear the mark 'W' and are in distinctive styles. They are often built in bold red brick, with gables, recessed porches, and tiled roofs and are notable for the quality of their workmanship.

All the *Warner* roads are distinguished by the fact that they are all named after members of the *Warner* family or people or places connected to the family.

The Clock House Estate

Thomas Warner had inherited the six acre Clock House (Pretoria Avenue) estate and began to develop this as a new style *Warner* estate. *The Warner Estate Co. Ltd* was registered in 1891 and he formed its own building department, the *Law Land Building Department Ltd* in 1897. By 1900 the company had built up most of Blackhorse Lane between Edward Road and Pretoria Avenue and completed a substantial terraced business development of shops and offices at the west end of High Street.



Terraced 'villas' on the Warner Estate, W



One 'block' of shops on the Warner Estate, Walth

<http://www.heritage-explorer.co.uk/web/he/searchdetail.aspx?id=3601>

Planning The Expansion Of The Warner Housing Estate Empire

Hindered in his enterprise by the lack the of a rail north and south of the Great Eastern's Chingford branch, which bisected the area from south-west to north-east, *Warner* boldly decided to promote his own railway scheme. After consulting parliamentary solicitors and a civil engineer he produced a Bill for a railway making a junction with the line at Kentish Town at South Tottenham before running across Walthamstow from north-west to south-east to join the *London Tilbury & Southend Railway (LTSR)* at East Ham.

This secured approval from *LTSR* and was strongly backed by the *Midland Railway*, which realised that it would be a useful means of reaching Southend and Tilbury docks as well as providing the company with more suburban coal depots in the London area. For its part, the *LTSR* was pleased to gain access to a railway system other than the *GER*.

The two railway companies each provided two directors under *Warner's* chairmanship and this *Tottenham & Forest Gate Railway*, authorised in 1890, was completed by the late summer of 1894. Since much of the district was densely covered with small house its construction was costly, with much of the line carried on a brick viaduct to limit the land-take and property demolition. It did not offer anything lower than a 4d workmen's return."

Further Large Estate Purchases & Development

In 1898, the *Warner* company bought the 86 acre *Winns* estate to develop the area west of Lloyd Park. They bought the 60 acre Hale End, *Belle Vue* estate in 1899 and 141 acres of Salisbury Hall farm in 1904.

By 1901 *Warner's* owned 300 acres in Walthamstow, inhabited by 2,184 weekly tenants, almost all being artisans and clerks travelling daily by train to workplaces in central London.

In 1902, the *Warner* family seat was moved from Highams to Brettenham Park in Suffolk. The Highams Manor house was used as a military hospital during the first World War and was first rented out and then sold off to Essex County Council in 1922 to become the Woodford County High School for Girls.

The Highams Estate Development

There was some early residential development of the Highams Estate in 1897, with the erection of a row of three storey six bedroom semi detached Lodges in Montalt Road overlooking the golf links and Highams Park and the more modest terraced housing in Chingford Lane. Unlike the urban Walthamstow estate developments, these properties were purpose designed for sale to more affluent people.

However, the main housing development however did not occur until the 1930's, when plans were drawn up by the architects William and Edward Hunt for some 532 houses over 36 hectares of the estate. Various standard designs were offered with up to 5 bedrooms, identified as house types A-H, mainly semidetached but with detached houses on most corners, some with independent garages 16ft x10ft or 23ft x 10ft for an additional £75 or £100 respectively.

The construction work was undertaken by the *Law Land* Building Department, a subsidiary of *Warner Estate* and the *Law Land Company*. Their advertised aim was to provide "a home which shall be well planned, well built, comfortable, and particularly, economical both in running and in upkeep. Plots average 40 feet frontage by 120 feet depth". The publicity for the estate promised "an exceptionally healthy elevation— 230 feet above sea level, and a bracing atmosphere of decidedly healthgiving quality".

The Montalt Estate

The Highams Estate was not the only the 'upmarket' housing development in the area. It was in competition with the nearby Knighton and Monkams estates, and the market was not as consistent as the developers would have wished. The lowest price for a property on the estate in the early 1930's was £1000, when it was still possible to purchase a house locally for £650. In recognition of this a range of 3 bedroomed houses was developed at a more modest price as a second phase, in the north west corner of the estate. This part of the estate was known as the Montalt Estate. The construction of middle-class, mainly semidetached houses, continued up to World War II.

The Creation Of Highams Park

By the time that *Sir Edward Warner* succeeded to the estate in 1934 only 28 acres of the original Repton Park remained. This was a triangular slope of land rising from the lake towards the new Montalt Road



and Henry's Avenue. The surviving part of the Sale wood together with the Lake itself had already been sold in 1891 to the Corporation of London, to form part of Epping Forest. In 1937 Sir Edward agreed to sell 20 acres of the remaining land to Walthamstow Council for £8000, and the remaining 8 acres he dedicated to the Council subject to the whole being used as public open space. This is the area now known as the Highams Park, a name now somewhat erroneously adopted for the wider adjoining residential area, originally called Hale End.

Left – the present day Highams Park lake

Walthamstow Council & Warner Estate In Partnership

In 1912 the *Warner* company undertook to co-operate in the urban district council's town planning scheme. That agreement produced in the north and north-east of the town an informal pattern of growth in contrast to the rigid lines of earlier development in the south. The first-fruits of the agreement was an estate of some 300 houses laid out on garden-city lines and built by the company in 1912–14 between Billet Road and Pennant Terrace.

Suspected Corruption

However, this 'co-operation' didn't last too long as the Walthamstow Council Housing officer involved with working with the *Warner Estate Company* was suspected of gaining a pecuniary advantage. (Think of money in brown paper envelopes!) from the cooperative venture. The situation was 'hushed up' and Walthamstow Council withdrew from the arrangement.

After WW2

By the outbreak of WW2, the *Warner* companies had built on almost all the Walthamstow and Waltham Forest land that they could get their hands on. After the war and throughout the 1950's and 1960's their chance of further development in the area was hindered because any available land in Borough was used by Walthamstow Council to built social housing replacements for the homes lost by bomb damage.

Like all private landlords, *Warners* were in a situation where most of their tenants were in a 'fair' rent and rent controlled' properties which restricted the landlord from increasing rents to 'market' levels. It was also a disincentive for landlords to carry out 'improvement works to their properties.

Warners Pull Out Of Walthamstow

In the 1960's, *Warner* owned and controlled companies were concentrating their efforts on developing a new and bigger property empire throughout the UK. However, despite the fact that they were 'pulling-out' of Waltham Forest, they seized the opportunity to increase the value of their property assets by taking advantage of the various government and local government property improvement grants that were available.

In the 1970's/1980's much of the *Warner Estate* properties were transferred to the *Warner* controlled *Law Land Company* and the period between the 1970's and the 'noughties' saw a huge sell off of *Warner/Law Land* properties to private buyers while at the same time *Warner Estates* and their subsidiary companies continued to expand the multi million pound UK property empire.

Warner In The 21st Century

In 2001 the 745 tenanted properties and approximately 350 leasehold properties that consisted of the remainder of the Walthamstow Warner Estate properties, were transferred to the Circle 33 Housing Association. Underlying the fact that *Warners* had long ago lost interest in the Walthamstow properties was the poor condition of many of the properties.

The majority of properties have not been modernised and so required extensive works and remodelling to meet today's standards. Approximately 10% of the housing stock had either no bathrooms or half baths built under staircases, kitchens doubling up as a kitchen/bathroom or scullery/WC. Many of the party walls between half houses comprise 25mm thick T&G timber boarding or asbestos paneling, with floors between flats comprising 19mm square edged boarding over overstressed floor joists with a soffit of lathe/plaster. Other problems were poor soundproofing between properties, extensive rising/penetrating damp, timber decay, significant structural movement, and infestation of vermin.

Since that time, Circle 33 Housing Association contractors have been carrying out work to the properties in order to bring them up to the 'Decent Homes Standard' and approximately 400 properties have the necessary works completed.

The scope of works, spanning over an approximately ten years period, includes major internal and external alteration, refurbishment and modernisation and the remodelling and improvement of living areas while maintaining the original *Warner* hallmark - the green front door.

The Great Economic Crash Of 2008

Since 1991, the Warner group of companies has been run by Sir Philip Courtenay Warner who, presently, is responsible for predominantly property assets of £0.7 billion. The huge growth of the Warner property empire in the UK was fuelled by the almost continual increase in value of properties year on year. Effectively, this meant the company could borrow money based on this increase in the value of the properties and carry out more property developments that also rapidly increased in value.

Unfortunately, for *Warners* their apparent ‘licence to print money’ ceased with the world wide economic slump that started in 2008 when American based Lehman Brothers with assets of \$600 billion went bankrupt. The fall-out to this situation was that that property values started to fall and by 2012 Warner Estates were unable to meet their repayment of loans obligations to the creditors. The principal lenders being Barclays Bank PLC, the Lloyds Banking Group and an affiliate of the Royal Bank of Scotland.

Despite their efforts to ‘balance the books’ that included the sale of 60, Broad Street in 2012 for £28 million, in 2013, Warner Estates were still in discussions with the principal lenders with the objective of reaching satisfactory arrangements with the Lenders and thereafter continue as an asset management business.

Bill Bayliss

June 2013

Appendix 1 – Thomas Courtenay Theydon Warner’s home in 1891

1891 Census Extract

Address: 54, 56, 58 Cadogan Square, Belgravia, Chelsea

Name	Status	Age	Birth Year	Occupation	Birth Place
Thomas C T Warner	Head	33	1858	J P C C	London, Belgravia
Leucha D Warner	Wife	30	1861		London, Kemsington
Leucha M Warner	Daughter	6	1885		Essex, Woodford
Edward C T Warner	Son	5	1886		Essex, Woodford
Cornwallis J Warner	Son	2	1889		London, Chelsea
Antonia L Maude	Sister-in-law	26	1865		London, Kemsington
Ann Skillen	Servant	53	1838	House keeper	Kent, Gravesend
Mary L Oglesby	Servant	29	1862	Cook	Herts, Harpendon
Maria Carta	Servant	29	1862	Lady’s Maid	Bucks, Great Linford
Amy J Lamond	Servant	42	1849	House maid	Scotland, Wigtonshire, Port William
Kate Clarke	Servant	36	1855	Nurse	Kent, Watringbury
Emma Kibble	Servant	26	1865	Kitchen maid	London
Rose M L Wheeler	Servant	22	1869	Nurse maid	London, Chelsea
Harriet Eve	Servant	23	1868	Housemaid	Newcastle on Tyne
Sarah A Hutchinson	Servant	12	1879	Scullery maid	Leicestershire, Coalville
Robert Archer	Servant	37	1854	Butler	Herts, Audley
Edward Humphries	Servant	29	1862	Footman	Berks, Reading
William Robinson	Servant	23	1868		Kent, Herne
<i>Hugh E Joicey</i>	<i>Son</i>	<i>9</i>	<i>1882</i>		<i>Northumberland, Gateshead</i>
<i>Sydney Joicey</i>	<i>Son</i>	<i>6</i>	<i>1885</i>		<i>Northumberland, Gateshead</i>
<i>Drever Joicey</i>	<i>Son</i>	<i>5</i>	<i>1886</i>		<i>Northumberland, Sissington</i>
<i>Marguerite Joicey</i>	<i>Daughter</i>	<i>3</i>	<i>1888</i>		<i>Northumberland, Longhurst</i>
<i>Cecille Charbonnier</i>	<i>Governess</i>	<i>29</i>	<i>1862</i>	<i>School Governess</i>	<i>Germany, Heidleberg</i>

<i>John Datson</i>	<i>Servant</i>	<i>21</i>	<i>1870</i>	<i>Footman</i>	<i>Yorkshire, Whitby</i>
<i>Ellen Witson</i>	<i>Servant</i>	<i>20</i>	<i>1871</i>	<i>House maid</i>	<i>Surrey, Kingston on Thames</i>
<i>Agnes Burnes</i>	<i>Servant</i>	<i>34</i>	<i>1857</i>	<i>House maid</i>	<i>Scotland</i>
<i>Jane Scott</i>	<i>Servant</i>	<i>23</i>	<i>1868</i>	<i>Kitchen maid</i>	<i>Durham, Felling</i>
<i>Mary Thompson</i>	<i>Servant</i>	<i>17</i>	<i>1874</i>	<i>Scullery maid</i>	<i>Northumberland, Paniswood</i>
<i>Hannah C South</i>	<i>Servant</i>	<i>45</i>	<i>1846</i>	<i>Cook</i>	<i>London, Camberwell</i>
<i>Mary Ann Green</i>	<i>Servant</i>	<i>33</i>	<i>1858</i>	<i>Nurse</i>	<i>Suffok, Ocklington</i>
<i>Amelia Pringle</i>	<i>Servant</i>	<i>20</i>	<i>1871</i>	<i>Nursery maid</i>	<i>Northumberland, Gateshead</i>

Notes:



1) 54-56 -58 Cadogan Square, W1 is a listed building and is situated in one of the most prestigious and expensive parts of London.

Numbers 54-56-58 were designed by William Young in 1877 for Lord Cadogan. The freeholder of most of the properties is Earl Cadogan, an English multi-billionaire, whose family has owned the land in Chelsea for several hundred years.

2) Unless there is major error from the Enumerator, I can't explain the presence of the four Joicey children and the domestic staff with them. I know that in 1892, Sir James Joicey was living at 58 Cadogan Square and Thomas Warner is at No 56. I suspect that the reason that they are listed as Thomas Warner's children is because at the time of the census their parents were away and Thomas & Leucha Warner are acting in 'loco parentis'

Appendix 2 – TCT Warners Home in 1911

The Brettenham Estate, Suffolk

The Brettenham Park Estate was bought by Thomas Courtenay Theydon Warner c. 1900-1903. The following is a list of properties that were acquired to form the estate

<http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=174-ha532&cid=-1#-1>

Administrative history:

The Brettenham Estate was purchased by Thomas Coutenay Theydon Warner c. 1900-1903. Messuages and pieces of land in Brettenham and later Preston, most copyhold of which part was enfranchised in 1902 when some of the property is described as part of Poplars Farm, Brettenham, 1726-1902; Endorsements on wrapper include 'Houses in Brettenham Village'. Includes, in Brettenham: ½a with windmill abutting on Duck Street, 1726-1865; Mans Tenement, 1757-1865; Tenement called Bolderos, Tripps and Cattons, 1776-1865; Messuage called Strangers, 1865-1902. Also: Copyhold messuage, Rattlesden, 1851, 1857; Properties in Brettenham and surrounding parishes, 1885. Evidences of title for purchase by William Henry Herbert of the Hall, Brettenham, esq from the daughters and coheiresses of Thomas Barbot Beale of Brettenham Park, Bildeston, esq in 1899 (conveyance not present). Includes: Plan of cottage and ½a on high road, Brettenham on 1871 conveyance **HA 532/1 1726-1902**

Messuages and pieces of land in Brettenham and Hitcham also Preston, most copyhold. Later documents endorsed 'Dove Farm'. Also: Properties in various Suffolk parishes and in Ballingdon (Ess) (1811). Evidences of title for purchase by Daniel Chauncey Beale of Lincolns Inn (Mx), esq from George Sexton of Wherstead, farmer and wife Maria in 1871 (conveyance not present). Includes: copy marriage settlement: Peter Upcher of Felsham, esq and Elizabeth Ramey of Great Yarmouth (Nf), spinster, (1777); sale particulars of messuage in Hitcham, 1849; plans of cottages in Hitcham with 1861 enfranchisement and on 1870 grant **HA 532/2** 1755-1891

Property in Felsham, Brettenham and Thorpe Morieux, some copyhold. Detailed description (c. 865a) 1894. Endorsements on wrapper include 'Brook Hall Farm'. Properties mentioned include Jaggards Farm, Thorpe Morieux and cottage on Duck/Duke Street, Brettenham. Also: Home Farm, Rises Hall and Thorpe Hall Farm, Brettenham, Felsham and Thorpe Morieux, 1874. Evidences of tile for purchase by [T.C.T. Warner] from the Rt Revd William Thomas Harrison, Bishop of Glasgow and Galloway in or after 1902 (conveyance not present). Includes: Abstracts of title (2) (1841-1885), 1886; Plans on 1886 mortgage and 1894 draft mortgage **HA 532/3** 1830-1902

Bloxhall Farm (otherwise Bloxshall or Blockshall Farm) Hitcham Detailed description (160a 2r 36p) 1854. Also: Bloxhall Cottage, 1820. Evidences of title for purchase following Chancery decree (Flight v Camac) by Joseph Parker of the Elms nr Lymington [Ha], esq, 11 May 1854. Bloxhall Cottage purchased by [T.C.T. Warner] from trustee of [? Abraham] Daking in Jun 1902. Includes: abstract of title (1758-1820) to Bloxhall Cottage, 1820; plan of Bloxhall Farm on 1854 conveyance **HA 532/4** 1820-1854

Box Tree Farm (formerly Box's Farm or variants), Hitcham and Kettlebaston. Detailed description (66a 1r 13p), 1892. Evidences of title for purchase by [T.C.T. Warner] from Caleb Charles Hudson in Jan 1902 (conveyance not present). Includes: probate copy of will of John Vandargues Cowley of Colchester (Ess), yeoman, 1837; plan on 1892 conveyance **HA 532/5** 1827-1901

Charity Farm (formerly Crytotts or Crytoffts Farm), Preston, Kettlebaston, Thorpe Morieux and Brettenham. Small amount copyhold. Evidences of title for purchase by T.C.T. Warner of Brettenham Park, esq, M.P. from the Trustees of the Brent Eleigh Almshouse Charity, 25 Nov 1903. Includes: plan on 1903 conveyance; plan on glebe exchange, Preston and Brettenham, 1904 **HA 532/7** (1735)-1904

Rushbrooke Farm, Preston, Kettlebaston, Thorpe Morieux and Brettenham. Detailed description (131a 2r 6p) 1885. Also: Manor of Rushbrooke, (1865)-1885; Hole or Valley Farm, Kettlebaston, 1869-n.d.[?1885]; Pound Farm, Brettenham and Thorpe Morieux, 1897; 2 dwellinghouses, Market Place, Gainsborough (Li), (1865), 1874. Evidences of title: In the ownership of Daniel Chauncy Beale of the Inner Temple, barrister at law or his descendants from 1875. Probably purchased by T.C.T. Warner in 1903. Endorsements on wrapper include note of sale to Charles Makin on 18 Oct 1920. Includes: abstract of title (1869-1885) including plan, Hole or Valley Farm, Kettlebaston, undated; plan of messuage called Keemes and pieces of land mainly in Kettlebaston on 1869 release; plan of Pound Farm, Brettenham and Thorpe Morieux, on 1897 grant **HA 532/8** 1765, 1793, (1865)-1897

Pieces of land in Preston forming part of Mortimers Farm. Feoffment from Jesus College, Cambridge to the vicar of Swavesey (Ca) **HA 532/9** 1 Jul 1806

Pieces of glebe. Award of exchange between the rector of Thopre Morieux and T.C.T. Warner of Brettenham, esq, M.P. Plans. Endorsed 'None of this land is in the Brettenham Assent' **HA 532/10** 23 Aug 1906

Brettenham Hall Estate (1569a Or 2p). Conveyance subject to mortgage following Chancery decree (Flight v Camac) to Joseph Parker of The Elms nr Lymington [Ha], esq. Detailed description of premises; plan **HA 532/11** 12 May 1854

Brettenham Park Estate. Transfer of mortgage by Thomas Barbot Beale of Brettenham, esq to Augustus Frederick William Keppel Stephenson of the Treasury, Whitehall, a Treasury solicitor, esq and others. Endorsed with reconveyance to T. B. Beale, 2 May 1884 **HA 532/12** 18 Oct 1872

Old Buckenham Hall School in Brettenham Park

This was formerly Brettenham Hall where Thomas Courtenay Theydon Warner with his six year old son and seven servants (A Governess, two House Maids, a Kitchen Maid, two Laundry Maid and a Footman) were living in 1911.

It is a large red brick mansion probably of 16th Century origin but extensively added to or rebuilt in the



first part of the 19th Century when it was altered in preparation for the residence of Joseph Bonaparte, the Ex-King of Naples and Spain, and brother of the first Napoleon.

It stands in a park of about 150 acres and is approached by an avenue of oak trees. The south front is mainly 2 storeyed and the north front has various blocks of 2, 3 and 4 storeys, with parapets and Dutch gables.

The west end of the south front has a large bay with 3 windows, a panelled parapet and a ground storey loggia with 7 Roman Doric plain columns and a triglyph frieze. The north-east front is of earlier date with parapet and Dutch gable. The east wing and tower on the north front was built in 1903. The windows generally are double-hung sashes with glazing bars. There are a number of chimney stacks with octagonal shafts, moulded caps and bases.

Appendix 3

Some of the sources used for this article:

The invaluable: '*A Brief History of Courtenay Warner and Warner Estate*' by Philip C. Plummer and Walter H. Bowyer

<http://www.british-history.ac.uk/report.aspx?compid=42775>

<http://www.calfordseaden.co.uk/news/261/Warner-Estate-refurbishment-meets-Decent-Homes-Standards>

<http://www.warnerestate.co.uk/>

http://www.walthamstowhistory.com/chingford_line.htm (Railway)

<http://www.stockmarketwire.com/article/4368523/Warner-Estates-sell-London-property-for-over-28m.html>

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Although I have made every effort to be accurate, any errors in this article are the fault of the author. Similarly, any expressed opinions are also the responsibility of the author.

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Bill Bayliss