

# VISUALISING HUGH MAY'S ELTHAM LODGE

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39/23

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35/2770

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## APPENDIX SM1

### TRANSCRIPT OF SURVEY AND VALUATION OF THE MANOR OF ELTHAM IN THE COUNTY OF KENT BY A.P. DRIVER, 1805, TNA CRES 39/23

[Includes plans of ground and first floors]

In Eltham Parish,

Eltham Lodge ...

This Elegant Mansion House commands extensive and diversified Prospects, & is fit for the residence of a large & genteel Family, being most delightfully situated only 8 Miles from the Metropolis, within a Park of about One Hundred & Sixty Acres of rich Meadow Land ornamented with beautiful Clumps of Stately Timber Trees, and intersected with Pleasure Grounds & large Fish Ponds abundantly supplied with various sort of Fish.

There is also an excellent Kitchen Garden entirely surrounded & in several parts Subdivided by lofty Brick Walls covered with choice Fruit Trees.

The Mansion contains on the Basement Story a long & wide Passage, large Servants Hall, Butlers Pantry, excellent Cellars, Kitchen, Larder, Scullery, Knife room and various other convenient Offices.

On the Ground Floor:

A large Entrance Hall 30ft 6in by 20ft decorated with columns. A back Hall or Vestibule 23.6 by 18.3 Dining room 24 by 18.6 Drawing room 30 by 23.6 Library 24 by 18.6 and Gentlemans Dressing room adjoining, Back Hall, Excellent Store room. One Bed room, Closets &c.

A handsome Stair Case & wide Landing ascends to the First Floor which contains

A large Billiard room used as a Drawing room 48ft by 20ft.

A Library 18 by 13.6 & India sitting room adjoining.

A Ladies sitting room

A State Bed room 32ft by 18.6 & three others.

On the upper Floor & Attics there are Nine Lodging rooms.

The Attached Offices

Are situated in a Spacious Court Yard and Comprise a Wash house & Laundry, with Sleeping rooms over, A Bakehouse & Brewhouse adjoining, with Lofts over & Sundry convenient Outhouses & Sheds for the reception of Coals, Wood &c, the whole of which are of Brick & Tiled.

The Detached Offices

Comprise two Stables for Six Horses each & Lofts over with Sleeping rooms & two Stables for four Horses each of Brick & Tiled in one handsome Building with a Clock in the Centre.

Coach Houses adjoining for three Carriages.

Detached is also a double Coach House, the Pigeon House over, One other Double Coach House with Pigeon House over to correspond both of Brick & Tiled.

A Cart Lodge & Granary over, boarded & tiled.

A large Barn of Brick & tiled, & Store room for Boards &c.

Sundry open Sheds &c tiled, Rick Yards &c.

A small Timber Yard with a Shed boarded & tiled.

In the Pleasure Grounds is a Greenhouse

In the Kitchen Garden is a Seed Room boarded & tiled, a Tool House with Lodging Rooms for Labourers of brick & tiled.

## APPENDIX SM2

### TRANSCRIPT OF AUCTION PARTICULARS, 1810 TNA CRES 35/2770

A VERY DESIRABLE LEASEHOLD ESTATE,

Elegantly situate at Eltham, in Kent, only Eight Miles from London,

COMPRISING

THE EXTENSIVE MANOR OR LORDSHIP OF ELTHAM,

With Court Leet, Court Baron, Rents, Reliefs, Royalties, Members, and Appurtenances; ...

THE CAPITAL MANSION HOUSE

CALLED

*Eltham Lodge,*

With Offices, Coach House, Stabling, Lawns, Gardens, Fish Ponds & beautiful Park-like Grounds,

Ornamented with Timber Trees and Plantations,

Containing Fifty-eight acres Two Roods and Eight Perches, be the same more or less.

THE LODGE IS AN UNIFORM GENTEEL, COMMODIOUS BRICK RESIDENCE,

CONTAINING ON THE

ATTIC STORY – Four good Bed Chambers, Six Apartments for Servants, and a spacious Gallery.

FIRST STORY – Four best Bed Chambers, an Anti-Room, Dressing Room, and Servants Apartment.

An elegant Ball Room with lofty Ceiling, Marble Chimney Piece, and spacious Landing.

GROUND STORY - A very good Drawing Room, with a costly Marble Chimney Piece,

A ditto Dining Room and a Breakfast Room,

A Library or Picture Room, Dressing Room, Steward's Room, and Servants' Waiting Room,

A capital Entrance Hall and Saloon.

Principal and Secondary Staircases.

THE OFFICES

CONSIST OF

A Housekeeper's Room, Servants' Hall, Butler's Pantry, excellent Kitchen, Scullery, Larder, spacious arched Wine Cellars for Pipes, ditto Cellar fitted up with Bins, Beer, Ale, and Coal Cellars.

A YARD – with Brew House, Wash House, Laundry, and Servants' Apartments, Dairy, Bakehouse, and Apartments over, Slaughter House, Bottle House, and Poultry Houses.

A LAWN with Green House and excellent GARDENS, subdivided Walls, cloathed and planted with choice Fruit Trees.

A MELON GROUND with Two Pits and Grapery, and Fish Ponds stored.

At a proper Distance is

A SPACIOUS YARD – with Four Coach Houses, Stabling for Twenty Horses, with Servants' Apartments, and Two Dove Houses.

A FARM YARD – with a Range of Cow Houses.....

AND

The UPPER PADDOCKS of MEADOW and PASTURE LAND;

*The Whole having a handsome Park-like Appearance,*

FORMING

A very desirable Residence for a Family of Distinction, ...

## APPENDIX SM3

### TRANSCRIPT OF SURVEY AND VALUATION, 1837 BY EDWARD DRIVER, TNA CRES 39/24

'This is a Spacious & Capital Mansion, suitable for the Residence of a Nobleman's or other large Family of Distinction. It is substantial and brick built with the roof partly tiled but having considerable Portions covered with Lead, and Comprises On the Two Pair Floor Nine Bed Rooms & a Wide Gallery all through the Centre of the House and a Water Closet. A Massive & Grand Staircase leads to a spacious Landing on the First Floor on which is a Magnificent Drawing Room & a second Room communicating & a Bed Room adjoining, all looking South, and looking North is a Noble State Bedroom with Pillars, a Boudoir & 2 Spacious Bedrooms with a Ladies Dressing Room behind and a Bathroom & Water Closet. On the Entrance or Ground Floor is a Spacious Hall & Saloon with a Capital Dining Room, Library, Gentleman's Room & Dressing Room, Stewards Room, Bed Room, Lobby & Water Closet. In the Basement, a large Kitchen, Servants Hall, Larder, Scullery, Wash house, Laundry, Mangling Room, Housekeepers Room, Butlers Pantry, Wine & Beer Cellars, Larder & Knife Room.

An Inclosed Court Yard on the East side of the House in which is a Brick & tiled Building consisting of a Dairy, Wash house, Brewhouse, & 3 Rooms over, Sundry Poultry Houses & Wood Houses. The West End of the Mansion House is Covered with four Remarkably fine Magnolia Trees & a handsome Lawn on the south side laid out in tasteful Parterres, with a Greenhouse, Large Kitchen Garden with Subdivision Walls fully clothed with Choice Fruit Trees, a Gardener's room, Hothouse & Melon Pits, Sundry Fish ponds well stored. Detached on the West side of the House is a Range of substantial brick & tiled Building Comprising two five stalled Stables a three stalled do. Harness Rooms a timber Building tiled, having Standing for 6 Carriages, with Granary over, tiled Cowhouses & a Cow Lodge thatched, a Brick & tiled two stall Stable & adjoining is a Range of Six Poultry Houses and enclosed Yard to each & a Store Room at the end. At the Entrance to the Park is a neat Lodge, Rough Cast & slated Containing 4 Rooms with a lean to Wash house. In no. 4 is a Cottage thatched in the Occupation of Cornelius ..... , & an Ice House.

This is the Only House & Premises Respecting which I apprehend there may exist much trouble or difficulty in finding a suitable Tenant upon lease, if however Mr Bruce should decline treating & taking a new Lease the next Proper Course will be to advertise it in several Newspapers to be Let.

## APPENDIX SM4

### TRANSCRIPT OF SPECIFICATION OF TENANTABLE REPAIRS NECESSARY TO BE DONE TO THE DWELLING HOUSE BUILDINGS AND PREMISES CALLED ELTHAM LODGE IN THE PARISH OF ELTHAM IN THE COUNTY OF KENT, 1838 DHC D-PIT/E/111/1

[The sequence of rooms runs anti-clockwise from the centre of the east front. Room numbers are those in the reconstruction drawings.]

#### Dwelling House

##### **Upper attic**

Repair Clean Stop and White ceiling

Repair plastering of end wall and also papering

Reinstate putty to sash squares

##### **Second Floor**

##### Bed Room No 1 next Back Stairs and Water Closet (A10)

Repair Ceiling and white same part new

Refix lead to sash frame

Repair lock of water Closet Door, 2 screws to rings

Reinstate knob and button to Cupboard

Repair and refix marble chimney piece

Repair papering

Reinstate key to lock

##### Bed Room No. 2 N.E. Angle (A9)

Clean stop and whitewash ceiling

Repair stone slab

Repair floor boards

Refix beads to sash frame

Bed Room No. 3 in front (A8)

Clean stop and whitewash ceiling

Repair floor boards

Refix box staple to lock of door

Refix skirting

Bed Room No. 4 in Front (A7)

Repair stop and whitewash Ceiling

Repair marble slab

Refix papering to walls

Bed Room No. 5 N.W. Angle (A6)

Repair stop and whitewash ceiling

Repair papering of walls

Reinstate Key to lock

Bed Room No. 6 (A5)

Repair plastering of side walls

Repair floor boards

Repair sash fastenings

Bed Room No. 7 S.W. angle (A14)

Repair stop and whitewash ceiling

Repair papering

Rehang sash

Repair lock and reinstate key

Bed Room No. 8 in middle (A3)

Stop and whitewash ceiling

Repair floor



Reinstate Key to lock

Bed Room No. 9 South (A13)

Repair and whitewash ceiling

Repair plastering of walls and papering

Refix corner of marble slab & also slip of Chimney piece

Reinstate key to lock

Bed Room No. 10 (A12)

Repair stop and whitewash Ceiling

Repair papering to walls

Reinstate key to lock

Refix beads to sash frames

Ease and rehang sash

Bed Room No. 11 S.E.(A11)

Repair Ceiling and whitewash Do.

Repair and refix papering

Repair Floor Boards

Gallery (A2)

Stop and whitewash Ceiling

Repair papering of walls

Repair floor boards

Refix Ashlar quartering next door and repair skirting

Reinstate parting bead to sash frame

Repair bottom rail of sash

Repair lead work to windows and nail in the lights

Reinstate broken Glass

**First Floor**

Bed Room No. 1 near Back Stairs (F5)

Stop and whitewash Ceiling and also blank window

Repair sill of pulley stile of sash frame

East door of water closet

Reinstate broken Glass

#### Bed Room No. 2 N.E. Angle (F6)

Clean stop and whitewash Ornamental Ceiling

Repair Capital of Composite Column

Repair Ornaments to Chimney Piece

Ease shutters to windows

Repair Lock of Door and also fastenings of outer door

Repair Refix paper to Walls

Repair pulley stiles of sash frame

#### Bed Room No. 3 (F7)

Wash stop and Color ornamental Ceiling

Wash clean and repair Cornice

Reset Jamb of Statuary Chimney piece

Repair Ornamental Woodwork to Chimney piece

Refix skirting

Reinstate sash line rehang sash and refix Beads

Repair shutter Latches

Reinstate broken Glass

Repair Chinese paper

#### Anti Room (F8)

Wash and clean Ceiling and Cornice Whitewash the same

Repair and make good papering to walls

Repair linings of sash frame

Reinstate keys to Cupboard locks next entrance Door &

Ease the Doors

Repair Jamb lining and Rehang Baize Door

Bed Room No. 4 (F9)

Repair Ornamental Ceiling

Repair and make good molded plaster Cornice

Repair Capitals Composite Columns

Refix paper to Walls

Ease Shutters

Repair Back Linings

Reinstate one Bead and repair the others

Repair and clean shutter latches and reinstate one brass knob to Latch

Repair shutter Bar

Ball Room (F2)

Repair and stop Ornamental Ceiling

Repair Cornice to Ditto

Repair and reset marble Chimney piece

Repair and refix paper to Walls

Repair and make good wood pannel and moulding to Do.

Ease Shutters

Repair Boxings

Repair sash frames

Repair and clean shutter Latches

Repair sash fastenings

Reinstate broken Glass

Refix Jamb Linings to Door

Reinstate Key to Cupboard Lock next Door

Bed Room No. 5 next Ball Room (F3)

Clean stop and whitewash Ceiling and Cornice

Repair and refix papering to walls

Ease Door and reinstate Key to Lock next Ball Room

East and rehang Box shutters and repair Fastening

Repair sash frames

Dressing Room adjoining S.E. Angle (F4)

Clean stop and whitewash Ceiling

Repair Cornice

Refix Cap of Pilaster

Repair papering of Walls

East shutters and rehang 1 Do.

Refix Bead to sash frame

**Principal Floor**

Back Hall next Back Stairs (G8)

Stop and whitewash Ceiling and plastered walls

Rehang sash

Reinstate broken Glass

Reinstate fastenings to Cupboard

Dining Room (G2)

Scrape and whitewash part of the Ceiling

Repair plaster Ornaments to walls and color the same

Ease 2 Doors and reinstate Key to Lock of each

Reinstate parting Beads of Sash Frames

Rehang one sash

Reinstate broken Glass

Entrance Hall (G1)

Clean stop and whitewash the Ceilings

Rehang and make good paper to walls

Clean shutter Latches

Reinstate broken Glass

Refix Architrave over Ionic Column and make good soffit

Refix Marble slabs and Brackets

Reinstate Keys to locks of three Doors

Splice puncheons of Front Door

#### Library (G3)

Clean stop and whitewash ceiling

Reset Stone Mantle of Chimney piece

Reinstate Carved Chair Rails

Refix paper to Walls

Refix Catch plate and reinstate Key to 2 Locks

#### Dressing Room (G6)

Reinstate broken Glass

Reinstate Key to Lock on two Drawers

Reinstate 1 ring handle to Drawer

Reinstate 9 Keys to Locks of Drawers

Reinstate Key to Lock of Upper Cupboard

Refix slips to Marble sink

#### Passage adjoining under Best Stairs (part G5)

Reinstate Key to lock of Door

#### Drawing Room (G10)

Clean stop and whitewash Ceilings and Cornice

Reinstate broken Glass

Ease shutters and repair 6 shutter Latches

Reinstate Brass Knob to one shutter Latch

Make good and refix papering to Walls

Repair sills of 3 sash frames

Reinstate Key to Lock of Door

Refix Architrave of Door

South Entrance (G9)

Clean stop and whitewash Ceiling

Reinstate broken Glass

Refix Boarding to Papered Walls

Bed Room (G11)

Clean stop and whitewash Ceiling

Refix Jamb and slip of Marble Chimney piece

Repair and relay Marble slab

Reinstate Architrave to Door

Reinstate Key to Lock of Door

Refix papering to Walls

Ease and rehang shutters

Reinstate Key to Lock of 2 Cupboard under the Window

Repair skirting

Repair lock and reinstate Key to Door

Dressing Room adjoining (G12)

Stop and whitewash Ceiling

Reinstate Key to Lock of Cupboard under Window

Rehang sash and 1 new line

Repair sill and pulley stiles of sash frame

Reinstate Broken Glass to blank window

Best Staircase and Landing (G4&5)

Repair stop and whitewash Ornamental Ceiling

Reinstate key to door next Back Stairs

Make good partition Wall skirting Dado and papering when stove and pipe is removed

#### Back Stairs (G7)

Repair clean stop and whitewash Ceilings & color walls

Repair deal Casings to pipes

Repair Architrave to Door

Repair Nosings to steps

Reinstate broken Glass

Reinstate Button to Closet Door

#### Water Closet (G14)

Repair Lock of Door

Reinstate broken Lock of Door to Cistern

#### Basement Stairs (G8)

Ease Door on top and reinstate Pulley Line

Repair panel of Coal Chest

Repair Nosings of Treads

Repair Lock to outer Door

Clean stop and whitewash Ceiling and Walls

Reinstate Lead Lights

#### **Basement Story**

##### Kitchen (B12)

Repair clean stop and whitewash Ceiling and walls

Repair Grating to bell trap

Rehang lids to sink

Splice Door Puncheons rehang Door and make good Architrave and plastering to walls

Reinstate Key to Lock of Door

Ease Door next Scullery

Refix sash frames

Repair lining of sash frame

Refix Top of inner Cupboard

Reinstate broken Glass

Reinstate Key to Lock of Cupboard next Door

#### Arched Vault (B13?)

Clean stop and whitewash walls and Ceiling

Reinstate Top of Bell Trap

Refix bead to sash frame

Repair latch to sash door

#### Scullery (part of B12)

Repair Clean and whitewash Ceiling and walls

Repair Wood frame and Door to Drain

Refix Beads to sash frames

Reinstate broken Glass

Refix Lining to Door Frame

Repair sliding Door to Copper

#### Servants Hall (B12)

Stop and whitewash the Ceiling

Repair stop and whitewash the walls

Reinstate Key to Lock of Door

Rehang shutters

Repair key to lock of Cupboard in Front

Reinstate one lock and reinstate 1 key to the Cupboard next door

Reinstate 1 Key to Lock of middle Cupboard

#### Pantry (B10)

Clean stop and whitewash Ceiling and Walls



Refix latch to Door

Ease sashes and rehang with new line

Repair Linings of sash frame

Larder (?)

Repair plastering of walls and whitewash the same

Reinstate broken Glass

Rehang sash new line

Repair Lock and Thumb Latch to Door

Lamp Room (B9?)

Repair clean and whitewash Ceiling and walls

Ease Door

Rehang sash new line

Reinstate broken glass

Beer Cellar (B7, B8)

Clean stop and whitewash Ceiling and walls

Splice Door puncheons

Ale and Wine Cellars (B5, B6)

Repair clean stop and whitewash the Ceilings & walls

Butler's Pantry (B4)

Repair Stop and whitewash Ceilings and walls

Repair Thumb Latch of Door

Repair 2 Turnbuckles to Cupboards under dresser

Reinstate 8 Keys to Locks of Drawers and Cupboard Doors

Still Room (B3)

Clean stop and whitewash Ceilings and walls

Repair pulley stiles of sash frames

East Shutters

Repair floor Boards

Refix shelf to stone Chimney piece

Repair stone paving next sink

Refix Linings to window Board

Reinstate 8 Keys to locks of Cupboard Doors

Long Passage (B2)

Repair the Ceilings and walls and whitewash the same

Reinstate wood frame to Trap and also bell to do.

Reinstate broken glass

Repair nosing to step of staircase

Reinstate 2 Cupboard locks and also 2 keys to Locks to Cupboards

Passage leading to Laundry (?)

Clean repair and whitewash walls and Ceiling

Reinstate broken Glass

Repair soldered Bands to lead lights

Servants Water Closet (?)

Repair Ceiling and whitewash same

Repair linings at back of seat and also next Door

Laundry (B13?B15?)

Repair Clean stop and whitewash Ceiling and Walls

Refix linings to Door fframe

East Door and reinstate Key

Repair Window Board

Reinstate broken Glass

Reinstate Key to Lock of Upper Cupboard

Scullery adjoining (B13), B15?)

Repair and whitewash Ceiling and Walls

Repair Easings to lead pipe

#### South Entrance

Make good York paving and point stone steps

Refix lining to Verandah and make good do.

Refix stone plinth over window to Butler's Pantry

#### North Entrance

Repair and reset stone steps and relay landing

Make good brick work under steps

Repair stone paving and Gratings around the house

#### Roof

Repair and make good wood Cornice to Eaves

Repair and make good tiling of Roof

Reinstate broken Chimney pots

Repair lead Gutters and flats and solder Cracks in Lead

Repair and make good Lead on pediment and Gutters behind

Ditto and reinstate Flashing

Clean out and repair lead gutters to roof over Laundry and Repair Pan Tiles

Refix Eaves Board and slating to Roof of Passage

#### Garden Water Closet ...

#### Outside

Paint all the Wood and Iron Work twice in good oil Color

#### **Bath and Greenhouse adjoining ...**

#### **Coal Sheds and Privies ...**

#### **Brewhouse Bakehouse Dairy and Tool Room...**

#### **Dry Well in Garden for Main Pipes...**

#### **Fowl Houses...**

#### **Ash Pit...**

**Tank in Yard...****Yard Gates ...****Stables Harness Room and Coachhouse**

Repair and made good brick walls

Repair Tiling of roofs block up pole-plate fix braces to purlines and make good Eaves board

Reinstate Ridge Tiles

Repair and make good wood Cornice and also wood and plaster planceer to Eaves

Repair end of wall plate at back

Repair weather Boarding of Coachhouse and Granary

Repair stop and whitewash Ceilings and Walls

Reinstate broken Rack Staves

Repair paving to stables

Repair Boarding to stalls and walls

Repair sills of sash frames and also sashes

Reinstate sash line to Pulley

Reinstate broken Glass

Rehang 2 sashes new line

Repair lead to fan light and reinstate broken Glass

Ease door of lower Stable

Repair floor of Granary

Paint outside wood and Ironwork twice in good oil colors

**Privies ...****Piggery ...****Cow Sheds Calves Pens Cowhouses &c in Yard ...****Barn and Stable ...****Dog Kennels &c. ...****Fence next Cow Yard ...**

**Yard Walls ...**

Stop up hole in Wall

Repair and make good Brick Coping to walls and also Piers to gateway and point walls next Stable

Repair thumb latch to Yard Gates ram up Post to Iron bar and reinstate Key to Lock

Paint Yard Gates and Posts twice in Oil

**Greenhouse ...****Melon Pits ...****Gardens**

Repair Boarding and Fastenings to Door next North Park

Repair Bolt to Folding Gates

Repair Palisade Gate next Eastern side of Pond and refix ffillett

Repair Post Rails and Pales to fence next Pond and refix the same upright

Rehang door next Pond refix the bolt and make good Thumb latch

Repair Palisade Gate and Pales next Western side of Pond

Repair fence next Penstock

Rehang Gates to Lower Garden and refix fastenings

Fix spur to post of hand rail and repair Thumb latch to Door next the Bath

Paint Garden Gates and Door twice in Oil

**Hospital Stable ...****Entrance Lodge**

Reinstate plinth to rustic supports of Verandah

Repair rough Cast outside and also Brick arch at Back door

Clean and Repair Wood Shoots and Eaves

Reinstate broken Glass

Repair Front Door Frame

Repair Floor Boards and Joists in Back Room

Repair Brick Pavement of Hearth to front of Back Room

Repair plastering of side walls and Color Ditto

Clean Stop and whitewash the Ceilings

Repair Stop and whitewash walls and ceilings of Privy

Paint outside wood and Iron work twice in good oil Colors

**Upper Park ...**

**Northern Side ...**

**Eastern Side ...**

**Southern Fence ...**

**Lower Park ...**

**Ice House ...**

**Cottage ...**

**Summer House ...**

**Fence Eastern Side of Lower Park ...**

The before mentioned Repairs Surveyed the 25<sup>th</sup> October 1838 by Wm Brown, Surveyor,  
Tonbridge, Kent

## APPENDIX SM5

### LATER HISTORY AND CHANGES TO ELTHAM LODGE, 1750–2018

#### THE 1750S MODERNISATION

The most important changes to Eltham Lodge date from the modernisation by Sir John Shaw IV in the 1750s, who inherited the estate in 1739 as a minor aged eleven and married the heiress Martha Kenward in 1752.<sup>1</sup> A letter of 3 July 1780 written by Sir John's steward Dr Dobson indicates a large expenditure on Eltham Lodge *c* 1755, and implies that little money had been spent on the house in preceding years:

‘About 25 Years ago the House and Offices being in a very decayed State, and part of the Buildings having fallen down, the late Sir John Shaw caused part to be rebuilt and the rest to be substantially repaired; The Leaded Windows of the old House were all replaced with Sash Windows, Some New Offices were added, and the whole House was Modernized, and finished in a Handsome Manner.

This Place being the favourite residence of the late Sir John Shaw, he did not confine himself to such Alterations and repairs as were merely necessary, but laid out a very large Sum in Embellishments, as well on the House as on the Gardens and Pleasure Grounds. In the latter he made very great Alterations, particularly by turning into a Shrubbery a piece of Ground containing 11 Acres, part of which was before an Orchard, and the rest rough Bushy Ground; All which Sir John caused to be levelled, and Planted with Shrubs and Trees, Made Walks in and through it, and Built in it a Temple or Pleasure House. A Piece of Water of about an Acre he enlarged to near three Acres. He also built a Hot House, and Green Houses, and erected substantial Walls for fruit Across and round the Gardens, besides many other Matters which I cannot Enumerate.

These Alterations and Improvements were several years about and were not entirely finished at the time when the Lease was last renewed.

They cost Sir John in the whole upwards of £10,000, but the Improvements were chiefly of such an unprofitable Nature (great part of them being merely Ornamental) that the real Value of the Estate was very little, if at all, improved by it.<sup>2</sup>

Richard Garnier, who has long been researching the career of the architect Sir Robert Taylor, has attributed the design of these interior ‘Embellishments’ to him on stylistic grounds. Further research, detailed below, has strengthened this attribution.<sup>3</sup>

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<sup>1</sup> His mother, Dame Anna Maria Shaw, administered the estate until his coming of age in 1749 (TNA, LR 3/33 Court Roll) and seems to have continued to do so until her death in 1755, taking the 1752 lease on behalf of her son.

<sup>2</sup> TNA, CRES 2/1643, Letter from Sir John Shaw's steward.

<sup>3</sup> Colvin 2008; Richard Garnier, *pers comm*, 19 June 2015. He has suggested that Kenward Park was also remodelled for Sir John Shaw IV by Robert Taylor.

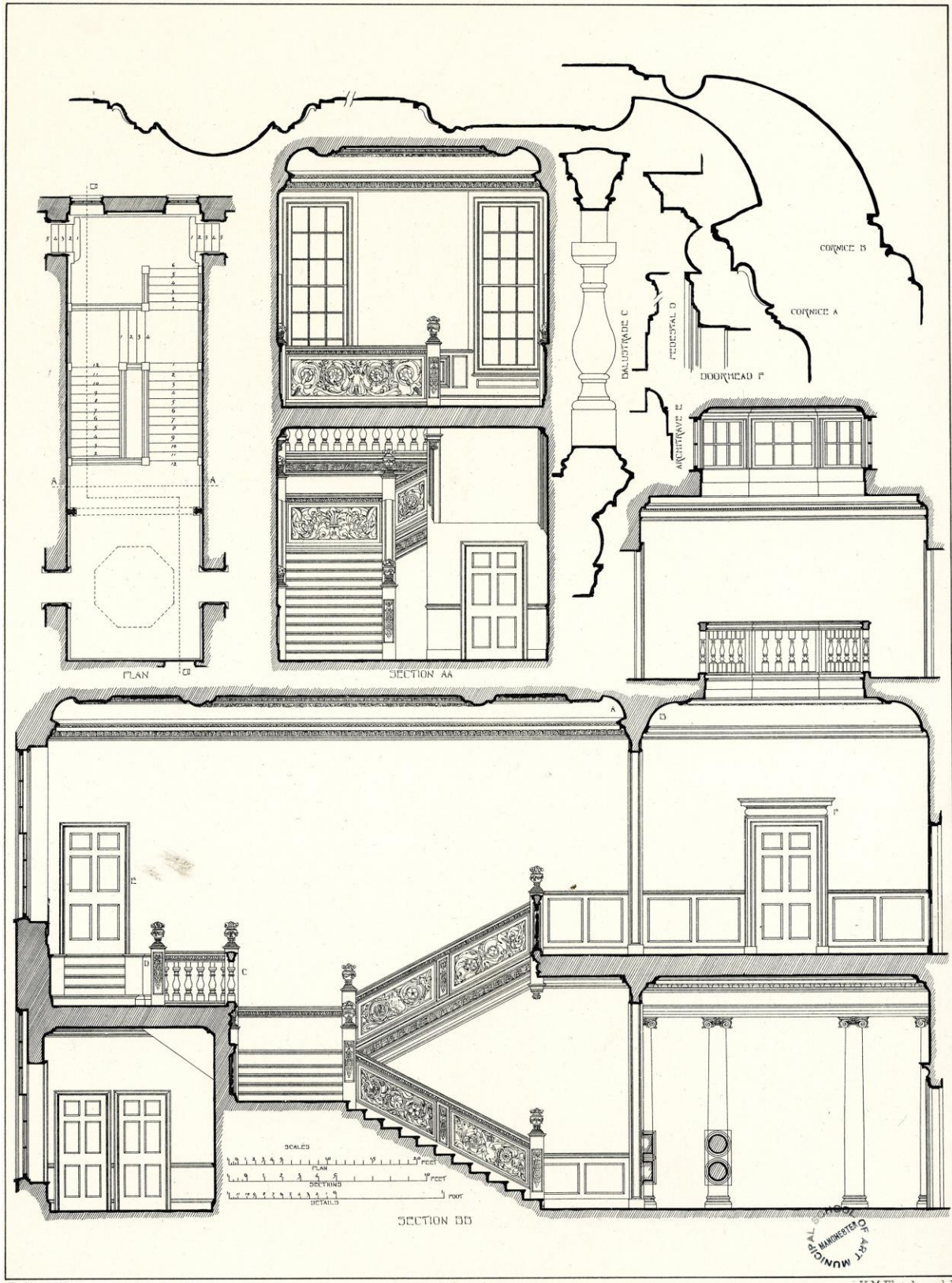


Photo lithographed & drawn by James Akerman, 6, Queen Square, W.C.

H.M. Fletcher, del.

HOUSE AT ELTHAM  
DETAILS OF THE STAIRCASE.

Fig A1. Details of the staircase and octagonal lantern: Belcher and Macartney, 1897–1901, pl XXVI.



## The exterior

The western section of the central block roof was lowered, with lean-to roofs against the spine walls and western ridge, like those originally provided to its north and south.<sup>4</sup> The cupola was removed and what appears to be a glazed lantern was constructed over its base frame, protruding above the perimeter ridges of the roof. It appears in Charnock's view of the south front (see fig 7) which is corroborated by the 1827 Lord Rivers engraving (see fig 9). The octagonal lantern shown by Belcher and Macartney dated from alterations *c* 1838, part of a reworking of the central block roof, in which access to it from the second stair was finally eliminated (fig A1).<sup>5</sup> The windows and putative architrave surrounds, and the doors above principal and garden front doors, were replaced by sashes. At basement level a vaulted space (B13, B15) was added to the north-east corner of the house.

## The interior

Internally most rooms were completely refitted (apart from the Great Parlour (F2), the Breakfast Room (G11) and its Closet (G12), and the surviving seventeenth-century ceilings) with new ceilings and cornices, new doors and doorcases, new dado rails, skirting and shutters. Paintings, mostly idealised landscapes, were introduced as both overmantels and overdoors.

The original plan was nonetheless largely retained, although a new and enlarged Dining Room (G10) was created on the ground floor, with a marble chimneypiece ascribed to Henry Cheere (fig A2). The unusual square-panel design of the ceiling clearly reflects the design of the original ceiling in G11, while the central oval appears to reflect the ovals found in other original ceilings. This must surely be a conscious *homage* to the earlier plasterwork in the house. The back hall (G9) was narrowed on the east to be symmetrical about the garden door. In G12, the 1805 plan shows a doorway in the north wall, which relates to G8 becoming a service space, the back hall. The splayed east window, which has no surround or shutters, appears to have been made blind in the 1750s and opened up subsequently.

Avray Tipping and others suggested that the Ionic screen between G1 and G4 was inserted in the nineteenth century.<sup>6</sup> However, the columns are shown on the 1805 plan, their marbled decoration is visible in early photographs, and the entablature over them fits seamlessly with the cornice around the remainder of the room. All therefore probably belong to the alterations of the 1750s, as Garnier has noted (fig A3).<sup>7</sup> Rooms G4 and G9 have 1750s cornices and doorcases matching that in G1 and 1750s plaster ceilings.

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<sup>4</sup> The plates for the feet of the rafters survive within the nineteenth century roof.

<sup>5</sup> Belcher and Macartney 1897–1901, pl XXVI. The lantern survived until at least May 1971 (HE MAL/71084, aerial view), but had been removed by September 2004 (OS/04117, aerial view).

<sup>6</sup> Bold and Cooper, 1982 write: 'the present arrangement of columns which provides for borrowed light from the entrance hall appears to be a nineteenth-century insertion' adding that their 'hollowness suggests the presence of iron supports within'. However, they do not support much masonry above and hollow timber columns would be expected.

<sup>7</sup> Richard Garnier, pers comm 19 June 2015, considers that Taylor's work included the 'dwarf(ish) columns with a full entablature over (in the hall)'. The capitals to these columns are identical to those on the colonnade on the top floor of the stair at Danson House by Taylor (some 3miles (4.7km) away), and he is known to have had a



**Fig A2.** View of Hall, G1. *Photograph:* David Wrightson



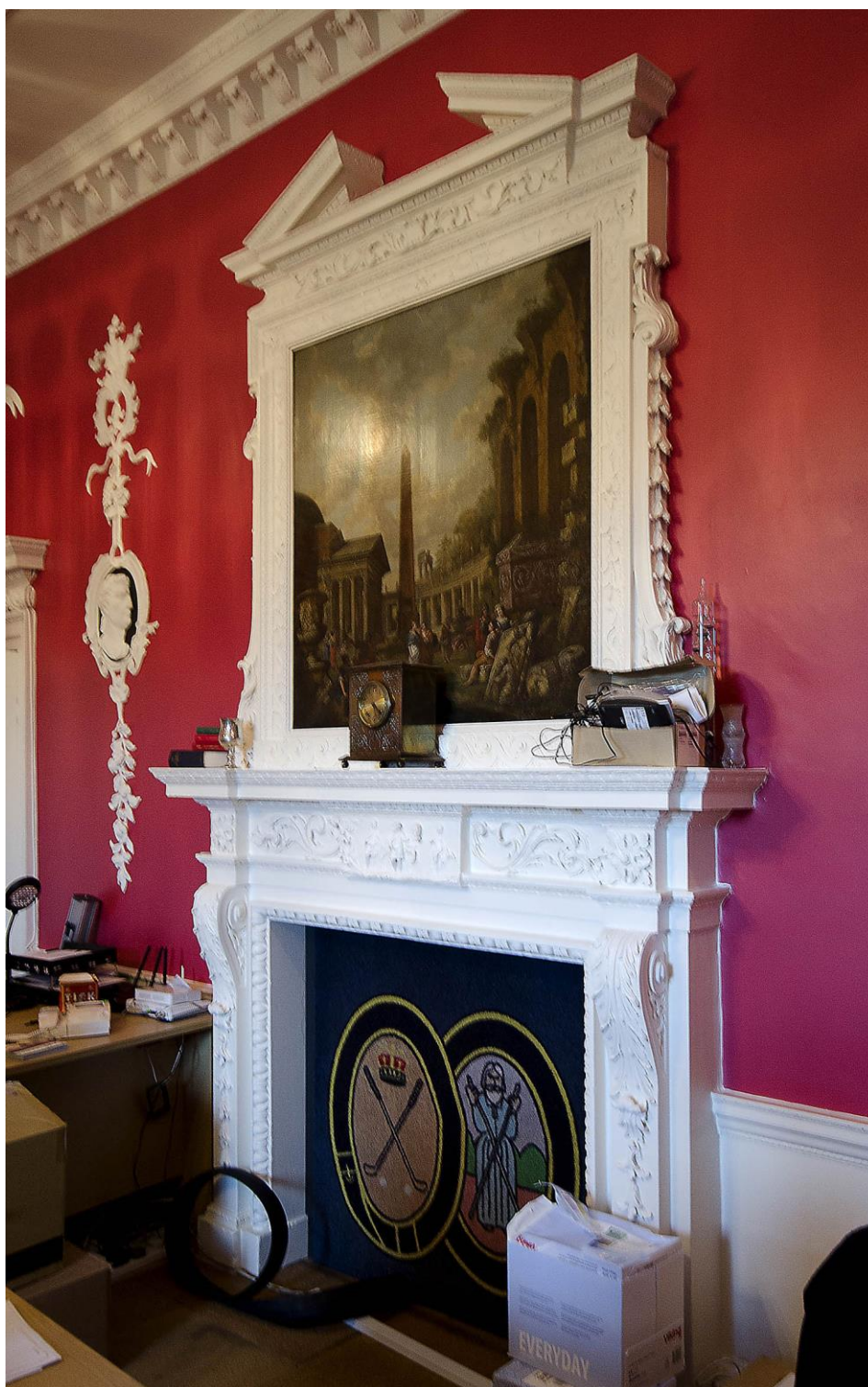
**Fig A3.** View of Dining Room, G10. *Photograph:* David Wrightson

The three rooms on the north side of the house may possibly have been re-planned. The north-east room (G2), marked as the dining room on the 1805 plan, was given the most elaborate refitting with high-quality Rococo plasterwork which contrasts with the much more severe classical chimneypiece and overmantel (fig A4). The original window in the east wall must have been made blind in the 1750s when the room was replastered; it was reopened as a

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particular fondness for colonnades. See Binney 1984, pls 11, 13, 43, 51, 54, 58 and 72. In G2, motifs such as the roundels for busts reappear from time and time in Taylor's later work.

doorway to the nineteenth century addition (G13). Room G3 was used as a library according to the 1805 plan and the 1810 particulars. Its chimneypiece is a twentieth century introduction.



**Fig A4.** View of north-east corner room, ground floor G2. *Photograph:* David Wrightson

The main stair (G5) was altered by the insertion of an extra flight linking it to a lower and wider landing/gallery, with G6 enclosed beneath it. By 1919, G6 was fitted up with



panelling and a fine chimneypiece that probably dated from the early years of the seventeenth century.<sup>8</sup> This could have been reused from the pre-1660s lodge in an attic room in the present house and subsequently brought down, but seems more likely to have been acquired when such things became fashionable again in the nineteenth century.

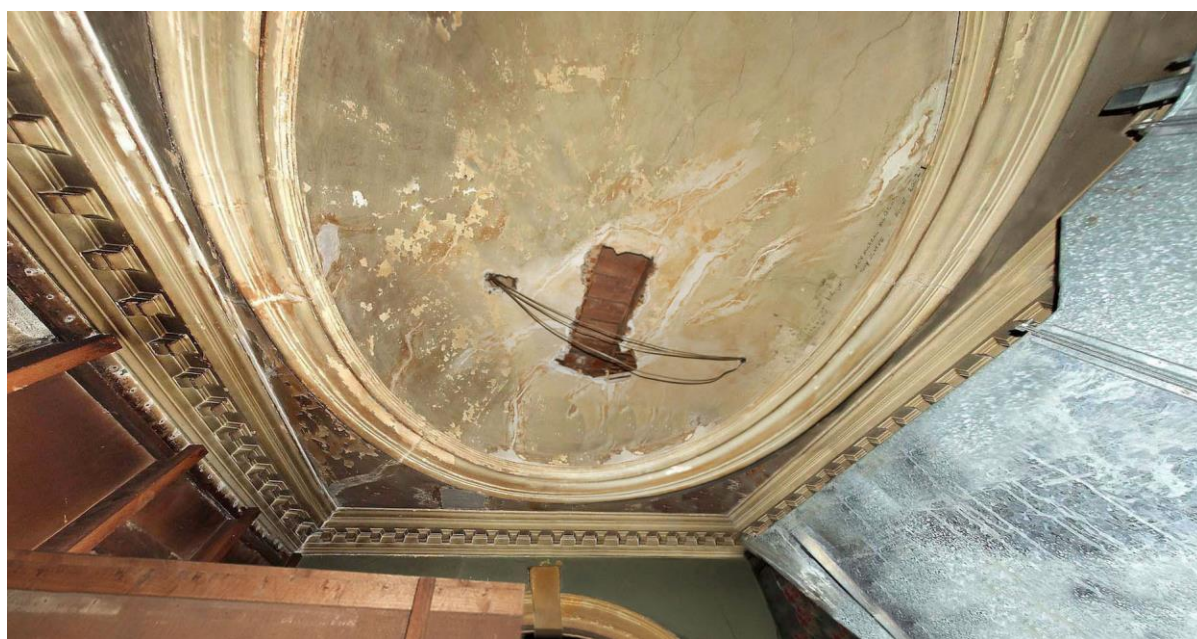


**Fig A5.** View of north-east corner room, first floor, F6. *Photograph:* David Wrightson

<sup>8</sup> Avray Tipping 1919, fig 134. In the intervening period the fireplace had been blocked for a short-lived iteration (gone by 1921) of the stair down to the basement.

At first floor level, F9A and B were combined in the 1750s by the replacement of the dividing wall with Corinthian columns and pilasters below architrave level, as recorded in *Country Life*.<sup>9</sup> The columns were removed in 1951 leaving pilasters against the walls, and the wall between F8 and F9A was demolished at the same time.<sup>10</sup> The present grey and white marble chimneypiece, also of the 1750s, is decorated with finely-carved swags, which appear to echo the earlier ceilings.

The north-east corner room (F6) was enlarged a little in the 1750s by moving the wall slightly to the west to create an elaborately-decorated bedroom which formed a suite with F7, and (later) had access to the secondary stair. In addition to good plasterwork and carving, it has a chimneypiece copied from a William Kent design, with an overmantel containing a painting of St Mark (at one time attributed to Sebastiano Ricci). The end (north) window was made blind and a columnar screen based on the Serliana inserted to form a bed alcove (fig A5).<sup>11</sup> At the south-east corner, the closet F4 was similarly arranged as a bedchamber. The 1805 and 1921 plans record the columns and answering pilasters of its Serliana screen, of which the pilasters alone survive and remain visible (fig 34b; the arch is now concealed and a false ceiling hides a shallow oval plaster dome in the principal space (fig A6).<sup>12</sup>



**Fig A6.** Domed ceiling of south-east corner room, first floor, F4, looking south. Graffiti on the springing of the west side of the dome record the names of men working at Eltham: Peter Edward Boggis on 1 May 1984, and Aide Micheal McGrath and Toby Clark in August 2002. *Photograph:* David Wrightson

At attic level, the 1810 particulars describe ‘four good Bed Chambers, Six Apartments for Servants’ and ‘a spacious Gallery’. Two of those bedchambers (A7 and 13) were fitted

<sup>9</sup> Avray Tipping 1919.

<sup>10</sup> RBGC. Plan dated 12 December 1951.

<sup>11</sup> DHC D-PIT/E/111/1. The 1838 schedule of repairs for this room records ‘Reinstate Broken Glass to blank window’.

<sup>12</sup> The existence of the arch in F4 is confirmed in the 1838 dilapidation schedule which specifies for the ‘Dressing Room adjoining S.E. Angle’, ‘...Refix Cap of pilaster’. DHC, D-PIT/E/111/1.



with cornices, dado panelling and new doorcases in the 1750s; otherwise the seventeenth-century plank doors survive throughout, many with five-panel faces set within applied moulded frames. In the gallery, the base frame of the cupola now has a dentil cornice, the style consistent with other 1750s work and suggesting a lay light below the lantern. The gallery now houses a museum.



**Fig A7.** Chinese chimneypiece from F7, photographed in 1910 (TNA CRES 35/2775).

*Photograph: Sally Jeffery*

### The India Sitting Room and Chinese chimneypiece

The principal room in the north-eastern quarter of the first floor, adjacent to F6, was called the 'India Sitting Room' in 1805 (F7), and as its name implies was decorated in an oriental

style in the 1750s with a *Chinoiserie* chimneypiece and Chinese wallpaper. To complement these features the room has a carved dado rail, deep coving with an elaborate frieze and doorcases with rich carving below the cornices. The location of the chimneypiece and wallpaper has been in doubt until recently, but it is securely located by the 1838 schedule of repairs, where the room called 'Bed Room No. 3' was between the north-east room and the 'Anti Room'. The repairs required within it included 'repair Chinese paper' and 'repair ornamental woodwork and chimneypiece'.



**Fig A8.** Chinese chimneypiece from Eltham Lodge, now in the Presence Chamber at Buckingham Palace. Royal Collection Trust, © Her Majesty Queen Elizabeth II, 2018



**Fig A9.** Design for a chimneypiece by Robert Taylor, c 1750–55 (A&TI ARCH.TAY.2, fol 6).  
*Photograph: Sally Jeffery*

The Chinese chimneypiece was removed from this room at the request of Edward VII and was re-erected in 1911 for Queen Mary by Sir Charles Allom, in what is now the Queen's Presence Chamber in Buckingham Palace.<sup>13</sup> Documents in the National Archives speak of a request from Sir Sidney Greville, Groom in Waiting to the King (on behalf of Edward VII) for the 'Chinese Chippendale' chimneypiece.<sup>14</sup> A letter of 17 January 1910 says 'The King has heard...' about this, and says that golfers hang their caps and pipes on it. A

<sup>13</sup> TNA, CRES 35/2775.

<sup>14</sup> TNA CRES 35/2775.



letter from Sir George Leveson Gower, Commissioner of Woods and Forests, of 18 January acknowledges the letter and mentions a 'Chinese Room' in the 'north corner' of Eltham Lodge, but requests further details since they are not sure which chimneypiece is intended. A further letter from Greville, with a photograph, was sent on 19 January and Leveson Gower promised to see what could be done, but suggested waiting until there was a committee meeting of the Golf Club in February when the matter could be raised (fig A7). There is a reply of 28 January from Greville saying that he has informed the King of this and referring to the chimneypiece being in a 'lavatory' – which could mean a dressing/washing room. On 24 February 1910, the Golf Club agreed to take down the chimneypiece, and it was then referred to as in an inner dressing room on the first floor known as the Chinese room. On 3 March 1910 a letter from Greville said that he 'motored down' to Eltham with the King to see it and other things and proposed employing Lenygon's to remove the chimneypiece. It seems to have been taken down in March 1910, soon after this visit by Lenygon's, as recommended by the King. Edward VII died in May 1910. There was some discussion about their bill later in the year, and a further communication from Sir S McDonnell of the Office of Works to Leveson Gower about removing other chimneypieces at Eltham, but this was not pursued. The Chinese chimneypiece was set up in the Presence Chamber at Buckingham Palace, where it remains.

The chimneypiece and its overmantel survive, but the Chinese painting has since been replaced with a modern mirror (fig A8). A replacement chimneypiece was provided for the golf club by Lenygon & Co., the firm who removed the original. Avray Tipping seems to have been unaware of all this, and wrote lamenting the lack of appreciation of the beautiful rooms at Eltham Lodge:

Still more brutal has been the action of the Government authorities with a still finer mantelpiece – a quite exceptional example of the Chippendale Chinese style – that was simply torn out to provide lavatory accommodation for the golfers...<sup>15</sup>

It is interesting to compare the surviving chimneypiece to those in a book of chimneypiece designs by Robert Taylor of *c* 1750–5 in the Ashmolean & Taylorian Institute in Oxford.<sup>16</sup> Some of these are illustrated in Binney's book on Taylor of 1984, but others he did not publish (ff 2, 5, 6, 10) have almost identical details to those on the chimneypiece from Eltham Lodge, which lends weight to the attribution of this work to Taylor (fig A9).<sup>17</sup>

In 1911, permission to remove the wallpaper from the same room was sought and granted and it was removed in January 1912, but it never went to Buckingham Palace. Ten pieces were presented to the Victoria & Albert Museum in 1914, described as hand-painted Chinese wallpaper with flowering plants and birds<sup>18</sup> (fig A10). It would have complemented the chimneypiece and created an early example of the mid eighteenth-century fashion for all things oriental.

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<sup>15</sup> Avray Tipping 1919, p 214 and fig 14, p 217.

<sup>16</sup> A&TI ARCH.TAY.2

<sup>17</sup> See Binney 1984, pls 59-62.

<sup>18</sup> V & A, acc no. E.2083-1914. Division has now resulted in sixteen pieces of which the conserved sections had remains of two textile linings that had once held them to the wall.



## The Pleasure Grounds

Sir John Shaw IV's work carried out on the pleasure grounds was detailed in the steward's letter quoted above. In the park on the north (entrance side) of the house were double avenues of trees framing the house. They were not 'approach avenues' for carriages, but rather were part of the pleasure gardens, as can be seen on the Devis painting (see fig 6). The trees look rather younger than a hundred years old, with their lower branches carefully trimmed to allow Shaw and his family a view of the house. They were perhaps replanted as part of the extensive work carried out in the grounds for him.



**Fig A10.** Chinese wallpaper panel from Eltham Lodge (Victoria & Albert Museum, London, E2087A-1914).

The Devis painting also shows the roofs of the service buildings to the east, now forming a single tall range with gates into the yard from the north, as well as a set of triple gates in the north wall of the stable courtyard. Charnock's view from the south-west shows the service buildings as a continuous range of one-and-a-half storeys on the east side of the yard, which in altered form still survives. At the south end of this range is a single-storey building with a central round-headed glazed door flanked by two windows which could be the 'Greenhouse' mentioned in the 1691 survey (see fig 7b).<sup>19</sup>

### EARLY NINETEENTH-CENTURY CHANGES

The crown lease due to expire in 1770 was extended by four reversionary leases (granted in 1752, 1766, 1774 and 1780) which brought the unexpired term back to about thirty years in return for a significant fine, and on the last occasion, a higher rent.<sup>20</sup> Sir John Gregory Shaw, whose seat was Kenward House, near Yalding, Kent, succeeded as fifth baronet in 1779, but never lived at Eltham.<sup>21</sup> It was tenanted by Sir William Fawcett in 1801 and by Oliver Farrer in 1805.<sup>22</sup> Although extensive documentation exists regarding leasehold and other affairs, no plans survive from the early period. Only when the 1780 lease was about to expire does the Crown Estate become concerned with the house, beginning with a survey of 1805 that includes the earliest known plans (see fig 8) and a description of the house and grounds.<sup>23</sup>

The final crown lease of 1810 to Sir Gregory Shaw (d 1831) and John Kenward Shaw (d 1857), was granted when the previous lease had only a year to run, so the Shaw family now had virtually no equity in the estate. It again brought the term back to nearly thirty years, with no fine but an annual rent of nearly £4,000. Sir Gregory immediately put the estate up to be sublet in lots at auction, and the 1810 particulars give another relatively detailed account of the house.<sup>24</sup> Eltham Lodge with its gardens and the park, extending to some 52 acres, plus South End Meadow (8 acres) not part of the crown lands, were let by the Shaws to Thomas Wilde and Charles Knight for twenty-six years from Michaelmas 1812, in return for a premium and an annual rent of £284. They assigned this underlease in December 1815 to William Draper Best, who made improvements to the stables and outbuildings in 1819.

By 1816, the stable walls were considered too weak to support the very high roof, which was lowered to produce the standard stable and hayloft section, while inside the number of stalls was reduced. This is shown on a plan and section prepared by the Office of Works in 1924 as a proposal to convert the building to a garage (see fig 43).<sup>25</sup> This was never

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<sup>19</sup> TNA, PRO 30/26/257.

<sup>20</sup> The Crown Lands Act 1702 prevented the Crown from disposing of land other than by granting leases for more than thirty-one years at no less than one third of their rental value.

<sup>21</sup> A property inherited from his new wife.

<sup>22</sup> LMA, Sun Fire Insurance Company, MS 11936/419/712723; TNA CRES 39/23; DHC, D-PIT/T/799/1.

<sup>23</sup> TNA, CRES 39/23 30 September 1810, particulars of the estate to be let (Appendix SM1).

<sup>24</sup> The records of the Sun Fire Insurance Company indicate that it was insured from 1816-1819 by William Draper Best, LMA MS 11936/471/915530 and 925198, and MS 11936/477/948878; from 1819-20 by Sir John Kenward Shaw, MS 11936/477/948879; in 1820 by Sir John Kenward, MS 11936/483/964390; and in 1822 by Dame Nanny Crewe, MS 11936/493/987415; TNA, CRES 35/2770, auction particulars, 20 September 1810 (Appendix SM2).

<sup>25</sup> TNA, CRES 35/1502, letter on modifications to the stables, 3 Sept 1816; TNA CRES 35/1530, plan and section.

implemented. Instead, the stables were demolished save for the lower part of the north wall with a blind window and a blocked window, plus the adjacent quadrant wall with a doorway, which survive in a ruinous state.

In 1821 the underlease was assigned to Dame Nanny Crewe, widow of Sir William Crewe of Calke Abbey. The property was assigned to Lord Rivers in September 1825, who died two years later.<sup>26</sup> Documents in the Dorset History Centre provide new information on his occupation. It was in the occupation of Francis Bruce by 1837. Sir John Shaw's crown lease of the manor was surrendered a year early, at Michaelmas 1838.<sup>27</sup> The survey and valuation of 1837 and the specification of the 'tenantable repairs' (dilapidations) then compiled provides important new details (see Appendix SM4 for transcript).<sup>28</sup>

Minor repairs were undertaken to the roof for Lord Rivers in 1830.<sup>29</sup> The description of the house included in the tenancy agreement drawn up with Francis Bruce in 1837 mentions one water closet on each floor and a bathroom.<sup>30</sup> These features are not identified on the 1805 plan or in the 1810 particulars, suggesting that at least some practical improvements were made during the early years of the nineteenth century.

### Benjamin Wood's alterations of the 1840s and 1850s

On gaining possession in 1838, the crown agreed to let the house, with 146 acres, to Benjamin Wood for twenty-one years, requiring 'the sum of £1,500 to be laid out by the Lessee in substantially repairing East Wall of House, and other substantial repairs alterations and additions'.<sup>31</sup> In 1840, he claimed already to have spent £2,300, but the estate thought a 'considerable proportion' of it represented the cost of 'Papering, Embellishing, Painting & perhaps for work done in the Garden,' rather than what it considered substantial repair.<sup>32</sup> The lease was eventually signed in July 1843, with the obligation limited to spending £1,500 'at the least in putting into complete and substantial repair and making sundry additions and improvements in and to the mansion house, buildings and premises'.<sup>33</sup> Wood's internal decoration was lavish (see below); he certainly added the extension on the north-east corner (G13), reworked the central block roof and reorganised and extended the service rooms in the basement.<sup>34</sup> When he died in 1845, the lease passed to his widow, who continued improvements well into the 1850s, including the south porch and a 'hot water apparatus and bath' for £100.<sup>35</sup> Mrs Wood lived on at Eltham Lodge until 1889, on an annual tenancy.<sup>36</sup>

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<sup>26</sup> All details in DHC, D-PIT/T/799/1. It appears that Lady Crewe was in occupation from April 1821 until September 1825, when the property was assigned to Lord Rivers.

<sup>27</sup> TNA, CRES 35/2770.

<sup>28</sup> TNA CRES 39/24, survey and valuation, 1837 (Appendix SM3) & DHC, D-PIT/E/111/1, specification for 'tenantable repairs' (Appendix SM4).

<sup>29</sup> DHC, D-PIT/E/111/1. Bill from James Smith for £30 6s 6½d for 'Repairing the Roof' October 1830.

<sup>30</sup> TNA, CRES 39/24, survey and valuation (Appendix SM4).

<sup>31</sup> TNA, CRES 35/2770.

<sup>32</sup> TNA, CRES 35/1502.

<sup>33</sup> CE, U225576, Enrolled copy of lease.

<sup>34</sup> Evident by comparison with the 1838 repair schedule, DHC, D-PIT/E/111/1. The extension appears on the parish plan of 1859, TNA MR 1/1574.

<sup>35</sup> TNA, CRES 35/1507.





**Fig A11.** Wallpaper panel from the great stair at Eltham Lodge. © Museum of London.  
*Photograph: Sally Jeffery*

### The wallpaper in the halls and main stair

The entrance hall, the staircase hall and main stair and the south hall were decorated with a consistent scheme of trompe l'oeil grisaille wallpaper with classical columns, scenes and applied figures which the Ministry of Works considered to be of eighteenth-century date, described as hand-blocked and stretched onto hessian. It was attributed to John Baptist Jackson of Battersea (1701-80) by their Chief Restorer (unnamed) in 1961.<sup>36</sup> However, Mr E.A. Entwisle, Director of the Wall Paper Manufacturers Limited, questioned the attribution on grounds of style, and because Jackson was said to print in oil colours, and these pieces seemed to be in tempera. Writing to John Hayes, Keeper at the London Museum, in 1961, he

<sup>36</sup> TNA, CRES 39/25.

<sup>37</sup> TNA CRES 35/1524, wallpaper conserved in 1919-20; CRES 35/2775, letter of 29 June 1961 with Jackson attribution.

suggested a date early in the 19th century, when 'both French and English manufacturers printed a number of figures, approximately the same size as the ones in your Museum, the subjects being classical goddesses and muses'. The scheme could therefore have formed a large part of Benjamin Wood's 'Embellishing' of the house.<sup>38</sup>

The wallpaper remained in place until the twentieth century, when parts of the scheme can be seen in photographs of the main staircase (see fig 31). The paper in the entrance hall and staircase was conserved in 1919-20 but thereafter the saga of the attempts by the Office of Works to retain the damaged *trompe l'oeil* 'old paper' against the wishes of the Golf Club rumbled on for many years. Sections were removed during the restoration work in 1956 and sent to the London Museum (now the Museum of London) where two figure panels from the staircase are conserved (fig A11).<sup>39</sup> The paper in the south hall (G9) was restored at this time but after further damage it was finally removed in 1963. A Mr Molesworth of the V&A was approached about it and at first considered taking it to use at Osterley or Ham, but afterwards Mr J. T. Hayes, Assistant Keeper at the London Museum, offered to take it for the new museum in the City of London to be formed from the London Museum and the Guildhall Museum (the future Museum of London). It was intended to use the paper in its entirety on the walls of a room with objects of the same period. This was a more definite offer and was accepted. Transport was arranged to the British Museum for storage and the paper had been removed by 27 February 1963. It was reported to be either at Kensington or in store in Walworth on 30 October 1968. This wallpaper is not at the Museum of London and has not been traced.<sup>40</sup>

Examples of the taste of Mr and Mrs Woods for bold patterned wallpaper can be seen in several rooms illustrated in *Country Life* in 1919 and in other photographs, the most elaborate wallpaper being that used to decorate G11. A report of 1925 stated that: 'The existing so-called "panelling" in G3 was 'rubbish' that 'should never have been contemplated or permitted in this remarkably fine building'.<sup>41</sup> This was referred to elsewhere as 'paper panelling', probably a form of embossed wallpaper, again part of the Woods' redecoration.

### THE GOLF CLUBHOUSE 1900-2016

In 1892, the Crown Estate granted a lease to A B Hutchings, on behalf of Eltham Golf Club, which in 1898 itself took the first of a sequence of crown leases. In 1923, Eltham Golf Club merged with the Royal Blackheath Golf Club, which in 2016 acquired the freehold.

For the twentieth century the numerous files of bureaucratic correspondence between the Office of Works, the Commissioners of Woods & Forests, and the golf club in The National Archives provide many new details about the changes at Eltham Lodge. In

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<sup>38</sup> Avray Tipping rightly suggests that this paper was introduced in the early 19<sup>th</sup> century, 'perhaps when the Crown re-let the house in 1839'. Similar grained wallpaper was found at Forty Hall in the stairwell and dining room, datable soon after 1837, and at Gunnersbury in the dining room, in 1835 alterations (PD).

<sup>39</sup> TNA, CRES 35/1524. Museum of London acc. no. 57.29/1&2. The Museum also holds four black and white photographs of the wallpaper in the staircase.

<sup>40</sup> TNA, CRES 35/2775.

<sup>41</sup> TNA, WORK 14/1054, in 'Memo. Upon Smoking Room'.

December 1918 it was reported that there was a water leakage from one of the internal rainwater pipes buried in the south spine wall at the east end of A3.<sup>42</sup> Investigation early in 1919 showed that not only had it caused decay to one of the roof trusses, threatening the ceiling of the first-floor tapestry room, which had to be propped, and that other trusses were also failing. Repairs using steel plates and straps were devised and implemented by the Office of Works, and drainage from the inner roofs was diverted through pipes to the exterior.<sup>43</sup>

The Office of Works produced a complete set of plans of the house dated December 1921, which for the first time included the basement, attic and roof structure, and showed alterations made to facilitate the use of the lodge as a clubhouse, such as new lavatories and showers, and the installation of electric light in 1924.<sup>44</sup>

Even though a report compiled by the Office of Works in 1926 suggested that they had 'put the building into reasonably good structural condition', from 1937 onwards a series of reports record the bulging of the brick walls.<sup>45</sup> In July 1939 a further condition report identified severe structural problems highlighted by the fact that 'a raking shore has already been erected on the South Wall'. It was also reported that:

...some of the small areas of the (wall) face have bulged and the external facing bricks have become separated from the inner part of the wall...The cause of the movement of the walls is due to the fact that floor beams, lintols and bonding timbers....have now become decayed.<sup>46</sup>

There was not time to implement the necessary repairs before the outbreak of war in September. The structural problems were compounded in September 1941 when Eltham Lodge suffered severe blast damage. The building was temporarily shored up for the duration of hostilities and a major restoration was finally undertaken in the early 1950s. Details of these later changes are held in the National Archives (TNA) and in the Royal Blackheath Golf Club archive (RBGC).

As part of the 1950s restoration the basement was reorganised and modified and concrete floors inserted at ground floor level.<sup>47</sup> Most of the timber lintels were replaced with concrete beams, much of the external brick walling was carefully refaced and the cornice was repaired. Internally the floorboards were replaced, the ceilings and service stair were repaired and the whole house was redecorated.

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<sup>42</sup> TNA, CRES 35/1524, 1918. The chase for it is shown on fig 43.

<sup>43</sup> TNA CRES 35/1524. The repairs are visible in the attic and roof voids.

<sup>44</sup> TNA, WORK 14/1054.

<sup>45</sup> TNA, CRES 35/1530, 22 November 1926.

<sup>46</sup> TNA, WORK 14/1054.

<sup>47</sup> TNA, CRES 35/4937.