

Chapter 7

Layout of the rooms in Bookham Grove, 1765-1812

In which we learn about how the house and gardens looked, including contents from detailed inventories, between 1765 and 1812

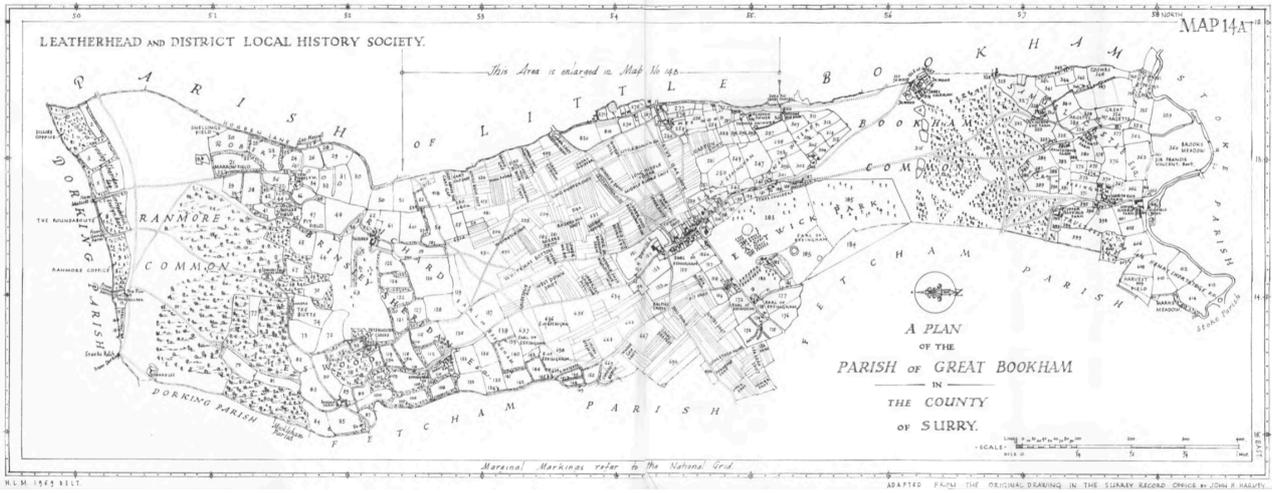


John Rocque: Map of Surrey, 1770 ¹
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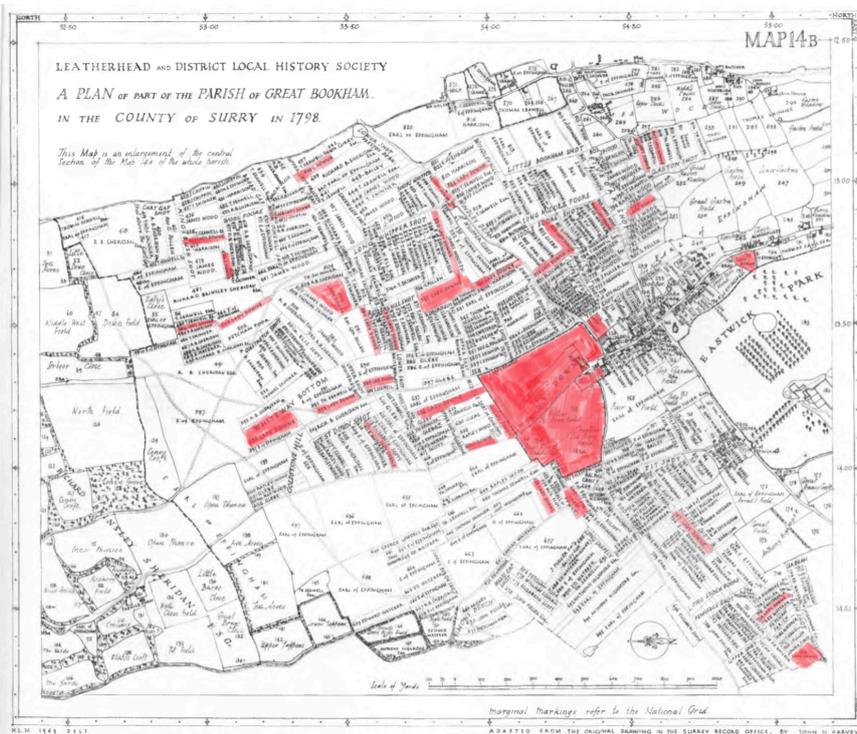
This 1770 map was produced shortly after Bookham Grove was built. Generally maps before the 18th century had few useful details on them. This one shows the house and land, with what is probably the kitchen gardens. It is difficult to make out any defining features of the house itself, but the road layout is clear.



Detail, showing Bookham Grove ¹

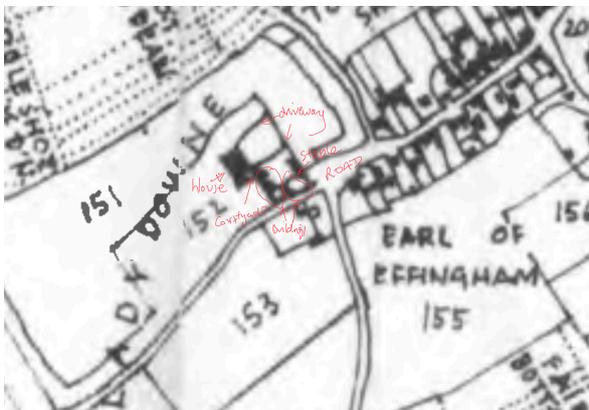


Full Map of the Survey of Bookham 1797-1798 ²



Enlarged central section of the Map of the Survey of Bookham 1797-1798. Red shows Lora Downe's ownership ²

This 1797/8 map shows more detail and the house footprint can be identified - looking the same as the later more detailed maps, which suggests that this is the original build footprint (particularly as no records exist of there having been further building).



Enlarged from 1797-8 map ²



Enlarged from 1797-8 map ²



Plan of Bookham Grove, 1812 ³

This map is the drawing in the lease of 1812. Note that there is only the west side bow window, and not the south side. Again the house is about $\frac{1}{3}$ longer than it currently is, although only for $\frac{1}{2}$ the depth. Also note the extensive outbuildings around the yard.



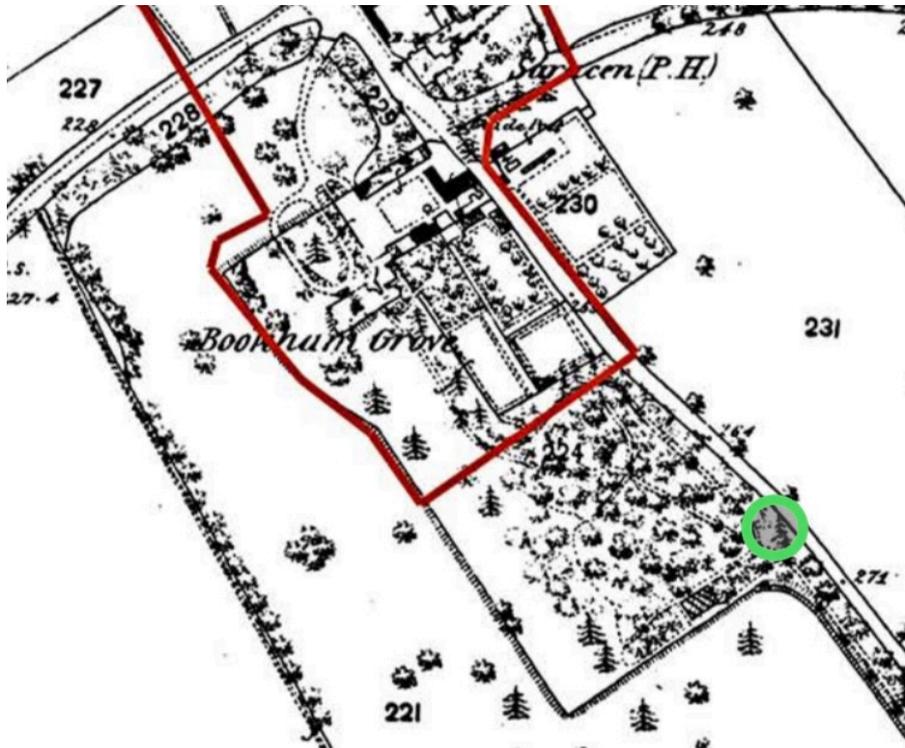
Plan of Bookham Grove, 1812 ³

This 1845 map simply shows the estate marked in green.

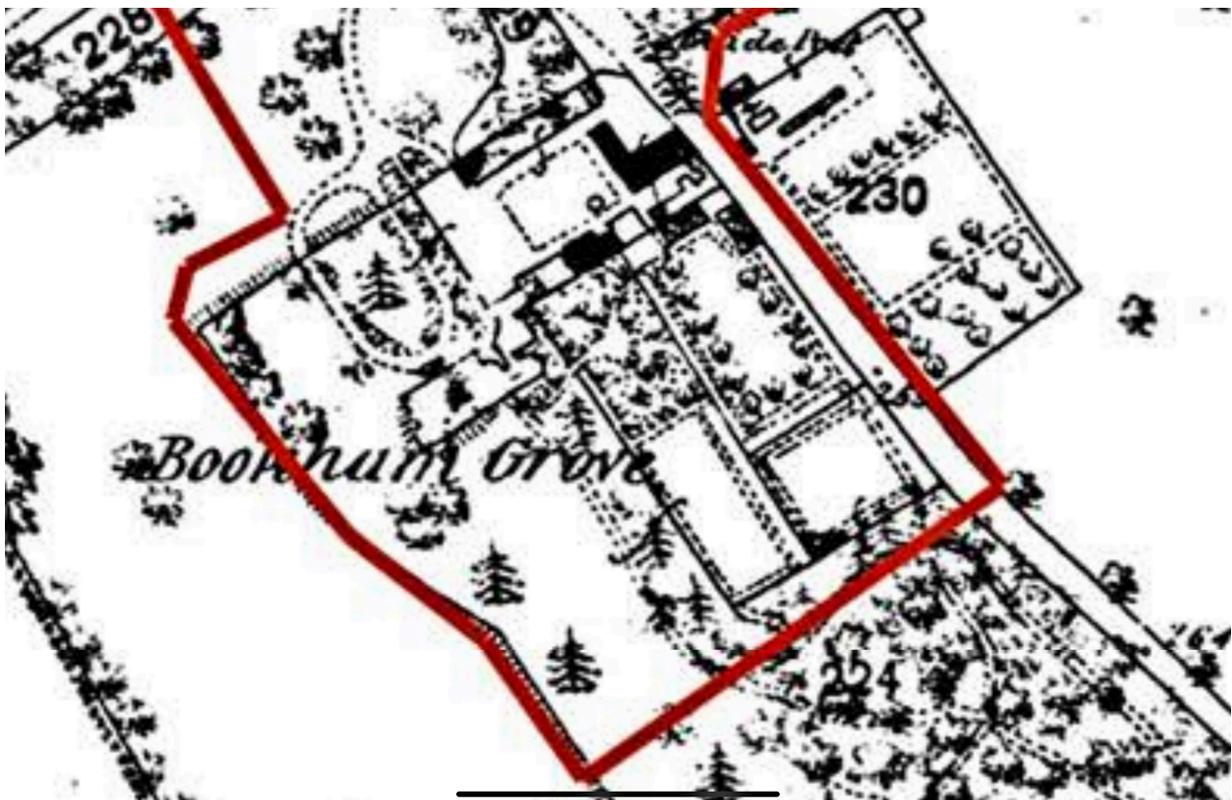


Extract from John and Charles Walker: Map of Surrey, 1845 ⁴
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The 1869 first edition of Ordnance Survey maps shows much more detail than the earlier 'blocked in' versions. Presumably the 1869 map is the most accurate depiction. It is the footprint that has been used to describe the location of the various rooms.

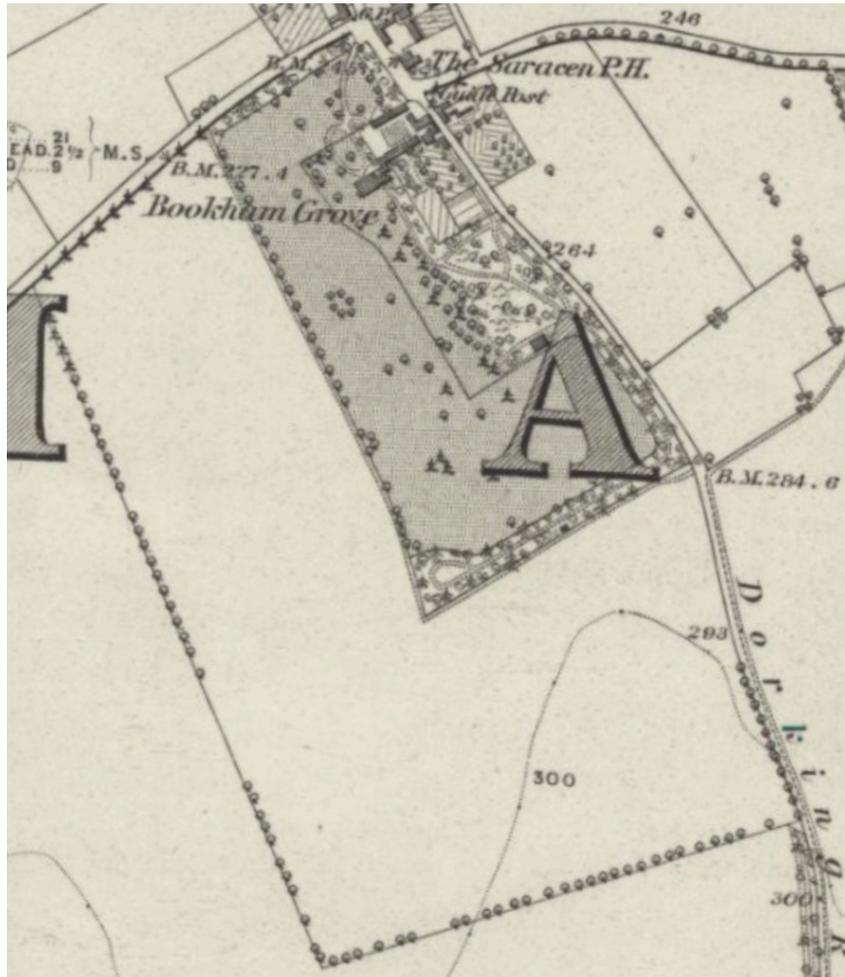


Bookham Grove, 1869⁵



Bookham Grove, 1869⁵

The same footprint can be seen on this 1869 map published in 1873, along with good garden depictions.



Bookham Grove, revised 1869, published in 1873 ⁶



Bookham Grove, revised 1869, published in 1873 ⁶

The lease and release of Bookham Grove contains a 'schedule' of the rooms and grounds along with a plan - this can be read in full at Appendix D along with an inventory of the room contents at Appendix E.

Plans of the house footprint can be seen from various documents dated: 1770-1873 ²⁻⁶. The footprint remained the same throughout this period (although note that some plans have less detail, but are presumably 'blocked in' for ease of drawing), suggesting that this is the footprint of the original 1765 build. The most detailed plan is the first edition Ordnance Survey Map of 1869, which delineates more precisely the blocked in images of the earlier maps, so it is this footprint that has been used in the redrawn plans below.

In addition to these maps, there exists a listing of the rooms and contents from documents dated 1773 ⁷, 1775 ⁸ and 1812 ^{9,10}.

A summary shows the following:

Attic level of the house: 9 rooms, labelled as: 'A large Lobby, Bedroom on the back stairs (with 1 sash window), East attic (with 1 sash window, and stone hearth); Small North attic (with 1 sash window); Maid's bedroom (with 1 sash window); South West room (with 2 sash windows & stone hearth); Middle South attic (with 1 sash window & stone hearth); Store room (with 1 sash window); & South East attic (with 2 sash windows)'.

Upper level of the house: 8 rooms, labelled as 'Sitting room; Bedroom opposite; Right hand Front bedroom (dressing room adjoining); Left hand Front bedroom; Couch bedroom; Small South East bedroom; South bedchamber'

Lower level of the house: 6 rooms along with hall, passage and back stairs, labelled as 'Entrance Hall & Staircase; Library (with veined marble hearth & 2 sash windows); Drawing room (with veined marble hearth, 5 sash windows and 3 iron balconies); Eating room (with sienna marble hearth & 2 sash windows); Front Parlour (with marble hearth & 2 sash windows); Water closet'

Basement level of the house: 14 rooms along with 8 stone steps and 2 passages, labelled as 'Butlers pantry (with stone hearth and 2 sash windows), Working pantry (with 1 sash window); Shoe room (with 1 sash window); Small Beer cellar (with 1 sash window); Servants hall (with 4 sash windows and a circular seat in the bow window area); China closet (with 1 sash window); Steward's room (with a stone hearth & 2 sash windows); Candle closet; Kitchen (with 3 sash windows and stone floor); Inner scullery (with 2 casement windows); Outer scullery (with 1 casement window); Larder (with 2 casement windows); Dairy (with 2 casement windows, and 3 brick arches); Scalding house'

From this description and the house plans in the various documents listed above - particularly the ordnance survey map of 1869 - it is possible to make the following deductions about the locations of rooms in the house, using the flats constructed in 1985 as the markers. (Note that according to the house plans the addition to the house consisting of the bow window and roof terrace at the south, garden side, had not yet been added, although the bow window to the west side was present, although only to the basement and first floor - indicating that it had been constructed as part of the original building). Also note the extension along the back of the house (in some plans this is shown as a solid block ie 1812, but in the later and more detailed ordnance survey plan it is shown in more detail).

The following observations have been taken into account in developing these room plans:

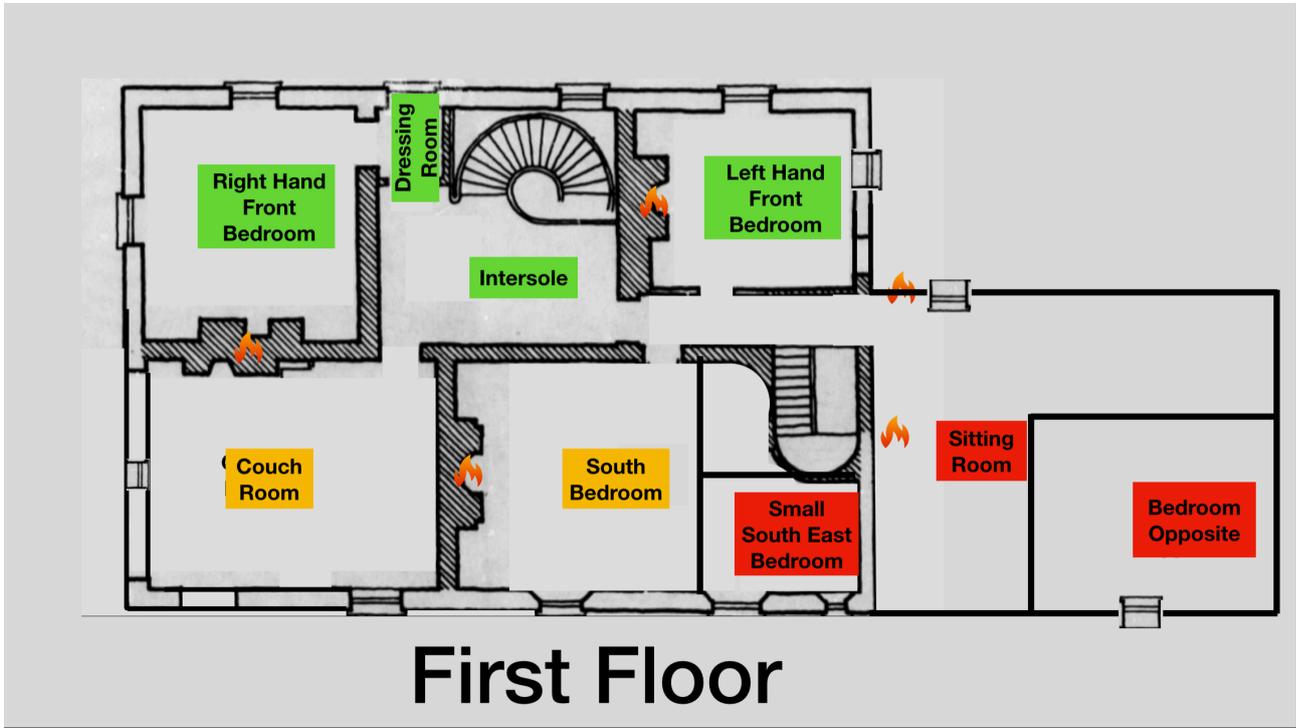
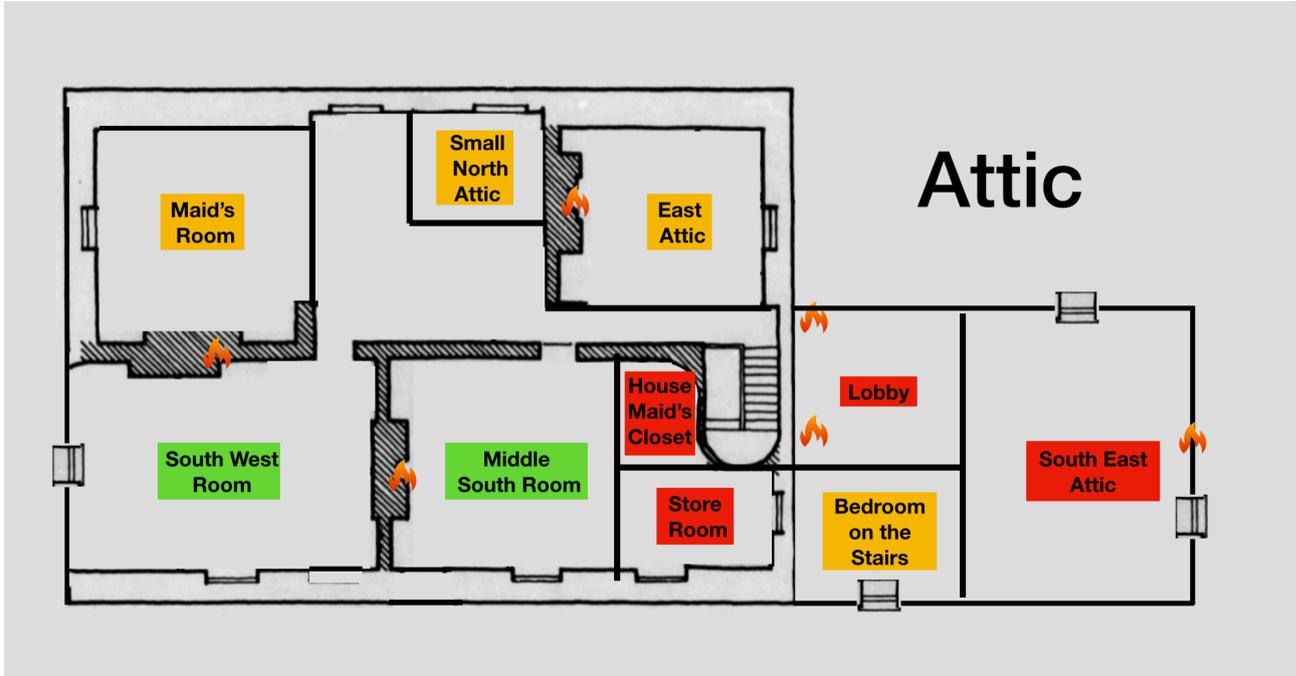
1. The house footprint is simplified in the 1812 lease map (presumably for ease of drawing), but the footprint as seen on the ordnance survey maps from 1869-1886 has been used,
2. This same footprint can be seen on the 1797-8 map (although simplified again for ease of drawing), so it is considered that the house was not altered at all from the initial build in 1765
3. Addition to the footprint can be seen in the ordnance survey map of 1914 - which used a survey from 1870, revised in 1912. So additional builds were undertaken between 1886 and possibly 1894 (given the evidence on the ordnance survey map of that date), and certainly by 1912
4. The inventory would have been written in the order in which an individual was walking around the house, giving some indication of relative location of rooms

The rooms are marked in one of 3 colours:

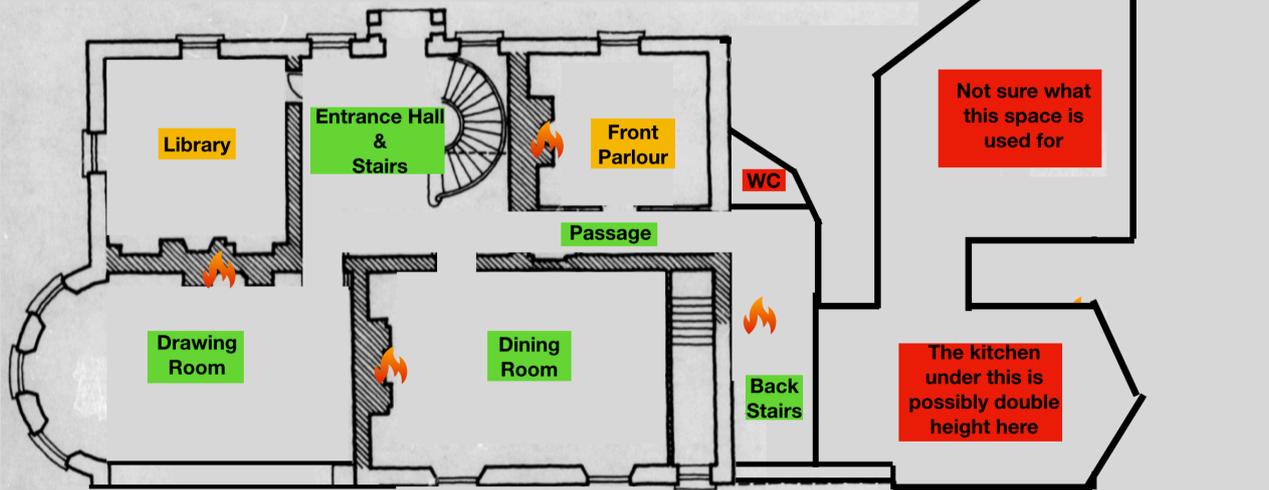
GREEN = definite location of room

ORANGE = Probable location of room

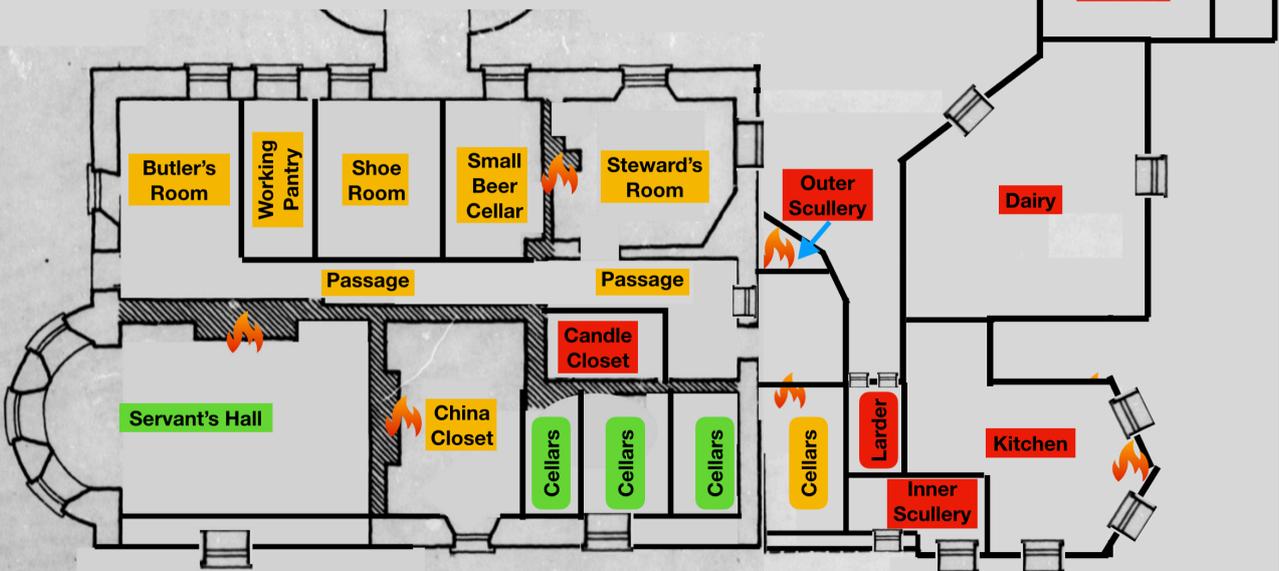
RED = Possible location of room



Ground Floor



Basement



The GARDEN is also interesting for the following features:

- HaHa with brick wall - which was between the front lawn and the pasture - marked on the map above next to the stable block, and also possibly between the lawns and rest of the pasture to the south
- Gravel walks edged by trees - presumably why the estate was called Bookham Grove
- Ice house
- Green house marked at the top of the lawn
- A "castle ruin", which must have been a constructed folly, marked at the top of the property near the end of the gravel walk
- A fish pond
- Melon ground

And the YARD for the following features:

- Well house to pump water to the house and outbuildings
- Brewhouse
- Sexagonal pigeon house

References and Notes

1. John Rocque: map of Surrey, 1770 <https://elhg.org.uk/discovery/reference/maps/>.
Reproduced by permission of Surrey History Centre
2. A Cartographical Survey of the Area XIV. The Map of Great Bookham 1797-1798. John Harvey. In: Proceedings of the Leatherhead & District Local History Society Vol 3 No.3 1969. https://leatherheadhistoryarchive.org/wp-content/uploads/2019/04/VOL_3_NO_3_1969.pdf Reproduced with permission
3. Lease and Inventory of Bookham Grove from Marmaduke Dawnay to Anthony Horne, 1812-1817. Ref: ZDS I 9-13-2 www.northyorks.gov.uk/archives Image used with permission from the North Yorkshire County Records Office
4. John and Charles Walker : map of Surrey, 1845 <https://elhg.org.uk/discovery/reference/maps/> Reproduced by permission of Surrey History Centre
5. Great Bookham Conservation Area: Appraisal and Management Plan. June 2011. Mole Valley District Council. <https://www.molevalley.gov.uk/sites/default/files/home/building-planning/conservation/greatbookhamconservationareaappraisalandmanagementplan-june2011.pdf>
6. Surrey XXV.NW <https://maps.nls.uk/os/6inch-england-and-wales/surrey.html> (CC-BY-NC-SA) licence
7. A particular and conditions of sale of an elegant freehold villa called Bookham Grove: www.northyorks.gov.uk/archives
8. Inventory of household furniture of Charles Dalbiac Esq at his seat at Bookham, Surrey, taken 28th December 1775. www.northyorks.gov.uk/archives
9. Lease and Inventory of Bookham Grove from Marmaduke Dawnay to Anthony Horne, 1812-1817. Ref: ZDS I 9-13-2 www.northyorks.gov.uk/archives
10. An inventory of furniture, fixtures, live stock, garden implements, hot house and green house plants at Bookham Grove, Surrey. Belonging to the late Viscountess Downe. Sold by appraisement to Anthony Horne Esq September 12th 1812. Ref: ZDS IV 12/2 www.northyorks.gov.uk/archives