

The Story of

ONSLOW VILLAGE

"A new and greater Guildford"



Helen Chapman Davies

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ONSLOW
VILLAGE

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Plate 1: Map of the Royal Park of Guildford - John Norden 1607

By permission of the British Library. Ref. Harley MS. 3749, ff. 113 b- 13*

The Royal Park of Guildford



Onslow Village was built in the heart of the Royal Park of Guildford which, even today, dominates the town and forms an important part of Guildford's history. As you walk down the High Street, pause for a moment and look above The Mount to the woodland and green open space on the horizon. This was the south-east corner of Guildford Park. The woodland is Henley Grove. You can also see part of the hedgerow running along the Hog's Back Trackway, which formed the southern boundary of the Park. Once there were three fields in what is now the green open space, called Lower Henley Grove, Upper Gallows and Lower Gallows, and it was said that the gallows were visible from the High Street. Research is now being undertaken into the history and archaeology of Guildford Park and following discoveries in 1998, it is clear that the area is more archaeologically rich than we could have imagined.

Guildford Park was a medieval deer park, quite literally a venison farm, created in 1154 by the Plantagenet King Henry II, in the south-east corner of the Royal Forest of Windsor. During his reign from 1154 to 1189, Henry gradually extended the Forest of Windsor to include much of Surrey, and the bounds of Windsor Forest were described as *"... starting at the Berkshire-Surrey border near Old Windsor on the eastern perimeter, following the course of the Thames southwards until it joined the River Wey and continuing along that river in a south-westerly direction to Guildford. From Guildford the boundary followed the top of the Hog's Back to approximately Tongham, where it followed the River Blackwater until it joined the River Lodden, which it followed until it joined the Thames. The boundary continued along the Thames to Old Windsor to complete the perimeter."* Henry II married Eleanor of Aquitaine, and it would be wonderful to think that Henry brought Eleanor to Guildford Park, but alas there is no documentary evidence.

The typical deer park was generally between 100 - 200 acres in size, enclosed with a ditch and oak fence (the 'pale') on top of an earthen bank, with gates around the perimeter for passage in and out. However, Guildford was one of half a dozen or so much larger royal parks, with a circuit of seven and a half

miles enclosing 1,620 acres. It contained a moated manor house, three lodges, a pigeon house, a warren, streams and bridges, and ponds where fish such as pike, carp, tench and perhaps eel would have been farmed. Undoubtedly there would have been road systems throughout the Park.

The only pictorial evidence we have of the Park's boundaries and features comes from a map made in 1607 by John Norden, one of the early cartographers and surveyors, 453 years after the Park's creation (Plate 1). Whilst a licence was necessary to establish a private park, thus providing us today with documentary evidence, royal parks were often created leaving little or no documentary information. Fortunately, Norden wrote a few details around the edge of his map, giving the Park's dimensions, noting that it contained 600 fallow deer, and that the woodland was in a poor state. Parks were divided into *compartments* of woodland, maintained for timber and underwood, and open grassland called *lawnes* or *laundes* where the animals grazed, and on Norden's map we can see *South Lawne* or *Stowde Lawne*.

The earliest written reference to a rabbit warren on the mainland of England comes from Guildford Park, and is dated 17 February 1226. Whilst the hare is indigenous to Britain, rabbits disappeared at some time during the later Ice Ages. There is no evidence of rabbits being raised in England during the Roman period, and no Saxon word for rabbit, and it is a matter of debate whether the Normans or the Plantagenet kings reintroduced the rabbit to England. Rabbits would have been brought from southern France and Spain where they lived above ground in the warmer climate. In England, however, they had to learn to live in burrows to survive in the colder climate. Since rabbits were a luxury commodity, farmed for both their meat and their skins, they had to be guarded against predators and poachers in private warrens. These warrens were specially constructed with pillow mounds containing artificial burrows.

The most favourable site for creating a warren has always been on a north-facing, chalk hillside. Guildford Park warren is not shown on Norden's map of 1607. Probably it had fallen into ruin at some time during the 15th

century following the outbreaks of plague and other diseases in the 14th and 15th centuries. These epidemics brought population decline and as a result labour became expensive and hard to come by. It is likely, therefore, that the area shown as '*Plowed Groundes*' in the southern area of the Park was originally the warren, and a document of 1498 gives details of enclosure of "*tenths and fifteenths of land within Guildford Park in the Hundred of Godalming*".

The Manor House in Guildford Park would probably have been occupied by the Park Keeper in the king's absence. The office of Park Keeper was a great honour and carried with it a substantial pension, given by the king to a highly favoured courtier. Plate 2 gives an artist's impression of how the Manor House may have looked in the 14th and 15th centuries, and Fig. 1 shows its location. Eventually the Manor House fell into disuse, and Norden's map shows it as "*pulde downe and defaced*". In 1609, building material from the derelict house was sold to George More to build Loseley House. The site is now a Scheduled Ancient Monument although, sadly, only three sides of the moat remain, and no above-ground remains of the Manor House are visible.

There were also three lodges which would probably have housed visitors and been occupied by people who worked in the Park. When Norden made his map, he probably named Coles Lodge and Palmers Lodge after the people occupying them at that time. The Chief Lodge was situated beside the River Wey, just outside the Park boundary in Walnut Tree Close. Presumably it was built there because the river was navigable and served as a reception area for those arriving by river.

In 1625, James I granted the Park to John Murray, First Earl of Annandale, who was Keeper at that time. Afterwards, Charles I, always in need of money, sold the Park to him in about 1628-9, together with the site of the Dominican Friary in the town, for the significant sum of £5,000. Lord Annandale turned the Park over to agriculture, leasing to tenant farmers, and built a substantial Jacobean-style house on the site of the Friary, which was still there in 1818. His name is remembered today in Annandale Road.

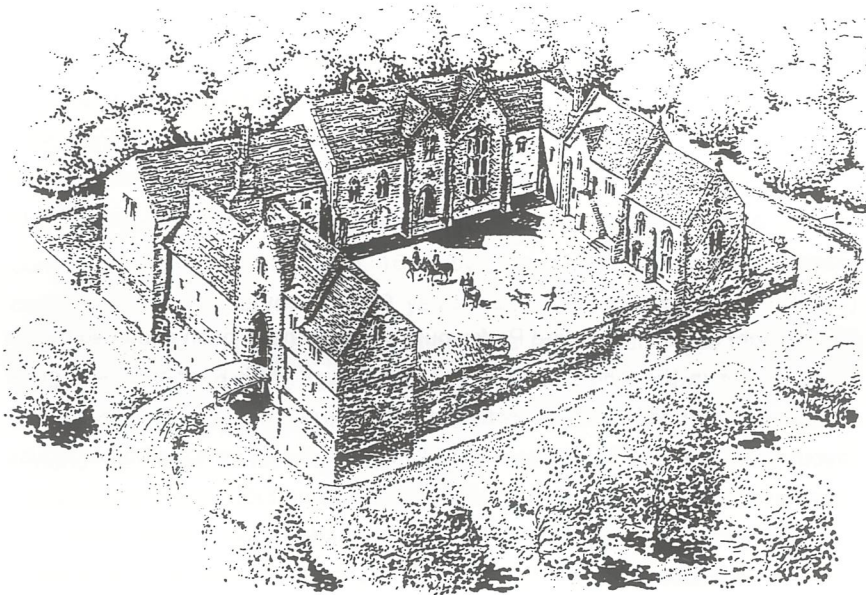


Plate 2: Manor House - 14th and 15th centuries (artist's impression)

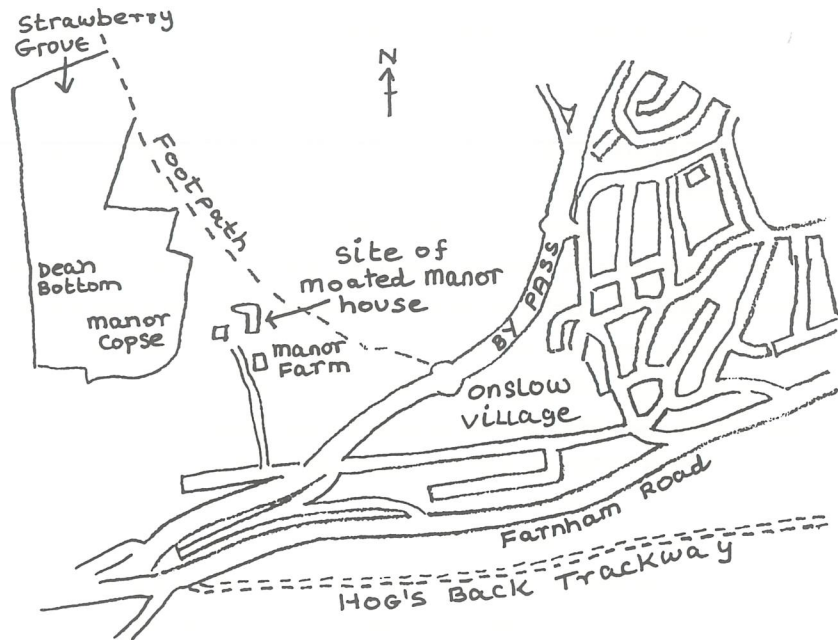


Fig.1 Location of Manor House

Following the death of the Second Lord Annandale, the Park had various owners until, in 1709, it became the property of the Onslow family. By then it was known as the Guildford Park Estate and three farms were established: Manor Farm next to the derelict Manor House; Lodge Farm, later called Guildford Park Farm, possibly near the site of Palmer's Lodge; and Wilderness Farm, which may once have been the warren's house. Wilderness Court, just across the road from Onslow Village Hall, was built in 1963 on the site of farm buildings and cottages once part of Wilderness Farm. There was also a large pond which was drained to provide more building land. Eventually, other farms were established, including Bannister's and Park Barn Farm. The Chief Lodge continued to exist as a farmhouse until at least 1911 in Walnut Tree Close. This road takes its name from an enclosure of walnut trees given to Guildford Friary. The walnut tree enclosure was still referred to on a map of 1759, and would have been situated between the railway station and the River Wey.

The boundaries of the Park can still be traced today. The Guildford-Waterloo railway line follows the east boundary; the Hog's Back Trackway still forms the southern boundary; the west boundary remains unchanged, while the Woodbridge Road follows the northern boundary. The very distinct and unusual west boundary may well reflect much earlier land use.

The Tithe Map of 1839/42 for Guildford Park (Fig. 2) shows the enclosed field systems at that time, and some small lengths of hedgerow still exist, for example in The Chase, on the University campus, beside Alresford Road and Ridgemount. If you take a walk along the Hog's Back Trackway, pause a moment to gaze northwards over the ancient Royal Park of Guildford. Look, also, at the even older hedgerow along the northern side of the ancient Trackway, which formed the southern boundary of Windsor Forest and of Guildford Park.

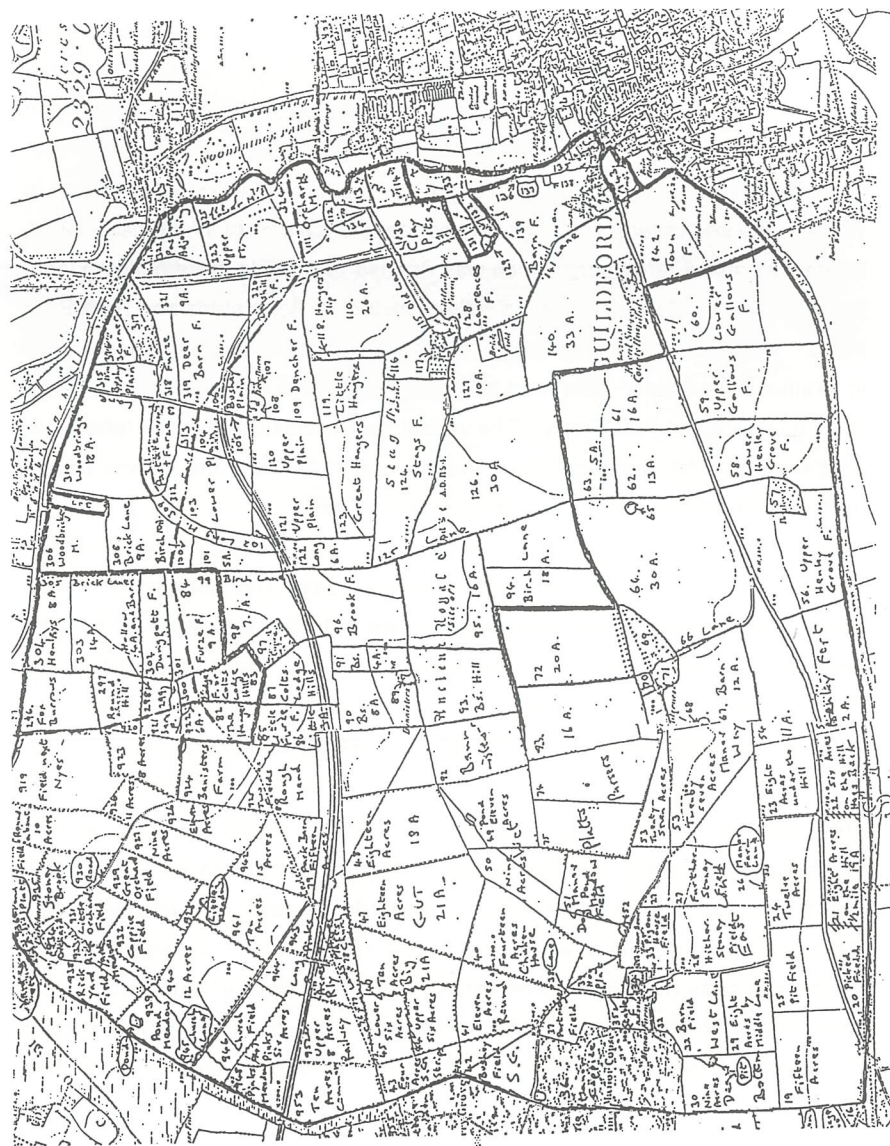


Fig. 2 Tithe Map 1839/42

A brief history of the Onslow family



Fig. 3

The Onslows originated in Shropshire, living in or near the manor of Onslow, about 5 miles from Shrewsbury. For some 300 or 400 years they were concerned with the affairs of the town and its neighbourhood. The earliest Onslows were probably squires or traders, gradually becoming a family of increasing importance and wealth, and Edward Onslow (d.1535) established the useful Onslow practice of marrying heiresses. His son, Roger Onslow, was the first to move away from the area, living for the greater part of the time in London.

Roger Onslow's second son, Richard (1528-1571) was the first of the famous Onslow Speakers of the House of Commons. Called to the Bar from the Inner Temple in 1562, he was later appointed Solicitor-General, and in 1566 Speaker of the House of Commons. Following his marriage to Katherine Harding of Knowle, near Cranleigh in Surrey, he subsequently moved his family there. However, whilst visiting his uncle in Shrewsbury, he died aged 43 of a 'fever'. This may have been the plague, as a severe epidemic was recorded in the West Country in 1570/71.

According to a biography by C.E Vulliamy published in 1953, the Onslows were a stern religious family, representing movements which aimed at preserving the rights of Parliament, and freedom of the people. It was largely due to the Puritan mood of Surrey that Onslow influence was destined, in the course of a century, to become virtually paramount.

By 1641, as the prospect of Civil War became imminent, Speaker Richard Onslow's grandson, another Richard, needed a location which was in close touch with the affairs of Surrey, and well placed on the line of communication between London and Portsmouth. Thus he moved the family seat to Clandon that year. Richard sold the Onslow properties in Shropshire and bought Clandon Park from Sir Richard Weston, a Catholic who fled to the Netherlands to avoid the Civil War. Clandon House then was described as an Elizabethan Renaissance house.

Richard Onslow was responsible for raising the Surrey Militia, and also for the successful siege and complete destruction of Basing House in June 1645. This followed Cromwell's success in the Battle of Naseby earlier that year. His son, Arthur, was known as an accomplished lawyer, while his brother, Foote Onslow, was the direct ancestor of the present family and father of the famous Arthur Onslow, Speaker of the House of Commons for 33 years.

In 1717, George I visited Clandon House and went to see the Guildford Races on Merrow Downs, a famous meeting established by the previous monarch, William, and described as a fine circular course. Races were run every year in Whitsun Week, and always under the patronage of the Onslows. Three years earlier, Queen Anne had entered a grey horse to run for the Ladies' Plate.

There were three Barons of Clandon, whose line ended when the 3rd Baron died without issue, and George became the first Earl of Onslow in 1801.

It was the 5th Earl, Richard William Alan, born in 1876, who was instrumental in the creation of Onslow Village. The 5th Earl entered the Diplomatic Service in 1901 where he followed a distinguished career, serving in the First World War, becoming Under-Secretary of State for War in 1924, a Privy Councillor, and Chairman of Committees in the House of Lords from 1931 until shortly before his death in 1945. He was married in 1906 to the Hon. Violet Warwick Bampfylde, daughter of the 3rd Lord Poltimore of Devon, whose name is remembered today in Poltimore Road. His son, the 6th Earl, William Arthur Bampfylde (d. 1971), moved his family to a house in West Clandon in 1950. His son, the present Earl of Onslow, Michael William, Viscount Cranley, was born in 1938.

The present Clandon House seems to have been built some time after 1720 in the Palladian style. During the First World War the house was used as a military hospital, with Lady Onslow as its Commandant, while during the Second World War the house served as a repository for the Public Records

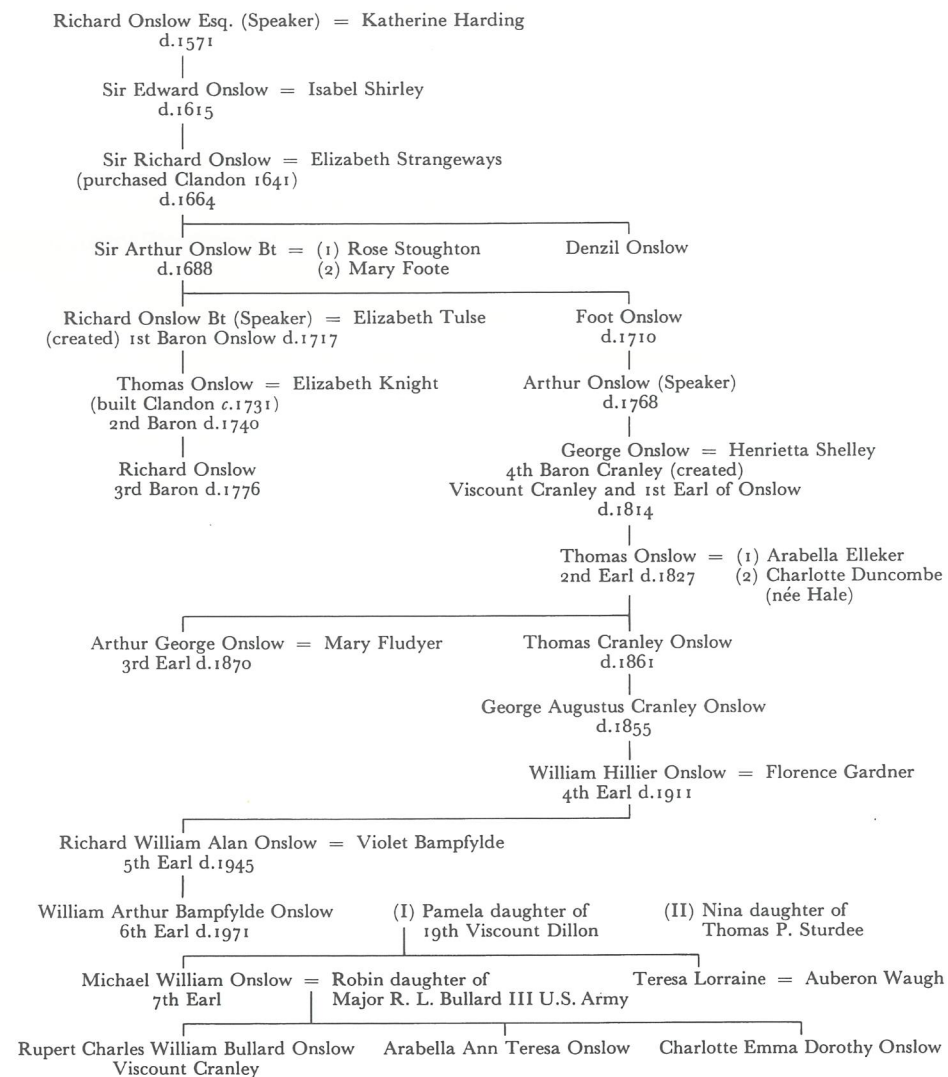


Plate 3: The Onslow Family Tree
Reproduced courtesy of the National Trust

Office. The origins of Clandon Park go back to a Charter of Henry VIII dated 25th May 1531 granting a licence to Sir Richard Weston of Sutton Place to enclose just over a 1,000 acres of land in the parishes of Merrow and Clandon to create a deer park. His hunting lodge may have stood on or near the site of the present Clandon House. Much of the land was disparked at a later date, and the Clandon Park of today is but a small reminder.

Onslow Village, "A new and greater Guildford"



The history of 'garden cities', 'garden suburbs' and 'new towns' in Britain, such as Letchworth, Crawley and Welwyn Garden City, goes back nearly two hundred years, from the utopian socialism of Robert Owen (1771-1858) with his industrial community in New Lanark, to the satellite towns created after the Second world War under the Labour Government's Town & Country Planning Act of 1947.

The *Daily News* of February 1920 stated that "*Prime Minister Lloyd George blames the Labour Party for the failure of the housing scheme in England Municipalities are to cooperate with the Ministry of Health in a campaign for concerted local action throughout the county. The shortage of houses was the greatest contributor to social unrest*". The need to provide houses and work for the huge numbers of ex-servicemen and their families was, therefore, a high priority in the post-war reconstruction plans of Lloyd George's government.

Guildford was the first municipality to build houses for the working classes under the Housing Act of 1919, and also the first local authority to invest in a public utility society for the purpose of improving the housing situation, creating Stoughton and Guildford Park housing estates. A total of 326 houses was planned, although completion was prevented when government subsidies were subsequently decreased. At this time, articles in the press accused the London Property Owners' Association and the building trade of controlling the price of building materials in order to keep prices high and make post-war profits so that houses could be built only for the rich to purchase. Small builders were unable to compete against large combines of constructors, creating a situation known as the 'Ring around the Houses'. The price of wallpaper had risen from a pre-war cost of 3¹/₂d a piece to 1/8d a piece in 1919, while there had been a 400% increase in the general price of ironmongery. In addition, the government had commandeered the nation's brick supply, which resulted in a rise in the cost of the bricks needed to build a house from £37 10s 0d to £97 10s 0d.

Following the First World War, Ferdinand Smallpeice, formerly Guildford's Town Clerk, often discussed an idea with the Earl of Onslow of creating a suburb of Guildford along garden city lines. Lord Onslow had lived in Hampstead Garden Suburb whilst working at the Foreign office between 1904 and 1914 and so had first hand knowledge of a garden city. Lord Onslow also met Frederick Litchfield, who had been associated with the creation of Hampstead and Liverpool Garden Suburbs. Mr Litchfield (1863-1923) was one of many individuals actively concerned about improving the conditions in which huge numbers of working class families were living in the slums of the major cities. At one time he became a Milk Inspector in the East End of London employed under the Public Health Act of 1875, a post which had brought him into contact with some of the worst conditions of poverty and drunkenness.

In the opinion of various financiers, a garden city venture in south-west Surrey would be a complete failure. Nevertheless, immediately after the Armistice there was confidence and the future was seen to be bright with the promise of a better world. Guildford Corporation was prepared to back the proposal financially, and the Ministry of Health approved the scheme, so a Public Utility Society was formed. It was proposed originally that the Society should be called "Onslow Garden Village Ltd (Guildford)", but the name was abbreviated to Onslow Village Ltd. Lord Onslow agreed to sell 646 acres of his land at Manor Farm and Wilderness Farm on Guildford Park at £57 per acre, even though the market value was more like £200 per acre. The Abstract of Title of 1 January 1918 refers to "*land known as Wilderness Farm situate on the Hog's Back including Wilderness Farmhouse with outbuildings and several closes (pieces of land) in the parish of Artington together with Henley Grove Fort cottages....also certain hereditaments known as Manor Farm in the parishes of Artington and Worplesdon.*" The agreement for sale was subject to tenancies and tenants' compensations and certain rights of way. Press cuttings of February 1920 from the *Surrey Advertiser*, *Surrey Times* and *Surrey Weekly Press* heralded the fact that a "*greater Guildford Garden Village*" co-partnership was to be developed. The Town Council was urged to appoint a sub-committee of women, half to be nominated by the Trades & Labour Council, to consult with the Housing Committee as to the interior design of houses.

However, prior to the Onslow Village proposal, an advertising booklet in the Guildford Muniment Room (now held at the History Centre in Woking), dated 1918 by Percy Harvey, Estate Agents of London, offered the same 646 acres as "The Manor Estate", a quite extraordinary development of freehold properties (Plate 4). Properties were advertised from four acres upwards, with tennis courts, orchards and kitchen gardens. This proposed development evidently came to nothing, and no further information relating to it is available.

The first meeting of the Management Committee of Onslow Village Ltd took place on Tuesday 2 March 1920 at 5:15 p.m. at the offices of Colonel W.J. Perkins, Solicitor, 133 High Street, Guildford, and the registered office of the Society was to be situated at that address. The intention was for Mr Frederick Litchfield to be chairman of the Management Committee, but he probably never saw Onslow Village. In November 1921, he went to South Africa to create a garden city at Cape Town, returning to his home in Hampstead Garden Suburb a sick man, where he died in January 1923. His name, however, is commemorated in Litchfield Way.

Frederick Litchfield's successor in the scheme was Mr Herbert Andrews Powell who, through his love of the countryside, was instrumental in persuading the Onslow Village Management Committee, and the shareholders, to preserve from development the land between the Farnham Road and the Hog's Back Trackway. That land was subsequently purchased in 1930 by Guildford Borough Council as a permanent public open space, and from the High Street can be seen dominating the town.

A publication called *The Alliance News & Temperance Reformer* of April 1920 notes that "*In the forefront of the rules of Onslow Village Ltd is a provision that no intoxicating drink shall be sold within the borders of Onslow Village.*" The Earl of Onslow had publicly proclaimed that he was a lifelong abstainer and perhaps this influenced the ruling. A subsequent reader's letter in the *Surrey Weekly Press* condemns this decision as "*tyrannical*" and "*an attack on personal freedom*", signed "*An Englishman*". In the event, the nearest public house eventually built was The Astolat in Old Palace Road, just outside the

THE MANOR ESTATE, GUILDFORD.

SITE PLAN OF PROPOSED DEVELOPMENT

with Sketch Designs for Residences.



Plate 4: Site plan of proposed Manor Estate 1918

bounds of Onslow Village. However, the total ban was waived in the last years of the Society's existence when the Village store was allowed a licence to sell alcohol.

The Observer newspaper of 31 October 1920 reported that Lord Onslow had invested £20,000 in Onslow Village Ltd, and Guildford Corporation had also loaned £20,000. Guildford Corporation was to supply gas and water. It was proposed to erect 800 houses in the first building programme, with rents from 11/- per week depending on the size and type of house, and an average of not more than 5 houses to the acre was to be allowed. The intention was that "tenants will pay their own rates, it having been proved that when they do, they take a much keener interest in work done by the local authority". Early plans included the eventual construction of some 3000 houses, accommodating between 10,000 and 15,000 people. This would have had the potential of substantially increasing the size of Guildford, whose population at the time was estimated to be about 26,000. There were also plans to establish a railway branch line and station to serve Onslow Village.

A 26-page descriptive booklet advertising Onslow Village (a copy of which is held by Guildford Museum - ref. TG/808/1) included photographs of the area on which the development was to take place, with illustrations of the various types of houses to be built and the layout of the estate. The site is described as being "situated on the slopes of the Hog's Back with commanding views over rolling country as far as the Crystal Palace and the Berkshire Hills".

The objectives of the Onslow Village Society were "... to develop the Estate on garden city lines; to let by hire and sale developed land and buildings to provide houses for the working classes and others; to carry out industries, trades or businesses of builders, engineers and others; to promote if thought desirable the creation of smallholdings of allotments, dairy farm and garden products, educational work and institutions. The Society shall have the full power to do all things it deems necessary for the accomplishment of all objectives specified in its rules". Three hundred acres were to be reserved for smallholdings and allotments, and it was proposed to create recreation grounds, open spaces, a

woodland, and to develop sites for "churches, institutions, hostels and factories". "Share capital to be raised by shares of the nominal value of £1 0s 0d each, the minimum number of shares any member shall have is 75. The dividend on shares held by a tenant to be credited to his account and to accumulate until his share holding in the Estate equalled £200". An Indenture dated 22 November 1921 made application for a loan by Onslow Village Ltd to the Public Works Loan Commissioners towards "defraying the cost of developing and erecting dwellings for the working classes under the Housing of the Working Classes Act of 1890."



Plate 5: Violet, Countess of Onslow
Philip de Laszlo
Reproduced courtesy of the National Trust

On Saturday 1 May 1920, some three hundred people attended a ceremony to lay the foundation stone in Wilderness Farm Road by the Countess of Onslow. In July 1920 the press reported a grave shortage of labour, especially bricklayers, in Guildford, and there was great difficulty in obtaining building materials at reasonable prices. Nevertheless, the first houses in Onslow Village were declared ready for occupation on 1 July, 1920, six months after the start of the scheme, the Countess of Onslow handing over the first door-key.

The first shop to be built was Stennings Stores. In 1923 a sub-post office was added to the store, while nearby an old army hut was converted into a church. In Vicarage Gate, a 'temporary' church was built in 1927, to be replaced only some 40 years later by the current building which was consecrated in December 1967.

In 1921, the nation saw a wave of Government economy with planning applications submitted to the Ministry of Health being systematically cut down.

Often, housing schemes for the working classes had been planned to represent small-scale models of well-to-do housing. Now the press reported that the number of rooms was to be cut, with no parlour, *"leaving the working class man and war hero to sit in the kitchen instead of the quiet of a parlour in the evening"*. Correspondence dated August 1922 states that *"the original scheme of Onslow Village Ltd was to complete some 500 houses on 100 acres of land. Since then, the Ministry of Health proposes to reduce the number of houses to 130 and the area to some 38 acres"*. The brief boom period following the First World War lasted, at best, for two years and there was a rising tide of economic depression caused by the aftermath of the war as unemployment rose steadily from just over one million in 1920 to a peak of about three millions in 1932. It was against this background that the Onslow Village scheme struggled to survive. Nevertheless, a press cutting from the *Surrey Advertiser* dated December 1974 states that *"there are now about 600 houses in the village of which about a third are still owned by Onslow Village Ltd"*.

Later events



Onslow Village never attained the proportions originally planned. Construction of the by-pass around the north of Guildford (the A3) effectively divided the total area of land on which Onslow Village was to be built, leaving the undeveloped Manor Farm to the west. At the March 1964 meeting of the Onslow Village Society, the Chairman stated that it was unlikely the Society would be given permission to develop the Manor Farm site of 276 acres for housing unless it was prepared to construct an underpass. This would run into a six figure cost, which the Society could never contemplate. The Chairman referred to a letter from the Battersea College of Technology, which was considering a move to Guildford and the extension of the college to university status. The Committee agreed that if a formal offer to purchase the Manor Farm site was made by Battersea College, the Committee would have no alternative but to consider the offer.

At the meeting on Thursday 20 October 1966, the Chairman told the Committee that the sale of Manor Farm to the new University of Surrey had now been completed and £328,600 had been deposited to the Society's credit. Part of that money was to be invested by the Onslow Village Society, part was transferred to the general account and the Society's overdraft cleared.

In 1988 Onslow Village Ltd was dissolved, 68 years after its foundation in 1920, and its assets were distributed amongst the existing shareholders. Onslow Village never got its railway station. However, it did eventually get its woodland; Onslow Arboretum, developed recently by Guildford Borough Council as a specialist collection of 80 tree species from around the world (Fig. 3). To preserve the unique character of Onslow Village, it was designated a Conservation Area on the 7 February 1990 (Fig. 4) by Guildford Borough Council.

HOW TO FIND THE ONSLOW ARBORETUM

Take the A31 Farnham Road and look out for 'The Drive'

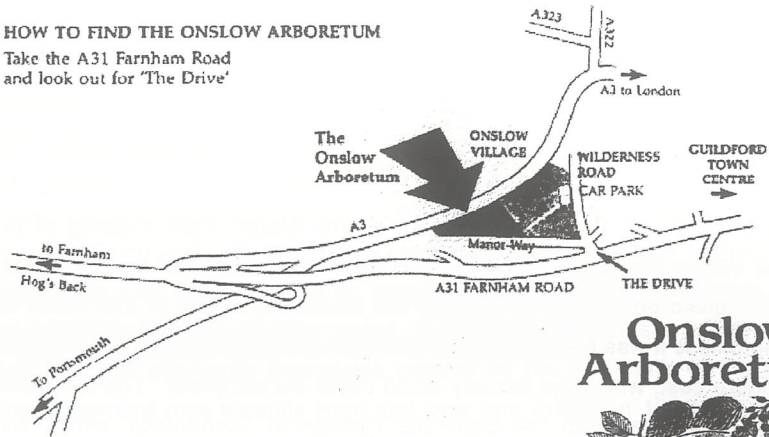


Fig. 4 Onslow Arboretum and location map

Onslow Arboretum



Appendix 1

Onslow Village's association with the Royal Park of Guildford continues in the title deeds of its houses, which contain the following clause:

C: Charges Register
containing charges, incumbrances etc. adversely affecting the land

The land is subject to the fee farm rent of £27.7s.4¹/₂ d (if so far as the same is charged thereon) referred to in Conveyance of the land in this title and other land dated 1 January 1918 by The Right Honourable Richard William Alan Earl of Onslow (Vendor) to Woodford Fawcett (Purchaser) which Conveyance contains also the following covenant of indemnity:-

"The Vendor hereby covenants with the Purchaser his heirs and assigns that a Fee Farm Rent of Twenty seven pounds seven shillings and four pence half penny granted by King Charles I to Charles Harford and others and which by Letters patent of King Charles II was granted to the first Earl of Sandwich and is described as being charged on the Manor of Worplesdon with its rights members and appurtenances and on the hereditaments chargeable with such Fee Farm Rent by the Letters Patent of King Charles shall if such Fee Farm Rent should be charged upon the hereditaments hereby conveyed or any part thereof henceforth be wholly borne by and discharged out of the other hereditaments chargeable therewith in exoneration of the hereditaments hereby assured And further that the Vendor his heirs executors and administrators will at all times hereafter keep the Purchaser his heirs executors administrators and assigns and the hereditaments hereby assured effectually indemnified against the said Fee Farm Rent and all claims and demands costs and expenses in respect thereof."

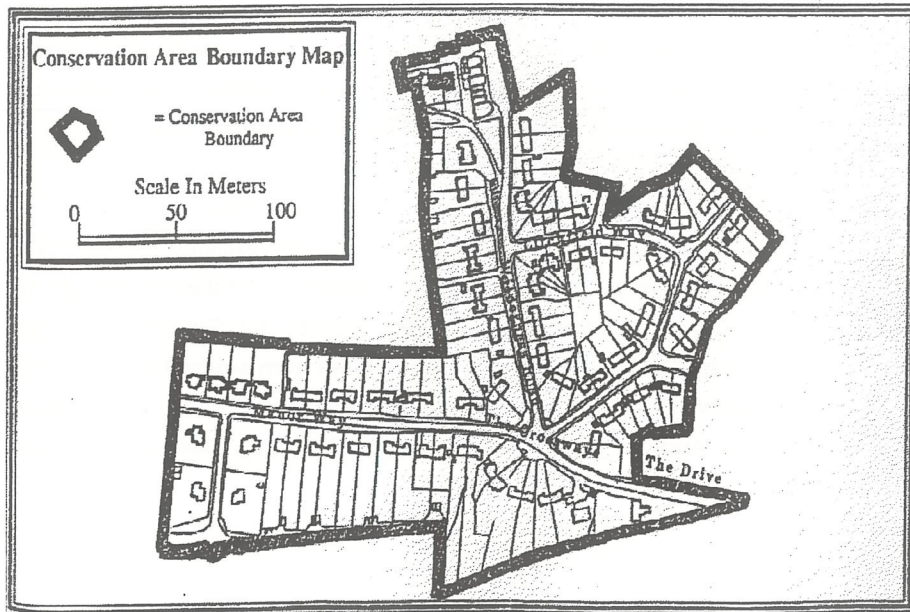


Fig. 5 Conservation Area Boundary Map

Appendix 2: House Types

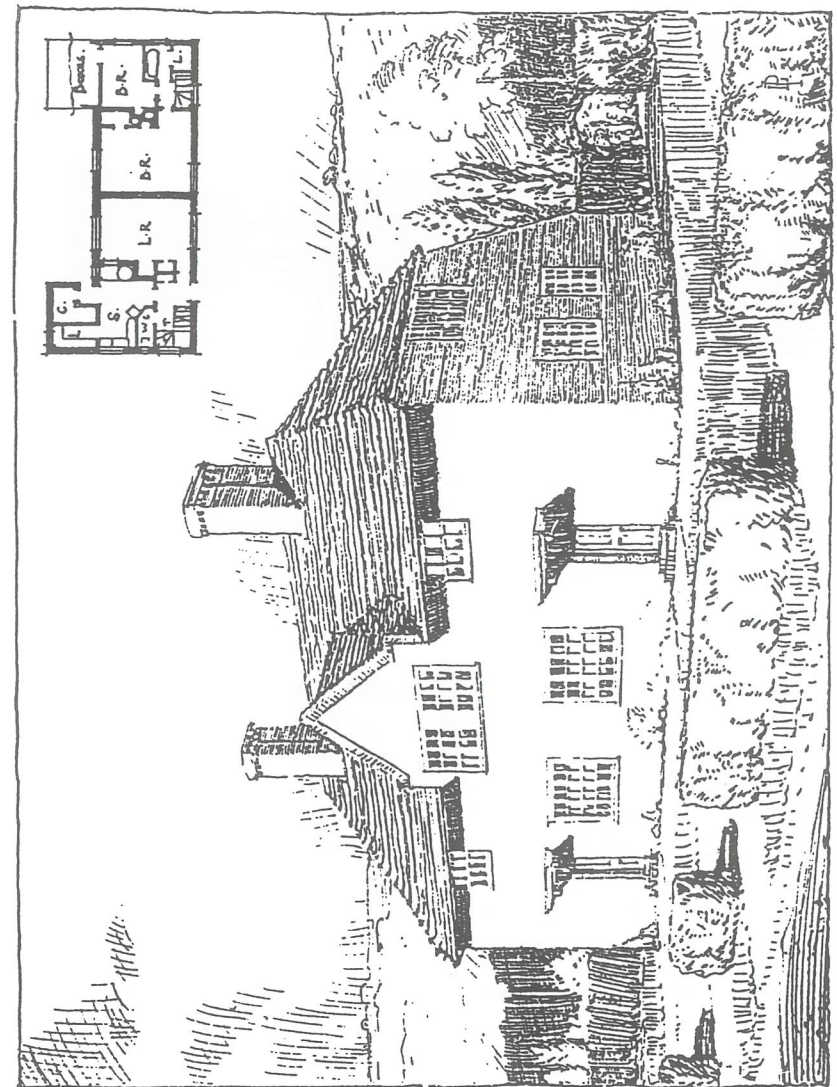
Extract from the Onslow Village Prospectus including house plans:

"It is difficult at all times, within the narrow limits imposed by the size and the allowable cost of a working man's house, to produce a satisfactory design without sacrificing any of the ideals with which one set out. At the present time of stress the business resolves itself more and more into a question of compromise, and the weighing of one sacrifice against another, and there is all too much reason to fear that many of the houses now being erected in England will fall short of what would a few years ago have been considered the very lowest allowable standard both as regards planning and construction - considerations of appearance have, in the case of most housing schemes, been thrown overboard long ago; but whatever the immediate difficulties arising from present process, departmental control, and the like, it is essential that the standard of house plans should be abreast of the standard of public opinion.

One of the most noticeable advances which has been made in the planning of workmen's houses during the last few years has been in the provision and arrangement of baths and sanitary fittings, and there has been an increasing appreciation of the fact that the standards applicable to the working man's house are not, in essentials, different from those insisted on in the case of ordinary middle-class homes. The Onslow Village type plans are intended to mark a definite step forward in this respect - the step which follows surely and inevitably from the progress already made. There will still be difference of opinion as to the position, upstairs or down, of the various sanitary appliances, but this must in any case be such that they can be reached easily and directly at all times, from all points of the house. No position will ever be found which, applied to a large number of houses, would satisfy the tenants in every case.

The question of the parlour may now be regarded as settled, and parlours are included in nearly all the houses, a few non-parlour types being designed to meet special cases. The present centre of controversy is the relative use of the kitchen (or living room) and scullery, and the experts (i.e. the housewives) are so divided upon the point that it is difficult to deduce a definite opinion. While there is a strong feeling that all work should be relegated to the kitchen-scullery the living room free and comfortable, it is in the living room that a fire is most needed when only one can be kept up. In the present plans the sculleries contain gas cookers (with, in many cases, a service hatch to the living room), and the convenient arrangement of closely-grouped parts - sink, copper, larder, coal store, etc. - has been carefully studied.

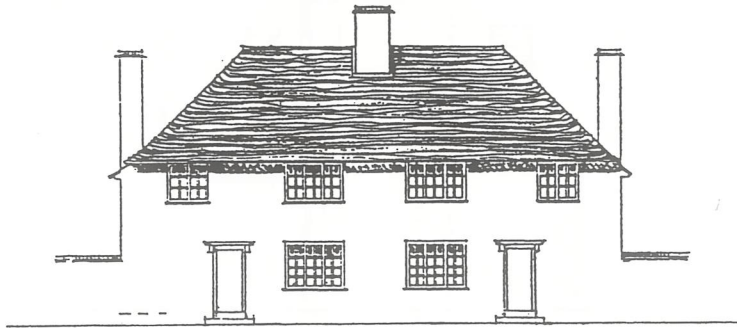
The exteriors of the houses will be simply treated in brick (with or without roughcast), and tile roofs; and experimental tests of soil for pisé-de-terre will be started at an early stage. If these are successful it is hoped to use this method for building bungalows and connecting walls, etc., and Onslow Village may thus be the first to use it on any scale, which would be very appropriate as the revival of pisé building started in the Guildford district."



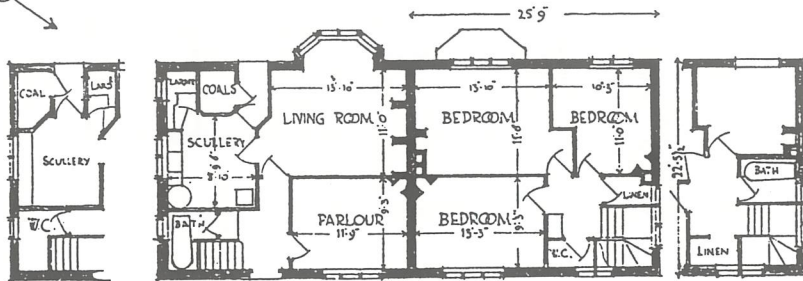
PERSPECTIVE VIEW AND PLAN (TWO BEDROOMS, LIVING ROOM AND SCULLERY)



BACK ELEVATION



FRONT ELEVATION



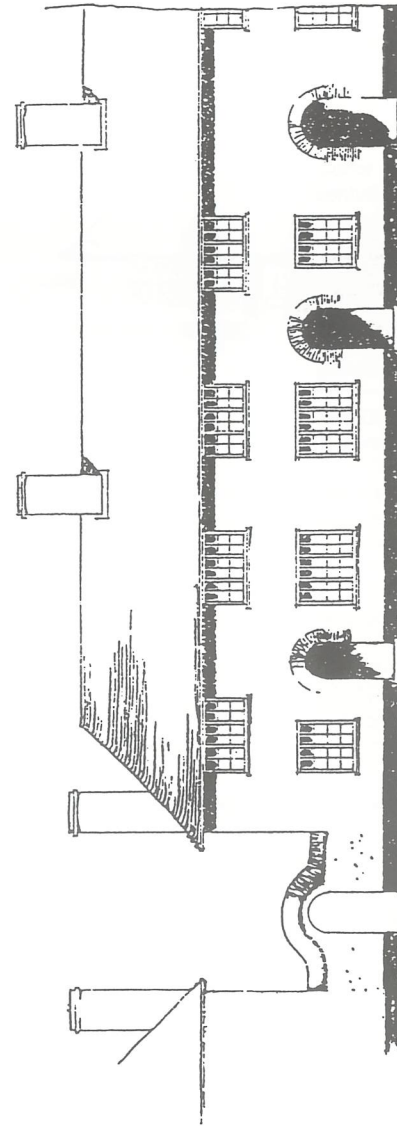
ALTERNATIVE WITH NO DOWNSTAIRS AND SHUTTERED LARDER INDOOR.

GROUND FLOOR

PLAN

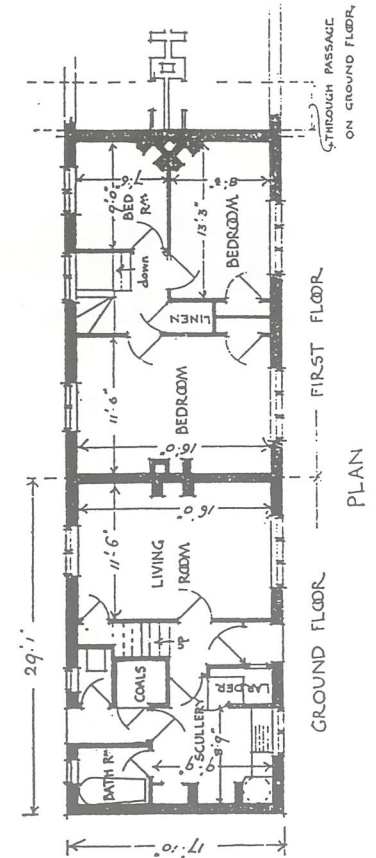
FIRST FLOOR

ALTERNATIVE WITH BATHROOM UPSTAIRS.



PISE CONNECTING WALL, THATCHED

FRONT ELEVATION



SUPERFICIAL AREA: 500 SQ. FT.
CUBIC CONTENTS:

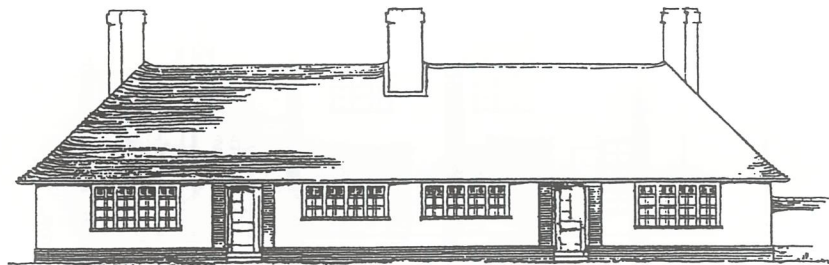
ANY ASPECT

GROUND FLOOR

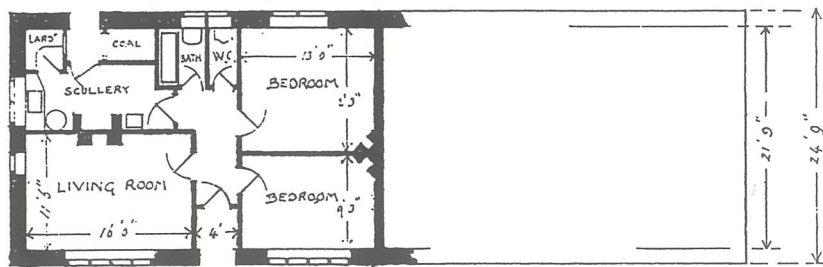
FIRST FLOOR

PLAN

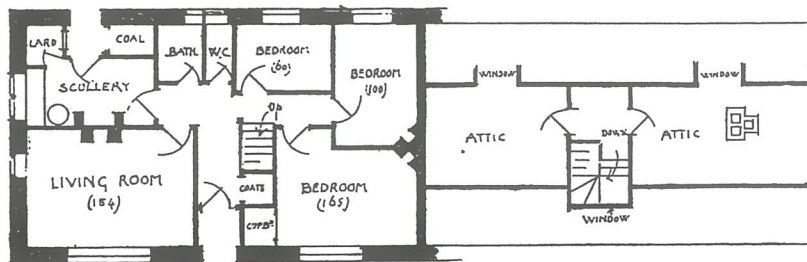
THROUGH PASSAGE ON GROUND FLOOR.



FRONT ELEVATION



PLAN OF TWO BEDROOM BUNGALOW.



GROUND FLOOR. FIRST FLOOR
PLAN OF THREE BEDROOM BUNGALOW WITH ATTICS

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Short Bibliography

Vulliamy, C.E. *The Onslow Family, 1528-1874*. 1953. Chapman & Hall, London.

Extracts from the Onslow Village Archive and Minutes of the Onslow Village Management Committee. By permission the Surrey History Centre

Appendix 1

Extract from Title Deeds, C: Charges Register. By permission of Sue Hawkins, Hedgeway, Onslow Village

Appendix 2

Extracts from *Onslow Village Descriptive Booklet and Prospectus*. 1920. By permission of Guildford Museum