

THE GLAZIERS ARMS

PRINCES RISBOROUGH



Sandy Macfarlane & Chris Kingham

The *Glaziers Arms*

The existence of an early Public House 'known by the name or sign of the *Glaziers Arms*' came to light when Dr & Mrs M G Dodds, then living at 17 Station Road, Princes Risborough, which had itself been a Public House called the *Saracen's Head*, allowed an inspection of an Abstract of their Deeds. This revealed that the plot had been bought by William Walker of Longwick in 1834 who built two cottages on it and later converted them into a Public House.

The document also contained a paragraph, without any preamble or reference to its source, describing the acquisition by William Walker of two cottages, converted from three but having originally been one, at which time it was in the tenure of William Lane and known as the *Glaziers Arms*. Several subsequent tenants were named and the boundaries partly defined, including 'the common Street of Princes Risborough on the South East and adjoining premises of Henry Lacey'. The Abstract stated that William Walker had died intestate in 1886 and quoted a Statutory Declaration made in 1892 by William Syred of Longwick who had known William Walker well and confirmed that he had also owned this property, which was by then a Grocery.

The *Glaziers Arms* is not mentioned in local 19th C. Directories but a William Lane was included in a list of six alehouse keepers in Court Records of 1707 - 1711

One area where premises have the road as their south-eastern boundary is Bell Street and this clue was reinforced by the 1841 Census which placed Henry Lacey, a farmer aged 80, in what was then called White Lion Street but became Bell Street. There had been a grocery shop on that side of Bell Street which was demolished in 1984 and replaced by new premises named Redman Court after the last proprietor of the shop, Mr. L. Redman. Despite its proximity to the *Bell*, which had been in business since at least the mid-18th C. this seemed a likely candidate for the *Glaziers Arms*.

A visit to Mr. Redman proved very rewarding. He immediately recognized the name of the *Glaziers Arms* and produced a Conveyance to Thomas Bailey, Grocer, dated 1894, from which the extracts referred to above in the *Saracen's Head* Abstract had been taken. He also had a contemporaneous copy of William Syred's Declaration, together with 19th C. papers relating to adjacent cottages which had been the property of the *White Lion* Friendly Society and might be one reason why the street was once named after that house rather than the *Bell*.

All these properties were brought together in 1934. The cottages can be seen in aerial photographs of the 1920s and 30s as a thatched building set back between the *Bell* and the former *Glaziers Arms* but by the time Mr Redman took over the Grocery in 1953 they had been reduced to rubble. They had been home to Lacemakers, Paupers, Labourers, Blacksmiths and Ostlers amongst others, and the documents relating to them, some of which are reproduced here, give a good insight to the workings of the Manor and of 19th C. society.

Documents relating to the *Glaziers Arms*
By Courtesy of Mr. L. Redman

- 1815 Copy Admissions of John Lacey to two adjoining cottages
- 1844 Declaration by James Grace relating to the White Lion Friendly Society
Received account of Prickett & Watson relating to surrender of cottages
- 1857 Deed of Enfranchisement between Sir William Foster & James Grace
Receipt from Wm. Stratton to Trustees of 'Princes Risbro' Club
- 1858 Receipt from Wm. Stratton to White Lion Friendly Society
- 1861 Conveyance by W. Stratton & James Grace to White Lion Friendly Society
- 1876 Conveyance by James Hook to Justin Barber
- 1888 Conveyance by Justin Barber to Daniel Clarke
- 1892 Declaration by Wm. Syred re Wm. Walker, dec'd
- 1894 Conveyance by James Walker to Thomas Bailey
- 1933 Two Conveyances, of Dwelling, shop and cottages to Thomas Rupert Bailey
- 1934 Conveyance of Dwelling, shop and cottages to Oliver James Barley

Illustrations

1. Frontispiece: Redman's Grocery
2. Princes Risborough from the South East in 1935
3. Extract from Ordnance Survey 1926
4. Detail from 2, showing the *Bell*, cottages and former *Glaziers Arms*
5. *The Saracen's Head*
6. Bell Street in Thomas Bailey's day
7. Advertisement for Thomas Bailey's shop, 1913
8. Bell Street in the 1930s looking west
9. Bell Street in 1986 looking east
10. Facsimile Indenture of Conveyance, 1894
11. Facsimile Declaration by William Syred, 1892



Princes Risborough from the South-East 1935
Bell Street traverses the foreground

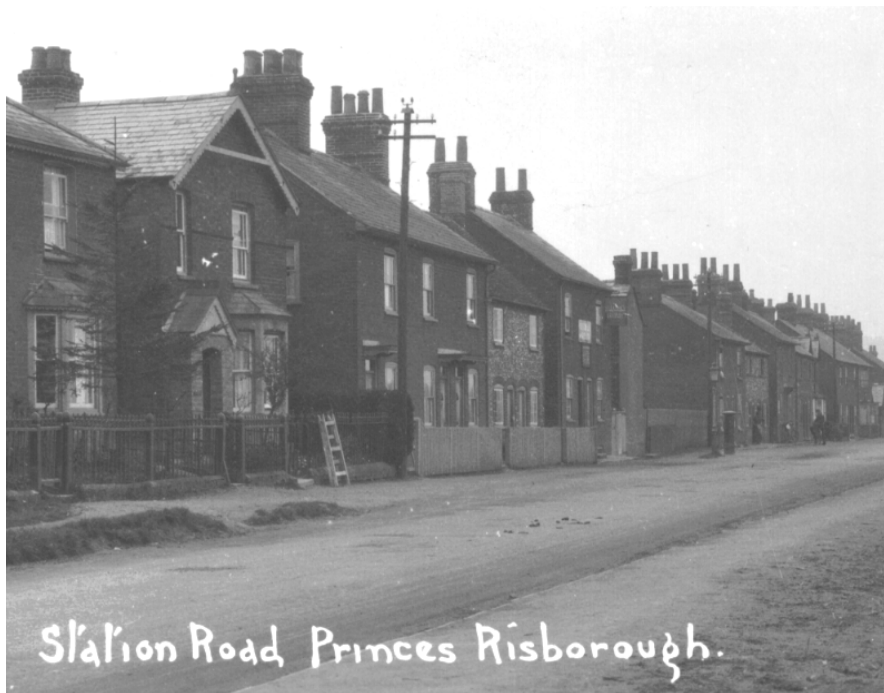


Princes Risborough in the 1926 Ordnance Survey

The *Bell*, marked P. H., is opposite Bell Lane. The White Lion Friendly Society cottages are behind and to its right and the former *Glaziers Arms* is to the right and in front of them. The *White Lion* faces the High Street on the other side of the road.



The *Bell*, White Lion Friendly Society Cottages and former *Glaziers Arms*
(Detail from the photograph on the previous page)



The *Saracens Head*, r. of centre

PHONE 2. **BAILEY'S.** PHONE 2.

THE HOUSE OF QUALITY FOR 60 YEARS.
 For High-Class Teas, Coffees, Cocoas, Fresh and Dried Fruits, etc.

NOTED FOR BACON, BUTTER, CHEESE, COOKED MEATS, SAUSAGES, ETC.
BELL STREET, PRINCES RISBOROUGH.
 DAILY DELIVERIES TO ALL PARTS.

An Advertisement for Thomas Bailey's Shop
 Parish Magazine 1913



Bell Street in Thomas Bailey's Day
 The shop is just beyond the right hand telegraph pole



Bell Street, Princes Risborough, in the 1930s, looking West

On the extreme right is the Grocery, which had been established by Thomas Bailey in 1894. It survived until 1984 having passed first to O. J. Barley, already established as a Chemist in the High Street, and subsequently to L. J. Redman. The property was bought by William Walker in 1834 as two cottages, having originally been one 'known by the sign of the *Glaziers Arms*'.



Bell Street in 1986 looking East

O. J. Barley was succeeded by L. J. Redman, who remained in business until 1984 when his shop (see Title Page), the former *Glaziers Arms*, was demolished as part of a road improvement scheme and replaced by an office block, aptly named Redman Court. The *Bell* was already long-established when Wm. Walker bought its neighbour in 1834. The distant white gable-end marks the *White Lion*

1815

Admission of John Lacey to a cottage of his late father Joshua 10th May 1815

The Manor of Princes Risborough

The General Court Baron and Customary Court of John Grubb Lord of the Manor aforesaid there holden for the said Manor on Monday 24th April in the 55th year of the Reign of our Sovereign Lord George the Third by the Grace of God of the United Kingdom of Great Britain and Ireland King Defender of the Faith and by adjournment on Tuesday 25th April and Wednesday 10th May in the same year and in the year of our Lord 1815 Before Thomas Tindal, Gentleman Steward

At this Court was found and presented by the homage that since the last General Court (that is to say) on the 25th day of October in the year of our Lord 1800 James Goodchild of Princes Risborough aforesaid Labourer and Jane his wife (she the said Jane being a customary Tenant of the said Manor and being first secretly examined apart from her said Husband by Thomas Grace Gentleman Deputy Steward of the said Manor and voluntarily consenting thereto) Did out of Court surrender by the Rod into the hands of the Lord of the said Manor by the hands of the said Deputy Steward according to the Custom of the said Manor

All that Customary or Copyhold Cottage or Tenement with the appurtenances situate and being in Princes Risborough aforesaid adjoining to a Cottage heretofore of Stephen Farnborough and then late of John Saunders on the South West in which said Cottage Thomas Hook did heretofore dwell and in which the said Stephen Farnborough did then lately dwell and then in the occupation of the said James Goodchild Together with all Houses Outhouses Yards Gardens Orchards Hedges ditches Rights Members and Appurtenances to the same belonging (which said Premises are now in the occupation of John Lacey and are holden of the said manor by Copy of Court Roll and the yearly rent of sixpence) and the reversion and reversions remainder and remainders thereof To the use and behoof of Joshua Lacey of Princes Risborough aforesaid Shopkeeper his Heirs and Assigns for ever according to the custom of the said Manor

And it was further found and presented by the Homage that the said Joshua Lacey died since the last General Court without having been admitted to the said Copyhold Premises And that John Lacey of Princes Risborough aforesaid is the only Son and Heir of the said Joshua Lacey deceased

Whereupon came here into Court the said John Lacey in his own proper person and humbly prayed to be admitted Tenant of the Lord to all the said Premises as to his Right and Inheritance To Whom the Lord by his said Steward did grant and deliver seisin thereof by the Rod To have and to hold the said Tenement and Premises with the Appurtenances unto the said John Lacey his heirs and assigns for ever of the Lord by the Rod at the Will of the Lord according to the custom of the said Manor by the Rents Customs and Services therefore anciently due and of right accustomed

And the said John Lacey gave to the Lord for a fine as appears And so was thereof admitted Tenant and his fealty was respited.

Examined by me Thos. Tindal Stew^d

1844

Declaration by James Grace of Wardrobes dated 27th March 1844

Whereas William Brooks Clark of Uppings in the Parish of Quarrendon in the County of Bucks Farmer in consideration of the sum of one hundred and thirty pounds to him paid by me James Grace of Wardrobes in the Parish of Princes Risborough in the County of Bucks Gentleman has this day surrendered into the hands of the Lord of the Manor of Princes Risborough aforesaid two Customary or Copyhold Cottages or Tenements situate in the said Manor and now in the respective occupations of William Ayres and Mary Cox with their appurtenances To the only proper Use and behoof of me the said James Grace my Heirs and Assigns absolutely and for ever according to the custom of the said Manor

Now I the said James Grace do hereby acknowledge and admit that the said sum of one hundred and thirty Pounds so by me paid to the said William Brooks Clark was the proper money of a certain Benefit Society called the White Lion Club held at the house of William Stratton in Princes Risborough aforesaid and that such Surrender as aforesaid was made to me and my name used only as a Trustee for the several members of the said Society

As witness my hand this 27th day of March 1844 James Grace

1844

Messrs Prickett & Watson to the White Lion Club dated 27th March 1844

Instructions to prepare Absolute Surrender from Mr W B Clark as Heir at Law of the late Mr Jonathan Clark to you of two copyhold cottages and Premises situate in the Manor of Princes Risborough

Preparing Abstract of Title Copies of Admissions &c, Drawing Draft Absolute Surrender ... to Messrs Clare Parslow & Woodbridge as Trustees for the Club.

The Club being anxious to avoid the Purchase Attending several of the Members many times on the subject and advising them thereon when it was at length resolved that the Purchase should be completed and the surrender made to Mr Grace of Wardrobes as a Trustee

Making Alterations in Draft surrender accordingly and arranging with Mr Clark as to appointment for his making the surrender, Engrossing Surrender [...] Stamps, Paid for Stamps and Paper, Fair copy to accompany Evidence of Title

Drawing Declaration to be signed by Mr Grace that his name was used only as a Trustee for the Members of the Society, Fair Copy for Signature of Mr Grace

Journey to Risborough to attend taking of the Surrender and on completion of the Purchase

Chaise Hire and Expenses

Attending Mr Tindal with Surrender and instructing him to present same at the next Copyhold Court

Received of the White Lion Club the sum of Seven pounds and eighteen shillings.
27th March 1844

1857

Indenture between Sir William Foster and James Grace dated 8th June 1857

This Indenture made the eighth day of June in the year of our Lord 1857 Between Sir William Foster of Thorpe near the City of Norwich Baronet Lord of the Manor of Princes Risborough in the County of Buckingham of the one part and James Grace of Wardrobes Princes Risborough in the County of Bucks Gentleman of the other part

Whereas the said Sir William Foster is seized to him and his heirs of an estate in fee simple of and in the said Manor of Princes Risborough free from incumbrances and Whereas the said James Grace was at a General Court held for the said Manor on the third of November 1845 admitted Tenant to him and his heirs on the Absolute Surrender of William Brooks Clark to

All That Customary or Copyhold Cottage or Tenement with the appurtenances situate in the Parish and Manor of Princes Risborough aforesaid adjoining to a Cottage sometime since of Stephen Farmborough [sic] and afterwards of John Saunders on the South West in which said cottage Thomas Brooks did heretofore dwell and which was subsequently in the occupation of James Goodchild and Henry Austin and was then in the occupation of William Ayres - and was holden of the said Manor by copy of court roll and the yearly rent of six pence

And Also to All that other customary or copyhold cottage or Tenement with the appurtenances situate in the Parish and Manor of Princes Risborough aforesaid then late in the occupation of Martha Saunders and then or late of Mary Cox and adjoining to the last described Cottage or Tenement also holden of the said Manor by Copy of Court Roll and the yearly rent of six pence

And whereas the said Sir William Foster hath agreed with the said James Grace for the Enfranchisement of the said Copyhold cottages and hereditaments hereinbefore described for the sum of Forty nine pounds ten shillings

Now this Indenture witnesseth that in pursuance of the said Agreement and in consideration of the sum of Forty nine pounds ten shillings Sterling to the said Sir William Foster in hand well and truly paid by the said James Grace at or before the sealing and delivery hereof the receipt whereof and that the same is in full for the Enfranchisement of the said Copyhold Cottages and hereditaments hereinbefore described he the said Sir William Foster doth hereby acknowledge and of and from the same sum and every part thereof doth acquit release and forever discharge the said James Grace his heirs executors and administrators as well by these presents as by the receipt for the said sum hereon endorsed

He the said Sir William Foster Doth by this present writing duly executed by him the said Sir William Foster direct limit and appoint and also by way of further Assurance grant bargain sell alien release and Enfranchise unto the said James Grace and his heirs All and Singular the said Copyhold Cottages hereditaments and premises hereinbefore described.

[There follow lengthy assurances that there will be no future disturbance of this agreement and also reference to an Indenture of 21st January 1853 conveying the Manor of Princes Risborough to Sir William Foster, made between Charles Brown John Simpson Edward Bullock and Thomas Selby of the first part, Acton Tindal and Henry Tindal of the second part, Arthur Pearson Clerk and Mary Isabella his Wife then formerly Mary Isabella Tindal Spinster the said Henry Tindal Thomas William Tindal Esquire John Ratelyffe Prettyman Clerk and Amelia his Wife then formerly Amelia Tindal Spinster and William Brown Esquire and Cornelia Jane his Wife formerly Cornelia Jane Tindal Spinster of the third part, the said Sir William Foster of the fourth part and James Cuddon of the fifth part]

1860

Redemption of Mortgage between White Lion Friendly Society & Wm Stratton

William Stratton had lent the Friendly Society £100 toward the purchase of the cottages and this was finally redeemed in the sum of £100 10s on 31st December 1860. Among the Trustees were James Syred, Cordwainer, David Woodbridge, Haybinder, James Barratt, Hawker, Thomas Clare, Farmer, all of Princes Risborough and George Hopcroft, Tailor, of Owlswick

1861

Conveyance of Cottages and Premises to the White Lion Friendly Society

Wm Stratton and The Rev. O J Grace to Trustees dated 27th September 1861

Whereas James Grace conveyed to William Stratton in consideration of the advance of £100 all that cottage adjoining a cottage some time since of Stephen Farnborough and afterwards of John Saunders on the South West and in which Thomas Brooks did theretofore dwell and then in the occupation of James Goodchild and Henry Austin and then or then late of William Ayres And Also all that cottage in the occupation of Martha Saunders and then or late of Mary Cox adjoining to the last described Cottage subject to a redemption made as above and whereas James Grace died on 26th December 1857 and the above Oliver James Grace is his only son and heir at law William Stratton and Oliver James Grace reconvey to the Trustees of the White Lion Friendly Society the two cottages which had subsequently been converted into four now occupied by William Ayres Ann Bowler Robert Thorp and Thomas Hanwell and are bounded on the South East partly by the main road or street and partly by a house or premises now or late belonging to William Walker, on the back or North West by an Orchard belonging to John Ayres, on the North East principally by land of the late William Nash but partly by the said premises now or late of William Walker and on the South by a Garden and buildings of the late William Weller

1876

Conveyance of cottages to Justin Barber by Trustees of White Lion Friendly Society dated 16th June 1876

James Hook, Blacksmith, was empowered by the Trustees of the White Lion Friendly Society to convey to Justin Barber, Harness Maker, all the four, formerly two, cottages formerly in the respective occupations of William Ayres Ann Bowler Robert Thorpe and Thomas Hanwell afterwards of Charles (Biners) David Woodbridge Robert Thorpe Alfred Redrup and now David Woodbridge (..) Claydon William Goodchild and (blank) Barrett bounded as described above in the 1861 Conveyance, at a yearly rent charge of £28 payable to James Hook and after his decease to Ann Hook, the premises to be insured for £200.

1888 Mortgage of the above property, dated 26th March 1888 securing £200 by Justin Barber, having removed to Reigate, to Daniel Clarke of High Wycombe Gentleman, to be repaid on 26th September next with interest at 5%

Declaration by William Syred of Longwick dated 4th October 1892

I, William Syred of Longwick in the Parish of Princes Risborough in the County of Buckingham Sawyer do solemnly and sincerely declare as follows:-

1. That to the best of my knowledge information and belief I am of the age of Fifty years and upwards.
2. That I knew and was well acquainted with William Walker late of Longwick aforesaid Wheelwright and now deceased.
3. The said William Walker on the 11th day of January 1849 intermarried with Caroline Bennion who are the same persons as William Walker, Bachelor and Caroline Bennion Spinster named in the paper writing or Certificate of Marriage now produced and shown to me marked A.
4. That the said William Walker and Caroline Bennion his wife had three children and no more namely, Arthur William Walker, Sarah Jane Walker, and James Walker.
5. The said Arthur William Walker was born on the 29th day of June 1852 and is the same person as Arthur William Walker the son of William Walker and Caroline Bennion named in the paper writing or Certificate of Birth now produced and shown to me marked B.
6. The said Arthur William Walker died on the 28th day of November 1857 and is the same person as Arthur William Walker named in the paper writing or Certificate of Death now produced and shown to me marked C.
7. The said Sarah Jane Walker was born on the 2nd day of June 1861 and is the same person as Sarah Jane Walker named in the paper writing now produced and shown to me marked D.
8. The said Sarah Jane Walker died on the 9th day of June 1861 and is the same person as Sarah Jane Walker named in the paper writing or Certificate of Death now produced and shown to me marked E.
9. The said James Walker was born on the 19th day of October 1855 and is the same person as James Walker named in the paper writing or Certificate of Birth now produced and shown to me marked F.
10. The said Caroline Walker the Mother died on the 4th day of May 1882 and is the same person as Caroline Walker the Wife of William Walker named in the paper writing or Certificate of Death now produced and shown to me marked G.
11. The said William Walker died on the 16th day of December 1886 a widower and Intestate and was only once married.
12. The said William Walker was at the time of his death seized in fee simple of a Messuage and premises situate at Parkfield Princes Risborough in the County of Buckingham known as the Saracens Head which was formerly two cottages and erected by the said William Walker on a piece of land which I am informed he purchased of William Darvill in the year 1834.
13. The said William Walker was at the time of his death also seized of a Messuage and premises situate at Princes Risborough now used as a Grocer's shop and not now licensed for the sale of any intoxicating liquor but formerly used as a Public House and known by the sign of the "Glaziers Arms"

And I make this solemn Declaration conscientiously believing the same to be true and by virtue of the provisions of an Act made and passed in the sixth year of the Reign of His late Majesty King William the Fourth and now entitled "The Statutory Declarations Act 1835"

Declared and subscribed at Thame in the County of Oxford this 4th day of October 1892
before me Edward Parker A Commissioner &c

1894

Conveyance of a Messuage by James Walker to Thomas Bailey dated 22nd May 1894

This Indenture made the 22nd Day of May 1894 between James Walker of Longwick in the Parish of Princes Risborough in the County of Buckingham Wheelwright of the one part and Thomas Bailey of Princes Risborough aforesaid Grocer of the other part

Whereas by an Indenture of Release dated 28th May 1834 founded on a Bargain and Sale for a year and made between William Darvill of the first part William Walker of the second part and John Smith Cook of the third part the hereditaments hereinafter described and expressed to be conveyed were limited to such uses as the said William Walker should by deed or writing appoint and in default of and subject to such appointment To the said William Walker his assigns for his life with remainder to the use of the said John Smith Cook and his heirs during the natural life of the said William Walker In Trust for the said William Walker and his assigns with remainder To the use of the heirs and assigns of the said William Walker for ever

And Whereas the said William Walker died on 16th December 1886 a Widower and intestate leaving the said James Walker his only surviving child and heir at law And Whereas the said James Walker has agreed to sell to the said Thomas Bailey the hereditaments hereinafter described at the price of Three hundred and Ten Pounds

Now this Indenture witnesseth that in consideration of the sum of Three Hundred and Ten Pounds as purchase money paid by the said Thomas Bailey to the said James Walker (the receipt whereof the said James Walker acknowledges) He the said James Walker as beneficial owner hereby conveys unto the said Thomas Bailey

All That messuage or tenement with the outbuildings and appurtenances thereto belonging situate in Princes Risborough aforesaid and now in the occupation of the said Thomas Bailey and was formerly known by the description following that is to say "All those two Cottages or tenements adjoining together situate standing and being in Princes Risborough aforesaid formerly one Cottage or tenement late in the tenure of William Lane and then called or known by the name or sign of the "Glaziers Arms" but which was afterwards converted into three tenements wherein Robert Wilson Dinah Dellafield and Mary Blackwell then dwelt and which said two Cottages or tenements were since in the several occupations of Frederick Chilton and [blank] and abutting on the common street of Princes Risborough aforesaid on the South East part thereof and adjoining to premises belonging to Henry Lacey erected on or near to a certain close called "Wheelers Close" on the North West part with the appurtenances thereto belonging To hold the same unto and to the use of the said Thomas Bailey in fee simple

In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written Signed sealed and Delivered by the above named James Walker in the presence of Edward Parker, Solicitor Thame

1933

Conveyance of Three Cottages to Thomas Rupert Bailey, dated 27th February 1933

Thomas Bailey died on 18th September 1917. His widow, Emma, and one son Thomas Rupert, lived on in Bell Street as did one daughter, Emma Beisley Grimsdell. Another son, Harry, was a Grocer in Watford and another daughter, Ethel Annie Lynn, lived in Harrow.

As executors and joint beneficiaries these last agreed to the conveyance to Thomas Rupert Bailey of three cottages, their gardens and appurtenances, in Bell Street, two occupied by Cecil Ridgeley and Sarah Ann Hawker respectively, the third unoccupied, in the sum of £500

Conveyance of Dwellinghouse, Shop and Cottage to T. R. Bailey

On the same date the same parties conveyed to Thomas Rupert Bailey 'All that dwellinghouse and shop with the outbuildings garage yards gardens and appurtenances thereto belonging together with the cottage adjoining lately occupied by the Executors as a store, for £2,000

1934

Conveyance of a Dwellinghouse and Shop to Oliver James Barley, dated 17th Jan 1934

Thomas Rupert Bailey continued in business as a grocer until 1934 when he sold to Oliver James Barley of Thame. The latter had a chemist's shop in Thame and another in Princes Risborough at the High Street-Bell Street corner (in 1998 Raffety Buckland, Estate Agents).

The Conveyance included 'All that dwellinghouse and shop together with the Goodwill of the business of a grocer and Provision Merchant and also all those two cottages now in the respective occupations of Mr Ridgley and Mrs Hawker and the storehouse in the occupation of the Vendor, which said premises were formerly four cottages, more particularly set out in an Indenture dated 25th March 1891 between Daniel Clark, Justin Barber and Thomas Bailey'