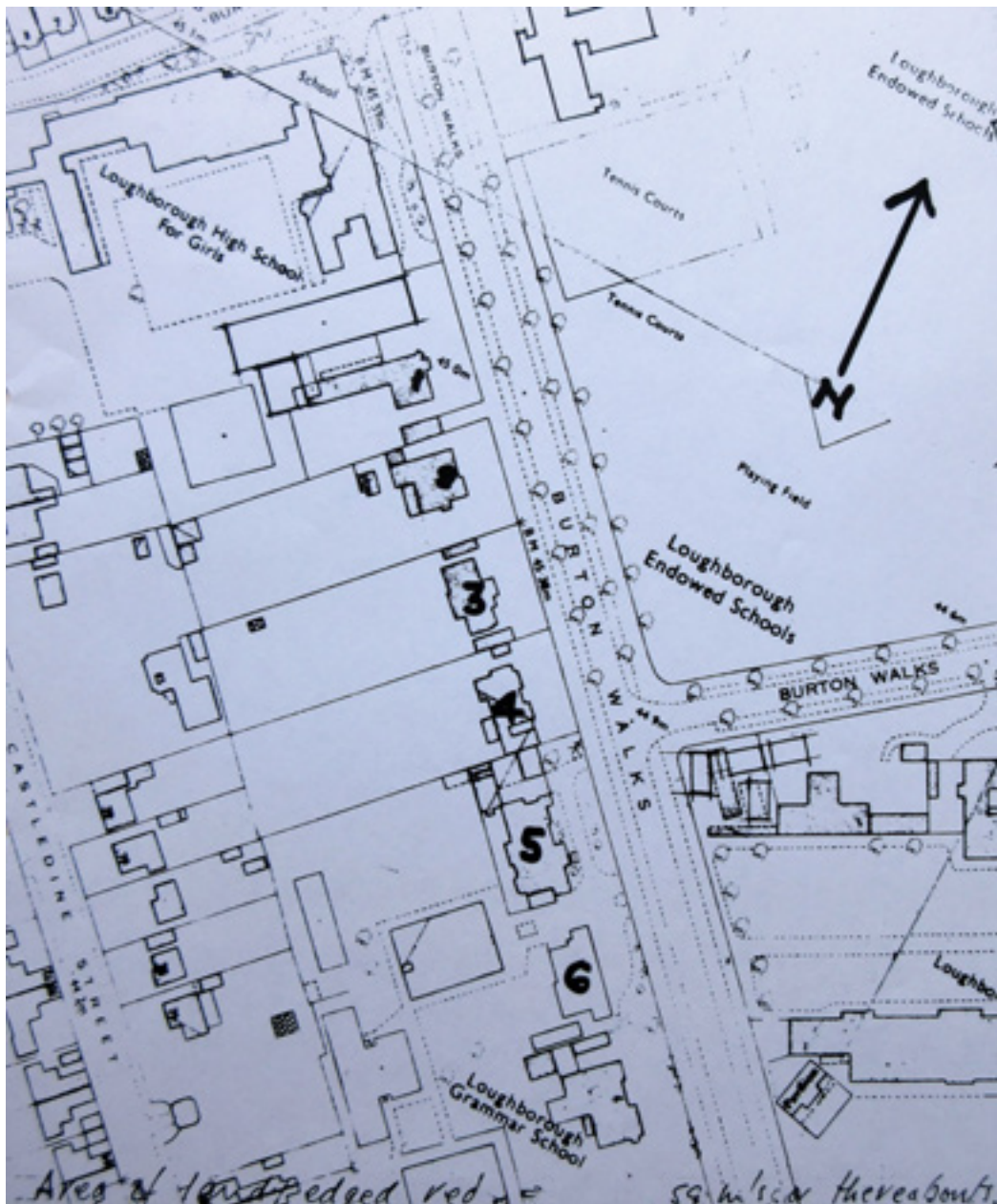


# The Houses and Residents of Burton Walks



**John Weitzel**  
**LGS Archivist**

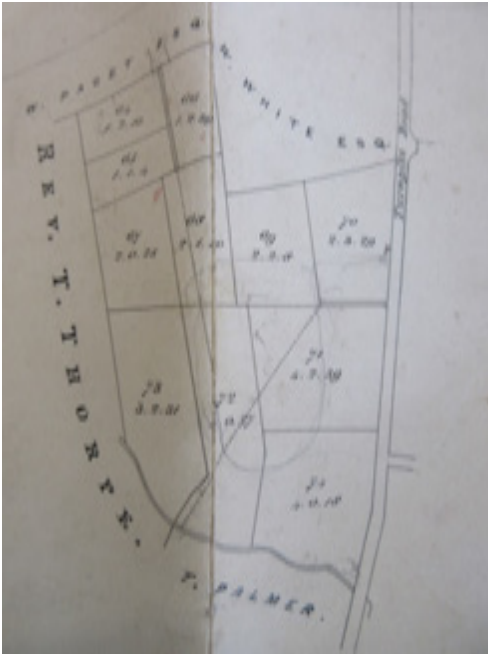


*It has been a fascinating experience doing the research into these nine houses. I could not have done it without the considerable assistance of Val Bunn, whose attention to detail is remarkable. What we both found, as you will see, was that we would go off at a tangent when we discovered more about the residents, their influence within Loughborough and their connections with the Schools. I am also grateful to Debbie Jones, whose grandfather was Thomas Cartwright (No2), for the letters concerning his will and the pictures of her as a child outside Burton House; Peter van der Feltz (No4) and Sharon Gray of the Loughborough Library Local Studies Group. I do apologise for any historical inaccuracies....please let me know of these plus any other information you have either about the houses or their residents. It is an ongoing project!*

*John Weitzel  
January 2019*

## Introduction.

What is not certain is precisely when the Burton Charity acquired the land that was ultimately to be the home for the new Grammar School but we know that in 1845 it was called Middle Field Close and the grass and arable fields were being looked after by John Farrow and William Henshaw.



*John Stanley Farrow*

62	Hand Sold Close	Acres	1	2	10	
65		Acres	1	1	4	100
66		Acres	1	2	34	
67		Acres	2	2	25	35
68		Acres	2	1	50	90
69		Acres	2	2	8	
70		Acres	2	3	25	100
			14	2	25	270
						7007

*William Henshaw*

71	Hand Sold Close	Acres	4	2	39	90
72		Acres	4	2	7	34
73		Acres	3	2	31	35
74		Acres	4	1	18	30
			16	2	35	169
						70165

Probably two years earlier the trustees applied for permission to use the land to create a public park with a new school at its centre. On 28<sup>th</sup> July 1848 144 of the principal residents of Loughborough applied to the Attorney General for the use to include public walks and to provide the residents of Loughborough with a free park, which was approved. A magnificent tree lined carriage drive was thus always part of John Morris's (the School's architect) plan for the new 1852 School and once established in 1864 the trustees applied for building licences for the new girls' school and houses on 23 plots, each of approx. 1420 sq yds, along Burton Walks and gave the allotment owners notice to quit.

On June 2<sup>nd</sup> 1865 they receive a report upon the proposed leases from Mr Norris. He suggests how the 23 plots should be laid out, 'have an equal frontage of about 18 yards to the Avenue. This dimension is employed simply as representing a width that would be suitable for a pair of semi-detached houses and not with the intention of being binding as there can be no possible objection to disposing of the area in such convenient quantities from time to time as may suit the particular views of the intending Lessees.' Thus the original idea was not for the grand houses that were ultimately to be built but he does stipulate that there should be 'an uninterrupted open space in front of the houses of 30 feet in width to be appropriated as ornamental gardens.' He suggests that the minimum value of each house should be £280 and despite there being some prejudice against leasehold land this is what the Governors should do at a 'moderate and remunerative figure of 1 ¼ d per sq yd.'

Clear conditions for how the houses are to be constructed are given, 'dressed brick stone or stuccoed fronts....good sound Oak or Russian or Baltic Timber shall be used...half brick or 4 ½ inch Trimmer arches shall be turned to every fireplace' and all outside wood and ironwork would have to be painted every four years. Finally it is made clear that no factories, iron foundries, blacksmiths, blood-boilers, bone-boilers, or slaughter houses can be erected and 'nor shall any public house or Beer house be erected or used on any of the said lots.'

It takes a few years to get round to building!





William Whites 'Leicester & Rutland Gazetteer and Directory' of 1877 portrays a marvellous scene of those years before the houses appear. 'The grounds are not kept in excellent order, but the trees are thriving; and after some years, few towns will have as fine a public park or nobler avenues than Loughborough. In summer evenings these walks are often enlivened by the musical strains of the Loughborough Band. A streamlet supplies a small artificial lake; and there is a handsome porter's lodge, with entrance gates, besides wicket gates at the three other angles.'

In 1879 the Girls' School opened and the following year No1 is built, followed by No2 and No5 and it is soon apparent for the new residents the entrance, via the Lodge, is inconvenient. The Governors' minutes of July 11<sup>th</sup> 1881 record 'Request from Loughborough Local Board for contributions towards widening of entrance to Victoria Street from Bedford Square as it would enhance the property in Burton Walks. Contribution of £100 (total cost £600) to be made out of capital if commissioners agreeable.'

The first three houses built are detached gentlemen's residences, built in a classical style and the next three are in a more distinctly Edwardian and Arts & Crafts styles making the attractive avenue it is today. From 1880 to 1948 all the houses are in private hands. However, as the size of the School expanded rapidly from 1940 the Governors realise that the properties of Burton Walks and the land they occupy are crucial for the physical expansion of the Schools. Therefore, in 1948 they purchase No6 and over the next 50 years purchase the other six houses so finally in 1998 the Schools own all...and as we will see hardly any purchase went smoothly!

Every boy or girl at the two senior schools will have walked down Burton Walks not realising the wonderful rich histories the houses have and the influence their owners had in Loughborough. What follows is that history as we consider each house in turn, in the order they were built.

**Number 1**

**Built 1880**

**Bought 1963**



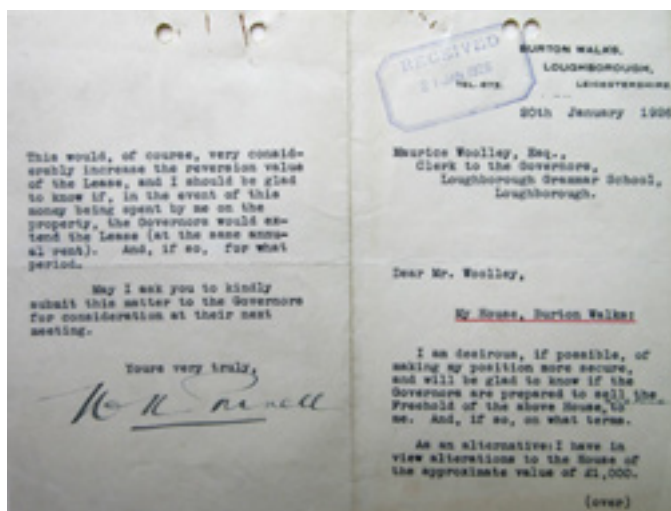
It was on 12<sup>th</sup> January 1880 that the Governors were approached by Mr T.Marshall, acting for his client **Julius Bodo von Wenkenthal Wieldt** as to whether he could purchase or lease the plot of land next to the newly built Girls' School. They referred the matter to the Estates Committee who followed Mr Norris's advice and offer a 99 year lease, with a rent 1 ¼ d a square yard, was the way to progress and also stipulated that the house had to be so grand that its rateable value had to be greater than £35. On February 15<sup>th</sup>, when they met with Wieldt on the site, they confirmed that the water mains and sewage would run from Victoria Street and later that year the house is completed. He paid rent for the 2420 sq yard plot of £12/12/2 and 18s for the upkeep of the road, which was increased in 1888 to 28s. Dr Dyson was paying the same rent when he sold the property to the School in 1963! Thus the first resident of Burton Walks has the longest name of any of the residents since!

Julius Wieldt was a field naturalist, Prussian by birth but long been naturalised in this country, who was well known throughout Britain and regularly had contributions in 'The Midland Naturalist', which ceased publication on his death, and other journals. His strong point was beetles, where it was reckoned he had complete knowledge of all local species and he also devoted considerable research into the habits of local birds. He had two sons at the School and his youngest, Leopold (LGS 1887-92), came 3<sup>rd</sup> with Beardsley in the final of the 3 legged race in 1891! He took his father's interest even further afield to Australia where he was joined by Frederick Whitlock (LGS 1868-1874), whose claims to fame were his book 'The Birds of Derbyshire' and, more impressively, robbing the Nottingham bank of which he was manager in 1897! Whitlock became the most renowned bird collector in Western Australia and in 1901 discovered the last 'new bird' in WA. The two of them must have been in contact with another OL, Richard Sharpe (LGS 1861-62), who had arrived at LGS and boarded with his cousin, the new Headmaster Revd James Wallace. Whilst he was here he started his collection of bird skins to add to the eggs he had collected at his previous school, and ended up being curator of the bird collection at the British Museum.

After Julius Weildt's death in 1893 the house was sold to **Richard Sutton Clifford**, a solicitor who previously was living at 35 Forest Road. He had been elected to the Town Council the year before and became Mayor of Loughborough in 1901 and moved back to Forest Road to the imposing 'The Gables' in 1910 where he died in 1939 when he was the town's oldest practising solicitor and longest serving Alderman. However, as we are to see later is more significant, was that he was a member of the Leicestershire Architectural & Archaeological Society - which seems to link many of the residents of Burton Walks together.

For the next two years the house is owned by **Thomas Marshall Green** who had established the Gents Outfitters Marshall-Green at 59a Baxter Gate in 1895 and occupied that site until it closed in 2005. He was well known within the town for his music having been organist and choirmaster at both Woodgate Baptist Church and Holy Trinity Church and through his initiative formed the Amateur Operatic Society in 1896 and produced and conducted a long list of Gilbert & Sullivan Operas for them.

**Walter Henry Purnell** was born in 1869 in Wiltshire, joined a hoist works in Cardiff, where he also played for Cardiff Harlequins R.F.C., before heading to Ireland to build his career in engineering. In 1899 he joined Herbert Morris Ltd, being appointed to the board in 1908 and purchased No1 in 1912, which is called 'The Villa'. He became Vice Chairman in 1920 and on the death of Herbert Morris was elected Chairman of the Company in 1931. He was a Justice of the Peace and Governor of both Loughborough College and Hospital. He had 3 sons at LGS. His eldest, Bert, died a prisoner in 1917 aged 24 and his middle son, Howard, purchased No7 in 1938. He was at business as usual two days before his death which occurred in No1 on 18<sup>th</sup> January 1949 and donated money to provide art prizes at both the HS & LGS, which are still awarded today.



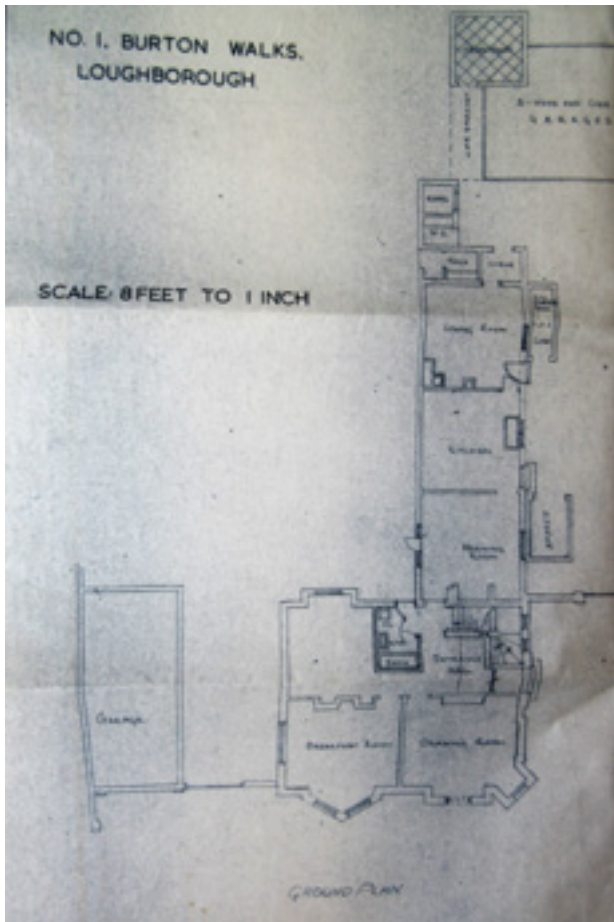
In 1926, like several of the residents, he enquires of the governors if he can buy the freehold and if not whether he can extend the lease. The governors make an offer of requiring a premium of £300; ground rent going up to 2d a sq yard (£20/3/4); a new 99 year lease and costs to be borne by himself. He replies offering a premium of £200 and the ground rent to stay the same. Negotiations take nearly a year and in the end no agreement can be reached and the lease conditions remain the same.

W.H.Purnell's death in 1949 means the House comes up for sale in 1950, and having purchased No6 the year before the Governors consider buying it. They have it valued and it is suggested that its value is £2,500 'but that a special buyer, in this case the school, would be justified in making a slight increase on this amount in order to secure the property.' Deciding they have no use for it the Governors do not proceed with the purchase and it is bought by **Dr G. Malcolm Dyson**.

Dr Dyson had headed the School of Pure and Applied Science at Loughborough College from 1928-1938 and then had founded the School of Chemical Engineering there and then moved into industry and set up the fine chemicals division of Fisons, where he developed one of the first linear notation systems for chemical structures. During his time living at No1 he moved to become Director of Research at the Chemical Abstracts Service from 1959-1963. In 1946 he had purchased 95 Castledine Street and No1 was effectively in his back garden! He put a gate in the wall to connect the two! In his early occupancy of No1 he converted the upper storeys into flats – My aunt, Margaret Leigh lived there on her appointment in 1952! – but by the time of its sale had made the upper floors into offices in connection with his work. Dr Dyson realised that with his retirement imminent he needed a smaller property and purchased 49 Forest Road and offers the Governors the opportunity to purchase No1.

In the valuation of the property at £4,750, the letter ends 'Owing to the property's situation adjacent to land occupied by the Girls' High School we can foresee that this property has a special value to the Governors and bearing this in mind we consider that they could prudently purchase at a figure somewhat in excess of this sum and we should not consider a proposed purchase of £5,250 to be unreasonable.'





The Governors required the property to provide 'living accommodation for a new Headmistress, who is to take up her duties on 1<sup>st</sup> January 1963. The present Headmistress has accommodation at 'Fairfield'...In addition the Lower School is accommodated at Fairfield and during the 22 years has lived there she has given up a considerable portion of the accommodation to Lower School use. All that she has now is one room used as a Dining/Sitting-room, 2 bedrooms, bathroom and part use of a kitchen.' An inspection the previous November had made it clear that they felt the whole of Fairfield House should be used for the Lower School.

They saw that the Headmistress would occupy the ground floor and proposed that the first floor would be the home to nine boarders and the second floor by a Housekeeper and Housemistress which was accepted by the Ministry of Education with the cost being met from the 'New Buildings Reserve Account' and 'Building Appeal Fund'. Certain fixtures and fittings were purchased by the Governors but the majority of the 'Antique and Modern Furnishings and Office equipment' were sold by Auction at No1 on 9<sup>th</sup> January 1963. The sale took all day with a Marquee Saleroom on the Terrace and in all there were 350 lots..it was a complete clear out! The Governors took delivery of 7 keys two days later and, after several months of work to convert the inside, **Pam Hadley** took occupancy as the first Headmistress to live at No1



She resided there until **Julien Harvatt** becomes Head in 1978, followed by **Biddie O'Connor** in 2002, **Gwen Byrom** in 2011 and **Dr. Fiona Miles** in 2019

Thus before the Schools' purchase, No1 had been occupied by a top naturalist; a Mayor of the town; one of the town's major retailers; Chairman of William Morris and a world renowned chemist...quite impressive!

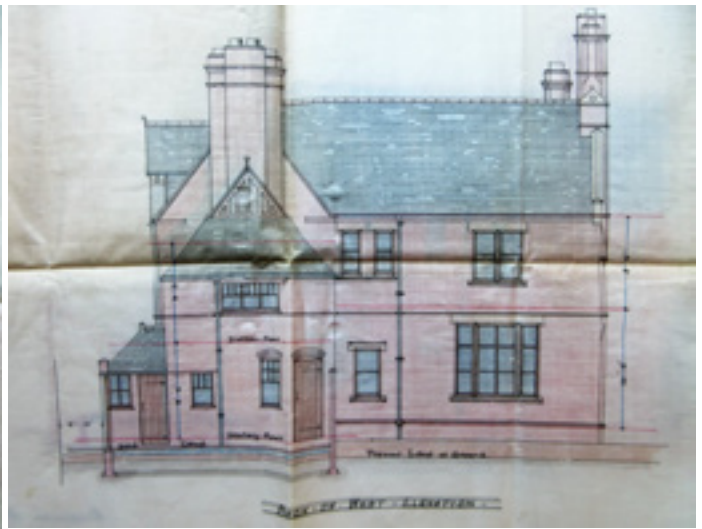
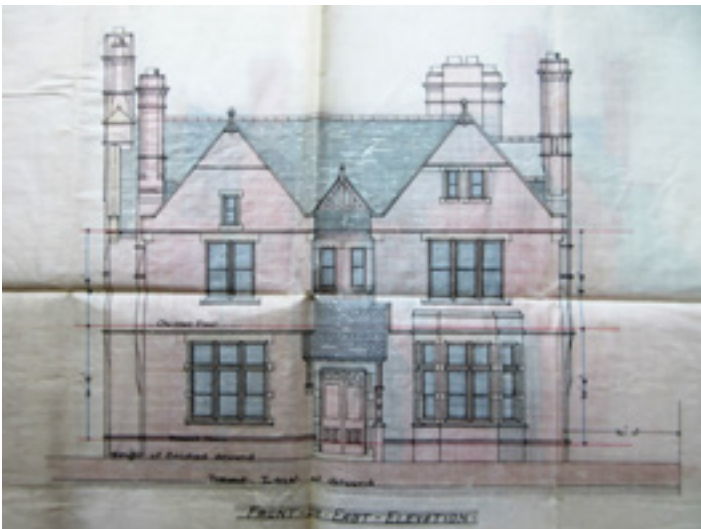
**Number 2**

**Built 1881**

**Bought 1964**



A year after the first application to the Governors to build in the Walks, **Joseph Hands** applied to build No2 on March 1<sup>st</sup> 1881. His application is approved and his rent is set at 1 1/2d a sq yd for his plot of 2353 sq yds meaning an annual rent of £14/14/2 along with 20s for the upkeep of the road which is increased to 28s in 1888. He appointed William Howes of Friar Lane, Leicester, as architect and his drawings of the proposed house still exist in our archives. On July 11<sup>th</sup> 1881 the Governors receive an application to build No3 but reject it..it is 33 years later that it is built!



Joseph Hands was a solicitor and as he moved into No2 set up partnership with Henry Deane at 42 Town Hall Passage. In 1885 he approached the Governors and offers them £1396 for an office in the Rushes, which is turned down. His partnership was to last only five years and in 1897 he set up on his own at 64 & 64 Mill Street (now Market Street). The whole Hands family lived in No2 with Joseph's four sons and daughter (along with the two servants). All the children went to the Schools from 1894 to 1908 and in the end both his eldest and youngest sons worked for their father. Joseph and his youngest, Edward, were best known for their exploits on the hunting field. It was Edward who was to continue the family firm taking over on his father's death in 1919...despite being regularly bottom of the form when at School! The firm still exists to this day – Edward Hands & Lewis, Solicitors – with 10 offices in Leicestershire and their Loughborough base being in Church Gate. After Joseph's death **Edward** continued to live in No2 until 1926 when he moves 'over the back' to Castledine Street.



No2's next occupant, **Thomas B. Cartwright**, was no stranger to the Walks having been a boy at the School from 1865-1867. His connections with the School were in fact even closer as his uncle John Cartwright had been Chairman of the Trustees at the time of the School's building. He was head of Messrs. Cartwright and Warners, the famous hosiery firm which had some of the first steam driven machines in the country in their first factory in 1840 and at one stage had three factories employing over 1000 people in Loughborough with the final mill being taken over by Towles in 1929. Thomas was a keen sportsman and extremely good with the gun and in his early days was an enthusiastic cyclist. In 1911 he was made an honorary freeman of the guild by the Worshipful Company of Framework Knitters. He died on January 10<sup>th</sup> 1938 aged 85 and with his wife dying a fortnight later the house is put up for sale.

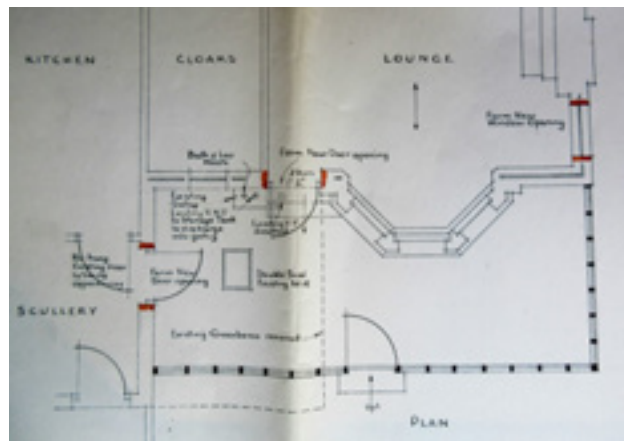
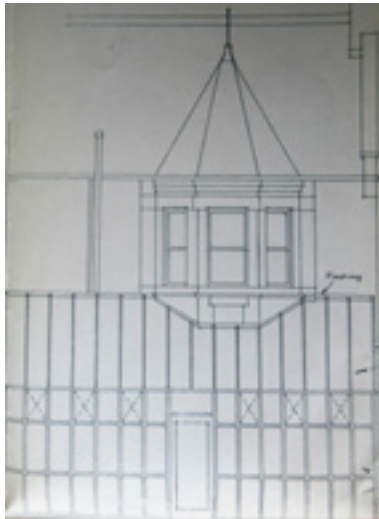
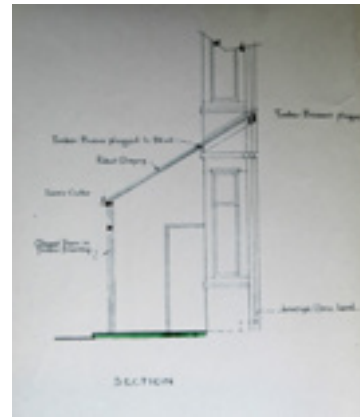
The sale of the house is interesting as one of the two beneficiaries of the estate is Thomas Cartwright's former secretary, whom he had an affair with, and as a consequence they are at odds as to its value as one is keen to sell quickly whilst the other wants a reasonable price! They receive a 'first and only' offer of £500 which 'seems to me a ridiculous sum...it ought to be worth the best part of £1000.' The offer is rejected and then is increased to £600., which they are advised to accept 'in view of the very small market for this class of house.' This is also rejected 'I am prepared for the house to stand 12 or 18 months if need be and reserved at £700 but an effort should be made to see for £800 or £850.'

The agents are not happy with this and send a firm letter to the beneficiaries strongly advising acceptance for the following reasons:-

1. The only Leasehold properties in Loughborough, and, in fact, in this District are limited to the few residences which have been erected in Burton Walks. This mean that leaseholds are strange to the local public with the natural result that they are nervous of acquiring.
2. The House is on the large side for normal requirements. It is over 50 years old and lacks modern convenience both in design and fittings. The windows are small and the house is generally dark. Without exception every fire-place, including the kitchen range, is out of date....The Kitchens are too large and rambling. They lie two steps below the reception rooms. In their present state they are such that it would be difficult to obtain domestic help.
3. The House requires re-decorating from top to bottom. If it is retained and continues to stand empty, it is probable that the ground Landlord will require the executors to keep it in repair.
4. The estimated annual loss – interest on capital; ground rent and maintenance is £72/4/2.'

In the light of this one beneficiary again recommends acceptance but is immediately rebuked 'I am quite prepared that you should take over the property at the figure of £800-£850.' An equally swift response says 'I am not willing to take over Burton Walks House at any price.' The breakthrough comes with a letter dealing with the problems created by not selling...not only a cost of over £70 a year but also that the Executors of the will 'would ask you to take over the property. That would have meant a partnership'. This was a step too far and a final offer of £650 is accepted and on 21<sup>st</sup> June 1938 **Mr Wilfred J. Coe** becomes the owner.

He is to live in it for 26 years and during that time he adds a Conservatory at the rear in 1959, the plans for which we have in archives. A dentist, he has three sons who enter the School aged 9 - Roger in 1939, Geoffrey in 1942 and David in 1943. Like many parents at the time they treat LGS as a 'prep school' with them leaving at 13, Roger and David to Marlborough and clearly the less intelligent Geoffrey to Pangbourne Nautical College. Roger later follows his father into the dental profession.



Seeing the Headmistress move into No1 in September 1963, Headmaster Norman Walter (NSW) sees the possibility of leaving School House, where he and his wife are in charge of 48 boarders and gives his reasons in a long letter to the Governors. He knows that Mr Coe wishes to sell as, with the boys left, it is too big for himself and his wife as they get older. He also knows that the Governors have made a request of all the residents to let them know first if they are planning to sell and also, although Mr Coe has a friend anxious to buy the house he will give the Schools first refusal because of the education it had offered his sons. He points out that the other houses in the Walks are unlikely to come up for sale in the near future and that No4 would probably be too small for a family, anyway so No2 would be perfect!

On his appointment 4 years earlier NSW had been offered the Housemastership of School House or separate accommodation, and had chosen the former. He now clearly feels otherwise and clearly wants a separate house, listing several reasons why this should be the case. He points out that in smaller, but well known schools, like Repton and Tonbridge the Heads have recently moved into separate accommodation. In addition because of the time he is spending dealing with 'the menace of the Leics Plan to recruitment by the future cessation of future free place-holders from Leicestershire' that the boarding house is effectively being run by his assistants.

The Chair of Governors is not so convinced, especially about purchasing No2. 'I have rather mixed feelings about the proposition and will not undertake to support it warmly. If it can be bought at a sensible price it may be worth buying to keep it under our hat until it is wanted in the future; but would not be prepared to pay a high price merely to keep to look at until we can think of some purpose for which it might be wanted.' He does concede, however, 'I think the result may well be that we shall acquire it.' He concludes 'I am favourable to the suggestion being investigated by the Surveyors and to a purchase if I can be persuaded that it is really to purchase but not nearly as keen as I would be if we had an overriding present need to occupy the premises ourselves as eg in the case of Red House or Dr Dysons.' It is interesting that no mention is made of NSW's desire for a separate residence.

Rather like earlier, the sale does not go smoothly! Mr Coe's offer to the Schools is £5250, the same price that they paid for No1, but the Governors turn this down and explain the reasons why 'they were willing to pay a price in excess of what they were advised that it was worth.' These were that they urgently required the accommodation in Fairfield occupied by the Headmistress; that No1 was partially converted into flats so conversion costs would be saved and that the remaining accommodation made it possible to take more boarders. Thus they offer £4,500, which is refused and the house is taken off the market.

By February 1964 NSW has clearly won over the Governors and they apply to the Ministry of Education for permission to buy No2 as the Headmaster's House and at the same time reopen negotiations, offering to increase their offer if Mr Coe will reduce the price. However they find that 'Mr Coe had found another purchaser for the property 'at her own price'. Contracts had not been exchanged and it was thought that as his client had some feeling for the school he might still be willing to give the Governors priority.' They are prepared to offer £4,850 but also 'consider as an alternative the possibility of building a house for the Headmaster and all that it implies.'

Mr Coe refuses their offer and they 'resolve that the Clerk apply to the Local Authority for planning permission, in principle, to the building of a new Headmaster's house on the plot of land fronting to Castledine Street at the rear of 'Buckland' - ie where the Fairfield Headmaster's house was built in 2015. This is done on 19<sup>th</sup> March and at the same time No2 is put on the open market for £5,500 and advertised in the local press.

This appears to have been a masterstroke and forces Mr Coe's hand. He clearly had not got a buyer and seeing the prospect of a protracted sale accepts an offer from the Governors of £4750, which is accepted, and is to be paid for by a bank loan. Interestingly the sale is in his wife's name, Norah. Whilst the bank is happy with this the Department of Education and Science (DES) is less so as there are already three loans – to pay for the Hodson Hall, the Grammar School Science Block and The High School Science block – outstanding.

The DES are unhappy for other reasons informing the Governors 'that we would expect the Headmaster to be charged an economic rent for the use of this house. This is because it appears that Mrs & Mrs Walter's residential duties will be much reduced after the move from School House.' The letter ends 'We expect salaries and emoluments in direct grant schools to be comparable to those applying in maintained schools and I would be grateful if you would consider Mr Walter's position in the light of what I have said and let me know what the Governors propose to do on this matter.'

The Governors respond 'I am instructed to say that, in fairness to the Headmaster, they cannot see how they can charge him a rent in view of the fact that when he was first appointed definite reference was made to the fact that the Governors would be prepared to find a separate house and relieve him of his duties as Housemaster.' They go further, pointing out that he now will have overall responsibility for all boarders as well as quoting Clause 26 of the Scheme governing the Foundation dated 7.10.1909 which states 'The Head Master shall dwell in the residence, if any, assigned for him. The occupation and use of the residence and of any other property of the Foundation occupied by him as Headmaster shall be had by him in respect of his official character and duties, and not as a tenant.' Two months later the DES climbs down and in September 1964 **Norman Walter** becomes the fourth resident of No2.

He is subsequently followed by Headmasters **John Millward** (1973); **Neville Ireland** (1984); **Paul Fisher** (1998) and **Duncan Byrne** (2016).

Thus the residents of No2 – two solicitors, a hosier and a dentist – complement those living in No1...who else will live further down the Walks?



## Number 5 Red House Built 1882 Bought 1962



Of all the many events that have happened in Burton Walks, one more than any other stands out. On the night of Saturday 18<sup>th</sup>/Sunday 19<sup>th</sup> October 1913 an attempt was made by the local suffragettes to fire bomb Red House. The Loughborough Monitor reported:- 'It was found that paraffin oil had been poured over the staircase, and close by was a gallon tin half full of the oil; there were also close to two glass bottles containing paraffin, a box of matches, pieces of firelighters, a tube of secotine, candle, tooth brush, nail brush, paper bags, cotton wool saturated in oil, a copy of "The Suffragette" and pamphlets headed "In memoriam, Miss Emily Wilding Davison B.A. Why did she stop the King's horse? A petition to the King.' Fortunately, the damage was confined to four or five of the bottom steps, which were charred. Nevill Holt Hall was the only other residence in Leicestershire to suffer such a fate and the obvious question is why? One possible reason it seems is that the future Edward VIII, who had become Prince of Wales in June 1910, had stayed regularly in Red House, allegedly with his mistress, when hunting with the Quorn Hunt and hence the house was regarded as a target.

That Red House is by far the largest of the Houses on Burton Walks is no surprise. **William Edward Woolley** was Clerk and Receiver for first the Burton Charity and then the Endowed Schools. A land agent and surveyor he had considerable influence in Loughborough and used his connections with the Schools to his considerable advantage. He had started practice, aged 21, at 'Rectory Place' in 1871 and then conveniently buys next door, what had been the Girls' School, in 1880 the year after they moved to the Walks. However with the Governors approving No1 and No2 he sees a real possibility and applies to them on April 19<sup>th</sup> 1881 for the largest plot – 3637 yards – and offers 2d a sq yd, well above the rent on the other two houses. His application is approved on condition that the building must not have a value less than £1350. A copy of the lease, signed on 5<sup>th</sup> August 1882, is in the archives. What is not quite clear is when he actually lived in it! The first mention in Kelly's Loughborough Directory is 1888 and this ties in with the fact that he didn't start paying the rent of £30/6/2 with £2 for the upkeep of the road until 1889. It also ties in with an ever expanding family. His two daughters were born in 1881 and 1883 and his first son in 1885. Another two boys arrive in 1888 & 1894 and the census of 1901 list a cousin and a Governess also occupying the house. All three boys attended LGS between 1894 to 1908 starting with Archibald then Maurice who repeatedly came top of his form. It looks that the family decided to move so that everyone would have a short walk to school! With John, the youngest, leaving LGS they head decide to back to Rectory Place in 1909 to what was then called Darby's Buildings, not becoming Chesterton House until after WEW's death in 1919.

Red House is left empty and looked after by a caretaker/gardener Robert Smith who discovered the suffragette outrage on that Sunday morning in 1913. The following year war breaks out and when the number of refugees from Belgium increases after the fall of Antwerp arrangements are made for 48 of them to be accommodated as guests of the town at Stanford Parsonage and Red House, a position that continues throughout the war. With the end of the war it is used as a hostel for female trainees for Herbert Schofield's Technical Institute as well as munition girls, of which two were Norah Brooks and Edith Tillison from Mansfield. In 1919 W. Edward Woolley dies and the house is put up for sale the following year.

The particulars for the house sale make impressive reading. In addition to the actual house, with its nine bedrooms, much is made of the rear garden which included a full sized croquet lawn and Tennis Court as well as flower beds, kitchen garden etc. Also included in the sale was the land beyond the garden where a seven-roomed cottage with a one acre garden and building land which fronted, over 223 ft, onto Castledine Street stood. It points out that 'stabling for any number of horses could be erected' and much is made that 'hunting with the Quorn Hounds can be had four days a week.' Interestingly there is no mention that there are two good schools within easy walking distance simply stating 'the property is quietly situated in the Avenues of Burton Walks'!!



The house is purchased by **Dr Robert Stamford**, whose medical practice was at 26 Leicester Road (now Park View Surgery) who had served as a medical officer in both the Boer War and Great War. The previous year he had married **Emma Pauline Cunliffe-Owen**, a widow and long time friend. Despite being crippled by arthritis she had fought against convention and raised her own 'Pals Battalions', the Sportsmen's, in 1914-15 becoming the 23<sup>rd</sup> and 24<sup>th</sup> Royal Fusiliers – the first woman to raise a regiment for over 100 years. In 1920 this was acknowledged when she received the OBE. On Dr Stamford's death in 1935 she remains in Red House until 1948, when, she offers it to the school for £7,000 who in April make an offer of £2,000, which is rejected. In July, after purchasing Buckland next door in March for £4,600 with the intention of joining it to Red House to make a big boarding house, the Governors are informed that there is an offer of £4,000 on the house and were they interested in that figure, which they aren't. However, they are informed that the offer comes from a builder with a view to converting the house into flats. They realise that they would have no control over the tenants of the flats and feel they need to object.

They put their case for the Opinion of Counsel in July with four key questions. Firstly, whether they can convert it into a boarding house, to which the answer was yes. Secondly, whether any opposition from the other residents would be legally effective, to which the answer was no. Thirdly, could they prevent a purchaser converting it into flats, to which the answer was, importantly, yes and finally whether 'County Council or other authority could compulsorily acquire any of the houses on the Walks and use for hostels for children, old folks etc.'. On this point Counsel 'hesitates to give opinion, but considers that the Governors would have a good prospect of successfully resisting any such action.'

Faced with this the builder removes his offer and in September Mrs Stamford makes the Governors an offer of purchasing at a figure of £2,500 but allowing her to remain as a tenant for the rest of her life. The governors feel that this is not an option and decline it. Also by now it has become clear that Buckland is not suitable to become a boarding house and faced with serious overcrowding as the school is rapidly expanding from 330 in 1940 to 580 in 1950, Mr Pullinger feels he could best use the ground floor of Red House for 6<sup>th</sup> form classrooms. All of this becomes irrelevant as Mrs Stamford simply decides not to sell and for the next two years the house falls into neglect.

On 13<sup>th</sup> November 1950 Mrs Stamford dies. In February 1951 the 'Personal Representatives of the late Mrs Stamford' must have been surprised when suddenly they receive the following:- 'Take Notice that you are required, under the terms of the Lease dated 28<sup>th</sup> September 1882, to carry out the repairs as set out in the attached Schedule within two calendar months from the date hereof.' That schedule consists of two pages of foolscap starting with having to reinstate fences and rebuilding walls; repointing and repairing roofs and a complete refurbishment inside! A copy is also sent to Lloyds Bank who are mortgagees of the property. They respond by putting the house and all its contents up for sale by auction virtually immediately, which the Governors only discover from the press announcement. They are advised that the property will be difficult to sell and that it is unlikely to be sold privately without first coming to them to see if they will give more. They give permission to bid up to £2,500. Unfortunately the 'reserve' is £3,000 and the house does not sell.

The auctioneers were W. Pennington & Co. of Market Street and it is clear that **Major William Pennington** sees the opportunities Red House offers and has decided to buy it himself, and this clearly concerns the Governors. They meet with Malcolm Moss who is both an executor of Mrs Stamford and also represents mortgagee (Lloyds Bank). They point out that the reason for the non-sale is that the bank has a value at a 'substantially higher figure than the one that they were prepared to accept, which I understand to be £3,000.' The Governors explain that they reckon 'that the property is worth less today than it was in 1948, primarily through dilapidations, which have rapidly increased through neglect, and the higher cost of repairs' as well as a lease three years shorter and less demand for 'expensive to run' homes. They point out 'that the market had been tested by an Auction which was abortive' and also that before anyone could buy they needed the permission of the Ministry of Education. They then repeated their £2,500 offer.

However after some thought they decide to withdraw this offer and 'an alternative offer be made to take over the property at a price to be fixed by an agreed single Arbitrator.' They feel that a settlement in this way would appeal to the bank, and also consider it desirable that a builder's estimate be made for all the work required to put the property 'into a good tenantable state of repair.'

Mr Pennington is not swayed by the 'generous offer and the very nice way in which you pleaded the cause of the School.' Malcolm Moss makes one further effort to persuade him otherwise by seeing Mr Pennington. 'I offered that if he would sell back at the original purchase price plus all he had spent and his costs, I would make up the difference between £2,500 and the final price. His last word is that 'it is a Company' that has bought it and if we will give the Company £1000 profit, he will give £250 towards it 'out of pocket'. I had hoped that the benefit his son had from the School (William LGS 1932-1941 who had won an Open Scholarship in mathematics to Jesus College, Cambridge) might weigh with him, but it does not. I make no other comment.' Not surprisingly the Governors reject the offer out of hand and in August 1951 the sale goes through to a company called 'Midland Pools Ltd', of which Pennington is the owner!



Not surprisingly, despite the 1948 ruling, the house is divided into nine flats but possibly to allay the fears of the governors over the nature of the tenants these are occupied by staff from the High School and Fairfield. This is a position that is to remain for ten years, during which time Major Pennington's other son, Clyde, is a boarder from 1951-1958 as the family are living in West Bridgford.

In 1959 the School has bought Denton and converted it into a junior boarding house with the aim of filling it with 25 boarders in three years. In fact they fill it in two and it is clear there is a need for a 'middle school' boarding house so in August 1961 the Governors send a representative to meet Major Pennington and see if he will sell. By this time his eldest son, William, had just been appointed Professor of Pure Mathematics at University College of Wales and hence his surprising response. 'In the first instance we are requested to state that, until he was approached, Major Pennington had never considered a sale of the property because, from his point of view, this would be an unnecessary disturbance of a valuable investment. However he has now carefully considered the proposal and, in view of his Sons' past connections with the School, we are instructed to say that he is willing to discuss the possibility of a sale.' He requires that all this is done in the strictest confidence; with the least possible delay and Contracts of Sale completed within 6 weeks. The company now owning the house has also changed its name to 'Midland Properties (Loughborough) Ltd.'

As you might anticipate it takes a little longer, primarily caused by the complications of giving notice to the 9 tenants, but by November a price of £5250 has been agreed and the Governors suggest that if Major Pennington was prepared to make a reduction in the agreed price they would rename the house 'Pennington House'! Some of the tenants are given until the end of March 1962 to leave, when the property becomes the School's whilst others were allowed to remain. The intention was to open in September with just 9 boarders aged 11 & 12 (although the Ministry of Education reduces this to 8 as one of the proposed dormitories are not big enough) and slowly expand by an extra 9 boys a year for 4 years until 36 boys aged 11-15 occupy the house along with Housemaster and assistant. Thus for 2 years three flats remained. The estimated cost of converting is put at £2,000 with an extra £350 for furniture. The money for this, as well as the purchase, comes from the sale of Parks Farm, Loughborough for £50,000....which also paid for the creation of the 'upper floor' in H1, and helped towards the new science blocks at the schools.

The delay in some of the tenants leaving along with negotiations with getting the approval of the Ministry of Education over the details and cost of the conversion to a boarding house mean that it is clear that September 1962 is not going to be possible. Finally, under Housemaster **Barrie Percival**, Red House takes in its first boarders in 1963, 15 years after the first attempt to do so.

He is followed by **Mike Downward** in 1970 and **Graham Campbell** in 1977.

With boarding on the decline in 1983 the School closes it as a boarding house and it is used by the Bursary as well as teaching and music practice rooms. In 1991 the Bursary moves to No3 and Economics makes it its home.



There is, of course, one question that is left unanswered. Why was it called Red House? One possible explanation is that it was called after Red House in Bexleyheath which was a significant Arts and Crafts House built in 1860 and the new next door neighbour, as we shall see, would have known about it and may have suggested the idea to Edward Woolley.

## Number 6 Buckland Built 1903 Bought 1948



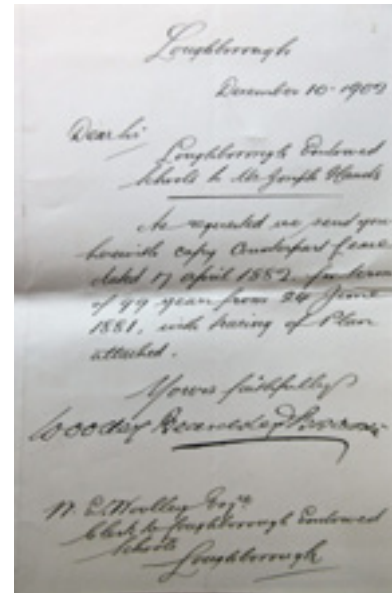
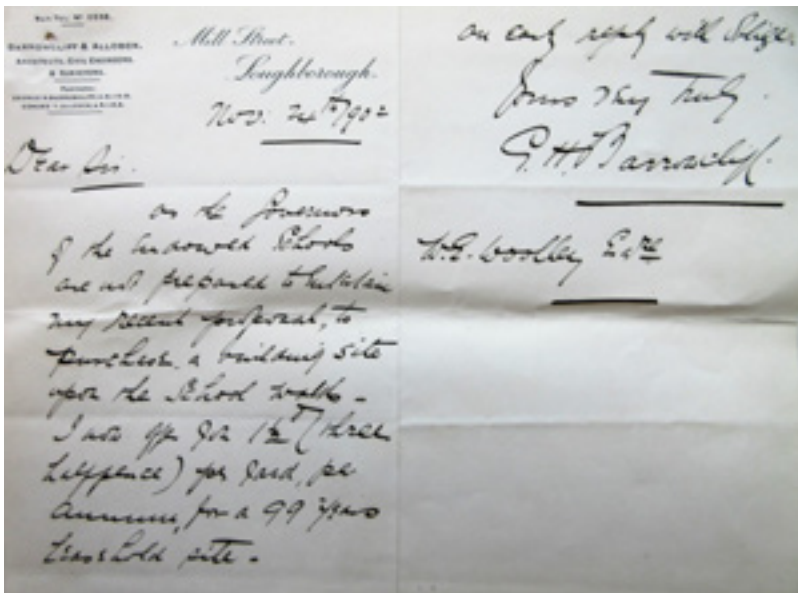
If Red House had the most significant event in the Walks' history it could equally be argued that Buckland's two residents are the most famous of all those that resided here.

**George Harry Barrowcliff** was the youngest of the three boys who attended the school shortly after its move to the present site. Herbert joined in 1869, Frank in 1873 and George in 1875 with the two youngest being taught together. We read in the 1880 'Loughburian', where the exam results for Modern B are published, that although he was bottom in French with 30 (top mark 446!) his freehand drawing scored 110 (top mark 200) which explains why he became an architect rather than a linguist! His father, Marmaduke, as an Alderman, presented the town with its mace – which is still used today - on the first election of Aldermen in 1888.

At the turn of the century he had become the premier architect in Loughborough as a result of his designs for the Charnwood Forest Convalescent Home (1894), the Memorial Baths and Drill Hall (1898) and then the Carnegie Library (1905) and an extension to Emmanuel Church (1909). He was also highly regarded as a designer of schools including Roseberry (1897); King James Grammar School, Knaresborough (1898); Ashby Girls Grammar School (1901); Barrow upon Soar Grammar School (1901); Hinckley Grammar School (1906) and King Edward VII Grammar School, Coalville (1909).

He was also the School's architect being responsible for the 'new buildings' erected to mark the School's 400<sup>th</sup> anniversary in 1895. Five rooms – a chemical laboratory, a physics laboratory, a lecture room, a wood workshop and a metalwork room – were erected on the south side of the quad. (The current L block..which was then extended in 1931) In addition this was also a 'home for bicycles. The latter addition will be a great boon, for up to the present there has been no provision for the numerous machines that are ridden to and from school.' His cricket pavilion was erected shortly afterwards. On the north side he was responsible for the Reading Room (1904) and also extensions to the boarding house (1902).

Thus he would have worked closely with Edward Woolley and it is no surprise that being an architect he is desperate to purchase the land rather than lease it. However, he fails and on February 2<sup>nd</sup> 1903 he gets permission from the Governors to build a house next door and move from 119 Ashby Road. This would have met with approval of his son, Arnold, who had already been at the School for 5 years and later in the war was to awarded the MC whilst serving with the tunnelling company of the Royal Engineers before following his father and becoming an architect. As you would expect the designs for his house were spectacular.



He decided to build in the Arts and Crafts manner of Charles F.A.Voysey, who was three years older than him, and as such is regarded as a 'Voysey House' and in 1984 was given Grade II listed status. Only the original 1852 building carries such status, and the house is still visited regularly by members of the 'Voysey Society' ...indeed more people not associated with the Schools come to see it than anything else!!

In 1907 he persuades another fellow member of the Leicester Architectural & Archaeological Society (remember Richard Clifford in No1 is also a member!), William Burchnall, to build next door but unfortunately then in 1909 Edward Woolley leaves. With his son having gone to university – the 1911 census just records George his wife and two servants – he decides to 'downsize' and moves to 'Westbridge' 78 Forest Road in 1913.

Finding a buyer for what must have been regarded as probably the finest house in Loughborough was not difficult. In 1898 he had started doing work for Taylor's Bell Foundry and four years earlier **Edmund Denison Taylor** is found working with his father and brother. On John Taylor's death in 1906 John William II and Edmund Denison take over the running of the company and No6 is the perfect house for him.

A bachelor, the first thing he decides to do is name the house 'Buckland' after Buckland Brewer in Devon where his father had been born and where his grandfather had set up their first Bell Foundry in 1825. The second thing he needs is a garage for his Rolls-Royce, which he decides to do at the end of the garden with entry onto Castledine Street. It was to be no normal garage! 'Red brick some moulded brick and tilework. Plain tile domed roof in Arts and Crafts style and in the form of an elaborate garden pavilion. Rectangular plan with canted corners.' Not surprisingly it is said to be in the shape of a 'bell casting'. In 2007 it, along with the boundary wall, too was given Grade II listed status.

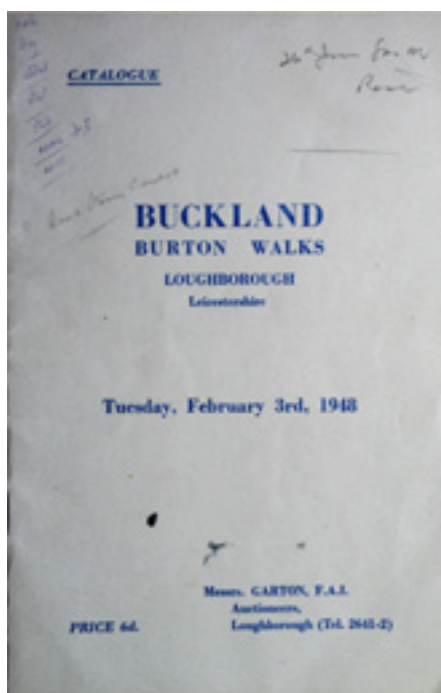




In 1947 EDT dies and with the School undergoing a period of massive expansion and in need, in particular, of more boarding accommodation it decides to buy it.

It is valued at £3,500 'but a special buyer, eg the school desiring additional accommodation, might be prepared to pay an additional £1,000 making £4,500 in view of the present day demand for substantial properties of this nature.' Unfortunately a private buyer has already offered that price so the Governors raise their offer to £4,600. However in their letter to the Ministry of Education to get permission for the purchase they state 'For the time being, however, in view of the difficulty of carrying out building operations that would be necessary for this purpose (Boarding Accommodation) the Governors propose to let the house in two flats to married masters thereby overcoming one of the big difficulties in obtaining and keeping good masters.'

In the two weeks it has taken the Ministry of Education to reply, the Executors of EDT's estate have offered a contract for sale to a Mr Walshaw at a price of £5,000. A further complication is that the land is divided into leasehold (2550 sq yds around the house) and freehold (1490 sq yds around the garage) and the MofE want to know how the £4,600 is split between the two. In the end both problems are resolved with the executors deciding to sell to the school anyway with the leasehold land being valued at £3,850 and the freehold at £750.



On February 3<sup>rd</sup> 1948 the contents of Buckland are sold by auction. There are 435 lots including 'two costly diamond brooches' and with the house cleared in March the sale is completed, with money raised by selling stocks, and the School has purchased the first of the seven houses.

With the School thinking that it shortly might be purchasing Red House the plan is still to join the two houses together to create a boarding house but, as we have seen, that sale falls through. So for the next 16 years it is occupied by staff, whilst the garden, which has 2 heated greenhouses, shed and of course the garage is let separately.

The house is split into two 'maisonettes' occupying the ground and first floors and a flat on the second floor. The first two staff to move in are **Brian Gallagher**, mathematics, and **Mr H.F.Dain**, P.E., and by 1959 **Harry Bowen**, **Bill Redden** occupy the maisonettes and **Nancy Talbot** (the Head's Secretary) the flat. In 1964 with Norman Walter leaving School House for No2 it is clear he needs a new office and so the two maisonettes now occupied by **Derek Palmer** and **John Smith** are converted into offices, whilst the upstairs flat continues to be occupied by his secretary, Nancy Talbot. The next two secretaries also occupy the flat, **Pat McAleer** and **Mary Brunt**, and when it is no longer needed for that purpose **Peter Underwood** takes occupancy followed by **Paul Calland**. He is to be the last occupant of this wonderful house and on his departure further offices are created on the second floor.

The house for the past 54 years has been the main reception for the Grammar School. I wonder just how many visitors know about its remarkable history and its two residents who were amongst the most famous people living in Loughborough at the time.

## Number 7 Denton Built 1907 Bought 1959



**William Angrave Burchnall** was living at 5 Burton Street with his mother, sister and brother when he probably was convinced by George Barrowcliff in July 1903 to build next door on a plot of 3639 sq yds, only 7 sq yds less than the Red House plot. The building lease is approved in November that year. What we don't know, but it appears unlikely, is whether Barrowcliff was the architect. A director of a hosiery manufacturing company William was a member of the Leicester Architectural & Archaeological Society like Barrowcliff (No6) and Richard Clifford (No1). In April 1904 he applies to the Governors to purchase a further 938 sq yds to the South of the property and Edward Woolley advises them that this 'will not injuriously affect the remaining land on the same side of the Avenue'. Little did he know then that this was to be the limit of the properties in the Walks and the five further plots would not see houses built on them. For some reason the lease for this takes until November 1906 to be granted. In July it is discovered that the main drain ends at Red House and in a gesture William Burchnall offers £5 to have it extended to his new property and by April 1905 'a messuage (outbuildings) with outoffices to the value of £1600' has been erected. The final complication occurs in 1906 when he decides he wants a 'substantial iron fence' on this newly acquired land, rather than the brick wall stipulated in the lease...offering to exchange it for a wall should further houses be built. He clearly knew more about the future than Edward Woolley!

*E. C. Sobye  
County Leicester  
Place Loughborough  
Foundation Endowed Schools  
Lease to William Angrave Burchnall*

*The undersigned William Edward Woolley of Loughborough in the County of Leicester the Surveyor of the Governors of the Charity known as The Loughborough Endowed Schools do hereby certify that Mr. William Angrave Burchnall of Loughborough aforesaid formerly Manufacturer the proposed Lessee for a term of twenty nine years from the twenty fourth day of December 1903 of a piece of garden land containing 3630 square yards or thereabouts situate at Loughborough aforesaid belonging to the said Charity has so far performed his building engagements by the erection and completion on the said piece of garden land of a messuage with outoffices thereto of the value of One thousand six hundred pounds as to entitle him to the grant of the lease proposed to be made to him.*

*Dated this first day of April one thousand nine hundred and five.*

*(Signed) W Edward Woolley*

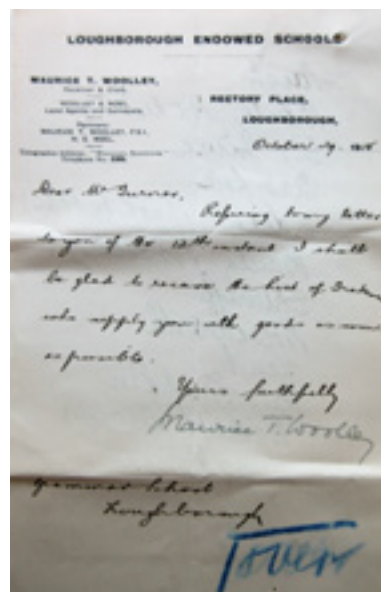
In 1907, when they move in, he is 56, his sister is 59 and his brother, a solicitor, is 50. He is to live there until his death in 1926 after which his sister, Elizabeth, remains until her death in 1938.

More interestingly, however, is reference to his brother in 'The Loughburian' shortly after his death in 1906. 'We have also lost another friend and neighbour in Mr S.R.Burchnall, who died on December 9<sup>th</sup>, having undergone a serious operation a few days before. Mr Burchnall was always ready to help us in a practical way at Examination times, and also took a great interest in School games. He had won many friends among the boys and masters who will miss his friendly face and kindly words of encouragement.' At the time there were just 7 members of staff so he probably was the first external invigilator the school had. It took 100 years for the next!!!

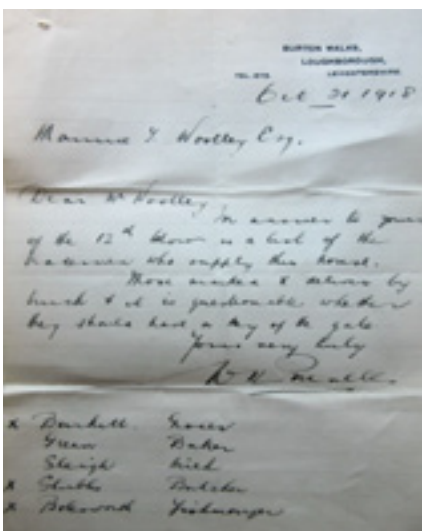
**Howard Purnell** then purchases the house. He knows Burton Walks well as he was a pupil here from 1909-1914 and was the middle son of W.H. Purnell who is still living at No1 at the time, having moved there in 1912. After leaving School, he had been an air mechanic first with the Royal Flying Corps and then with the newly created RAF in 1918 and after leaving the RAF worked for his father at Herbert Morris.

After his death in 1959 it becomes the second house on the Walks that the School purchases for £6750 and finally it has the extra boarding accommodation it has been after since 1948. **Charles Prideaux** is its first Housemaster to be followed by **Bob Clarkson** (1961), **Tony Johnson** (1964), **John Salter** (1968) - who has the extension added in 1974, **Stephen Smith** (1976), **Nigel Johnson** (1979), **Ced Davies** (1985), **Tony Cox** (1989) and **Jeremy Parton** (1997). In 2013 a further extension is added.

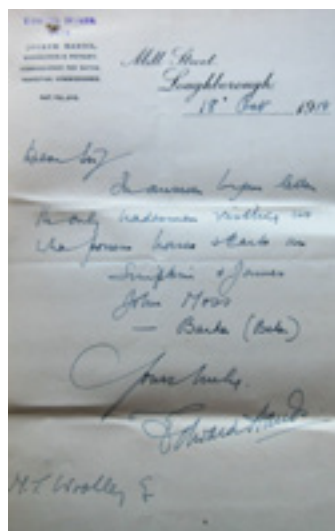
One hundred years ago after the Great War had come to an end Maurice Woolley, who has taken over from his father as Receiver and Clerk to the Governors, writes to the residents requesting a list of tradesmen. The replies (below and in two pages time) give an indication of life then in 'The Walks'....No4 is not built until 1929!



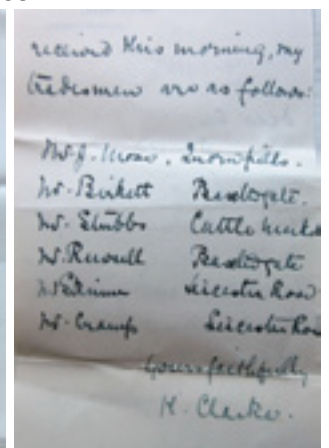
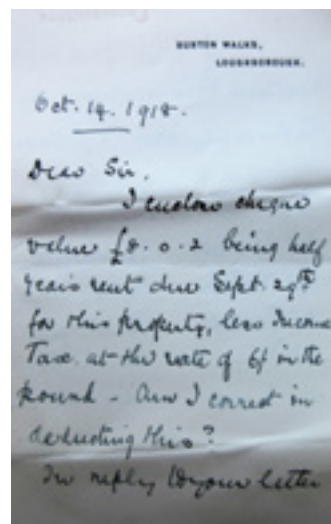
No1



No2



No3





Number 3

Built 1913

Bought 1991



HOLMWOOD.  
LEICESTER ROAD.  
LOUGHBOROUGH.

6th. 19. 1912.

Dear Sir,

I am looking out for a piece of land on which to build a detached house, and I shall be glad if you will obtain from the Governors of the Barton Charity the following information concerning

4. Any other condition relative to the same

5. The earliest date that I could obtain possession of the land

I am,

Yours faithfully,  
S.R. Clarke.

B. Cooley Esq.

the two plots of land on the Barton walks, between the house of Mr. Hands & your own.

1. The size of each plot.
2. The length of lease & the price per yd.
3. The minimum amount to be spent on erecting the building.

32 years after the first request to build on this 2,390 sq yd plot a house is finally built for **Miss Sarah Kate Clarke**, a spinster, who has been living opposite the School in 'Holmwood' on the Leicester Road. The daughter of John Clarke, a prominent grocer in the Market Place, she is looking at both this plot and the plot of No4. We have details of the lease in archives and as ever the Governors are keen for an impressive house and state that the 'minimum amount to be expended by the lessee upon buildings on the land is £1,000.' More interestingly, they state 'The House & Buildings to be erected are for private occupation only and no trade or profession is to be carried on except those of an architect, solicitor, or Doctor of Medicine.'

She lives there until her death in 1937 after which it is bought by **Mr Henry Deane**, another old boy of the School....as were his six brothers, which probably makes it the largest family ever to attend the School in its 525-year history! A solicitor he is the Loughborough Coroner and also a member of the Leicester Architectural and Archaeological Society. He had established Moss, Deane and Moss Solicitors in 1933, which later became Moss, Toone & Deane, and is now Moss Solicitors of Woodgate. His father, also H.J. Deane, had been a governor for 43 years being Chairman from 1909-1918 and in addition to his seven sons also had six daughters. He too was Coroner and had been in partnership with Joseph Hands (No2) until 1897 so it is likely that Henry was friends with Edward Hands who has moved out of No2 to Castledine Street.

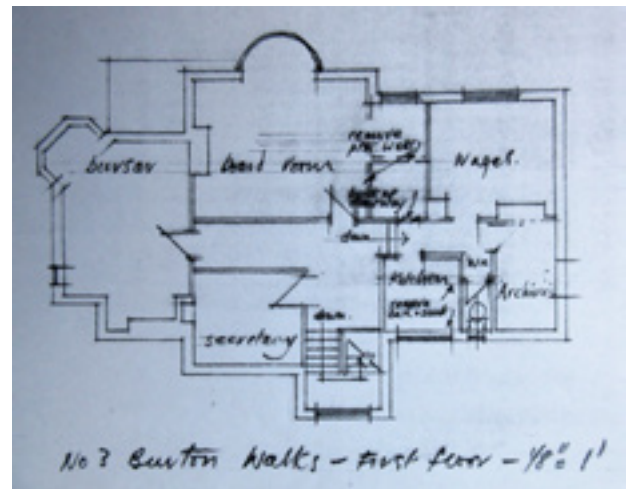
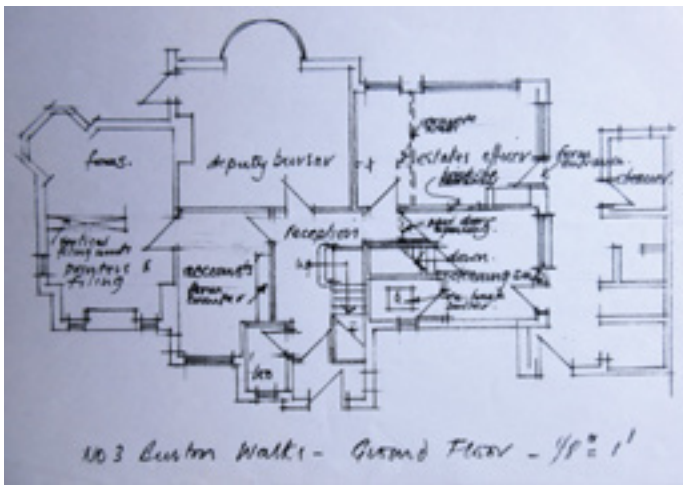


On his death it is purchased by **Dr Nick Hughes** and his wife Joy, who is a local doctor and lives here from 1953 to 1964.

In 1964, after an 8 year absence from 'The Walks' **Frederick Burder** and his second wife Joyce, who had lived in No4 return and they live here until 1977 when **Dr Gwyn Davies**, a Company Director, and his wife Kathleen occupy the house. They have a son, Paul, at the School from 1987 to 1994.

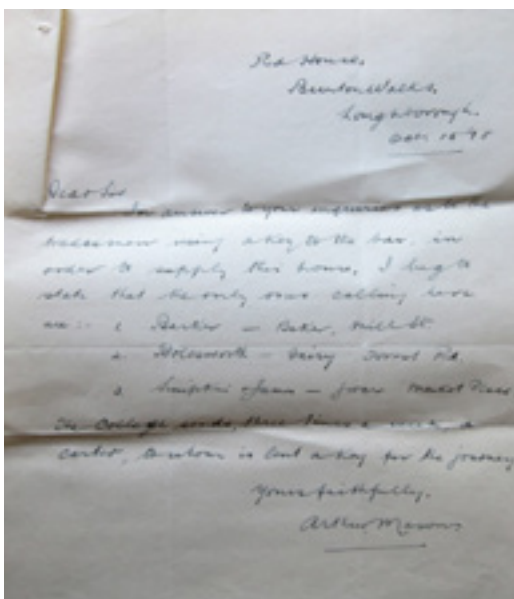
In 1991 he wishes to sell and offers the Governors first refusal for a figure around £295,000. They have the property valued at £275,000 but are advised that as it is a 'buyers' market to offer £250,000. They meet with Dr Davies and agree a purchase price of £267,000....one of the smoother sales!

From the outset it is used as the Bursary for the Endowed Schools, freeing up Red House for classrooms for the ever expanding Grammar School.

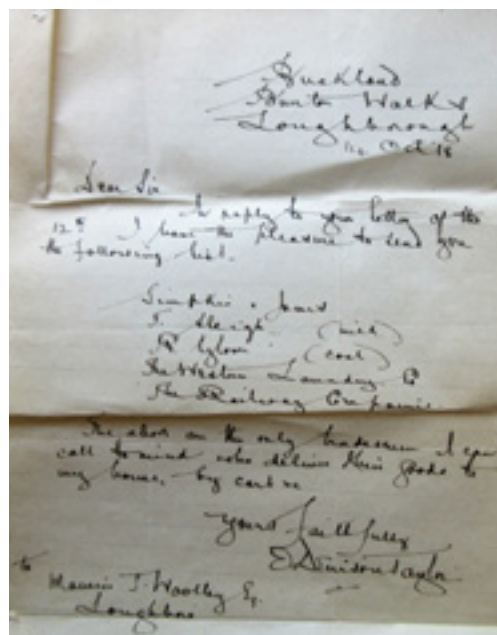


...and the tradesmen who ventured further down 'The Walks' were :-

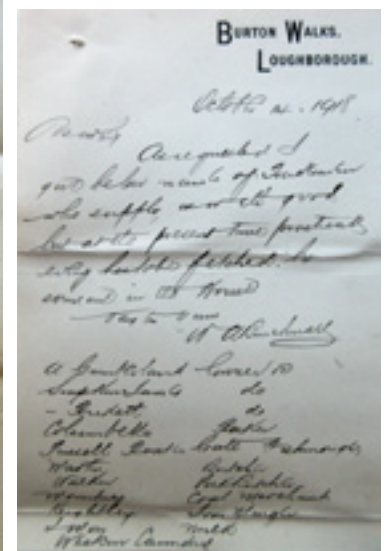
No5



No6



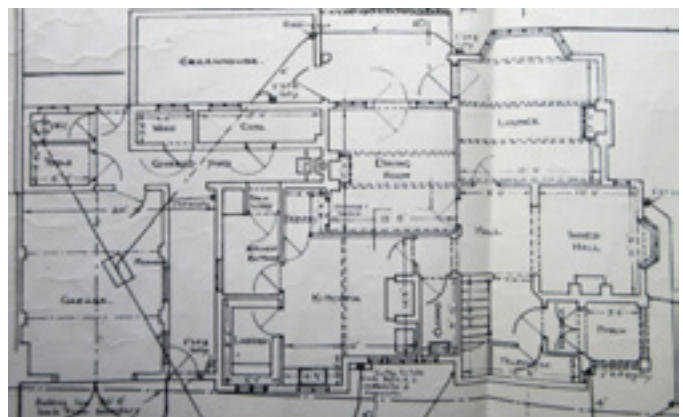
No7



**Number 4 Friesland Built 1929 Bought 1998.**



**Dr Ninian McIntire Blackham**, who is living in Victoria Street, is already tenant gardener of garden 26, which forms part of the remaining plot of 2299 sq yds, and applies to the Governors to build on the land. He is offered similar conditions to No 3 ie that the house must cost at least £1000 and the rent will be £23/19/0 per annum. He employs Francis Haynes as his architect (the original plans are in archives) and the final house of Burton Walks is completed.



He was Medical Officer of Health for Loughborough and having built his house then enters into a disagreement with the Governors over the lease and, in particular, the upkeep of Burton Walks. Like all the other residents he is to pay a rent of 1/- in the £ of the rateable value as a contribution. He dictates how this should be done 'and will relay the same with stone gravel or other suitable material' and goes further arguing that if this is not the case he will not pay towards the upkeep. 'The Governors will not accept any covenant binding them in this way' is the reply to which the counter argument is 'If the Governors reserve a rent for this special purpose they must covenant to carry out their obligations'. As you would expect, the Governors have the final word. 'This will not do so. There is no such covenant in any their leases and the Lessee is sufficiently covered by the wording of the reddendum.'



He sells in 1949 and **Mr Frederick G.M. Burder**, who is Director of Messengers, which is one of the biggest suppliers of Glass Houses, Green Houses & Conservatories in the country and had been bought by the Burder family in 1875, buys the house. His father, Walter C. Burder, had Field House on Ashby Road built for himself and was the founder of the Boat Club and a Governor of the Schools. His first priority is to add a garage and then, conveniently had a greenhouse erected by his own company. He also sells the land that was an orchard fronting onto Castledine Street as two separate plots for building at £600 each.

In 1956 he meets **Con and Dora van der Feltz** at a party, who at the time were living on Park Road and looking for a larger family home. He mentions that he is leaving No4 and wonders if it would be suitable. They are delighted at the prospect...but probably not as much as their son Peter, who had started at Fairfield as a 5 year old in 1948 and now 13 and have a very short walk to school for the next five years! The sale goes through for £6000.

At the time the house was called 'Gifford House' which they changed to 'Friesland House'. Friesland being the province in Holland where the van der Feltz land was situated. They added a small 2<sup>nd</sup> garage on the side adjacent to No3 and in 1972 extended the sitting room towards the garden and added a conservatory by roofing over the existing patio.

In 1991 a small complication arises both with No4 and No3 when the new car park is built and thus access arrangements to Burton Walks are about to alter. A Deed of Variation from the original leases has to be drawn up, and accepted, before work can commence.

Con died in 1990 and Peter became joint owner of the property and remained so until his mother died in 1998 and he decides to sell the house to the Schools. In a lovely gesture by the Governors they inform him that it is likely that construction is about to start on the artificial hockey pitch and floodlighting so 'it may be advantageous for you to have a full commercial valuation undertaken on the property sooner rather than later.' That valuation recommends £295,000 and for the first time in all the sales he offers it to the Schools for a lower price - £285,000 because of his long association with the Schools and the special relationship which existed between his mother and the Schools. Thus, the last sale to the Schools is the easiest and quickest of all seven houses.

Perhaps because of this speed the Schools don't quite know what to do with it! The Governors ask the respective Heads for comment. Fairfield considers, but rejects, using it for a Nursery School and suggests either be used for after school care across all schools or as its Head's House. The High School, seeing it as being too far away, suggests 'a radical but good idea would have been for the new headmaster to occupy No 4, for No 2 would be easier if LHS were to have a part-share in it.' The Grammar School comes up with an even more radical idea 'The possible use as an infirmary which could become a medical centre for the Endowed Schools which could improve and rationalise the medical cover as well as release space for all three schools. This could be combined with other uses.' In the end the best use that is found for it is to use the garage as a storage area for hockey equipment...non being available near the new astro-turf!

It is remarkable to think that 20 years ago one could not have imagined how No4 would be used today. In the world of education learning support, counsellors or a central hub and servers for computers simply did not exist. That they are all now housed in one of these seven great houses with their rich histories seems entirely fitting for the School.

**You might think that this is the end but I felt for 'completion' there should be two other houses with association with the Foundation that I should document.**

## Fairfield House

Built 1823



William Paget of Southfield must have been delighted when his eldest of 8 children, Mary, decided to be the first to marry to **William White**, a partner in Paget & White, so bringing the two hosiery manufacturing families together. Not wishing that his daughter should move too far away he gives some of his land to William on condition that they build a house and shortly after the wedding on 21<sup>st</sup> January 1823 the happy couple move into 'The White House' later to become Fairfield House. Over the next ten years they have eight children...so it seems appropriate that it should be a junior school today!

On William's death in 1849 his wife and children remain in the house with William Edward and Frank, both of whom had attended LGS, continuing to run the company. They were both keen amateur musicians with Frank forming the Choral Society and William building the Philharmonic Hall in Beehive Lane, facing their hosiery factory, for concert purposes. Slowly the family move out – in the 1851 census there are four, 1861 three and 1871 two – but on Mary's death in 1882 **William Edward** returns and lives there until his death in 1893.

It is occupied briefly by a **Mrs Buckley** and in 1894 **Augusta Sophia Middleton** (nee Vavasour), the widow of the local banker Edward William Craddock Middleton, moves down the road from Shelthorpe Cottage (now the Cedars Hotel). She is active locally attending garden parties, fetes etc. and had a sister Maud who was an artist and did a study of 'The Garden at Fairfield, Loughborough.'

On Augusta's death the house remains empty for 2 years until in 1924 it is leased to the Endowed Schools and becomes the residence of the High School Headmistress, **Miss E.A. Bristol**. It is also used as a Kindergarten School and in 1929 takes in junior girls. In 1940 **Miss D.E. Andrews**, the new HS Head moves into the House and in 1947 Loughborough Corporation buys the estate, selling Fairfield and the land up to Southfields Park to the Endowed Schools in 1951. Miss Andrews continues to live there until 1963 when Miss P. Hadlee arrives and as we have seen moves into No 1.

In 1968 under the 'concordat' agreement with the local authority LGS has to expand from 3 form entry to 4 form entry at 11 and needs more teaching accommodation. It is decided to move the junior school of boys to join the girls already at Fairfield and in 1969 Fairfield School is formed.



## Burton House, Gregory Street

Built c 1800



We know from maps that in 1795 Gregory Street did not exist but in 1837 on the O.S. Map the big house and grounds at the end was in the hands of the executors of Mr Gregory. In the 1851 census the occupant was John Cartwright and the property was known as Moira Cottage.

John Cartwright was a wealthy man, part of the family which eventually becomes Cartwright and Warner. In 1846 he gave £20,000 (the equivalent to £2.5m today) to five different Rail companies in the Railway Subscription and his partner Edward Warner built both 'The Elms' and Nanpantan Hall but stays residing in Quorn Hall. His influence was clearly considerable and he was Chairman of the Trustees of the Burton Charity during the time that the Grammar School was built and his nephew is to later occupy No2.

In 1861 he died and left his house to the Charity and soon it is being used as a boarding house for the Grammar School. By 1870 it has changed its name to 'Burton House' with Seth Holden, a master at LGS as Housemaster, with 25 boarders. He remains in charge until 1876 when Carl Lowenstein takes over as Housemaster, despite initial misgivings by the Governors, until 1894. Under the 'House System' there are 3 houses – School House, Burton House and the Day Boys (which later are split into North & South) so you can see the significance of the house within the school. Interestingly though is seeing the 'swing' in boarders between the two houses. In the 1881 Census there are 38 at School and 20 in Burton House but by the 1891 Census there are just 12 at the School but 28 in Burton House. This trend continues and when Carl Lowenstein leaves the school, acknowledged by the Governors 'because of special circumstances and long period he has held office they apply to the Charities Commission re an award of some exceptional payment to him', they decide to shut Burton House down and move everyone onto site. This leaves the house empty.

In 1893 the Headmaster J.B.Colgrove resigns, effectively forced out by the Governors over a dispute over the introduction of German that the Governors wanted but he didn't, and two years later he somehow sets up a rival School in Burton House. He takes staff, boys, the bell and cups with him, leaving only 54 boys at LGS! As you would expect the Governors are not happy and at their meeting on Feb 1<sup>st</sup> 1897 create a resolution stating that 'A relinquishing Headmaster must not set up a private school or teach in the limits of the Borough for 2 years after leaving the School.' On December 6<sup>th</sup> 1897 they prevent Girls from the High School sitting their Cambridge Exams there and on February 8<sup>th</sup> 1898 ask Colgrove to return the Hamilton Cup...he refuses and is sent a £8 bill!

When the 'Loughburian' returns in 1897, after a five year break in production, we find there are just 3 Houses – North, South and Boarders – and LGS is playing football and cricket against 'Burton House School', who they lose to at cricket for the first time in 1897. The following year two very one-sided games occur and by 1900 there are no matches between the two Schools, indeed in the 1901 Census it shows just 2 pupils and his nephew staying there. 'Burton House School' closes in 1904 after which Colgrove continues to live there until his death on June 11<sup>th</sup> 1931 when it is bought by H.H.Hayes. At some stage it is turned into offices and clearly was quite an imposing building.

*'Mike added: "When you looked down Gregory Street from Leicester Road in the 1960s, you could see the wrought iron gates of Burton House standing in its own grounds. To us teenagers, it seemed rather mysterious, so we regarded it as a bit of an adventure to stop and peer through the gates, as we walked from Leicester Road to Moira Street."*



It was demolished in the 1960s and flats now occupy the area....and the house name sign was moved to 49 Beacon Road, where it still is today.



## The non LES Residents of Burton Walks.

Name	Number	Years
Barrowcliff, George	6	1903-1913
Blackham, Ninian	4	1929-1949
Burchnall, Elizabeth	7	1907-1938
Burchnall, William	7	1907-1926
Burder, Frederick	4	1949-1956
Burder, Frederick	3	1964-1977
Cartwright, Thomas	2	1926-1938
Clarke, Sarah	3	1913-1937
Clifford, Richard	1	1893-1910
Coe, Wilfred	2	1938-1964
Cunliffe-Owen, Emma	5	1920-1950
Davies, Gwyn	3	1977-1991
Deane, Henry	3	1937-1953
Dyson, Malcolm	1	1950-1963
Hands, Edward	2	1919-1926
Hands, Joseph	2	1881-1919
Hughes, Nick	3	1953-1964
Marshall-Green, Thomas	1	1910-1912
Pennington, William	5	1951-1962
Purnell, Howard	7	1938-1959
Purnell, William	1	1912-1949
Stamford, Robert	5	1920-1935
Taylor, Edmund	6	1913-1948
van der Feltz, Con	4	1956-1990
van der Feltz, Dora	4	1956-1998
Wieldt, Julius	1	1880-1893
Woolley, W.Edward	5	1888-1909

