



SELF-GUIDED WALK AROUND OLD COULSDON

No. 1

**Tudor Village
Bradmore Green
Grange Park
etc.**

© Old Coulsdon Residents' Association 2015

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

1. Start at the Tudor Rose on the corner opposite Old Coulsdon Village Stores

- This can be reached by bus on routes 60, 466 and 404 or there is free parking in the Tudor Rose car park (out of hours) or on local streets.

2. Walk down Placehouse Lane on the left hand side



- Purley County School opened in 1914 on Godstone Road, Purley and moved in 1933 to what was to become 'Old Coulsdon'. In 1945 it became Purley Grammar School for Boys until 1968 when it became Purley High School for Boys. In 1988 the building became a Sixth Form College for girls and boys
- A new college now called Coulsdon Sixth Form College, was constructed between 2009-2011 consisting of new three storey buildings behind the site of the original ones.
- Students now have light, contemporary classrooms, study areas, resource centres and cafés. The entire building is wi-fi enabled and students have computer access in all classrooms. Those students studying the sciences use state of the art fully equipped laboratories and creative arts and media students enjoy radio and television production facilities as well as Apple Mac suites.

SELF-GUIDED WALK AROUND OLD COULSDON No. 1



- The Sports Pavilion and Theatre is home to PE, Sport, Public Service and Performing Arts Students. There is a 100 seater theatre, dance studio, sports hall and gym, netball and tennis courts and an all weather soccer pitch as well as extensive playing fields.
 - The land on which you are walking would have been part of Place House Farm located on the site of The Rectory in Coulsdon Road which had over 170 acres in 1762.
- 3. OPTION 1 (for alternative more level route, go to 4.)**
- 3.1 Cross over Tollers Lane and continue down Mead Way**
- 3.2 Turn left into the entrance to Farthing Downs and New Hill**
- New Hill is the area of land behind Mead Way and Tollers Lane stretching down to Chaldon Way and was purchased by the City of London in 2002.
 - Since then the City of London have been managing the area which has primarily involved clearing rubbish from behind houses backing on to New Hill and cutting down scrub i.e. small trees and bushes which have grown up since cultivation of the land ceased after WWII. Cattle and sheep grazing has been re-introduced to help

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

manage the future growth.

- New Hill still has areas of 'ancient woodland' which means native tree species growing undisturbed since AD1600.
- If you haven't walked on New Hill & Farthing Downs, we strongly recommend that you return at some future date to enjoy this magnificent area. You can head downhill into Happy Valley for a long level walk or walk uphill on to Farthing Downs.



3.3 Retrace your steps up Mead Way and cross over when you see Mead Way Path or Public Footpath 46 to Bradmore Way

3.4 Follow the footpath (fairly steep) and turn right at the end on to Bradmore Way

4. OPTION 2

4.1 Continue and turn right on to Tollers Lane

4.2 Turn left into Bradmore Way

SELF-GUIDED WALK AROUND OLD COULSDON No. 1



- Bradmore Green Library opened in 1963 and is still an attractive building although not without maintenance problems.
- Croydon Council have threatened to close this library and Old Coulsdon Residents' Association led a vociferous campaign for its retention as a vital educational and social asset to the village.

5. Return up Bradmore Way and turn left at the junction with Tollers Lane and continue on to Bradmore Green

- The third tree you will see on the Green is the magnificent Horse Chestnut tree which has been supplying conkers for the children of Coulsdon C of E Primary School opposite for decades.
- It was planted in 1986 to commemorate the 50th anniversary of the Old Coulsdon Residents' Association which celebrated its 75th anniversary in 2011.
- Unfortunately it has fallen prey to Horse Chestnut Canker and has been pruned severely to try to save it. It may need to be removed at some stage if it becomes dangerous.
- Coulsdon C of E Primary School is one of two Primary Schools in Old Coulsdon – the other is Keston Primary School further down Coulsdon Road.
- There has been a school on this site since 1845 but the present one was built in 1963.

6. Turn left on to Marlpit Lane and continue past St. John's Church Parish Hall to the Army Reserve (TA) Centre

- The Army Reserve Centre is a reminder of the military history of Old Coulsdon which, because of its proximity to RAF Kenley, one of the famous Battle of Britain airfields, was used to house military personnel

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

and was a target for reprisal attacks by enemy aircraft.

- The 285 (Coulsdon & Purley) Squadron, Air Training Corps is now based at the Centre.

7. Retrace your steps back up Marlpit Lane past Robe & Hitchens garage and The Forge

- Note this is not the original Blacksmith's Forge in Old Coulsdon which was on the site of the Shell petrol station on Coulsdon Road & Waddington Avenue – Forge Avenue nearby was named after it.

8. Continue to Bradmore Green Pond

- Bradmore Green Pond is a very old pond formed in a hollow or 'mere' and would have been an important source of water for Old Coulsdon residents and their livestock in the past. It was enhanced artificially in 1836 and the wall behind was built in 1969.
- It is the responsibility of Croydon Council but the Friends of Bradmore Green Pond have been voluntarily managing the pond by clearing weed and rubbish.
- An Information Board has been erected with details of the flora and fauna you can see there and on the back are details of its history.

9. Turn left on Jubilee Way across Bradmore Green



- Jubilee Way had been an un-named extension of Tollers Lane but was re-named in 2012 to honour the Jubilee (60th anniversary) of the succession to the throne of Queen Elizabeth II.
- Bradmore Green is part of the Bradmore Green Conservation Area designated in 1968 which also includes Grange Park (seen later)

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

because of its considerable architectural interest and its strong historical interest. The Parish Church of St. John the Evangelist and The Barn are included on the List of Buildings of Special Architectural or Historic Interest. Other buildings and trees are also protected because they contribute to the character of the area.

- Old Coulsdon Residents' Association takes a strong interest in preserving the Green and has been responsible for planting many of the trees and the bulbs which make a fine show in the Spring.
- On the left behind the pond is Bradmore Farm, now a private house. This building was shown on a map in 1785 and the current Georgian exterior hides an older timber framed building. Next door is the house called The Barn which dates from the 16th century.

10. Continue along Jubilee Way to the junction with Coulsdon Road and cross to the right hand side of Coulsdon Road

- The zebra crossing was installed in 2011 at the request of Coulsdon C of E Primary School.
- Across the road is the former site of a thatched round house which was a lodge to The Grange the large house across Grange Park (seen later) and the route of the former gravel track that led to the house still becomes visible in dry weather.
- The Round House was demolished soon after WWII.



11. Continue down Coulsdon Road past the Old Coulsdon Bowling Club

- The Old Coulsdon Bowling Club at No. 81 Coulsdon Road was

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

formed in 1936 and has some of the finest bowling greens in Surrey.

- There are about 250 members with two greens providing 12 rinks as well as a clubhouse and bar and they are looking for new members.
- Opposite at 210 Coulsdon Road is Cherry Tree Cottage which is a half timbered house dating back to 1639. The house was the Cherry Tree Inn in the 1880s and the home of Coulsdon Cricket Club. It was later divided into two and became the village shop, the post office and a butcher's shop (but not all at once). It was extended in Victorian times.
- Plum Tree Cottage next door was built in the 18th century and was originally two cottages known as Colgrimes Cottages.

12. OPTION 1 (for alternative more level route, go to 13.)

Turn right up the footpath between 71 and 73 Coulsdon Road and continue on to the Golf Course

- You are now on the edge of Coulsdon Court Golf Course which was founded in 1923. The local landowner, Edmund Byron sold the land to Charles Cearn and a golf course was created. It was donated to its members but they were unable to maintain it so Croydon Council took it over. There is a covenant that requires that it will only be used as a Golf Course in perpetuity.
- The course was constructed on parkland surrounding the manor house called Coulsdon Court and has several hundred different species of trees collected by the Byrons although many were lost in the 1987 storm.
- The house has been converted into Coulsdon Manor Hotel which you may be able to glimpse in the distance.



SELF-GUIDED WALK AROUND OLD COULSDON No. 1

12.1 You can either follow the Public Footpath straight across the Golf Course and several fairways or, to show more courtesy to the golfers, turn right on the footpath along the edge of the course and bear left behind the greens keeping this side of the hedge between the course and Grange Park. Follow the path behind the houses on Canon's Hill down into the woods and you will find yourselves on St. John's Hill then turn right on to Canon's Hill.

- Canon's Hill was originally a bridleway until it was surfaced in 1933 so is one of the oldest roads in Old Coulsdon.
- It was named in honour of Canon Henry Dickson, Rector of St. John's Church from 1896-1929 who used it to walk to the church from his home in Kenley.
- If you would like a nice walk through the woods, particularly during bluebell time, the path to your left should be a future port of call.

12.2 Continue up Canon's Hill

- Dean's Walk and Bishop's Close continue the ecclesiastical theme.
- The land used for Grange Park on your right was originally part of the Byron estate then the Golf Course but was purchased by the local Council in 1929.
- The park has football pitches and a children's playground.
- On the left is The Grange - this house was the former home of the Byrons when it was known as Coulsdon Court House and dates from the 16/17th centuries although there was a house on the site in the 10th century. Edmund Byron was the local JP and a court was held in his house to deal with local crime. When he had a new house built (the present Coulsdon Manor Hotel) the name Coulsdon Court was transferred and the old house became The Grange.
- In 1940 The Grange served as a Plotting Station and Operations Room for RAF Kenley during which time visitors included King George VI and Winston Churchill.

12.3 Pause at Church Path leading to the Church gate

SELF-GUIDED WALK AROUND OLD COULSDON No. 1



- There has been a church on the site of the present St. John's Parish Church for more than 1,000 years with records starting in AD675. The chancel which is the oldest existing part was built in 1250 and other parts have been dated to the 13th and 15th centuries when the tower was first added.
- The bells were installed in 1675 making them the oldest in the county.
- The cottage next door to the church was once the village Post Office.
- There is also a sign here for the Socratic Trail from Old Coulsdon to Brighton, which is a 47 mile route from here on the edge of south London across the Surrey Hills and Weald on quiet paths and lanes to the famous coastal resort, requiring map and compass skills to follow. Devised by the late Maurice Hencke for the Socratic Walkers. The name is an acronym based on OCRA, the Old Coulsdon

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

Residents' Association – Maurice was a long serving member.

12.4 Turn left just past the church gate into a footpath marked Public Footpath No 41 The Glade ¼ m and follow the footpath downhill until you reach a right turn on to Footpath 59J The Glade. Continue downhill and, when you reach The Glade, turn right and walk uphill to turn right into Court Avenue.

- Court Avenue is part of the Tudor Village in Old Coulsdon built in the 1930s where the external timbers copy the style of exposed timber frame Tudor houses. Other roads with houses in this style are in Keston Avenue, Crossways, Tollers Lane and Placehouse Lane



- As you reach the junction of Coulsdon Road and Court Avenue, the Estate Agents' office at the junction was originally the sales office for the Tudor Village developers.
- The Tudor Rose public house opposite was not built until 1947 but is in the same style as the Tudor Village.
- The Millennium Cairn on the corner was installed by the Old Coulsdon Residents' Association to mark the year 2000.

12.5 Walk past the Old Coulsdon Medical Practice

- The Congregational Church which was built in 1953 on the site of 103 Coulsdon Road on which a bungalow stood until it was destroyed by a German bomb on 1st December 1940.
- On the junction with Canon's Hill stands the War Memorial.
- Behind that is the Old Coulsdon Centre for the Retired which was

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

built in 1984 after a long campaign by OCRA.

- The Tudor Parade of shops across the road maintains the Tudor theme and they are part of the Conservation Area which ensures they cannot be altered or demolished without permission.

13. OPTION 2

13.1 Turn right and walk up Coulsdon Road on the left hand side

- The land used for Grange Park on your left was originally part of the Byron estate then the Golf Course but was purchased by the local Council in 1929.
- The park has football pitches and a children's playground which is being updated by the Friends of Grange Park..
- On your right is the Rectory which was built in 1915 at 232 Coulsdon Road close to the church and the old Coulsdon Rectory was sold to a WWI hero Captain (later Admiral Sir) William Goodenough, later becoming a private house re-named Parson's Pightle. which was destroyed in the 1960s. A 'pightle' is defined as 'a small enclosure of land'.
- The Tudor Parade of shops across the road maintains the Tudor theme and they are part of the Conservation Area which ensures they cannot be altered or demolished without permission.
- On the left is the Old Coulsdon Centre for the Retired which was built in 1984 after a long campaign by the Old Coulsdon Residents' Association.
- On the junction with Canon's Hill stands the War Memorial.
- Just ahead is the Congregational Church which was built in 1953 on the site of 103 Coulsdon Road on which a bungalow stood until it was destroyed by a German bomb on 1st December 1940.

13.2 Walk past the Old Coulsdon Medical Practice

- The Estate Agents' office at the junction was originally the sales office for the Tudor Village developers.
- The Tudor Rose public house opposite was not built until 1947 but is in the same style as the Tudor Village
- The Millennium Cairn on the corner was installed by the Old

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

Coulsdon Residents' Association to mark the year 2000.

14. You are now back at the start of your walk which we hope you have found interesting.

SELF-GUIDED WALK AROUND OLD COULSDON No. 1

*Sources: The Village of Old Coulsdon website: www.oldcoulsdon.co.uk
Bourne Society: Village Histories: History of Coulsdon*

If you still have some to spare in Old Coulsdon, why not pop into Whyatt's for a coffee or the Tudor Rose for something stronger.

If you are looking for a snack, a bag of chips from Danny's Fish & Chips or a tasty cake from the Tudor Bakery might fit the bill.

The other shops on Tudor Parade may also have something to offer so please enjoy Old Coulsdon.

If you would like to explore other parts of Old Coulsdon, we have another walk starting at The Fox public house taking in Lacey Green, Taunton Lane and the Oasis Academy.

Please contact OCRA (Old Coulsdon Residents' Association) via the website at:

www.theocra.org.uk