

**A History of
BROADOAKS**

by

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INTRODUCTION

Broadoaks was a late nineteenth-century country house, with about 70 acres of land. The house was built in the 1870s off Parvis Road, West Byfleet, Surrey. It was greatly extended in the Edwardian period.

Up until the second world war, Broadoaks was owned and occupied by members of several notable families, including Sir Charles Tennant and the Charrington brewing family.

In 1947, the house was sold, acquired by the Ministry of Supply and used by the Ministry of Defence (MOD), in various guises, until the mid-1990s. A large L-shaped extension was added in the 1960s.

Changes in the management and structure of the MOD meant the house and land was then sold for development, in 1998. Various schemes for redevelopment were proposed but none came to fruition and the house stood empty until the plans for a residential park, Broadoaks Park, were approved in 2018.

EARLY HISTORY

In the early 19th century, the area of West Byfleet (then the western part of the parish of Byfleet) was largely heathland with a few farms.

The earliest detailed map of the area around Broadoaks is John Roque's map of Surrey, surveyed in 1787 (Figure 1). It shows the site of Broadoaks as 'ploughland'. There are no buildings marked.



Figure 1. John Roque's map of 1787

The 1840 Tithe map and award¹ shows James Sparkes Esq.^r owning and occupying Shepards Farm. The 1841 census, does not list anyone occupying the site – James was obviously living elsewhere and employing someone to farm the land. The 1841 census also shows a William Skeet, farmer, living in Chertsey.



Figure 2. 82 acres of Shepards Farm

By the time of the 1851 census, William Skeet is occupying Shepards Farm; he is shown as a farmer of 60 acres and was employing 'two labourers and two sons'. A rating valuation, thought to date to 1847, also shows William as occupying the farm².

The twenty acres to the north of Parvis Road is presumed to be the difference between the 1851 and 1861 census figures

The 1861 census records the building as Sheppard Farm. William was then working 82 acres and was employing three men. William died in 1865 and his wife, Sarah, three years later.

The farm, recorded as 'Shepard's Farm', is shown on the 1870 Ordnance Survey plan; also shown are a pair of cottages and a building called 'Tins'.

¹ SHC, 864/1/21-22, *Byfleet tithe apportionment Confirmed*: 2 Sep 1840

² SHC, 2607/3/1, *Valuation of Byfleet parish based on tithe apportionment*

Tins is shown as a separate estate on the 1895 OS plan, but was later incorporated into the Broadoaks estate.

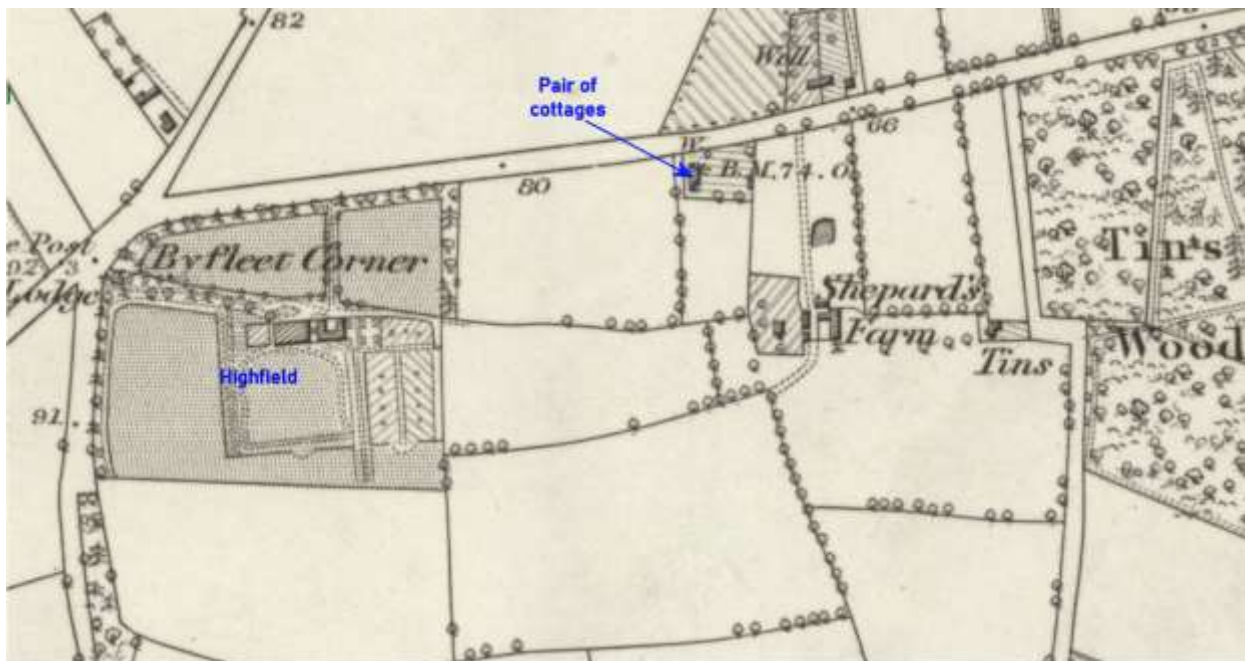


Figure 3. 1870 Ordnance Survey plan

In the mid-19th century, James Sparks of West Lodge (later West Hall) owned some 460 acres of land (including Shepards Farm) in Byfleet parish. He sold Shepards Farm to a Mr Dowdeswell in 1862.³

In 1872, St John's church was started as a daughter church of St Mary's in Byfleet. Services were in a temporary iron building next to what would become the entrance to Hobbs Close.⁴ In 1912, the current church at Byfleet Corner was dedicated; the iron church building was later acquired by the National Rifle Association.

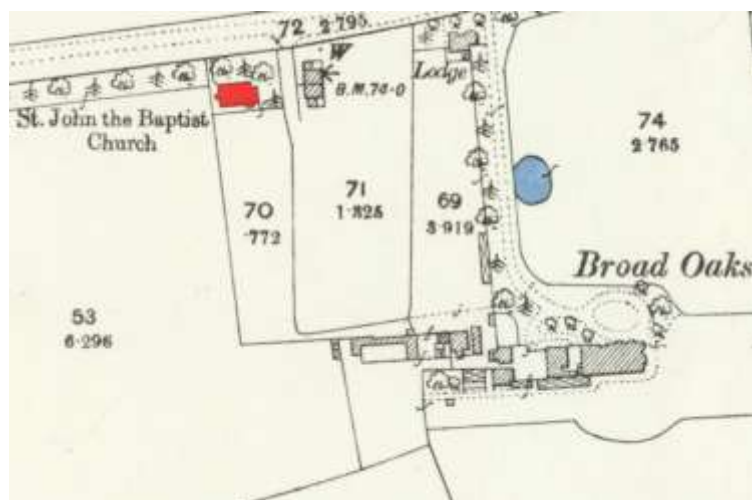


Figure 4. 1895 Ordnance Survey plan

It is said that the communion plate currently in use by the church was presented by Major Collis-Browne whilst he was resident at Broadoaks, 1885-99 (see page 11).⁵

³ Byfleet, a *Village of England*, Leonard R Stevens, 1952

⁴ *The Tin Tabernacles of Surrey*, Gerard P Moss, Surrey History Vol 16 2017

⁵ *Surrey Advertiser* 11 May 1946

A COUNTRY HOUSE

CHARLES EDWARD SETH-SMITH

Charles Edward Seth Smith was born in Streatham on 26th February 1847. Later in life he seems to have hyphenated his last Christian name and his surname.

He was called to the bar in the Inner Temple in 1877.

On 1 June 1882, Charles married Florence Maude Stevenson. After giving him three children, Florence died in 1890, aged 30.

Charles Seth-Smith was a liberal supporter of the Royal Naval Volunteers, the London corps of which he became Lieutenant-Commander. When this was disbanded by the Admiralty in 1892, he received a Companionship of the Bath.



Figure 5. Charles Edward Seth-Smith C.B. (1847-94)



Figure 6. Master Certificate

In 1865, Charles bought Shepards Farm. On part of the land, he built the house Highfield (presumably so called because it stood on the highest part of the land), which he rented out.⁶

In 1876, Charles apparently had his younger brother, Ernest, build a new house, Broadoaks, for him.⁷ Ernest was born in 1852 and was just 24 years old. In the 1881 census, Ernest is recorded as a 'builder'.

It is likely that by commissioning a house from him, Charles was helping to kick-start his brother's career (he presumably also got it at a good price).

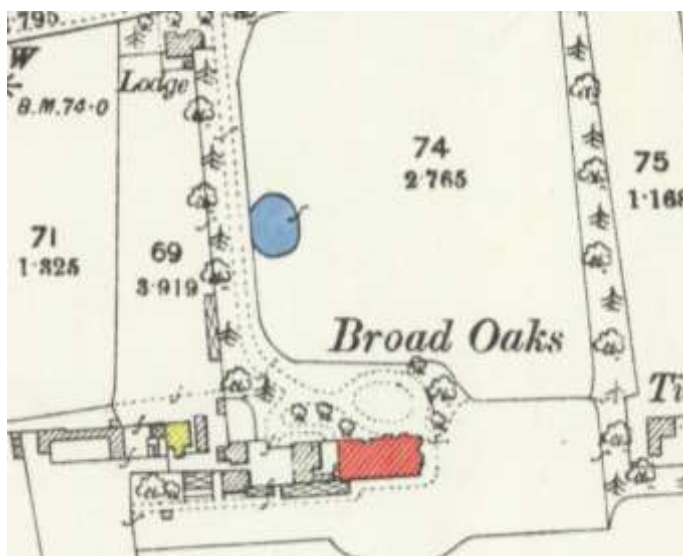


Figure 7. Broadoaks in 1895

Ernest's building career was quite short – in 1891 he is shown as 'living on own means and private estate agent to father'.

The house was essentially a simple rectangle in shape (red in Figure 7), with bay windows. A garden was laid out to the east and south. A driveway led up to the house with a lodge at the entrance on Parvis Road. The house of Shepards Farm (yellow) became an ancillary building - George Bruzaud states that it became the gardener's cottage.⁸

Immediately to the west (left in Figure 7) of the main house was another building which may have been servants' quarters and/or a kitchen and scullery.

There is no evidence that Charles actually lived in the house – indeed it suggests otherwise. In the 1878 and 1879 electoral rolls⁹, Charles is shown as having a vote 'in respect of the occupation of premises' under the Representation of the People Act, 1867. His abode is shown as Walton-on-Thames however, so he is obviously renting the house out.

From 1877 until the early-to-mid 1880s, Broadoaks was occupied by Mrs Elizabeth Cator (née Blakeney). Elizabeth was the widow of Albemarle Cator

⁶ Byfleet, a *Village of England*, Leonard R Stevens, 1952

⁷ This is stated as fact by all modern accounts; I have been unable to verify it with an original source

⁸ SHC, 8463/3/1-2, *Research notebooks of George Bruzaud relating to history and houses of Byfleet*

⁹ SHC, QS6/7A/103, *Surrey Electoral Registers*

who, in 1861, was living in Woodbastwick Hall, Norfolk and was described as 'country gentleman'.¹⁰

In September 1877, Elizabeth's daughter, Mary, was married in St Mary's church, Byfleet. They had by then been at Broadoaks long enough for her to be "a bride of whom all the villagers speak in terms of affection and regard"¹¹.

The 1881 census describes Elizabeth as widow and 'funded proprietor'. She had two of her sons, Edward and Henry, living with her. There are also a number of visitors and several servants (see Figure 8).

Household No.	Address	Name	Relationship	Age	Sex	Occupation	Place of Birth
83	Broadoaks	Elizabeth Cator	Head	65	F	Funded Proprietor	England
		Edward	Son	25	M		England
		Henry	Son	23	M		England
		Mrs. Hancock	Visitor	24	F		Yorkshire
		Robert Smart	Visitor	30	M	Contractor	Middlesex
		Mary Smart	Visitor	65	F		Byfleet
		John Smart	Visitor	2	M		Byfleet
		Bartholomew	Visitor	1	M		County of Kent
		Edward	Visitor	2	M		County of Kent
		Anna Philpotts	Visitor	22	F	Housemaid	
		Emma	Visitor	20	F		
		James Hinney	Visitor	30	M	Butler	Yorkshire
		Ann Howard	Visitor	25	F	Cook	Yorkshire
		Richard Bennett	Visitor	46	M	Ladymaid	Suffolk (Dorset)
		Robert Norfolk	Visitor	57	M	Domestic Housemaid	Large Essex
		William Griffin	Visitor	17	M	Housemaid	Middlesex
84		James Page	Head	57	M	Contractor	Suffolk (East)
		Harriet	Wife	50	F	Laundress	Wiltshire
		George	Son	20	M		Wiltshire
		Elizabeth	Daughter	16	F		Wiltshire
		Elizabeth Harvey	Visitor	56	F		Wiltshire

Figure 8. Extract from 1881 census

Edward Cator married in April 1885 (by which time Elizabeth had just turned 70). Henry had joined the priesthood and was living in the Oratory at Kensington, Middlesex. Broadoaks was now probably just too large for Elizabeth. Around this time, she moved to Kensington, where she was residing at her death in 1892.

¹⁰ Elizabeth's great-granddaughter, Elizabeth Margaret Cator, married The Honourable Michael Claude Hamilton Bowes-Lyon in 1928

¹¹ *Surrey Advertiser* 8 September 1877

WILLIAM COLLIS-BROWNE

William Alfred Collis-Browne was born in Cheltenham, Gloucestershire, in 1853. He was the son of Dr John Collis Browne.

Chlorodyne

Dr. John Collis Browne, a British army surgeon in India, invented a remedy for cholera-infected patients in the fifth decade of the 19th century.

Following his resignation from the army, he went into partnership with a London pharmacist, John Thistlewood Davenport, for the purpose of manufacture and marketing as a patented medicine named Chlorodyne. Chlorodyne was well-accepted as paregoric for several decades. The formula of Chlorodyne was adopted in the 3rd Revision of the British Pharmacopoeia (1885) as "Compound Tincture of Chloroform and Morphine".



William took a commission in the 2nd Royal Tower Hamlets Militia, in 1870. In November 1884, then serving in the 5th Bn the Rifle Brigade, aged 31, he was promoted to Major. Nine months later he resigned his commission – his father had died in August 1884 and his will was proved in February 1885. Although John Collis Browne is reported to have made only a small fortune from Chlorodyne, it is likely that William came into a substantial inheritance.

William began renting Broadoaks from Charles Seth-Smith in 1885 and had bought the house by 1892.¹² William had married Mary Ann Bannister in 1878; they likely saw Broadoaks as a family home as their first child was born there in October 1885.

There had probably been only a skeleton staff left to look after the house, as William and Mary soon began to advertise for staff.



Figure 9. Advertisement 1886

At this time, the estate was still a working farm, apparently with a small dairy herd. William employed a cowman to look after that side. He took a keen interest in agriculture and was heavily involved with the Chertsey Agricultural Society, becoming vice-chairman and donating a number of prizes at shows. He also won prizes for flowers, his gardener being credited.

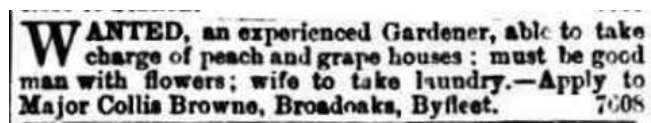


Figure 10. Advertisement 1888

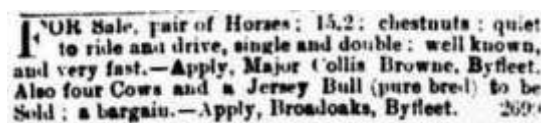


Figure 11. Advertisement 1891

¹² SHC, QS6/7A/103, *Surrey Electoral Registers*

William also retained an interest in the militia and gave generous support to the local force.

THE VOLUNTEERS ON THE 'WAR-PATH.'

On Saturday last the volunteers of this district had quite a field-day. The Esher (A) Company and the Chertsey (H) Company paraded at Addlestone Station at half-past 5 o'clock, the total muster being as follows: A Company, two officers (Lieutenants Eastwood and Brooks), two sergeants (Colour-Sergt. Wheatley and Sergt.-Instructor Randall), one bugler and 30 rank and file; H Company, one officer (Captain Edwards), three sergeants (Colour-Sergt. Warwick, Sergt.-Instructor Alexander, and Sergt.-C. J. Nesmyth), two buglers and 40 rank and file. There were also present the band of the Chertsey corps, under the direction of Mr. S. Pendrey, and the Coombe and Malden Drum and Fife Band, in their gay scarlet uniforms, led by their bandmaster, Mr. G. Davis. The idea governing the operations was this: Information had reached Chertsey that a hostile force was moving in the direction of Scotland Bridge on the London and South-Western Railway with a view to intercept the 4,000 volunteers who were proceeding on Saturday afternoon from London to Aldershot to take part in the manoeuvres there. Captain Edwards thereupon decided to make a forced march, with a view to intercept the enemy, who were supposed to be of considerable strength, and prevent them from carrying out their malevolent designs. Shortly before 6 o'clock a start was made from Addlestone Station, three members of the cyclist corps attached to the Kingston companies leading the way, the advance guard being in charge of Lieutenant Brooks, while the main body followed, the whole of the operations being ably carried out under the direction of Captain Edwards, who was in command. On reaching the open country the cyclists went ahead with the intention of sighting the enemy at the earliest possible moment, while another portion of the force was spread out in skirmishing order, and scoured the fields in the vicinity. The movements of the volunteers excited considerable interest, and many of the people turned out to watch them. One energetic scout, in crossing a field, was evidently looked upon by the tenant with anything but favour, the agriculturist having apparently some idea that our gallant defender was up to a little 'rabbiting' on his own account, and accosting him with the remark, 'This ain't your road!' However, the wily scout, nothing daunted, pursued his way, assuring the gentleman who thus addressed him that he would do no mischief. Throughout the operations no damage whatever was done, the men having orders to avoid fields of grain or meadows in which the hay was uncut. The flag signallers attached to the Chertsey corps rendered good service by communicating necessary information between the advance guard and the main body of the force. After a thorough search had been made of the district around and no enemy found anywhere visible, the bridge also being discovered in its normal condition, Captain Edwards came to the conclusion that the report that had reached him had no foundation in fact. In the distance, however, could be discerned

In the distance, however, could be discerned a large expanse of canvas, and, to make sure that the enemy were not encamped there, Captain Edwards ordered his men to march forward. It was then ascertained that the canvas was in the picturesque grounds of Broad Oaks, at Byfleet, the residence of Major Collis Brown. Nothing barring their way, the volunteers boldly entered, and found awaiting them something upon which they were able to do more execution than on the enemy they had failed to discover. Under a spacious marquee the gallant Major, who takes the greatest interest in the volunteer movement, had provided for the men a substantial repast. To this about 120 sat down, and in double quick time the appetising viands were demolished, the wants of the men being assiduously looked after by Major Collis Brown and Mrs. Brown and a number of guests who were staying at the house, including Colonel Maxwell, Mrs. Hyde Edwards, Mrs. Haines and family, Miss Musgrave, Mr. George Edwards, Mr. G. Holroyd, Mr. Dennett Holroyd, etc. At the conclusion of the meal the men were supplied with a drop of the 'crathur' and cigars, and, it is needless to say, all thoroughly enjoyed themselves. Major Collis Brown entertained the officers and other guests at the house, the volunteer band meanwhile playing some excellent selections of music. About 9 o'clock the men again paraded, when Captain Edwards, on behalf of all, expressed their thanks to Major Collis Brown for his kindness to them that evening, and also for the support he accorded them, not only in their shooting competitions, but also in everything else connected with the corps. At the request of Captain Edwards three hearty cheers were given for the gallant and hospitable Major, and the homeward march was then commenced, the band as they left the grounds playing 'Auld Lang Syne.' On reaching Newhaw Bridge the Esher company wheeled to the left to Byfleet Station, departing thence by the 9.56 p.m. train. The Chertsey corps continued the march by road to Addlestone, which was reached about half-past 10 o'clock, the men being dismissed after giving the customary royal salute. Captain Edwards expressed his thanks to the members of both companies for the large numbers in which they turned up for what was really an arduous evening's work. Messrs. Bartholomew and Son, of Guildford Street, Chertsey, were entrusted with the catering, and under the personal supervision of Mr. F. Bartholomew the repast gave the greatest satisfaction. The large marquee was erected by Mr. W. Betteridge, of Windsor Street, Chertsey.

Figure 12. West Surrey Times
17 August 1888

In 1889, William had some 'extensive alterations' done to the house. They possibly extended the house to join to the western block, forming a small internal courtyard. In October that same year, William sold the house to Sir Charles Tennant.

CHERTSEY.

DINNER TO EMPLOYEES.—On Friday evening a number of employes of Mr. R. J. Hunt, builder, of Windsor Street, were entertained to dinner by Major Collis Brown, at whose residence at Byfleet they had been carrying out some extensive alterations. A capital repast was supplied by Mrs. Flocknoe, the hostess, and a very pleasant evening was spent by all.

Figure 13. West Surrey Times 20 July 1889



Figure 14. Broadoaks prior to addition of the east and south extensions

SIR CHARLES & LADY MARGUERITE TENNANT

Charles Clow Tennant was born in Glasgow in 1823, the son of John Tennant and Robina Arrol. His grandfather was the chemist and industrialist Charles Tennant.

He became President of the United Alkali Company and Chairman of the Union Bank of Scotland. Tennant also sat as Member of Parliament for Glasgow from 1879 to 1880 and for Peebles and Selkirk from 1880 to 1886.

Charles's first marriage was to Emma Winsloe, daughter of Richard Winsloe, in 1849. After her death in 1895, he remarried, in 1898, to Marguerite Agaranthe Miles, whom he had met on the golf course at Biarritz.



Figure 15. Sir Charles Tennant
(1823-1906)

In Autumn 1899, Sir Charles bought Broadoaks from Major Collis-Browne. He spent substantial sums extending the house and remodelling the grounds, before moving in in early 1901.

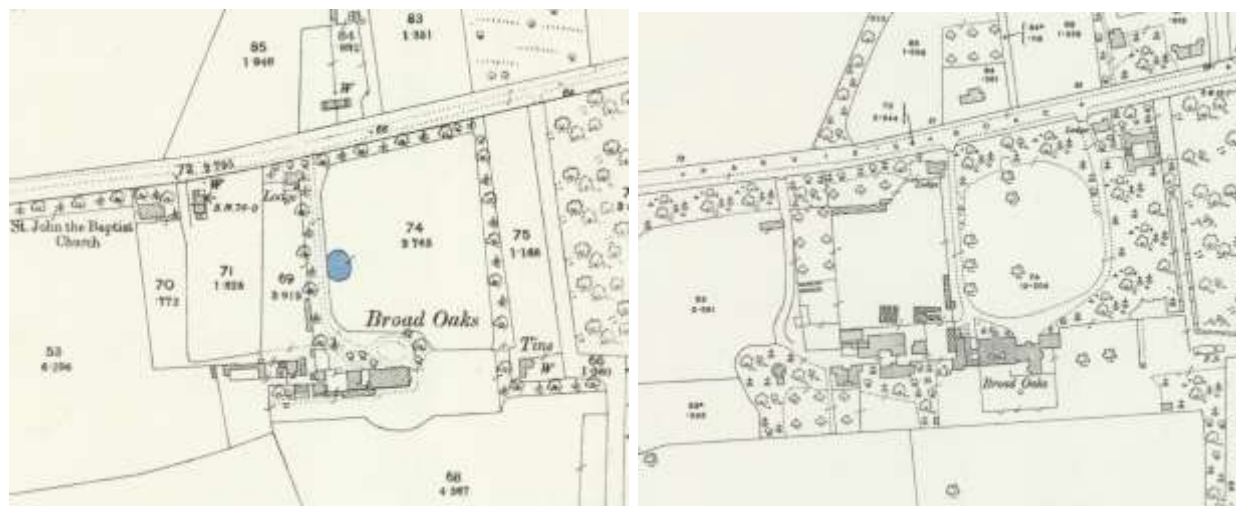


Figure 16. Broadoaks on 1895 and 1912 OS plans

The main house was extended, extensions being added to the ground and first floors at the east end and at the south-east corner. The field to the front was laid out as an ornamental lawn and the pond filled in. The driveway swept around this lawn and led back to Parvis Road where a new, second, lodge was built. The cottage, Tins, was demolished. A large brick-built stable block cum coach house was built near to the new East Lodge.



Figure 17. Coach house c.2018

Additionally a third driveway, without a lodge, was constructed to the west which ran to two semi-detached villas, *Melbene* and *Bindon*. It also appears to have given access to the ancillary buildings and to have been for the use of servants and tradesmen.

BYFLEET.—Seven minutes station.—Semi-detached (modern), four or five bedrooms, bathroom, two w.c.'s, good dining-room, drawing-room, kitchen, scullery, garden; open country in front; rent £40 (three years' agreement); additional ground may be had; electric light if necessary. — Honeywell, Melbene, West Byfleet. [20,517

Figure 18. 1909 advertisement

Sir Charles's second wife, Marguerite, was a talented amateur musician and he bought the *Lady Tennant Stradivarius*¹³ for her as a gift.



Figure 19. Marguerite in later life



Figure 20. Lady Marguerite Tennant

¹³ In April 2005, the *Lady Tennant* sold for a record \$2,032,000 at auction in New York

The east extension to the ground floor of the house was used as a music room and was fitted with a sprung floor, for dancing.



Figure 21. Music Room



Figure 22. Music Room – piano



Figure 23. Dining room
Note portrait of Sir Charles above fireplace



Figure 24. Boudoir

Sir Charles was a very keen golfer throughout his life and was captain of nearby New Zealand Golf Club in 1896/97.

Sir Charles did not live to enjoy the fruits of his expenditure for long. In March 1906, he was taken ill while at Biarritz, the King (Edward VII) sending his own physician to visit him.¹⁴ Sir Charles arrived back at Broadoaks at the end of May. Although he appeared to rally, he suffered a haemorrhage and died on 4th June, aged 83.

In his will¹⁵, Sir Charles left nothing to his wife other than the wines, spirits and consumable stores in his London home and any of his horses, motors and carriages that she might select. He stated that he had amply provided for her

¹⁴ *Daily News* 6 June 1906

¹⁵ Principal Probate Registry, 1906 1024, Sir Charles Tennant

BYFLEET.
BAZAAR AND FANCY FETE.
 FOR THE NEW CHURCH.

OPENED BY THE MARCHIONESS OF
 TWEEDDALE.

A ten-days' bazaar and fancy fete—probably the most ambitious effort of the kind ever seen in Byfleet—was opened on Tuesday, at Broadoaks, by the Marchioness of Tweeddale. The object was to provide part of the £2,500 yet required to build the first portion of St. John's Church, the foundations of which was laid by Mrs. Stoop a fortnight ago, and which is to cost £7,000, out of a proposed total outlay of £10,000. Preparations for the event had been on foot for some months, a large band of voluntary workers throwing themselves into the task with immense enthusiasm. They were fortunate in securing the use of the beautiful grounds of Mr. and Mrs. Geoffrey Lubbock, an ideal venue, and, but for the lamented death of King Edward, the opening ceremony would have been performed by H.R.H. the Duchess of Albany.

THE OPENING.

Tuesday's inaugural function was brief but interesting, laughter and applause greeting the remark of the Rector (the Rev. G. E. Money) that the managers would be well satisfied if the £2,500 needed were realised. The Marchioness of Tweeddale, who was received with applause, and who was much gratified by that kindly welcome, especially as she came amongst them as a stranger, to fill the place of the Duchess of Albany. She was there for two reasons—first, to oblige her great friend Mrs. Geoffrey Lubbock, and secondly because the object was such a good one. The Duchess of Albany was ever prominent in promoting all good works, especially in connection with the Church; and the object of that effort, she understood, was dear to the hearts of the whole community. That was the first bazaar she had ever opened in England—and she hoped they would take it as a compliment (hear, hear). This was not because she had not been asked to do so; but as a Scotchwoman, living in Scotland, all her energies were directed to her interests over the Border. Any work on behalf of the Church was dear to her, and she wished the bazaar all success. She thought the greatest compliment they could pay the Duchess of Albany would be to report that the effort had been as large a success as if Her Royal Highness had been present in person. In conclusion, she declared the bazaar open, amidst applause; and was presented with a lovely bouquet of Malmaison carnations by little Miss Nancy Tennant, daughter of Mrs. Lubbock.

Mr. W. H. Waxter, on behalf of the committee, thanked the Marchioness of Tweeddale for her kindness in assisting the bazaar, and expressed their great indebtedness to Mr. and Mrs. Geoffrey Lubbock for allowing them the use of the grounds, also thanking Mr. Pinney for his invaluable services in the organisation of the effort.

THE STALLHOLDERS.

During the afternoon and evening, which fortunately proved fine, a large and fashionable company assembled to make purchases and enjoy the various attractions of the fete, among the visitors being Mr. Donald Macmaster, K.C., member for the division, and Mrs. Macmaster.

Mrs. Geoffrey Lubbock had charge of a glass and china stall, where she was assisted by the Countess of Londesborough, Lady Lennox Despard, and Mrs. and Miss Eckstein. A stall of table decorations and lamp shades was provided over by Mrs. Ratson and Mrs. King Clark, whose assistants were the Misses Boyle, Ratson, Sedgwick and Skinner. Foreign ware was the speciality of Mrs. Stoop, Mrs. Gould and Mrs. Pincock, assisted by Mrs. Ward and the Misses Gould and Stoop. At their millinery stall Mrs. Roun and Mrs. Agar were helped by Mrs. Jervis and the Misses Dawson and Rouse; and sweets were dispensed by the Misses Warwick, assisted by the Misses Ayres, Meares, Pinches and Joyce Pincock. The Hon. Mrs. W. Boyle and the Misses Egerton, assisted by the Hon. Mrs. Tyder, looked after a stall of children's clothing; and toys, etc., were sold by Mrs. Tennant Harris, whose helpers were Mrs. Chapman and the Misses D'Almeida and Fitch. Art and fancy work comprised the contents of a stall supervised by Mrs. Griffith, assisted by Mrs. Gordon Griffith and Mrs. Meares. A "pound" stall was under the care of Mrs. and Miss Finches, who received assistance from Mrs. Nolan and Miss Alice Finches. For a plain needlework stall Mrs. Lucas was responsible, the helpers comprising Mrs. Lonsdale and the Misses Furlonger and Lucas. A men's stall was provided over by Mrs. Bryant, assisted by Miss Walford; and ladies and parents were the department of Mrs. Pattison and Miss Shaw, who were helped by Mrs. Giles and Miss Markham.

Tea and light refreshments were dispensed at occasional tables on the lawn, under the supervision of Mrs. Baddock, Mrs. Howell, Mrs. Money and Mrs. Wilby, a band of (temporarily) gifted waitresses including Mrs. Moss, Mrs. Brian Money, Mrs. L. Stevens, and the Misses Anderson, Armstrong, Barrow, Clarke, Couch, Holroyd, Ingram-Sharp, Knapp, A. Latham, Joy Money, Page, Phillips, Palmer, Thomas, Van der Heyde, and Wilby.

VARIETY ATTRACTIONS.

The making of purchases and the signing of tea, as they were entertained by the band and pipers of the 7th Cameron Highlanders, formed only a small part of the attractions provided for visitors. A popular feature was the gipsy encampment and pleasure fair, with its gaily-attired attendants, who were fully as persistent in their claims for patronage as the genuine vendor. This had been arranged by Messrs. L. Lane, J. Oakley and F. J. Oshers, who had the enthusiastic assistance of Mrs. Angus, Mrs. M. Holroyd, Mrs. Lane, Mrs. Oakley, Mrs. Oshers, the Misses Clarke, Holroyd, Lucas, May, Millie and Thimblin, Messrs. Ralph Balfour, H. Evans, Murray Holroyd, Walter Holroyd, Percy Leeds, E. Lucas, H. May and K. Wood. Miss Miles was a skilful pianist, and Miss Money gave demonstrations of "Analytical Graphology."

A delightful children's concert, "Boysie and Boy Blue" (Floriss Pascal), arranged by Mrs. Sealy Clarke, was performed on the tennis lawn by the following: Kathleen Blake, Dora Clarke, Sybil Clarke, Dorothy Giles, Chestnut Evans, Hazel Burdett, Evelyn Hollis, Winifred Meares, Alice Schofield, Gertrude Smith, Audrey Smith, Kathleen Stoop, Joan Waller, Tony Abraham and Billie Giles. Mrs. Neville Gordon obtained an accompanist.

On the same evening "staple" was subsequently performed "Kendymon" (Edwin Anon)—a pastoral, charmingly sustained by a talented band of performers. The principals were Miss Sylvia Campbell, Hedra (Mother of the moon); Miss Hester Maltby, Kodymion (a shepherd); and Mr. T. D. Conway, a priest. As shepherdesses there appeared Mrs. Conway, Mrs. Harold Conway, Miss J. Gange, Miss E. Gange, Mrs. Johnson, Mrs. Charles Pattison, Miss Rouse, Mrs. Shaw, Miss Shaw, Miss Stood, Miss M. Stood, Mrs. Wardle, the Misses Joyce Pincock, Edith Pattison, Hedi Pattison, and Bona Shaw; and Messrs. Bulker, Johnson, A. D. Stoop and Dr. Ward were shepherds. The accompaniments were played by Mr. A. B. Banks.

Another enjoyable feature was Morris dancing by children of Byfleet School, arranged by Miss Tomson and Miss Saunders. The scholars taking part were E. Bewicke, L. Boney, I. Bowman, K. Buffin, P. Child, F. Cooper, M. Cooper, W. Cox, A. Denley, D. Dodd, E. Howell, A. Elston, D. Enderknapp, J. Flint, R. Franklin, E. Gater, A. Harrison, H. Kaye, M. Locke, V. Locke, E. Mansfield, J. R. Richardson, K. Rose, F. Thomas, M. Thomas, K. White and W. White.

AMATEUR PIKETS.

There was no lack of vocal music. In addition to selections by Mr. Leonard Stevens' troupes of minstrels, Mrs. Sealy Clarke and Mr. Harry Waxter managed a solo choral and gipsy troupe, three performances being given on a large stage erected on the lawn. Mr. Waxter was stage manager, and Mrs. Neville Gibbs accompanied the troupe comprising Mrs. Atkin, Mrs. Ward, Miss Hilda Fitch, Mrs. Sealy Clarke, Miss Ellis, Miss Joy Money, Mrs. Brown, Miss V. Barrow, Miss D. Sharpe, Dr. Ward, Dr. Carl, Messrs. Atkin, Brown, Beck, Hyde Edwards, and Bulker, Mrs. Hollis, Mrs. H. Smith, Mrs. Waxter, the Misses Barrow, Clarke, Fitch, MacLaren, Pinches, Rouse, Stoop, Shaw and Wilby officiated as waitresses. The programme consisted of choruses by the troupe vocal solos by Miss Ellis, Mrs. Clarke, Mr. Tyder Edwards and Mr. Beck; duets by Mrs. Clarke and Mr. Hyde Edwards, Mrs. Clarke and Dr. Ward; quartets by Mrs. Clarke, Mrs. Brown, Miss Money, and Miss Barrow; and piano-vocal solos by Mrs. Gordon.

The whole of the beautiful grounds were thrown open for inspection, and were freely admired. In the rock garden and elsewhere thousands of fancy lamps had been used to outline the paths, the hedges—as well as the erection of the stalls, etc.—depending upon Mr. J. B. Lane (head gardener), and his numerous staff. Recent rains had done much damage, but the herbaceous border—150 yards long—the rose garden, bedded with colors, the aquatic Dutch garden, the perennials, and other features of the grounds, attracted much attention.

THE COMMITTEES.

The arrangements generally were in the hands of the following Executive Committee: Mrs. Baddock, Mrs. Lucas, Mrs. May, Mrs. Roun, Mrs. Ratson, Mrs. Stoop, Miss Warwick, Mrs. Wilby, Mr. J. W. Balfour, Rev. Brent Harris, Mr. Peter Pinney, and Mr. Harry Waxter (hon. secretary). Amusement Committee: Mrs. Sealy Clarke, Mr. R. D. Conway, Mr. L. Lane, Mr. F. J. Oshers, Mr. Norman Paine, Mr. H. C. Pattison, Mr. Leonard Stevens, and Mr. Harry Waxter. Ground Committee: Mrs. Lane, Mrs. Oshers, Mr. J. W. Balfour, Capt. Sealy Clarke, Mr. A. King, Mr. Peter Pinney, Mr. W. G. Tarrant, and Rev. J. Wardle. Planning Committee: Mr. Atkinson, Mr. Bailey, Mr. H. Clough, Mr. H. Evans, and Mr. W. J. Wilby.

The total proceeds of the effort amounted roughly to about £2,000.

PYRFORD.
PYRFORD HORTICULTURAL SOCIETY.

Summer Show at Broadoaks.

For an organisation only in its second year, the Pyrford and District Horticultural Society demonstrated a very vigorous growth in the annual summer show, which was held on Wednesday, by kind permission of Mr. and Mrs. Geoffrey Lubbock, in the beautiful grounds of Broadoaks, West Byfleet. The society, which has for its president, the Hon. Rupert Guinness, is managed by an enthusiastic committee, of which the Rev. J. F. Osborne is chairman, and Mr. Percy Leeds, the indefatigable hon. sec. Despite a none too favourable season, the exhibition was an admirable one. Several new classes were introduced, including one for groups of plants, for which there were two entries, and which added to the general effect of the exhibition. Altogether the produce was of better quality than at last year's show, and the entries were greater in number. The judging was done by Mr. H. G. Towell, gardener to Mary Countess of Lovelace, Ockham Park, and Mr. A. C. Smith, assistant superintendent, R.H.S. gardens, who, in the judging of the table decorations were assisted by Mrs. Ogilvy, and Messrs. H. Dearle and E. M. Syngé. In the opinion of the judges the show was an exceedingly good one, particularly in the classes for fruit and cut flowers. In the collection of vegetables the competition, however, was weak. The groups were very fine, and the table decorations effective.

Some very fine non-competitive exhibits helped to increase the attractiveness of the exhibition. Foremost among these was the stand of Messrs. Jackman and Sons, of Woking, who made a special display of roses, and herbaceous flowers. The Guildford Hardy Plant Nursery also had a fine exhibit, as did Messrs. Cutbush and Son, of Highgate, whose stand was rendered the more effective by the inclusion of a miniature pond with water lilies.

In the evening the prizes were distributed by Mrs. Geoffrey Lubbock. At the outset, Mr. Leeds was thanked by Mr. Lubbock for his arduous work which had set the society upon a firm basis, and after the awards had been presented, a hearty vote of thanks was passed to Mrs. Lubbock on the motion of the Vicar, seconded by Mr. F. C. Stoop. During the day, the picturesque grounds of Broadoaks were thrown open to the visitors, who attended in large numbers. Selections of music were played by the Weybridge Military Band, and in the evening there was dancing on the lawn.

Figure 27. West Surrey Times
 30 July 1910

Figure 28. Surrey Advertiser
 4 July 1910

Geoffrey and Marguerite's two sons, Peter and David, were born in January 1909 and March 1911 respectively; both were baptised in St John's church (the old iron one).

The 1911 census shows the family at Broadoaks with a few visitors and many servants. The live-in household servants were: A governess, a ladies maid, a monthly nurse, a housekeeper, three housemaids, a schoolroom maid, a chef, a kitchen maid, a scullery maid, a nursery maid, a children's nurse, two butlers, a footman and a hall man. Outside, there were five gardeners, a chauffeur, two coachmen and a groom.

In July 1911, Marguerite put Broadoaks up for auction. An advertisement, dated 8th July, states that it would be auctioned on the 20th unless previously sold;¹⁷ Messrs Collins and Collins described it thus:

“A delightful and convenient-sized residential estate, extending to 71½ acres, situated in one of the most picturesque districts of Surrey, affording first-rate residential and social advantages: also within close proximity to Ascot, Guildford Dorking &c, and several famous golf links, and within 20 miles of London by a good motoring road, and 34 minutes by fast trains.

The Residence stands in a miniature park and has had many thousands of pounds lavished upon it. Making it one of the most complete and up-to-date establishments in the country. Every room is most artistically decorated, and the principal rooms are exquisitely panelled in costly woods or silks.

The bedrooms are arranged in suites, each having fitted bath-room and dressing room. Electric lighting installed throughout, besides a perfect system of fire-extinguishing and heating radiators.

The beautifully disposed grounds include magnificent Italian pergolas and wide spreading lawns rose gardens, &c.

In addition there is a model up-to-date laundry and farmery, covered tennis court¹⁸, gymnasium, ample cottages and lodges, model dairy (one of the finest in England), &c, the whole of which premises are lighted throughout by electricity.



Figure 29. Model dairy
Grade II listed 1 July 1997

¹⁷ *The Field* 8 July 1911

¹⁸ For real tennis, rather than lawn tennis

CHARLES EDWARD NICHOLAS CHARRINGTON

Charles Edward Nicholas Charrington was born into the Charrington brewing family in 1859. The family owned one of the oldest breweries in the UK, founded in London's East End in 1766. His father was Charles Charrington. When his father died in 1877, Charles junior became a partner in the firm, inheriting his father's shares. He went on to become Managing Director of the company.



Figure 30. C E N Charrington as a small child

In 1889, aged 30, Charles married Monica Lilly de la Pasture, 20. Together they had a daughter, Dorothea Elizabeth. In 1892, Monica began an affair with Lord Cowley. By 1895, Charles knew of the affair and that year separated from his wife; Monica was given an allowance of £2,000 p.a. and denied custody of her daughter, Dorothea, apparently abandoning her. In 1902, Charles was granted a divorce on account of Monica's adultery with Sir George Bullough.¹⁹

Charles, then aged 44, remarried in 1903, to Isabel Marguerite Dean, 24.

In 1911, Charles Charrington bought Broadoaks. He was downsizing – in April that year he had advertised for sale one of his previous houses, Frensham Hill. That estate was described as having 562 acres, the house having 23 principal bedrooms.²⁰

The marriage with Isabel was not a happy one. In 1914, Isabel was granted a divorce on the grounds that Charles refused to live with her and denied her her conjugal rights. In her petition (dated July 1914), Isabel states that Charles was living at Sunningdale, Berkshire, whilst she was living in Hove, Sussex.²¹

In 1915, Charles married for the third time. His wife was Elaine Taylor, aged 35.

Charles seems at this time to have rented Broadoaks (or even lent it) to Urban Broughton and his wife Cara. They had recently returned from America (1912)

¹⁹ TNA, J 77/760/3142, *Court for Divorce and Matrimonial Causes*

²⁰ *The Field* 29 April 1911

²¹ TNA, J 77/1167/5481, *Court for Divorce and Matrimonial Causes*

and were presumably house hunting (they had a London house in Mayfair). It is unclear how much time they spent there, but enough to be described as ‘of Broadoaks’. They left Broadoaks when they purchased a house in Park Close, Englefield Green.

Cara was the daughter of US industrialist Henry Huttleston Rogers, President of Standard Oil (Esso). She became involved with charitable work for soldiers during the war.

WOUNDED SOLDIERS ENTERTAINED.

Mrs. Urban H. Broughton, of Broadoaks, Byfleet, was responsible for an enjoyable entertainment given by the Purple Poms, a London concert party, at St. George's Hill Military Hospital on Thursday afternoon. Songs, duets, choruses, banjo solos, and humorous sketches comprised the programme, which gave the wounded patients keen delight, and evoked many expressions of gratitude for the kindly thought which prompted Mrs. Broughton to arrange the treat. It was not the first occasion on which they had had reason to thank the occupants of Broadoaks, for last week Mr. Huttleston and Mr. Henry Broughton gave a first rate cinematograph entertainment to the men, to each of whom Mrs. Broughton presented a box of chocolates.

Figure 31. *West Surrey Times* Jan 1915



Figure 32. Miss Cara Leland Rogers

By 1917, Charles and Elaine were living in Broadoaks.

Broadoaks was put up for sale at auction in June 1919.²² The sales particulars tell us that the main house had 24 bedrooms, 8 bathrooms, 5 reception rooms and a billiard room.

Either Charles changed his mind about selling, or perhaps, so soon after the war, he simply couldn't find a buyer. Charles and Elaine stayed at the house. They seem to have had a happy life there. Charles died in the house on 7th January 1936, aged 76. Elaine continued to live there until 1946. Elaine died in London in September 1967.

Charrington Manor Care Home, which opened in Hobbs Close in 2022, was named as a tribute to Charles “one of the area's longest-serving and best-known residents”.

²² SHC, SP/2/4, *Messrs Alfred Savill & Sons: Broadoaks, West Byfleet: freehold mansion, in grounds and parklands*

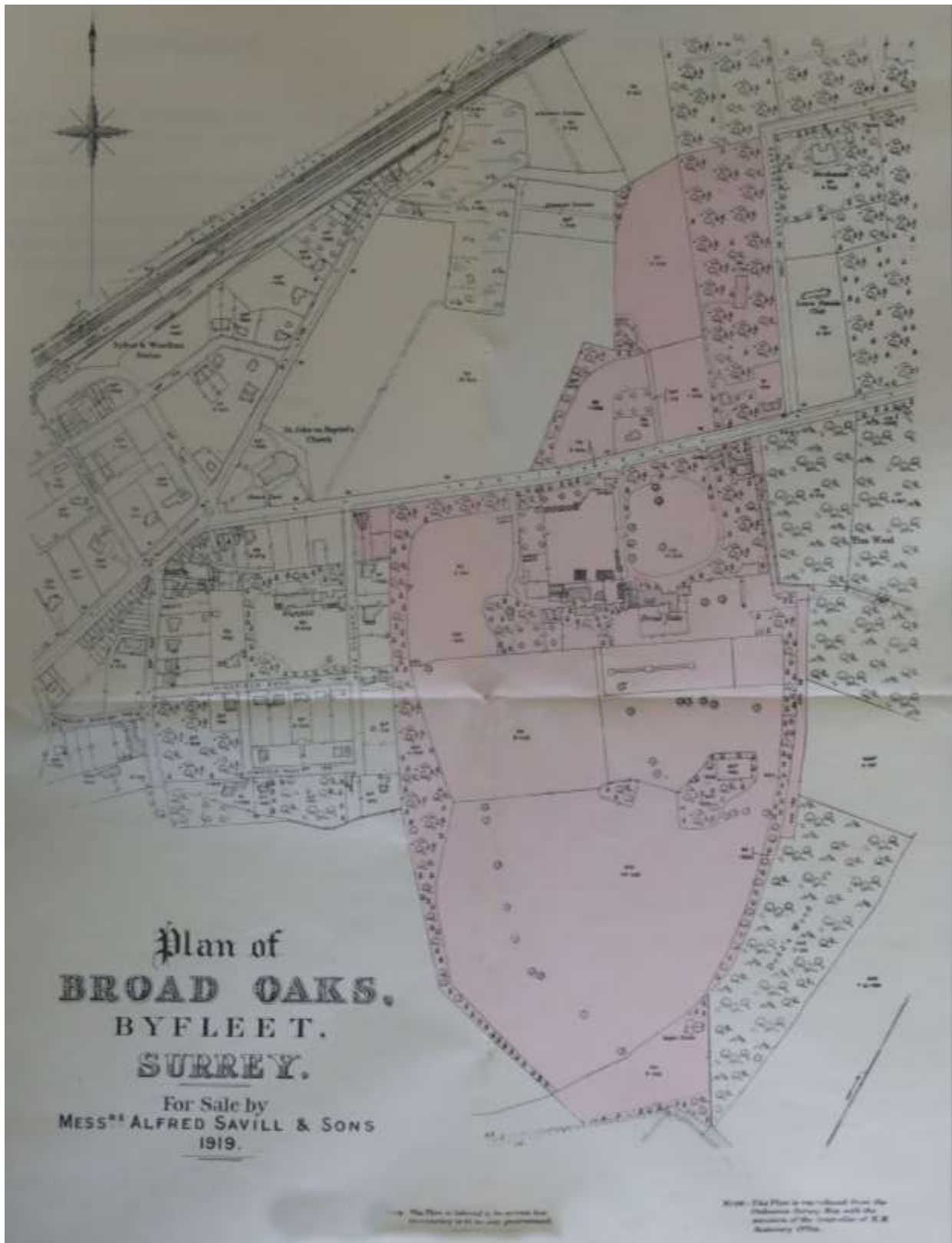


Figure 33. 1919 sale plan

The covered tennis court and gymnasium is the rectangular building in the woods, to the north of Parvis Road, opposite the lawn tennis club

THE MOD YEARS

MINISTRY OF SUPPLY

The Ministry of Supply (MoS) was a department of the UK government formed on 1 August 1939 by the Ministry of Supply Act 1939 to co-ordinate the supply of equipment to all three British armed forces.

The Ministry of Supply also took over all army research establishments in 1939. The Ministry of Aircraft Production was abolished in 1946, and the MoS took over its responsibilities for aircraft, including the associated research establishments.

OPERATIONAL ANALYSIS

Patrick Maynard Stuart Blackett was a young naval officer who had seen considerable combat in WWI. In WWII, he played a crucial role in devising tactics that would contribute to the end of the Nazi U-boats as a significant threat to the trans-Atlantic convoys, which sustained Britain. He would go on to win a Nobel prize for physics in 1946.

When World War II broke out, Blackett was first assigned to help exploit the new technology of radar, which was key in Britain's defence against German aircraft during the Battle of Britain. Britain built a string of radar stations called the Chain Home (CH) along the coast facing the English Channel. It was here that Blackett first used his combination of analytical, technical, and practical skills.

Blackett was a strong proponent of using data and analytics to better exploit the resources you had available, rather than waiting and hoping for some "next big thing" breakthrough technology.

AORG

After Blackett left Anti-Aircraft Command for RAF Coastal Command, in 1941, the Army Operational Research Group (AORG) was formed by Sir Charles Darwin, grandson of the famous naturalist. AORG was placed under the Ministry of Supply, limiting its direct access to the Army.²³

In 1947, Broadoaks was bought by compulsory order, at a cost of £4000²⁴, for the Ministry of Supply.²⁵ They intended to use it for 'analysing and examining the effects of shell-bursts, etc.'. The actual explosions would take place elsewhere.²⁶

²³ Copp, Terry "Operation Research and 21 Army Group." *Canadian Military History* 3, 1 (1994)

²⁴ SHC, J/510/2, Byfleet Heritage (2005), *A history of Broadoaks* (Gristwood, Helen)

²⁵ *Country Life* 7 February 1947

²⁶ *Surrey Advertiser* 1 November 1947

The majority of the site was surrounded by a security fence. This closed off the two entrances by the east and west lodges. The third driveway (to *Melbene* and *Bindon*) became the main entrance to the site.

AORG had been dissembled in 1946, with much of it being amalgamated into the Microbiological Research Department at Porton Down. In 1948, a new Army Operational Research Group (AORG) was formed at West Byfleet from the

Military Weapons Research Unit and the Operations Research Group (Weapons & Equipment). Broadoaks house provided most of the offices whilst a number of prefabricated buildings were erected for additional offices and technical labs. The coach-house was used to house a small fleet of military vehicles.



Figure 34. Coach-house with 1943 Bedford QL lorry

The Ministry of Supply was abolished in late 1959 and its responsibilities passed to the Ministry of Aviation, the War Office, and the Air Ministry. The latter two ministries were subsequently merged with the Admiralty to form the Ministry of Defence, in 1964.

In 1962, AORG was renamed the Army Operational Research Establishment (AORE).



Figure 35. Military wargame at AORE (from a BBC documentary)

CSEE

From 1955 until 1960, the Clothing and Stores Experiment Establishment was also based at Broadoaks. In 1960 it was relocated to Farnborough as the Clothing and Experimental Physiological Research Establishment.

DOAE

Following the creation of the Ministry of Defence, AORG became the Defence Operational Analysis Establishment (DOAE) in 1965. Its role thus expanded across all three services.

The expanded role meant a need for additional staff and additional accommodation for them.

Figure 36. DOAE recruitment advertisement 1975

HONOURS GRADUATES:

Opportunities in the forefront of Operational and Systems Analysis

The role of the Defence Operational Analysis Organisation is to apply analytical techniques to defence problems to assist the Ministry of Defence in making the best use of limited national resources. A wide variety of problems is tackled ranging from those at the highest level, concerned with defence policy, through those of future resource allocation to those of tactics concerned with the optimum employment of existing resources. Posts are available at the Defence Operational Analysis Establishment, West Byfleet, Surrey and in other groups working within the Service Departments in Central London, Andover, Northwood and High Wycombe. Comprehensive training facilities are available including arrangement for suitable staff to study for post graduate degrees. Career prospects are good and include opportunities to transfer to other areas of the Ministry of Defence, to other Government Departments and overseas. Initial appointment will be as Senior Scientific Officer (£3350 to over £4650), Higher Scientific Officer (around £2700 to £3600) or Scientific Officer (over £1800 to £2900), depending on age and experience. Salaries are £410 higher in Inner London and £260 higher at Northwood. Starting salary may be above the minimum at each level. Candidates must have a good honours degree in a scientific subject, preferably OR, Mathematics, Physics, Engineering or Chemistry. Personal qualities such as breadth of outlook, sound judgement, initiative and the ability to establish and maintain good relations with colleagues are as important as the particular academic discipline of a candidate. Relevant experience is needed for appointment as SSO (4 years) and HSO (2 years). Posts for those expecting to graduate in 1975 are being advertised separately. For full details and application form (to be returned by 31 January 1975) write to J. G. Miller, Defence Operational Analysis Establishment, Parvis Road, West Byfleet, Surrey. Please quote SA/3/EB/ 5

In 1963, permission was granted to extend Broadoaks to provide 100,000 sq ft of floor space to accommodate 300 people.²⁷ However, the plans were not approved until 1974.

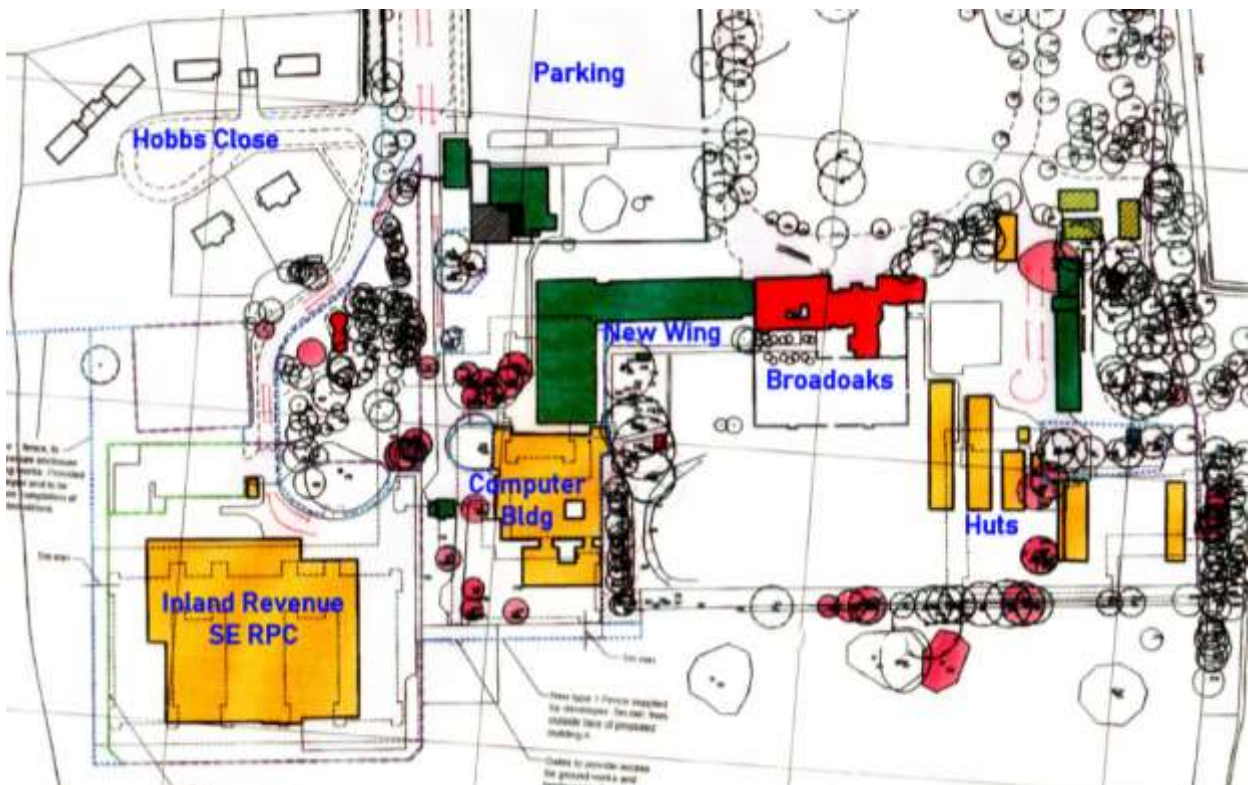


Figure 37. Additions to the site

²⁷ *Surrey Advertiser* 22 June 1963

A large, L-shaped, wing, three storeys high, was connected onto the western end of Broadoaks house (see Figure 37). This was flat-roofed, rectangular in cross-section and looked rather incongruous next to the old house, but it was practical. The new wing was built on the site of the two villas, *Melbene* and *Bindon*.



Figure 38. Broadoaks house, new wing and staff canteen (left to right)

The progress made in computer technology was an obvious boon to the analysis community and, in 1968, a state-of-the-art computer building was built to the south of the new wing (then still to be built). This was later extended, to the north to allow for larger computers and additional ancillaries, and to the south for additional offices for computer staff.

**DEFENCE OPERATIONAL ANALYSIS
ESTABLISHMENT, WEST BYFLEET**

**A Powerful Modern Computer
Still Needs
Intelligent People To Operate It**

We need
COMPUTER OPERATORS

to work on our unique configuration built around an ICL 1907E. The peripherals include a drum, exchangeable discs, a visual display unit, a graph plotter and remote on-line terminals besides the normal card, paper tape and magnetic tape input/output equipment. This is an opportunity to broaden your experience by working on the D.O.A.E. computer in an exciting period of expansion.

Although preference will be given to experienced operators, opportunities exist for the training of less experienced applicants. All candidates must be prepared to work extended shifts.

If you would like more details please telephone:
Mr. Lewis — Byfleet 43161
or write to him at:
**Ministry of Defence
Defence Operational Analysis Establishment
Parvis Road, West Byfleet, Surrey**



Figure 39. Computer room 1980s

Figure 40. Advertisement July 1969

The new wing was used by the analysts, and some of the outbuildings still by technicians. The old house was occupied by the management and admin staff. The ground floor of the two Tennant extensions (the music room and boudoir) were used for briefings, conferences and functions.



Figure 41. Briefing in the former music room

Married Quarters

Because of the regularity with which service personnel were posted, the Ministry of Defence would endeavour to provide rented houses for service personnel with families. These are known as married quarters or service family accommodation.

In the 1950s, a small housing estate was built, comprised of six detached houses. These were married quarters for some of the military officers stationed at AORE. The road was named Hobbs Close.

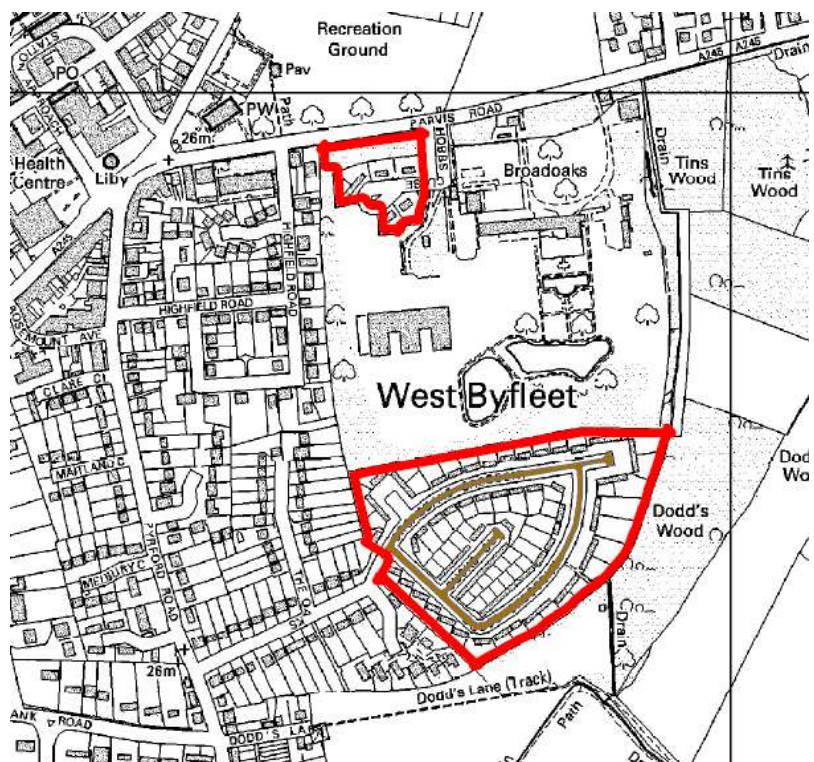


Figure 42. Map showing Hobbs Close and Broadoaks Crescent etc

During the late 1950s, a larger housing estate was built in the southern part of the Broadoaks estate. Comprising Broadoaks Crescent, Bourne Close, Bucks Close, Dodds Crescent, and Wey Close, it provides 61 detached houses.

DERA

Following the election of Margaret Thatcher's Conservative Government in 1979, there was a political drive to make government departments more efficient and more accountable.

As part of the overall principle of amalgamation and efficiency, the Army Management Service (A MAN S) and Management Accounting Services (Army) (MAS(A)) were co-located with DOAE at Broadoaks, in 1982.

Like most large Western nations with substantial defence commitments, the UK had developed a large defence research organisation covering sea, land, air and command & control systems. The capabilities were distributed over a number of establishments. Following a comprehensive review, the decision was taken in 1988 to create the Defence Research Agency (DRA), to come into existence on 1st April 1991. DRA was an amalgamation of the various (non-nuclear) research establishments in the MOD. Because both the agency and its principal customers were owned by the Secretary of State for Defence, who could not contract with himself, a legal contract was not possible. However the relationship was established so that to all intents and purposes a proper contractual relationship existed.²⁸

Whilst DOAE was not to be a part of DRA, the same principles of efficiency and accountability were applied and, on 1st July 1992, DOAE became the Defence Operational Analysis Centre (DOAC). Although not a true agency, DOAC introduced many of the management processes, including project management and accounting and time recording for personnel and facilities.

In 1995, further amalgamation and rationalisation took place with the creation of the Defence Evaluation and Research Agency (DERA). This added the Nuclear & Biological, and Testing & Evaluation capabilities, and DOAC to the DRA.

DOAC and the analysis divisions of the former DRA formed the Centre for Defence Analysis (CDA). DOAC became the high levels studies division of CDA: CDA(HLS).²⁹

In July 1996, CDA (HLS) relocated to Farnborough Airfield, one of the main DERA sites. The Broadoaks site was closed and put up for sale.

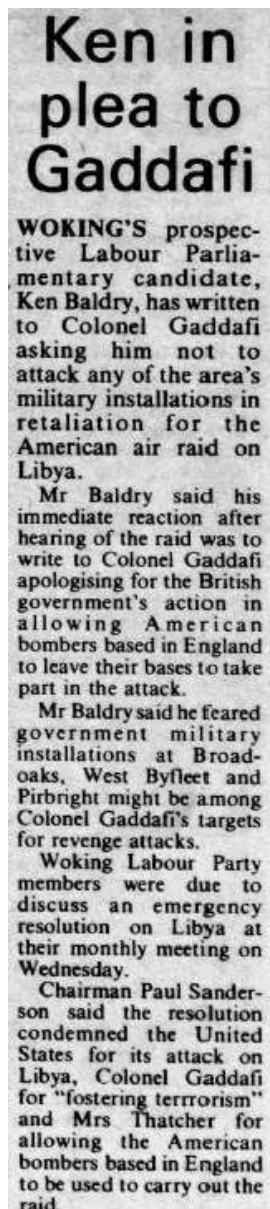


Figure 43. *Woking Informer* 27 February 1986

²⁸ *Reorganisation of Evaluation and Research to Support Future Defence Procurement*, paper presented at the AGARD FVP Symposium, Drammen, Norway September 1997

²⁹ https://assets.publishing.service.gov.uk/media/5a74da92ed915d502d6cb853/Dstl_s_history.pdf

INLAND REVENUE REGIONAL PROCESSING CENTRE

In the 1980s, the Inland Revenue decided to computerise its processing of pay-as-you-earn (PAYE) income tax. This was achieved in 1984. Cards that recorded annual tax information were replaced by twelve regional databases that stored the tax records of individuals based on the location of their employer.

Figure 44. *Staines & Egham News* 13 March 1986

A quicker tax service on way

Delays likely

Splitting the databases in this way was not by design: The PAYE records of UK taxpayers were simply too large to accommodate in any single system at that time.

The South-east Regional Processing Centre was built at West Byfleet, on land part of the Broadoaks estate. The centre, named Wey House, was opened in November 1985.

The databases had no automatic data feed between them, so individuals with more than one concurrent employment or with multiple pension sources often found themselves dealing with different tax offices, in different parts of the country, to try to bring together their information through sending messages on paper between tax offices.³⁰

Attempts to collate information were arduous both for the Inland Revenue in locating and sharing data with itself and for taxpayers who generally bore the brunt of having to supply the information needed to reconcile their annual tax calculation.

To manage the burgeoning workload and increased burden on employers, the Revenue turned to IT solutions. Electronic data interface (EDI) provided the means for payroll bureaux and employers to make returns over a secure computer network from 1998 and the impact was immediate.³¹ The regional processing centres became obsolete.

TAX offices in Woking are joining the computer age.

The offices at Chertsey Road and Guildford Road are currently changing over to a computer system to handle PAYE tax affairs.

The district's computer terminals will be linked to the main computer at the regional processing centre at Parvis Road, West Byfleet, which was opened last November.

District inspector of Woking 2 Tax District, Terry Collins, said: "During the next few weeks this office, in common with many others, will be putting on to computer the tax records of all those dealt with under the PAYE system.

"This work has to be done in addition to our normal activities, but we hope to complete it by mid-May. While this changeover is taking place, some delays will be inevitable in dealing with inquiries and claims from taxpayers."

During this period people are asked to contact the tax offices only on urgent matters. Those who have to write about a repayment or something particularly urgent, should mark their envelopes repayment or urgent, to receive priority attention.

Mr Collins said: "When computerisation is complete we shall be able to offer a quicker, more efficient and more personal service to taxpayers than we can now."

³⁰ <https://www.taxation.co.uk/articles/2011-09-21-280681-payee-story>

³¹ <https://www.taxation.co.uk/articles/2011-09-21-280681-payee-story>, David Gauke MP Exchequer secretary to the Treasury

DEVELOPMENT

The Ministry of Defence sold the Broadoaks estate in 1998. It was purchased by Leading Rule Ltd.

LEADING RULE LIMITED

In 2002, Leading Rule Ltd submitted plans for the development of Broadoaks, as a business park. Three new buildings would be erected (A, B, and C in Figure 45) and Broadoaks house would be converted into a conference centre.

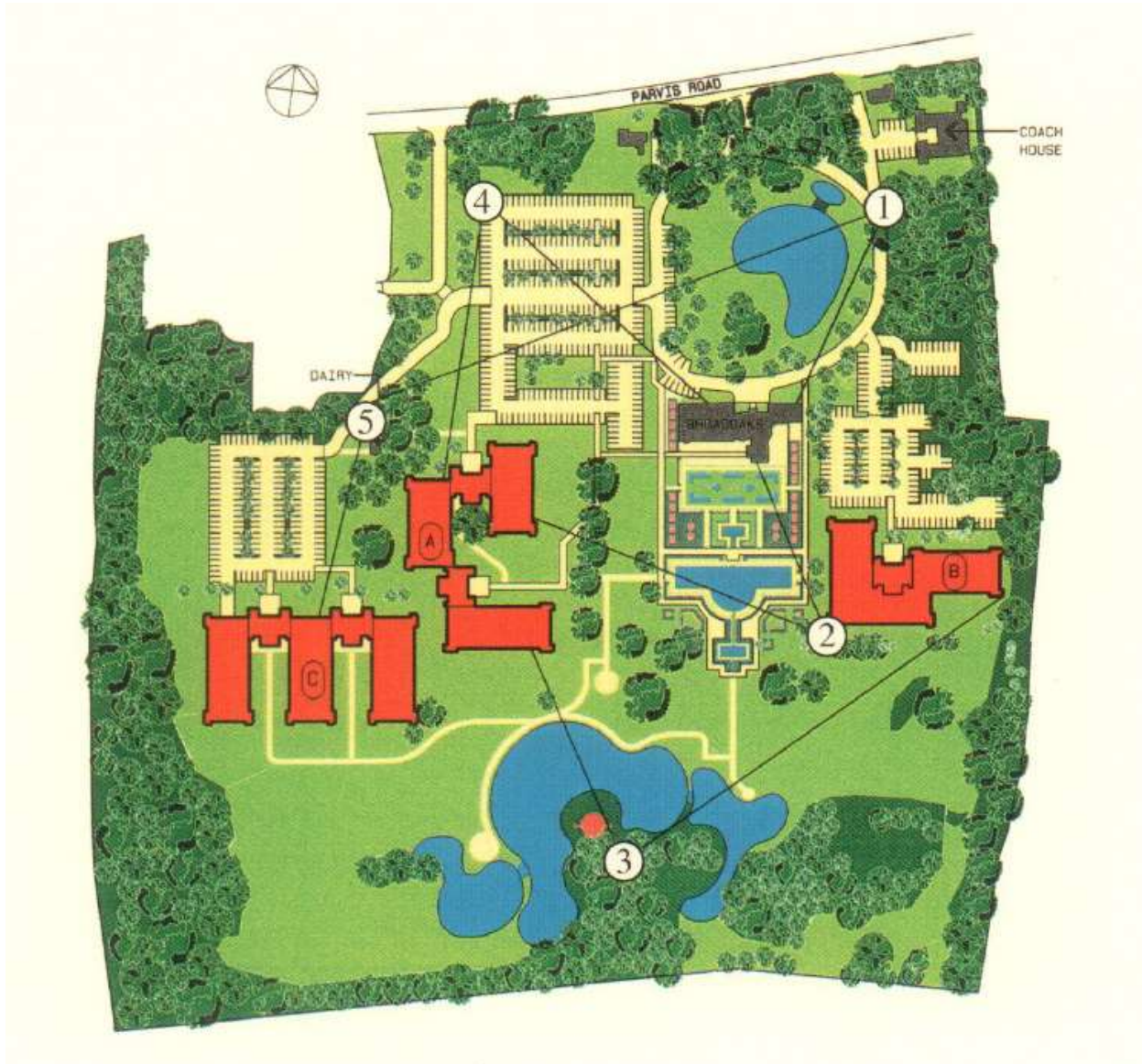


Figure 45. Plan for business park

The plans were submitted to the Secretary of State for the Environment, Transport and The Regions and were approved in December 2000, subject to a number of conditions.

The short leg of the 'L' of the new wing and the computer building were both demolished. Work was started on the ornamental lakes.



Figure 46. Work suspended, 2008

The building in the foreground was the main gate reception, the roof-top behind was the staff canteen. The long leg of the New Wing can be seen beyond.

Wey House was also demolished and Building C, Sherwood House, was constructed on the site, but was never occupied.



Figure 47. Building C, Sherwood House

A petition to wind up Leading Rule Ltd was presented to the High Court of Justice, on 20th November 2008, by Waterman Building Services, claiming to be a creditor of the company.³² A liquidator was named and a statement of the company's affairs, dated 11 December 2008, gave the company's assets as nil and liabilities as £2,124,303.

³² In the High Court of Justice (Chancery Division), Companies Court No 10397 of 2008, In the Matter of LEADING RULE LTD and in the Matter of the Insolvency Act 1986

WOKING BOROUGH COUNCIL

In 2002, Woking Borough Council produced plans for the redevelopment of Broadoaks. ^{33,34} These plans are sealed for 30 years so will not be available to view until 2030.

BROADOAKS PARK

By 2016, the site had been acquired by Octagon Developments and they presented plans for a residential park.



Figure 48. Satellite view of Broadoaks site, c2020

Broadoaks Park is delivering 151 new houses set within a landscaped park. The coach house has been renovated and converted to six 2-bedroom apartments. Both of the lodges are renovated and converted to detached dwellings. The main house is being part demolished, renovated and converted into a pair of houses. Conversion of Broadoaks house is expected to be completed in 2024.

³³ SHC. CC989/76, *Proof of evidence and appendices prepared by Anthony Blee Consultancy for the redevelopment of the Broadoaks estate by Woking Borough Council*

³⁴ SHC. CC989/77, *Architect's plans for proposed redevelopment of the Broadoaks estate*

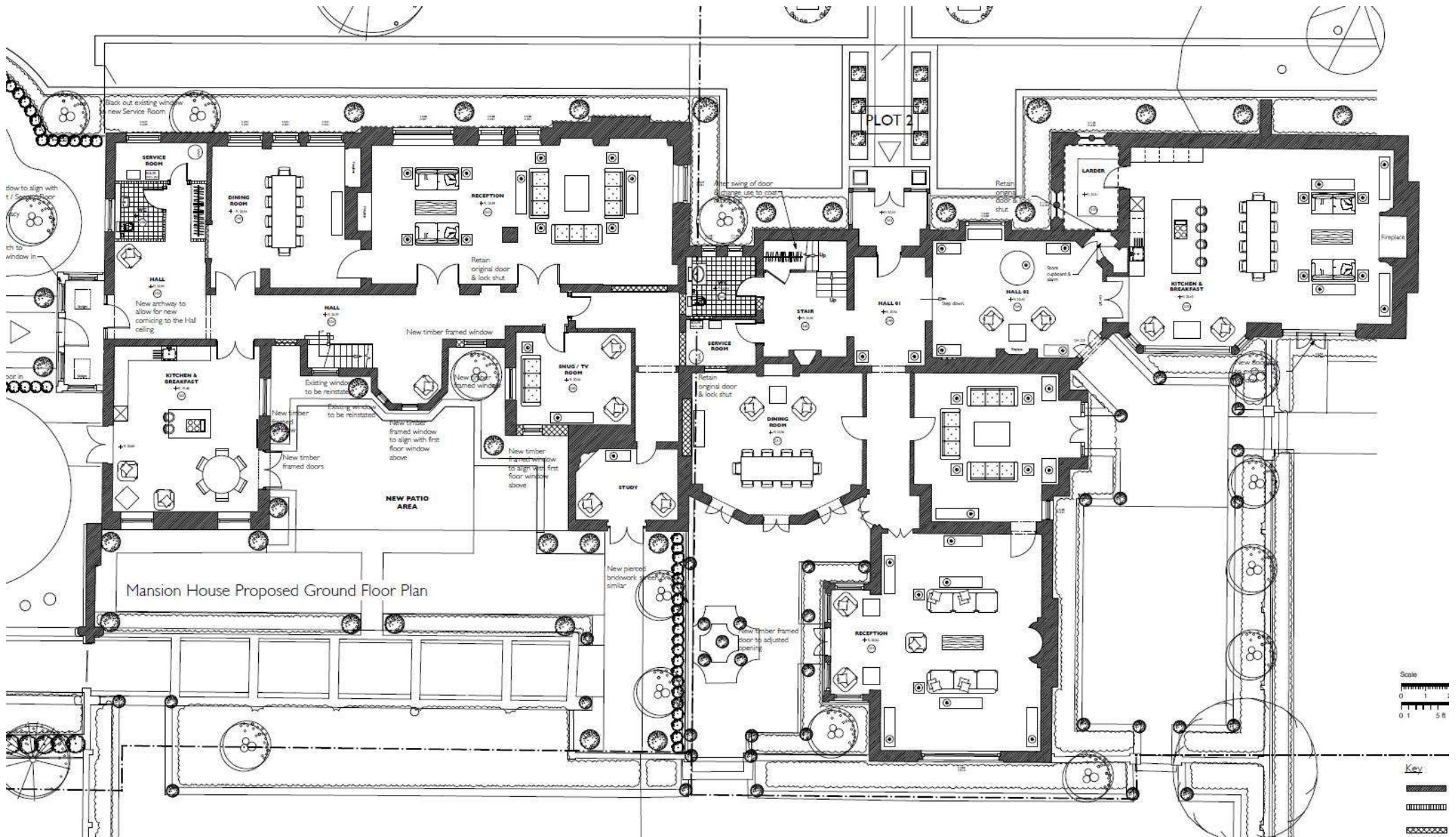


Figure 49. Proposed ground floor layout of Broadoaks as two houses



Figure 50. Satellite view of Broadoaks site, 2023



Figure 51. Coach house



Figure 52. East Lodge

The two summer houses (described in the 1919 sales brochure as 'tea lodges') are being restored and relocated.



Figure 53. Original summer house

The original plan for Broadoaks Park included the conversion of Sherwood House into a private secondary school for 900 pupils. For commercial and financial reasons, this has not happened. Highfields retirement home, comprising 75 'later living homes' for over-60s, has been built on the site, offering one and two-bedroom apartments available to buy or rent.



Figure 54. Highfields

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1:2500 Ordnance Survey Plans for 1871, 1896, 1912, 1935, 1965 and 1976 have been used extensively

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