

CHARLES LOCK LUCK, FRIBA, 1833-1890, A SURBITON ARCHITECT

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ABSTRACT

Charles Lock Luck an architect, born in 1833 at the Paragon, Blackheath, lived in Surbiton from 1860-1890. His works included nine churches, including Christ Church, Surbiton, St. Matthew's, Surbiton, St. Paul's, Kingston Hill, the enlargement of St. Peter's, Norbiton, two churches on the Isle of Wight and two in Kent. He was also the architect of the Kingston Workhouse Infirmary [currently Regent Wing of Kingston Hospital], two schools in Kingston and the initial phase of Ridley Hall theological college in Cambridge. The costs of some of his projects and the building contractors are stated. When not engaged in his busy architectural practice, Charles Luck led an interesting and very full life of public service, which included support of Christ Church, involvement with the local temperance movement and membership of the Surbiton Improvement Commission. He died in 1890 and was buried in St. Mark's churchyard, Surbiton. This paper is presented as work in progress.

INTRODUCTION

This research was carried out from June 2020 until February 2021, a period when the country was subject to "*lockdown*" measures because of the prevailing Covid-19 virus pandemic. Travelling was very much restricted and access to libraries and archives was not feasible or in some cases impossible. In particular, relevant original sources including parish records, records of the Kingston Board of Guardians and church building records held at Lambeth Palace Library could not be examined and research was limited to electronic resources. Worthy of mention are the digitised issues of the Surrey Comet local newspaper that are available from The British Newspaper Archive and Census records available from Ancestry.¹ These provided much useful material. Furthermore, churches were closed and it was not possible to examine internal features that could possibly provide useful information.

Charles Lock Luck was an architect who lived in Surbiton from around 1860 until 1890. His local designs included Christ Church, Surbiton, St. Matthew's Church, Surbiton, St. Paul's Church, Kingston Hill, an extension of

St. Peter's Church, Norbiton, four almshouses in Kingston and what is now Regent Wing at Kingston Hospital. He also designed Ridley Hall, an Anglican theological college in Cambridge and some other buildings elsewhere. A list of works of Charles Lock Luck was derived from the Historic Buildings and Area Appraisal submitted in 2011 to Cambridge City Council as part of a development plan for Ridley Hall. Hereafter, the document is referred to as "*the Ridley Hall Appraisal*".² Hereafter, for the sake of brevity, Charles Lock Luck is referred to as "*Charles Luck*" or "*Luck*".

The Ridley Hall Appraisal attributed to Charles Luck the church of St. John the Baptist, Bodicote in Oxfordshire. Clearly, it was incorrect because the dates given, 1842-44, excluded Luck as its architect because he would have been about ten year's old at the time. Indeed, another source attributed the work to John Plowman of Oxford.³ Therefore an attempt was made to verify, as far as was possible, each of the works attributed to Luck in the Ridley Hall Appraisal with reference to reports in local newspapers and other sources. Various historic building costs are mentioned in the text. Figures in brackets represent approximately what the money was worth in the year 2017 with reference to the National Archives Currency Converter.⁴ Where buildings designed by Luck no longer exist, the postcodes are asterisked to denote a conjectured location.

EARLY DAYS

Charles Luck was born on 24 November 1833 at the Paragon, Blackheath, on the southeast outskirts of London. He was the second of six sons of Frederick Luck, a merchant, and Jane Lee Luck. His mother's maiden name was Lock and his second forename reflected this.⁵

The Paragon, was a crescent of seven pairs of houses linked by colonnades, designed by the architect, Michael Searles. The freeholder, John Cator, intended the high-quality houses to appeal to upper-middle class buyers. Moreover, to ensure that his development met the requirements of his respectable tenants, restrictive covenants in the leases excluded any activity in the houses beyond domestic residence; e.g., nobody was permitted to exercise the business of school master, tallow chandler, butcher and other trades or crafts.⁶ Thus, it was assumed that Charles Luck's father was very well off and wished to keep his business interests at some distance from the

family home. Indeed, when he died, on 12 June 1845, Frederick Luck's personal estate and effects were worth around £30,000, which amounts to about £1.8 million in 2017. Charles Luck was a beneficiary of his father's estate and of his mother's estate, worth £3,000 [£177,000] when she died on 2 July 1859.⁷

The Enumerator of the 1841 Census recorded that Frederick Luck, aged 35, a merchant, and Jane Luck, aged 30, then were living with three of their children and two servants, in Mansion Row, Gillingham, Kent. However, this Census found Charles Luck, aged 8, and his older brother Edward, aged 9, at Mary Tatlock's preparatory boarding and day school in Montpelier Row, Blackheath, within walking distance of the Paragon.⁸ It was assumed that the Luck family maintained two residences in 1841, one at the Paragon and the other in Gillingham perhaps being closer to the business interests that Frederick Luck had at the time.⁹ Furthermore, the Census of 1841 revealed that the Luck family residence in Gillingham was adjacent to that of Michael and Mary Lock the parents of Jane Lee Lock, the grandparents of Charles Lock Luck.¹⁰

The Census of 1851 recorded that Charles Luck, aged 17, "*scholar of Queens College*" was a visitor in the household of John Lock, a farmer, at Woodlands Farm, Gillingham, Kent. It was assumed that John Lock was Charles Luck's great-uncle. Some research established that Charles Luck attended "*Queen's College County School*" in Milton, near Gravesend, Kent. Despite its name, it had no connection with existing Oxbridge colleges but was designed to appeal to the parents of aspiring middle-class parents. Later, it was renamed "*Park House School*".¹¹ The same Census recorded at 51 Onslow Square, Kensington, Jane Lee Lock, a widow, aged 39, and two of her sons, Edward Lock, aged eighteen, and Arthur Herman Lock, aged eight. The household had three servants and Edward Lock was described as a "*silk warehouseman*". It was assumed that he had taken on his father's business. Charles Lock was living in his mother's household in Onslow Square in 1859.¹²

THE ARCHITECT

The Directory of British Architects showed that Charles Luck was articled to George Smith [1783-1860] in 1852 for five years, was an improver in the

office of the architect Benjamin Ferrey [1810-1880] for two years, 1857-1859. Then, he would have been 25 years of age. George Smith, a founding fellow of the Royal Institute of British Architects [RIBA], was Surveyor to the Mercers' Company.¹³ Michael Lock, Charles Luck's grandfather, was a Freeman, by patrimony, of the Worshipful Company of Mercers and perhaps through the Mercer's connection the articles were arranged.¹⁴ Benjamin Ferrey, was a Fellow of RIBA in 1839, and twice Vice President of RIBA. His works in Surrey included Christ Church in Esher [1853], the former National Schools opposite Esher Green [1852], additions to St Nicholas Church Thames Ditton and the Old Vicarage, Thames Ditton.¹⁵ Charles Luck started independent architectural practice in 1859.¹⁶ From 1868, perhaps earlier, Luck had an office at Charlton Chambers at No. 12 Regent Street in London and was for a time in partnership with Thomas Henry Rushforth, ARIBA.¹⁷

Charles Luck was elected a Fellow of the Royal Institute of British Architects in 1885. His proposers included Ewan Christian, a Past President of RIBA, who was a Royal Gold Medallist, and Edward Blakeway L'Anson, a member of the Institute's Statutory Board of Examiners. The Constitution of RIBA required that Fellows must have been architects of at least thirty years of age and who had been engaged as principals for at least seven years in architectural practice and to have passed a prescribed examination or examinations; or, in special cases, having been granted an exemption from such an examination or examinations. Luck appears to have submitted a portfolio of drawings to comply, at least in part, with the examination requirements.¹⁸

LIFE IN SURBITON

On 22 June 1860 the Morning Chronicle newspaper recorded that Charles Luck of Surbiton, Surrey, had married Julia Robinson at St. Saviour's Church, Chelsea. This was the first record of his domicile in Surbiton. On 10 July 1861, at St Saviour's Church, was baptised Margaret Jane daughter of Charles Luck, architect, and Julia Luck of Surbiton, Surrey. The couple had two more children, Mary Luck, born in Surbiton in 1862 and John Luck, born in Surbiton and baptised in the nearby parish of Hook in 1863.¹⁹

Surrey Electoral Registers showed that in 1863 Charles Luck lived in Claremont Road and in 1864 he lived in Adelaide Road, both in Surbiton.

Census records of 1871 and 1881 found Charles Luck in Adelaide Road, Surbiton and he died in Adelaide Road in 1890.²⁰ The evidence suggested that he lived in the same house in Adelaide Road from at least 1871 until 1890. Thus, Luck would have been able easily to walk from his home to Surbiton Station to travel to London on the days when it was necessary to be in his office.

Charles Luck was very much an Anglican churchman of the Evangelical persuasion. According to a eulogy delivered by the Rev. W. H. Ranken, vicar of Christ Church, Surbiton, Luck was *“heartily attached to Evangelical principles and while he held his own views firmly there never was the least narrowness or intolerance to those about him.”*²¹ He was a member of the first Council of Christ Church, Surbiton and for two years from 1871-1873 he was a Church Warden there.²² He was a member of the choir and was an *“indefatigable”* Sunday school teacher at Christ Church.²³ His wife, Julia, ran a Bible class for young men at Christ Church.²⁴ In 1888, Charles Luck was a member of the committee of the newly-formed Surbiton Harmonic Society.²⁵

Luck *“took the warmest interest in the Temperance Movement”* and was a member of the local branch of the Church of England Temperance Society.²⁶ He was also a supporter of Surbiton YMCA.²⁷ In 1881, he was a director and honorary architect of the Surbiton Hill Coffee Tavern Company Ltd. This was founded to provide for teetotallers *“attractive, comfortable and convenient places of refreshment and recreation where coffee, tea, cooked food and other refreshments of good quality [exclusive of intoxicating drinks] may be obtained by the public at reasonable prices, together with the use of such advantages, social and otherwise, as the establishment will afford as a place of resort and recreation”*. The company, which ran the Anchor Coffee Tavern in Ewell Road, Surbiton, was wound up in 1893.²⁸ In 1888, Charles Luck was a vice president of the Kingston Total Abstinence Society.²⁹

For 20 years Luck served on the Surbiton Improvement Commission and was described as *“an active and energetic member”*.³⁰ In particular, he worked hard on the development of the Surbiton Bye-Laws.³¹ Luck was once a member of the management committee of Surbiton Cottage Hospital.³² In 1885 he actively supported the campaign of the Conservative Party candidate for the Kingston and Richmond Division, Sir J. Whittaker Ellis.³³



Figure 1. Portrait of Charles Lock Luck, undated, from the collection of Ridley Hall, Cambridge.

The evidence indicated that Charles Lock Luck was well-known and highly regarded in Surbiton. A newspaper report of his death stated that he was looked up to and respected by everyone with whom he came into contact. In his eulogy, the Rev. W. H. Ranken mentioned Luck's good works that younger men should emulate. A eulogy at a meeting of the Surbiton Improvement Commission stated that Luck was an *"unobtrusive, industrious, hardworking, self-denying man in the labours of the Commission and on behalf of the ratepayers"*. At the same meeting, in another eulogy it was said that Luck *had "devoted himself on all occasions to the public good and to the parochial good"*.³⁴

Charles Luck died, aged 56, at his home in Adelaide Road, on the nineteenth of February 1890 and was buried at St. Mark's Church, Surbiton. There was a large funeral procession from his home to St. Mark's Church and the funeral was very well attended by prominent Surbiton residents, including clergy and representatives of the Improvement Commission and Temperance Movement. Hymns were sung by the combined choirs of Christ Church and St.

Mark's Church. The vicar of St. Mark's, the Ven. Archdeacon Burney conducted the burial service.³⁵

Charles Luck's death certificate stated that he died, aged 56, on the nineteenth of February 1890 of Bright's Disease at 118 Adelaide Road, Surbiton.³⁶ Unfortunately, his grave appeared to be among those scattered by when the church was bombed in 1940 and probably his remains were among those reburied in Surbiton Cemetery in August 2009.³⁷ His personal estate was worth about £9,891 [£812,000].³⁸

ARCHITECTURAL DESIGNS

Christ Church, Surbiton KT5 8JJ, 1863

This account was assembled from reports in the Surrey Comet local newspaper. It appeared that a new church for Surbiton originally was intended for a site on the Southborough Estate rather the site currently occupied by Christ Church in Berrylands. On 18 August 1860, the newspaper published a letter to the Surbiton Improvement Commissioners from Mr. Peter. J. Dalton, architect and surveyor, stating that Mr. Robert Curling, the new owner of the Southborough Estate on Surbiton Hill, wished to inform them of plans to build houses of a superior class on the estate. An editorial on 1 September 1860 reported that the houses would be valued from £60 [£3,600] to £100 [£6,000] and upwards and a site would be set aside gratuitously for a church.

The issue of 12 October 1861 carried an advertisement for subscriptions to enable a new church to be built on Surbiton Hill. The Building Committee consisted of Mr. George Cavell, Mr. William H. Dickenson, Mr. George Foot, Mr. Alfred Hermon, Mr. Charles Norton, Mr. J. A. Strachan and Mr. Charles Walter. Approval was expected from the Ecclesiastical Commissioners, "*a most eligible and valuable site on the Southborough Estate*" had been provided and about £3,800 already had been promised, including a contribution of £50 [£3,000] from Charles Lock. It was clear that he was associated with the project from its inception.

A letter from "*Hector*" in the issue of 31 May 1862 indicated his concerns whether the Committee had decided to build the new church in Berrylands rather than on a plot of land on the Southborough Estate which he called "*Mr Curling's valuable gift*". "*Hector*" asked the Committee or Mr. Dalton to explain

the situation. Furthermore, "*Hector*" considered that land that would have to be purchased in Berrylands would not be central enough for the majority of local people and called on them to be consulted on the choice of site.

On 7 June 1862, the newspaper carried a response from Peter J. Dalton.³⁹ He said that he was led to believe by the Committee that he would be appointed architect of the new church that was originally intended for the Southborough Estate. Now, he had learned that another architect previously had been chosen and a decision made to build the new church in "*some out of the way place in Berrylands*". Dalton hinted at subterfuge on the part of the Committee and called for a public meeting to "*ventilate the question*".

On 14 June 1862 the Surrey Comet published a response from Mr. Strachan, Hon. Secretary of the Building Committee. In essence it said that Dalton had not satisfied them that he was experienced in the design of churches. And, while no architect yet had been appointed, one under consideration had the necessary experience and had, at the request of the Committee, prepared drawings for a new church. Moreover, Stachan hinted that Robert Curling had not yet legally transferred the plot of ground on the Southborough estate that was intended for the church.

Dalton's somewhat aggrieved response to Stachan was published in the issue of 28 June 1862. Dalton said that he had been engaged by Robert Curling to supervise the works on the Southborough Estate on the understanding that he would be the architect of the church, should it be built there, and that Curling wished to approve its plans. Furthermore, it was established that Charles Luck had been chosen by the Committee as the architect of the new church and that it was to be constructed in Berrylands. This location was confirmed by an advertisement for subscriptions in the issue of 22 November 1862. It indicated that the Ecclesiastical Commissioners had approved the project including the erection of a vicarage on the site.

On 30 May 1863 the Surrey Comet reported that Christ Church was nearing completion. The style was Early English, built internally and externally in red brick with Bath stone dressings. When first opened it included a nave, north and south aisles, chancel and vestry. The north chancel aisle would to be added later and the aisles that communicated with it were temporarily blocked off. The roof was tiled and the chancel arch was

surmounted by a bell turret. There were plans later to build a tower and spire at the west end. The church was 102 ft. long internally and the width was 61 ft. 8 in. It was intended for sittings of nearly 800 people. Because funds were limited, many works, such as the carvings and permanent fittings would be completed later. The building contractor was Dove Brothers of Islington.⁴⁰ The Surrey Comet of 15 August 1863 reported that the church had been consecrated by the Bishop of Winchester two day earlier.

Luck also designed the Christ Church parish schools and the vicarage.⁴¹ The original church cost £4,100 [£243,00] and the vicarage cost £1,400 [£83,000]. As well as public subscriptions there was a contribution from the Incorporated Society for Promoting the Building and Repairing of Churches and Chapels. The church was enlarged in 1864 to obtain an additional 117 sittings by adding a north chancel aisle. In 1866 it was enlarged again to add 350 more sittings by extending the building westwards by 30 ft. The designs were those of Charles Lock Luck and the builder again was Dove Brothers. These enlargements catered for an increasing local population and were funded mainly by subscriptions.⁴² In 1871 an aisle was added to the south chancel and a new south west porch was added. Both were the designs of Luck and the builder was Samuel Simpson of Tottenham Court Road. The costs were £780 [£49,000] and £280 [£18,000] respectively.⁴³

Status: in use, website <https://www.ccsurbiton.org>

Enlargement of St. Peter's Church, Norbiton KT2 6QL, 1866 - 1867

A history of St. Peter's Church was written by Shaan Butters in 1992. The architect was George Gilbert Scott who was in partnership with Thomas Moffat and it was consecrated on 19 February 1842. In 1866 Charles Luck submitted plans for widening the north and south transepts and extending the boundary wall eastward, embracing the north and south aisles, so as to provide an additional 253 sittings. The enlargement was needed to cater for an increasing local population.

The plans were accepted on 30 June 1866 and the building contract, for £1,800 [£113,000], was awarded to Dove Brothers of Islington. Work started on 13 August 1866 and several improvements were added, including the raising of the whole chancel two steps higher than the nave. The communion

space had been raised similarly, openings were made in the east ends of the north and south galleries, the whole church was cleaned and the pews were re-varnished.



Figure 2. Christ Church, Surbiton, in Edwardian times. From the postcard collection of David A. Kennedy.

The project was completed in just over five months, the new chancel was consecrated on 24 January 1867 by the Bishop of Winchester and there was a celebratory lunch for the reopening of St Peter's, at which Luck was present. The Rev. Edward Garbett, incumbent of Christ Church, Surbiton, said that Luck had provided what was required, "*nothing showy but a substantial building*" that was "*satisfactory to all and a credit to the architect*".⁴⁴

Status: in use, see **Figure 3**, website <https://stpetersnorbiton.wordpress.com>



Figure3. St Peter's Church, Norbiton. Photograph taken by David A. Kennedy on 21 January 2021.

Kingston Workhouse Infirmary project, Norbiton KT2 7QB, 1868

The origin of the project could be traced to a report of an inspection, on 14 January 1867, of the workhouse by Dr. Edward Smith a newly appointed Poor Law Inspector who said, among other things, that *"it is clear that the accommodation for the sick is insufficient and is not well arranged"*. The Board of Guardians acted on the report and on 26 March 1867 they appointed Charles Lock Luck architect of the new Kingston Workhouse Infirmary project on the strength of a recommendation for his professional ability in the building of Christ Church, Surbiton, and the enlargement of St. Peter's Church, Norbiton.⁴⁵ Luck's plans were approved by the Board of Guardians in March 1868 and tenders were sought from builders who were required to provide a bond of £2,000 [£125,000] for the *"due execution of the work and performance of the contract"*.⁴⁶ The Guardian's overall intention was to provide accommodation for 200 more workhouse inmates by adding a new

wing to the existing workhouse, an infirmary and a new casual ward for male and female tramps. On 1 August 1868 the Surrey Comet reported that the building contract for the infirmary had been awarded to Manley & Rogers of St. George's Road, Regents Park, whose tender was for £5,991 [£375,000].

The Surrey Comet of 12 December 1868 reported on the completion of the new infirmary in the following terms: *"After a great amount of talk, a still greater amount of correspondence, many resolutions, counter-resolutions, amendments, and rescindings of former resolutions, the much needed infirmary has been erected at the Kingston Union Workhouse in Coombe Lane. The outside public were greatly alarmed when they heard of the amount that it was calculated that the building would cost, but they will at least have the assurance that they have got something for their money. The new infirmary is a decided ornament to the locality and quite throws the main buildings in the shade. But it is not for that reason alone that the ratepayers will be able to regard this erection with a certain degree of complacency. None but the medical officer, the resident officials and the Guardians have been able fully to realise what an extremity the master was put to provide rooms for the sick. The doctor found it utterly impossible to isolate infectious cases. The provision now made will obviate those evils and will, we trust, not only be an increased comfort to the sick poor, but will also assist their recovery to health and strength."*

The newspaper went on to outline the design of the infirmary which provided beds for 80 patients. It was built at right angles to the line of the workhouse and consisted of three floors, basement, ground and first floor. The basement floor was occupied by a kitchen, scullery, storerooms, mortuary and for other purposes. The ground floor consisted of four wards, two 44 ft. long, one 26 ft. and the fourth 20 ft. All were 20 ft. wide. There was also a small lunatic ward, with a padded room, approached by a separate entrance. Each ward had a lavatory and offices, well isolated from the ward. There was a large entrance hall and corridor, to be used as a day room for convalescents, nurses' room, dispensary, bathroom and a small ward for isolation cases.

The first floor was similar to the ground floor, with four wards, one of which is larger than that underneath it, extending over the lunatic ward. Here also were nurses' rooms, bathroom and two small spare wards for isolation cases.

The day room spanned the whole of the entrance hall and lobby. Access to the floor was by a spacious stone staircase with treads five in. high.

The wards adhered to the principles of modern hospital design, with windows on both sides so as to ensure ventilation. They were all lighted with gas and heated by open fireplaces, which served to add cheerfulness to the rooms. Ventilators were provided in the ceilings of the wards. The corridors were heated by hot water pipes and, detached from the infirmary, was the laundry, which had washing, ironing and drying rooms. The cost of the building had increased from original estimates and was now a little over £7,000 [£438,000].

The report continued with praise of Charles Luck and his work. From the first he had shown more than a professional interest in the undertaking, having always displayed the greatest readiness in altering his plans to comply with the wishes of the Board of Guardians. He had drawn up the specifications and he had personally superintended the progress of the works. The building would be a lasting testimony to his skill and architectural taste, and when the new wing for the workhouse and casual wards for tramps, which Luck had also designed, were completed, the writer was *“inclined to think that great satisfaction will be felt at the main pile of bricks and mortar, and its many and apparent defects will be so more and more manifest, that the house will have to give way to a structure which shall answer in every way the purposes for which it is required, without sacrificing comfort to utility to appearance. A more compact and thoroughly useful building the Guardians could not have erected than that now completed.”* Additionally, the writer concluded that the builders, Manley and Rogers had carried out their work in *“a very superior manner”*.

The new wing for the workhouse was completed by 12 February 1869. The Surrey Comet discussed its appearance, making the point that while some might consider it a disfigurement to the old building, others might think that it was the old building that disfigured the new one. Accordingly, the writer conjectured that in a few years it would be found necessary, indeed expedient, to make the whole establishment uniform in appearance. The new accommodation for tramps was a *“commodious and substantial, if not elegant block of buildings”* which occupied an area at the right hand side of the gate at

the entrance of the yard attached to the workhouse. It consisted of receiving rooms for males and females, two lofty and well ventilated dormitories; one for males containing 40 beds and the other for females containing 30 beds. There were also five single cells for refractory persons, bathrooms and day rooms equipped to enable tramps to carry out allotted tasks. Men were required to break a bushel of stones and women were required to pick oakum.⁴⁷ Luck received £300 commission [£19,000] for his work for the Guardians.⁴⁸

Later, Charles Lock Luck was appointed Architect to the Board of Guardians. In that role, he prepared block plans for new infectious disease wards, advised on the building of a new laundry and on the fitting out of a mortuary.⁴⁹

Status: in use as Regent Wing of Kingston Hospital, **see Figure 4**, website <https://kingstonhospital.nhs.uk>

All Saints' School, Wood Street, Kingston KT1 1TP*, 1872 - 1873

On 13 July 1872 the Surrey Comet announced that Charles Lock Luck had designed a new school for the Parish of All Saints in Wood Street, Kingston. It was intended for boys and girls and was on the site formally occupied by the foundry and workshops of Priest & Co. The foundation stone was laid by The Duchess of Teck on 14 August 1872.⁵⁰

The school was formally opened on 29 November 1873. At the ceremony it was announced that the school consisted of two lofty commodious floors capable of containing 400 children each, each with class rooms and offices. The class rooms for boys and girls were on separate floors; the upper floor had an open groined roof, while the lower had a ceiling supported by iron girders. Both rooms were well lighted and well ventilated. The building was of vari-coloured bricks and was surmounted by a bell turret. *"The exterior appearance was by no means devoid of attraction to the eye."* Moreover, the costs so far had been £4,016 9s 11d [£251,000] [which included building costs and] part of the architect's commission. The builder was Todd & Saunders.⁵¹

Status: no longer exists. Shown on an OS map published in 1899.⁵² Conjectured postcode, KT1 1TP.



Figure 4. Regent Wing, Kingston Hospital. The photograph was taken in 2018 by Dr. Audrey Giles.

St. Matthew's Church, Surbiton KT6 6JQ, 1874 - 1875

Richardson, writing in 1888, outlined the early history of the church. In 1874, the abovementioned Robert Curling legally granted the land to the Ecclesiastical Commissioners for the purpose of erecting a church. Originally intended for 800 sittings, the church and vicarage were designed by Charles Luck and the builders were Manley & Rogers. The church, in Early Decorated style, consisted of a nave, aisles, and transepts, with a semicircular apse, which had a roof of stone groining 40 ft. high. The nave was 94 ft. long and 24 ft. wide. The height of the main roof was 61 ft. from floor to ridge. The church was built of Kentish rag stone, and faced internally with yellow bricks; the windows and arches were of Bath stone. The lower part of the tower formed the main entrance to the church, and had a groined ceiling of stone and brick. The height of the tower and spire was 170 ft.

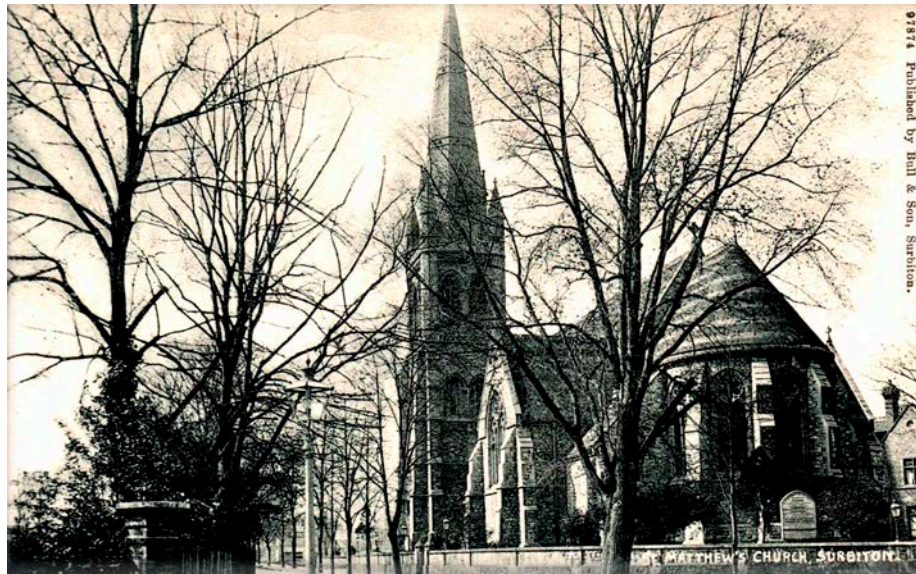


Figure 5. St Matthew's Church, Surbiton, in Edwardian times. The Vicarage can be seen on the right hand side. From the postcard collection of Paul Lang.

Cherry and Pevsner, 1983, called the building "*The stateliest church in Surbiton*".⁵³

According to Richardson, the total cost of the church, fittings, stained glass, bells, and vicarage was £24,000 [£1.5 million]. All costs were met by William Matthew Coulthurst, then a senior partner in the banking company, Coutts & Company, in memory of his sister. A stone inserted on the outside of the apse, bore the inscription: "*This church and vicarage were built 1874, by William Matthew Coulthurst, Esq., of Streatham Lodge, in this county, a thank-offering to god for blessings vouchsafed, for the faithful preaching of his word. Also in memory of a much beloved and only sister, Hannah Mabella Coulthurst.*" Hannah Mabella Coulthurst, died in 1873 aged 72, and William Matthew Coulthurst, an extremely rich man, died in 1877 aged 85, leaving about £600,000 [£39 million].⁵⁴

The church was consecrated on 21 September 1875 by the Bishop of Winchester. The Surrey Comet reported that at the lunch afterwards, held in the Christ Church schoolroom and attended by Charles Luck, Mr. Coulthurst was heard to say that that he determined to build a church that would last for a very long time and that his wish was that the services of the church should be of the simplest possible character and that the doctrine preached there should be the doctrine of Christ. He hoped that his wishes in this respect

would never be ignored. The patronage for the living of St Matthew's was vested in five trustees and after the lunch Coulthurst signed a memorandum for the trustees that made it clear that the incumbent was strictly to adhere to the Thirty Nine Articles of the Anglican Church and that the services were to be conducted strictly in accordance with evangelical doctrine.⁵⁵

Status: in use, see **Figure 5** which shows the church in Edwardian times, website <https://www.stmatthewskt6.org>
Grade II listed by Historic England.

St. Paul's Church, Gatton, Shanklin, Isle of Wight PO37 7AP, 1875 - 1885

This church, in the Early English Style, was designed by Charles Luck, according to the Hampshire Telegraph newspaper, with "*exceedingly exquisite taste*". The foundation stone was laid on 25 January 1875. It was intended that when completed the church would provide 600 sittings but in the first instance it was built without the side aisles to provide 350 sittings.⁵⁶ Historic England indicated that the church finally was completed by 1890, which might suggest a staged building project, but an article in the Hampshire Telegraph about its missing organist showed that it was in use in 1885.⁵⁷

Status: in use, website <https://www.achurchnearyou.com/church/16794/>
Grade II listed by Historic England.

St. Paul's Church, Kingston Hill KT2 7SF, 1876 - 1880

The foundation stone of this church was laid on 6 June 1876. According to Cherry & Pevsner, 1983, and Historic England, it was designed by Frank Peck in 1878. However, report in the Surrey Comet of 29 March 1873 and 29 January 1876 made it clear that Charles Lock Luck whose "*...whose taste and skill as an architect many examples are to be found in this neighbourhood*" designed the original building. It is likely that Frank Peck designed the new chancel that was added to the church in 1912. A memorial stone set into the chancel, that is visible from Park Road, stated that it was laid by the Duke of Teck on 22 April 1911. Luck's original Gothic church, built of "*stone and Kentish rag stone*" was designed to seat 800 persons and to replace a temporary iron church that was due to close in June 1874 when the lease of its site finished.⁵⁸ The Surrey Comet of 6 November 1880 reported that the

church, which had cost about £6,000 [£397,000] to build, was consecrated by the Bishop of Rochester on 30 October 1880.

Status: in use, see Figure 6, website <https://stpaulskingston.org.uk>

Grade II listed by Historic England.



Figure 6. St Paul's Church, Kingston Hill. Photograph taken by David A. Kennedy on 21 January 2021.

Initial phase of Ridley Hall, Cambridge CB3 9HG, 1879-1882

This account was assembled from various sources. Charles Luck was responsible for the architectural designs of the initial phase of Ridley Hall Anglican theological college in Cambridge. Built between 1879 and 1882 by G. Dobson of Colchester, its purpose was to prepare graduate Evangelical candidates for parish ministry. Luck's work included the main building with the Principal's house, Vice Principal's apartments, housekeepers' rooms, the Carr Memorial Library, the tower with the entrance gateway, porter's lodge, dining hall, common room, kitchens and nine sets of rooms. The buildings were faced with Chylton red bricks with Ancaster stone window and door dressings. The Times newspaper of 20 October 1879 reported that the corner stone recently had been laid. The college opened on 20 January 1881 with eight students in residence. The Times of 9 October 1882, reported that

Ridley Hall had been completed and celebrations had taken place. By 1882, the amount spent on the initial phase of construction and furnishing of Ridley Hall was approximately £25,000 [£1.7 million]. Twenty students were in residence by 1883. After Luck died, between 1891 and 1892, the designs for the second phase of construction, including the Chapel and a new block, were by William Wallace.⁵⁹

Status: in use, see Figure 7, which shows the college in 1881, website <https://www.ridley.cam.ac.uk>



Figure 7. Ridley Hall, Cambridge from the Illustrated London News, 28 May 1881

St. Matthew's Church, Borstal, Kent ME1 3HL, 1878 - 1879

Norman Clout, 1978, described it as “a simple homely building of Kentish rag stone” with “an unassuming little tower containing one solitary bell”. The foundation stone was laid on 29 July 1878 by the Earl of Darnley. On 3 January 1879, when the church was almost finished, the tower fell in after the workmen had gone home for the day, and fortunately nobody was injured. The accident was thought to be due to the action of frost. The new church was consecrated by the Bishop of Rochester in July 1879. Borstal was described as “a rising town a few miles from Rochester”. The costs of the building were met by voluntary contributions and the site was given by a local landowner, Mr. Tuff.⁶⁰ The records of the Incorporated Church Building Society [ICBS] held at Lambeth Palace Library, confirmed that Charles Luck was the architect and that J. G. Naylar was the builder.⁶¹

Status: in use, website <https://stmatthewsborstal.com>

St. Mary's Church, Barcombe, Sussex BN8 5TS, 1878- 1879

Designs for the extensive restoration of this medieval church were prepared by Charles Lock Luck. He replaced the roof, most of the stonework and the north porch. He repaired some of the bulging walls and realised an earlier plan for a large gabled aisle and replaced the southern part. He rebuilt the chancel to the original and replaced the north lancets. The work was undertaken in 1878-1879. Canon Garbett, previously the first incumbent of Christ Church, Surbiton was the vicar of this church.⁶²

Status: in use, website <https://www.barcombe.net/church/>

St. Peter's Church, Upper Holloway N19 5HT, 1880

The Builder of 11 September 1880 reported on the completion of St Peter's Church, Upper Holloway. It was situated at the bottom of Highgate Hill and provided about 700 sittings. The architect was Charles Luck and the builder was Hook & Oldray. The walls were built entirely of concrete made of Portland cement and burnt ballast, faced externally by red bricks and internally with yellow stock bricks. The church was 105 ft. long, the nave was 32 ft. 6 in. long and the aisles were 10 ft. wide. The nave roof ran unbroken from east to west. The aisles were 18 ft. 3 in. high to the roof plate. The nave was 36 ft. to the roof plate and 61 ft. from the floor to the top of the ridge. The clerestory walls were strengthened by buttresses, which were supported by flying arches connecting the nave and aisle walls together. It had an open-timber roof. The Hampstead & Highgate Express, of 7 August 1880 reported that the cost of the church was a little over £8,000 [£530,000] and that it was consecrated in August 1880 by the Bishop of London.

Status: converted into residential accommodation in 1978.⁶³ See **Figure 8** which shows the church in 1880.

Four new almshouses in Kingston KT2 6NQ, 1879 - 1880

On behalf of the Municipal Charity Trustees of Kingston, Charles Luck drew up the plans and specifications for four new almshouses, two for male inmates and two for female inmates, to be erected at the back of the old Alderman Cleave's Almshouses in London Road. The building contract was

was awarded to T. S. Todd of Kingston Hill and the cost was £1,257 [£83,000]. The new almshouses were ready for occupation by December 1880.⁶⁴

Status: in use, see **Figure 9.** website <https://housingcare.org/housing-care/facility-info-85477-cleaves-almshouses-kingston-england>

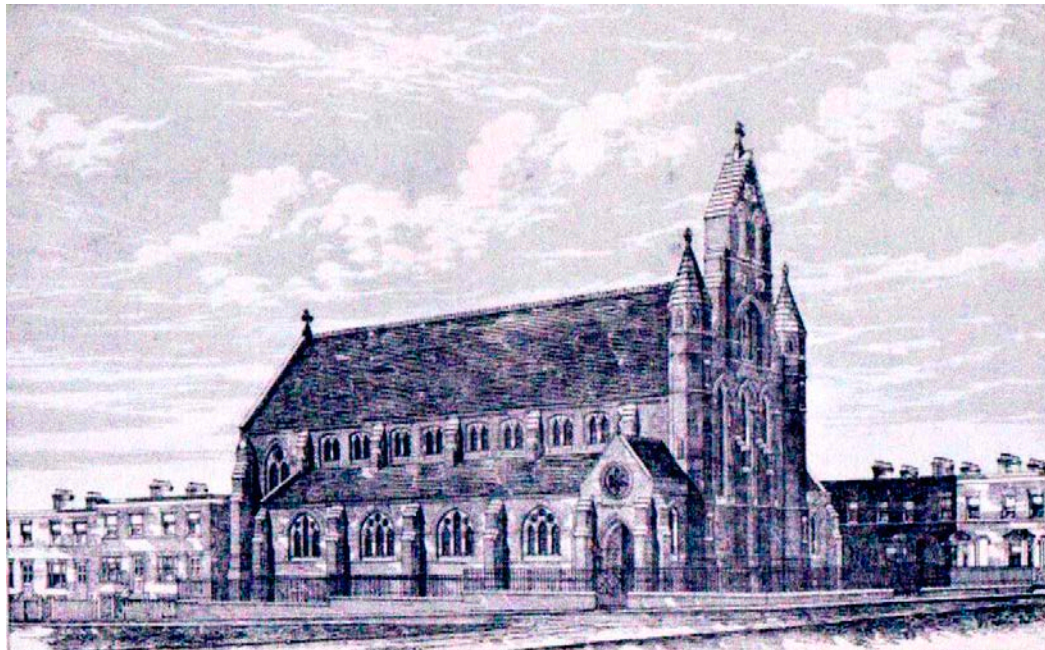


Figure 8, St Peter's Church, Upper Holloway, from The Builder, 11 September 1880

Tower of Holy Trinity Church, Richmond TW9 1UP, 1880

Cherry & Pevsner, 1983, reported that the church originally was built by R. Brandon in 1870 and the tower, designed by Charles Luck, was added in 1880. The tower was demolished around 1970.⁶⁵

Status: in use, website <https://www.htrichmond.org.uk>

St. John's Church, Sandown, Isle of Wight, PO36 8EQ, 1878 - 1881

St. John the Evangelist's Church was built in the Early English Style to the design of Charles Luck in Isle of Wight stone, with a tiled roof. Luck gave the nave *"eight massive Portland stone columns with moulded caps from which sprang five graceful arches with clerestory above"*. The 112 ft. long by 30 ft. wide church was without a spire but the 60 ft. high roof was topped by a turret which terminated in a finial 100 ft from the ground. It was built by Isaac Barton of Ryde. The church provided

700 sittings and cost £7,000 [£445,000], of which £276 [£18,000] was Luck's commission. The foundation stone was laid on 26 September 1878 and the consecration was on 2 June 1881.⁶⁶

Status: in use, website <https://www.st-john-sandown.org.uk>



Figure 9. Alderman Cleave's Almshouses, Kingston. Photograph taken by David A. Kennedy on 21 January 2021

St. Mary's Church, Pluckley, Kent TN27 0RR*, 1882

Kelly's Directory of Kent, 1891, reported that the new church of St Mary was, in 1882, built in Pluckley-cum-Pevington near the railway station, by the Rector, Rev. John Selwyn and Mrs. Selwyn for the benefit of an increasing population in the district. It was in Early English Style in bricks with stone facings and consisted of a chancel, nave with south porch and a small spire. It provided 210 sittings and the bricks were probably made in the adjacent Pluckley Brick & Tile Works. The Society for Promoting the Building of Churches and Chapels contributed £75 [£5,000] towards the costs and Canterbury Diocesan Church Building Society contributed £100 [£7,000] towards the costs.⁶⁷ ICBS records confirmed that Charles Luck was the architect and that Thomas Vaughan was the surveyor.⁶⁸

Status: No longer exists. It was shown on an OS map published in 1939 but not marked on the latest OS Explorer map.⁶⁹ Probably it was bombed in WW2.⁷⁰ Postcode of nearby Dering Arms pub is TN27 0RR.

St. Peter's Infants' School & Mission Room, Norbiton KT1 3HG*, 1883

On 23 June 1883, the Surrey Comet announced a proposal to build a new infants' school and mission room for St. Peter's parish, Norbiton. The site was near Kingston Cemetery in an area where many poor people lived. Shaan Butters, 1992, wrote that the new school was in Hampton Road, in a neighbourhood known as "*The Wanderings*". According to the newspaper, the new building would replace two rented rooms which served as infant, day and Sunday schools and in which weekday and Sunday evening services were held. The rooms were unfit for the purpose and it was necessary to make better arrangements. It was estimated that a new building, including the cost of the land, would be £1000 [£66,000]. Mr. Lee, an architect formerly of Kingston Hill, had offered his services without charge and had drawn up plans. On 28 March 1885, the Surrey Comet announced that the new infant school and mission room was finished and ready for use. A report in the newspaper of 4 April 1885 indicated that Charles Lock Luck had replaced Mr Lee as the architect and the builder was Oldridge & Sons of London Road, Norbiton. The building contract was worth £1,135 [£75,000]. The new school contained a classroom at one end, measuring 65 ft. 6 in length and 22 ft. in width with a lofty ceiling. It provided accommodation for 160-170 children.

Status: No longer exists. A six inch OS map published in 1898 showed it at the junction of what is now Vincent Road and Hampden Road.⁷¹ Conjectured postcode KT1 3 HG.

St. Mark's Church, Peckham SE15 2PX, 1883 - 1884

The South London Press of 12 May 1883 reported on the ceremony of the laying of the foundation stone of St. Mark's Church, Peckham. It named the architect as Charles Luck. On 29 March 1884, the same newspaper reported the consecration of the new church. The style was Early English in red brick with stone dressings and it consisted of a nave and two aisles. There were fluted columns internally, a bell turret over the main entrance, a vestry and organ chamber. Designed for 800 sittings, it was 114 ft. long and its breadth was 67 ft. The builder was Mr. Manley of Kentish Town and the contract price, excluding the architect's commission, heating equipment and other costs was

£7,266 [£481,000]. It was funded by contributions of £3,000 [£199,000] from the Bishop of Rochester's Ten Churches Fund, £1,000 [£66,000] from City churches and public subscriptions.

Status: damaged by enemy action in WW2 and was demolished by 1960.⁷²

Various houses

According to the Ridley Hall Appraisal, Charles Luck designed two houses at unspecified locations in 1865, a house in Tulse Hill, South London, in 1865, a house in Dorking, Surrey in 1875 and a house with stables in Weybridge, Surrey, in 1881. No attempt was made to research these buildings.

DISCUSSION AND CONCLUSIONS

Probably, Charles Luck remained in Surbiton because it was a convenient base for his various architectural design projects. It was easy to walk from his house in Adelaide Road to Surbiton Station and thence to travel *via* Waterloo Station to his office in Regent Street, London. If he needed to travel further afield, there were connections from Surbiton to the Isle of Wight and from Waterloo there were connections to Kent and Cambridge.

The evidence suggested that Luck became the architect of Christ Church, Surbiton, because of his early involvement with the project as a subscriber. There was no evidence that beforehand he had designed a church, although he may have been gained the required knowledge when he worked as an improver in the architectural practice of Benjamin Ferrey. As has been said already, he became the architect for the Kingston Workhouse Infirmary project on the success of Christ Church and the enlargement of St. Peter's, Norbiton. It seemed that one thing led to another and eventually he became architect to the Kingston Board of Guardians and was chosen to design the new almshouses for the Kingston Municipal Charity Trustees. The evidence suggested that he became the local architect of choice for public buildings. Luck's involvement with the Evangelical community probably led him to design the initial phase of Ridley College in Cambridge. The college had a portrait of Charles Lock [**Figure 1**] with the caption "*Architect of Ridley Hall and constant friend of its work.*" This appeared to sum up his lifetime commitment to the Evangelical mission.

In a career lasting twenty years, 1863 – 1883, Charles Luck was the architect of nine churches, a workhouse infirmary, two schools, four

almshouses, a theological college, a church tower, the restoration of a church and five houses. Of the churches, the architectural style of five were ascribed by the sources as “*Early English*”, one was ascribed as “*Early Decorated*” [St. Matthew’s, Surbiton] one was ascribed as “*Gothic*” [St. Paul’s, Kingston Hill], and for St. Matthew’s, Borstal and St Peter’s, Upper Holloway, no style was ascribed. **Table 1** provides some basic information about Luck’s churches. It can be seen that four of them were built and ready for consecration in about one year [Christ Church, St. Matthew’s at Surbiton, St. Matthew’s at Borstal and St. Mark’s Peckham]. However, for St. Paul’s at Kingston Hill and St. Paul’s on the Isle of Wight the process took longer and this could be attributed to the time it took to raise the necessary funds by public subscriptions. In the case of Christ Church, Surbiton, Luck designed a church that relatively quickly could be put to use with the funds available at the time and when more money was secured it could be enlarged. St. Mark’s, Surbiton, Luck’s costliest church project, complete with vicarage, was funded entirely by a very rich banker and was built and fitted out in about a year.

As far as could be discovered, the costs of Luck’s projects varied from £1,257 for the new Kingston almshouses to £25,000 for Ridley Hall. Luck’s commission, or professional fee, was probably related to the building costs. For the Kingston Workhouse Infirmary project which cost £7,000, it was £300 and for St. John’s Church on the Isle of Wight which also cost £7,000 the commission was £276. No other information on Luck’s fees was discovered.

When he was not engaged in his busy architectural practice, Charles Luck led an interesting and very full life of public service which included support of Christ Church, involvement with the local temperance movement and membership of the Surbiton Improvement Commission. It was concluded that he deserved far more research when “*lockdown*” restrictions were removed and it was possible to access more original sources and to visit as many of his buildings as possible: this paper is therefore presented as work in progress.

ACKNOWLEDGEMENTS

My thanks are due to Ridley Hall for permission to reproduce the portrait of Charles Luck [**Figure 1**] and John M^cCarthy for its computer enhancement; Dr. Audrey Giles for permission to reproduce her photograph of Regent Wing, Kingston Hospital [**Figure 4**] and Paul Lang for permission to reproduce his

postcard of St. Matthew's Church [Figure 5]. Additionally, I wish to thank John M^cCarthy and Paul Lang for helpful comments on the penultimate draft of the paper.

TABLE 1. CHARLES LOCK LUCK'S CHURCHES

Christ Church, Surbiton. Started after 22 November 1862. Consecrated, 15 August 1863. Costs, £4,100 [£243,00]. Costs of vicarage, £1,400 [£83,000]. Funded by public subscriptions & contribution from the Incorporated Society for Promoting the Building & Repairing of Churches and Chapels.
St. Matthew's Church, Surbiton. Started in 1874. Consecrated, 21 September 1875. Costs, £24,000 [£1.5 million], including vicarage. Funded entirely by William Matthew Coulthurst.
St. Paul's Church, Gatton, Shanklin, Isle of Wight. Foundation stone laid, 25 January 1875. In use by 1885. Costs not discovered. Probably funded by public subscription.
St. Paul's Church, Kingston Hill. Foundation stone laid on 6 June 1876. Consecrated, 30 October 1880. Costs, £6,000 [£397,000]. Funded by public subscription.
St. Matthew's Church, Borstal, Kent. Foundation stone laid, 29 July 1878. Consecrated, July 1879. Costs not discovered. Probably funded by public subscription.
St. Peter's Church, Upper Holloway. Start of construction not discovered. Consecrated, August 1880. Costs, £8,000 [£530,000]. Method of funding, not discovered.
St. John's Church, Sandown, Isle of Wight. Foundation stone laid, 26 September 1878. Consecrated, 2 June 1881. Costs, £7,000 [£445,000] including Luck's commission of £276 [£18,000].
St. Mary's Church, Pluckley, Kent. Start of construction not discovered. Completed by 1882. Total costs not discovered. Funded by Rev. John Selwyn & Mrs. Selwyn with contributions from the Society for Promoting the Building of Churches and Chapels and the Canterbury Diocesan Church Building Society: £75 [£5,000] & £100 [£7,000] respectively.
St. Mark's Church, Peckham. Foundation stone laid 12 May 1883. Consecrated, 29 March 1884. Costs £7,266 [£481,000]. Funded by contributions of £3,000 [£199,000] from the Bishop of Rochester's Ten Churches Fund, £1,000 [£66,000] from City churches and public subscriptions.

¹ <https://www.britishnewspaperarchive.co.uk> <https://www.ancestry.co.uk>

² https://files.cambridge.gov.uk/public/ldf/draft_submission/reps/26177%20-%20attachment.pdf - see Appendix 2. The list was "compiled from RIBA nomination papers, BAL & ICBS databases". ICBS stand for the Incorporated Church Building Society.

³ <https://www.bodicotechurch.org/st-john-the-baptist-bodicote-history-of-the-church-community-incumbents-building-village-history/>

⁴ <https://www.nationalarchives.gov.uk/currency-converter/>

⁵ Baptismal records of St George the Martyr, Southwark, Surrey, 1833. Ancestry, <https://www.ancestry.co.uk>

⁶ <https://hidden-london.com/gazetteer/blackheath/>
<https://regencyredingote.wordpress.com/2016/09/16/the-paragon-blackheath/>

⁷ England & Wales, National Probate Calendar, 1858-1995. Ancestry.

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- ⁸ Census records, Ancestry.
- ⁹ Arthur Herman Luck, son of Frederick and Jane Lee Luck, was born at the Paragon on 4 August 1844 and his father died there on 24 June 1845. See baptismal records of the parish of Lewisham, Kent, 1844, Ancestry and endnote 3.
- ¹⁰ Census records, Ancestry.
- ¹¹ Charles Lock Luck was not found in the records of Queen's College Oxford and Queens' College Cambridge – see *Alumni Oxonienses & Alumni Cantabrigienses*, Ancestry. See also Kentish Independent, 20 June 1846 & 19 June 1852.
- ¹² England & Wales, National Probate Calendar, 1858-1995, Ancestry.
- ¹³ British Architectural Library, Royal Institution of British Architects, 2001, Directory of British Architects, 1834-1914, Vol. 1, London, British Architectural Library, Royal Institution of British Architects.
- ¹⁴ Records of the Mercers' Company, Ancestry.
- ¹⁵ <http://www.victorianweb.org/art/architecture/ferrey/index.html>
- ¹⁶ Directory of British Architects. 2001.
- ¹⁷ Notice to Builders, Surrey Comet, 15 February 1868.
<https://sussexparishchurches.org/architectsandartists/>
- ¹⁸ The Royal Institute of British Architects, 1890, The Kalendar, 1890-91, London, Royal Institute of British Architects, Directory of British Architects.
- ¹⁹ Parish records, Ancestry.
- ²⁰ Surrey Electoral Registers, Ancestry.
- ²¹ Surrey Comet, 1 March 1890.
- ²² Rowley W. C. Richardson, 1888, Surbiton. Thirty-Two Years of Local Self-Government, Surbiton, Bull & Sons & Surrey Comet, 1 March 1890, eulogy by Rev. W H Ranken.
- ²³ Surrey Comet, 1 March 1890, eulogy by Rev. W H Ranken.
- ²⁴ Surrey Comet, 1 March 1890, account of funeral.
- ²⁵ Surrey Comet, 15 September 1888.
- ²⁶ Surrey Comet, 1 March 1890, eulogy by Rev. W H Ranken.
- ²⁷ Surrey Comet, 30 November 1872.
- ²⁸ Surrey Comet, 2 July, 1881, 30 July 1881 & London Gazette, 21 April 1893.
- ²⁹ Surrey Comet, 22 September 1888.
- ³⁰ Surrey Advertiser, 1 March 1890.
- ³¹ Surrey Comet, 15 March 1890.
- ³² Surrey Comet, 4 May 1872.
- ³³ Surrey Comet, 28 November 1885.
- ³⁴ Surrey Advertiser, 1 March 1890, Surrey Comet, 1 March 1890 & 15 March 1890.
- ³⁵ Surrey Comet, 1 March 1890, account of funeral.
- ³⁶ Bright's disease was a historical classification of kidney disease that today would amount to acute or chronic nephritis.
- ³⁷ <https://surbitonchurch.org.uk/about-us/st-marks/> The memorial stone states "The mortal remains of 202 souls were re-buried here from St. Mark's Surbiton where their names are recorded. August 2009".
- ³⁸ England & Wales, National Probate Calendar, 1858-1995, Ancestry.
- ³⁹ The Census of 1861 recorded that Peter Joseph Dalton, architect & surveyor, lived in Uxbridge Road, Surbiton.
- ⁴⁰ Dove Brothers was a prominent building company based in Islington from 1781 to 1993 which worked with most of the major architects of the late 19th to 20th century. Between 1858 and 1900 the company built 130 churches and other structures including banks, industrial premises and public buildings, mainly in London.
<https://archiveshub.jisc.ac.uk/search/archives/978d7180-b705-3e51-b0d5-0cf43437c01c>
Dove Brothers also built the Congregational Church that once stood on the corner of Maple Road and Grove Road, Surbiton, for which the architect was Arthur J Phelps of Surbiton. Also, they built Holy Trinity Church, Wimbledon and a new parish church in East Molesey – see Surrey Comet, 1 February 1865, 1 July 1865 & 1 August 1868.
- ⁴¹ The total number of children, boys and girls, accommodated was 360, the cost was £2,800 and the builder was F W Towill of Surbiton – see Surrey Comet, 15 February 1868.
- ⁴² Surrey Comet, 21 April 1866 & 13 October 1866.
- ⁴³ Surrey Comet, 21 October 1871.

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- ⁴⁴ Shaan Butters, 1992, A house of prayer: the history of St Peter's Church, Norbiton, 1842-1992, The Parochial Church Council of the Church of St Peter, Norbiton. Surrey Comet, 26 July 1867.
- ⁴⁵ Surrey Comet, 30 March, 1867.
- ⁴⁶ Surrey Comet, 15 February 1868.
- ⁴⁷ Surrey Comet, 12 February 1869.
- ⁴⁸ Surrey Comet, 20 March 1869.
- ⁴⁹ Surrey Comet, 18 March 1882, 24 January 1885 & 15 May 1886.
- ⁵⁰ Surrey Comet, 17 August 1872.
- ⁵¹ Surrey Comet, 29 November 1873.
- ⁵² Six in. to one mile, OS map of Surrey, Sheet V1.SE, revised 1893-1895, published 1899.
- ⁵³ Bridget Cherry & Nikolaus Pevsner, 1983, The Buildings of England, London 3, South, London, Yale University Press.
- ⁵⁴ England & Wales National Probate Calendar, 1858-1995, Ancestry.
- ⁵⁵ Surrey Comet, Saturday, 25 September 1875 & Richardson, 1888.
- ⁵⁶ Hampshire Telegraph, 27 January 1875.
- ⁵⁷ <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/12540>
Hampshire Telegraph, 29 August 1885.
- ⁵⁸ Bridget Cherry & Nikolaus Pevsner, 1983. Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1080086> Surrey Comet, 3 June 1876 & 22 June 1912.
- ⁵⁹ Times, 20 October 1879 & 19 October 1882. Illustrated London News, 28 May 1881. Frederick Bullock, 1941, The history of Ridley Hall, Cambridge, Vol. 1, Cambridge, Cambridge University Press. RHA, 2011.
<https://issuu.com/ridleyhall/docs/rh-historical-tour-guide>
- ⁶⁰ Norman Clout, 1978, Borstal, past & present, a history of St Matthew's Church & the village of Borstal, Globe, 7 January 1879, Craven Herald, 11 January 1879, Hampshire Advertiser, 26 July 1879.
- ⁶¹ Lambeth Palace Library, ICBS 8339
<https://archives.lambethpalacelibrary.org.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=ICBS%2fFILE%2f08339>
- ⁶² <https://sussexparishchurches.org/church/barcombe-st-mary/>
Sussex Advertiser, 13 November 1879.
- ⁶³ <https://www.geograph.org.uk/photo/5572925>
- ⁶⁴ Surrey Comet, 19 July 1879, 27 December 1879 & 11 December 1880.
- ⁶⁵ Cherry & Pevsner, 1983.
- ⁶⁶ <https://www.st-john-sandown.org.uk/history.html>
- ⁶⁷ Kelly's Directory of Kent, Surrey & Sussex, Part 1, Kent, County & Localities, 1891, Morning Post, 27 July 1881, East Kent Gazette, 14 May 1881 & 24 September 1881.
- ⁶⁸ Lambeth Palace Library, ICBS 8611
<https://archives.lambethpalacelibrary.org.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=ICBS%2fFILE%2f08611>
- ⁶⁹ OS, six in. to one mile, Kent, Sheet LX1V.NW, revised 1906, published 1939.
- ⁷⁰ The area was known locally as "Bomb Alley" during WW2.
<https://www.kentarchaeology.org.uk/wp-content/uploads/Death-and-destruction-in-Kents-bomb-alley.pdf>
- ⁷¹ OS, Surrey, six in. to one mile, Sheet XIII. NW, revised 1894-1895, published 1898.
- ⁷² <https://southwark.anglican.org/downloads/lostchurches/PEC05.pdf>