GFRF Woodlands – Appendix 2: Sources

1.Primary sources

1.1 Documents

Bedfordshire Archives, MAT10/1, CLAPHAM: 'No 1 Plan of the parish of Clapham in the County of Bedfordshire. Surveyed under the Tithe Commutation A'. Map of parish for Tithe Apportionment of 1843. And key. 1839

BA, BS188, Sale catalogue [of the Ashburnham estates] and map. 1812

BA, Z659/49, Main Descent of Clapham Park Estate Conveyance (i) William Long Fitzpatrick, Woodlands', Clapham, Esq (ii) Hugh Browning, Clapham Park, Esq. 1898.

BA, CDE179/40, Sketch plans, elevation and sections of new glasshouses, 1900-1901.

BA, CDE179/41, Plans, elevations and sections of new glasshouses with designations, 1900-1901.

BA, CDE179/42, Revised plans for glasshouses. Plans of cold house, potting house, vinery and forcing house, 1900-1901.

BA, CDE179/38, Plans, elevation and section of conservatory with ridged and crested roof. 1901.

BA, CDE179/43, New peach house: plans, section and elevation. 1900-01.

BA, X701/12 Correspondence relating to the lease and sale of Woodlands in 1920.

BA, X701/17, Contract for sale. Between Thomas Cecil Fitzpatrick and Alfred John Cox, 1920.

BA, HS/App71. Appointment: high sheriff - Richard William Allen, CBE of The Woodlands, Clapham, 1921-2.

BA, DV1/R91/21-24, Rating & valuation visit to Woodlands. *Includes dimensions of glasshouses and description of garden*, 1927.

BA, RDBP1/1077 Plan, Letter and application. Water supply, fields of Rookery Farm, Clapham. Owner - AJ Cox. Plan gives acreage of parts of Woodlands estate at this time.

BA, BMS/HWL/1/7, Letter from Stafford, Rogers & A.W. Merry Ltd to H.W. Liddle. A.J. Cox, owner of Woodlands estate, willing to sell 100 acres. *House let to Mr & Mrs Ambler*. 1937.

BA, Z1169/8/19/6 The Woodlands [for H Cox]. Plan showing part rainwater drains and part soil drain. 1" to 8ft. 1943. Shows grounds immediately round Woodlands House.

BA, Z1169/8/19/53, Woodlands Manor Hotel Ltd, Green Lane, Clapham. Proposed extension (Orangery). 1990.

BA, Z1169/8/19/49-55, Woodlands Manor Hotel Ltd plans for the hotel. 1989.

Bedford Borough Council. Tree preservation order. 1972/6.

Bedford Borough Council. Tree preservation order. 2012/5.

Census returns (*sourced from Ancestry.co.uk*): 1841, 1851, 1861, 1871, 1881, 1891, 1901, 1911, 1921.

1939 Register (*sourced from Ancestry.co.uk*)

Clapham Valuation Records 1864-1866, 1876-1880, 1881, 1888, 1894, 1902-1927, 1928, (*sourced from Ancestry.co.uk)*

Bedfordshire Electoral register 1889 – 1928, 1932, 1937, 1945 – 1948, 1958, 1960, 1970, (*sourced from Ancestry.co.uk)*

2. Maps

Bedfordshire Archives, Mat 10/1 Tithe plan of the parish of Clapham, 1839-1843

Ordnance Survey, Bedfordshire XI.NE & XI.SE, 6", surveyed 1882, pub. 1884.

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Ordnance Survey, Bedfordshire XI.NE & XI.SE, 6", rev. 1938, pub. c. 1944.

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Ordnance Survey, TL0252-TL0352-AA, 1:2500 scale map, OS National Grid Maps, rev. 1968, pub. 1969.

Ordnance Survey, TL05SW-A, OS National Grid Maps, surv./rev. 1965-1972, pub. 1972.

(Ordnance Survey maps sourced from National Library of Scotland: https://maps.nls.uk)

Historic England. Aerial archaeology mapping explorer. 2025. Aerial Archaeology Mapping Explorer

3. Photos

Bedfordshire Archives, Z1306/29/3/4. Woodlands, Clapham, Bedford, 1940.

BA, Z426/74, Woodlands, Clapham. View of front with orangery/conservatory. 1920-1949.

BA, Z1306/29/3/4, Woodlands. View of the large mansion called Woodlands. 1940

BA, X405/45, Woodlands House. (shows front and east side). 1925-45.

BA, Z53/29/1, Lodge to Woodlands, 1960.

BA, X907/42, Front of Woodlands Manor House. 1980s.

BA, X907/7, Thatched cottage (lodge to Woodlands Manor), c2002

BA, PL/APH14/13/1080, Aerial photograph Run 13 Number 1808. Clapham. 1976.

BA, Z1169/8/19/47 Photo Woodlands Manor Hotel c.1985-90 *Shows eastern side of house with flower beds.*

RAF Aerial Photos, 1940-1955. SBD10536. 25-7-1942.
https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_613_ac102_vj_0001

Photos taken by Ian Winkworth of Woodlands parkland in November 2025 and January 2026 in order to show current usages of the site.

Secondary sources:

Historic England, Woodlands Lodge listed Grade II. 1987 Woodlands Lodge, Clapham - 1311152 | Historic England

HER:

MBB21887, Parkland at Woodlands used as Second World War prisoner of war camp, Woodlands Park, Clapham. Also used as Military Camp. 1939-1945.

HER No:1432, Woodlands Manor (c19th House); Green Lane, Clapham.

HER 2590 shows medieval ridge and furrow to the south of Woodlands Manor.

Directories:

From 1839 to 1975. In particular:

Pigot and Co directory, 1839, p.14.

Post Office Directory.1864, p. 316.

Post Office Directory.1869, p. 340.

General sources:

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Bedfordshire Mercury, 27 July 1872, *Bedfordshire Times & Independent*, 30 September 1876. *Bedfordshire Times & Independent*, 16 May 1947 and 31 October 1947. *Bedfordshire Times & Independent*, 26 October 1951. *Bedford Record,* 12 February 1957, *Bedfordshire Times & Independent*, 30 September 1994, *St. Neots Weekly News,* 12 February 1998 – Woodlands Manor bought by Pageant Hotels.

About the parkland:

Bedfordshire Mercury, 30 June 1905, Bedford Record, 8 November 1927, *Bedford Record,* 11 September 1928, *Bedfordshire Times & Independent*, 26 February 1998.

Woodland gardener a judge at local horticultural show: *Bedfordshire Times & Independent*, 21 August 1925

Change from private mansion to guest house:

Bedfordshire Times & Independent, 24 May 1935.