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Thalatta. Higher Sea Lane.

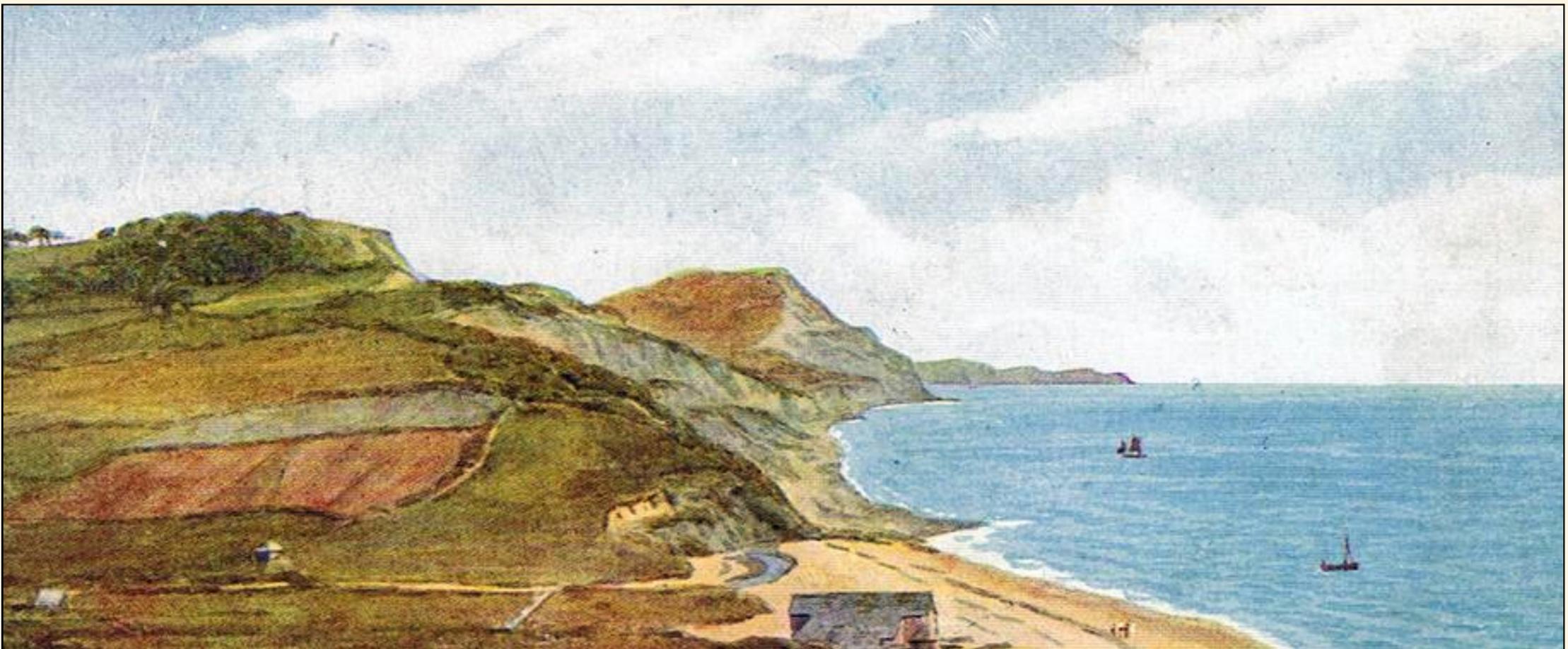
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A section of an engraving of Charmouth c.1850 showing the Coast Guards area fenced round and a high flagstaff. The high building at the top of the picture was Sea Horse House, built in 1801.

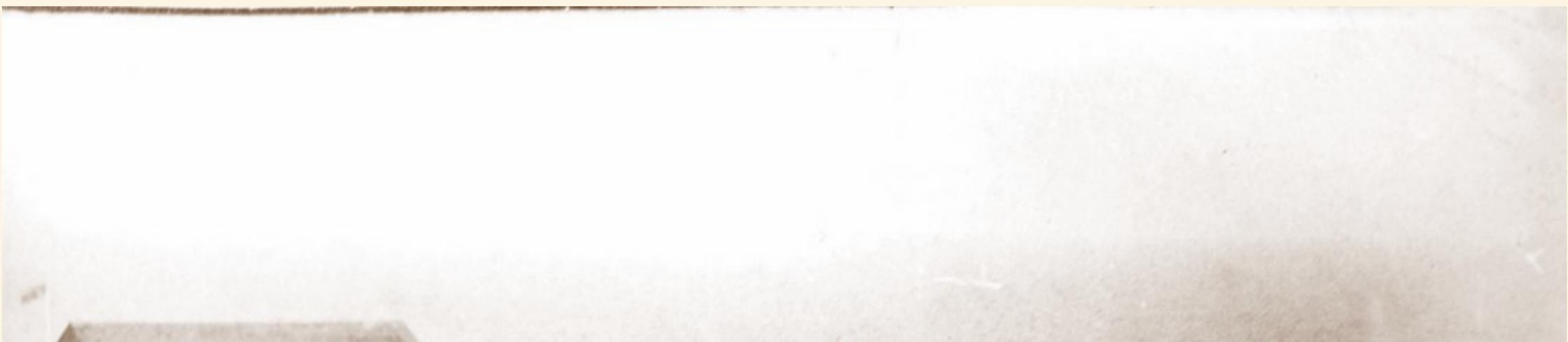




The view of the cliff top before the house was built at the turn of the 19th Century showing the battery (ammunition shed) where the entrance to Thalatta is today. The artist was Albert Quinton who painted a number of views in the area which were later produced as postcards by Salmons



An interesting view of the area before Higher Sea Lane was created, with just a cottage there which is now called Sanctuary. The smaller building is the Battery where the ammunition was stored for the cannon used by the Coastguards who operated by the lookout near the beach.





A view looking down Higher Sea Lane in 1913 before Thalatta was built showing open fields on all sides. The Tents for the scouts can be seen regularly on photographs at this time.



On the left can be seen the house known as "The Sanctuary". In the middle is the "Battery" where the Ammunition was stored by The Coastguards.



The fields around Higher Sea Lane and in the centre can be seen "The Battery" near where "Thalatta" would be built in 1923.



On the right of this photo of a Scouts Jamboree is the "Red Bungalow", neighbouring "Thalatta".



A scene of the beach below "Thalatta" soon after it was built in 1923.



The rear of Thalatta, soon after it was built in 1923. The Red Bungalow can be seen on the left of the Photograph.



A fine H & L Card, dating to 1922 when a Battery can be seen at the beginning of Higher Sea Lane, which was used by the Coastguards for their ammunition and was demolished in 1923 when Thalatta was built.



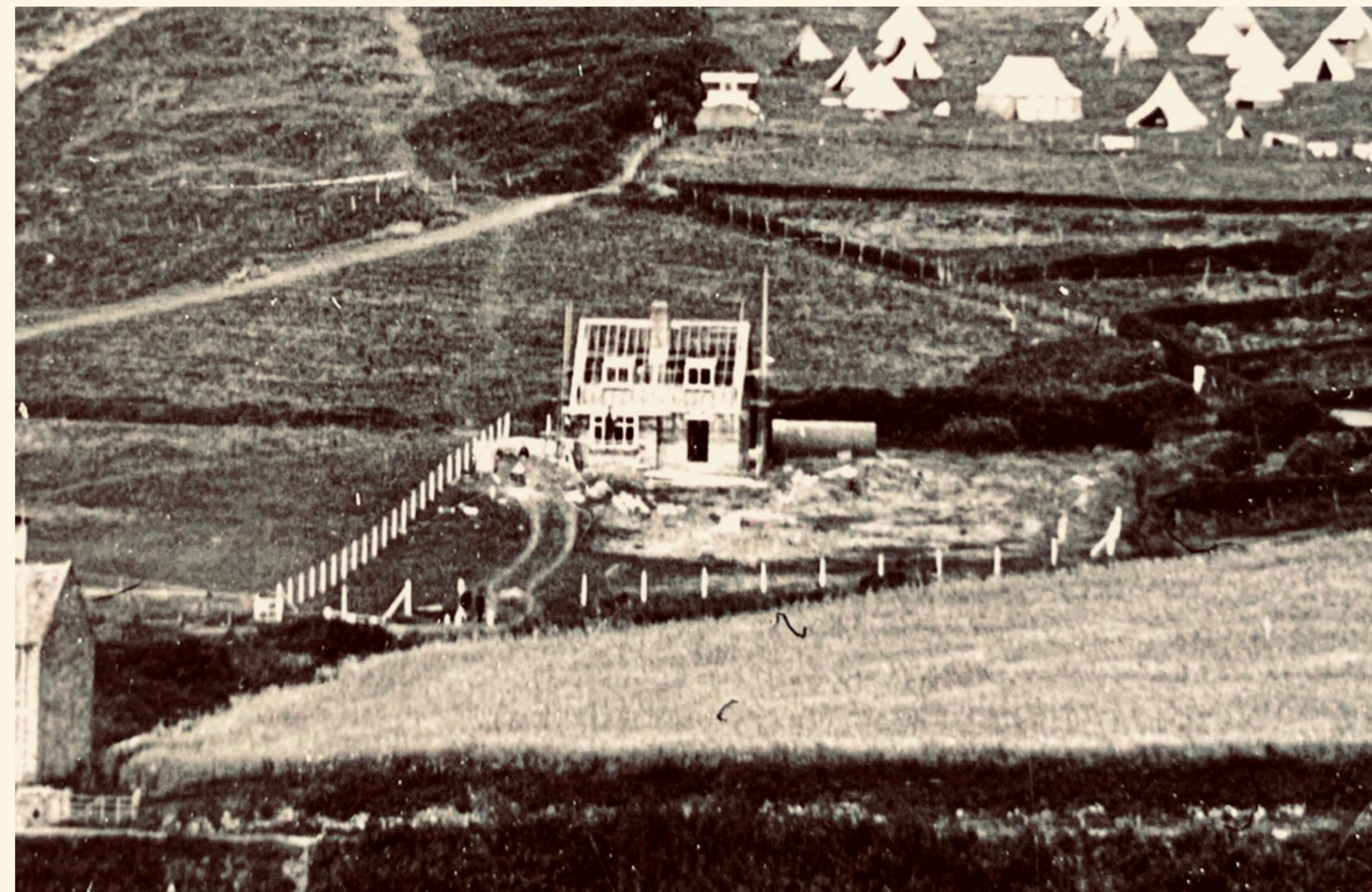
A close up showing Battery used by the Coast Guards, before Thalatta was built in 1923.



A Hider and Lawrence Postcard from 1922 showing in the middle distance The Battery used by the Excise Men based in the Look Out by the beach for storage of Ammunition for their Cannon which was fired in practise once a day. They would later retrieve the Cannon Ball when the Tide was out.



The same view, the following year in 1923 with Thalatta being built near the former site of The Battery. Notice the Horse and Cart which would collect the stone from the Beach, which were crushed to produce Roman Cement which had the benefit of setting under water and was used extensively on Portland Harbour.



An enlargement of the postcard above showing the structure before the roof tiles were put on. The Romany caravan can be seen at the back.



The field in 1922 shortly before Thalatta was built on it . The Red Bungalow, Cove Cottage and The Moorings can be seen behind it.



An enlargement of the photograph above. The donkey is Patience, who belonged to the owners of the Red Bungalow.



Patience in a field behind (west) of the newly built Thalatta (1924) with Cains Folly in the background



Mrs Mary Ann Derrick and Miss Helen Derrick in Donkey Chaise (Patience between Shaft) in front of the Red Bungalow, Higher Sea Lane. c. 1914 and Winkle the West Highland).



A View from the beach looking towards the partly constructed Thalatta in 1923. In the background can be seen one of the many Scout encampments which covered fields at that time.

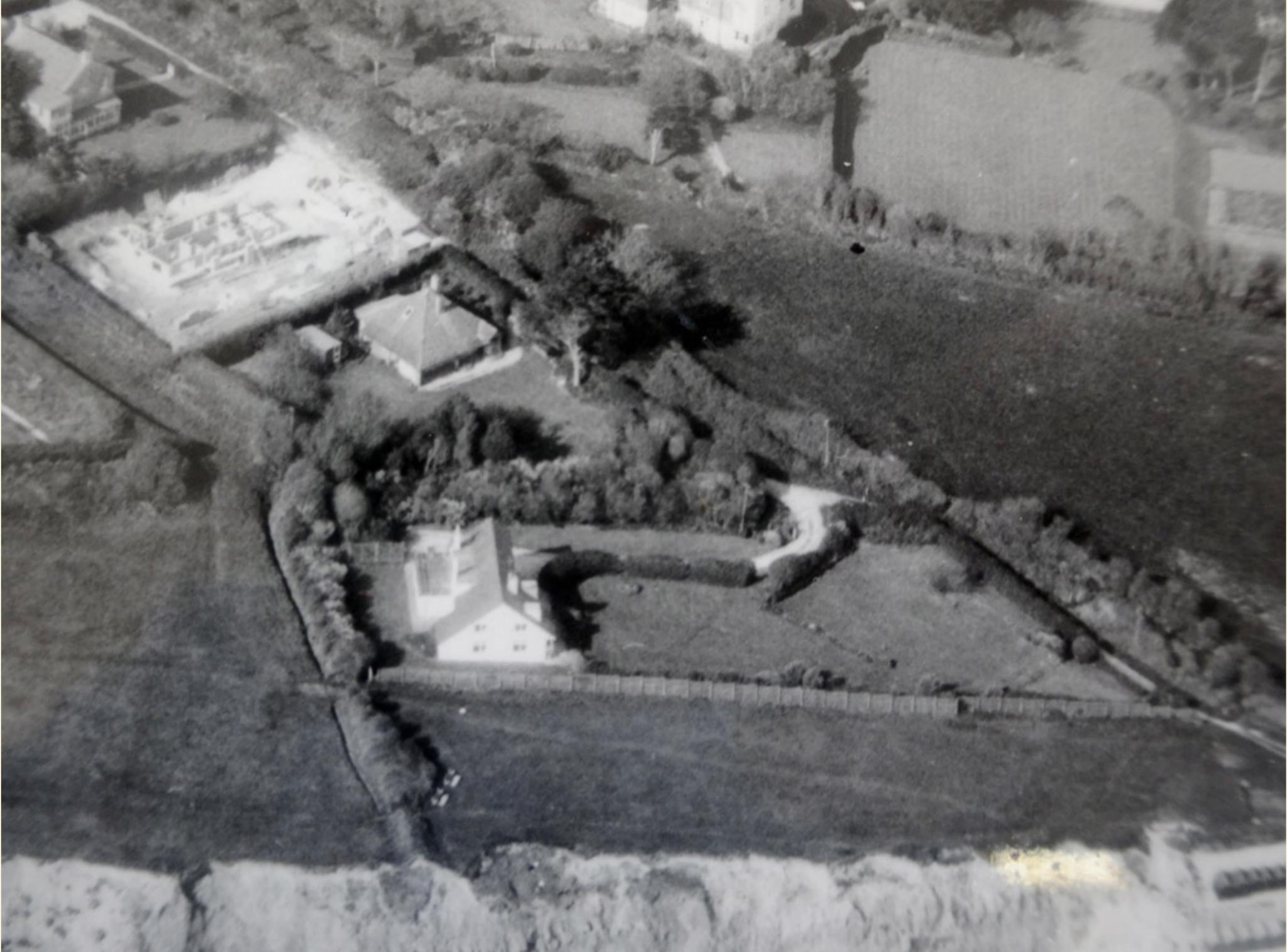


Panoramic View No.2 showing the newly built Thalatta and Hammonds Mead





We are very fortunate that Claud recorded the house on completion with its garden in its formative stage. Behind it can be seen some of the houses that form part of the bottom part of Higher Sea Lane in 1923.





The house shortly after being built in 1923.



Thalatta with the extension being in the process of being added in 1964,



Thalatta not long after the extension was added in 1964, notice the lower windows on the 1922 building has more panes than today.



An Early photo of Thalatta in the spring. The lower part of the garden was used as a grass tennis court at the time(notice the net by the hedge).



Thalatta with the large Pampas Grass and hedges by the entrance.



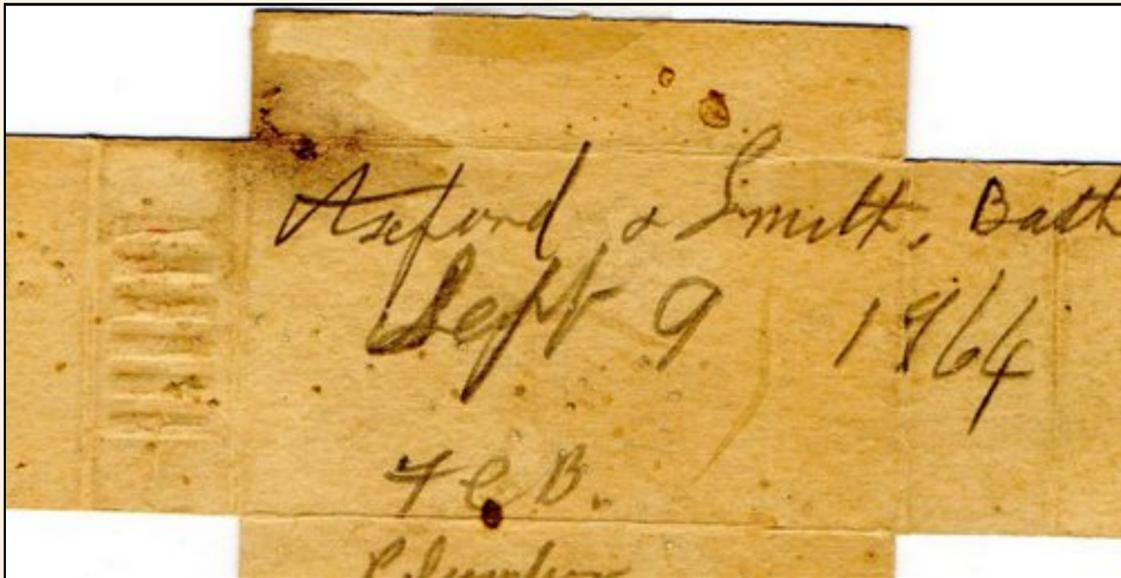
Thalatta with its attractive rockery



Sir Sydney Barratt in the Garden of Thalatta



Thalatta in 2009 when it was still pink and its high hedge and pampas grass obscured its view over the sea.



A cigarette packet found under floor boards recording work of builders from Bath that built the extension in 1964 for Sir Sydney Barratt.



Thalatta today with its bed of Hydrangeas in the foreground

All the information on this website derives from an interest in the Manor of Charmouth. It was the observation on my Title Deeds that my house, Thalatta had once formed part of the Manor of Charmouth. What made it more interesting was the fact that in 1922 when the field was bought by a Miss Grace Icombe, there was still a Lord of the Manor after all those centuries. In due course I was able to trace a continuous line of Lords stretching back a 1000 years right up to date with the current Chairman of Charmouth Council, Mr Mallory Hayter who has served that position for the last 18 years.

For many centuries the Lord owned virtually all the properties in the village. Each subsequent person has sold various fields and buildings until today it only accounts for an area along Charmouth's Shoreline including the beach and the Heritage Centre (Old Cement Works). I have consulted many books and articles and visited a number of Archives and Libraries on my search to find the history of the Manor and my researches have been recorded on this website, so that others may gain an insight into it's history. It will be especially interesting to the residents of Charmouth who I hope will find out a little more about the history of their houses and the land it stands on today.

I have included some pages below from my deeds which helped with the first steps. They show that in 1922, Alfred Douglas Pass was the owner and the land formed part of the larger Wootton Fitzpaine Estate based at their Manor. The Abstract of Titles show that he had himself purchased the parcel of land with other fields from the trustees of James Coulton in 1908. It was this gentleman that I was to find had been the Lord of the Manor from 1873 when he had purchased the Estate from Sir John Hawkshaw. He never lived in the village, but was to have a great impact for future generations when he planned the first large scale developments in Higher Sea Lane. His first attempt was in 1898 with an auction of 55 plots of land. But only a few were sold and despite another attempt in 1904 he still owned a considerable area of Charmouth. This was to be sold shortly after his death to Alfred Douglas Pass for just £1400.

Neil Mattingly

15/10/22
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G. SPURGEON
LAW STATIONER
Bedford Row, W.C.

This Indenture

made the 9th
day of March One
thousand nine hundred
and twenty two **Between**
Alfred Douglas

Pass of Wootton Fitzpaine in the County of Dorset
Esquire (hereinafter called the Vendor) of the one part and
Grace Felicia Icombe of North Home Grange Road
Ealing in the County of Middlesex Spinster (hereinafter
called the Purchaser) of the other part **Whereas** the
Vendor is seized in fee simple in possession free from
incumbrances of the hereditaments hereinafter described
and has agreed to sell the same to the Purchaser for
the like estate in possession subject only to the stipula-
tions hereinafter mentioned but otherwise free from
incumbrances at the price of One hundred and thirty

The first Deed showing that on 9th March 1922, Miss Grace Icombe purchased a field from Alfred Douglas Pass

pounds **Now** this Indenture witnesseth that
in pursuance of the said agreement and in consideration of
One hundred and thirty pounds on or before the
execution of these presents paid by the Purchaser to the
Vendor (the receipt of which sum the Vendor hereby
acknowledges) The Vendor as Beneficial Owner hereby
conveys unto the Purchaser **That** piece or parcel of
land situate and being on the Wootton Fitzpaine Estate
at Charmouth in the County of Dorset containing two
roods and twenty four perches or thereabouts shown on the
plan drawn hereon and therein coloured pink Together
with the piece of land coloured green on the said plan
being part of a proposed roadway and containing by
estimation ten perches or thereabouts all which pieces of
land formed part of the Manor and Lordship of
Charmouth conveyed to the Vendor by an Indenture
dated the twenty third day of December One thousand
nine hundred and eight and made between George Gordon
Coulton Edmund Isaac Coulton Sarah Priscilla Elizabeth
Coulton and Beatrice Victoria Coulton of the one part and
the Vendor of the other part but subject as to the land
coloured green to the right of the Public and all other
persons to pass and repairs thereover and also to the
liability to make up and maintain the said part of the
proposed roadway if and when required And together

She was to pay just £130 for the plot of land, it goes on to describe that the piece was formerly part of the Manor and Lordship of Charmouth conveyed to the seller in 1908.

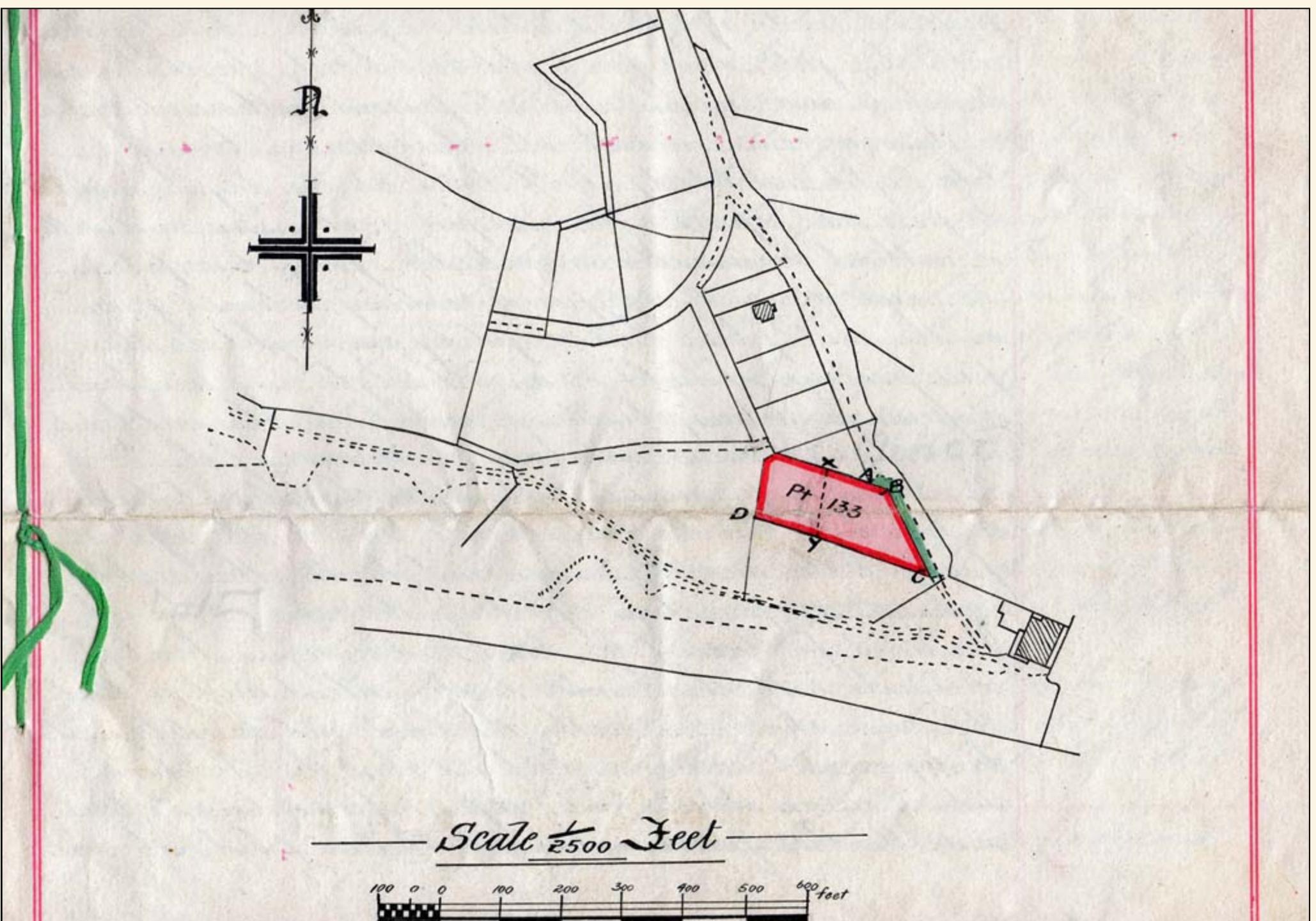
be constructed and laid the Purchaser shall upon the request of the Vendor his heirs or assigns and at her own costs or expense properly connect the drains of all buildings erected upon the piece of land the subject of these presents with such sewer or main drain provided that the same shall be at any point within fifty yards of the piece of land the subject of these presents and shall be laid at such a level as to make such connection reasonably practical

Sealed and Delivered
above named Alfred
Dodge in the presence of
E J Elson
Wootton Fitzpaine & Charmouth
Butler

Alfred Dodge

Grace Letitia Leombe

At the end of the document is Alfred Douglas's signature with his Butler, E.J. Elson acting as Witness



1921b

Abstract of the Title

Allen Grace Decombe of _____
A. D. PASS Esq. to Property in the Parish of Charmouth, Dorset

23rd December 1908

Stamp £7. 0. 0.

*Original produced
Mr. Walter of
ministers (per L.C.W. &
Bancroft)
1.22 & co
L.H. & co*

INDENTURE of this date between George Gordon Coulton of No.40 Mill Road Eastbourne in the Coy. of Sussex Esq. M.A. Edmund Lees Coulton of Pentney in the Coy. of Norfolk Esq. Sarah Priscilla Elizabeth Coulton of Kings Lynn in the Coy. of Norfolk Spinster & Beatrice Octavia Coulton of Pentney a/sd Spinster (hereinafter called "the Vendors") of the one part & Alfred Douglas Pass of Wootton Fitzpaine Charmouth in the Coy. of Dorset Esq. (hereinafter called "the Purchaser") of the other part

RECITING John James Coulton late of Kings Lynn in the Coy. of Norfolk Solicitor being at the date of his death hereinafter recited seized in fee simple in possession free from incumbrances of the lands hereditaments & premises hereinafter described and intended to be thereby conveyed made & executed his Will bearing date the 7th day of Sept. 1905 and thereof appointed his Son Richard Calthrop Coulton (subject to certain conditions) & his Sons George Gordon Coulton & Edmund Lees Coulton Executors and Trustees And Testator also appointed the said S. P. E. Coulton and B. O. Coulton and his Grandson Fred James Fitzmaurice Barrington in succession and the persons from time to time appointed & acting he called his Trustees And Testator devised gave appointed & bequeathed to his Trustees all his Real Estate of Freehold or Leasehold tenure In trust for sale And Testator directed his Trustees at such time or times as they should think fit to sell his Real Estate whether Freehold Leasehold or Copyhold or of any other tenure

AND RECITING the said J. J. Coulton made and executed a Codicil to his said Will dated 6th Dec. 1905 but which did not affect the appointment of his Executors or Trustees

AND RECITING Testator made & executed a 2nd Codicil to his Will bearing date 31st July 1907 whereby he revoked the appointment of his grandson the said F. J. F. Barrington as Executor and Trustee of his Will

AND RECITING the Testator made and executed a 3rd Codicil to his Will bearing date 6th April 1908 whereby he appointed his said Daughters S. P. E. Coulton and B. O. Coulton Executrices and Trustees of his Will & Codicils jointly with the Executors and Trustees appointed by his said Will as altered by his said Codicils

AND RECITING the Testator did not by his said recited Codicils alter or amend the devise of his Real Estate as contained in his said recited Will

AND RECITING the said J. J. Coulton died on 8th April 1908 at Pentney in the Coy. of Norfolk without having further altered his said Will & Codicils

AND RECITING the said Will & Codicils of the said J. J. Coulton deceased were duly proved in the Norwich District Probate Registry on 17th June 1908 by the Vendors four of the Executors appointed by the said Will & Codicils

Abstract of title

AND RECITING the sd R. C. Coulton the other Exor named in the sd Will renounced the Probate and execution of the sd Will and Codicils & had not in any manner or form whatsoever intermeddled with the sd Estate or taken upon himself any Trusteeship in relation thereto

AND RECITING the Vendors as Trustees & Legal Personal Representatives of the sd J. J. Coulton deceased had contracted & agreed with the sd A. D. Pass for the absolute sale to him of the heredit & prems thnna described at the price or sum of £1400

IT WAS WITNESSED that in pursuance of such agreement & in conson of the sum of £1400 to the Vendors on or before the execution of abstg presents paid by the Purchaser (rect &c.) The Vendors as such Trustees & Legal Personal Representatives of the sd J. J. Coulton deced thrby conveyed unto the Purchaser

ALL THAT the Manor or Lordship or reputed Manor or Lordship of Charmouth in the Coy. of Dorset and All & singular the Cement Mill & the pieces or parcels of land site lying & being in the Parish of Charmouth in the Coy. of Dorset & contg 63.166 acres be the same more or less which sd Cement Mill pieces or parcels of land were more parlarly mentd & set out in the Schedule thereunder written & were more parlarly delineated & defined in the plan annexed thereto & thron coloured Green And also one half of the width of the proposed Roadway shewn upon the sd plan annexed thereto between the points marked A. & B. & the points marked C. & D on the sd plan Together with the Foreshore of the as Manor of Charmouth extending from hight to low water mark & from the boundary of the Parish of Lyme Regis to the boundary of the Parish of Stanton St. Gabriel & which Foreshore is delineate & shown on the sd plan annexed thrt to & thrin coloured Buff. And together also with the full & free right & liberty for the Purchr his heirs & assigns & all persons authorised by him or them in common with all other persons having a like right & liberty at all times in the day or night to pass & repass either on foot or otherwise & with or without horses cattle or vehicles of any description over & along the sd proposed roadways & the back lanes shewn upon the sd plan annexed thrt to & also the right of surface & under drainage & passage of water & soil in all respects as if the sd ^{road} roadway & back lanes were public highways

TO HOLD the same unto & to the use of the Purchaser in fee simple
PROVISO that no compensation shld be paid or received by the Vendors or Purchaser for or in respect of any error which might be found in the plan annexed thereto which sd plan was believed to be correct

Derrick Warren's father built The Red Bungalow Higher Sea Lane for his parents in 1909. It was lived in by their daughters, Nell and Madge Derrick until 1955. he was there in September 1940, aged sixteen and in his School Cadet Force at Chard. Thalatta, (next door to The Red Bungalow), was occupied by a defending force of twelve men and a lieutenant. The armament consisted of one two-pounder, ex naval gun mounted on the back of an old lorry. The cliffs and the neighbouring fields had been mined and an anti-tank barrier of steel pipe scaffolding and barbed wire entanglements had been erected across the level stretch between the cliffs and the front of the factory.

A year later, from Cain's Folly, Derrick saw his first German plane shot down. It was a Heinkel 111 destroyed by two Hurricanes. It fell into the sea about a mile due south of the river's mouth. Three crew men jumped - two parachutes opened, the third "candled" - it did not open. An RAF launch came out from Lyme and picked them up. A Chard doctor, Dr Glanvill, pronounced one dead. He is buried in Lyme cemetery. Vic Hunter witnessed this incident. He went to Lyme in Reggie Bragg's grocery van. They saw the Air Sea Rescue craft come in - the people booed the prisoners. Derrick Warren's chronicle of his boyhood years in Charmouth ended with his call-up in 1942. He was commissioned in the Royal Corps of Signals and served in the Mediterranean and Northern Europe. Upon demobilization he joined the Ordnance Survey. This was to become his lifelong career. It is a remarkable coincidence that his first independent assignment was the responsibility for the 1956/7 survey of the Charmouth and Lyme Regis area.

In 1965 Sir Sydney Barratt, owner of Thalatta purchased the neighboring red Bungalow from Derrick William Warren. In the same year he gifted the house to his wife Lady Isabel Barratt

Sir Sydney Barratt 1898-1975

Sydney Barratt was born on the 11Aug. 1898 to Peter Barratt. His early education was at Clifton College in Bristol. He then went on to Balliol College in Oxford. He served as a signaller in World War I. and went on to achieve a BA in 1920. He went on to be a Lecturer in Chemistry at the University of Leeds from 1922 till 1924. Then on to the University College in London from 1924 to 1932. In 1927 he married Isabel Vaughan Lucas and they were to have a son, John and Daughter, Mary. He went on to become the Director of Research at Albright & Wilson Ltd, at the time a rival to ICI in 1932 and became a Director in 1938. It was also in this year that he bought Thalatta from Richard Price and moved down from Edgbaston in Birmingham.

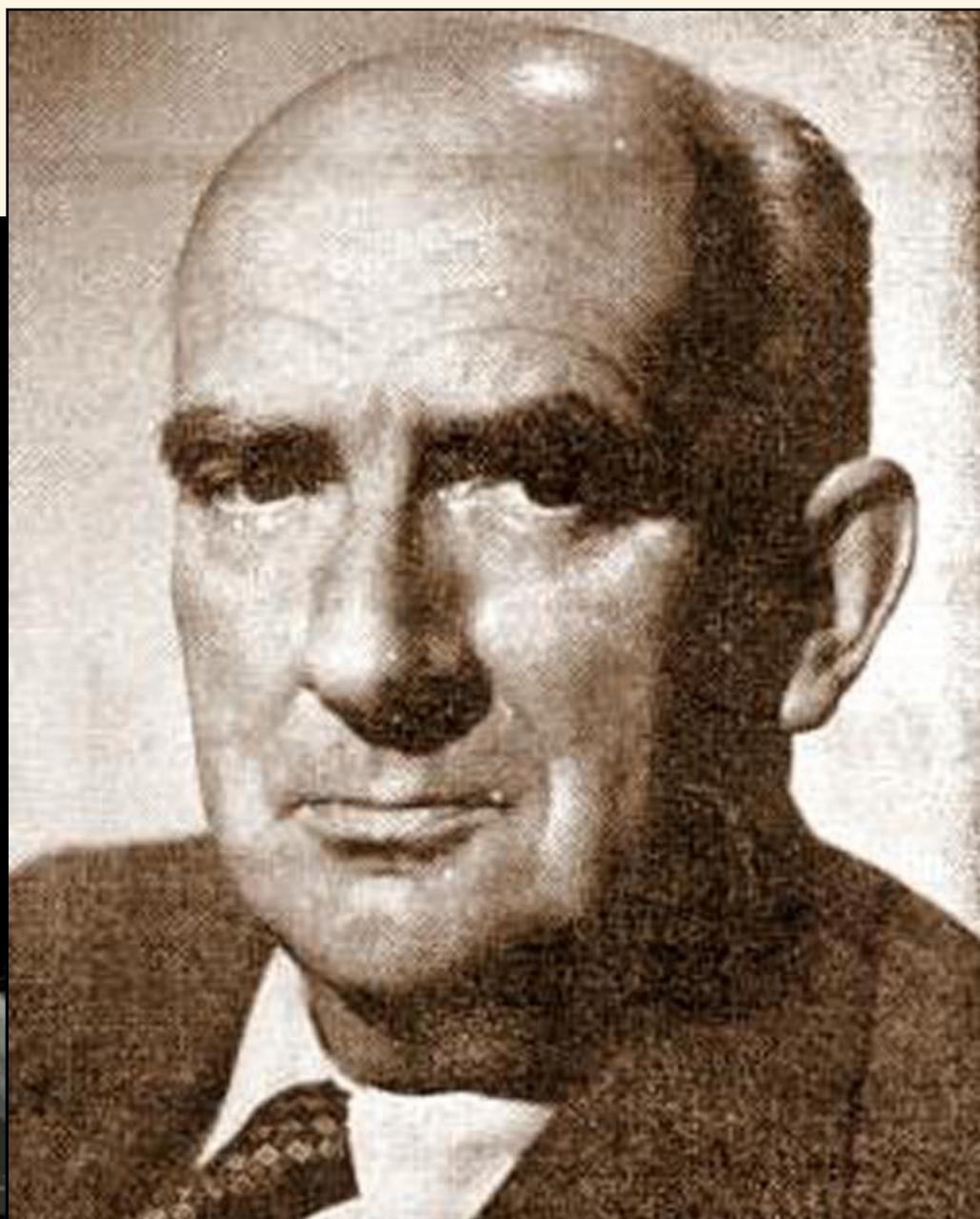
During the Second World War he was seconded to Churchill's War Cabinet from 1942 to 1944 as a member of the scientific committee advising on the development of air warfare technologies, including the bouncing bomb developed by Barnes Wallis. He became a director of Joseph Lucas from 1959 to 1968. He was also President of the Society of Chemical Industry from 1963-1965.

In 1964 he moved from Summerhill to Crowe Hall near Bath. His interest in painting had been sparked at Oxford by his tutor, the physicist Sir Thomas Merton, who was a celebrated scientific advisor to the National Gallery from 1944 to 1969. By the time Sir Sydney bought Crowe Hall, he had already amassed a superb collection. It was also about this time that he doubled the size of Thalatta which had become his second home. In 1970 he was made a Pro-Chancellor of Bath University. He was also the Chairman of Clifton College Council, 1958-67 and its President, 1967-72.

In the following years he was awarded an Honorary Fellowship at the UCL in 1960, Hon. LLD Manchester, 1964 and a Hon. DSc Bath, 1972. He died on the 28th August 1975.

Sir Sydney's son John took over the stewardship of Crowe Hall after his father's death. A much-loved housemaster at Clifton College, Bristol, where he taught History, John Barratt was also an adventurous traveller and a passionate connoisseur of art, wine, theatre and music.

BARRATT, Sir Sydney, Kt 1961; Chairman, Albright & Wilson Ltd, 1958-67, retired; *b.* 11Aug. 1898; *s of* Peter Barratt; *m* 1927, Isabel Vaughan Lucas; *one s one d.* *Educ:* Clifton Coll., Bristol; Balliol Coll., Oxford. BA 1920. Lecturer in Chemistry, University of Leeds, 1922-24, UCL 1924-32; Asst Dir of Research, Albright & Wilson Ltd, 1932; Director: Albright & Wilson Ltd, 1938; Joseph Lucas Ltd, 1959-68. Pres., Soc. of Chemical Industry, 1963-65. A Pro-Chancellor of Bath Univ., 1970-; Chairman: Clifton Coll. Council, 1958-67 (Pres.; 1967-72); Ramsay Memorial Fellowships Trustees, 1954. Hon. Fellow, UCL, 1960. Hon. LLD Manchester, 1964; Hon. DSc Bath, 1972. *Address:* Thalatta, Higher Sea Lane, Charmouth, Dorset.
[Died 28 Aug. 1975]



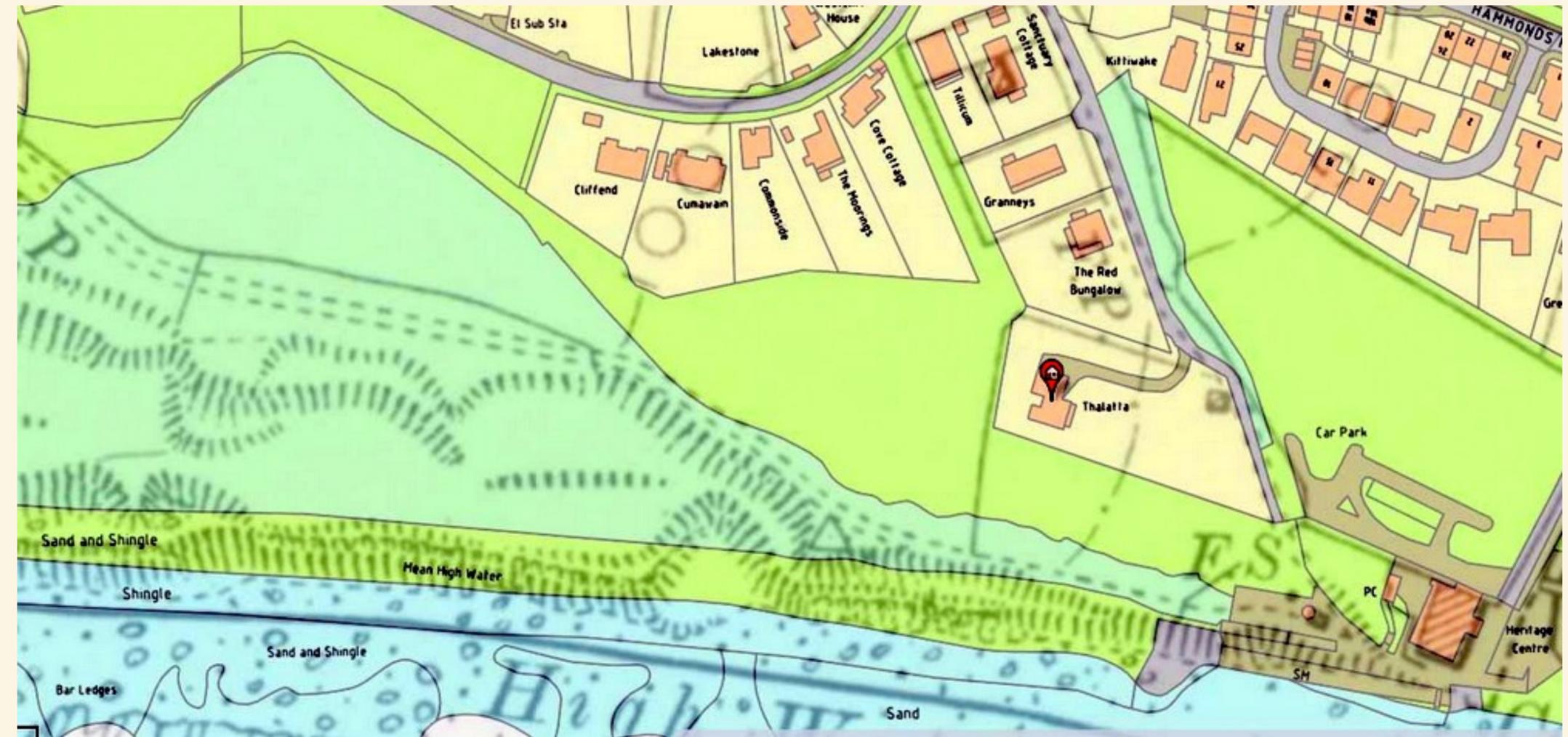


Summerhill - Sir Sydney Barratt`s House and Sir Sydney Barratt, owner of Thalatta at Buckingham Place receiving his knighthood

BARRATT, sir Sydney of Thalatta Higher Sea l.a Charmouth Dorset died 28 August 1975 Probate Bristol 2 September £35763 760705450U



The present day position of Thalatta compared with 100 years ago showing how little the sea has encroached on the cliffs. The map also shows the Battery block at the top right, used to store ammunition when the Coast Guard used the Look Out at the top of the cliffs. They would fire a shell out to sea each day and bring it back at Low Tide.



A modern Ordnance Survey Map superimposed on to 1905 Map showing changes.

