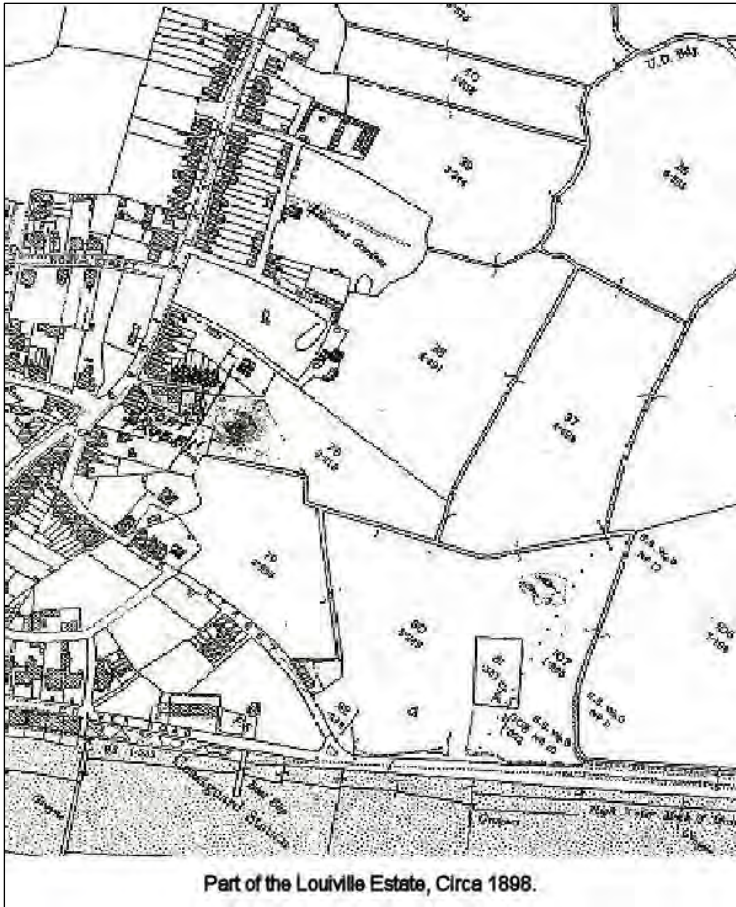


THE LOUISVILLE ESTATE-SANDHAM GROUNDS

By Dave Bambrough Part one 2009.

The naming of the Louisville Estate may have had French connections or there is the possibility of an American one, via Kentucky, who knows. This particular estate happened to be Crown property, midway along Culver Road (later re-named Culver Parade) and only part of it has ever been



developed, due to it being susceptible to flooding and generally recognised as marshland.

Originally, part of the site housed Sandham Fort, built in 1649 by Charles 1st, which still existed as a going concern, circa 1850, but by then was in a bad state of disrepair and was finally demolished in 1864. Anything worth salvaging was used in the building of the next Sandown fortification, Granite Fort, in the early 1860's.

The land lay barren until 1888, when on April 30th the Estate was conveyed by the Commissioners of H. M. Woods & Forests to Mr. William Lewis of Sunnyside, Carshalton, Surrey, he then mortgaged the property to Dr. Charles Richard Taylor, LL.D., (Doctor of Law) of Brentwood Essex, by deed, dated May 1st 1888, for the sum of £766 10s. plus interest.

Whilst this was underway an idea for development of the site was drawn to the attention of the Local Sandown Board (Council) by letter from a Mr. Isaac Barton from Ryde during August 1888.

The plans of the proposed layout were drawn up by a Mr Lewis of 35 Moorgate-Street, London, which included laying out new streets across the old Sandham Fort site and beyond. Details included were; to only ballast and metal the carriageways and footways, the kerbing, channelling and paving would be done thereafter. The ballasting of carriageways he suggested, would be of chalk, averaging six inches thick, and footways four inches thick. The metaling to be five inches thick for the carriageways and three inches of fine St. George's Down gravel for the footways. The Local Board, although satisfied the idea had merit, were not sure on the exact location of the marsh boundaries, so that was as far as that idea went. (Who he considered would have built and maintained these roads is a bit of a mystery, as in those days, the Local Board were very reluctant to take on the responsibility of road maintenance, they did so piecemeal throughout the following decades, sometimes reluctantly, and there are examples even now where certain roads have remained unmetalled, therefore never coming under the jurisdiction of the County Council).

There was another rather misleading proposal that did come to fruition, which eventually landed the Local Board in hot water, cumulating eventually to a court summons. It was advertised as "A large piece of low lying land at the bottom of the town, situated between the Coastguard Station and the Granite Fort which has been divided and subdivided into 103 freehold plots for building purposes". It was put onto the market under the name of the "Louisville Estate" and the plots were to be auctioned on Thursday, August 23rd 1888 by Messrs. Baker & Son, London based auctioneers.

Sensing that interest from within the Island would be fairly limited, Messrs. Baker & Son chartered a special train from London, the return fare being an inviting 5s. 6d., which included a meal from a large Marquee erected on the site. On a bright sunny Thursday the train arrived at Sandown at 12.30, and was crowded with several hundred people availing themselves of the cheap trip. After lunch the sale was opened and every lot purchased, plots realising sums ranging from £11 to £140. The land was freehold and the conveyance advertised as, free of legal charges to the purchaser.

To encourage prospective buyers even further into this web of deceit, names of forthcoming roads were included in the prospectus, this included a commanding hotel site, shop plots with frontages to the following named highways; "Marine Parade", "Osborne Avenue", Madeira Avenue and Sandringham Avenue.

I am sure that on completion of the auction all of the day trippers returned to their homes completely satisfied with their day out, and even more so the winning bidders that now owned a piece of Sandown. It would not have been long before many of the purchasers realised that their investment was a poor one and subsequently the land remained dormant and devoid of any development for many years.

The first surprising development came in 1914, a novelty Auction Sale Committee had been constituted at Southend-on-Sea to support the Boroughs efforts to assist the National and local war relief funds. One of the gifts donated to the auction was a plot of freehold land on Sandown sea front. The plot was listed as No. 73 on the Louisville Estate, with a frontage of 25ft and a depth of 125 ft, described as, facing the Marine Parade (one of the new roads advertised at the auctions). The gift was made by one F. F. Ramuz, of Shorecliff, Westcliff-on Sea. Mr. Ramuz has all the hallmarks of an eccentric person as he also donated; a freehold deed of Hampton Oyster Fishery Company and the reputed "Lordship" of the Manor of Newington, near Sittingbourne, Kent. Unfortunately there are no recorded details of the beneficiaries of these prized lots.

Having completed the showpiece Eastern Gardens in recent years, Sandown Council had been thwarted by local ratepayers in their attempts to extend them for the purposes of recreation for visitors by way of a Tennis Court and Putting Green. On looking further east along Culver Road however, here was a large tract of land that would fit the bill nicely.

Now whether the Sandown Council of 1920 were unaware of the 1888 auctions, overlooked them, or simply decided to take a chance that the owners of the Louisville Estate would not contest their ambitions we will never know. In January 1920 the Council surveyor was instructed to submit a report and estimated cost as to the raising of the level of a certain area of land within the Estate by tipping and burying the town and other refuse thereon. The Council had already removed a large amount of soil from the top of Lake Hill and deposited it on their chosen site for the recreation park, land that they claimed to own.

On hearing of the councils supposed acquisition of the estate, many of the owners let it be known that if the Council wanted the land then they expected them to purchase it. One of the Councillors, a Mr Falkner had been led to believe that the whole estate could be purchased for as little as £20, now he learnt it was more in the region of £150. This amount apparently frightened the members of the Sub-Amusement Committee who immediately recommended that no further action be taken. Others felt that as the estate was part of the sea front they should go ahead and secure the area required.

Out of the blue, a Mr. Samuel White of 64 Avenue Road claimed that he owned the seven acres of land. He made a statutory declaration on April 11th 1921 that he had been in undisturbed and uninterrupted possession of all the plots for upwards of 30 years and he would be more than willing to sell it to the Council for the sum of £100. The Council agreed to sign and seal conveyance from Mr. White to the Council of land at the Eastern end of the town. It was then agreed to lease Mr. White part of it for grazing purposes at the nominal fee of 1/- per annum, providing that it did not interfere with the laying out or use of the land for any public purpose.

Having secured possession of the land, (or so they thought) Councillor Board proposed that the Council meet at an early stage to decide what to do with it. A Mr. Lowe seconded and urged that they should utilise some part of it as soon as possible. At the May 1921 meeting, the minutes record that it was decided that as far as possible the required land be raised to the level of the road (The present sea wall had not yet been built) and the surveyor was instructed to prepare a plan for the laying out of the ground for public use. In September 1921 the works committee recommended that as from October, town refuse be tipped on the Louisville Estate land to raise the level of the ground, arrangements be made to trench the land and afterwards to cover the same with earth. The surveyor was instructed to prepare plans showing sites for tennis courts, bowling greens, recreation ground and bathing bungalows, also for widening the road. Whilst all of the planning and preparation was taking place a letter from a solicitor appeared in the Chronicle on behalf of interested plot owners who were fully aware of the happenings in 1888, as they were in possession of Title Deeds.

The letter was a statement of private owners concerns. It highlighted the original auctioning of the plots in 1888 and pointed out that each plot was subject to a low level rate payable to the Commissioners of Sewers. They accepted that some of the owners had paid their low level rate for a few years and then ceased to do so, in which case these owners would probably never be traced and therefore would have no claims to the estate. In other cases however, low-level rent had been paid every time it had been demanded and these people were stunned to receive a letter from the Clerk of the Council saying that the whole estate was now the absolute property of the Sandown Council, taking as title, a sworn declaration from one individual, (Mr. Samuel White) that he had been in undisturbed possession of the estate for 30 years.

The solicitors had been contacted by some of the owners and instructed to offer their plots for sale. Of these there were; Mr. Louis Zdzienicki, plots, 59 & 60. Mr. Lewis E. Isaac, of South Hampstead, on behalf of his mother, plot No. 55. (In 1907 Mrs Isaacs had given instructions to local builders to build two villas. Plans were submitted to the then council, passed, and building commenced, but through the intervention of a son and daughter the mother was stopped. (Drainage and cesspit problems being the documented reason). More interestingly, a local man with many plots, Mr. John Newton of Fort Street Sandown, in respect of plot numbers, 15, 22, 23, 24, 40, 41, 57, 58, 76, 79, 102 and 103. Also jumping on the bandwagon were the Commissioners of Sewers, who sent in their bill to the Council for arrears in unpaid rates, amounting to £201 18s!!

The solicitors were well aware that the Council had designs on the property and had written to the Chairman offering him plots for sale. Not receiving a reply during the following week they sold four to a private purchaser. The four plots had been conveyed to the vendor in 1910 and he had paid his low level rate up to the last demand from the Commissioners. This goaded the Council into a quick reply, stating that the whole estate was the property of the Council, with a warning, not to attempt to sell any part of it.

It must have been blatantly obvious to the Council by now that they should thoroughly investigate this matter in greater detail. Further damaging evidence was put to the Council in that 15 years previously a concrete wall had been erected on one of the plots by a Mr. Payne for one of the owners, this conflicted directly with the Council's statement that "one individual has been in undisturbed possession of the whole estate for 30 years". There was also the name supplied of an owner of several plots who had for years turned out horses on his plots.

Many of the owners were in possession of the original title deeds and low-level rate receipts. The questions now being asked were, why did the Council not approach the owners and offer to buy them out, and more importantly, why pay out £100, plus solicitors fees to a man who had no more than seemingly, "a squatters title". The solicitors also inferred that during negotiations with the Council the name "Louisville" had been carefully avoided and the land in question was referred to as "land at the Eastern end of the town". Even two or three members of the Council when questioned, admitted that they were completely in the dark.

The solicitor stated that the recent purchaser of the four plots had bought them for a specific reason and had no intention of trying to profit from them. He intended to fence the land in as soon as the conveyance was complete and that they had been authorised to erect notice boards by other owners of Title Deeds. The Council then informed them that the boards would be removed forthwith. The solicitors then suggested to the Council that they must consider the claims of the present owners and if found to be genuine, buy them out and settle the whole affair amicably.

By January 1922 the Council was in total disarray with a lot of disharmony at meetings concerning the Louisville Estate. The public were hearing rumours from one or two Council members that was far from reassuring, others still continued to insist that the Council were absolute owners of the estate even though they must have realised that this was questionable. From their failure to proceed in the development of the site the deduction of locals was that it was not their "absolute property". The members who had convinced themselves of rightful ownership reasoned that, "the fact that it was being done in the interest of the public was reason enough". This of course was no excuse for what on the face of it was an obvious attempt to override the claims of private individuals. By now there were lawyers at work for both sides. (Part two next Chronicle).

THE LOUISVILLE ESTATE-SANDHAM GROUNDS

By Dave Bambrough Part two.

There was still an outstanding amount to pay Samuel White, having recognised him as the legal owner, he had only received half of the £100 agreed on and was pressing for the rest. Some members of the Council were reluctant to pay White, whilst others were worried that he would prosecute them if he did not receive it.

The Council members not included on the small five-man subcommittee that were dealing with the Louisville Estate brought about a major debate within the council in February 1922. They thought that due to the delicate nature of the matter the whole Council should be involved, but the motion to bring this about was rescinded and negotiations were left in the hands of the sub-committee.

By April 1922 a letter appeared in the Chronicle from a solicitors office thanking the Council for at last deciding to negotiate with the actual owners of the estate. This was far from the truth as at the June meeting Major Moss suggested that a board be erected stating that the grounds were to be laid out for tennis and bowling the following season, as he feared that Sandown was suffering in comparison with Shanklin because of lack of recreational facilities for visitors.

Interestingly, at this meeting the Council granted a Mr. Albert Gray the use of the Louisville Estate as a camping ground for twenty boys for two weeks from the 12th August, and also to Mr. Frank H. Williams, of West Norwood, on behalf of the 36th Lambeth Troop of Scouts for ten days in August. A fee of 2s. 6d. was charged in each case.

Letters were now arriving at the Chronicle Office complaining that the Council were devoting far too much money and time on the eastern end of town, totally neglecting the western end and recklessly throwing money away on the Eastern Gardens and the Louisville Estate. These from irate ratepayers who thought that more should be spent on the crumbling cliff path, a problem that has been a permanent feature of the area to this day.

Throughout the rest of 1922 the debates within Council continued, enquiries from concerned plot owners on one hand, discussion of how to lay the grounds out on the other, but no complete satisfaction to either side was forthcoming.

Late December 1922 brought about the first constructive move on behalf of the Council to proceed with the laying out of the grounds, irrespective of complete ownership or not. This constituted; six hard and six grass tennis courts and a bowling green, plus the erection in a central position of a refreshment house with a bandstand on top of it. Not everyone agreed with this, one member thought that cricket, croquet and an outside circle for a racing track should be considered. (Thoughts were also commended to plot owners, when one councillor suggested that there was no reason why negotiations with claimants over their plots could not continue at the same time as plans for the future grounds).

The Commissioners of Sewers who had sent in their bill to the Council for arrears in unpaid rates, amounting to £201 18s, were now looking futuristically and sent another bill to the Council for payment of £44 16s per annum with regard to the forthcoming development of the site.

The following meeting brought about more acrimonious debate on the development of the site and the Commissioners of Sewers yet again reduced the amount of rates they required for the recently acquired land by the Council to £22 8s per annum, but this was still not acceptable to them.

Messrs. Pierce & Wheeler, Auctioneers and Estate Agents, wrote, stating that the Public Trustee had approached them asking them to obtain offers for plots 99, 100 and 101 on the Louisville Estate, as he was anxious to close an estate. (To "close an estate" is to make an application to the Probate Court for approval of the accounts and the administration of the estate).

The Public Trustee stated that in 1919 these three plots were together valued for probate at £10. The auctioneers had forwarded an offer of £6 for the three plots and had informed the Public Trustee that the Council now claimed the whole of the estate.

The rest of the meeting continued with continuous bickering with some members expressing their wish that everyone should be paid their proper dues whilst others insisted that the Council did indeed own the land. There was even talk that the committee should resign and leave the whole thing to a newly constituted council or that some public spirited person or persons with genuine interest in the town might come to their support, with money! In February 1923 a statement from the Council in regard to the Louisville Estate was submitted to the Urban District Councils Association for ruling thereon, it read: - On facts stated we consider the 30 years exclusive possession of the vendor (Samuel White) who conveyed the land to the council in 1921, had extinguished the rights of the holders of the

plots who were entitled to possession as purchasers. We fail to see that the former owners of the plots who have in recent years paid contributions towards the upkeep of the seawall can successfully dispute the validity of the Council's title. The vendor's actual and exclusive possession for 30 years extinguished the title of all persons entitled to possession. The rights of ownership were extinguished by the adverse possession of the vendor not by that of the Council. There may be cases of hardship, but, having regard to the position of the public authority, it would seem undesirable to offer compensation to the plot holders.

As far as the Council were now concerned the property was theirs so they decided that a representative of the En-tout-cas Tennis Court Company should be asked to inspect and report upon its suitability for laying out as tennis courts. An advert placed in the Chronicle for designs for the layout of the park offered a prize for the winner, and after a request to the Council, the Surveyor was informed that he was eligible to submit an entry.

At the end of May 1923, a visit as requested by the Council from the En-tout-cas Tennis Court Company went without knowledge of the council, as no one had informed them that he was coming. The one person who did accompany him was the Council's ambitious surveyor, no doubt hoping to pick up a few ideas for his planned layout entry. Having not had the chance to meet him and explain their ideas it was agreed to wait for his report and invite him to pay a second visit.

A change in fortunes for plot owners came to fruition in July 1923, the Louisville Committee reported that the purchase of 12 plots on the estate claimed by John Newton had been completed by the payment to him of £250 as consideration money. A further £10 to Mr. Sidney Herbert for the cancellation of an existing contract between Mr. Newton and himself for the sale of four of these plots. Of this £125 had come from the Louisville Conciliation Committee and £135 from the rates, which had paid off many of the plot owners. (The Conciliation Committee was made up of two solicitors and Mr. W. H. Findon, proprietor of the Chronicle who had supported the Council monetarily by generously paying some of the landowner's compensation for their land). The vendors' solicitor, Mr. Beckingsale, had also kindly consented to remit all his legal charges against the Council in the matter.

There were however still those that had not received any compensation for their holding, but at least the Council had finally reached an agreement with the Commissioners of Sewers in respect of the payment of £20 in full settlement of the arrears due from plot holders up to September 30th 1923 and for the payment of the reduced annual charge of £22. 3s for the upkeep of the sea wall.

The Clerk was instructed to write to Mr. F. Simmonds of Brading, to ask if he would be prepared to act in conjunction with the Council's Surveyor in preparing a scheme for the effectual drainage of the estate.

Two designs had been received for the laying out of the estate for which the committee felt would be of material assistance in the drawings of the final plan. £7 10s was awarded to Mr. Cornford and £5 to a Mr. Jarman. The Surveyor had also submitted his design for the laying out of the estate and was instructed to prepare a rough sketch, with alterations as indicated by the committee.

The Committee now considered that with most of the original plot owners satisfied with their compensation, they might now proceed with development of the estate and recommended that they be authorised to prepare a scheme at as earlier a date as possible. Mr. Falkner, (the initiator of the scheme) moved the adoption of a report, acknowledging the work that the committee had achieved all through the difficult negotiations. He said there were still however eight plots outstanding that the committee had been unable to deal with which they trusted would settle themselves in a very little while and would not prevent the Council's development of the estate.

Pushing that issue into the background there was now the matter of what to name the new recreation ground. One proposal was for "Culver Park" another "Culver Recreation Ground" but in keeping with historic association of Sandham Fort, by a majority, it was "Sandham Grounds" with only two voting against. Work on the site was to now proceed, the Surveyor was instructed that as the right of way over the railway level crossing at Sandown Station

expired on October 15th 1923 (the Isle of Wight Railway ceased to exist from January 1st 1923 when it became part of the Southern Railway, so perhaps an old agreement was terminated by the Southern) all refuse had to now be dumped on the Louisville Estate. Instructions were given that all paper had to be burnt, clinker and ashes had to be removed from the existing site to the Louisville Estate and a pond on the estate filled in first.

Tenders had now been received and considered for the supply, delivery and planting of trees and shrubs around part of the estate for the purpose of screening and shelter. The excepted tender was that of, John Waterer, Sons & Crisp Ltd., Bagshot, Surrey, £377 10s. Conditions applied, were that all the trees and shrubs supplied were English grown and that the contractors must replace any of the trees that died within a year of planting. In addition to the contract price other estimated expenses connected with provision of the trees, were; Hurdles for protection of the trees £42, legal charges £10,



Tree hurdles.

contingencies £10 10s, making a grand total of £440. An application to the Ministry of Health was to be made for sanction to borrow this sum.

The latest lay-out plan as displayed in the Council Chamber showed that the committee were now hoping for; twelve tennis courts £300 each, a bowling green £500, a café, pay box and shelter house for the bowling green £1,250, ladies and gentlemen's dressing rooms £250, children's playing ground £500, bandstand £250, lavatories £100, entrance gates £50, pavement along Culver Road £350, bathing huts £2,000, levelling of the whole site £2,400, caretakers bungalow £700

and the formation of a 30ft bank adjoining the roadside £550, plus many more incidental items.

The Surveyor's rough estimate of the total cost for the whole venture was £12,000, the actual final itemised cost came to £13,500. It was recommended that the cost be defrayed by means of an overdraft from the bank, pending a loan being obtained, and that application be made to the Unemployment's Grant Committee for a grant towards the cost of the work, which would only proceed piecemeal. The U. G. Committee offered a grant of 50% on the initial cost and on the greater part of the remaining expenditure, as much as 65%. They would not forward any grants on buildings (i.e. a Pavilion), which may use labour that would retard the building of local housing. The committee were well pleased with this financial outcome, as it would lesson the cost to ratepayers.

January - March 1924 brought about revised thinking from within the Council Chambers, they decided that they simply could not justify spending £13,500 on the project instantaneously. So a modified scheme costing £5,100 was approved at the meeting. This new scheme was based on a layout plan submitted by Sutton & Sons of Reading (now at Torquay), it included: five hard tennis courts, Suttons "Dura" type court, (rather than the type En-tout-cas) £1,000, paths for same £250, one putting course £200, (the putting course equipment was also to be purchased from Messrs. Sutton &



Genevieve on the Sandham bank in 1960.

Sons at £33 15s 6d), dressing room £250, sewerage for same £100, forming a 30ft bank adjoining the roadway £270, perimeter trees £440, drainage £290 and levelling the whole of the ground £2,400. The number of courts had been reduced to five, due to the additional cost of such requisites as rollers and hoses etc. An advert was placed in the Chronicle advertising the position for a Grounds Man at £3 per week, which was eventually filled by Mr. A. Jarman (second prize winner for best layout plan) of Beachfield Lodge, Sandown.

The major casualty from the original plan was postponement of the Bowling Green to a later date, and tipping of the town refuse on the site was stopped at this juncture. Adjoining the estate at this time was a slaughterhouse run by Messrs Loader Bros., and although most of the Council members thought the asking price of £350 was excessive, the motion to purchase it at this price was carried by 5 votes to 4. In April the committee received a letter from Major-Gen. Seely, D.S.O., M.P. enclosing communication from the Ministry of Health stating there would be no difficulty in sanctioning the lone applied for by the Council, if the dressing rooms were constructed of concrete instead of brick in order that skilled labour should not be diverted from the building of houses. (Continued in the next Chronicle. A shock for the Council).

THE LOUISVILLE ESTATE-SANDHAM GROUNDS

By Dave Bambrough Part three.

A set of regulations were drawn up by the Committee for the tennis courts, to be placed around the local hotels and boarding houses notifying people of the impending opening. Proposed fees were: 4/- an hour for doubles, 2s 6d for singles with books of tickets to be available from the Council offices until the end of September.

By May 1924 things were moving on nicely with respect to the development of the grounds, but a letter from Messrs. Roach Pittis & Co., (Solicitors) stated that no reply was yet to hand from Messrs. Breeze & Tyler (Barristers) with reference to the claim of Messrs. Webb (will executor) to certain plots of land on the Louisville estate. At the end of this meeting, Commander Horsley in reply to the letter said that they were advised that the Council's title to the plots now in question was good; if the matter was carried further the Council must ascertain their rights. He further stated that if the five tennis courts were not ready by the end of May, at least two of them would be. The Council also thought it undesirable that any advertising should be allowed in the grounds unless sanctioned by the Chairman of the Committee.

The Sandham Grounds Recreation Park officially opened on Friday 13th June 1924, without



Anyone for tennis, just after the opening in 1924.

ceremony, as the Council favoured saving the expense and putting the money towards further tennis courts. Four Sandown ladies claimed the distinction of playing the first game on the courts, Mrs Warne, (had the No. 1 ticket from the roll), with Miss Westbrook, Miss Brook and Mrs Wheat making up the quartet.

The grounds were an immediate success with takings higher than expected, causing people to be turned away with the courts fully booked. The total takings for July 1924 were, £139 19s 5d, well in excess of the expected amount.

No doubt Council members were very satisfied with their achievements after the initial success of their project and must have been very surprised, when on August 15th 1924, the plaintiffs, Edwin Charles Webb and Charles Gresswell, executors under the will of Thomas G. Ackland, commenced action on his behalf against the Sandown Council. The court hearing was set for October 1st 1924. Reference to this will follow the conclusion of this article.

Just a week prior to the announcement of the court summons another reminder that the question of absolute ownership was far from resolved occurred, when a letter arrived from a Mr. J. Peacock, claiming ownership of plots 71 & 72. The Council's solicitors then wrote to Mr. Peacock repudiating the claim, receiving no immediate reply.

Still oblivious to the recent and outstanding requests for consideration over the unresolved compensation on certain plots, plans for further development of the ground were submitted. Consideration was given to the eight plots involved in the impending court case but it was deemed that this area would not be worked on, and even if it was, the value of the plots would not be enhanced. The second phase of the Grounds development consisted of; six more "Dura" hard courts £1,150, putting course £460, construction and formation of pathways £360, grass lawn in grounds £390, bowling green £1,100, entrance gates £50, groundman's lodge £700, pavilion, shelter and café £1,200 and contingencies. (A lot of the money borrowed for various developments around Sandown at this time came from the Liverpool Victoria Friendly Society).

Work proceeded on the second part of the development in November 1924. Tenders were put out for the erection of dressing rooms and a Groundsman's Lodge, these had to be directed to the Council no later than December 11th 1924. The accepted tender came from Mr. Wm. Brown of Alfred Road Lake,

£515 for the dressing room and £825 for the Groundsman's Lodge. Some members had doubts having never heard of the gentleman, but they were more than satisfied when the name of John Janes was mentioned as possible surety. (John James Ltd were coal merchants and farmers at 116 Avenue Road).

January 1925 brought an agreement with Suttons to provide the additional six "Dura" tennis courts at £588, and a bowling green to be laid with Cumberland turf for six rinks at £600. Tenders were also advertised this month for the building of a Café and Pavilion, the estimate for completion was four

Preliminary Notice.
Sandham Grounds,
 SANDOWN.
OPEN DANCE
AUG. 4th, 8.30 to 11.30.
The Royal Marine's Band
AUGUST 16th,
 AFTERNOON & EVENING PERFORMANCES.
 Entrance to Ground on both dates, 1/-

months with hope both would be ready for the forthcoming season.

A public telephone (Sandown 146) was installed in the grounds at a cost of £1. 15s per quarter. Evening attractions were also now being considered by way of bands and dances, and a poll taken from local residents in June 1925 as to whether or not tennis should be played in the grounds on Sundays. This went heavily in favour of the opponents: - for play on Sundays, 158, against 958, majority against 800.

At a meeting in October 1925 it was revealed that the outcome of the financial situation regarding the recent court action, totalled £100 for the original purchase of the land,

legal expenses and the purchase of the disputed plots £300, which was considered satisfactory by all concerned.

Messrs. Langford & Son, of Portsmouth supplied the Sandham Grounds flag. A white flag with a red cross, with an association of the past in the top left hand corner depicting a Castle, which flew from a mast at a cost of £2. 6s.

Bringing this story to a close, the formation of the Sandown Bowling Club was accomplished at a public meeting held in the Council Chamber on Friday October 23rd 1925. Members fees were suggested at 5/- per annum, which were hoped would cover all expenses. It had been hoped that the Bowling Green would be ready for play during the summer season of 1925 but due to subsidence in certain areas it was not.

The charges fixed for summer 1926 were; each player including the use of two bowls, 3d per hour,

Sandham Grounds,
 SANDOWN.
OFFICIAL OPENING of
NEW BOWLING GREEN
 ON
Saturday, May 8th, 1926,
 BY TEAMS OF
 The English Bowling Association
 AND
 Isle of Wight County Association.
 Play to commence at 3 o'clock p.m.,
 punctually.

SANDHAM GROUNDS,
 SANDOWN.
The Official Opening
 OF THE
New Bowling Green
 FIXED FOR
Saturday, May 8th,
 IS
CANCELLED.

season tickets £1.1s; Club members season tickets, (temporary measure) 16s, weekly tickets including the use of two bowls 4s, Club matches, per match, 5/-. Three rinks were allocated for matches but only in special circumstances would matches be allowed in August.

There was an announcement that there would be an auspicious opening of the Bowling Green on May 8th 1926. The English Bowling association were sending a team of five rinks who were to compete against the best bowlers from around the Island clubs. The team were due to be entertained to luncheon at the Royal Pier Hotel by members of the Sandown Town Council. Prior to their departure they were also booked for tea at the Sandham Grounds Café. Despite all of this being advertised in the Chronicle, it was cancelled without reason being published and the Bowling Green opened without ceremony.

The first match on the new green took place on Wednesday May 19th 1926 against Shanklin. The margin of victory was one shot, Sandown 56 – Shanklin 55. The team representing Sandown on that inaugural occasion were; G. Lowe, H. Dore, J. H. Griffin, J. Denham, H. Phillips, L. C. Guy, C. Westbrook, W. E. Martin, R. Barber, C. W. Adams, C. Alexandra and C. J. Atwell.

For all of the trials and tribulations encountered by all sides at the beginning of this venture the end product has served the town well ever since. Development has continued from the onset of the

Grounds by way of; supply of gas and electricity, huts, entertainment, provision of café requirements, children's amusements, a steam train, crazy paving on the east side of the pavilion, years of maintenance and sundry other changes that are too long to list here. The very reason for the development of the land was to supply recreation for visitors, which began primarily with the provision of tennis courts, a most popular game at the time. Having lost its popularity locally, part of the tennis court area has recently been converted into a skateboard park for youngsters, how times change. Some things however just never go away, as claims for compensation were still arriving at the Council Offices in December 1925. Probably the last one, it came from a Mr. H. D. Matcham for plot No. 73. It was referred to the Sandham Grounds committee for consideration and more than likely compensation!! The disputed plots claimed by Mr. Thomas G. Ackland were still to be resolved in the local courts. (This concludes the story of The Sandham Grounds. Next Chronicle, the **Court Case**)



Sandham Grounds.

Dancing

will be held on the Lawns EVERY EVENING from 8 p.m. to 10 o'clock p.m.

FULL ORCHESTRA

Under the direction of
Mr. STANLEY BURFORD,
of Newport, Mon.

Admission to Dancing Enclosure 6d

When weather prevents Dancing in the Grounds, the Orchestra will give a Concert in the

CAFE PAVILION

where DAINTY SUPPERS may be obtained.

The Orchestra will also Play Daily in the CAFE from 4 o'clock to 6 o'clock p.m.

BOWLS.

We recently played our first game of bowls on the splendid bowling green at Sandham Grounds. If we did not play very good bowls, we at least gained a great deal of information concerning the bowler's vocabulary. For the benefit of the uninitiated we have endeavoured to put into verse some of the idioms used in the art of bowling. There is no reason, however, why anyone should refrain from indulging in this pastime on account of the language difficulty.

The square of turf with velvet sheen
Where bowlers play is called a "green,"
Each section with its fellow links,
And these are always known as "rinks."
The chief of all the bowling goods
Are not called bowls but simply "woods,"
And they are always brown or black
Except a white one called a "jack."

The place from which the bowlers send
The "woods" is always called an "end,"
The "jack" is "trundled" far away
And where a "wood" stops that's a "lay."
A "steamy" shot is one that's fast,
A "short" one when the pace wont last,
And if a "wood" goes wide from hand
The latitude is known as "land."

The scoring method put in rhyme,
Would mean a task requiring time,
It all depends on how you "lay,"
And better learnt by actual play.
But all this knowledge without end
Is yours if threepence you will spend.
So give the game of bowls a trial,
For it is really worth your while.

J. F. LATHAM.