

# Village into Borough

G R P Lawrence, M.Sc.

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VILLAGE  
INTO  
BOROUGH

*by*

*G. R. P. Lawrence, M.Sc.*

2nd edition  
revised and enlarged

1964

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*Permission to reproduce the two aerial views which form plates 1 and 2 is hereby acknowledged to Messrs. Aerofilms Ltd. Maps II, III, IV and V and appendix V are reproduced from the Ordnance Survey maps of the dates shown*

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## PREFACE

The period of Finchley's history covered by this monograph was the most significant period in English history from many points of view. Earlier centuries had played their part in shaping the countryside and the English character, but from the turn of the 18th century into the 19th the whole pace of development increased.

In Finchley, as in many of the older established communities of England, the effect of this development was to change a predominantly rural community into a complex urban one. Throughout the period the influence of the capital city was felt in some way and, through it, other national and international forces.

In 1800 the people of Finchley lived in a village community and the bulk of them was concerned with wresting what was a poor livelihood from the land. Today there are no cultivated fields within the borough (although it is true that a nominal farm remains in the Express Dairy Company's College Farm) and the greater proportion of Finchleians work in factory or office outside the district. It is now regarded as a dormitory suburb, but even so its character is changing again. A recent headline in the local paper (*Finchley Press*, 7th June, 1963) quoting the age structure revealed by the 1961 Census claimed Finchley as "middle-aged" and "middle-class". The total population fell for the first time for 130 years and the current "townscape" of Finchley includes office buildings up to 11 storeys high. Continuous lines of parked cars are to be seen in the shopping centres and near the railway station. Will the Finchley of the latter half of the 20th century be like inner London districts of today? Has "saturation point" been reached or will there be many more tall buildings for dwellings as well as offices? A study of the evolution of any living area cannot leave the reader with a neat conclusion. The story is continuously unfolding and involves not only the many human and individual stories of people but also the general and overall landscape. The viewpoint of this volume is that of the geographer (who is more concerned with spatial views than the historian) but it is hoped that this treatment provides a satisfactory framework for the details of the local historian.

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*King's College, London*

October 1963

# 1

## INTRODUCTION AND GEOGRAPHICAL SETTING

Even a casual glance at the first Ordnance map to cover Finchley at the start of the nineteenth century will show the rural and village character of the district at that time. By contrast, it will take more than a glance at the modern map to find one's position in the now almost completely built-up borough. These two pictures mark the start of the story here told and the present situation, the transformation of a village into the borough of 1963, soon to be transformed itself into something new, the Borough No. 30 of the new Greater London Plan.

Since our story begins with the rural aspect of the village, in which less than one per cent of the total land area was actually built on, it is important that the terrain of the district be considered—the actual form of the hills and valleys on which Finchley has grown, its rocks and its streams.

To the geologist the region has for long held a particular fascination. This may be of surprise to many of the inhabitants of Finchley whose only concern with such things is when rivers flood or when the clays and stones of a plot of land interfere with gardening. A booklet entitled *The glacial drifts of Muswell Hill and Finchley* by H. Walker was published as long ago as 1874. In this it may be read that the first intimation of the geological importance of the region was even earlier, in 1835. A collection of rocks and fossils made then in Coldfall Wood suggested that some of the materials of this district had originated elsewhere and had then been transported to their present site. In those days the theory of the great flood was often linked to the known occurrence of past cold climatic spells. The agency of this transport was described in Walker's book as ice-floes or ice-bergs, floating in a glacial sea many hundreds of feet deep, over the site of Finchley. We now know that the actual ice sheet of the Pleistocene period (less than half a million years ago), advancing slowly south across England carried on and before it a mass of debris. Some of these materials reached Finchley when the nose of this ice sheet came to a halt here, at its most southerly position.

Before that time a broad vale had stretched between the hills of Highgate and Hampstead and those of Barnet. Indeed, if one looks southwards from the top of Barnet Hill today the view extends over a lowland between the observer and the north London heights of Hampstead and Highgate. At one time this valley had been the route followed by the main river of the London basin, a predecessor of the Thames, but during the ice age its way was to be blocked by

a tongue of ice advancing from the north-east over south Hertfordshire and Southgate to Finchley. When the ice melted it left behind the materials it had gathered on its long journey from the north and the resulting moraine blocked the vale. After this the line of the present Thames valley became the direction for the main river, although still not exactly at the level or on the lines we know. The moraine at Finchley was a mixture of gravels and clays which formed a low plateau almost completely across the original valley. The materials ("rocks" to the geologist) of the moraine, lie in two main layers. The lower one is a gravel spread and this rests directly on the London clay, which floors so much of Middlesex, and indeed which forms the southern half of our own district. It is still not entirely certain how these gravels were laid down—whether they were placed by the "proto-Thames" along this line or whether they were derived from the outwash of the advancing ice. It seems more likely that the former is the case as it can be demonstrated from other evidence that the river valley did follow this course at about the same level as the gravels.

The higher bed of the Finchley moraine is probably of more interest, for apart from the fact that it covers most of the northern part of the district, it is clearly of glacial origin. This is the boulder clay, a deposit which consists more of clay than boulders. It is so named because the pebbles and rock fragments within it are of great variety of size and shape. These fragments can tell us whence the ice came and even, by a careful study of their position within the deposit, from which direction it advanced. Chief among the fragments are flints and pieces of chalk. Indeed, this particular deposit is often known as the chalky boulder clay and is familiar to geologists in eastern England by that name. Occasionally, pebbles of much more distant origin form "erratics" and these, generally of harder rocks, range from materials from the north of England or even Scandinavia to fossils derived from the limestones and clays of Northamptonshire or Lincoln. Our knowledge of the method of deposition of these geologically recent rocks is still scanty and the value of temporary sections in elucidating further details must be stressed.\*

In places the glacial deposits are quite thick. Our information on this score is derived from various borings that have been made to obtain water from the strata beneath the London clay—the Reading Beds and the Chalk (see section with Fig. 1). At Church End, near Avenue House, these borings record 59 feet of clays and gravels before the London clay is reached, and at Coleridge Road, North Finchley, the depth is 55 feet. Other sites are indicated in Fig. 1 where the height above sea level at the top of the London clay is shown. These are at the old Squires Lane electricity works and the Advance Laundries. In both cases

\* The present writer would always be interested to have information of this kind.



the ground stands at about 300 feet, so again the glacial materials are 50 feet or more thick. However, as we move northwards towards the county boundary these glacial materials thin out and at the far northern tip of the district have practically disappeared. (Details of well records are given in Appendix IV.)

The glacial gravels and the boulder clay rest on London clay, and this material floors the southern section of Finchley, apart from a small area near the Spaniards Inn at Hampstead Heath where more sandy and pebbly rocks are found. Typically, the London clay is a weathered brown clay of a heavy consistency, but when it is freshly exposed in deep excavations it can be better described as a blue clay. The clay of the boulder clay is also often yellow or brown, but, as we have already shown, it is distinguished by the stones and chalk fragments which it contains.\*

The geological map (Fig. 1) shows that the glacial materials build a low plateau, which is very nearly triangular in shape. It has its apex in the north of the borough, and the base stretches from south of Church End eastwards to East Finchley. The line it follows nearly coincides with East End Road but in general is just to the south of that road. The land within this triangle lies at or near 300 feet above sea level whilst on all three sides the ground slopes down to various streams. In the west the stream is the Dollis Brook and in the south the Mutton Brook. To the east there drains Strawberry Vale along the line of the North Circular Road, from its junction with the Great North Road.

The materials which make up the geology of Finchley have been described. What of their significance? First of all we may consider the gravels. These lie beneath one clay (the boulder clay) and on top of another (London clay), and also in small beds within the boulder clay. Wherever they do occur they tend to be markedly water-bearing and hence within this plateau region of Finchley wells need not be sunk to any great depth to reach the water table which is here, in geologists' parlance, a "perched" water table. The amount of water available is clearly not of the volume required by modern large-scale industrial users. For this it is necessary to bore through the London clay and its underlying Reading Beds to reach the chalk, but it is sufficient for the domestic needs of a small community. Compared with the clay lands of much of Middlesex this area was thus well-favoured with water.

Confirmation of this use of the gravel beds is to be had from the presence of a large number of wells associated with older property in Finchley. Many of these are reported from the original centres of population at Church End,

\* An interesting collection of the "foreign rocks" or erratics of the North London district is to be seen at the Geological Museum in South Kensington.

Whetstone, and North End but probably the greatest concentration was around the Market Place, at East Finchley. (From information given by Alderman H. H. Wilmot). The fact that many of the smaller cottages had their own wells, points to the comparative ease with which the water table could be reached. In addition, springs would have been formed wherever the gravel aquifer came to the surface, *i.e.* along the sides of the plateau on the east of the Dollis valley or in any valley draining to the Strawberry Vale, etc. So much of the area is now covered with roads and houses that there are few remaining patches of natural open ground where this junction between the gravels and the underlying London clay can be traced. One such locality is in the Swan Lane open space which is an old section of the Common to the west of Whetstone High Road and, sure enough, a spring flows intermittently there.

It is also of interest to note that the enclosure map of 1814 and, more particularly, the tithe map of 1841, show a large number of ponds in the fields of Finchley. Not only is this a reflection of the pastoral activities of the district of that period but it also suggests the availability of water. It is true, however, that some of these may have been "dew ponds" and not spring-fed, especially on the clays.

The large scale maps of the Geological Survey (at a scale of six inches to the mile) indicate some of the evidence from which these conclusions are drawn. This evidence is in the form of records of well borings, quarry exposures, and any other local sections in which the solid rock can be seen. On several of the Finchley sheets the presence of brickfields may be remarked. Although they had gone out of use at the time of the survey they were still in evidence in the early years of this century. Both the London clay and the boulder clay were used for brick making. The working face of one such brickfield is at the end of some gardens in North Crescent, and the site of the old electricity works in Squires Lane is another (Sheet N.1.N.E.). It is also worth noting here that the alternative name of a field at the junction of Long Lane and "Place Lane" (now Squires Lane) is given on Johnson's map of 1727 as Brick Field.

The predominantly clayey nature of the subsoil leads to difficulties in drainage and also in the past led to problems in road construction and maintenance. This was accentuated in the latter years of the nineteenth century by the introduction of more wheeled traffic and, in the first decade of this century, by the activities of the builders of the tram tracks. Thus in the *Finchley Press* of the 3rd October 1903 we read that the poor state of the roads is due to "the fact that the most of them have never been properly built up from the foundations . . . and . . . at this moment [conditions are] immensely worsened by the

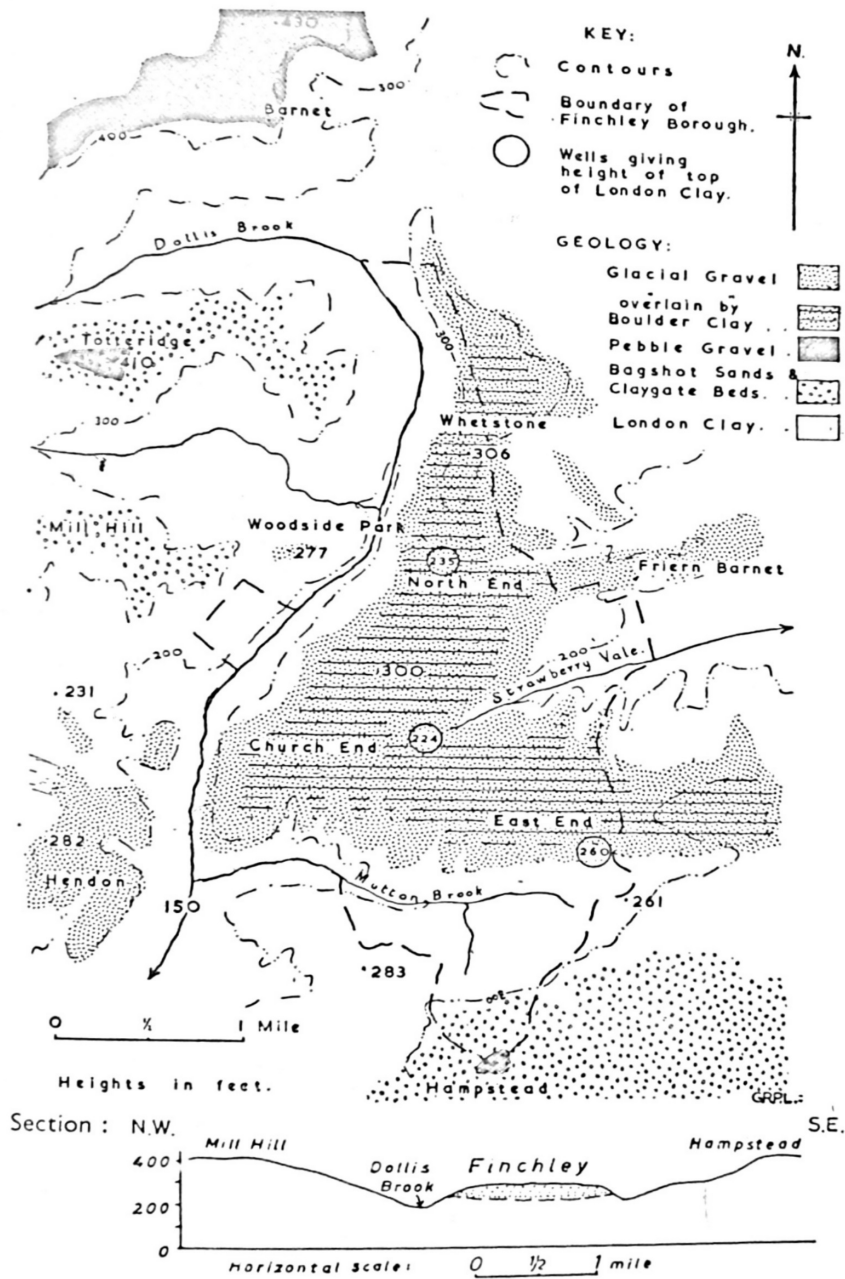


Figure 1. The Geology of Finchley.  
 Based on the Crown Copyright Geological Survey one inch to one mile map by permission of the Controller of H.M. Stationery Office.

proceedings of tramway and electric people who seem to come along and at their own sweet will cut up our carriageways and footways and chop down our trees . . .” It would seem that interest in travel and complaints about roads is a perennial occupation. In fact there are few editions of the various local papers in the entire period from 1870 to the first World War where some comment does not appear on this subject.

On such materials is the present Borough of Finchley built. The extent of its housing, shops and industries is now so great that very little of the original shape of the land can be said to be “natural”. Our ability to piece together this geological record owes a great deal to pioneer and thorough work by English geologists during the last hundred years. Available exposures of the native rock of the district, in such places as the railway cuttings and other developments in virgin ground, were carefully recorded. Subsequent and especially recent exposures frequently encounter difficulties brought about by the fact that the area has already been disturbed. Thus, recent excavations at Church End Finchley on the site of the old Railway Hotel encountered materials probably removed from the railway cutting as well as the usual boulder clay (itself a rather complex material) and, at some depth, a 17th century clay pipe was unearthed. Geology and history here were clearly much entangled.

## FROM EARLY SETTLEMENT TO THE MANOR

In pre-history this area, in common with much of the clay spread of Middlesex, was uninviting ground. The valleys were difficult to cross, the whole area well wooded, and primitive implements found the heavy clay difficult to work. It seems likely, however, that parts of the glacial plateau were somewhat more open, especially where the underlying gravels came near to or outcropped at the surface. In addition these gravels yield water and, trapped between two clay strata, form an aquifer giving a spring line on the valley sides. Thus glades or clearings in the general forest cover of Middlesex were most likely to be found on terrain as at Finchley.

The earliest settlement in this area was one in a woodland clearing — a deduction that can be made not only from the geography and geology but also from the name itself. The “-ley” ending is, according to Ekwall in the *Oxford Dictionary of English place names*, indicative of a settlement in a clearing in woodland, either a natural glade or one made by man for cultivation or settlement purposes. The meaning of the prefix “Finch-” is less well established. One school of thought holds that this may be a personal name (as it is in Finchingfield, in Essex), another that it refers to the bird of the same name. Clearly the local council holds to the latter view as a bird is featured on the local coat of arms! ✓

The name ending -ley is of late Saxon date and so it can be assumed that some form of settlement has existed here for at least 1,000 years. The fact that Finchley is not recorded by a separate entry in the Domesday Book need not disturb this reasoning unduly, as it could be that the hamlet, collection of woodmen’s huts, or whatever represented the settlement then, was under the control of another district. A recent paper (Robbins, 1955) presents clear evidence that Finchley was listed under Fulham in the Domesday Survey. It has been suggested\* that since much of the area was forested and formed “chases” or aristocratic hunting grounds Finchley was part of the Bishop of London’s estates for this purpose. The hunting box would have been the nearby Bishop’s Palace of Highgate and for administrative purposes Finchley and district would have been recorded with another parish in the diocese.

During the following eight centuries Finchley’s development showed many of the typical patterns of English rural and social life. It was a pattern centred on agricultural activity, although as time went by the nearness to the capital city had more and more effect. The wooded landscape gradually gave way to open

\* C. O. Banks — *Romances of the Finchley Manor*.

fields and, later, to enclosed fields separated by hedgerows. Probably some of the larger and more mature trees remained and some became incorporated in the hedges, others staying as isolated trees inside the fields. This is the landscape of areas such as rural Warwickshire at the present time, where the medieval Forest of Arden has given way to meadowland on the heavy clays of the Midlands. Settlement in the Middlesex region would have been confined to drier sites such as on the higher tracts of the glacial plateau at Finchley. Here was sited the church and here too were the routeways. Around these features, at route junctions and other focal points settlement became established. Thus were the nuclei of East Finchley and Church End Finchley founded, as was Whetstone, where the Great North Road was crossed by a minor east-west route, from Southgate to Totteridge, at the narrowest point of the Dollis valley. North Finchley did not come into existence despite its route junctions, until very much later. This may have been because the east-west cross traffic here would have been of much less importance or, more likely, because the main routes across the Common did not all follow the line of the modern metalled trunk road. The original Great North Road, for example, came not straight over Finchley Common from East Finchley but left London via Muswell Hill and reached Whetstone along Friern Barnet Lane. This was in early medieval times, but certainly by the 14th century the general line of the modern main road was in use. The "back" lanes of the district which followed the edge of the Common, slightly downslope from the crest of the plateau are of interest. Nether Street and its northern continuation by way of Church Path to Whetstone is a good example of such a line (and is very aptly named Nether Street). This can be seen to skirt what would have been the edge of the Common at its greatest extent and, moreover, it links the farmsteads on the westward-facing valley slopes of the Dollis. Although not a main road, it is certain that this would nevertheless have carried most of the local traffic of Finchley in the Middle Ages.

The actual settlements of Finchley would have been initially just sufficient for the agricultural community who tilled the fields or pastured their flocks on the Common. There are no records of the type of agriculture practised by these early inhabitants but by inference it must have been some kind of mixed farming. The brewing of beer or ale indicated by affairs before the local vestry would require the growing of barley whereas the gradual clearance of the woodland suggests animal tending, particularly of pigs. It is possible that some of the Manor of Finchley may have been farmed on the "open-field" system and certainly the field pattern disclosed by the tithe map could have been produced by the breakdown of larger fields. It seems more likely, however, that the gradual removal of the woodland was by piecemeal clearance over a long period of time.

This clearance was partly a result of the "robber economy" of the English farming system, trees being felled for fuel or for building purposes without replacement, indiscriminate grazing, and the like. This piecemeal enclosure meant that by 1800 there remained only about 600 acres of true Common left in Finchley. It was not very valuable farming land and in winter it must have been very bleak as its exposure was to the north-east quarter. It was, of course, a spot notorious for highwaymen.

Documentary evidence of the state of agriculture in Finchley during the 16th to 19th centuries is very meagre. The earliest record giving any overall information is a list of the "Demesne lands of Finchley Place" of 1590 (*Middx. records. Acc. 351/144*) which lists a total of 167 acres of meadows, pastures and arable excluding gardens and small plots attached to cottages. Even so this is spread over a number of entries and only one is specifically "arable". Each holding must therefore have been quite small. Woods are also noted and a total acreage of 41 is given. The remainder of the district, by inference, would have been wasteland in either scrub or woodland vegetation.

A later record, dated April 1623, entitled "Surveye of the Meadows and Pastures belonging to the Manor of Finchley" lists 44 fields, with a total area of 333 acres. No mention is made of arable. At the same time a "Surveye of the Woods belonging to the Manor of Finchley" gives a total of 18 separate woods, some of which are very small, with an area of 100 acres. (*Middx. records. Acc. 351/155—6*). Clearly some of these are narrow "groves" alongside the roads of the manor and equally obvious is the importance attached to this woodland—for building and other purposes.

The court records of the Manor of Bibsworth contain many references to the way in which gradual, and unofficial, encroachment was made during the latter part of the 18th century on the waste land of the manor. Especially in the records for 1775, and subsequently, appears a whole list of such encroachments which are ordered to be "thrown up" or laid open. It would also appear from these records that the guilty persons were slow to act upon these observations presented to the court since they appear in some cases carried over for two or more court sessions. References to the actual occupations or state of agriculture are very meagre. In one case six acres of pasture are recorded and in several others records of tenancies or copyholds entered into the plots are specified as "cottages or tenements and appurtenances with orchards and gardens". One copyhold agreement, with a William Dillingham, at the court held on the 30th May 1747, refers to "All that piece or parcel of waste ground lying and being in Nether Street and fronting the dwelling house of the said William Dillingham in the Parish aforesaid containing in length three hundred and forty three foot from East to West and in breadth eighty six foot from North to South be the same little

more or less NEVERTHELESS reserving all and every of the Timber Trees growing upon the said piece or parcel of waste ground aforesaid unto the said Thomas Allen his heirs and assignees with full liberty to enter upon the same to cut down and carry away the said trees or any part thereof at any time . . . yearly rent 1/0 and doing fealty and suit of court and other services when thereto required . . .”

We note once more the importance attached to the trees and also the indication of the status of the manor, still retaining some of its feudal traditions. These however were on the wane and judging by the number of references to persons from outside the district in this court record (*Middx. record. Acc.* 351/276) Finchley's population was at this time beginning to include those whose business was in London.

John Middleton's *Agriculture of Middlesex*, 1798, gives very little information about Finchley other than references to the Common. The map included with this book is from Foot's *Agricultural account of Middlesex*, 1794, and shows the entire area as “mainly pasture”. It is perhaps significant that the higher patch of gravels at Hendon is “mainly arable”, which leads one to presume that the similar gravel slopes of Finchley may have carried some arable fields. An appendix to this book gives description of the condition of Finchley Common from which the following is taken:—

“Finchley Common, with which I am best acquainted, I suppose contains from seven to eight hundred acres and the greater part of it of an excellent quality. On average, I presume it would lett (*sic*) at 30/- per acre, the tenant being at the expense of enclosing it. At present it starves a few miserable ponies, and a much larger stock of sheep than it can carry; and in wet summers many of the sheep die of the rot . . . Finchley Common is without stint\*, and people living in other parishes, taking a field in Finchley and erecting a hut in that field, where they make a smoke, turn as many sheep on the common as they please; it therefore in such a dry summer as this, becomes of little use to any one.” (*Letter from Andrew Reid, Greenhill Grove, nr. Barnet, August 16, 1796.*)

Elsewhere in Middleton's account reference is also made to the fact that the common is wet and poorly drained, although this could be put right by surface draining. Its vegetation cover is furze with many pollarded trees—hornbeam and oak mainly. The total value of these, if taken down all at once may be “several hundred pounds”. In general it would appear that the Common is used for sheep pasture until the hay crop is taken from the farm fields when the sheep will be put back on the enclosed fields to feed on the “after-grass”. A prophetic passage

\* *i.e.* There was no limit to the number of cattle allowed to graze (see *The Common Lands of England and Wales*, Stamp & Hoskins, 1963, p. 36).



concludes this account “. . . from Muswell Hill, the South East corner of this Common, there is a most enchanting prospect over Hornsey, Clapton and the beautiful river Thames, There are many points in this situation, that as much deserve to be adorned with elegant villas as any other spot as this, in many respects highly favoured county.”

Sheep were not the only animals grazed on the common for elsewhere Middleton records that the common is “much poached by cattle” but the conclusion we must chiefly reach from this and other accounts is that the animal husbandry was of small animals, sheep and pigs, the meadow grass being for hay rather than pasturage.

The Manor of Finchley is successively referred to as Basing’s Manor, Marches Manor and the Bybbsworth (or Bibsworth) Manor in respectively the 13th, 14th and 15th centuries. Its extent at the time of the tithe map in 1841 (see next chapter) was about 450 acres and, since its area of pasture plus woodland as recorded in 1623 was 433 acres (page 9 above), it seems to have been a fairly stable feature in the history of the district. Much of the rest of the parish was given over to the “waste” or common land and no doubt the encroachments made into this started from the traditional woodman’s clearings and dwellings erected complete with smoke issuing within a glade, between the hours of sunrise and sunset.

A complete “exact mapp of the demean lands which are part of the estate of Thomas Allen Esqr. in the Manor of Bibbworth als. Finchley in the Parish of Finchley . . .” was made in 1727 by John Johnson. The original is in the Middlesex County Record Office, but there is also a facsimile copy of it in the local history section of the Finchley Public Libraries. This is of special interest as it lists the names of all the fields and gives their areas. It is, also, a fine example of estate cartography. Figure 2 is based on this map and includes some of the information given. A dispute between Thomas Allen and the Bishop of London led to an award in 1806 confirming the estate boundaries. They were then marked by a series of ten stones and confirmed by a perambulation made by the stewards concerned. There are full accounts of this dispute and its outcome in the County Record Office (*Middx. Records, Acc.351/287 and Acc.351/276*, pp. 121-123). The shape of the estate is much the same as that on Johnson’s map of 1727.

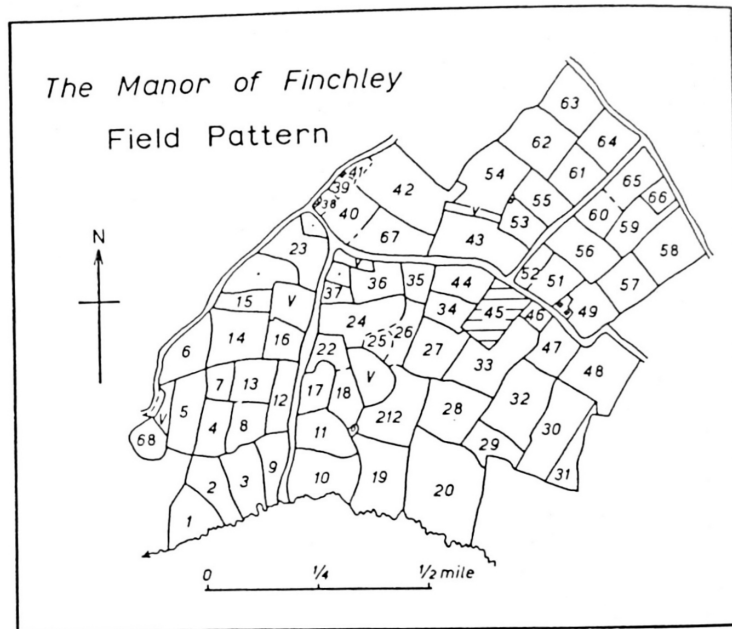


Figure 2. The Manor of Bibsworth (alias Finchley)

The numbers refer to the fields listed below. "V" indicates vicarage land. A dot indicates fields not named on the list. "Als" means "alias" or "also called". Field boundaries are based on those shown on the Ordnance Survey six inch to the mile map of 1873. Those not shown on this and therefore uncertain have been indicated by a broken line.

LIST OF FIELDS

- |                              |                           |
|------------------------------|---------------------------|
| 1. Further Wool ruft Pasture | 9. Wool ruft Pasture      |
| 2. Third Wool ruft Pasture   | 10. Lower Cooper Field    |
| 3. Middle Wool ruft Pasture  | 11. Upper Cooper Field    |
| 4. Cunworth Crabtree         | 12. Long Broom Field      |
| 5. Cunworth Long Field       | 13. Hither Cunworth Field |
| 6. Further Broom Field       | 14. Great Broom Field     |
| 7. Little Cunworth Field     | 15. Hither Broom Field    |
| 8. Cunworth Pond Fields      | 16. Little Broom Field    |

- |                                      |   |
|--------------------------------------|---|
| 17. Black lands                      | 44. Upper Prick Field   |
| 18. Black lands, als. Barn Field     | 45. The Manor House—orchards, gardens,<br>courtyards, etc. (shaded) |
| 19. Lower Lam Coates                 | 46. Bean Croft  |
| 20. Great Six Acre                   | 47. Cow Croft   |
| 21. Upper Lamb Coates                | 48. Great Bakers Field  |
| 22. Small Proffits                   | 49. Little Cross Field  |
| 23. Gold Field                       | 50. Yard and garden   |
| 24. Rye and Broadstocks              | 51. Granhaws Field  |
| 25. Little Wood                      | 52. Conleys Orchard   |
| 26. Little Long Field                | 53. Upper Taper Field   |
| 27. Garden Mead                      | 54. Great Billmans Field  |
| 28. Hopp garden als. little six acre | 55. Great Lower Taper Field   |
| 29. Little Bakers Field              | 56. Burr Field  |
| 30. Little Long Bakers Field         | 57. Great Cross Field   |
| 31. Long Bakers Field                | 58. Mead Field  |
| 32. Wallgrove                        | 59. Great Thistley Field or old Barne                               |
| 33. Tylors Field                     | 60. Little Burr Field   |
| 34. Prick Field                      | 61. Upper Billmans  |
| 35. Barn Field                       | 62. Middle Billmans Field   |
| 36. Mustard Field                    | 63. Further Billmans Field  |
| 37. Spring Field                     | 64. Lower Billmans Field,<br>als. Brick Field                       |
| 38. Little Garden                    | 65. Long Thistley Field   |
| 39. The Great Garden                 | 66. Crabtree croft  |
| 40. Little Church Field              | 67. Temple croft  |
| 41. Garden                           | 68. The Quaggy  |
| 42. Great Church Field               |   |
| 43. Great Taper Field                |   |

At East End the fields were called Worthy and Home Field and at Long Lane, Bushell.

The roads shown on this map have generally wide verges but are very erratic in width. From north to south they are: Long Lane, Place Lane, Lane to East End, Hendon Lane and Ducksitters Lane.

# 3

## THE EARLY NINETEENTH CENTURY

The scene is now set for the story of Finchley's rapid growth from village into borough. Details of this scene must first, however, be examined and to do this we need an overall picture of the whole area at this time. This can be built up laboriously from various historical records and descriptions but fortunately a synoptic view exists in the form of the enclosure map of 1814. This map was prepared for the parliamentary report leading to the "new enclosure" of what remained of Finchley Common, and is attached to the Award itself. One of the three copies is preserved in the local history collection of Finchley Public Libraries.

The first map in the sequence of "Development maps" which forms Appendix V to this work is based on the enclosure map. From this it can be seen how little land was in use for housing and gardens, the remainder being open countryside in some form—woodland, green fields or scrub-covered common. The housing is of two categories, the larger "places" or country estates surrounded by yards and gardens such as the Manor House itself on the one hand, and the villagers' cottages (or tenements as they are so frequently called in the records of the manor court mentioned in the last chapter) on the other. As the enclosure map shows, these latter are very often built close to the roads of the district—East End Road, Long Lane, Bulls Lane and Place Lane in particular—which confirms their probable survival from the woodmen's huts in the glades or forest clearings of earlier centuries. The somewhat haphazard cluster around the Market Place at East End is also well shown on this enclosure map, as too is the wide extent of the Common.

Agitation for the common's enclosure and improvement is suggested by the 1801 return made by the rector, the Rev. Ralph Worsley, to which he added the note:

"Finchley Common, consisting of about 600 acres . . . at present only used for . . . sheep and ponies. It is generally supposed if enclosed and cultivated would produce very great crops of corn."—(*P.R.O. document. H.O.67.16.*)

This return was made as part of the great national stocktaking of resources under the threat of Napoleonic invasion. The details for Finchley are—40 acres of wheat, 5 of potatoes and 24 of peas. By implication, the remainder (about 2,000 acres) was grassland providing cattle grazing and also yielding crops of hay for fodder, either for local use or for the London markets.

Maps of this period show that the Finchley Common was a notable feature of the parish. Maps on which the Common is shown include that of the county of Middlesex by J. Carey in 1801 which marks three main settlements—Whetstone, East End and Finchley (by the parish church). The main road pattern of the area was already established with the exception of Regents Park Road. The Common can be seen to extend from the area west of the Great North Road north of the present Tally Ho corner southwards to Strawberry Vale and eastwards towards Southgate.

In 1821 the first Ordnance map of the district at the scale of one inch to the mile appeared. An extract from this forms the Frontispiece to this work. It can be seen from this that the points made in the previous paragraphs need some amplification. Thus, although there exist the three main groups of houses seen on the enclosure map, in addition there are signs almost of "ribbon development" especially along Ballards Lane. The large house and the country estate are represented by the Manor House and Moss Hall. Smaller areas of similar development may be seen along Nether Street but only one farm is indicated as such. This, not surprisingly, is Grass Farm, situated north west of the church about where the playing fields of Christ's College now stand. For centuries this farm must have ranked a close second in importance to the Manor itself. Together they have provided the homes of distinguished names in the history of the district. Woodland is restricted to small patches in the south of the present borough and across the parish boundary, such as Bishop's Wood, and an area of woodland about three times the present size of Coldfall Wood but on this Ordnance map not named.

Later editions of the one inch map, dating from the 1840's show very little change—the inscription "Finchley Common" has been removed (since by the Act of the 1814 Enclosure Award it had been redistributed and presumably by then split up into fields) and a series of small patches of ground with villas stretches along the Great North Road from the Hog Market (East Finchley) to Browns Wells (Glanfield Lawrence's garage).

The year 1841 marks another milestone in the series of major surveys of this area. In that year a "plan of the old enclosed lands in the parish of Finchley subject to rent charge in lieu of tithes" was deposited—as had been required by the Tithe Commutation Act of 1836. This map, and the accompanying report, is in the archives of the Middlesex County Council and is a magnificently detailed piece of work. It is a large map, at the scale of 4 chains to the inch and shows every field and building outside the area of the old Common. The actual survey must have been made during the year or so previous to its presentation and thus represents the picture some thirty years after the first large scale map of the enclosure award.

The schedule accompanying the tithe map gives details of each field—its name, area, and use. The total land subject to tithe was 2,032 acres of which 86 acres were cultivated as arable, 1,769 as meadow or pasture, 124 in woodland and 7 of orchard.

It is possible to plot this data on a map and so produce a “Land utilisation” map for Finchley of about 1841. This has been done in Fig. 3 which shows roads and buildings (including their surrounding grounds) in black and the various field uses in different shadings or symbols. In order to complete the picture the area of the present Finchley Borough outside these “old enclosed lands” has been shown as common. The small acreage of arable land can be seen to be almost exclusively in the south, on the edges of woodland and perhaps on better drained slopes.

The actual pattern of fields at this period is shown in Appendix III. It is interesting to note that the field number 896, now almost on the line of The Bishop’s Avenue, was known as Thriving Lane Field! Many field names were then, as in rural areas today, simply a reflection of the shape, location or size of the particular plot of ground, *e.g.* The Four Acre Field, Brook Field, etc. In the extreme south-west of the parish a group of fields indicate the nearby existence of duck shooting, just across the boundary in Hendon. Field number 100, covering some 27 acres, was known as Decoy Mead and stood in the angle of the junction of the Dollis and Mutton Brooks where they unite to form the Brent. The decoy itself is still present in the form of a lake on the west side of the North Circular Road. The predecessor of the Regent’s Park Road was also known as Ducksetter’s Lane which followed a line to the west of the present road, and can be picked out on Fig. 5. (in Appendix III).

Further information as to the management of the rural economy of Finchley is provided in surviving documents and from isolated notes in sources such as the Vestry Minutes, directories and the like. Thus Pigot’s *London and provincial directory* for 1832 records that “at one time an extensive market for pigs was held here on Mondays. It is still kept up, but evidently much on the decline”. Again, in 1839—“the little business now done is transacted at the George”. This decline must, however, have been arrested because in the Post Office directory for 1845 can be read “. . . Pig market held every Monday . . . and is much frequented by the West end butchers . . .” Also, in the tithe report, there are many small parcels of land distinguished as “pightle”.

The Bibbesworth Manor estate at this time covered a large part of the south of the parish and included amongst its tenants three farmers, Robert Allen Claridge, William Fanning and Richard Carpenter whose farms respectively covered 168, 165 and 107 acres. A report on the estate prepared by one Peter

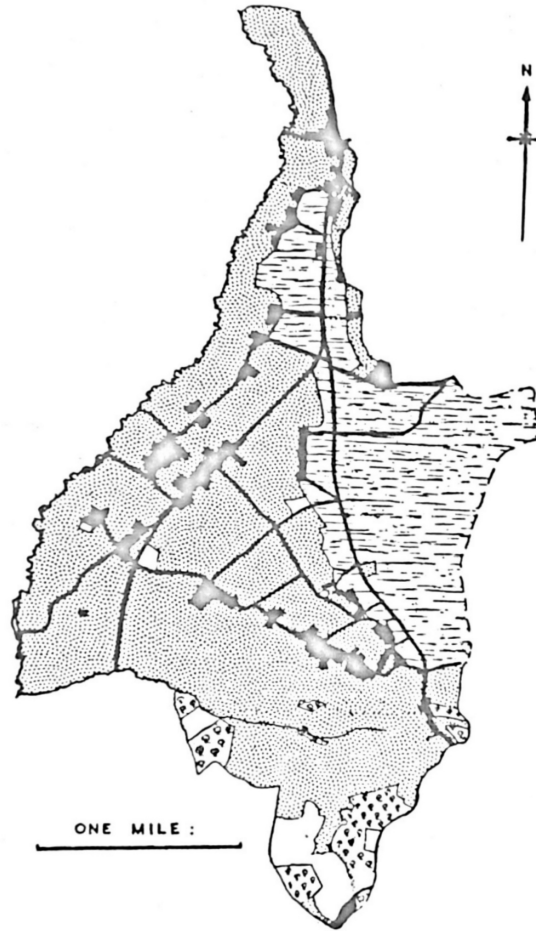







Figure 3. Land utilisation in 1841

-  Houses, farms, gardens and roads
-  Pasture or meadow
-  Arable Land
-  Common
-  Woodland

Potter and dated 27th January 1834 is in the Middlesex archives (*Acc. 351/300*) and makes interesting reading, as this extract shows:

“The Bibbesworth Manor estate is tithe free, as to the grassland excepting a modus of 2d. per acre; the arable land (of which there is scarcely any) is subject to tithe, the present composition is for Wheat 7/- per acre, for Oats 3/- and Potatoes 9/- per acre. The new enclosed lands are entirely tithe free. The system of farming this neighbourhood is almost wholly confined to the growth of hay for the London market. For many years past this supply was exclusively enjoyed by the farmers in the vicinity of the Metropolis and was for that reason very profitable, but since the great improvements which have been made in all the surrounding roads, and especially since the introduction of the Paddington and Regents’ Canals the supply has been brought from very great distances.”

More detailed remarks follow, including suggestions that land be prepared for the planting of timber by digging up for a crop of potatoes “. . . which would very much assist the young (tree) plants in taking root, and if the pieces marked out in fields A.5 and A.27 be thus applied a stock of timber will be raised . . . as will much more than compensate for the timber which should be taken down for sale or for necessary repairs . . .” The fields referred to are on the land farmed by Robert Claridge and are almost certainly the two numbered 12 and 68 on Fig. 2. It is pleasing to read that “. . . The buildings on the estate are generally in very good repair as are also the gates and fences. The lands are likewise in good condition, very much to the credit of the tenants who certainly deserve considerable encouragement.”

Mr. Potter, however, had some rather critical words to write about the new road in the south—“The Trustees of the Marylebone and Finchley Road have been digging for and carrying away gravel from this estate very wastefully, damaging nearly as much land by their roadways as by their pits. Part of this land, it is true, has been levelled, but in a very slovenly manner . . .”

The changing face of Finchley was first commented on by the Post Office 1845 Directory in the words “Here are many villas” but this fact was evident from the Ordnance Survey map of 1821. Clearly the 19th century “winds of change” were beginning to blow north of London. Certainly by the middle of the century the framework for expansion was ready, and access to London, the potential employing area, was relatively easy. Travel, of course, in these days was by coach, either by one of the many coaches which crossed the Common from the North on their way to London or by way of Hendon. In 1826 Pigot records a daily coach to London from the Queen’s Head “at twenty past eight in the morning, returns quarter past five in the evening”.



# 4

## THE BOOM YEARS

The Tithe Survey of 1841 presents a clear picture of rural Finchley and provides us with a wealth of detail appropriate to the first half of the 19th century. The next available survey which is at a comparable scale is the first edition of the Ordnance Survey's six inch to the mile map. This was surveyed in 1865 and 1866. The picture it presents is also of a rural region but on closer inspection it can be seen that this is not the whole story. First of all there is the railway, or at least the Edgware branch of the Great Northern (*see volume 4 in the "Old Finchley" series*). Then there are the names of many of the older cottages and the actual enclosure of the common is for the first time represented. It can be distinguished by the rather rectangular and geometrical shape of the fields compared with the more irregular shapes elsewhere of the older enclosures. This is not so well noticed in Finchley as it is in other English districts which suggests that the older enclosure was made at a relatively late date. The contrast between the small narrow but long cottage gardens and the larger grounds of the villas is however clear in this map.

Amongst the cottages named on this map are Napoleon Cottages (still standing, opposite North Finchley Odeon), Beaumont Villas and Park Road Villas (long since gone, replaced by shops on the east side of High Road, North Finchley). Brownswell Villas, and so on. The larger property lies along East End Road and Nether Street and the following list may be of interest, although it is not comprehensive:—

*East End Road :*

Cromwell House, Elmhurst House, Eastend House, Manor House.

*Nether Street :*

Elm Place, The Elms, Sellars Hall, Brent Lodge, Long Lodge, Moss Hall, Coalhouse Farm and Finchley Lodge.

Others front the Great North Road towards Whetstone but the largest single house standing in its own grounds shown on the 1866 map in this northern part of the parish was Woodside House, at the junction with Totteridge Lane. At the time of writing, this is also undergoing a considerable change in appearance.

Some of these older houses still survive but with the present tide of development and "urban renewal" they are likely soon to have gone completely. In the period between the two wars the break up of the larger estates was into housing estates of private houses but later this development took the form of flats and

maisonettes and this has even happened where the older house stood in only medium-sized grounds, as along Woodside Avenue. It would seem likely that future development of any such remaining property may take the form of offices and/or blocks of flats. This results not in the splitting up of the original estate but its retention *in toto* by one owner. Plus ça change . . .

The chief point about this pattern of re-development is the difficulty of its representation on a comprehensive map compared with that of the straightforward "development" of rural land to urban use—houses (with gardens), railways, or industries. It is possible to use the evidence afforded by the successive large-scale maps of Finchley from the enclosure map on through the tithe map and the successive editions of the six inch map to picture the tide of urban development. This has been done and the resulting sequence of maps appears as Appendix V to this volume. In these maps the same convention of shading has been used throughout. The present borough appears as a black shape and the increasing use of land for urban purposes other than roads (which are shown by implication) is indicated by the areas of white.

The first of the maps in this sequence is based on the information given by the enclosure map. It shows the thin scatter of houses and their cultivated parcels of land at that time, the remainder of the parish being made up of individual fields or common land. The next is based on the Ordnance Survey maps of 1865 and 1866 and the prominent line across the map is the first railway line. Between this map and map III is represented a time interval of less than thirty years—to 1894 when the Ordnance six inch maps appeared in their second edition. From the Census figures (Appendix I) it can be seen that in the same period the number of houses had more than trebled. A bigger "explosion" was to come. By the outbreak of the first world war much of the Finchley plateau was built over and the pattern presented by the third edition of the Ordnance six inch map in 1913 yields the picture of map IV. The Census figure of 7,642 houses is for 1911 and compares with 2,917 in 1891 and a mere 256 in 1801.

By 1866 the three original centres had been almost joined by "ribbon development" along their connecting road ways. At this time the most compact village nucleus was East End, whereas Church End straggled. It extended part way to East Finchley and almost the entire distance along Ballards Lane to North End which is marked at the route junction with the Great North Road. Buildings line each side of this main road almost without interruption to Whetstone and beyond. There is little depth to this development although the first signs are appearing. Roads such as Lodge Lane, Fredericks Place, Woodside Lane, Finchley Park (then known as Finsbury Road), Torrington Park and Friern Park leading off the main road, show the beginnings of this quest for space. At this time all of these

roads (with the exception of Lodge Lane) were cul-de-sacs. They did not all come into existence at exactly this same time and some made use of older access roads; Lodge Lane for example contains probably some of the oldest houses in the borough today. They were the forerunners of the large housing estates which were to be developed later in the 19th and during the 20th centuries.

By the middle of the 19th century Finchley's expansion can be attributed to the demands for living room by the growing capital as well as by natural expansion of the place itself. Another aspect of London's rapid growth also played a part in the making of the Finchley landscape. This was the acquisition of land in the parish by the Metropolitan Boroughs of Islington, St. Pancras and St. Marylebone for cemeteries, as land in the capital itself was becoming very short. The St. Pancras cemetery dates from 1854 and the St. Marylebone 1855. On the development maps these are not shown, and this partly accounts for the remaining black portions on the fifth and final map which represents 1952.

Between the picture presented on map II and that on map III came the extension of the railway line to Barnet. The growth of housing seems to have followed this railway extension, or at least be related to it, as the extension of white on map III shows. The land between the Great North Road at North End and Woodside Park station was then built on and new access roads constructed, such as Woodside Park Road and Woodside Avenue. This was followed by housing further south such as that of the North London Estate which in 1869 was concerned with land in the Gruneisen Road—Newcomen Road (Essex Park) area. In 1878 land sales are noted around the Etchingham Park Road and in the Moss Hall Grove areas. A survey of the events in Finchley during 1881 appearing in the *Barnet Press* at the beginning of the following year comments that "Building operations continue to be carried on with great energy in the Finchley district and it has been found necessary to summon several builders for breaches in the by-laws . . . Several roads have been taken over by the Board but the question of lighting still remains in abeyance . . ." Also in abeyance at the end of 1882 were plans for the main sewer and disposal plant although by then plans for using land in Strawberry Vale for the latter seem to have been adopted. The plant itself was not started until 1885.

The whole question of these works had been under consideration since 1874 when a report was submitted to the Rural Sanitary Authority of Barnet Union by a Mr. Latham. The ratepayers of Finchley rejected his plan as "there is a conflict of scientific opinion as to the best mode of disposing of sewage and the whole country is hesitating before deciding what is the proper system to adopt. A similar negative result was that of a poll in 1882 as to whether to proceed with a Private Bill for the "Sewerage, Drainage and Improvement of Finchley".

However, the scheme ultimately came into being but even so it was the "alternative" one to a plan originally designed to utilise the Dollis Vale with works in the south-west of the district. This scheme was much opposed by residents of the western area and also by the Hendon council. Considerable trouble was experienced with roadworks and the extra expense of remedying this was eventually shouldered by the special Main Drainage loan instead of the general rates. Even so, the costs of the scheme greatly exceeded the estimates because no allowance had been made in these for "compensations, easements, law costs, establishment expenses or for any office assistance to carry out the scheme." Finally, too, a number of defects in the layout of the farm and filter beds, also in some of the main sewers (notably a length in Squires Lane), came to light and a general report was submitted to the council by Mr. Francis Smythe in 1890. (From a document "*A History of the Finchley Sewerage Schemes*", by F. Smythe, date August 6th, 1890, in the possession of the Surveyor's Department, Finchley Borough Council).

The question of street lighting referred to above was a vexed one for the rival merits of gas and electricity were to come under discussion. A plan to introduce electric street lighting by the Local Board in 1891 was vetoed by the ratepayers but in this question of provision of services perhaps the problems of water supply are of most interest.

The Barnet Press for September 11th, 1869, notes under the heading "Whetstone Water Supply":

"The East Barnet Gas and Water Company are about to lay down mains to supply this neighbourhood with water. It is to be hoped that property holders will avail themselves of the opportunity and have the water laid on to their cottage property. It will be a good investment, as their rents will then be forthcoming more regularly than when the cottages are infected with fever, etc. . . ."

By the end of the century the water company was in difficulties. Supply had far been passed by the demand in a rapidly developing area. Numerous complaints are to be read, as for example in 1881 when the water supply was regarded as "insufficient in quantity and too hard for domestic use." It would seem that at this stage there were occasions when the supply was only available for a short period each day and the blame must lie with the company for not having enough pumping stations. Difficulties in extracting water from the chalk area north of Barnet around Mimms and Hatfield were less technical than legal as the resulting lowering of the water table left those villages with dry wells. In an attempt to add to their supply in Finchley it was necessary at one stage for the company

to buy water from the New River Company's supply in adjoining districts to the east.

The picture of map III for 1894, shows how the earlier framework of four main centres with connecting "arteries" on the plateau was strengthened and how infilling in the form of estates—such as Grass Park Hall and Woodside Park—was beginning to take place. Encroachment on the lower, open ground to the south and west was still limited and the Common remained in its smaller form until well into the twentieth century.

One area which has not been so far mentioned must not be forgotten. This is the Fallow Corner region which is marked by some kind of habitation on the first of the map series. This must have been a somewhat isolated hamlet situated on rising ground to the west of the dip in the Common produced by Strawberry Vale, commanding views of the latter and of the main road. Its appearances on the enclosure map and on the first large scale Ordnance Survey are but little different but by the end of the century it seems to have declined. By then it was perhaps too far from the main routes; thus the very factor which may have originally aided the settlement led in later years to its eclipse.

Map III may perhaps mark the end of the period of steady growth. Map IV is at a breathing space during the period of rapid growth. Only nineteen years separate these two pictures but that same period saw the population grow by some twenty thousand. In 1894 Finchley was created an Urban District\* but it still possessed some remnants of its old village centres. By 1913 these had been swallowed by the growth both around and between them. At this date very little agricultural land lay within the triangle formed by Whetstone, Church End and East Finchley. Open ground however still separated Finchley from her neighbours on all sides, although to the south-east a continuous line of housing tethered her to London. The housing estates which appeared in the first decade of this century and so filled in the plateau are too numerous to list but typical of this period are the Woodside Park—Holden Road area, the Finchley Manor estate and the Fallow Court, Granville Road area.

Awareness of the growing housing spread and the increasing importance of this district is seen in the local papers of the later 19th century and early 20th. In the Finchley Press for 1909 appeared a series of articles on "Makers of modern Finchley" in which are recorded the activities of some of the estate

\* Important milestones in the history of local government in Finchley are:

- Pre 1878 The local authority shared between the manor court and the vestry.
- 1878 Control passed to the Local Board of the "Finchley Local Government district".
- 1894 Finchley an Urban District.
- 1933 Finchley a Municipal Borough.

developers and builders of the time. For example, on September 24th that year appeared some notes on Mr. J. Chellingworth who had been responsible for some building in the Westbury Estate region, Nether Street, some houses in Moss Hall Grove and in Avondale Avenue, Woodside Park. His comments were that "when the electric trams were running Finchley would develop even more rapidly than it had done hitherto". But a slackening of the growth of Finchley marks the next decade, which included the first world war. However, between 1921 and 1931 the development continued rapidly. In 1911 some forty thousand persons lived in Finchley whilst by 1931 this figure had increased by about twenty thousand. Similarly the numbers of dwellings had risen to more than thirteen thousand.

The development of the public transport system in Finchley is a study in itself, and indeed the story of the railway is treated in detail elsewhere in this series. Travel by road at the beginning of the 19th century was still a slow, tedious and in some ways hazardous process. The first decades of that century brought the considerable improvements to such travel yielded by Telford's and Macadam's work. The construction of the new turnpike road from Marylebone to Finchley in the 1830's has already been noted and travel by coach was thus aided. From the earlier directories, however, it would appear that the recommended route to London was by means of one of the many coaches which crossed the Common on the way to or from the North, calling at the Bald Faced Stag. The chief Post Office for the district in 1832 appears to be somewhere on the Common (at least this is the only one mentioned in Pigot's *Directory*) but by 1839 the Post Office in Church End appears to be of at least equal, if not greater, importance.

The coach from the Queen's Head recorded in 1826 must have been the first commuters' service through Finchley but it was not until the railway came to Church End in 1867 and then to Barnet in 1872, that access to London and between most parts of the district was made relatively easy. A rural community depending chiefly on agriculture, with a small number of "gentry"—76 in 1845 according to Kelly's *Post Office Directory*—had little need or desire to travel far or in great numbers. But by 1871 the population had undergone a remarkable increase, from 4,937 in 1861 to 7,146, an intercensal increase of nearly 70 per cent. This rise can partly be explained by the great number of men working on the railway, and also by the development of Finchley as a dormitory area for a major industrial and commercial region. Such was London, with its variety of activities, ranging from office work in the City to general engineering in the Holloway-Pentonville areas. Rail access to these districts via the Great Northern branch line was easy but, as Mr. Wilmot has shown, the train frequency

of the early years of the branch line still left something to be desired.

This something was realised by the construction of the electric tramway. The Metropolitan Electric Tramway Limited opened a service between Whetstone and Highgate on June 7th, 1905. The Whetstone terminal was at "an extra wide part of the thoroughfare, opposite the Green Man Inn" (report on the construction work in the Hornsey Journal, January 2nd, 1904). This point was marked by crossover points in the system after it was later extended to Barnet (in 1909) until the trams were replaced by trolleybuses in 1938, and was used if it was necessary to turn cars at Whetstone. The total journey time, Whetstone to Highgate was 30 minutes, the first departure from Whetstone was 5 a.m., the last at 11.12 p.m. and the fare was 3d. By 1910 the other routes serving the district were in operation, along Woodhouse Road to Wood Green and along Ballards Lane and Regents Park Road to Golders Green. In much later years these were to be the aristocrats of the Finchley routes, being equipped with the most modern type of car during the 1930s and they were the first to be converted to trolleybus operation. The bread-and-butter route to Highgate, however, probably carried the heaviest traffic.

It must be left to other writers to pursue the details of this story, and the other, related topic, of the various omnibus routes which after all were the natural successors of the 19th century coaches. It must be noted here that just as the decade which saw the introduction of the railway to Finchley was marked by an exceptionally high percentage increase so, too, was the "tramway decade". In 1901 the population stood at 22,126. By the next Census it had risen to 39,419, a record intercensal increase of 78 per cent. The population "explosion" had hit Finchley.

# 5

## SOCIAL CHANGES

In this account so far little mention has been made of the people of Finchley, either as individuals with trades or professions to follow or in the aggregate, making up the community.

The principal sources of reference for information about the people of Finchley are the successive reports of the national Census. These enumerations have been made every ten years from 1801 onwards (with the exception of 1941) and provide the totals and graph which forms Appendix I.

The bald figures of the Census returns yield little information as to the type and occupations of the people. However, it is possible to analyse them into various groupings but unfortunately these groupings are not always easily compared. A more selective method of comparison lies in the information contained in the various directories published during the 19th century and, in the earlier years, these may sometimes be fairly comprehensive. In any case they make interesting reading.

From a variety of such sources the rural picture of Finchley in these early years may be substantiated. Thus, the 1811 Census reports that of a total of 267 families 94 were "chiefly engaged in agriculture". Pigot's *Directory* for 1826 adds other data as to occupations and notes that the Gentry and Clergy of Finchley numbered 48. Amongst the trading or professional activities were the following:

Inn keepers and publicans	...	...	9
Tailors	...	...	3
Boot and shoe makers	...	...	5
Bakers and corn chandlers	...	...	3
General dealers and grocers	...	...	5
Smiths and farriers	...	...	3

Amongst the others are

Academics	...	...	2
(the Misses Cousins and Abraham Cousins and sons)			
Bricklayers	...	...	2
Painters and glaziers	...	...	2

and, including amongst the "miscellaneous" are a paperhanging manufacturer, a surveyor, brewer, wheelwright, oilmen and nursery and seedsmen.

By 1841 the pattern was beginning to change. The total population had now risen to 3,664 persons and of the 1,161 occupied the largest group, 418, were engaged in agriculture. The next largest group 385, was for domestic service, various shopkeeping activities accounted for 108 and 5 gave themselves as paupers (all in the Whetstone district!) Presumably these would have been



amongst the 61 who were recorded elsewhere in this report as "sleeping in barns, etc." or amongst the 30 present in the borough forming part of the "seasonal influx of people seeking employment at haymaking". The Census in 1841 was made in the month of June.

Since the enumeration was at this time made in seven districts within the parish it is of interest to see how the various occupations were distributed within the parish, and this is the aim of the following table. The seven districts were approximately as follows:

- 1 *South east* Ken Wood, Great North Road, Fortis Green Road, and the Market Place.
- 2 *Central* Remainder of East End, south end of Long Lane.
- 3 *East central* Great North Road, Strawberry Vale.
- 4 *North east* Fallow Corner, Woodhouse Road, Friern Watch, as far as the present Swan and Pyramids.
- 5 *Church End* Regent's Park Road and Ballards Lane (total) and westwards. Also east as far as the Manor House.
- 6 *North west* Northwards from Finchley Lodge to Friern Barnet Lane.
- 7 *Whetstone* From Friern Barnet Lane to the county boundary.

	DISTRICT :							Total
	1	2	3	4	5	6	7	Total
<b>Agricultural</b>								
Labourer - - -	36	23	67	46	33	29	71	305
Cowkeeper - - -		1					1	2
Blacksmith - - -	2				2		5	9
Farmer - - -	5	3	2	4	5	4	2	25
Gardener - - -	12	7	12	11	12	4	6	64
<b>Other Artisans</b>								
Bricklayer - - -	1	3	5	2		3	3	17
Carpenter - - -	3	1	5	1	9	7	7	33
<b>Crafts</b>								
Bootmaker - - -	3	1	2	1	7	4	4	22
Cooper - - -							1	1
Mason - - -	2							2
<b>Transport</b>								
Coachman - - -		1		2	1	1		5
Carrier - - -				1	3	1	2	7
Wheelwright - - -	5			1			2	8
<b>Professions</b>								
Clergyman - - -					1	1	1	3
Teacher - - -	3	4			12	2	1	22
Solicitor - - -	4		2	2	1	3	1	13
Surgeon - - -	2	2	1			2		7
Stock Exchange - - -		1			1			2
<b>Indoor Servants</b>								
Charwoman - - -	1	1	1		2		1	6
Men servants - - -	13	16	8	15	24	3	2	81
Female servants - - -	38	56	33	35	58	16	23	259
<b>Shopkeepers, etc.</b>								
Baker - - -	2	4	2	1	3	5	2	19
Bookseller - - -				1				1
Butcher - - -	3		1	1	2	1	1	9
Grocer - - -	6	1	1	1	3	1	3	16

The figures given here are selective: some occupations have been grouped, viz. "carpenter" includes "joiner", "carrier" includes "letter carrier". Many occupations have been omitted.

This Table is necessarily selective but it serves to illustrate the early tendency for the gentry and professional families, who were able to afford indoor servants, to settle in the Church End and Central Districts. On the other hand the east central and the Whetstone districts had the larger numbers of agricultural labourers.

Although it is not possible to compare the figures from later Census reports strictly with those given above, nor is it possible to see the breakdown into districts, a number of striking points is shown by later figures. Some data from the 1901 and 1911 Census returns are given in Appendix II. From these it can be seen that the total number engaged in agricultural work showed little variation from 1841 to 1911—the earlier figure of 418 comparing with 551 in the latter year. A huge rise in the numbers of those engaged in domestic service (from 353 men and women to nearly 2,000 women alone), in transport, building and food is the chief feature. This is only to be expected as the rapid rise in population by the end of the Edwardian era in England required a great number to be engaged in service and consumer industries.

In 1841 the number of those in government or local government employ would include the police, toll collectors for the Turnpike trusts and tax collectors. This gave a total of nine but by 1911, 624 men were classified as in government occupations. Similarly the figures for 1911 include some occupations not encountered seventy years before. General engineering, for example accounted for 151 men but this figure today would be ridiculously small. On the other hand some of the more picturesque sounding occupations of 1841 are no longer represented. Gone from Finchley are the Hurdle Maker and the Ostler.

The diversity of occupations followed by British people by the 20th century made considerable classification problems for the Registrar General's Department. Thus, in 1901 the classification of "other occupations" in Finchley accounted for 2,227 out of an occupied total male population of 6,100—well over one third. In 1911 the categories included many more sections, such as the general "Merchants, Agents, Banking and Insurance" which accounted for 1,288 males out of Finchley's 11,336 occupied male population.

The ease of travel by the late 19th century also makes it difficult, as well as less meaningful, to compare these Census statistics. A large percentage of Finchley inhabitants then, as today, worked elsewhere and even the many industrial or commercial undertakings within the present Borough draw their labour force from a wide area. The diversity of occupations is well borne out by the commercial directories. In 1832 only 22 different trades were represented, accounting for 60 people. These ranged from taverns and public houses (12), grocers and dealers in sundries (7) to a single brickmaker. Six schools, including a Charity and a National school are also noted at this time, the latter with over 100

children. The Gentry and Clergy numbered 34.

In 1839 little substantial change had occurred. An alphabetical list of 74 persons in Finchley and 37 in Whetstone is included under the heading of "Commercial Professions". By 1886, however, the number of activities included in this section of the Kelly's *Directory* was well over 100. It included nearly 40 varieties of shopkeeper, ranging from 27 publicans to 3 "fancy repositories", 18 grocers to 1 cats' meat dealer. Such was the variety of life's requirements in Victorian suburban Finchley.

To bring this story up to date one should find comparable statistics for the occupations of present day Finchleians (Appendix II, end column). It is at once apparent that comparisons are difficult. Since the advent of a comprehensive system of public transport and also the increasing availability of some form of private transport, the working population of the 20th century is far more mobile. Hence people who live in Finchley work in a neighbouring district and vice versa. The Census records the occupations of those resident in a district whereas figures collected by the Ministries of Labour and National Insurance are based on the employers of the district. However, the figures in Appendix II show some clear comparisons between the occupations of the 19th and the mid-20th century. Those for 1951 produce some surprises. Thus, the 152 people classed as in "Agriculture" must include gardeners and nurserymen but even so it is a large figure for an urban region. The apparent drop in the number engaged in "transport" can be explained by the fact that the chief public transport operator, London Transport, has only one depot in this district, although Finchley is served by buses operating from at least six depots and Underground trains based entirely outside the area.

Where and in what are Finchley inhabitants who work in the district employed? This kind of question is almost impossible to answer but an indication can be made of the lines along which it would be answered. The major type of employment is that of engineering, especially that connected with the motor trade. Probably the largest employers are Simms Motor Units of East Finchley. But coming a close second to this are the food industries represented by Beckers Bakers, the Merry Miller Bakers, the Express Dairy, and the A.1. and Dollis Dairies. Distributive trades (shops, etc.) account in this table for over 3,000 people and building industries for over 2,000. With the phase of "urban renewal" into which Finchley seems to be just entering it seems likely that this latter figure may now be somewhat increased. Figures for the numbers employed in office occupations are not easily assessed but it would seem likely that this number may increase in the near future when the many taller office buildings are in use. At the moment the biggest employer in this category is probably Tersons, Church End, Finchley.

## 6

### THE BOOM CONTINUES AND CONCLUDES

By the end of the first world war Finchley had assumed a distinct unitary shape on the map of Middlesex. It formed a clear town on the main roads from Highgate or Marylebone to Barnet, was bounded by fields, and although it clearly had some four distinct nuclei, it was a settlement in its own right. This was not to last.

The disappearance of the surrounding green countryside began, as was to be expected, on the sides nearest London. To the south a break had been made from the rather unimaginative pattern of straight streets and close houses typical of late Victorian England. This was the district boundary where Hampstead Garden Suburb had been built during the early decades of the century and in the 1920's was still expanding. A similar style of development pervaded its north eastward thrust into the southern half of Finchley. Further east, the slopes of Highgate attracted the builders of luxury detached houses.

In the west another garden suburb development converted the fields beyond Woodside Park and across the valley in the neighbouring district of Hendon into suburban roads of dwellings. Between the Dollis Brook and the railway line further south, extensive new areas of housing led to the opening of a new railway station in 1933, at West Finchley.

The original village centres had until then provided sufficient shopping and other needs to satisfy Finchley's expansion. True, the need for the local tavern and/or general grocery store had been felt in some districts, and had been met, as for example in the Squires Lane area, but no new centres had emerged during the first part of Finchley's boom.

By the early 1930's Finchley's expansion was almost complete. In 1931 the population had climbed to 58,964 and in 1933 the Urban District became a Borough. The original village centres provided the major shopping and administrative facilities but something more than "the shop around the corner" was needed in the new housing areas. Thus the secondary centres at West Finchley and Fallosen Way evolved. Also, just across the eastern border, there was the newly expanded centre of Friern Barnet and in the north west the smaller cluster of shops and community services of Woodside Park.

In the 19th century the old pattern of main roads had shown little change and the coming of the new route of the railway mainly conditioned the pattern of housing development. In the 1920s two main roads played an important role. These were the approximately east-west routes of the Barnet By-pass and the North Circular Road.

The pattern of development in the south was controlled by these new roads. Estate planning was to become town planning and the side roads had some geometrical affinity with the main artery which in turn follows the natural valley of the Mutton Brook.

The North Circular Road makes use of the other east-west valley-way—that of the Strawberry Vale—in order to ascend the Finchley plateau. However, this route leads across the remaining small section of Finchley Common, now variously called the Glebe Land or “Rough Lots”, and it has not been accompanied by housing development. One of the last appreciable areas in Finchley to be developed for housing (and not shown on map V as it post-dates 1952) is near the further section of this main road over the crest from the Manor House.

The open countryside lying to the east of the borough was not inviolate after the 1920's either. Although in the north-east this part of the Finchley plateau does not form part of Finchley borough, but is within Friern Barnet urban district, it nevertheless is, geographically part of the Whetstone region. The aerial view of Whetstone (Plate 1) shows this as it appeared in June 1920. In the background, apparently surrounded by fields, can be seen the spire of All Saints church at the junction of Myddleton Park and Oakleigh Road North. The expanse of greenhouses lying nearer the High Road in the middle distance will be remembered by Finchley residents of the 1930's as Sweet's Nurseries and the fields in the foreground are still there as part of the Brookside open space. Whetstone itself in this view appears as a village situated around the road junction of the High Road and Totteridge Lane. Housing developments of the early 20th century, Ridgeview Road and Birley Road are separated by the much older estate of Woodside Place from the High Road. The beginnings of new housing in the Pollard Road area of Friern Barnet and the older large detached houses of the Oakleigh Park area can also be seen.

Also on the eastern side of the High Road is the Woodhouse region. This has developed in two distinct phases. The northern part was amongst the 19th century extension of North Finchley, although the heart of the area, Wood House, was not touched and later (1921) became a school. It is now one of the five grammar schools of the borough. On the south side of the Woodhouse Road a large area of housing was added to the Finchley map during the 1920's and 30's. This was mainly as a council housing estate and an air view of this section forms plate 2. Woodhouse School lies in the bend of the main road in the right centre of this view looking south-west towards the Great North Road in the top right corner. This picture was taken in 1928 and shows a section of the old common in the top left, and with the straight boundary hedges typical of the 19th century new enclosure. It is perhaps appropriate that between these remaining fields and

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the last vestiges of the common here shown, are several acres of allotment gardens, thus continuing the community use of the old common land.

By the end of the 1930's the development of Finchley's land was almost complete. The amount of open field shown on the 1938 revision of the Ordnance Survey six inch map was little more than on the post-war map on which map V of Appendix V is based (1952 picture). It is true that small areas of original meadow still remained but the last decade has seen these utilised unless deliberately preserved as open space. The pattern of recent years has thus been one of "re-development", which has taken three forms: —

- 1 The rebuilding of bombed or damaged property by modern buildings of similar appearance and function to those destroyed.
- 2 Complete replanning of block areas involving new road layouts to replace old or war-damaged property (residential).
- 3 Demolition of old property and erection of new buildings of different functions (business).

Under category 1 comes the replacement of houses and flats made necessary by war damage in the 1939-45 war and, in general, this took place early in the 1950's. Under category 2 can be cited the development of the old Market Place at East Finchley with its three 11-storey blocks of flats (Prospect Ring) and also the more recent re-developments in the Woodside Park area, especially the replacing of the older houses in Woodside Avenue with groups of houses and maisonettes, etc. Both these examples are probably good ones of "urban renewal" although the first was obviously accelerated by wartime damage. Finally, category 3. This is the most recent and, as recent comments and correspondence in local papers would suggest, the most controversial of these aspects of redevelopment. At present three areas are involved, but all are adjacent to a main road. Starting in the south of the borough, at Church End Finchley, are two new 8-storey office blocks replacing familiar old landmarks of the Railway Hotel and the New Bohemia cinema. At North Finchley, at the junction of Queensway and the High Road is a 9-storey office block and further north near the Swan and Pyramids two more of 6 and 7 storeys. Probably the most massive, and conspicuous of these new office blocks however is north of Whetstone adjoining the A.1 and Dollis Dairy building where an 11 storey building is under construction. For long the Finchley skyline has had little more than three storey buildings with church spires and, of course, the tower of Christ's College, rising above this level. Now these are to be dwarfed.

We can perhaps most aptly conclude this summary of the historical geography of Finchley by urging the dispassionate recording of the present face of the borough for the benefit of our successors. The past may be the key to the future

but today's present is tomorrow's past. The commonplace of today may often seem too trivial to record but the research worker so often wishes that more of yesterday's trivia of work and routine had been recorded. The failings of this account are due in part to this paucity as well as the author's own personal bias, interpretations and limitations.



APPENDIX I  
THE GROWTH OF POPULATION IN FINCHLEY, 1801-1961

*Figures from the Census*

<i>Year</i>	<i>Total</i>	<i>Male</i>	<i>Female</i>	<i>Houses</i>	<i>Families</i>
1801	1,503	782	721	256	264
1811	1,292	791	501	232	267
1821	2,349	1,129	1,220	359	407
1831	3,210	1,566	1,644	540	606
1841	3,664	1,849	1,815	640	†
1851	4,120	2,038	2,082	755	†
1861	4,937	2,275	2,662	942	†
1871	7,146	3,466	3,680	1,263	1,474
1881	11,191	4,997	6,194	1,884	2,124
1891	16,647	7,290	9,357	2,917	3,215
1901	22,126	9,723	12,403	3,949	4,604
1911	39,419	17,192	22,227	7,642	8,919
1921	46,716	20,165	26,551	9,903	11,623
1931	59,113	25,811	33,302	13,461	15,956
*					
1951	69,991	31,174	38,817	18,430	22,576
1961	69,370	31,545	37,825	20,883	23,563

† Figures not available.

\* No Census in 1941—war year.

NOTES

- 1 The Census figures of 1801, 1811, 1821, and 1831 all include occupation details. For example, in 1801 there were "183 persons chiefly occupied in agriculture, 56 in trade, manufacture or handicraft, and 1,264 others". Others, of course, includes wives and families. In 1811, 94 families were chiefly occupied with agriculture, 80 families with trade, etc., and 93 others. The figures for 1821 were 93, 101, and 213 families respectively, and in 1831, 220, 176, and 210. The 220 agricultural families of 1831 represented 36% of the total, and the 767 "Males aged 20 or over" at this Census were distributed as follows:—

14 agricultural occupiers employing labourers  
 12 agricultural occupiers not labourers  
 256 agricultural labourers  
 95 "Capitalists, bankers, professional and other educated men"  
 200 in retail trade or handicrafts either as masters or workmen  
 107 labourers not engaged in agriculture

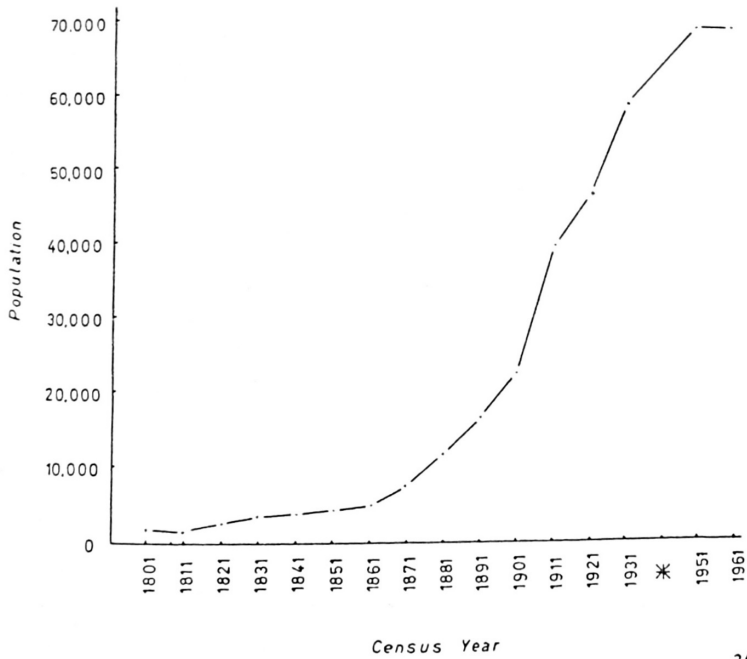
40 others

43 male servants aged 20 or over. There were also 11 male servants under 20, and 200 female servants.

2 The 1841 Census records the population of Whetstone separately as 440 persons; there being 83 inhabited houses in that district. The total for Finchley includes "61 in barns and 30 for the haymaking". Details are also given of the occupations of those over 20. Further particulars appear in Appendix II.

3 1871 From separate sources it is apparent that the figure for this year includes a large migratory population engaged in making the railway. This has been estimated at about 1,000.

Figure 4. Population changes in Finchley, 1801-1961



- 4 1891 This Census Report includes population details for each of the five ecclesiastical parishes and that for 1901 gives a similar breakdown by electoral wards.
- 5 The area of the district has, by reason of boundary changes, fluctuated over the period of the Census Reports. In 1831 the area was 3,350 acres, in 1871, 3,384 acres and in 1951, 3,475 acres. This last change occurred during the 1931-51 inter censal period.
- 6 Notable changes in population —  
 The two largest percentage increases in population during an intercensal period were —  
 + 68% between 1871 and 1881  
 + 78% between 1901 and 1911  
 The most recent intercensal period (1951-1961) has shown a decrease in population of 1%, the first drop since the 1801-1811 period.

#### APPENDIX II

##### SELECTED PARTICULARS OF OCCUPATIONS

	1841	1901	1911	1951
Population total - - -	3,664	22,126	39,419	69,991
Occupied total* - - -	1,161	9,683	11,336	22,517
<i>Details :</i>				
General or local government and defence - - -	9		687	1,979
Professions - - - -	50		885	1,026
Domestic service - - -	353	1,697		
Distributive trades - -	108	752	1,389	3,602
Commercial or business clerks - - - -	9	600	1,000	
Transport - - - -	28	655	1,197	582
Building and contracting -	22	942	1,343	2,241
Vehicles - - - -			136	966
Engineering and electrical				3,631
Agriculture - - - -	418	515	551	152

\* Both sexes for 1841, 1901, and 1951; males only 1911.

##### *Sources :*

- 1841 Enumerators' record books, Public Record Office.
- 1901, 1911 Census returns for the County of Middlesex, Registrar General's Department, H.M.S.O. Place of work not specified.
- 1951 Number of insured persons by employment exchange areas (i.e. includes Friern Barnet). Data given in the Report of the Survey for the Middlesex County Development Plan.

## APPENDIX III

### THE FIELDS

The map which forms part of this appendix is based on that of "the old enclosed lands" forming the tithe map of 1841. The original map is at a scale greater than 12 inches to the mile and shows a wealth of detail concerning all the individual parcels of land, each of which has a number. The corresponding schedule lists the owners, occupiers, name of parcel, its use, area and value. Those in some kind of agricultural use are respectively noted as "Meadow", "Arable", "Wood", etc., and this provides the basis for Fig. 3 (Page 17). The map drawn here gives a picture of the field pattern of these old enclosed lands but, because of the scale of reproduction, generalises some of the smaller cottages and gardens. These account for the gaps in the numerical sequence. Disparities between names on Fig. 2 and this map are in some part due to difficulties in deciphering the manuscripts.

3 The Big Field	64 Little Low Field
10 Pasture	65 Little Wood
11 Little Church Field	66 Garden Mead
12 Great Church Field	67 Tyler Field
13 Great Bilman Field	68 Cow Croft Field
14 Middle Bilman Field	69 Wallgrove Field
15 Barn Field	70 Little Long Bakers Field
16 Lower Bilmans Field	71 Long Bakers Field
17 Upper Bilmans Field	72 Little Bakers Field
18 Part of Long Thistly Field	73 Great six acres
19 Part of Little Thistly Field	74 Great six acres
20 Part of Mead Field	75 Little six acres
21 Great Cross Field	76 Upper Lamb Coates Field
22 Part of Bur Field	77 Lower Lamb Coates Field
23 Lower Tapes Field	78 Lower Coopers Field
24 Upper Tapes Field	79 Upper Coopers Field
25 Glebe	80 Barn Field
26 Temple Croft Field	81 Not named
27 Great Tapes Field	82 Blacklands
28 Island and Pond	83 Part of Blacklands
29 Granams Field	84 Little Brom or Broom Field
30 Orchard	85 Great Brom or Broom Field
32 Little Cross Field	86 Farther Brom or Broom Field
35 Great Bakers Field	87 Canworth Long Field*
37 Pasture	88 Little Canworth Long Field*
40 The Manor House, grounds, etc.	89 Hither Canworth Long Field*
42 Upper Prick Field	90 Long Briers Field
42a Lower Prick Field	91 Part of Coopers Field
43 Great Barn Field	92 Wool Ruft Field†
46 Part of Mustard Field	93 Middle Wool Ruft Field†
50 Spring Field	94 Canworth Paid Field*
51 Gold Field	95 Crab Tree Field
56 Gold Field	96 Third Wool Ruft Field†
57 Gold Field	97 Further Wool Ruft Field†
58 Mead facing Barn	98 Gravel Pit Field
59 Hither Barn Field	99 Glebe in Hendon Lane
60 Not named	* Canworth or Cunworth
62 Part of Ducksetters Lane	† Ruft or Rush
63 Rye Field	

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59 Hither Barn Field	99 Glebe in Hendon Lane
60 Not named	* Canworth or Cunworth
62 Part of Ducksetters Lane	† Ruft or Rush
63 Rye Field	

Figure 5

Field Pattern and names of principal fields of enclosed land prior to the "New Enclosure" by Act of 1814.

Data from the Tithe Award — 1841 — by courtesy of Middlesex Record Office. Buildings omitted (except Churches) but main ponds shown in solid black.



100	Decoy Mead	266	Brook Mead
102	Firtree Field	267	The nine acres
105	Brook Five Acres	268	Spring Field
106	The Four Acres	272	Former Orchard
107	Lower two acres	274	Wall Field
108	Brook six acres	275	Brook Meadow
109	Barn Field	279	The House Field
110	The two acres	280	The four acres
111	The eight acres	281	Further Pigeans (sic)
112	The four acres	282	Middle Pigeans (sic)
113	Wood Field	283	Hither Pigeans (sic)
114	The six acres	284	House Field
115	The Wood	297	Path Field
116	Potatoe Field	298	Gravel Pit Field
117	The Park	309	Home Field
132	Old Orchard	310	The eight acres
133	Upper Mead	311	Part of the two acres
134	Lower Mead	312	The Fighthle
143	The Bath Field	314	Brook Field
145	Not named	319	Part of Upper Mead
146	Rick Yard	320	Lower Mead
147	Footpath Field	321	The Meadow
148	The three acre Mead	322	
149	The four acres		to House, chapel, plantations, etc.
151	Part of Buscomb Shot	325	
152	Part of three acre field	327	Public Pond
153	Part of Cole Field	328	Upper Mead
160	The eight acres	330	Brook Field
161	The six acres	331	Brook Mead
165	Orchard Plat	332	Pigs Field
166	The three acres	336	Middle Field
167	Lower Mead	337	Lower Field
168	Upper Mead	338	The eleven acres
170	The four acres	339	The four acres
171	The four acres	340	The ten acres
172	The three acres	340a	Bottom Doe
176	Part of Long Lane Mead	341	The seven acres
177	Not named	342	The eight acres
203	Part of the Paddock	343	Brook Field
207	The three acres	344	Brook Field
211	The five acres	345	Gravel Pit Field
213	The seven acres	346	Gravel Pit Field
214	The five acres	347	The six acre
215	The twelve acres	355	The two acre
224	Upper Paddock	359	Road Meadow
225	Upper Paddock	362	Road Meadow
226	Part of House field	363	Top Field
237	The Meadow	434	Meadow
238	Long John	450	The Mead
239	The three acre Mead	466	Part of Mead
240	Front Meadow	477	Back Field
243	Back Meadow	478	The large field
246	The six acres	479	Little Field
247	Part of the five acres	481	Boundary Piece
248	Parts of pleasure grounds	490a	Part of Mead
252	Part of the Park	500	Rickyard Field
252a	Part of the Park	501	The three acre field
257	Back Meadow	502	Lawn Field
263	Upper Mead	503	Part of Rick Yard Fields
264	Lower Mead	513	Part of Road five acres
265	The seven acres	514	Part of Angle Field

515	Corner Field	751	Back Field
516	Part of Arable Field	765	Grounds
517	Part of Lower Angle Field	782	Lords Field
518	Part of Nether Street Mead	783	Long Field
519	Part of House Field	785	House Field
525	Middle Mead	786	Lower Mead
526	Part of Road Mead	787	Farther Mead
527	Part of North Road Field	788	Gravel Pit Field
528	Lodge Mead	790	Dell Field
529	Barn Field	791	House Field
530	Back Field	792	The Meadow
531	Long John	793	Small Mead
532	Part of the six acre field	794	Lower Saw Field
533	Dell Field	795	Upper Saw Field
540	Part of Cox's Field	807	The Meadow
541	The two acre field	812	House Mead
542	The five acre field	814	Road Mead
543	The three acre field	815	The Paddock
553	The eleven acres	819	Large Field
554	The twelve acres	820	Part of Dirt House Field
560	Foot Path field	821	Part of Dirt House Field
561	Rick Field	834	Boundary Field
566	House Field	837	Meadow
570	Meadow and garden	838	Brick Field
573	Meadow	850	Part of Wood
574	Meadow	851	Part of the Quag
580	Buckets Field	852	Part of Wood
581	The twelve acres	859	Sheep House Field
582	The eight acres	860	Dirt House Field
583	The six acres	861	Rick Yard Field
584	The three acres	862	The four acres
585	The one acre	863	The five acres
600	Brownswell Field	864	The farther five acres
601	Not named	865	The Park
602	Long Lane Field	866	Long Mead
603	Masons Field	867	Jordan Wood
604	Part of the Hospital Field	868	Little field below wood
605	Part of Font Hill Mead	869	Sell Field
606	Part of Font Hill Mead	870	Upper Skinners Shoot
610	Orchard and part of pleasure	871	Cross Field
614	Meadow	872	Sheep House Field
	ground	873	Hop Garden
628	Foot Path Field	874	Further ten acres
640	Red Lion Field	875	The Little Wood
652	House Field	876	Field below the little wood
670	House Field	877	Not named
691	The Meadow	878	Brook twelve acres
695	Part of the Meadow	879	Brook twelve acres
702	Meadow	880	Large wood
718	Sow and Pigs Mead	880a	The eight acres
719	Pasture Field	881	The Rusty four acres
732	Park Field	882	The Broad five acres
733	Bulls Lane Field	883	The Broad six acres
735	Long Lane Field	884	Brook Field
736	Part of Bushel Field	885	Lower Skinners Shot
737	Part of Corner Lane Field	886	Summer Lands
738	Parish Field	887	The Abbs Acre
741	Corner Field	888	The Abbs Acre
746	Paddock	889	The Long six acres
748	The Great Field	890	Lower farm field
750	Long Field	891	Lower farm field



892	Water Wood	911	Bunkers Hill Field
893	Spring Field	913	Barn Field
894	Hill Field	914	Bishops Wood
895	Thriving Land Field	915	Part of Stony Field
896	Thieving Lane Field	916	Part of Lower and North Field
897	Not named	918	The five acre field
898	Part of Cherry Tree Field	919	Road Mead
899	Part of Long Mead	920	Bunkers Hill Mead
900	Not named	921	Bunkers Hill Mead adjoining
901	Not named	922	Bunkers Field
902	Quag Field	923	Turners Wood
903	Hill Field	924	Former Field
904	Hill Field	925	Georgy Field
905	Oxleys	926	Spaniards Field
906	Oxleys	927	Orchard Mead and Plantation
907	The seven acre	928	Plantation
908	The Finchley Ground	941	Part of Upper North Plantation
909	Lower Farm Field		and field
910	The ten acre field		

#### APPENDIX IV

##### DETAILS OF WELL BORINGS THROUGH THE DRIFT MATERIALS

##### 1 Advance Laundries, N.12.

	Surface at 297 feet O.D.
Made ground	4 feet
Drift	57
London clay	147
Woolwich and Reading beds	62
Thanet sands	20

##### 2 Coleridge Road, N.12. For East Barnet Water Co.

	Surface at 290 feet O.D.
	55 feet of Drift
Greenish brown (boulder) clay	20 feet
Sand	4
Blue clay with flints	6
Dark clay with black pebbles	
and flints	12
Sand and gravel	13
London clay	171
Woolwich and Reading beds	51
Thanet sands	7
Chalk	to depth of 581 feet

"Made 1872. So little water was obtained, even after galleries had been driven in the Chalk, that the works were abandoned and the engine-house pulled down."—(Records of London wells, p. 55.)

3 United Dairies, High Road, N.2. Disused.

	Ground at about 283 feet O.D.
Made ground	6 feet
Drift	17
London clay	289
Woolwich and Reading beds	61

4 Baron's Court, Bishop's Avenue, N.2.

	Surface at 320 feet O.D.
No drift.	
London clay	375 feet
Woolwich and Reading beds	55
Thanet sands	17
Chalk	

"Made in 1900. Yield of water, 3,000 gallons an hour. Total depth of boring 570 feet.—(Records of London wells, p. 148.)

5 Squires Lane Electricity Works.

	Surface at 285 feet O.D.
	61 feet of Drift
Made ground (originally chalky boulder clay)	13 feet
Sand	19
Gravels and sand	11
Clayey sand and pale sand	18
London clay	146
Reading beds	68
Chalk	

"Made in 1911. Yield 5,000 gallons an hour. Total depth of bore 714 feet." —(Records of London wells, pp. 148-9.)

6 Finchley, Avenue House.

(Trial bore.) Level of ground c.268 feet O.D. All in glacial drift to depth of 32 feet.

Another boring here :

	59 feet of Drift
Clay and stones (boulder clay)	47 feet
Clayey gravel and sand	7
Gravel and sand	5
Blue (London) clay	

(Details from the London Memoir of the Geological Survey by W. Whitaker, 1889, p. 302.)

Further details of all these are to be found in Wartime Pamphlet No. 10 (Water Supply of South East England from Underground Sources) Part I, Nov. 1940, of H.M. Geological Survey.

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## APPENDIX V

Series of maps to show the development of Finchley over a century and a half. On each map, houses, gardens, industry and railways are in white; "under-developed" land and roads remaining black. Cemeteries are also left dark. From left to right: In 1814 (Enclosure); 1865-66 (first Ordnance six-inch map); 1894, 1913 (Second and Third revisions of the six-inch map) and 1952.

The position today (1963) shows very little alteration to that for 1952 as many modern developments are on the site of older ones. Map V is based on the Crown Copyright Ordnance Survey one inch to one mile map by permission of the Controller of H.M. Stationery Office.

1816 Enclosure Award  
Map



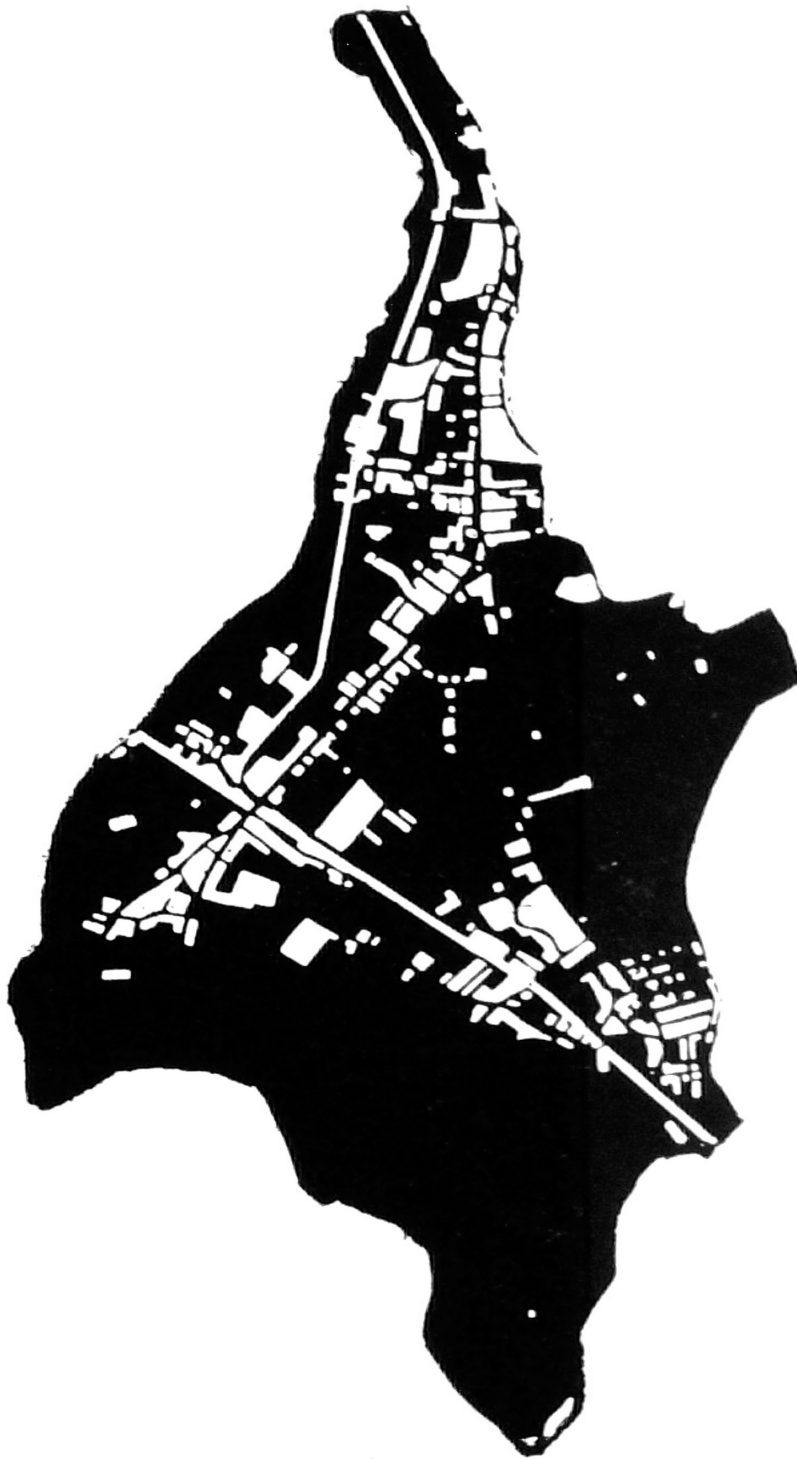
Map 1

1865 Ordnance Survey

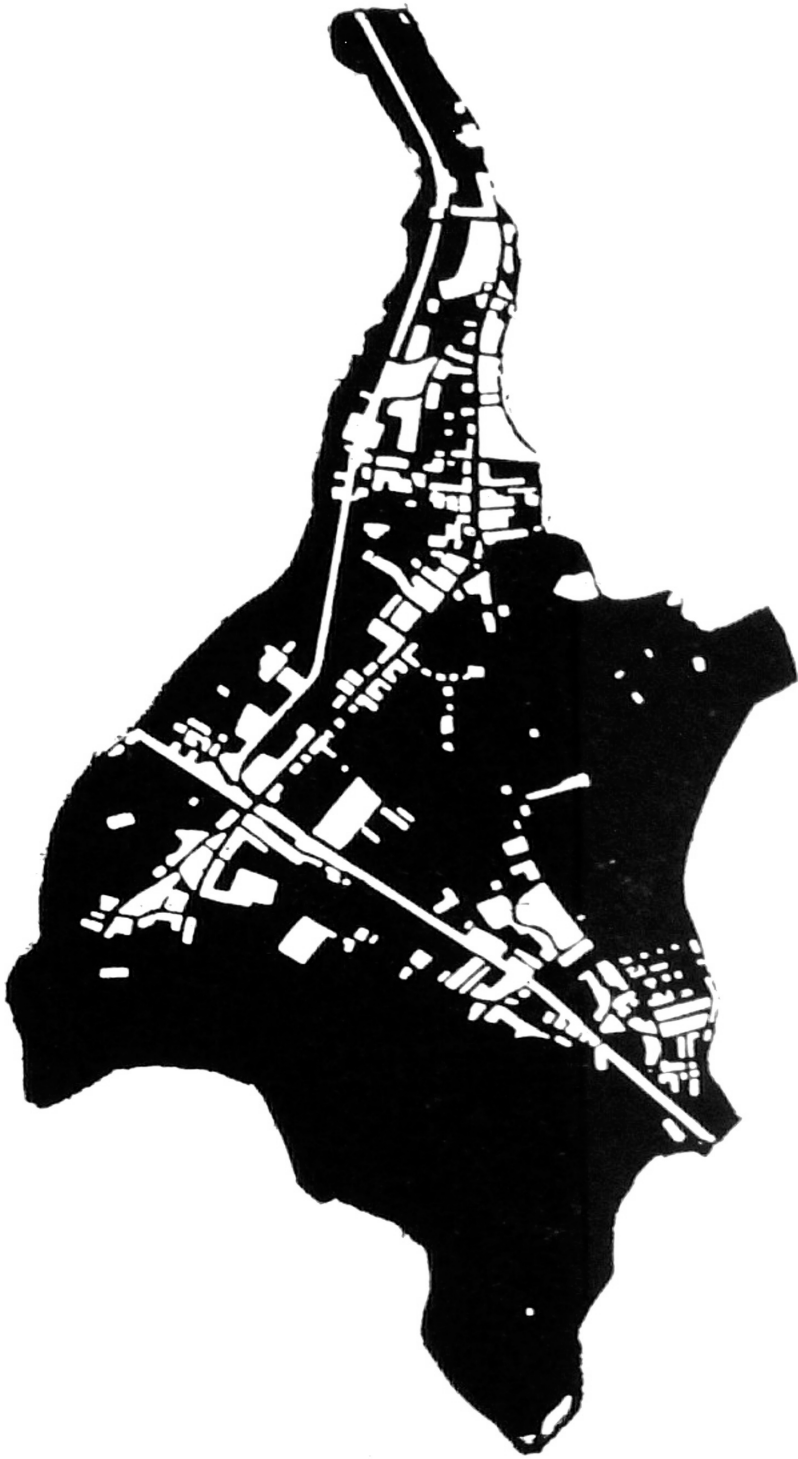


Map 2

1895 Ordnance Survey



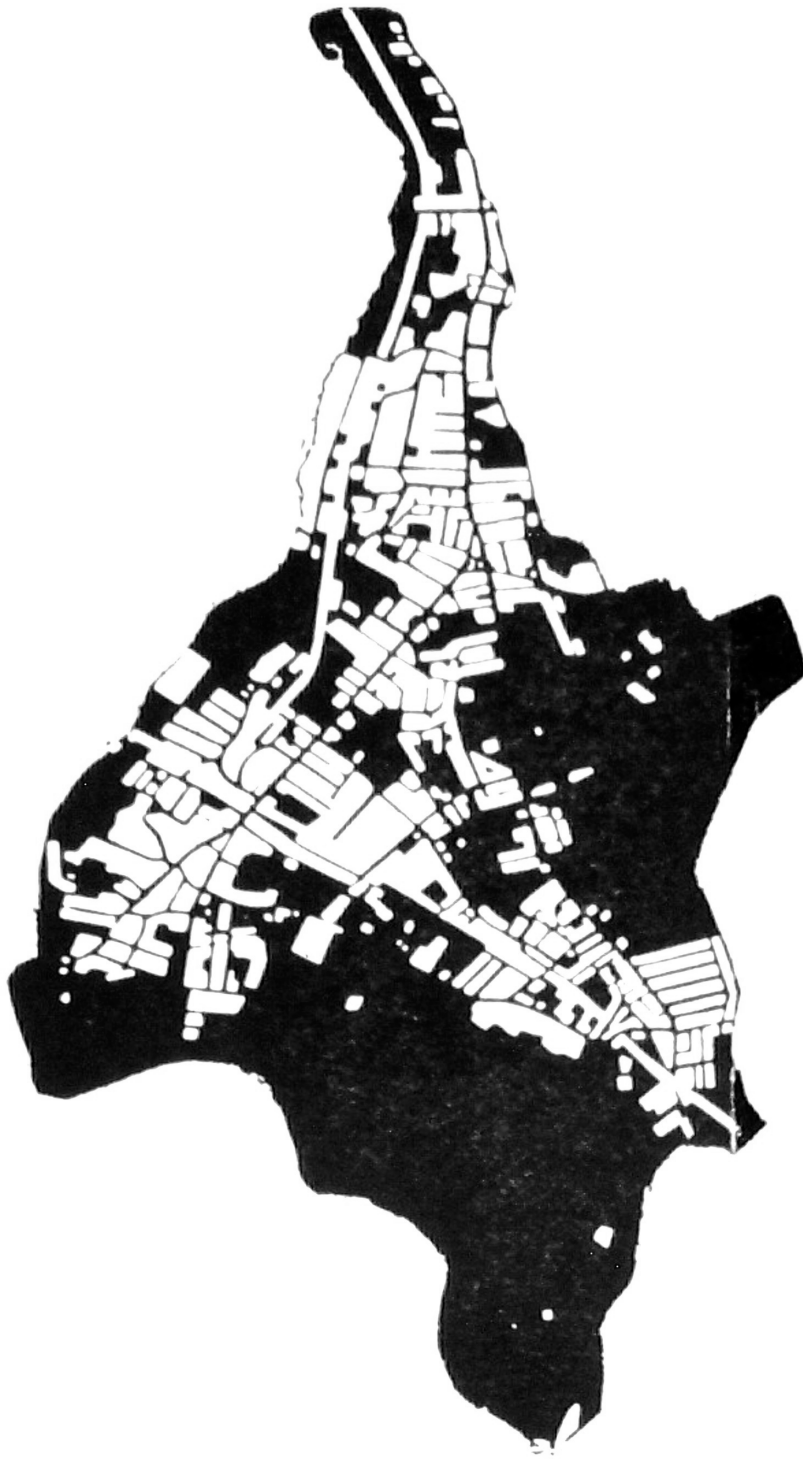
Map 3



Map 3

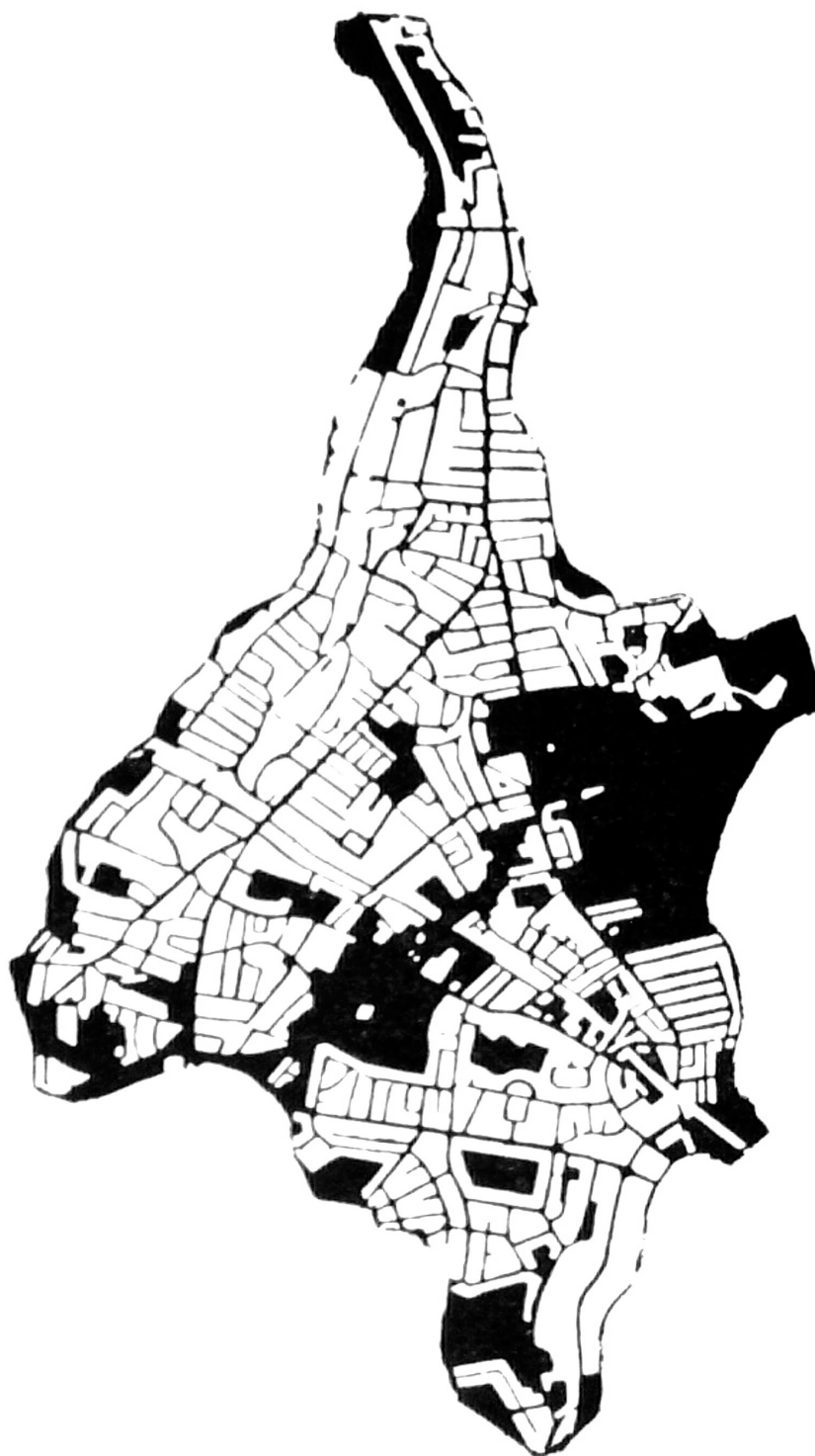


Ordnance Survey 1913



Map 4

Ordnance Survey 1952



Map 5