

## THE VILLAGE OF CROUCH END, HORNSEY

BY W. McB. MARCHAM.

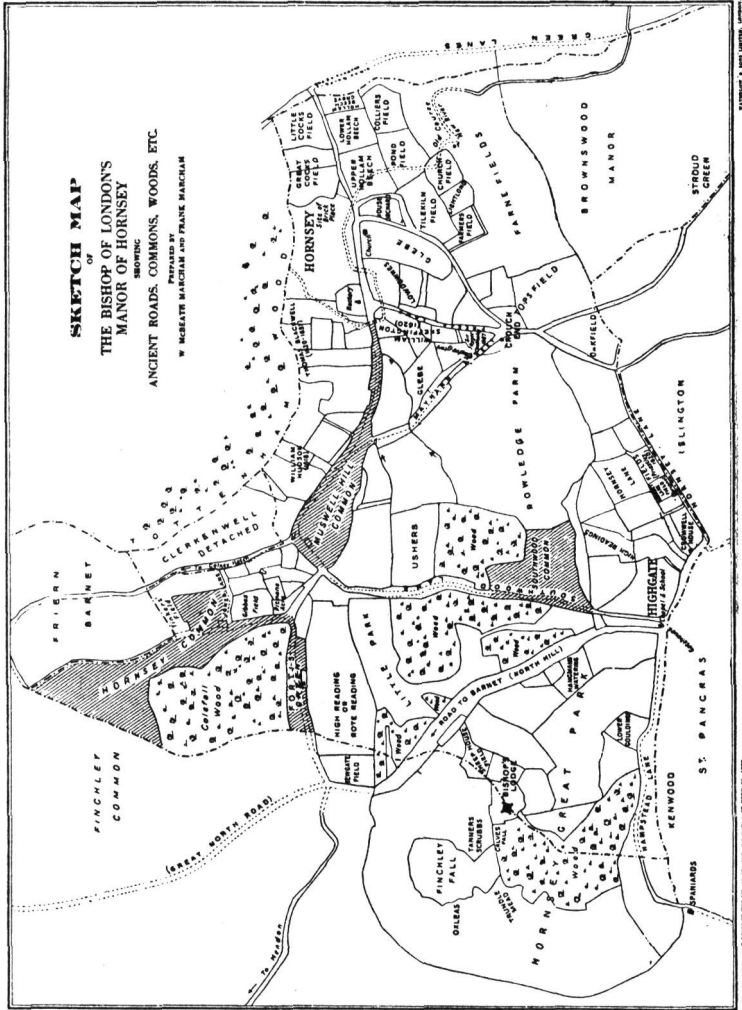
### THE MANOR OF TOPSFIELD HALL.

THE survival of this small area of fifty acres or so as a fully constituted manor within the parish of Hornsey is very interesting, but so little was known of it when Mr. Lloyd published his *History of Highgate* in 1888, that he then wrote, "We suppose it was a matter of convenience, perhaps 'dignity,' to style the possession of a few contiguous fields a 'manor,' but inasmuch as the Manor of Hornsey comprised the whole parish, these so-called subsidiary manors could have been but merely names." Nevertheless, so far from the manor in question being merely a manor in name only, lands in Topsfield Manor were held by copy of court roll from the time of Edward I to Victoria, and a court-baron was held at intervals as required. The last manor court was held in the year 1856, and the writer has been enabled to make an abstract of the court rolls down to that date by the courtesy of Messrs. George Brown, Son and Vardy, of Finsbury Pavement, E.C.2. Unluckily the earlier rolls are lost, as appears from a note made by the steward, apparently in the year 1704, as follows: "The rolls of the beforementioned copys are lost and these copys were made out from the minutes of Courts and draughts of copies." Since the only record of owners and occupiers of such copyholds is contained on these rolls, it would have been quite impossible to obtain the story but for this fortunate discovery.

Regarding the manor itself, however, there is much on record. It was held in free socage of the Bishop

of London's Manor of Hornsey by payment of twenty-one pence and three farthings yearly, and the lord of the Manor of Topsfield owed suit to the Bishop's court at Stepney. The interpretation of this is that prior to the year 1290 some man had obtained from the Bishop a grant of the land in perpetuity in return for the said rent, but the freehold estate thus created carried the obligation to attend the Bishop's court at Stepney when summoned. This court, held in early times at Stepney for the whole barony of Stepney (of which barony Hornsey was a constituent manor), was the Court Leet or View of Frank Pledge, summoned at regular intervals for the purpose of punishing minor offences against the King's peace, maintaining civil order, appointing constables, enforcing regulations as to the price, measure and quality of provisions sold, etc. The right of holding the court was then a valuable possession, and the "ameracements" received from offenders provided a considerable revenue to the Bishop. Topsfield remained in the jurisdiction of the View of Frank Pledge, but in other respects was cut off from Hornsey Manor, and the Lord of Topsfield had the usual feudal right to grant land to his serfs in return for rents in kind or in services, and to hold a court-baron of his tenants for the purpose of witnessing the conveyance of their estates, determining their customary rights, etc. Topsfield thus became a sub-manor of Hornsey.

The earliest lord of the Manor of Topsfield yet discovered is Stephen Maynard,<sup>1</sup> who, in 1374, commuted the yearly rent of 41d. payable by his tenant Geoffrey atte Crouche for the nominal rent of a chaplet of red roses to be rendered annually on Midsummer Day. The deed recording this transaction was executed 29th June, 48 Edward III, at "Haryngey" (the old name of Hornsey), and the witnesses were Thomas Frowyk, John Stanny, Richard Godeyere, William Flynte, Adam atte Feld and others. In 1379 Stephen Maynard had been succeeded by William Maynard, who then relinquished



to the same Geoffrey all claim to wardship, marriage and reliefs in respect of his tenement, there described as containing 12 acres, held of the Manor of "Toppesfeldes" in the ville of "Harynggey." This deed was dated 2nd June, 2 Richard II.

John Ougham appears to have been the next lord, in 1398,<sup>2</sup> followed by Ely Ougham, citizen and fishmonger of London, and Margaret his wife, and then by their son John in 1431.<sup>3</sup> In 1446<sup>4</sup> John Ougham, then of Wokingham, Berks., surrendered his rights to his mother, and she in 1457<sup>5</sup> conveyed the manor to John Joy and others, evidently trustees. In 1463<sup>6</sup> it was acquired from them by Thomas Bryan, serjeant-at-law, who became Chief Justice of the Court of Common Pleas in 1471. In 1465 the manor passed from Serjeant Bryan to John Guybon,<sup>7</sup> who mortgaged it in 1466<sup>8</sup> to John Baker, mercer of London. The deed was dated at Harynggey, 8th November, 6 Edward IV, and witnessed by Thomas Frowyk, Thomas Luyt, John Baleygh, John Whitbarough, Thomas Marchall and others. Thomas Frowyk was probably the steward of the manor, but the others were almost certainly inhabitants of Crouch End.

In the Public Record Office is a battered sheet of parchment<sup>9</sup> recording the proceedings of the manor court held in 1466, from which can be made out that John Kyngesdon, goldsmith of London, held of "Toppefelde Hall" a cottage, garden and five acres of meadow, and that he died 12th September, 1457, his son Nicholas Kyngesden being admitted tenant in his place. From other records it appears that he also had a daughter, Amy, the wife of one John Preston. At the time of their father's death her brother Nicholas was with the army of King Edward IV, at Shirburn in Elmet, and was reported slain. She claimed that the land belonged to her because her father had given it to her and her husband on condition that they provided him with sufficient food, drink and clothing as long as he lived. Mrs. Preston may appear not to have welcomed her

brother's reappearance to claim his inheritance, but the inference is possibly not justified; the records may represent no more than legal formalities to put him in possession after his presumed death.

In 1467 John Baker, the mortgagee, and others, conveyed Topsfield Manor to James Bradman, gentleman.<sup>10</sup> The next record is in 1503,<sup>11</sup> when John Bradman, salter, of London (probably the son of James) conveyed it to William Heron of Alford, Lincs., esquire, John Heron, senior, esquire and John Heron, junior.

A few years later the manor belonged to Richard Spencer, gentleman, whose executor, Robert Hawkyns, married his widow. His will,<sup>12</sup> dated 5th January and proved 27th April, 1509, shows that he owned considerable landed property in the City of London, West Thurrock, Croydon, Bermondsey and Fulham, as well as in Hornsey. He directed that if his daughters Faith and Thomasin died unmarried under age, their portions were to be applied to mending the "way between Crouche Ende and Harnesey Church." Topsfield he left to his younger son Gregory and his heirs, and failing heirs, to his other sons Hugh and Nicholas (the eldest) successively. He also had some copyhold ground at Highgate as well as a copyhold cottage and three acres of land, apparently near the present Harvey Road, which he acquired in 1489.<sup>13</sup> His wife Isabel was to have for life his "place at the Church Gate and the tenements adjoining, and his copyholds at Crouch End." Gregory Spencer died leaving a widow Margery, who married Edward Wood, gentleman, and they surrendered her interest to her brother-in-law Nicholas Spencer, who, however, according to his own story<sup>14</sup> "was greatly in debt and fallen to extreme necessity and poverty, not able to pay his debts but like to be laid in prison, there to remain all the days of his life for non-payment of his debts, was enforced for that cause to make sale of the premises to the intent to pay therewith his creditors whereby he might keep his body out of prison, for the

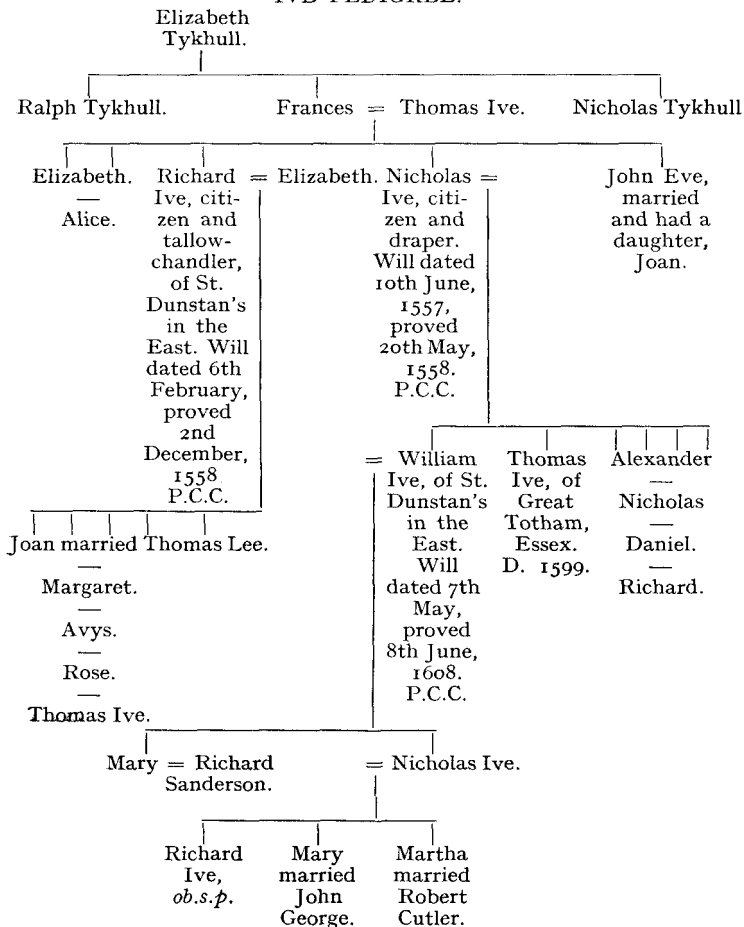
which consideration the said Nicholas intending to prefer to the premises the said Agnes Tykyll, being his very natural sister, rather than any stranger, bargained and sold the same premises and all the evidences concerning the same to the said Agnes and her heirs for the sum of one hundred pounds." It was described as the Manor of Toppysfeld, otherwise called Toppysfeld Hall at Crochehend in the parish of Haryngay, otherwise called Harnnessey, and a great messuage called Brodegattes, otherwise called Peyntors, and seven acres of land called Peyntors Feld in Harnnessey and two acres of wood and a garden at Muswell Hill. Presumably the "great messuage" stood between Park Road and Tottenham Lane, facing southwards to the Broadway. The grant by Mrs. Wood to Nicholas Spencer was in 1524.

The family of Ive next owned the manor, apparently through a marriage, but the link in the chain of ownership is missing. There is an interesting little story in an action<sup>15</sup> brought by Thomas Ive and Frances his wife against her brother Ralph Tykhull, to recover money which it was alleged she had lent him in the year 1516. At the same time he was taking proceedings against her to recover £59 6s. 8d. which he said she had misappropriated. From his reply it appears that their mother, Elizabeth Tykhull, had £50 in gold in a bag when she lay dying in her dwelling-house at "Bletchynglegh" in Surrey, and Frances without any authority found the bag and brought it to her mother, saying, "Mother, here is the thing which ye have sought for." She then laid it on a bed and counted the money before her mother, who was content, and told her to put it away in a chest in the room. Afterwards, unknown to her mother, she took it to Ralph, suggesting that he should keep it unknown to their brother Nicholas, she proposing to have part for herself and her children. Pointing out that he and his brother, as executors, would be accountable for it, he told her not to meddle with it. She took it and put it into her lap and departed.

The same day her mother died. She kept £18 10s. against his will, gave him £31 10s. and also took £59 13s. 4d. in gold and silver, with jewels and goods worth £50, in addition to the £18 10s.

In 1547 Agnes Tycle of Kentish Town, widow, and Nicholas Ive, citizen and draper of London, conveyed to Richard Spencer (son of Nicholas), her nephew, the garden plot at Muswell Hill.<sup>16</sup>

IVE PEDIGREE.



It is necessary here to digress from the story of Topsfield in order to deal with other land which Richard Spencer owned in Hornsey, which may be identified with the Oakfield estate, between Crouch Hill and Crouch End Hill, and another small estate at the corner of Middle Lane and Park Road. In 1513<sup>17</sup> his two sons Nicholas and Gregory sold to Sir Richard Cholmondeley, Lieutenant of the Tower, father of the celebrated Sir Roger Cholmeley, their rights in this land after the death of their mother Isabel, for £120. When Sir Richard died in 1521 there was owing £89 of the purchase money, some of which was paid by his brother Sir Roger Cholmondeley of Rokesby, Knight of the Body to King Henry VIII. Sir Richard had left the land to his son Sir Roger, and it was eventually agreed that Sir Roger of London should have a third share and Sir Roger of Rokesby two-thirds. Sir Roger of London (the founder of Highgate School) appears at a later date as sole owner. Another link with this family must be mentioned. The printed pedigrees all state that Robert Cholmondeley of Cholmondeley in Cheshire, who died as Earl of Leicester in 1659, was born at Crouch End 26th June, 1584. His grandfather had lands in Hornsey which came to him at the death of his brother Ranulph Cholmondeley, Recorder of London, in 1563, but the identity of these lands remains to be shown. They were not in Topsfield.

In 1608 William Ive of London, gentleman, in his will<sup>18</sup> directed that he was to be buried in the Church of St. Dunstan's in the East, where his parents were buried, and bequeathed his "newe house at Hornsey" and Manor of Topsfield to Richard Saunderson, citizen and fishmonger of London, and his wife during their lives. His son Nicholas Ive, gentleman, duly paid his fine of 21½d. at the manor court of Hornsey on 25th April, 1610, and did fealty to the lord. Nicholas Ive had a son Richard, who died childless, and the manor descended to his two sisters Mary and Martha, respectively the



wives of John George and Robert Cutler, by whom it was sold in 1657<sup>19</sup> to Nicholas Colquitt, citizen and draper of London. The owners thereafter were as follows:—

1657–60. Nicholas Colquitt died 3rd September, 1660, and bequeathed the manor to his mother Margaret Fairclough, widow.<sup>20</sup>

1660–73. Margaret Fairclough of London, widow, by her will, dated 27th January, 1669, and proved 20th January, 1673,<sup>21</sup> directed that she should be buried in the Church of All Hallows, Bread Street, “as near the place where my husband and children lie as may be.” Her goods she left to her son-in-law Thomas Tyther, “who hath stood by me in all my troubles and assisted me with his continual care and pains in the managing thereof during my life.”

1673–80. Anne, daughter of Margaret Fairclough, wife of Thomas Tyther, had two daughters, Hester, who married in 1663 Sir Edward Greives of St. Paul, Covent Garden, physician in ordinary to King Charles II (see *Dict. Nat. Biog.*), Anne, who married John Angier, and a son Anthony Tyther. The manor came first to Dame Hester Greives, who died at the house of her father at Northaw, Herts., two years after her marriage, in the year of the Great Plague of London, leaving a little daughter Margaret.<sup>22</sup> Sir Edward, who, of course, possessed the manor during his life by the “courtesy of England,” died 11th November, 1680, and was buried in St. Paul’s, Covent Garden.

1680–89. Margaret, daughter of Sir Edward Greives and Dame Hester, married Edward Mattison of Hull, gentleman, when under the age of 16, and without her father’s consent. She was, therefore, deprived of her inheritance in accordance with an Act of Parliament, 4 and 5 Phillip and Mary, cap. 8, directed against adventurers who enticed away such young heiresses for their money, and the manor went to her next-of-kin

Anthony Tyther of Northaw, Herts., her mother's brother, who died in 1689 aged 40.

1689-1713. Anthony Tyther dying childless, the next owner was his sister Anne,<sup>23</sup> wife of John Angier, esquire, who paid a "relief" for the Manor of Topsfield *alias* Broadgates at the Hornsey Manor court, 13th April, 1699.

1713-18. On the death of Mr. and Mrs. Angier their heiress succeeded, who was their niece Mrs. Margaret Mattison or Maddison, who had lost her inheritance 33 years before through her disobedience in marrying without her father's consent. She had then a daughter Margaret, married to the Rev. John Clarke of Hull. In 1718 Mr. and Mrs. Maddison, with Mr. and Mrs. Clarke, sold it to Charles Eyre, citizen and haberdasher of London.<sup>24</sup>

1718-49. In the conveyance to Mr. Eyre the estate was described as the manor, etc., and a messuage called the Three Tuns and two fields to the east of the orchard belonging to the Three Tuns containing four acres of meadow in the possession of William Lake and formerly of John George, another messuage called the Bear and several other fields amounting to 40 acres in all, occupied by Elizabeth Richardson. The Three Tuns was an inn standing on the site of the later Lightcliffe House (between Alresford Lodge and Fairfield), now occupied by the Picture House, Hornsey Journal, Salvation Army and others. It was described in 1795<sup>25</sup> as having a tap room, two parlours, good cellars, pantry and two bed chambers, with a yard, large garden and orchard, the whole containing 1 acre, 1 rood. Mr. William Law was the tenant when the manor court was held there in 1715. It was the meeting-place of the court again in 1740 and 1792. Charles Eyre, esquire, died on Saturday, the 11th day of February, 1748, aged 66 years, according to his monument in old Hornsey Church. His arms were: On a

chevron three quatrefoils. Crest: A leg in armour, bent at the knee and couped ppr.<sup>26</sup>

1749-63. The executors of Charles Eyre sold the manor to John Areskine of St. Andrew, Holborn, merchant.<sup>27</sup> According to an unpublished transcript (probably incorrect) made by F. T. Cansick, the inscription on his family vault in Hornsey Church read as follows: Sacred to the memory of Isabella Areskine, daughter and only child of Captain John Areskine, who died 1st day of June, 1717, aged 33 years ("13 years" in another copy, which is more likely). "Under this stone are deposited all that was mortal of John Areskine, late of this parish, esquire. He was de(scended . . .) than noble family in Scotland. His behaviour was discreet, open and courteous to all. He was a most affectionate husband and indulgent parent and sincere friend. He departed this life 22 day of September in the sixty-sixth year of his age and in the year of our Lord Christ 1758. To the great discomfort of his widow, who has inscribed this to his memory. Here lieth the body of Rose Areskine, widow of John Areskine, esquire, who died February 22nd, 1763, aged 75 years." His death was recorded in the *Gentleman's Magazine* for 1758 (page 453) as John Areskine of Mill-man-street, esquire, 29th September. His will was proved 9th October, 1758,<sup>28</sup> and he directed that he should be buried in his vault in Hornsey Church "by my dear child." To his sister Rebecca Perryman, widow he left £200 as well as an annuity of £20. During the life of his wife he left annuities of £10 to her nieces Elizabeth Baston and Eleanor Baston as well as £500 apiece. These annuities were charged on his manor, messuages, etc., at Crouch End and to be paid at his house at Crouch End. His manor was to go to his wife Rose during her life, and after to her nieces mentioned.

Mrs. Rose Areskine, widow, of Milman Street, in her will, proved 7th March, 1763, directed that she was to be buried in the family vault at Hornsey, and left her

farm called Bucks Hill, Herts., to her nephew Alexander States of Surrey, mealman. The lease of her house in Milman Street she left to her niece Elizabeth Baston, and the remainder of her estate to Elizabeth and her sister Eleanor Baston.<sup>29</sup>

1763-73. The two nieces of John Areskine, Elizabeth wife of Balthazar Frederick Henzelman of Broad Street, London, merchant, afterwards of Teddington, and Eleanor, wife of John Worgan of Rathbone Place, gentleman.

1773-91. Samuel Ellis of Crouch End, esquire (by purchase from above).<sup>33</sup> He died 24th January, 1791, aged 59 years, and was buried at Edmonton with his father, Samuel Ellis, citizen and pewterer, of London, also formerly of Crouch End, who died 16th October, 1772, aged 74.<sup>25</sup> Mr Ellis (the son) left £300 as a fund for providing a distribution of bread every week to the poor of Hornsey.<sup>31</sup>

1791-1806. The estate was sold by auction by the executors of Samuel Ellis on 11th November, 1791,<sup>32</sup> when Thomas Smith of Grays Inn bought it for £7,250 and forthwith sold Topsfield Hall<sup>33</sup> itself to John William Paul of the Mansion House, skinner and furrier, four houses in Tottenham Lane on the site that was afterwards occupied by the house called Homesdale, between Weston Park and Elder Avenue, and several other properties. Mr. Smith also bought the Manor of Tottenham, and lived for a time at Grove House, Tottenham Green.

1806-35. George Smith of Goldicate, Worcester, esquire (under the will of Thomas Smith, his father). He died 28th November, 1835.<sup>34</sup>

1835-55. George Smith, Lieut.-Col. in H.M. Royal Horse Guards (Blue), nephew of George Smith of Goldicate.

1855-82. Henry Weston Elder of Commercial Place, City Road, and of Crouch End, bristle merchant (by



*Photograph by E. Scamell.*

TOPSFIELD HALL.

purchase from Colonel George Smith).<sup>35</sup> He died 10th April, 1882.

Long before the death of Mr. Elder all the tenements held of the Manor of Topsfield Hall by copy of court roll had been enfranchised, and the manor is now extinct.

An interesting entry appears on the court roll for Hornsey for 30th April, 1612, to the effect that Richard Saunderson and Nicholas Ive had not pulled down the pound made on the waste of Hornsey and the rails before their mansion house, to the hurt of the King's way, and they were fined £5. In the next year they were fined £10 for continuing the offences, and ordered to pull down the posts and rails before next Michaelmas, under penalty of £12.

The semi-circular piece of land in front of Topsfield Hall was not enclosed from the waste until 1820, when a segment of it is shown as belonging to Hornsey Manor, a curious instance of the tenacity with which such ancient boundaries was maintained.

#### TOPSFIELD HALL.

In the triangular space between Tottenham Lane and Park Road stood the house called Topsfield Hall, facing the Broadway. It was described in the particulars of sale<sup>36</sup> held 11th November, 1791, as a commodious and very substantial brick edifice, containing four rooms on a floor, with convenient closets, a breakfast parlour, a dining-room and drawing-room, neatly and genteely fitted up. A convenient kitchen, brew-house and suitable domestic offices and good cellarage. A paved courtyard, a four-stall stable, coach-house harness room and dove-house. A cart lodge, cow-house and various small offices, an excellent garden, pleasure ground and shrubbery walk, laid out in a pleasing manner, plentifully stocked with fruit trees and fully cropped, a canal, etc. A detached farmyard, with a complete barn and lodge, stackyard and four rich meadows, with remarkable strong quick fences. In front was a semi-circular space

enclosed with a brick wall surmounted with iron railings, and in front of the wall a space enclosed with short posts connected with chains. The house, rectangular in plan, was covered with stucco, painted white. It was pulled down in 1895.

To what extent this house, or its predecessors on the site, was inhabited by the lords of the manor is not known, and the ownership of Topsfield Hall and of Topsfield Manor was sometimes in separate hands. Samuel Ellis, esquire, who bought the manor in 1773 appears to have lived here, and was followed by John William Paul of the Mansion House, skinner and furrier, from 1792 until his death 23rd May, 1795.<sup>37</sup> He bought the house from the executors of Samuel Ellis, but did not own the manor. He bequeathed to his nephew John William Vogel £2,500 and "all the furniture of the room he now occupies in my house at Hornsey, and six silver table spoons, six silver tea spoons, two small silver fluted drinking cups, one gilt and a cypher W.P. and the other a coat of arms." To Mrs. Ann Reed, spinster, he left "the furniture in the front room of my house at Hornsey where the organ stands, including the said organ, six silver table spoons, six silver tea spoons, silver tea canister, silver sugar tongs and milk pot, all marked with a cypher I.W.P., a silver pint mug with the Skinners arms thereon, silver pepper castors with no mark and a set of blue and white china," as well as £200 in cash. He also bequeathed money to several persons abroad, including his nephew John Daniel Vogel and brother-in-law John William Vogel of Strchlou, Silesia, and £150 to buy an organ for the parish church of Hornsey. A sum of £13,000 was to be invested for the benefit of his nephew J. W. Vogel and Mrs. Ann Reed.<sup>38</sup> John William Vogel, merchant, lived here and bequeathed it to his wife Ann Vogel, who sold it by auction to John Gillyat Booth in 1812 for £4,020.<sup>39</sup> His tenants were successively Charles Sayer and Mrs. Mignay, the last-named in 1837.



[*Photograph by E. Scamell.*  
OLD CROUCH HALL, c. 1885, ON THE SITE OF BANK BUILDINGS.



John Gillyat Booth died at North Brixton on 16th October, 1849, aged 74, and his executors<sup>40</sup> sold Topsfield Hall with 6 acres, 2 roods, 11 poles of land in 1853 to Henry Weston Elder, lord of the Manor of Topsfield, who lived here until his death on 10th April, 1882, in his 78th year. He was said to be "a man of great force of character, kindly disposition and benevolent mind."

#### OLD CROUCH HALL.

Many will remember this building, which was sold in 1888 and demolished, shops being built on the site, now numbered 34 and 36 the Broadway. No record appears to have been kept of what must have been one of the oldest and most interesting buildings in Hornsey, but good photographs of it are preserved in the British Museum. The following extracts from a letter written in 1911 by Mr. Lewis Green, and published in the *Hornsey Journal*, 10th March, 1911, give a reliable description of the house as it appeared from the road. "My father came to Fortis Green 90 years ago. I was born there 82 years since, and have lived in Hornsey all my life and have a clear memory of all things relating to Hornsey. . . . Part of the grounds came to the front path about 50 feet, enclosed by a wall 9 feet high. The house stood back about 40 feet, had originally a red brick front, with large oak arched doorway in centre. It was two stories high, had dormers in roof, and mullioned windows, glazed with leaded lights to open outside. The roof up to the forties was thatched, but was replaced by red tiles. It was occupied for many years by Mr. Francis Fletcher, who afterwards moved to Middle Lane. I was a builder in Crouch End from 1851, and for some years did what was required at the house and premises." The wall mentioned by Mr. Green bounded the site now occupied by the four shops numbered 26, 28, 30, 32 the Broadway, which were built on part of the garden. Equally reliable is the

statement made in another letter from Mr. J. Lucas, dated 1st March, 1911, viz., “. . . then came a high wall for some yards and then a dwarf wall, with a heavy wooden palisade fence on top of it, and behind that stood Old Crouch Hall, with its heavy oaken door and pillars and lead casement windows. When I can first remember a gentleman named Sir Edmund Woodthorpe lived there, then came a Mr. Lockyer and lastly a Mr. Lynn, who kept a gentlemen's boarding school.”

These recollections of old inhabitants quite accurately describe the house. Mr. Green's letter shows the length of time he was acquainted with it. Mr. James C. Lucas, late jobmaster, of 95-97 Park Road, Crouch End, died at 2 Linzee Road, Hornsey, on 5th February, 1919, in his 71st year. He was born in Park Road in 1848 and his father also, who was the local plumber in those days. Mr. James Lucas started business as a jobmaster in 1879, and attended daily with his cab at Crouch End railway station until 1914. The writer also retains memories of the short passage between No. 32 and No. 34, leading to the Telephone Exchange, which was used as the entrance to the school kept by Mr. Jonathan Lynn. He attended the school until it was closed in 1887. The class-rooms were in a building at the back of the house, and beyond the playground, where the Telephone Exchange stands, was a garden with a mulberry tree in it. No. 32 was then occupied by the late Alderman Dunmore's firm, builders and contractors.

In the last sixty years of its existence Old Crouch Hall had been deprived of the greater part of the land originally attached to it, amounting to no less than 4 acres, and it is on the southern portion of the old garden that the new Town Hall of Hornsey stands. The western boundary along the road ran from the site of No. 8 the Broadway, northward into Tottenham Lane to Broadway Parade. The back gardens of the houses in Haringey Park abut on the southern boundary, but the other boundaries have been destroyed in building

the houses around Weston Park. This estate was divided and sold in lots in the year 1827, viz. (1) the site where Holine House afterwards stood in Tottenham Lane (Broadway Parade), (2) Crouch Hall and the adjoining house—Linslade House, and (3) the site of the Town Hall—Lake Villa.

Although there is reason to suppose that many old records available, extending backwards for several centuries, refer to this estate, it is best to keep to unquestionable facts and trace its history from the year 1681 when it first appears on the court rolls of Topsfield Manor. In that year John Barnes, yeoman, of Hornsey, being dead, his son Stephen Barnes, aged 10, came into possession of "a tenement and 3 acres of land formerly occupied by Owen Lewis and afterwards by John Barnes, senior, father of John Barnes now deceased, and a tenement, granary, stable, etc. late held by Andrew Wenham." His death was thus recorded in Old Hornsey Church<sup>26</sup>:

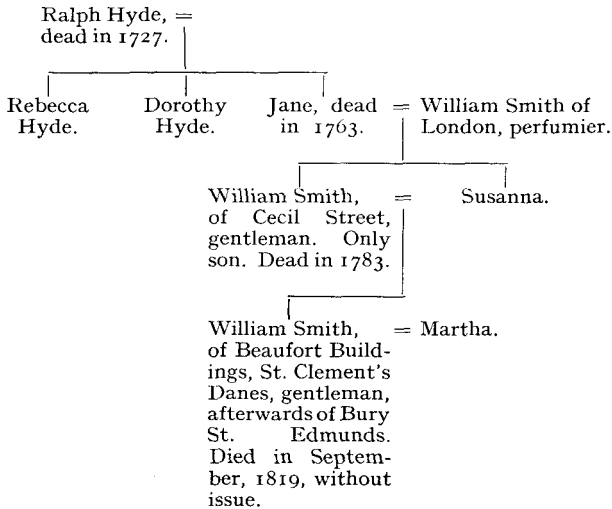
"The 13th day of May, 1675, being Aseption Day  
This Good man he did dye  
I hope his memory will Remaine  
Although his body here doth lye  
His name John Barnes the younger  
Well by his Neighbours knowne  
And here his body is interr'd  
Now life is from it flowne."

The arms were a chevron between three mullets of six points. The family of Barnes is frequently mentioned in the court rolls of Hornsey during the seventeenth century, and this John Barnes farmed the land on the opposite side of the road, afterwards a portion of the Crouch Hall estate.

The house formerly of Owen Lewis, with its 3 acres of meadow, was Old Crouch Hall. Stephen Barnes, with his son Thomas, conveyed it in 1704 to the two daughters of James Willymot of Hornsey, esquire, and Mary his wife, they being then under age. Their mother,

Mary Willymot, was the only daughter of Anthony Shircliff, citizen and brewer of London, who had a farm on the south side of High Street, Hornsey, opposite Campsbourne. Evidently she was then dead, because the grandmother Mary Sheircliffe was their guardian.

The next owner was Ralph Hyde, esquire, to whom one of the sisters, Mary, the wife of Robert Hurlock of London, merchant, conveyed her half in 1716, followed by her sister Elizabeth Travers, widow, in 1719, as to the other half. In 1727 his three daughters succeeded on his death, Jane, the wife of William Smith of London, perfumier, Dorothy and Rebecca, both unmarried, the last-named being under age. Mrs. Jane Smith acquired the shares of her sisters in 1743. Three generations of Smiths held the estate, the succession of owners from 1716 to 1819 being shown in the following pedigree:—



William Smith the third sold the estate in 1788 to William Ince, cabinet-maker, in return for an annuity of £120 on the lives of himself and his wife jointly. This seems to have turned out a good bargain, since the

widow Mrs. Smith, then of Northgate Street, Bury St. Edmunds, was still alive in 1827, and commuted the annuity for £4,000. William Ince was in partnership with John Mayhew, the firm of Mayhew and Ince having their business premises at Broad Street, St. James's, Westminster, and the Hornsey estates were dealt with as belonging to the partnership. They also owned a 9-acre field to the north of this estate, a 6-acre meadow in Nightingale Lane, through which the New River then flowed, and some 17 acres between Middle Lane and Tottenham Lane, including the sites of Hermiston, Rokesley House and Elm House. William Ince died suddenly of apoplexy, 6th January, 1804, at Broad Street, Soho,<sup>39</sup> and his widow Ann Ince on 21st November, 1806. They had two daughters and three sons, Isabella, wife of George Cowell of Fitzroy Square, Charles Ince of Lawnsea, afterwards of Worcester, gentleman, Henry Robert Ince of Presteign, Radnor, surgeon, Frederick Ince of Bristol, coachmaker, and Mary Ann the wife of Thomas Willson of Cape Town, merchant.

John Mayhew had four sons and four daughters, John Mayhew of Brunswick Square, gentleman, James Mayhew of Argyl Street, Westminster, surveyor, Joshua Mayhew of Chancery Lane, gentleman, Ireaxnus Mayhew of Presteign, esquire, Jane Margery, the wife of Thomas Normansell of George Street, Portland Square, Jane Ann Hull Mayhew, spinster, Ellen Mayhew, and Isabella the wife of John Rush.

Although it was in 1788 that William Ince became the owner of Old Crouch Hall, he appears to have occupied it at least as early as 1780.<sup>37</sup> From 1812 to 1819 the occupier was Seymour Little, followed some years later by George Marshall.

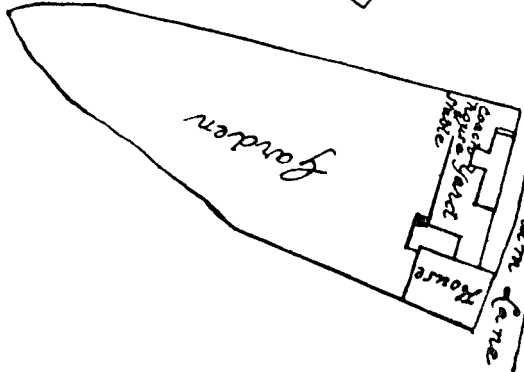
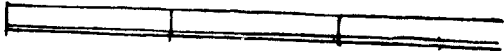
When William Taddy, serjeant-at-law, the trustee for the families of Mayhew and Ince sold their property in 1827 (see page 409), Old Crouch Hall was bought by John Gillyat Booth, who probably lived here before he built and occupied a mansion on the opposite side of

the way called Crouch Hall (see page 419). The next tenant was Francis Fletcher, born 15th November, 1799, and died 14th December, 1878, who was gone in 1851, when Edmund Woodthorpe, esquire, occupied the house. In 1869 it was empty. Thomas Lockyer lived there from 1870 to 1878, and was followed by Jonathan Lynn, esquire, until 1887.<sup>57</sup> He kept the school mentioned before, called Old Crouch Hall School.

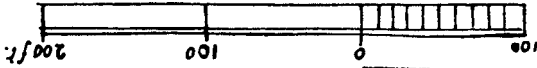
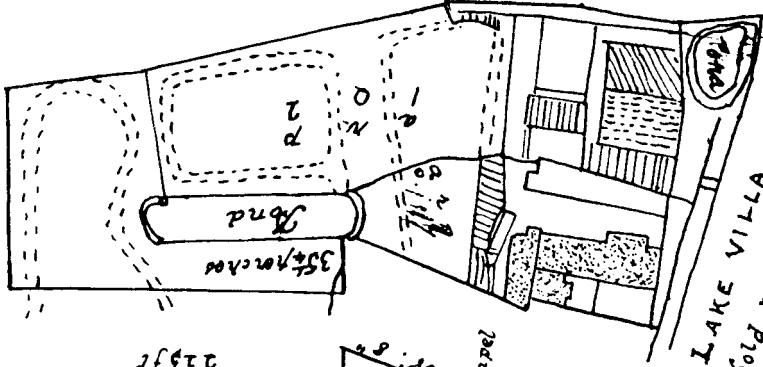
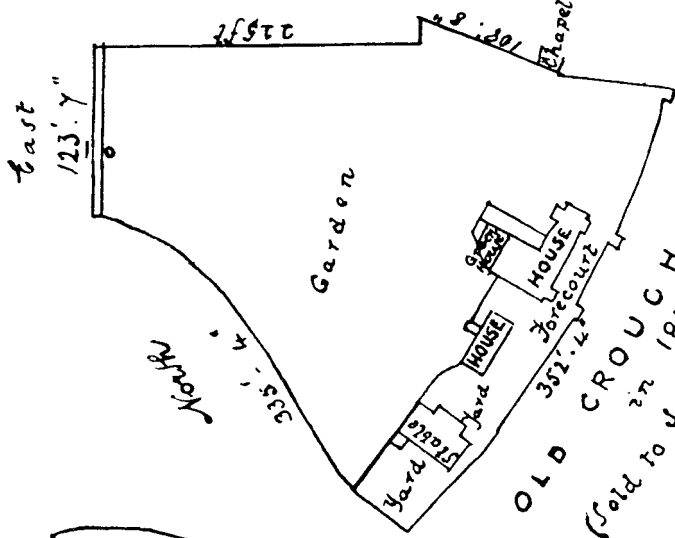
When John Gillyat Booth died in 1849 his executors sold it to Henry Weston Elder, who lived in Topsfield Hall, as stated before, and died in 1882. His widow Mrs. Sarah Elder and son Henry Hugh Elder sold it for building, and it was pulled down during August and September, 1888.

#### THE SITE OF HORNSEY TOWN HALL.

When the Old Crouch Hall estate was broken up in 1827, the southern portion of the grounds formerly attached to it was bought by John Bumpstead, plumber and glazier, who appears to have been in possession of the property during the preceding nineteen years.<sup>37</sup> It was then described as two cottages adjoining the garden of premises called Crouch Hall, and a messuage. This messuage was Lake Villa with its charming grounds, so long the residence of the late Dr. Orton. John Bumpstead died 4th October, 1841, aged 63, and his widow Sarah on 12th April, 1842, according to a memorial tablet on the north aisle of old Hornsey Church (now demolished).<sup>26</sup> In 1844<sup>40</sup> the description was as follows: A cottage and glazier's shop formerly occupied by James Page as a butcher's shop; ground whereon a stable or coach-house formerly stood which belonged to and was occupied with Crouch Hall, and on which a building has been erected, and forms part of the dwelling house of John Bumpstead; two other cottages with the Chapel behind them and adjoining; the plumber's shop and the yard opposite the above-mentioned two cottages, and the garden adjoining the shops on the south



Plans copied from  
Topsfield Court Rolls.



side and east end of the two cottages and shops; all of which formed the whole of the dwelling house late of John Bumpstead and contained 1 acre, 2 roods, 14 poles bounded north by Crouch Hall, east by property late of William Henry Crowder, esquire, south by property late of Anthony Soulby, and west by the road.

In order to bring this description up to date the lawyers then gave a new description as follows: A messuage at Crouch End fronting the high road, now in the occupation of Charles Davis abutting south on the yard or court leading to the dwelling house and workshops late of John Bumpstead, north on the court leading to the Chapel and adjoining east to the said dwelling house; leased to Charles Davis for 21 years from 1838; messuages, workshops, greenhouse, stable, chaise-house, shed and garden formerly in the occupation of John Bumpstead and now of Robert Agate, in which Bumpstead formerly carried on his business of a plumber and glazier; a building in front of the premises occupied as a chemist's shop by Robert Agate, leased to him for 21 years from 1842; a messuage used by the Rev. Richard Harvey (then Rector of Hornsey) as a Chapel, and the adjoining yard in front. A glance at the plan will render all this more intelligible.

Before continuing the story of Lake Villa it may be as well to mention that there was formerly a small pond at the side of the road extending in front of both Bumpstead's land at the south, and of the adjoining field southward belonging then to Soulby. The southern end of the pond was on the site of No. 6 the Broadway, which stands on what was the north-west corner of Soulby's field. A strip of common lay in front of all the land from about the corner of Weston Park to the top of Crouch Hill, being 21 feet wide when the pond lay, 7 feet wide at the north end of Bumpstead's land and tapering to a point northward. Eventually this was enclosed with the land behind, enabling the frontage to be brought forward to the present line. The freehold





LAKE VILLA, 1926.



Nos. 12—24 (even)  
THE BROADWAY.



LAKE VILLA, 1926.

The tree with white ring round the trunk now stands in front of Hornsey Town Hall.

of common land belonged to the lord of the manor, but the use of it was a right possessed by his tenants, that is, the "copyholders," and he could not lawfully permit its enclosure without their concurrence. The copyholders were represented in the manor court by some of their number, called the "homage," who sat in the "court-baron" under the presidency of the lord or his steward, the court being summoned in later times as occasion required.

At the general court-baron of George Smith, held at the King's Head on 20th May, 1820, by John Jenkyns, steward, the homage were John Gray, Dorothy Osborne and Catherine Craft, who found that Anthony Soulsby, esquire, had encroached on the lord's waste by taking a portion of the pond lying immediately north of Alexander Clarke's copyhold, and it was ordered that the same be again thrown into the common. Of course, nothing of the sort was done, or seriously intended. Alexander Clark had bought all the land fronting Crouch Hill, northward to the Lake Villa estate (freehold), and his copyhold was the strip of common in front of it which he had been allowed to enclose. Soulsby had purchased from him a plot at the northern end. A few weeks later, on 2nd June, 1820, another court was held, the homage being Alexander Clark himself and Catherine Craft, owner of the forge at the foot of the hill, where the Westminster Bank stands now. At this court Anthony Soulsby was granted the "waste" which he had been found at the first court to have encroached. In the following month, on 2nd August, 1820, Anthony Soulby and John Gillyat Booth being the homage, it was found by the court-baron that an encroachment upon the lord's waste had been made by digging a well opposite Bumpstead's premises and erecting over it an engine for the drawing of water therein, without licence or without any compensation having been made to the lord for the same. I am told that this well still remains there, having caused trouble

when drains were being laid under the footpath. At the same court it was presented that the drains and sewers running from certain cottages situate on the left hand side of the road leading from the King's Head Inn at Crouch End towards Highgate (i.e. Crouch End Hill), empty themselves into the pond situate on the waste of this manor adjoining the copyhold granted to Anthony Soulby at the last court, and the same pond is in consequence thereof rendered very offensive and a great nuisance to the inhabitants residing near the same, as well in respect to themselves as to the horses and cattle who have been in the habit of watering thereat. The cottages referred to had recently been built on a strip of common in the Manor of Hornsey, enclosed in 1815.

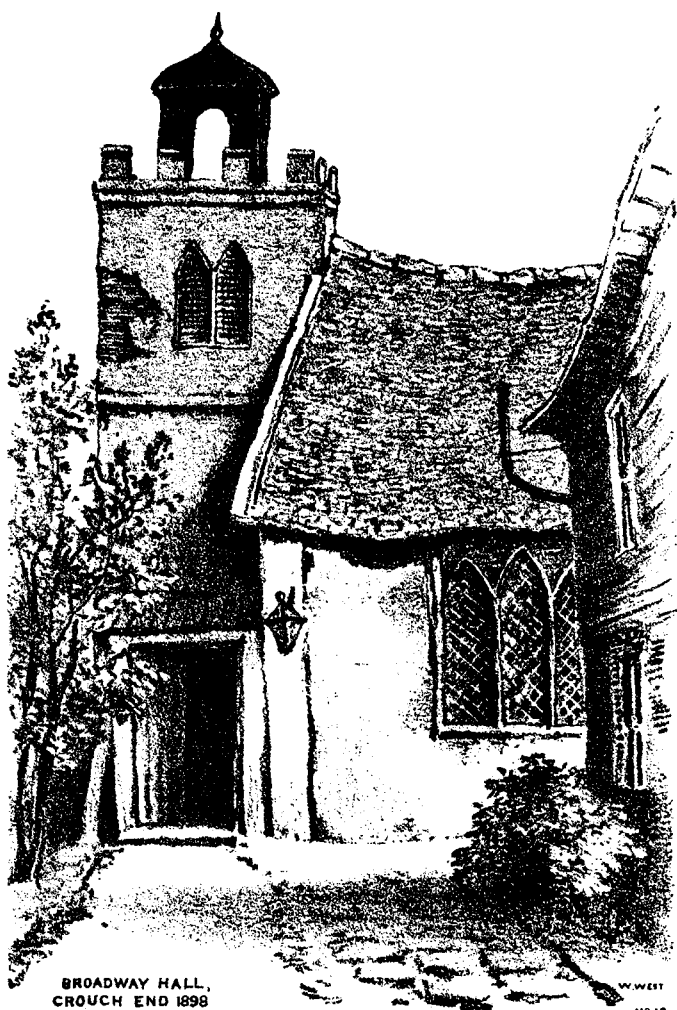
The common in front of the Old Crouch Hall estate was enclosed in 1822, when the court-baron on 28th June agreed that William Taddy (the trustee for Mayhew and Ince) be granted a parcel of the waste on the east side of the footpath of the public road passing through the village of Crouch End, and abutting east on premises late of John Mayhew called Crouch Hall, etc., and south on the pond adjoining premises of Anthony Soulby, containing 21 feet by 142 feet. Two more entries on the court rolls record the fate of the pond. At a court held at the King's Head, 18th July, 1828, when Anthony Soulby and John Bumpstead were the homage, it was found that the pond had been filled up since the last court, and the copyholders of the said manor were ordered to level the same and sow the site of the said pond with proper grass seeds and afterwards keep the same in neat and proper order and free from nuisances. Lastly, on 7th June, 1833, it was found that John Bumpstead and Anthony Soulby had enclosed the pond which it was ordered to be kept in neat and proper order and free from nuisances at the court holden 18th July, 1828, and that such inclosure is an encroachment. That was the end of the pond, and the site is now about

to be used for the erection of buildings in front of the Town Hall.

Regarding the "message used by the Rev. Richard Harvey as a Chapel" mentioned above, we read in Lloyd's *Highgate* (page 295), "At the back of the pump, a little off the road, is a room which has been used for many purposes; in 1820 a Baptist congregation used to meet there." John Brittain Shenston (1776-1844), brother of William Shenston (1771-1833), was pastor of an open-communion Church at Crouch End in 1822, which we assume was the Baptist congregation referred to. Mr. Lloyd says it was afterwards used as a preaching station in connection with the Rev. Thomas Lewis's congregation of Union Chapel, Islington, as a working men's club, and as a meeting place of the old Highway Board. In 1882 it was occupied as a Chapel by the Rev. J. Batey. A few years later it was called Corbyn Hall and lastly Broadway Hall.

The shop in front of Lake Villa facing the road (No. 24), described in 1884 as in the occupation of Charles Davis, abutting north on the court leading to the Chapel, was occupied from 1869 to 1880 by Miss Sarah Wright as a fancy goods shop, the following tenant being Thomas Henry Mullett. It is best remembered now as Damant's umbrella shop. The chemist's shop of Robert Agate was afterwards divided into two shops, No. 16 and No. 18.<sup>57</sup>

In 1844<sup>42</sup> the executors of John Bumpstead sold the estate to Samuel Sugden of Aldermanbury, warehouseman, who died 12th October, 1896, leaving two sons Samuel Sugden and Charles Alfred Sugden. In 1882<sup>43</sup> Samuel Sugden, then of Oak Lodge, Southgate, conveyed Lake Villa, etc., to Frederick Orton, M.D., whose widow, Mrs. Clara Orton, sold it to the Hornsey Borough Council on 24th February, 1920 as Nos. 16, 18, 22 and 24 the Broadway. No. 12 and No. 14 the Broadway, which had remained in the ownership of the Sugden family, were conveyed to the Council on 31st July,



BROADWAY HALL,  
CROUCH END 1898

*Block lent by the Hornsey Journal.*

1923,<sup>44</sup> by Henry Samuel Sugden of Ingarsley, Chilworth, Hants., gentleman, and Edward Percy Sugden of Uplands, Wimborne, Dorset, thus completing the site acquired by the Council for the new Town Hall of Hornsey, completed and occupied in 1926.

#### CROUCH HALL.

In 1884 a large mansion called Crouch Hall was pulled down, and the grounds attached to it laid out for building. This has sometimes been confused with "Old Crouch Hall" on the opposite side of the road. It stood on the west side of the Broadway, and Crouch Hall Road runs exactly where the north end of the house stood, as shown in the plan. The out-buildings reached southward to the site of Coleridge Road, and the land extended westward to Queen's Wood, then called Churchyard Bottom Wood. From time immemorial the land had belonged to the Bishop of London, forming part of an ancient farm called Rowledge, held for many generations by the family of Dickins by leases for three lives, renewed from time to time and sub-leased by them. Before the year 1785 the farmer was John Westneys, who died 5th August, 1784, aged 58 years.

The next tenant was Philip Booth (1785-1818), followed by John Gillyat Booth his son, who was a partner with his younger brother, the celebrated Sir Felix Booth, Bt. (1775-1850), in the firm of Booth and Company, distillers, of Cow Cross Street, Smithfield, and Brentford. In 1801 the head lease was held by Charles Scrase Dickins of Yapton House, Yapton, Sussex, esquire, whose lease was renewed in 1834,<sup>45</sup> when the land extended to 290 acres with a farm house. In 1840 the farm house had given place to "a capital mansion house," with 10 acres of pleasure grounds and a park of 24 acres, while the little stream that flowed from a pond in the hollow by Queen's Wood at Highgate (on the site of Priory Gardens) had been used to form a

chain of ponds down the valley to Crouch End, stretching behind the house northward as far as the present Crouch End Council School. This transformation appears to have been effected by John Gillyat Booth.

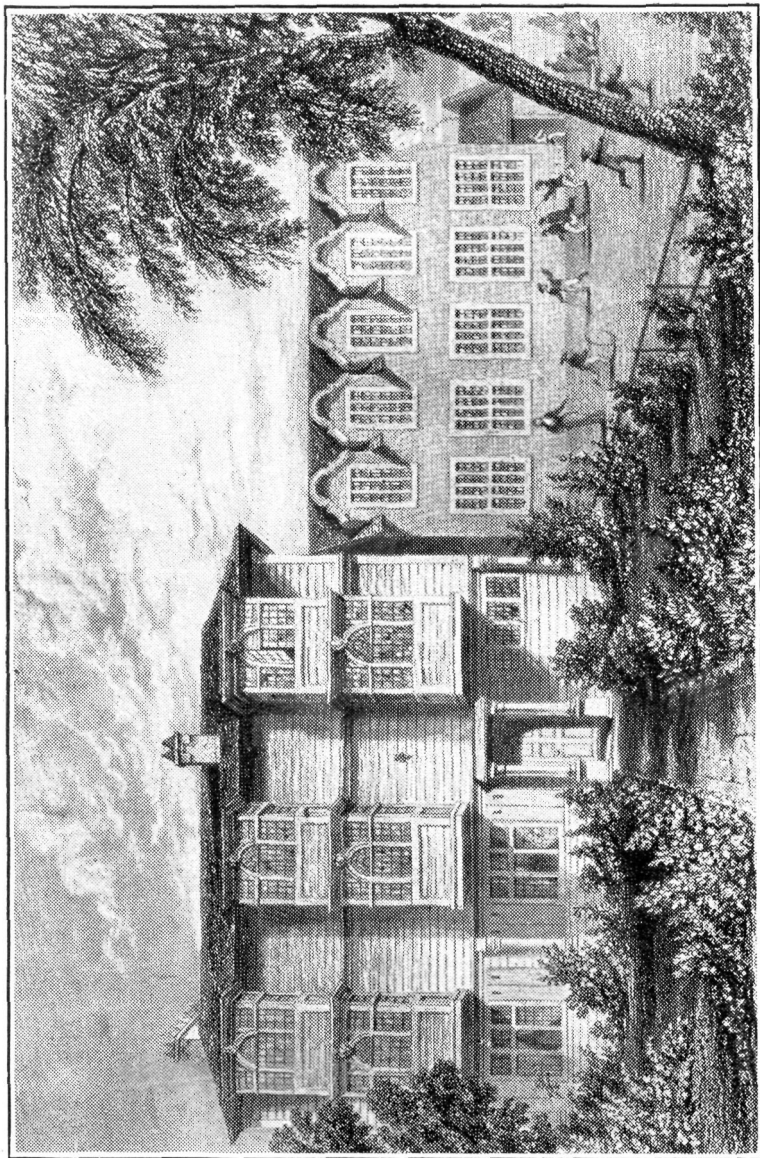
Just before his death on 16th October, 1849, Mr. Booth, who held his lease from Charles Scrase Dickins, then of Coolhurst, Sussex, underleased this estate to William Bird, an ironmaster.<sup>46</sup>

### THE CROUCH END ACADEMY

OR

### CROUCH END SCHOOL.

This ancient building stood at the end of Park Road, north of Crouch Hall as shown on the map. Fortunately an excellent view of it has been preserved, but few details of the interior are available. It was demolished in 1882, when the *Hornsey and Finsbury Park Journal* printed an article regretting its pending disappearance, from which the following quotations are taken. "With its noble frontage, garden chestnuts and limes, heavy projecting windows, solid doorway and warm-toned roof, Crouch End School is a notable example of an old-fashioned English home-  
stead. The school-room, adjoining the residence, is of much later date, but from its antique pattern it is in keeping with the older building. Inside, the old Crouch End School has the same antique savour as the exterior. The house has its deep bay windows, a noble carved staircase and numerous airy and well lighted chambers. . . . Adjoining the old-fashioned garden are the extensive grounds of Crouch Hall, with its verdant and ample lawn, a sun-dial rising in the centre and commanding picturesque views of trees, shrubs, hedges, uplands and haystacks. So that the old Crouch End School is enveloped in an atmosphere of quietude. . . . There is scarcely a more picturesque and interesting edifice to be seen in suburban London. . . . An old heraldic



*Block lent by the Hornsey Journal.*

THE CROUCH END ACADEMY OR CROUCH END SCHOOL.



shield hanging in a basement chamber bears the date 1613, and in the same room there is another shield of arms." Mr. F. Cottrell, who pulled down the building, states that the panels bearing the date and letters <sup>RES</sup><sub>1613</sub> are now in his possession at Honiton.

In the year 1578 it was called the "Grene Lettyce at Crowchend," with a barn and orchard containing in all 1 acre and 1 rood of land, formerly in the tenure of Thomas Marshall and then of William Birkett, husbandman. It was then conveyed by John and Roger, sons of Richard Spencer (apparently the son of Nicholas Spencer of Topsfield, q.v.), to Richard Borne of Haringey, yeoman, who in 1581 surrendered it to his wife Anne. He was dead before the following April, and in 1584 she appears as the wife of William Osborne. Richard Borne or Bourne had also a messuage, garden, orchard and three acres of meadow in Topsfield Manor which he intended should go, after his widow's death, to the two daughters of Peter Duckett of Broughton Ashley, but William Ive, lord of the manor of Topsfield, alleged that Borne was base born and a bastard and that the "surrender" made by him was void in law. Elizabeth the surviving daughter of Duckett, with Thomas Russell her husband, brought an action in 1596 to recover the premises. It is mentioned incidentally that William Ive generally dwelt in Fleet Street.<sup>47</sup>

In 1613 it passed from William Osborne (son of Thomas Osborne, deceased) and Helena his wife, to Richard Chambers, senior, of London, girdler. Helena afterwards married William Seaton, citizen and weaver of London. It is evident that the letters on the old heraldic shield mentioned above refer to Richard Chambers and Susanna his wife, and the date shows it was made in the year they acquired this property. Particulars of the arms shown are not available, but the arms of Chambers of London were Argent, a chevron between three trefoils slipped, gules. *Crest*—a bear passant proper, collared and chained or.

Susanna Chambers, the widow of Richard Chambers, died in 1641, when it passed to her son Richard Chambers, citizen and girdler of London, who was elected an alderman in the following year. He was imprisoned by the Star Chamber for refusing to pay tonnage and poundage, and later refused to pay ship money until after commitment. He appears to have been a cantankerous person, as he subsequently became a martyr on the other side, being deprived of his aldermanry, together with Sir Thomas Soame, for refusing to attend the proclamation of the establishment of the Commonwealth (*Beaven*). His first wife Catherine, the daughter of Robert Sprignell of Cromwell House, died in 1643, and he married Judith Ferrers, widow, in 1645. He occupied a house called the Brick Place, opposite Hornsey Church, on the site of the Metropolitan Water Board's pumping station, and died there 20th August, 1658.

In 1653 Richard Chambers had conveyed this property to his nephew Abraham Chambers, a barrister, son of his brother Abraham Chambers, alderman of London. In 1665 Abraham Chambers the younger conveyed it to his brother Monox Chambers, from whom it passed in 1669 to Richard Craddock, gentleman, whose wife Susanna was one of the five daughters of Alderman Richard Chambers, and therefore cousin to Monox Chambers, the former tenant having been Humphrey Holcombe, merchant. Mr. Holcombe was of the parish of St. Mary, Aldermanbury, the parish registers of which contain many entries of the births and deaths of his children between the years 1648 and 1664. In 1677 it was presented at the Hornsey Manor court that John Reynor had made dams to turn the water and all the filth and muck that comes down the highways into a ditch close by the dwelling house of Richard Craddock, whereby the foundation of his house was endangered, and the muck and filth continually lying there was very offensive and prejudicial to the health

of Mr. Craddock and his family. In 1693 Mr. Craddock himself was ordered to clean out his ditch. John Yeo of Hornsey, schoolmaster, is mentioned in 1686 as having a considerable number of scholars, the major part of whom were boarders in his house, and he was licensed by the Bishop of London to teach school. In his will dated 15th February, 1711,<sup>48</sup> and proved 6th November, 1714, he left his estate to his wife Susanna Yeo, and to his sister Grace Higham his bed and great silver tankard, silver salver and half a dozen silver spoons, after the death of his wife and not before, as well as a guinea for a mourning ring. His brother Thomas Yeo, sisters Mary Yeo and Isoot Trawynn, were left one shilling each.

Richard Craddock of London, esquire, by his will<sup>49</sup> dated 14th May, proved 12th June, 1712, left this house to his son William Craddock, with £20, his best diamond ring and largest silver tankard, as well as his manors in Durham and the reversion of property in Bermondsey after the death of his wife Esther Craddock. To the governors of Highgate Chappell and School he left each a ring of twenty shillings value, and to the poor of Hornsey £10. He was to be buried in the vault in St. Magnus Church, London, as near his mother as may be. In 1722 it was bought of William Craddock and his brother Richard by Anthony da Costa of Cromwell House, who was succeeded by his son Abraham da Costa in 1741. At this time the tenant was Jane Lovell, "of Crouchend in Hornsey, schoolmistress," whose will was made 11th April, 1737 and proved 6th October, 1741. She left her estate to her loving kinsman and faithful servant John Lee, and to his son John Lee £20.<sup>50</sup>

No doubt John Lee had assisted Mrs. Lovell (? his aunt) in running the school. Describing himself as John Lee of Crouch End in the parish of Hornsey, schoolmaster, he made his will 7th November, 1766, leaving to his daughter Elizabeth Cooke, widow of John

Cooke of St. Dunstan in the West, coffeeman, his estate at Crouch End during her life, and after to her children Elizabeth and Richard equally, with his East India Stock. This will was proved 2nd December, 1769.<sup>51</sup> The premises had been bought by John Lee in 1760 from the executors of Abraham da Costa.

Mrs. Cooke's will<sup>52</sup> was proved 24th July, 1777, by her daughter Elizabeth, who afterwards married John Plaskett of Garlick Hill, London, cooper, and had an only son John Plaskett. Richard Cooke of St. Dunstan in the West, tin plate worker, on the death of his sister Mrs. Cooke, in 1788, surrendered his half share to her son John Plaskett. In 1780 the tenant was John Davison,<sup>37</sup> who was succeeded in 1784 by Nathaniel Norton, schoolmaster. His drawing master for a time was John Bewick (1760-95), the brother of the more celebrated Thomas Bewick, wood engraver (1753-1828). John Bewick set up in business as an engraver at Clerkenwell Green in 1786, but suffered from bad health, and according to his brother<sup>53</sup> "found he could not pursue the same kind of close confinement, on which account he engaged to teach drawing at the Hornsey Academy, then kept by Mr. Nathaniel Norton, which obliged him to keep a pony to ride backwards and forwards, thus dividing his time between his work office in London and the school for some years." According to his diary in October, 1793, he "moved down to Crouch End."<sup>54</sup> He died in 1795, aged 35.

1802-08. Elizabeth Plaskett, spinster, daughter of John Plaskett, and her sister Martha, the wife of John Petty Muspratt of Broad Street Buildings, merchant. Nathaniel Norton the schoolmaster died 30th September, 1806, aged 68, leaving by his first wife Mary (who died 17th September, 1788, aged 44) a son Nathaniel and daughter Ann, and by his second wife Rachel a son John Howe Norton and daughter Maria Rachel Pugh Norton.

1808-09. Rachel Norton of Crouch End, the widow

of Nathaniel Norton, bought the premises after his death from Miss Plaskett and Mrs. Muspratt. She died 26th March, 1809, aged 63.

1809-13. Nathaniel Norton of St. John's Street, haberdasher, John How Norton of Brighton, veterinary surgeon, Maria Rachel Pugh Norton of Stoke Newington, and Ann, wife of George Young of Walsingham Place, Lambeth Road, hatter (her second husband), the children of Nathaniel Norton. James Grant appears as the tenant in 1810, but *John* Grant was a witness to the will of Nathaniel Norton, made on 29th August, 1792.<sup>53</sup>

1813-19. George Henry Trimby, esquire, who lived in a house at the corner of Park Road and Middle Lane, and bought the estate of the above-mentioned children of Nathaniel Norton.

1819-25. John Proughton of Crouch End, bricklayer and victualler. He died 11th February, 1825, aged 49. The tenant in 1819 was William Smith.

1825-66. Mary Proughton, widow of John Proughton, and her three sons. The James Grant mentioned in 1810 as tenant should undoubtedly be *John* Grant, who died 21st June, 1846, aged 75. According to his monumental inscription "He was a distinguished Philologist and Critic, as his works pre-eminently testify." In Palmer's *History of St. Pancras* it is stated that he seldom missed spending his evening at the Gatehouse Tavern and, as he grew older, used to ride a donkey to and from his favourite resort. The further statement there made that he succeeded Nathaniel Norton in 1802 would imply that Mr. Norton retired four years before his death. Mr. Grant appears for the last time in 1827, when he was succeeded by J. Smith, the owner of the premises described definitely as a school being Mrs. Proughton. The difficulty remains that "J. Smith" appears as tenant long before John Grant died (to say nothing of the fact that the conveyance of 1819 gives "William Smith" as the tenant). Although a school

cannot well have two headmasters at the same time, one of this standing would certainly have several masters, and the explanation is probably that John Grant was associated with the Smith family in running it.

The proof that John Grant was not the proprietor after 1824, if at all, is contained in an advertisement published in the *Illustrated London News* of 13th July, 1844. "This establishment has now stood the test of public opinion and received the most liberal patronage for more than 130 years, during 20 of which it has been conducted by the present proprietor, Mr. W. C. Smith." The fees were 30 guineas per annum and no extras; pupils under 10 years of age 25 guineas; foreigners learning the English language, and gentlemen requiring a separate table and room, 60 guineas per annum; junior pupils 40 guineas. "The number of pupils generally averages between 40 and 50 and for the instruction of this limited number four tutors, besides the principal (exclusive of music) attend the house." Assuming that Mrs. Smith fed the boys decently, these fees seem moderate enough.

Mary Proughton died 2nd November, 1866, in her 91st year, having thus survived her husband forty-one years. The house was then occupied by Mr. Hatch, and went under her will to John Cowley, builder, who lived in the adjoining premises called Stone Cottage in Park Road. Mr. Cowley died 19th October, 1869, bequeathing his property to his wife Mary, his son John Cowley of Crouch End, builder, and son-in-law James Davies of 196, Jamaica Road, Bermondsey, grocer.

John Cowley of Stone Cottage, builder, and James Davies of 8, Mill Pond Street, Bermondsey, grocer, in 1882, sold at auction to George Osborne Barratt of Japan House, Crouch Hill, gentleman, Old Crouch End School and 2 acres of land, formerly in the occupation of Rachel Norton, afterwards of John Grant and subsequently of William Smith. From him it passed to

the Imperial Property Investment Company a few months later. The last principal of the school was Mr. T. Knight, who removed the school to a house called "Fairfield" in Tottenham Lane.

## OAKFIELD.

The Oakfield estate, bounded by Crouch Hill, Crouch End Hill and the parish boundary, had stretches of common fronting these two roads, which were eventually enclosed and built upon. It belonged to Sir Roger Cholmeley, formerly Lord Chief Justice of the King's Bench, who founded "The Free Grammar School of Sir Roger Cholmeley, knight" at Highgate in 1565 (now Highgate School), and was buried in St. Martin's, Ludgate, on 2nd July in the same year. A considerable amount of new information regarding Sir Roger and his family may be found in the recently published volume on Highgate village by the London Survey Committee, and J. H. Lloyd's *History of Highgate* may also be consulted with regard to him. He left a daughter Elizabeth, the wife of Christopher Kenn, formerly the wife of Sir Leonard Beckwith (who died 16th May, 1557), and a grandson Sir John Russell, son of his daughter Frances, who had married in 1539 Sir Thomas Russell of Strensham, Worcestershire. In 1556 it had been leased by Sir Roger to John Hulson, citizen and scrivener of London, but there is no mention then of a house on the land. The next occupier was Robert Wilkes of Islington, beer brewer, whose brother Thomas Wilkes was an innholder of London (died 1577) and whose two sisters also married brewers. Margery (died 1600) married John Draper, citizen and brewer of London (died 1576), and was the grandmother of the Roger Draper who left £120 for apprenticing poor boys in Hornsey, a charity now administered by the Parochial Trustees. The other sister Alice, married firstly Henry Robinson of St. Dunstan's, Fleet Street, brewer, secondly

William Elkin, mercer, alderman of London (died 1593), and thirdly Thomas Owen, M.P. for Shrewsbury in 1584-85, who was made a Judge in the Court of Common Pleas in 1595. She is known to everyone as Dame Alice Owen, who founded the school still flourishing at Clerkenwell.

Described as a field of 12 acres, Oakfield was bought by Robert Wilkes in 1579 from John Russell, or rather a half share of it was, the other half being conveyed to him in 1585 by Roger Beckwith, son of Elizabeth Kenn (*née* Cholmeley). It remained in the possession of the descendants of Robert Wilkes for a hundred years. He died in 1598 and Oakfield went to his daughter Parnell, wife of John Hill, citizen and merchant tailor of London, who conveyed it in 1640 to John Coppinger, husband of her niece Judith (Jackman). John Chambers, citizen and clothier of London, bought it in 1677 from Mrs. Judith Coppinger, widow, and her son, the area then being stated as 16 acres.

The descendants of John Chambers (died 1706) held the land until 1802. His daughter Mary (died 1733) married John Dorrell of St. Catherine, Coleman Street (died 1721), whose eldest son John Chambers Dorrell (1), who died in 1751, married in 1735 Mary (1710-84) daughter of Edward Wood of Littleton. Their son John Chambers Dorrell (2), who died in 1784, by Susanna his wife, had a son John Chambers Dorrell (3) of Chester Place, St. Mary Lambeth, who sold Oakfield to Joseph Higginson, but retained a cottage where he lived with 1 acre, 3 roods of land, which he sold in 1810 to Edmund Marshall of Fish Street Hill.

Oakfield itself was sold at auction on 25th May, 1830 to Edward Davies, and by him conveyed in 1831 to George Buckton, proctor of Doctor's Commons, who died 11th February, 1847, aged 68 years, 11 months (according to his monument in old Hornsey Church),<sup>26</sup> when his son George Bowdler Buckton succeeded. From him it passed to George Samuel Burrows in 1877,





CROUCH END HILL. THE FORGE AND KING'S HEAD. (BEFORE 1892.)

who died 7th April, 1878, leaving a widow Charlotte Burrows and a son George William Burrows, to whom he bequeathed the property.

The tenement of Edmund Marshall, referred to above, was sold by him in 1837 to Samuel Sugden, esquire, having been successively in the occupation of John Chambers Dorrell, James Fountaine, Charles Few and then of Edmund Marshall. In 1867 it was described as "a newly erected cottage," and remained in the possession of the Sugden family until recent years and was known as "Oakfield Villa." A telephone exchange is now in process of erection on the site.

#### THE FORGE.

At the foot of the hill, on the site of the Westminster Bank, in front of Oakfield Villa, stood a smithy, which was swept away in 1894. It first appears in the Topsfield records when Hannah Guy, widow, was granted a piece of the common on which a house, stable and shop had then been lately built in 1746. In 1752 it passed from Ralph Guy to William King, farrier and blacksmith, who leased it in 1787 for twenty-one years. His widow Hannah succeeded in 1792 after his death, and she died 10th October, 1798. A hint of romance is contained in William King's will,<sup>55</sup> which states that his son Thomas Godfrey King was abroad in the East India Company's service as a private soldier for the term of his natural life, and would probably never return to England, and thereby frustrate his father's intention of giving the premises to such person as he should approve after the son's death, and it could never be known with certainty whether he be living or dead. Therefore, if he did not return within three months of the death of Hannah he was to be deemed dead. Evidently he did not return, since Catherine, the wife of John Craft of Aldersgate Street, took it, and is recorded as owner in 1815. It was sold by the Elder family in 1894.

## THE WHITE LION OR KING'S HEAD.

On the west side of Crouch End Hill, opposite the smithy, was an inn called the "White Lion," which first appears on the Hornsey court rolls in 1662, in which year William Smith was granted a "cottage and six poles of land" on the common. Pieces of the common were not infrequently enclosed and built on without a legal title, and this might go on indefinitely until the possessors for some reason or other desired to have a legal title and petitioned the lord of the manor to formally grant them the land (for a consideration, of course), and so secure a record on the court rolls. Anne Smith lived in the cottage, as appears from her will, but was evidently not what is usually understood by a "cottager," in fact, Anne Coape (who was apparently her married daughter) had a farm on the land behind the cottage. It is first called the White Lion under date 1798, and was sold in 1812 by a descendant of the original William Smith for £1,800 to Mary Hodgson of Bromley, widow, as a public house at Crouch End, formerly called the White Lion and now the King's Head, in the tenure of John Proughton. She died on 3rd October, 1845, and her only son Frederick Hodgson on 13th March, 1854. His daughter Caroline, widow of Charles Wintour, esquire, died 5th January, 1885. The King's Head was demolished in February, 1892, and rebuilt on the corner of Coleridge Road, where there used to be a small hall standing back from the road with a tall flagstaff in front of it.

## CROUCH END HILL.

The houses and shops on the east side of Crouch End Hill were built on a strip of land in front of the Oakfield estate, which James Wright was allowed to enclose in 1787, "opposite the messuage belonging to Mr. Hincks in the occupation of James Wright." When he was dead, in 1829, fourteen cottages stood there which had

been built by him, called Wright's Buildings, and Amelia Wright built another on the north end. Eleanor Rosa Wright of 12, Christchurch Road, died possessed of this property on 20th May, 1890, viz. seventeen cottages and a shop, 47-75 Crouch End Hill, 13, 15, 21 ditto, and 14-32 ditto, 20-28 being Wright's Buildings.

#### CROUCH HILL.

The square block of land on the east side of Crouch Hill, extending from Dickinson Road on the south (at the parish boundary) and northward to the bottom of the gardens on the north side of Haringey Park, and from Crouch Hill on the west to Gladwell Road and Bourne Road on the east, was sold by Thomas Smith of Topsfield to Alexander Clerk in 1799 and 1801, as three fields containing 33 acres. Mr. Clark then laid out Haringey Park and sold the whole estate in large plots. This road was the first road made in the parish from time immemorial. In 1815 the only houses on the land were a house at the north end between Haringey Park and the Town Hall site, Amedee Villa and one or two houses near it. The last-named house was conveyed in 1859 to Amedee Frederick Armand Davenes of Cow Cross Street, merchant. In front of it, on the opposite side of the road was formerly a pond standing on a strip of common enclosed and added to the grounds of Oakfield in 1815.

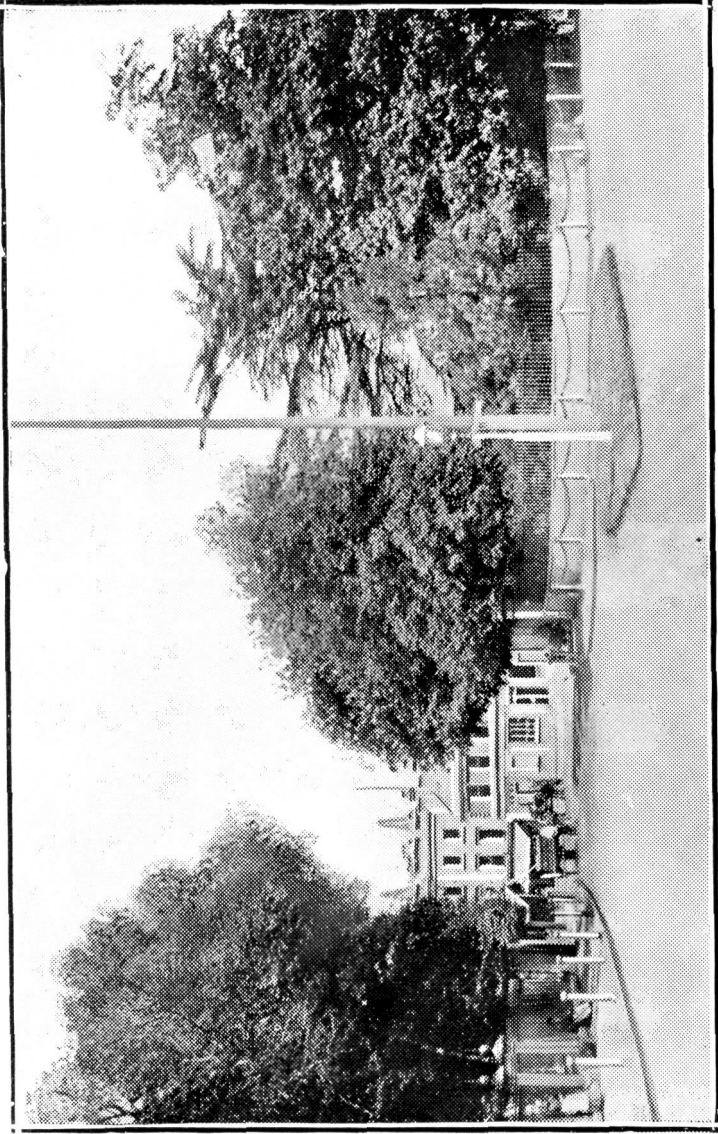
#### PARK ROAD.

All the houses and shops fronting Park Road are built on land that was formerly wayside waste land, and when we try to picture it in olden times as a narrow track along a strip of common, with fields on either side, crossed by several water-courses bringing down the storm water from the hills, it is easy to understand how the soft clay bed made it impossible for traffic in the winter. Cart wheels would sink in up to the axles,

and horses could find no safe footing in the deep ruts and holes. In fact, the impracticable nature of this road in winter is said to have led to the adoption of another route from London to the north by way of Highgate and Finchley. In 1815 the common was enclosed and the frontage brought forward to the present line.

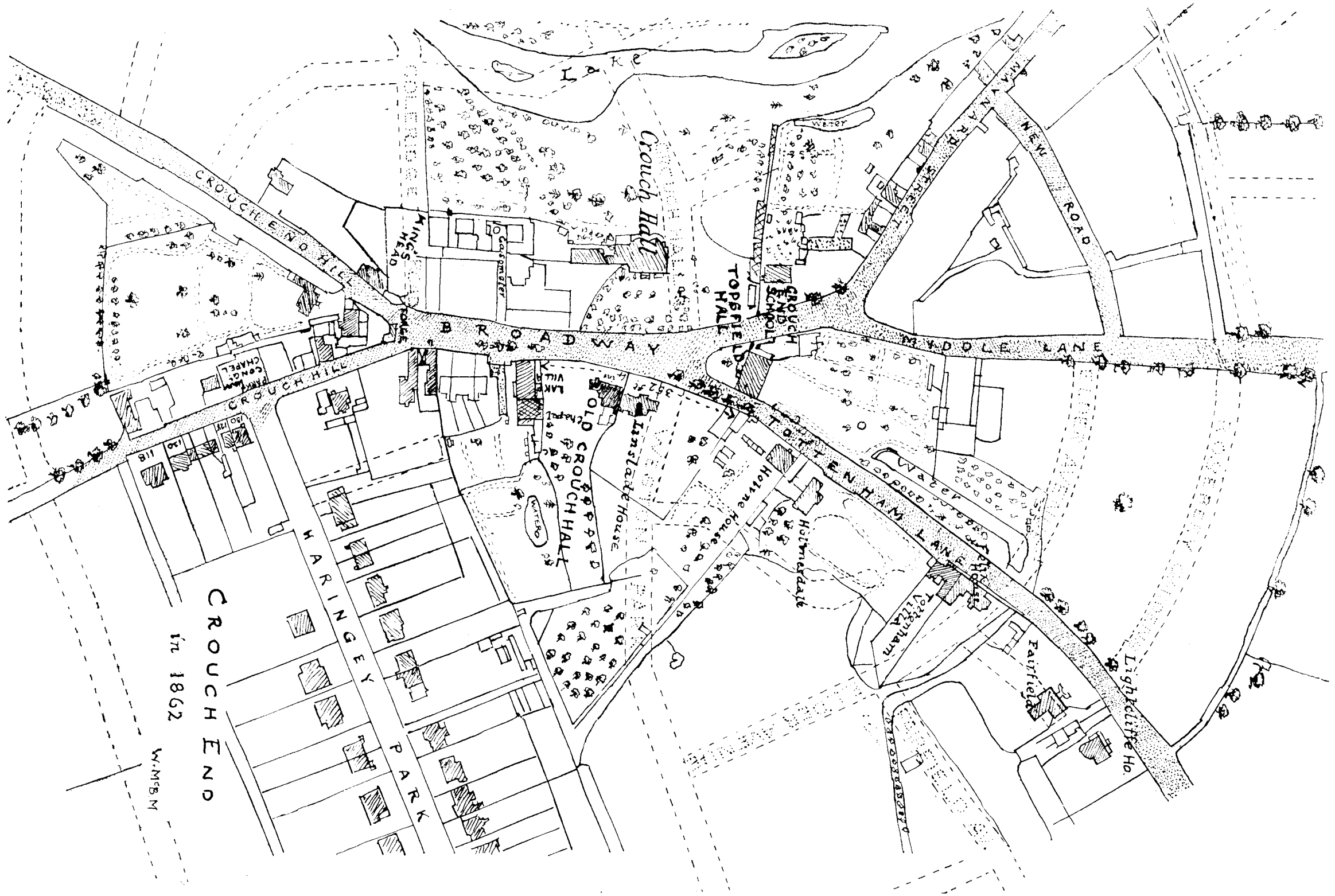
It was not until about 1845 that houses were built there; until then only a large house stood at the corner of Park Road and Middle Lane. During the next ten years New Road was laid out and a multitude of houses built, but as late as 1860 the footpath from Shepherd's Hill survived, and Lynton Road had not yet taken its place between Park Road and Middle Lane. Park Road is a modern name, the earlier name being Mayne or Maynard Street. It followed the boundary of land belonging to the Bishop of London, which was not, however, part of his park of Haringey or Hornsey.

Park Road, New Road and Middle Lane enclose a triangular space that belonged to Sir Roger Cholmeley, who died in 1565, when his daughter Elizabeth Kenn and grandson John Russell inherited the estate, described as two cottages and 6 acres of meadow at Crouch End. Robert Wilkes (see page 428) acquired it from them in 1579, and it continued in the hands of his descendants until 1677. Alice, one of his daughters, married Thomas Jackman and her daughter Judith (born 1612) married in 1632 John Coppinger, citizen and haberdasher of London, of All Hallow's, Lombard Street, who died in 1653. His widow Judith Coppinger died in 1686. Her daughter Elizabeth in 1674 married William Hyde of Finchley, citizen and clothworker of London, having a son John Hyde (died 1757) and two daughters, Sarah (died 1757) and Elizabeth. Elizabeth Hyde married Richard Capper, and had a son Francis Capper of Lincoln's Inn, who died in 1765, leaving three sons, the eldest being the Rev. Francis Capper of Soham, Suffolk. The house and land referred to above did not



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PARK ROAD FROM THE BROADWAY, WITH CROUCH END SCHOOL (LEFT) AND TOPSFIELD HALL (RIGHT).



CROUCH END  
1862

W.M.F.B.M.

descend to the Rev. Francis Capper, but he did possess another property descended to him from Robert Wilkes through the persons whose names are mentioned, namely, the land between Middle Lane and Tottenham Lane, northward of Elder's Path, on which Hermiston, Rokesley House and Elm House were afterwards built, which he sold to John Mayhew in 1791 (see page 411).

The estate in Park Road was sold in 1714 by Elizabeth Hyde and her son John to Samuel Buckley, citizen and stationer of London, who was dead in 1742, leaving a son Samuel and four daughters. The son, Samuel Buckley, sugar baker, and his sisters sold it in 1742 to Edward Halsey, esquire (died 1748), whose daughter Hannah married the Rev. Samuel Towers in 1739. She died in 1754 and her husband three years later. William Samuel Towers of Crouch End, their son, died in 1810, when his widow Juliana and son William Colborne Towers sold it to George Henry Trimby of Crouch End, for £4,000. It then consisted of a capital messuage, coach-house, stables, garden and pleasure grounds, with shrubbery, paddocks and fields amounting to 7 acres, 2 roods, 34 poles. It was sold in 1852 to Joshua Alexander of South Street, Finsbury Square, esquire, and William Bradshaw of the Auction Mart, City Road, esquire, who proceeded to develop the estate by building the houses now standing.

Included in the above estate was the site of a cottage and rod of land which was sold in 1703 by Wyld Clarke of London, merchant, son of John Clarke, to William Nash, citizen and goldsmith, from whom it passed in 1705 to Robert Smith, citizen and apothecary of London, and was included in the settlement of 24th January, 1710, when he married Ann Sexton, the tenant then being one Grice. Their daughter Anne married Mr. Halsey, and was the mother of Hannah mentioned above. Some of the original copies of entries on the court rolls ("copyhold admissions") regarding the estate may be seen in the Hornsey Central Library.



## CONCLUSION.

This short account of Crouch End does not pretend to exhaust the subject, being mainly confined to the houses and land immediately surrounding the Broadway. The development of Crouch End began when Alexander Clark made *Haringey Park* and divided into building plots all the land between that and the top of the hill. Then several large houses were built about that time in Tottenham Lane, with extensive grounds attached to them, but they hardly affected the rural aspect of the village. The most drastic alteration was made when Messrs. Alexander and Bradshaw built along Park Road, Middle Lane and the roads between in the middle of the century. The railway arrived in 1867. Finally in 1882 began the development of the Crouch Hall and Ferme Park estates, followed by the Topsfield estate in 1895, and then the transformation was complete.

For many of the facts incorporated in this narrative I am indebted to Frank Marcham, and without them it would have been much less complete; it is also impossible to conclude without referring to the help readily given by Mr. E. B. Croasdell, late Town Clerk of Hornsey, remembered by the writer with warm appreciation and esteem.

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| 2. <i>Ibid.</i> , 6447.                      | 12. P.C.C., 13, Bennett.                            |
| 3. <i>Ibid.</i> , 6532.                      | 13. P.R.O., C.146, 9283.                            |
| 4. <i>Ibid.</i> , 6570.                      | 14. P.R.O., C.1, 570/31.                            |
| 5. <i>Ibid.</i> , 6466.                      | 15. P.R.O., C.1, 421/36.                            |
| 6. <i>Ibid.</i> , 10, 197.                   | 16. <i>Ibid.</i> , C.54, 450, m. 55.                |
| 7. <i>Ibid.</i> , 2360.                      | 17. <i>Ibid.</i> , C.54, 648 (15).                  |
| 8. <i>Ibid.</i> , 1043 and C.54, 318 m. 12d. | 18. P.C.C., 59, Windebanck.                         |
| 9. P.R.O., Court Rolls, 191/165.             | 19. P.R.O., C.P.25, Midd. Hil, 1659.                |
| 10. P.R.O., C.146, 1063.                     | 20. <i>Ibid.</i> , C.5, 609/19.                     |

21. P.C.C., 7, Pye.
22. P.R.O., C.5, 609/19, 490/69, 490/70; C.9, 234/59, 235/93, 236/62, 236/64.
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28. P.C.C., 282, Hutton.
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30. Land Reg., Midd Mem., 1773/7/50.
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32. Land Reg. 1792/4/274.
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