

# SAINT PANCRAS, MIDDLESEX: A SEVENTEENTH-CENTURY SURVEY

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In 1765, the parish of Saint Pancras was said to have been 'a remote and isolated spot, consisting of a few scattered dwellings, and containing only 60 inhabitants; and its ancient Church, of diminutive size, suited to the smallness of the population, formed a romantic feature in the landscape. . . .' <sup>1</sup> A century later, the population had risen to over 198,000, and the parish contained over 15,000 houses. Whilst the development of Saint Pancras may be traced during this period of transformation, its earlier history remains obscure, despite its close proximity to the Metropolis. Little is known of its demographic, economic or topographical history.

This note is concerned with a survey of the parish which was carried out in May 1649. The document sets out the names of all landowners and tenants, together with details of houses and the size and rental value of all landholdings. <sup>2</sup> The survey was undertaken for fiscal purposes. On 7th April 1649 an Act of Parliament was passed 'for raising Ninety Thousand pounds per Mensem. For the Maintenance of the Forces raised by Authority of Parliament. . . .' <sup>3</sup> War against the Scots and in Ireland created an immediate and pressing need for money. Parliament recognised that 'the way of assessing and levying the same (for want of an equal pound Rate upon land and goods) in many counties hath hitherto been very unequal. . . .' Whilst promising to change the system, it was nevertheless dictated by the pressures of war finance that the old system be used. <sup>4</sup>

Commissioners were appointed for the supervision of the assessment in each county, and the Saint Pancras Survey was given to the Treasurers at War by Sir William Roberts, James Hawley and Josias Barners. The Commissioners were empowered to appoint 'such persons as they shall think fit, within their respective divisions, to be assessors of the said rates. . . .' <sup>5</sup> Two copies of the survey were drawn up, one for the approval of the Commissioners and the other for the Treasurers. <sup>6</sup>

The moneys due were to be gathered by Collectors, who were empowered 'to break open any House, Chest, Trunck, Box, or other thing' in order to secure the revenues. For this service the collectors were paid 1d in the pound, as were the clerks 'for their pains in fair writing the said assessments and Duplicates'. <sup>7</sup>

In the 19th century the parish consisted of 2,716 statute acres, whilst the survey records 2,086 acres, which was made up of 74 parcels of land. The survey lists a total of 96 houses, including those belonging to 'cottagers on the waste' which suggests that the count was fairly comprehensive. Of these

houses, 35 had no sizeable amount of land attached.

The average size of landholdings was 28.1 acres, and the table below shows the distribution of these plots according to acreage. Some individuals held more than one plot.

#### Size distribution of landholdings

<i>Acres</i>	<i>Number of holdings</i>	<i>Total acres</i>	<i>% of total acreage</i>
0- 10	28	174	8.34
11- 20	18	269	12.89
21- 30	10	257	12.32
31- 40	3	107	5.12
41- 50	3	138	6.61
51- 60	3	174	8.34
61- 70	3	206	9.87
71- 80	1	80	3.83
81- 90	1	84	4.02
91-100	0	0	0
101-110	1	105	5.03
111-120	0	0	0
121-130	0	0	0
131-140	1	132	6.32
141-150	0	0	0
151-160	1	158	7.57
161-170	0	0	0
171-180	0	0	0
181-190	0	0	0
191-200	0	0	0
201-210	1	202	9.68
	<hr/> 74	<hr/> 2086	<hr/> 99.94

The valuations of the properties seem to have been based upon estimates or some formula, the rounded figures of between £2 and £3 per acre were overly consistent, and it seems very unlikely that, given the complexities of leasehold arrangements, such a uniformity of rentals could have existed.

However, accepting the obvious limitations of such sources, the Survey of 1649 provides a great deal of information of a very basic kind, upon which further investigations may safely be grounded.

#### NOTES

1. Samuel Lewis *Topographical Dictionary of England* (1840). Lewis was most probably referring to the area around the Old Church, certainly the mid 18th-century population of the parish was far greater than he suggested. Nevertheless, his comment had a certain validity.
2. Bodleian Library, Oxford. Rawlinson Mss d.715.
3. C. H. Firth and R. S. Rait *Acts and Ordinances of the*

*Interregnum* Vol. 2, 25-57. A survey of the Manor of Tottenham of September 1649 and a list of St. Pancras taxpayers of 1693 have been reprinted in *Survey of London 19* (London County Council, 1938) Appendices IX and VIII.

4. *Ibid*, 26
5. *Ibid*, 48
6. *Ibid*, 49
7. *Ibid*.

Midd (Middlesex) Pancras and Kentish Towne.

An exact Survey conteineing the number of acres And yearely values of all the Mannors & Messuages, Lands & Tenements and Tythes within the said pish (parish) dated the sixth day of this instant May in persuance of an Acte in Parliament made the 7th day of April last signed under the hands of Sir William Roberts Knight and James Hawley and Josias Bernd Vizt. 23 May 1649.

<i>Owners</i>	<i>Tenants</i>	<i>Houses</i>	<i>Acres</i>	<i>£</i>	<i>s</i>	<i>d</i>
Earle of Southampton	Heyward	0	70	140	0	0
Earle of Clare	Gerrard	0	12	36	0	0
	Gerrard	0	9	27	0	0
Coheirs of Lowe	Gerrard	0	20	60	0	0
Committe of the Revenue for the Manor of Tottenham the late Kings Land.	Graunt	0	132	200	0	0
	Kenricke	1	0	4	0	0
	Mrs Rose	1	0	5	0	0
	Blith	0	26	52	0	0
Mr Redman	Drake	1	0	12	0	0
	Beale	1	0	4	0	0
	Freeman	1	0	10	0	0
	Sands	0	6	18	0	0
	Ingram	0	4	12	0	0
	Gwalter	0	4	8	0	0
Garroway	Gibbs	1	0	16	0	0
Blunt & others	Blith	0	15	40	0	0
Sir William Brownlowe	Pitte	2	6	20	0	0
Earle of Northampton	Naylor	0	2½	6	0	0
	Samond	1	42	92	0	0
Mr Simon Bennett	Streete	0	46	138	0	0
Hobson	Sherwood	0	12	36	0	0
Coxe	Collins	0	54	177	0	0
Robinson	Blunt	0	22	66	0	0
	Durdge	0	10	30	0	0
Brewers Company	Ecclestone	0	25	50	0	0
Jones	Ecclestone	0	30	90	0	0
	Smith	1	0	22	0	0
Doctor Stanton	Trubshaw	0	16	53	0	0
	Channdler	1	0	6	0	0
	Thorpe	1	6	28	0	0
Abraham	Peirce	1	7	50	0	0
	Warr	1	0			
Hale	Man	1	105	240	0	0
	Kidde	1				
Bartholomews Hospital	Smarte	0	60	144	6	8
Mrs Goodcole & others	Barrett	0	3	7	0	0
Prebend of Saint Pauls Mannor of Cantlins	Mr. Richard Gualter	1	202	400	0	0
Mr. Elborowe incorporated in the prebend	Barrett and himselfe	0	4	8	0	0
Viccareidge	Mr Birkett		Tythes	0	26	13 4
	5 c pent low from the tythes of the prebend			40	0	0
Hewett	Giwalter	5	60	126	0	0

Parish land for Church and poore	Bensom & others	0	22	22	0	0
Gray	Giwalter	3	18	60	0	0
Hewett	Padmore	1	0	6	0	0
Prebend of Paules	Carpenter	1	68	136	0	0
James Smyth	Reeve	}	4	31	82	0
	Becke					
	Dixon					
	Chaundler					
Cleeve	Goswell	0	15	30	0	0
	Clayton	1	10	25	0	0
Dixon	Mess and cottages	7	0	17	0	0
Doctor Palmer	Garforde	0	10	20	0	0
Pearse		0	8	16	0	0
Boxe		0	12	24	0	0
Kinge	Beckett	0	6	15	0	0
Sir Thomas Hewett	Neale	1	30	60	0	0
	Hartopp	1	2	10	0	0
Tucker	Stenson	1	36	72	0	0
	Pytte	1	24	48	0	0
	Clayton	0	9	18	0	0
Easte	Benson	1	0	5	0	0
Chapple	Shetleworth	0	15	30	0	0
	Yale	0	2½	6	0	0
Needham	Russell	1	½	2	0	0
Brian	Pytts	1	0	8	0	0
	Graves	1	0	2	10	0
Padmore	Axtree	2	0	3	13	4
	& another					
Harford	Himself and others	2	0	5	0	0
Offley	Chapple	1	9½	30	0	0
	Pytte	0	12	20	0	0
	Russell	1	7	20	0	0
Doctor ? Harvey	Marshe	0	9	20	0	0
	Bullocke	0	26	52	0	0
	Bockett	0	9	20	0	0
Sharpe	Nutt	1	0	5	0	0
Austen	Ffabin	1	0	10	0	0
Mr Nicholls	Graves	0	28	60	0	0
Hogfflesh	&	1	18	32	0	0
The Lyrd Cholmley	himselfe	0	19	36	0	0
Washborne	Palmer	3	5	32	0	0
	& others					
Mrs Margaret Nicholls	Mrs Isbell	}	2	84	168	0
	Nicholls					
	James Squier					
Westward	Haslopp	1	40	80	0	0
	Eccleston	0	24	50	0	0
Eccleston	Bucknell	0	80	80	0	0
Bill	Bowles	1	158	86	13	4
	Nicholls					
	Bilby					
Stunt	Syden	1	50	50	0	0
Wright	Himselfe	0	11	20	0	0
Lee	himselfe	0	9	18	0	0

Mr Pryor	himselfe	2	14	67	0	0
	& others					
Mr Glover	himselfe					
	Walle					
	Ffloyd	2	0	14	0	0
Mr Cholmely	Gardner	0	8			
	Geaves	0	12	27	0	0
	Ffloyd	0	2			
and Sir James Harington		1	6	30	0	0
? Coyshe	Wainewright					
	and others	3	0	16	0	0
Mr Geares	Knowles	0	20	45	0	0
Lady Dudley	Halte	1	14	80	0	0
Himble	Sharpe					
	& others	7	14	60	0	0
Sir Robert Payne	Lee					
	Geares					
	Ashman	7	68	280	0	0
	& others					
Ffloyd		1	0	2	6	8
Smyth	Cottagers	1	0	1	3	4
Turner	on the waste	1	0	1	3	4
Mann	a cottage	1	0	2	0	0

Summa £4735-6-8d

Whereof out of Mr Ecclestons 25 acres to the Brewers company to maynteyne schollers att free schole xx 40£

And out of Mr Smartes ffarme to St Bartholomews Hospitall the sume of £6 13s 4d.

And out of all Doctor Palmers ffarme in the same of Garford to maintaine Boyes x at Schoole xxx £ which amounteth to one hundred markes.

Which being deducted the cleere yeerely is £4668-13-4d

By us Tho Ffabian  
Tho Hogsflishe