

JOURNAL OF THE RUISLIP NORTHWOOD AND

EASTCOTE LOCAL HISTORY SOCIETY

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cursive hand and are probably copies of the assessors' originals. They do not divide the households into chargeable and non-chargeable but, most usefully, group the Westcote households into hamlets or settlements. Eastcote entries are grouped together under the one heading "Ascott-Feild End". Although the boundaries of the various settlements are not defined, the lists make it possible to judge their size and to know the locality in which each of the inhabitants of late 17th century Ruislip lived.

The total number of householders in the 1672 list is 212.

It is to be noted that the lists refer to households and not houses and that some doubts have been expressed as to the completeness of Hearth Tax returns.

### Hearths

The heating of rooms in late 17th century dwellings was either by a central chimney stack with back to back hearths or else chimneys at the gable ends or outside walls. Woodmans Farm, Bury Street and Mistletoe Farm in Eastcote are examples of the former and White Cottage, Raisens Hill and the former Southcote Farm as illustrated in "Ruislip in Times Past", of the latter. There are many examples and variations of house layout.

It would seem that a house with heating in 3 or 4 rooms would provide reasonable comfort and might represent the home of an average reasonably well off yeoman farmer (St. Catherine's Farm, Eastcote, which was clearly a prestigious building, was a 3 hearth house in the early 17th century); more hearths than this would begin to represent wealth and status; less than this a step down in the social scale. Accordingly, the Hearth Tax returns give a glimpse of the social set up in Ruislip in the latter part of the 17th century and it is possible for example to envy James Robins luxuriating in his 10 hearth house in Eastcote (Sigers?) and sympathise with Widow Saymore in her cottage at Little Kings End having but one hearth. No doubt parishioners of the poorest sort existed in hovels without any formal hearth at all but it is not known how many of these there are likely to have been.

1664

No. of Hearths	1	2	3	4	5	6	7	8	9	10	+	Total
<u>No. of Households</u>												
Westcott	47	37	17	11	12	5	1	1				131
Eastcott	23	25	10	11	8	1			1	1	2	82
Totals	70	62	27	22	20	6	1	1	1	1	2	213

1672

No. of Hearths	1	2	3	4	5	6	7	8	9	10	+	Total
<u>No. of Households</u>												
Westcott	39	36	25	11	10	7	1					129
Eastcott	18	24	17	10	8	4					2	83
Totals	57	60	42	21	18	11	1				2	212

The two households in the plus column represent Haydon Hall (Lord Chandos) with 18 and 16 hearths and Eastcote House (Ralph Hawtrey) with 15 hearths (Swakeleys is credited with 39).

The 1 and 2 hearth households have decreased by 15 between 1664 and 1672 while the 3 hearth households have increased by an exactly similar amount. The few 8, 9 and 10 hearth households have disappeared over the same period while the 6 hearth households have increased.

The average number of hearths per household in 1664 is: Westcott 2.4, Eastcott 2.6. The average for the Ongar hundred in Cambridge is 3.0; for the Isle of Ely 2.4 and for the wealthy city of York 3.4.

### Hamlets

The return for 1672 is especially interesting because the households in the Westcott side are shown in their respective hamlets. It is not clear why the Eastcott side is lumped together under the one heading of Ascott-Feild End.

No. of Hearths	1	2	3	4	5	6	7	+	Total
Ruislipp	19	13	5	3		2			42
Berry Street	9	11	8	2	2				32
The Towne	7	8	6	5	3	4			33
Katherine End	1	3	2		1		1		8
Little Kings End	3	1	4	1	4	1			14
Ascott-Feild End	18	24	17	10	8	4		2	83

Since most of the other hamlets are listed, Ruislipp must refer to the remainder, i.e. the outlying parts of Westcote and must include Northwood. In which case one of the 6 hearth dwellings was most likely The Grange and the occupant Thomas Puddifant. Berry Street would include Park Hearn and Silver Street Green and the total of 32 households is understandable but it is a surprise to see that the 33 households of the Town include as many as 12 dwellings with 4 hearths and above. The ancient vicarage is likely to have been a large 6 hearth house (Thomas Bright, vicar). The tiny settlement of Katherine End had one large 7 hearth dwelling, perhaps Southcote Manor House. The occupant would have been Henry Wingfield. In 1664 when Augustine Wingfield died the inventory of his property referred to a hall, great parlour, little parlour, gallery, library, etc. - obviously a house of some size.

### The Occupants

It is impossible in this account to list all the inhabitants of the parish with the number of hearths in their control and only the larger number are given overleaf. However, complete lists have been made and will be put with our local history records.

No. of Hearths	Occupants	No. of Hearths	Occupants
18	William, Lord Chandos	16	Lord Chandos
15	Ralph Hawtrey Esq.	15	- Hawtrey Esq.
10	James Robins Eastcote		
9	John Reading "		
8	John Reading Westcote	8	John Reading The Towne
7	Augustine Wingfield "	7	Henry Wingfield Katherine End
6	John May Eastcote	6	Widow May Eastcote
6	Thomas Puddifant Westcote	6	Thos. Puddifant Ruislipp
6	John Heale (Hale?) "	6	John Hale Towne
6	John & William Nelham "	6	Mr Yeates "
6	George Davis "	6	Joan Wheeler "
6	Widow Herriott "	6	James Seymer "
		6	Nicholas Alder) Ruislipp
			Richard Nealon)
		6	Chas. Stepkins Lt.Kings End (empty)
		6	Henry Robins Ascott
		6	Widow Reading "
			(empty)
		6	John Jackson "

#### Sources

G.L.R.O., MR/TH/6/23/55

V.C.H., Cambridge and Middlesex.

The Hearth Tax, Problems & Possibilities

English Farmhouses. R.J. Brown

Levyng of the Hearth Tax, English Historical Review

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#### PUBLICATIONS OF THE SOCIETY

Archaeological Discoveries from Ruislip  
and Northwood, Middlesex.

R.M. Derricourt

Ruislip-Northwood: An Early Example of  
Town Planning and its Consequences.

D. Tottman

The Story of Northwood and Northwood Hills.

W.A.G. Kemp

Ruislip in Times Past.

Celia and Martin Cartwright  
and Valery Cowley

Ruislip Around 1900.

Members of the Research Group

Eastcote - A Pictorial History.

Celia Cartwright, Karen Spink,  
Eileen Bowlt, Len Krause  
and James McBean

1897 O.S. 6 Inch Map.

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THE NORTHWOOD PARK (DENVILLE HALL) ESTATE

by EILEEN M. BOWLT

The Estate 1891

Northwood Park Estate was put up for auction on 6th August 1891. The Sales catalogue prepared by the Auctioneers, Messrs. Humbert & Flint is in the British Library Map Room<sup>1</sup> and photocopies have recently been lodged in the Local History Room at Manor Farm Library. At that time it was 196 acres in area and the main section was bounded by Jacketts Lane, Ducks Hill, the road which now runs through Mount Vernon Hospital grounds (then a track between meadows) and White Hill. Land in the triangle between Ducks Hill, Rickmansworth Road and the Gravel Pits completed the estate.

It was described with true Estate Agents hyperbole as "very picturesque" and "an opportunity seldom to be met with", situated in a "proverbially healthy district" and said to embrace extensive views "including the Crystal Palace, Knockholt Beeches and the Grand-stand at Epsom"! Any social climbers among prospective purchasers were informed of the close proximity of Lord Ebury at Moor Park and of the "choice residential locality". On a more practical note the property provided "many exquisite sites for superior residences".

Lot 1 comprised "the quaint, old-fashioned residence distinguished as The Hall" with its "Gothic and Medieval style" elevation; four and a half acres of Pleasure Ground; 60 acres of "luxuriantly timbered and beautifully undulating Park" containing an ornamental lake and well-stocked coverts and stabling, carriage house and a coachman's cottage; these latter being on the east side of Ducks Hill. The cottage in Jacketts Lane was included in the Park.

Particular features of the 14-bedroom house were the "medieval" conservatory paved with Minton tiles and the "Noble Baronial Dining Hall" with an open-timbered roof and oak panelling (erected at a cost of about £10,000!). A richly carved oak mantel and a white marble mantel with gilt mountings had both been exhibited at the 1851 Exhibition. The Dining Hall had an organ at one end and was sometimes known as the Chapel.

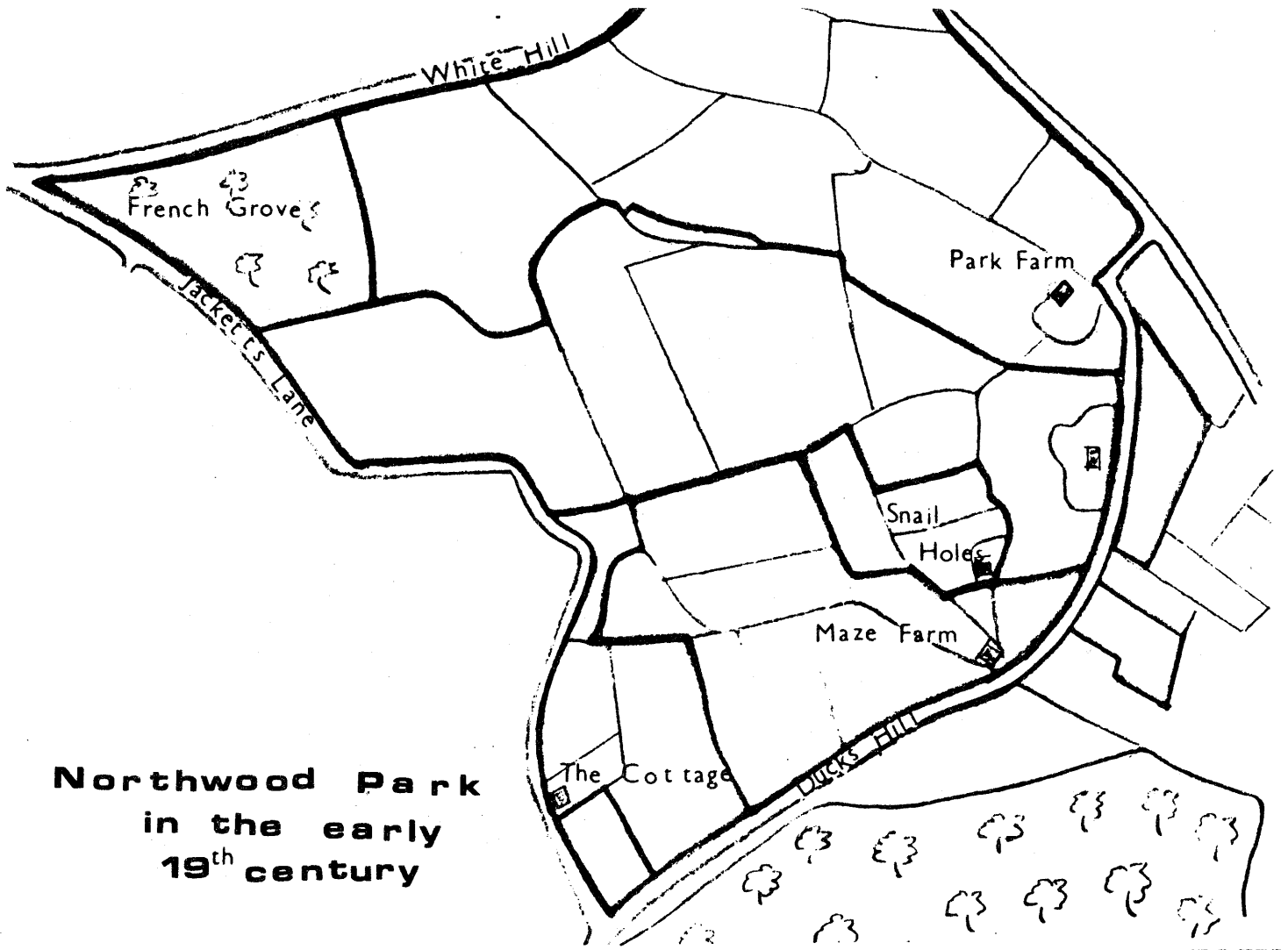
Lots 2 and 3 were Northwood Park Farm (now Park Farm Riding Stables). The farmhouse had a sitting-room, four bedrooms, kitchen and offices and two cottages adjoining. There were extensive farm buildings.

Lot 4 lay between Rickmansworth Road and Ducks Hill and was advertised as a desirable site for the erection of villas. A proposed new road crossed it (now The Avenue).

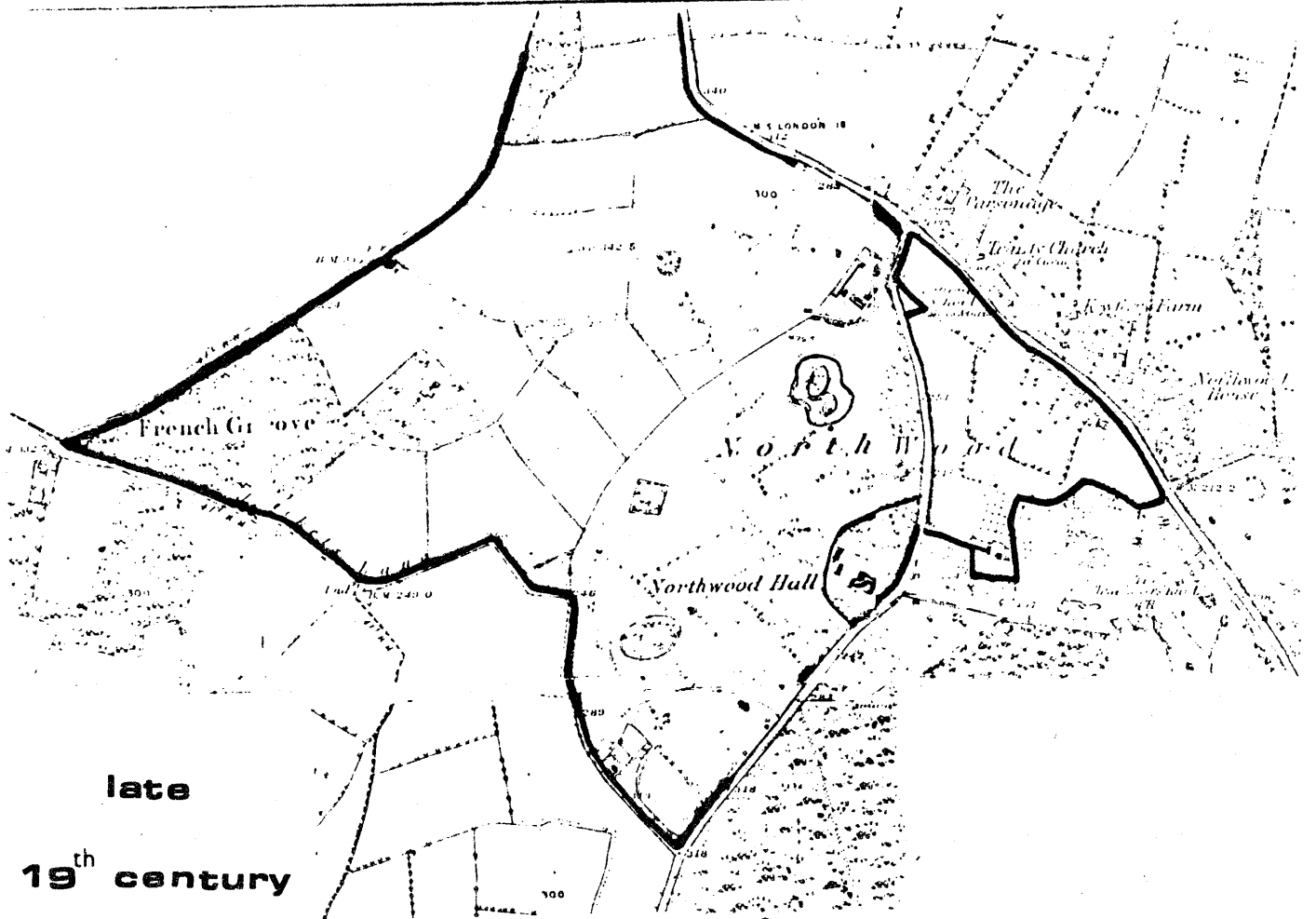
Norton Family

Northwood Park had been created by Daniel Norton (1806-1888) between c.1841 and c.1860. The Nortons were an Uxbridge family of some standing, being Millers there from the 17th century and associated with Uxbridge Old Bank at the turn of the 18th/19th centuries. Daniel Norton of Northwood Park was a partner in the firm of Daniel Norton & Sons of City Road Basin, Timber Merchants and Senior Lord in Trust for the Manor and Borough of Uxbridge.<sup>2</sup> He was the eldest son of William Norton of Hillingdon and his wife Mary, daughter of Jason Wilshin of Manor Farm, Ruislip.<sup>3</sup> Daniel's first wife Louisa Maria Delves bore at least ten children, one of whom, Grace, died young and lies in Ruislip Churchyard.

After Louisa's death in 1869 aged 55 (monument in Holy Trinity Churchyard), Daniel married a woman 35 years younger than himself, but produced no further



**Northwood Park  
in the early  
19<sup>th</sup> century**



**late  
19<sup>th</sup> century**

children.

### Maze Farm

Daniel bought Maze Farm in Ducks Hill and 26 acres in 1841 from the executors of Sir John Vaughan who had also owned Eastbury.<sup>4</sup> On the night of the census (June 7th 1841) he, his wife, one daughter, two female servants and an agricultural labourer and his wife were in residence. At that date it was simply an old farmhouse which can be traced back to a cottage called 'Symbotes' in the 1565 Terrier. Daniel Norton turned it into a mansion. A letter from his granddaughter, Mrs. Denny to the late W.A.G. Kemp (quoted in "The Story of Northwood", page 72 - 1982 edition) says that he had the house enlarged twice, the second time in 1851. Mr. Norton had obviously been a visitor to the Great Exhibition in Hyde Park, where he purchased the overmantels mentioned above and may have been influenced in his architectural taste, for the "Gothic and Medieval" style elevation which we can still see at Denville Hall was built at this time. One wall of the old Maze Farm is believed to have been incorporated in the new building. W.A.G. Kemp quotes the late Mr. W. Prince of Northwood as saying that the bricks were made on the site and the building work done by Tom Lacey of Ruislip.

### The Lodge

The very pretty "Cottage Orne" built of red brick and flint by the Driveway, seems to have been erected at the same time. Mary Puddifoot, lodgekeeper and her husband James, a gardener, are listed there in the 1851 census returns.

Daniel Norton bought up adjoining property piecemeal as it became available.

### Park Farm

The house now called Park Farm or a building on the same site was called Philpots Tile House in the 16th century. Later it became Batcher Heath Farm and was owned by a Miss Noyes in 1850 (occupied by John Lawrence). Daniel Norton had bought it by 1855 when the land extended north to the county boundary. Later he sold 19 acres to Lord Ebury lying north of the road which now runs through Mount Vernon grounds.

Soon after 1850, a cottage standing some way south of Park Farm (opposite The Avenue) was acquired along with land behind it. The house which had been another Tile House in 1565 was demolished (it does not appear in the 1866 6" O.S. map), and the land was let as part of Park Farm. A pair of cottages built in White Hill about 1860 and still standing are in the north west corner of this land.

The farmhouse was at least partially rebuilt. It appears in the 1861 census as New Farm when the house and two cottages were inhabited by Thomas Brown, a steward, William Gillies, a gardener and James Brown, a coachman. Later the house and land was leased to farmers. Edwin Nicholls had a 21 year lease from 1882 and the Nicholls family remained there until c.1970. It is rumoured that Edwin was offered the farm because he played cricket, a game fostered by Mr. Norton. Northwood Cricket Club moved to their present ground in Park Farm in 1896.

### Snail Holes

Earlier local historians have suggested that Snail Holes was on the east side of Ducks Hill near the Gravel Pits, but the present writer believes that it was a cottage just north of Maze Farm which appears on the Ruislip Enclosure Map 1806, (Nos. 153-5 and 158), when it was owned by Daniel Hill. Thomas Worman a haybinder and his family lived there in 1851. Daniel Norton bought

the property, removed the house and threw the land into his Pleasure Grounds, which incidentally, were embellished with two summerhouses in the form of flint turrets. One of these still stands (now in the garden of 64 Ducks Hill).

### The Cottage, Jacketts Lane

This timber-framed cottage was possibly built late in the 16th century. It belonged to the Howard family of Mill End, Rickmansworth from the late 18th century until 1850. Daniel Norton took the land into his Park but retained the cottage. It was restored and converted into two cottages. The cross-wing is faced with 19th century brick work which has diaper patterning and dentilation under the eaves and has a new chimney with bread oven built onto it. The other chimney on the east end is original and also has a bread oven. This corresponds with information passed on by elderly residents.

It was called Jacketts Farm in 1851 when Francis Kempton described as a farmer of 30 acres was living there. The conversion probably took place soon after as the 1861 census shows two households, that of Daniel Hill, gamekeeper and of William Milton, agricultural labourer.

It has been a single cottage again for many years.

### French Grove

The piece of ancient woodland called French Grove (mentioned 1456) in the corner of Jacketts Lane and White Hill changed hands frequently in the 19th century. Daniel Norton bought it from Lord Ebury in the late 1850's.

### Coach House & Stables

Waste land east of Ducks Hill had been allotted to Miss A.M. Hogard, then owner of Maze Farm by the Enclosure Commissioners. Daniel Norton built fine stables, a coachman's cottage and a carriage house there about 1862. William Gillies and James Brown still gardener and coachman, moved there from the cottages at Park Farm and are found there in the 1871 census. The buildings still stand alongside the cobbled yard, but are now private houses.

### Later History of the Estate

Daniel Norton's house was known as Maze Farm in 1841, as Maze House in 1861 and had achieved the grander title of Northwood Park by 1881. The 17 people residing there in 1861 formed the largest household in the whole of Ruislip, Northwood and Eastcote. There were:

Daniel Norton	54		born Uxbridge
Louisa Norton	47		" London
Louisa Norton	26		" London
Daniel Norton	18		" London
Jason Norton	16		" London (St.Lukes)
William Norton	15		" Uxbridge
Thomas "	13		" Uxbridge
Arthur "	11		" Uxbridge
Henry "	6		" Uxbridge
Violet "	8		" Uxbridge
Florence "	5		" Ruislip
Louisa Delves	74	(Louisa Norton's mother)	
Betsey Kimpton	29	House Servant	born Batchworth
Betsey Ley	22	" "	" Thurlby, Lincs.
Ann Hunt	26	" "	" Windsor
Beatrice Howley	22	" "	" Ferny Stratford
Sarah Briggs	21	" "	" Uxbridge



Daniel Norton supported Lord Ebury in his efforts to provide a church in Northwood. Holy Trinity was opened in 1854. His obituary<sup>2</sup> notice in the local paper says that "a bronchial affection forced him at length to seek a somewhat warmer climate and he accordingly spent a good deal of his time in the Isle of Wight". He died there on 10th February 1888 and was buried at Holy Trinity.

Daniel Norton jun. with his wife, seven children and six servants (two governesses, butler, cook, housemaid and nurse) were resident in 1881, but moved away soon afterwards. The Hall and Pleasure Grounds were leased to Mrs. Gladstone of Manchester in 1882 and the parkland and Park Farm to Edwin Nicholls. Once Northwood Station opened in 1887 and building development began, the land between Ducks Hill and Rickmansworth Road was let to Thomas Elkington on a building lease.

Despite Humbert and Flint's best efforts, not a single bid was received for any part of the estate at the 1891 auction and the Nortons continued to own it into this century. After the expiration of Mrs. Gladstone's lease, they returned to Northwood and played an important part in the affairs of Holy Trinity.

Mrs. Garrett, founder of St. Helen's School, remembered them in the 1890's. "There was always a good congregation in church and one noted with interest the arrival of the dignified lady, Mrs. Norton from Northwood Hall who passed up the nave followed by her six tall daughters, two of whom sang in the choir and one, Edith, became the first missionary recruit from Northwood and spent many fruitful years in Japan".<sup>5</sup> Regular Mothers' Meetings were held at the Hall and sales of work to raise funds. Mr. Norton was churchwarden 1878-1883 and 1894-1899. He became chairman of the newly-formed Ruislip Parish Council in 1895.

At the end of the century they left Northwood again, letting the Hall to Mr. and Mrs. H.H. Cunliffe-Pickersgill, who impressed one small girl with their imperious behaviour towards the lesser breeds particularly those who dared sit in their seats at church!

The Trustees of Mount Vernon Hospital (then the North London Hospital for Consumption & Diseases of the Chest at Mount Vernon, Hampstead) bought 105 acres, Park Farm and the Plantation in 1902 and built the hospital, which was opened in 1904. The farm house was excluded from the sale.

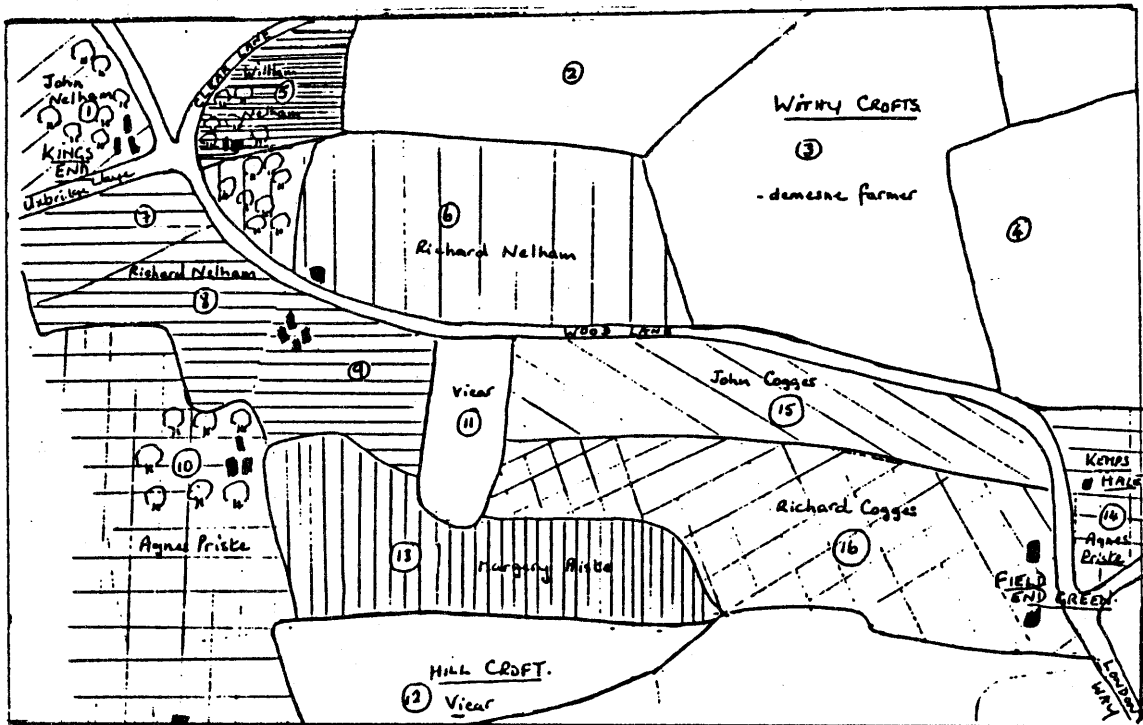
During the First World War, Baron Isidore Berkovitz had the Tivoli House School at the Hall and afterwards Mrs. Gertrude Bell ran a day and boarding school for young children there.

Alfred Denville a Newcastle M.P. and a theatrical promoter purchased the Hall in 1925 and made it into a Home for Retired Members of the Theatrical Profession.

#### References:

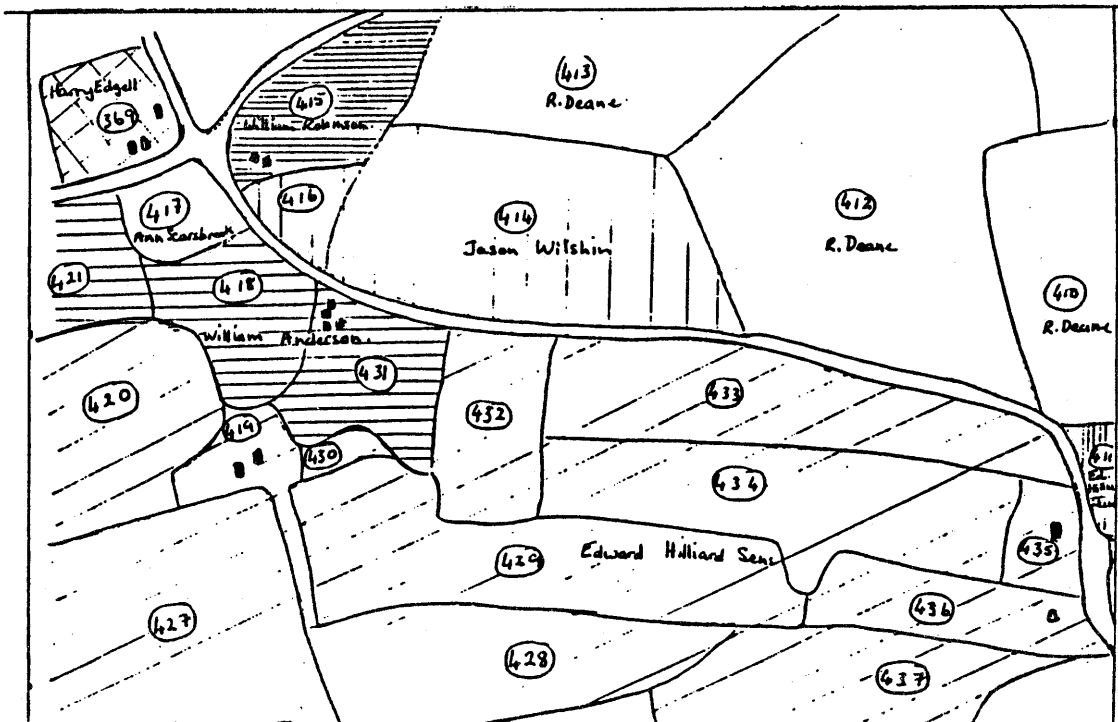
1. British Library Map Room 137c 7(17)
2. Bucks. Advertiser 18th February 1888
3. Family Tree compiled by J. McBean
4. This and following information re: acquisition of property is based on Parish Rate Books transcribed by J. McBean from G.L.R.O. DRO 19  
E2/1 - 60 and from Enclosure and O.S. maps at Manor Farm Library.
5. Letter in Northwood File, Manor Farm Library.

Map 1 1565 - Conjectural map.  
(Bowlt et al.)



① - Numbers correspond to those in Table 1a.

Map 2 1806 Enclosure Map.



④32 - Numbers correspond to those on Enclosure map.

## THE DEVELOPMENT OF KING'S END AND WOOD LANE

by COLLEEN A. COX

A casual visitor to Ruislip might well dismiss the area round King's End and Wood Lane as typical 20th century development and overlook the handful of older dwellings which are the clue to its links with the past. In fact both names occur in the 1565 Terrier, the survey made by King's College, Cambridge of its lands in Ruislip. We do not know the derivation of Wood Lane since it was not very near the woods but it seems likely that the former hamlet of King's End takes its name not from the College but from a local family mentioned in earlier records.

Documents and maps from the 16th to 20th century have been studied to reveal some of the changes to the land south of Ickenham Road (formerly Clear Lane) that have resulted in the area as we know it today. The present Kingsend is a new road constructed across the land at the beginning of this century.

In 1565 (Map 1) this land was occupied by the demesne farmer, the vicar and seven copyhold tenants all of whom belonged to established families with land elsewhere in Ruislip. (Table 1a). There were six dwellings, five of which survived in part until this century although only two now remain - at 65/65a Kingsend and the cottages at the corner of Chichester Avenue. Most of the land was enclosed pasture apart from orchards adjacent to four of the cottages and two small pieces of meadow. Wood Lane crossed the area from the north-west to the south-east along the same line as the present road.

Although Ruislip remained in the hands of King's College, there is little comprehensive information after this until the Enclosure Award and Map of 1806 (Map 2, Table 1b). At this time Withy Crofts still formed part of the demesne lands and was leased by Ralph Deane of Eastcote House. King's End Farm and its lands belonged to Harry Edgell who owned several small estates in the area including Ruislip Park. The land at the top of Kingsend belonged to William Robinson and the six acres next to it on Wood Lane, to Jason Wilshin in whose family it remained throughout the 19th century. Their imposing chest tomb is to the right of the path as St. Martin's Church is approached from Eastcote Road.

Ann Scarsbrook owned a house and garden on the site of the present White Bear P.H. but other records of the time indicate that she was also the licensee of the Red Lion owned by Samuel Salter and possibly situated where Byeway Cottage once stood on Ickenham Road. Apart from William Anderson's three acres behind the White Bear, the rest of the land to the south of Wood Lane belonged to the Hilliard family. The Hilliards had inherited lands in Ruislip and Ickenham after the marriage in 1779 of Edward Hilliard to Elizabeth Stafford Crosier of Cowley House, Uxbridge. The former Crosier lands together with purchases made by the Hilliards at the time of the enclosure made them the second largest landowners in Ruislip.

During the 19th century the rate books give details of land ownership and tenancy and the census returns from 1851 to 1881 yield information about the inhabitants. Unfortunately, neither is as straightforward as present-day local historians would wish. Although farms and the public houses are frequently named, the absence of addresses as we know them, makes it difficult to identify individual cottages with absolute certainty. Even a study of four consecutive censuses at times further confuses the researcher but Table 2 lists the heads of households and their likely place of residence in the middle of the century. (Map 3)

The population in this area was remarkably stable even by 19th century

TABLE 1a &amp; 1b

LOCATION	1a) 1565 TERRIER			1b) 1806 ENCLOSURE AWARD			1863 Rate Book Owner
	Tenant	Land Holding	Acres	Owner	Area A R P		
King's End Farm	1. John Nelham	Message, Orchard & 2 Closes of Pasture	3	Harry Edgell	1	1 0	Harry Edgell
Withy Crofts	2, 3 & 4 Demesne farmer	2 Closes of Pasture	19	Ralph Deane	21	3 15	F.H. Deane
Orchard Cottage 65/65a Kingsend	5. William Nelham	Cottage, Orchard & Close of Pasture	1½	Wm. Robinson	1	3 3	Henry Bird
	6. Richard Nelham	Message, Orchard & Close of Pasture	5	Jason Wilshin	6	1 30	Wilshin
White Bear P.H.	7. Richard Nelham			Ann Scarsbrook		1 10	G. Harman
Tudor Cottages	8, 9. Richard Nelham	Cottage, Close of Pasture	1½	Wm. Anderson	3	1 30	
Primrose Hill Farm	10. Agnes Priste	Message, Orchard & 3 Closes of Past.	14	Edward Hilliard Senior	8	3 5	
	11. Vicar	Meadow	1	Edward Hilliard Senior	1	1 0	J. Hilliard
Hill Croft	12. Vicar	Close of Pasture	3	Edward Hilliard Senior	3	2 5	
	13. Margery Priste	2 Closes of Pasture	3½	Edward Hilliard Senior	4	1 34 1 13	
Kemps Hale	14. Agnes Priste	Pightle of Meadow	1	Ed. Hilliard Jun.	1	1 18	G. Hilliard Trust.
	15. John Cogges	Close of Pasture	2½	Edward Hilliard Senior	3	3 27	J. Hilliard
Field End Farm	16. Richard Cogges	Cottage & 3 Closes of Pasture	6	Edward Hilliard Senior	6	3 18	