

# Introduction & Welcome

Finchley Lakeside



## Welcome to the Finchley Lakeside Community Co-design Event to help shape a new place for living, socialising, enterprise and culture!

### A Unique Opportunity

In 2024 Pentland moved from its Lakeside Office Campus, Squires Lane to new offices in Central London. The former office campus now offers the opportunity to create a unique place for living, commercial, community and cultural activities, all within a beautiful lakeside setting, bringing positive benefits to the wider community.

This event gives you the opportunity to have your say on the future of the site;

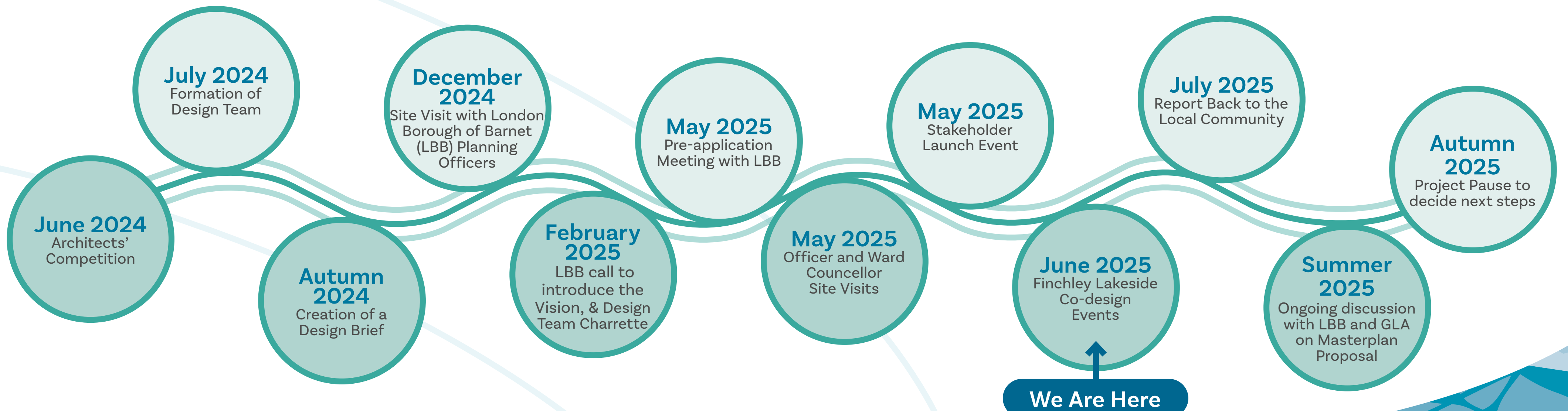
- What would you like to see?
- What do you think the opportunities are?
- How best to make this a place for Finchley?

We want to hear your answers to these questions, alongside any other comments or ideas today!

Aerial Photo of Finchley Lakeside



## Project Timeline





## Exhibition

## The Engagement Process

Having been deeply rooted in the Finchley community since the mid-1980s, Pentland is committed to engaging with local neighbours and partners to shape the exciting next chapter for the site.

To ensure the community is involved in the creation of the plans, Pentland has appointed Architects, Placemakers and Urban Designers, JTP, to facilitate a Community Co-design process.

The Community Co-design Event is your chance to share local knowledge and contribute to co-creating a new Vision for Finchley Lakeside through a range of activities facilitated by the JTP design team.

### We want to hear your voice

Leave a post-it note, speak to a team member, or join a design table. The choice is yours and we look forward to hearing from you!



All photos  
© Caroline Field

Following the Co-design Event, the JTP-led team will analyse the outcomes and draw up an illustrated Vision for Finchley Lakeside to be reported back to the local community at the former Lakeside Office Campus on 01 and 02 July.

### Young People Workshops

2-3 Degrees is a social enterprise that empowers young people with the skills and confidence to fulfil their potential by delivering fun, engaging and dynamic workshops and programmes

They designed a Youth Voice Panel made up of 7 local young people aged 15-21. Through a series of workshops hosted at Lakeside Campus, the panel has been building confidence, developing skills, and contributing ideas to help shape their local community.

The Youth Panel will also be joining us at the Saturday event, bringing their insights to the day.





## Exhibition

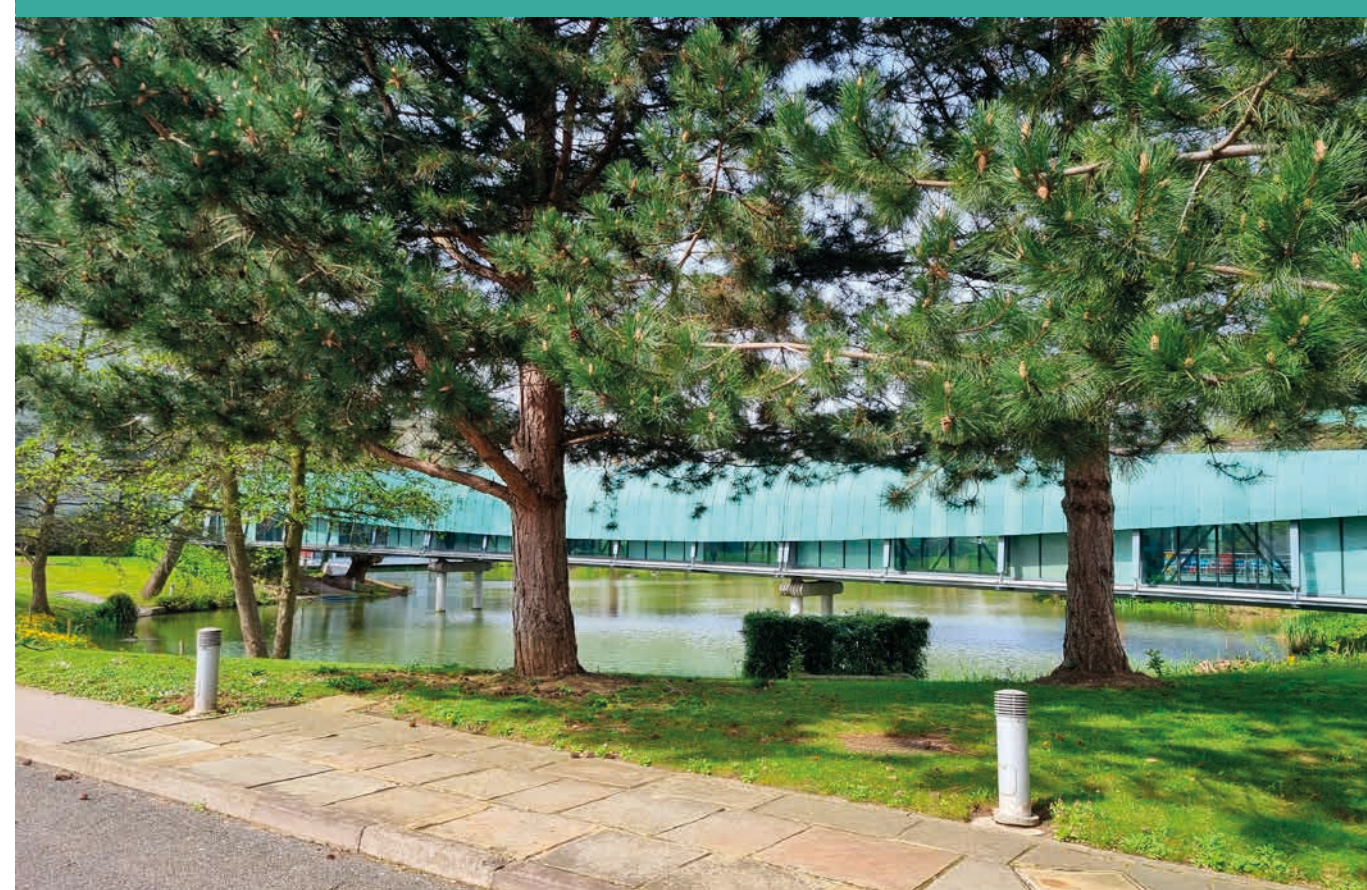
## The Site Today

The site has a range of features; some good and some bad. The Design Team have spent time understanding the constraints and opportunities for the site and are keen to hear your views.

Scan the QR code to see drone video of the site



Lake & Mature Landscape



Existing Buildings



Existing Entrances



Railtracks to the South



National Grid Infrastructure



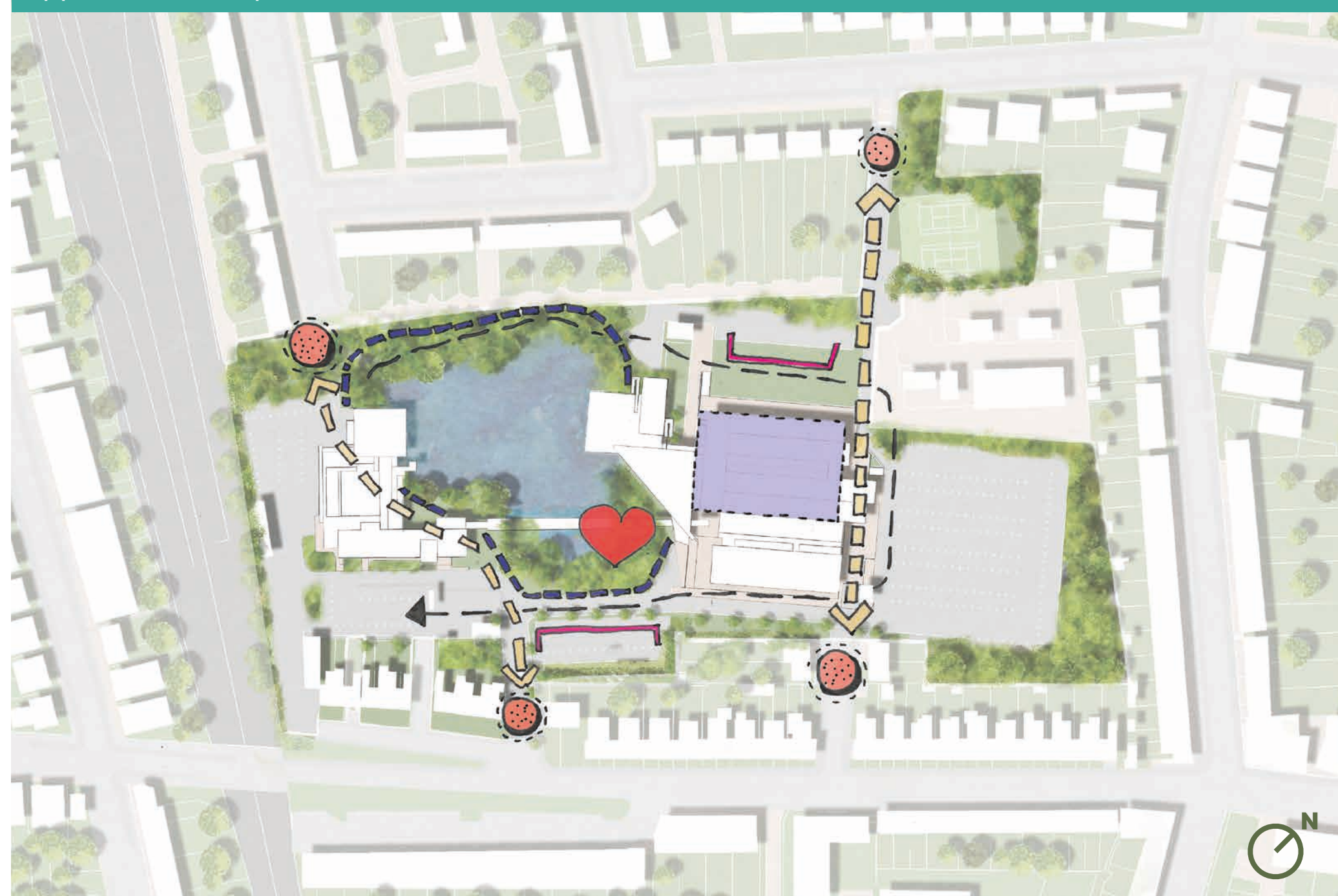
Topography



Constraints Map



Opportunities Map



### Key

- Easement to railtracks
- Noise constraint from railway
- Visible and underground utilities
- Protected lake setting
- The existing entrances
- Change in topography
- Existing structure
- Landscape bunding
- National Grid infrastructure
- National Grid vehicle access
- Housing backing onto the site

### Key

- Car-free heart
- Key desire line
- Lake as an asset
- Movement around the site
- Creation of back-to-backs
- Opening up existing access
- Consider opportunity for repurposing





# FINCHLEY LAKESIDE

PLACING PEOPLE AT ITS HEART

## Exhibition

Pentland

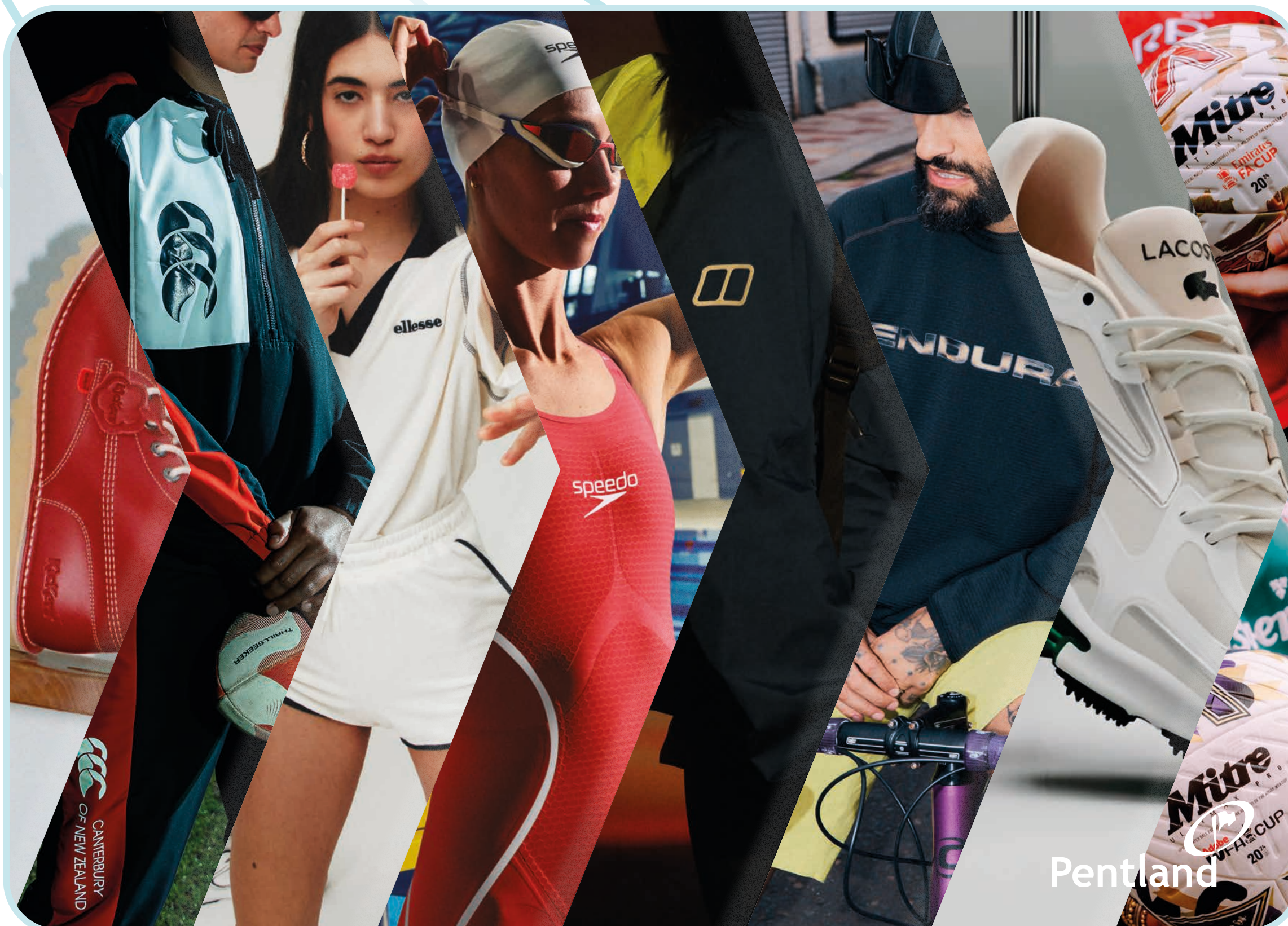
jtp

## The Team

**Client: Pentland**

We're the people behind some of the world's best sports, outdoor and lifestyle brands. Our brands are bold and brave, always in pursuit of better, award winning results. We own Speedo, Berghaus, Canterbury of New Zealand, Endura, ellesse, Red or Dead, KangaROOS and Mitre. We're also the UK footwear and apparel licensee for Kickers.

From our humble beginnings as the Liverpool Shoe company in 1932 we have a proud history of being pioneers, which has led us to the business we are today and the family of brands we operate. Our products are available in over 190 countries, sold either directly or by licensees and distributors.



**Architects, Masterplanners & Placemakers: JTP**



JTP is a London-based placemaking practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally. Our goal is to create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint free, with a strong sense of identity. In short, places where people feel they belong.



**Landscape Architects: BMD**



BMD are an independent team of Birmingham-based landscape architects and ecologists. Over the last twelve years we have honed our nature-first approach as part of an award winning, landscape-led design and delivery process. We are not afraid to push boundaries in the creation of exemplar development, helping to set new benchmarks for design quality, climate resilience and biodiversity net gain.



**Planning: HGH**



hgh Consulting is an independent London based town planning consultancy founded and run by some of the most experienced and respected practitioners in the industry.

We are committed to promoting a fair, inclusive and open working environment, where our team members work collaboratively to deliver positive outcomes for our clients and the communities they work in. Our focus is on planning, development and regeneration advice.



**Townscape & Heritage: Montagu Evans**



The Historic Environment and Townscape team at Montagu Evans comprises of experts in heritage, planning, urban design and architectural matters. Our breadth and depth of knowledge allows us to advise private and public sector clients on the critical constraints and opportunities of development on the built environment. We specialise in high profile and complex projects that require experience to deliver, particularly those affecting sensitive heritage contexts.



**Architects: RCKA**



RCKA is passionate about designing places that allow individuals, communities and society to thrive. Our purpose is simple—We Design for People.

Success for RCKA is measured not just in the quality of the architecture, but by how people's well being is enhanced by living, working and enjoying the buildings and places we design. Our mission is to enhance the lives of 250,000 people by 2030.



**Transport: Velocity**



Velocity is a specialist consultancy focussing on transport planning, infrastructure design, and operational waste management. We work collaboratively to provide highway advice, assessment, and design services throughout the project lifecycle: from feasibility, through planning, detailed design, and implementation.



[finchleylakeside.co.uk](http://finchleylakeside.co.uk)

The Finchley Lakeside community consultation is being organised by JTP on behalf of Pentland. For more information, please visit [www.finchley.co.uk](http://www.finchley.co.uk), contact the JTP team at [community@jtp.co.uk](mailto:community@jtp.co.uk), Freephone 0800 012 6730 or write to us at Freepost JTP (no stamp required).





## A History of Pentland

1900

1920

Berko Rubin came from Eastern Europe in the 1920's, arriving in Liverpool.

1946

By 1946 they expanded into manufacturing, owning 7 factories in the northwest of England.

1970's

During the 1970's Stephen Rubin bought a ship broking company called Pentland Maritime Ship Broking and this brought about the change in the company name to Pentland.

1981

In 1981 a letter from a family friend in Boston, about a small business that was trying to import high-end running shoes from the UK, led to Pentland investing \$77,000 to buy a majority stake in the athletic footwear brand, Reebok.

1990's

In the 1990s Pentland acquire leading performance swimwear brand, Speedo, and become the worldwide licensee for French tennis fashion brand, Lacoste. Berghaus and Mitre also join the family.

2003

The Finchley Lakeside East building was opened in 2003, winning the best corporate workplace award in the UK. Famous faces to have visited over the years include sports people Rebecca Adlington and Michael Phelps and musicians Mel C and Jedward.

2012

The rugby brand Canterbury joins the group

2017

Pentland acquire Calafornian sneaker brand SeaVeas.

2018

March 2018 Pentland acquired cycling brand Endura.

1932

The business was started in 1932 and called the 'Liverpool Shoe Company'.

1950 - 69

Stephen Rubin (Chairman of Pentland Group) joined the company in the mid-1950's, and took over the business in 1969. He pioneered sourcing footwear in Asia and bought a sourcing company in Hong Kong which remains today.

1980's

During the 1980's Pentland became the UK distributor for Ellesse and Kickers, enabling it to develop as a distributor.

1985

In 1985 Margaret Thatcher officially opened Pentland Industries' new headquarters in Finchley.

1991 - 2000

In 1991 Andy Rubin joined the business and was appointed CEO in 1998. In 1999 the Rubin family bought back outstanding shares and privatised Pentland.

2005

In 2005 Pentland became the majority shareholder of JD Sports Group.

2008

At the 2008 Beijing Olympics Nike withdrew from competitive swimwear as couldn't beat Speedo.

2014

2014 Ranked 8th in the UK for Great Place to Work Qualified Pentland to enter the European category, placed 16th.

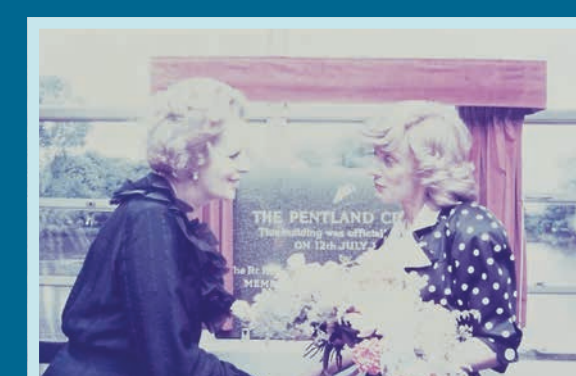
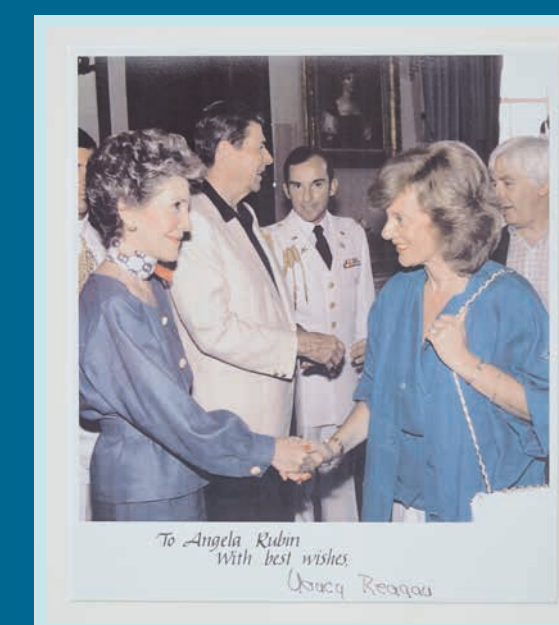
2021

Pentland launch their 100-1-0 strategy to take action for people and our planet.

Today

Today Pentland sell products in 195 markets around the world.

Over the years Pentland have had many famous visitors. See who you can spot in the gallery!





## Exhibition

## Pentland in the Community

Pentland Brands has a purpose: Pioneering brands that make life better. From our humble beginnings as the Liverpool Shoe company in 1932 we have a proud history of being pioneers, that has led us to the business we are today and the family of brands that we operate.



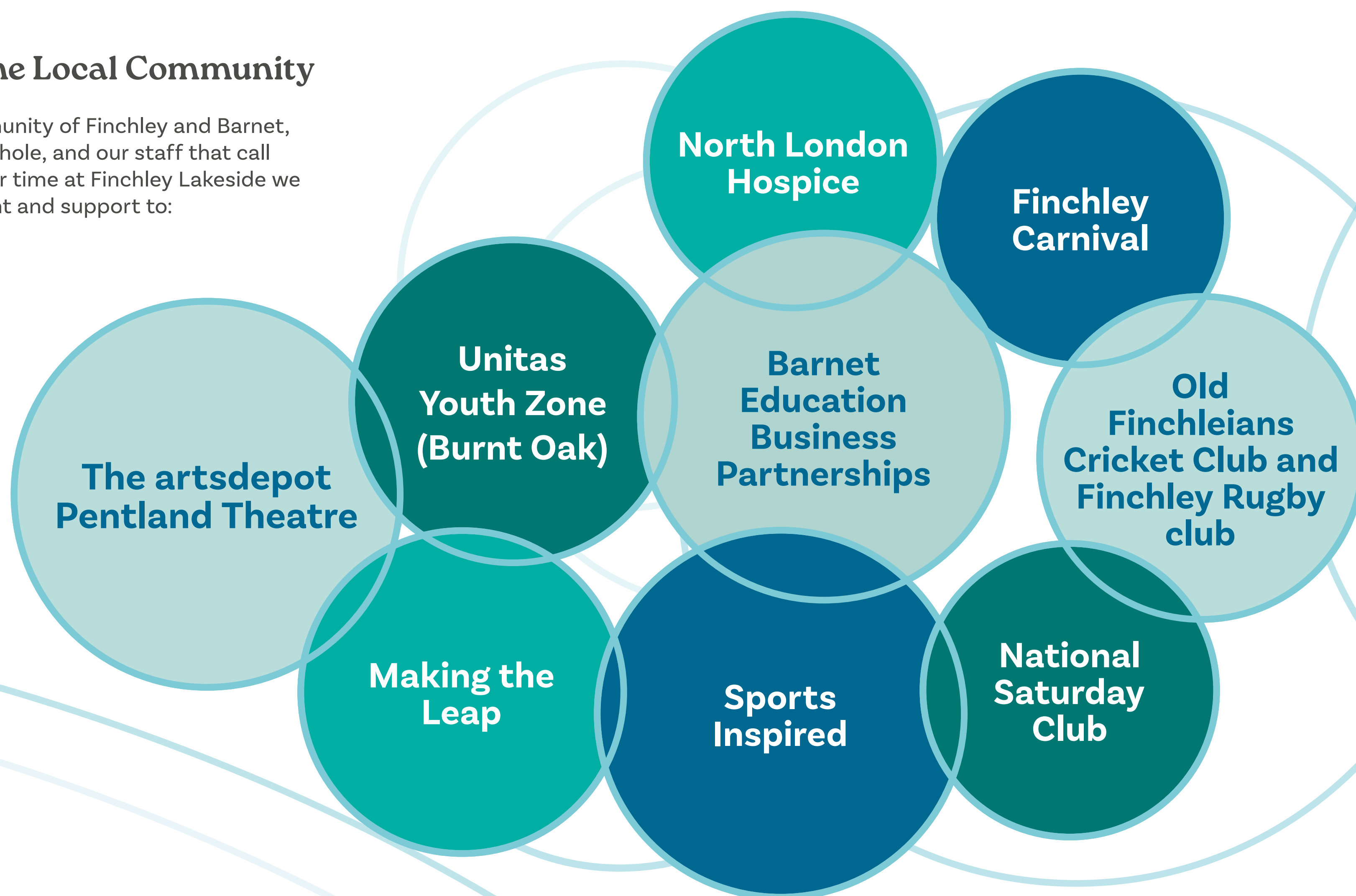
### Our values include;

- Putting our consumers at the heart of what we do
- Focus on being there for our consumers in the moments that matter – from first steps to great achievements
- Improving the lives of people in our communities
- Striving to be a sustainable business with net zero emissions
- Being inclusive and fostering a sense of belonging
- Creating products that people are proud of
- Building diverse teams to help us drive innovation

Every single one of our brands is focused on making a difference to our consumers lives; helping them to live positive, active, sustainable lifestyles.

## Investment in the Local Community

We are part of the community of Finchley and Barnet, both the business as a whole, and our staff that call Barnet 'Home'. During our time at Finchley Lakeside we have provided investment and support to:



### Defining the Legacy

Pentland's personality is defined by its entrepreneurial spirit, investment in young people, celebration of the arts and commitment to local people.

Our mission is for Pentland's values to be translated into the next stage of the site's lifecycle, and create an exemplar development that leaves a legacy of Pentland's time on the site.





## Exhibition

## The Local Context

Finchley Lakeside is a 4.2Ha site in the heart of Finchley Church End. Though surrounded by housing, the site has been used by businesses for over 150 years. There could now be an opportunity to open the site to the public for the first time.

### Transport Links

Finchley Lakeside is within Zone 4. It is well connected with Finchley Central Station an 8 minute walk from the site, with direct connections into Central London on the Northern Line. Bus routes run along Squires Lane to the South, and Long Lane to the East, which include bus stops for the 143 (Archway – Brent Cross) and 382 (Mill Hill – Southgate). These also provide connections to Ballards Lane and the local amenities on offer.

### Green Spaces

Finchley Lakeside is within a network of green spaces and public amenity that span Finchley. Within close proximity are Victoria Park to the North, and Long Lane Pasture and Pointalls Allotments to the South. In addition, Stephens House & Gardens and Glebeland Local Nature Reserve are with a 10 and 15 minute walk respectively. Islington & St Pancras and East Finchley are nearby Cemeteries offering a diverse range of green and open space.

### Amenities

Ballards Lane provides a range of amenities across a variety of shops, restaurants, cafes and pubs. The Town Centre's proximity to the site, and direct bus connections, provide accessible and direct links to local businesses.

**Do tell us more about the features of the local area that are important to you!**

Tell us what's missing by speaking to one of our team members, or adding to our interactive map! Just scan the QR code here



Local context to the site



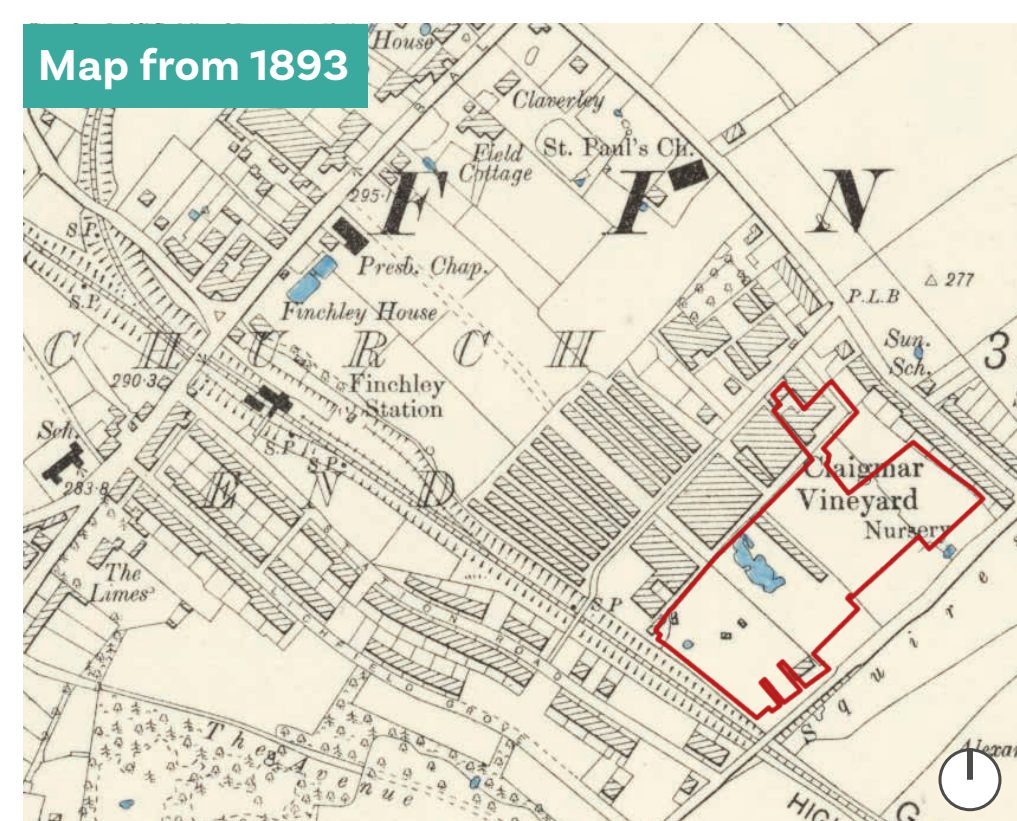
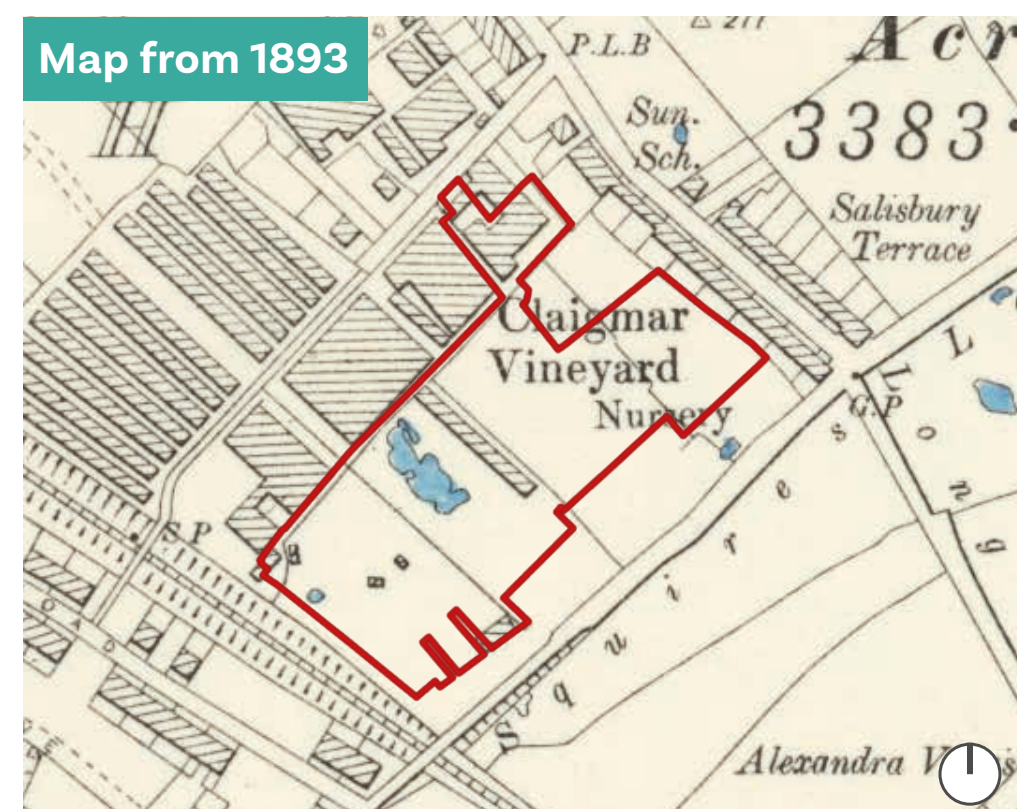


## Exhibition

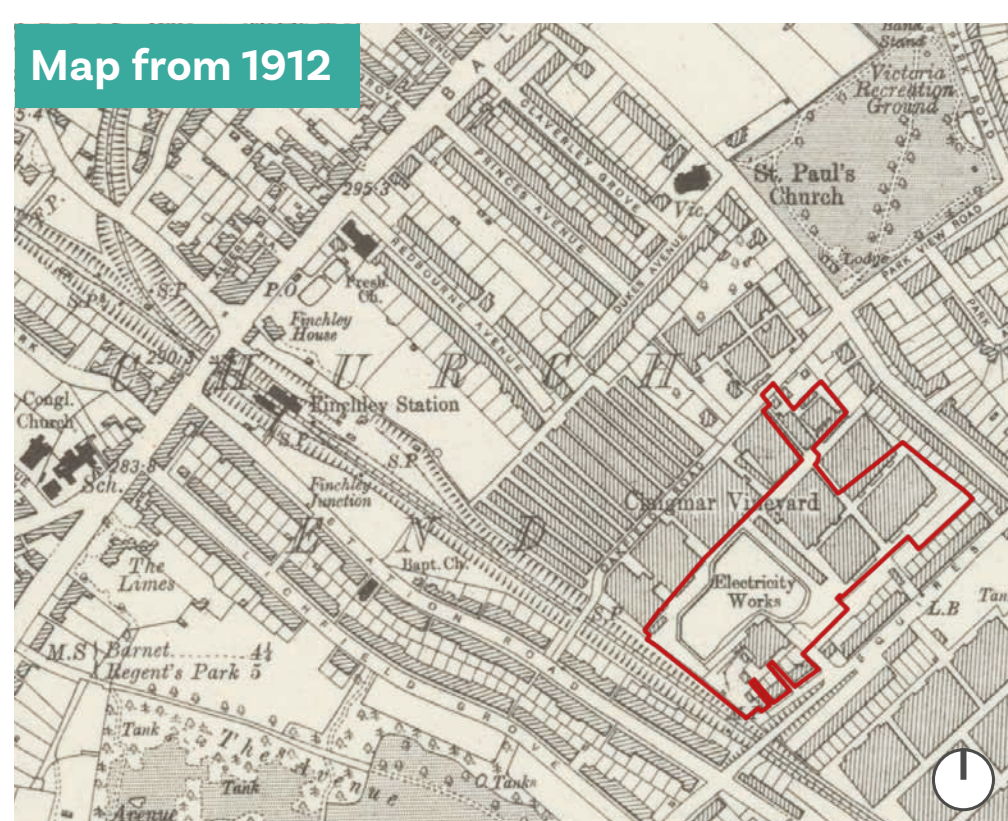
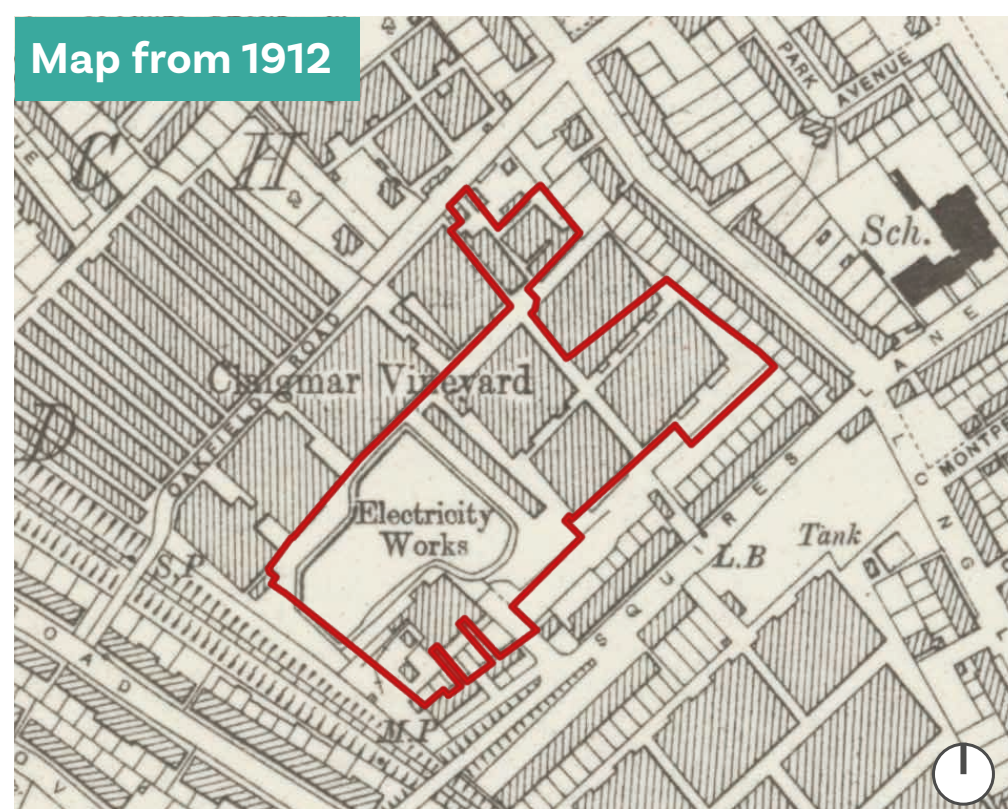
## History (Overview)

© Maps Reproduced with the permission of the National Library of Scotland

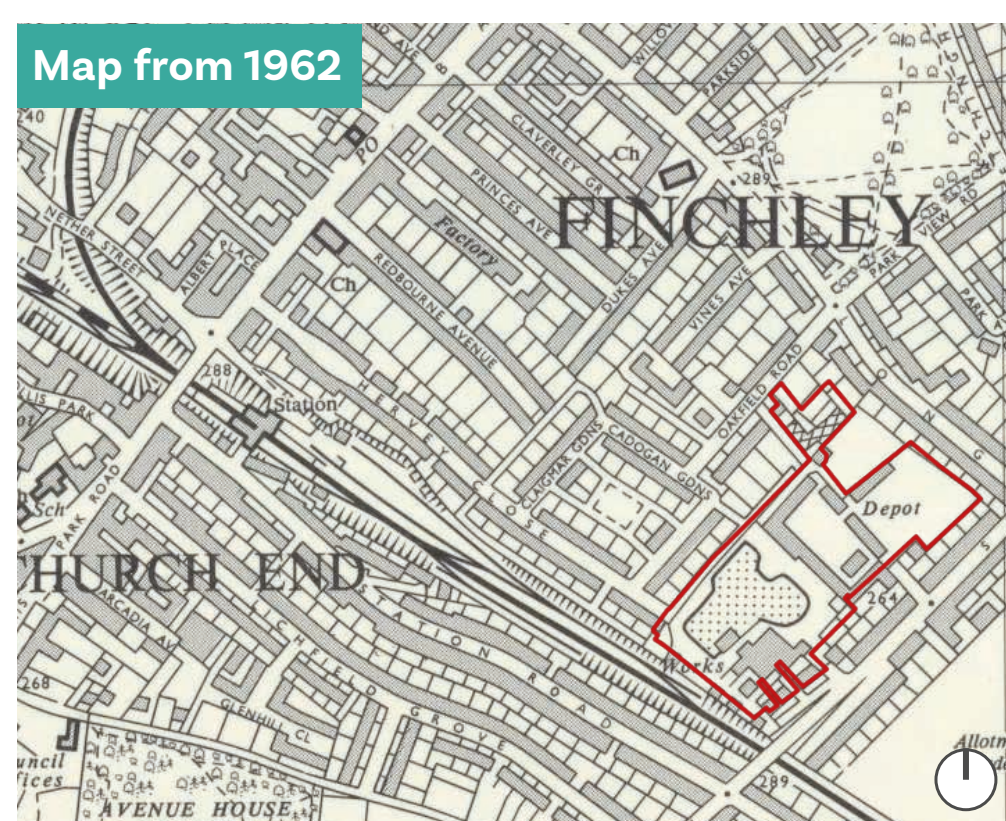
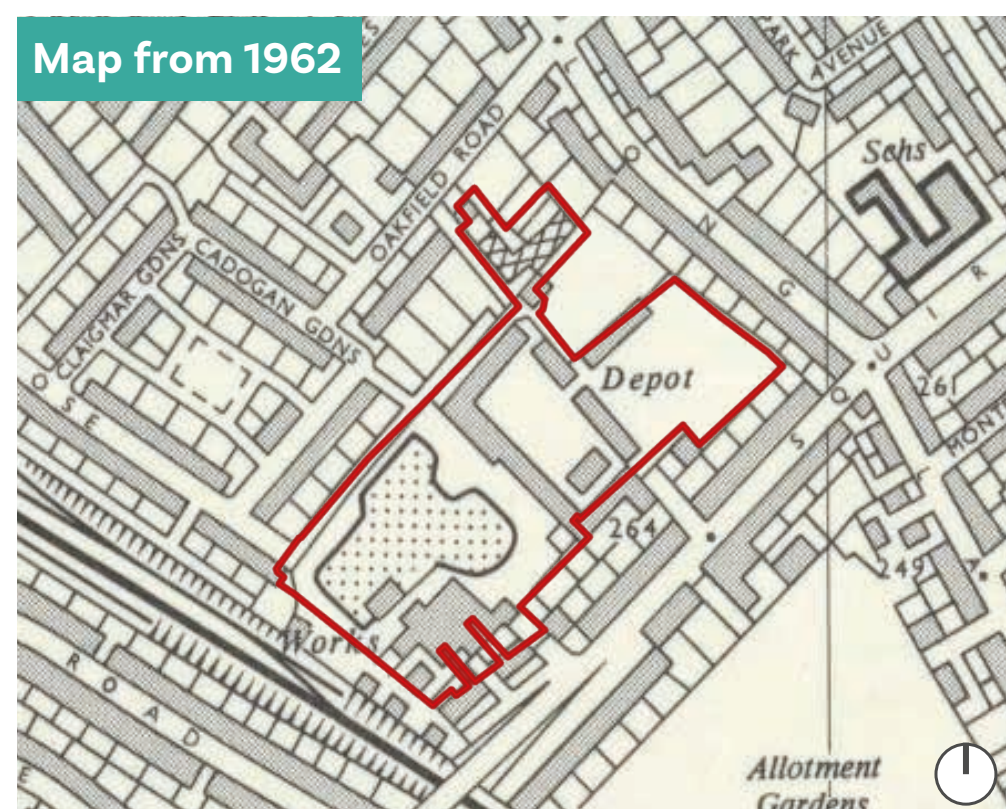
### Late 19th Century



### Early 20th Century



### Mid - 21st Century



### The Site Today



#### 1888-1915

The site has long been a working site. Associated with production of food, Clagmar Vineyards opened in 1874 by Peter and Susan Kay and extended to cover 18.5 acres, including up to Squires Lane, before the turn of the 20th century.

It's estimated to have produced 100 tons of grapes per year, alongside quarter of a million cucumbers, alongside tomatoes. Peak production included 161 greenhouses spread across Finchley.

At this time Squires Lane remained undeveloped but Long Lane to the east of the Site had been developed for terraced housing.

The Kay's innovative use of rain collection along with the reservoir to reduce the cost of irrigation for the greenhouse grown grapes is key to the evolution of the pond and is reflected in the current rain gathering facilities on site.

#### 1892-1914

By 1920 Clagmar Vineyard had expanded their activities onto the eastern part of the Site while the western part of the Site was occupied by the Finchley UDC Electricity Works. The Electricity Works was opened in 1903 to supply direct current electricity to c.130 houses in the area and then converted to alternating current in 1936. The small reservoir seen on the 1896 OS Map was expanded to create a cooling pond for the Electricity Works.

Along the southern edge of the Site terraced houses had been constructed on Squire's Lane, reflecting the general pattern of development and expansion of the area seen in the late 19th and early 20th centuries.

The Clagmar Vineyard closed in the mid-1920s and the area it occupied to the north of the Site was developed for suburban terraced housing, with the portion of the Site it occupied becoming the Council Depot.

#### 1944-1973

In 1948 the Electricity Works came under the powers of the Eastern Electricity Board before being closed and dismantled in 1958. In c.1964 the Site was redeveloped by the Central Electricity Generating Board (CEGB) to provide its Southern Project Offices. These were occupied by the CEGB until c.1974 when they moved their offices to Cheltenham.

The CEGB office building and lakeside canteen still exist on the Site and were taken over by Pentland following refurbishment in 1985.

#### 2024

Today the horticultural history of the site is remembered in a few street names only. The water on site is a more visual reminder of the site's history and Pentland Brand's office, built early 2000's, interacts and engages with the lake.

With thanks to the Finchley Society for helping prepare the history boards



Power Station across the lake



Power Station aerial view following partial demolition



Advert for let of the 'East Building'

© Finchley Society





## Exhibition

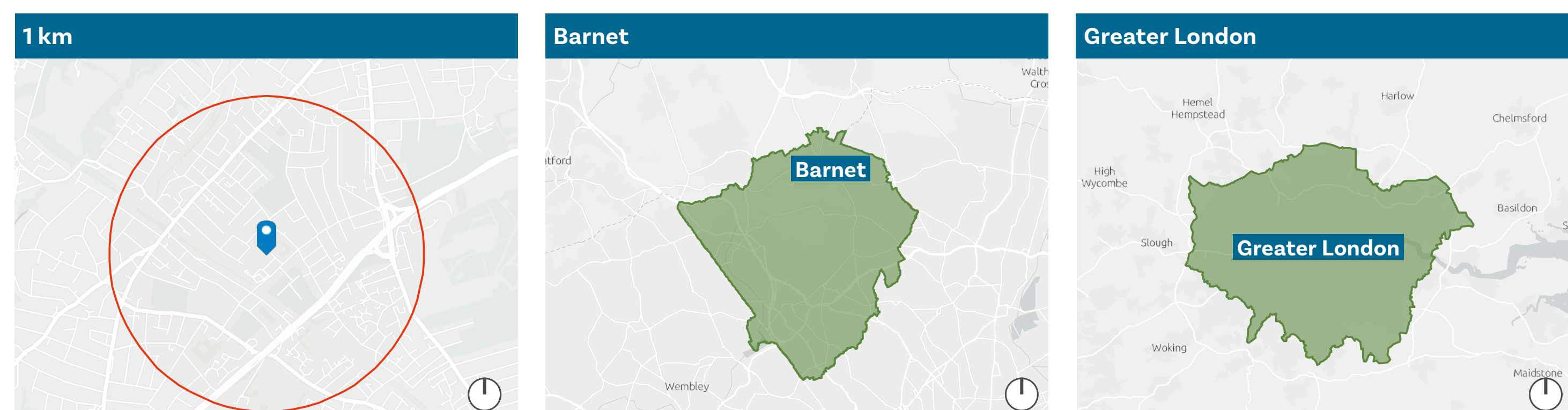
## Finchley Today

We use data to help us understand how a place is unique.

Information and records online can give an insight into the characteristics of the local area. We have set out some of our data analysis below

How might this shape ideas for the site?

3 x Data sets



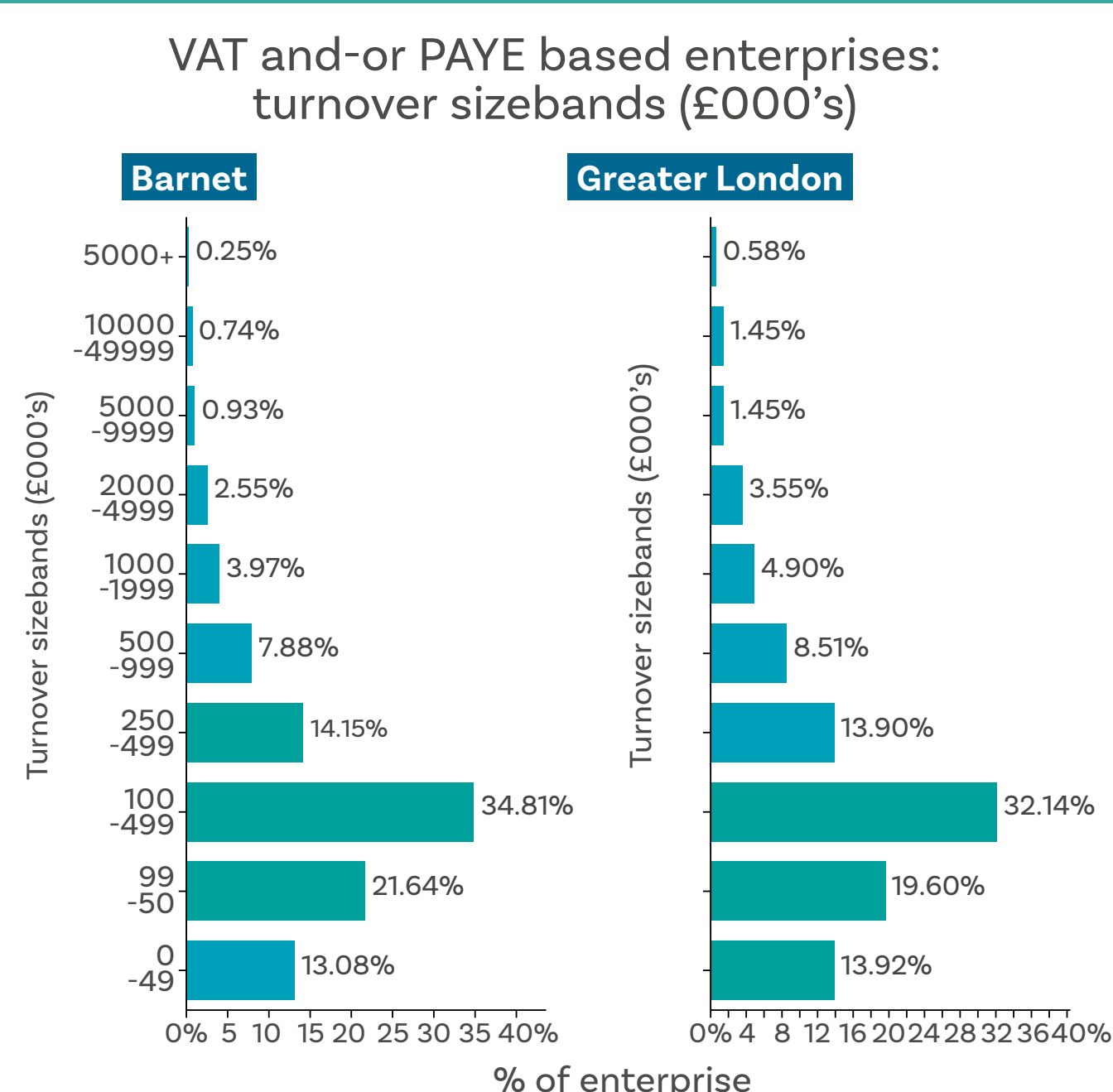
### Enterprises

#### Data

Enterprises in Barnet are typically towards the smaller scale, with over 68% of businesses turning over less than £250,000. Over 35% turn over less than £100,000.

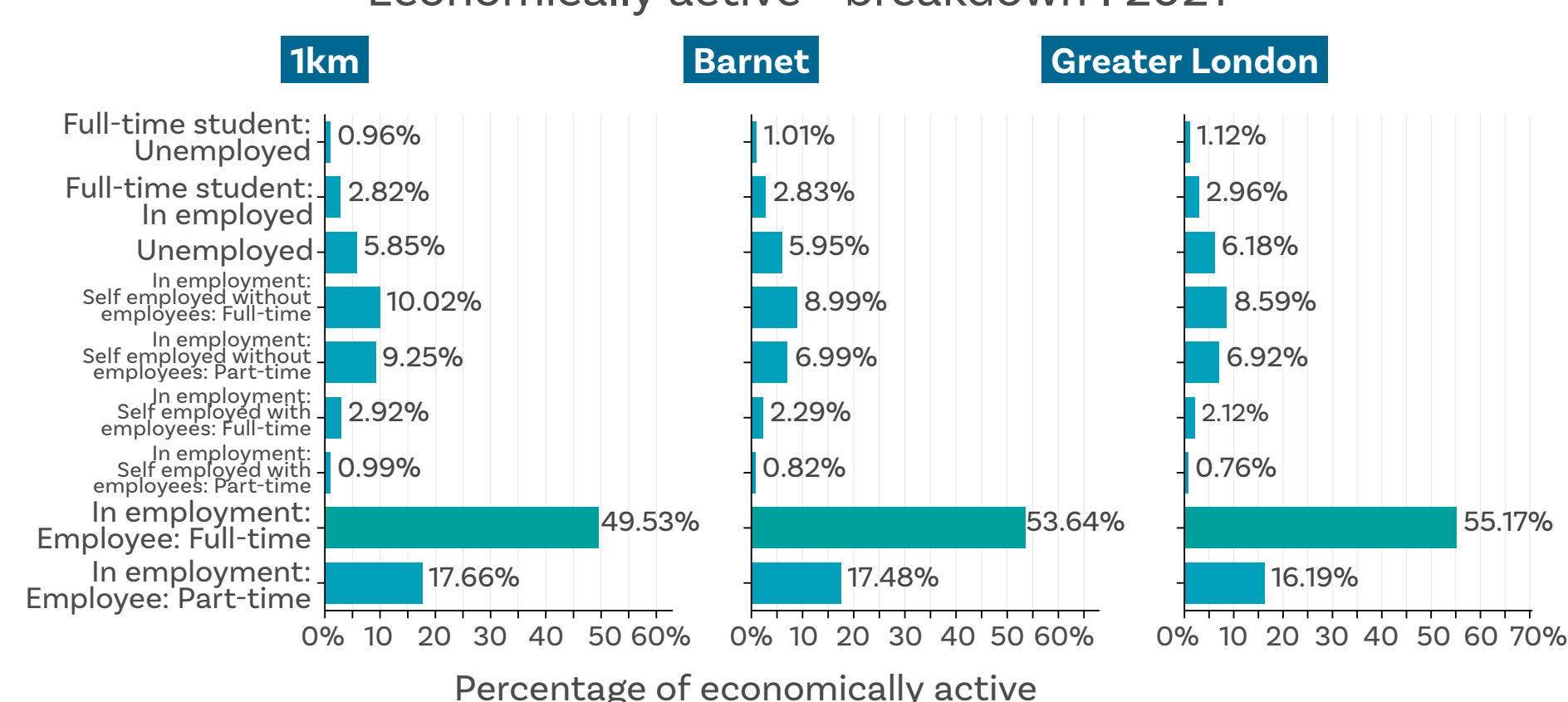
#### What could this mean?

Startups and fledgling companies are prevalent in the local area and would benefit from support to entrepreneurs and small business.



### Self Employment

#### Economically active - breakdown | 2021



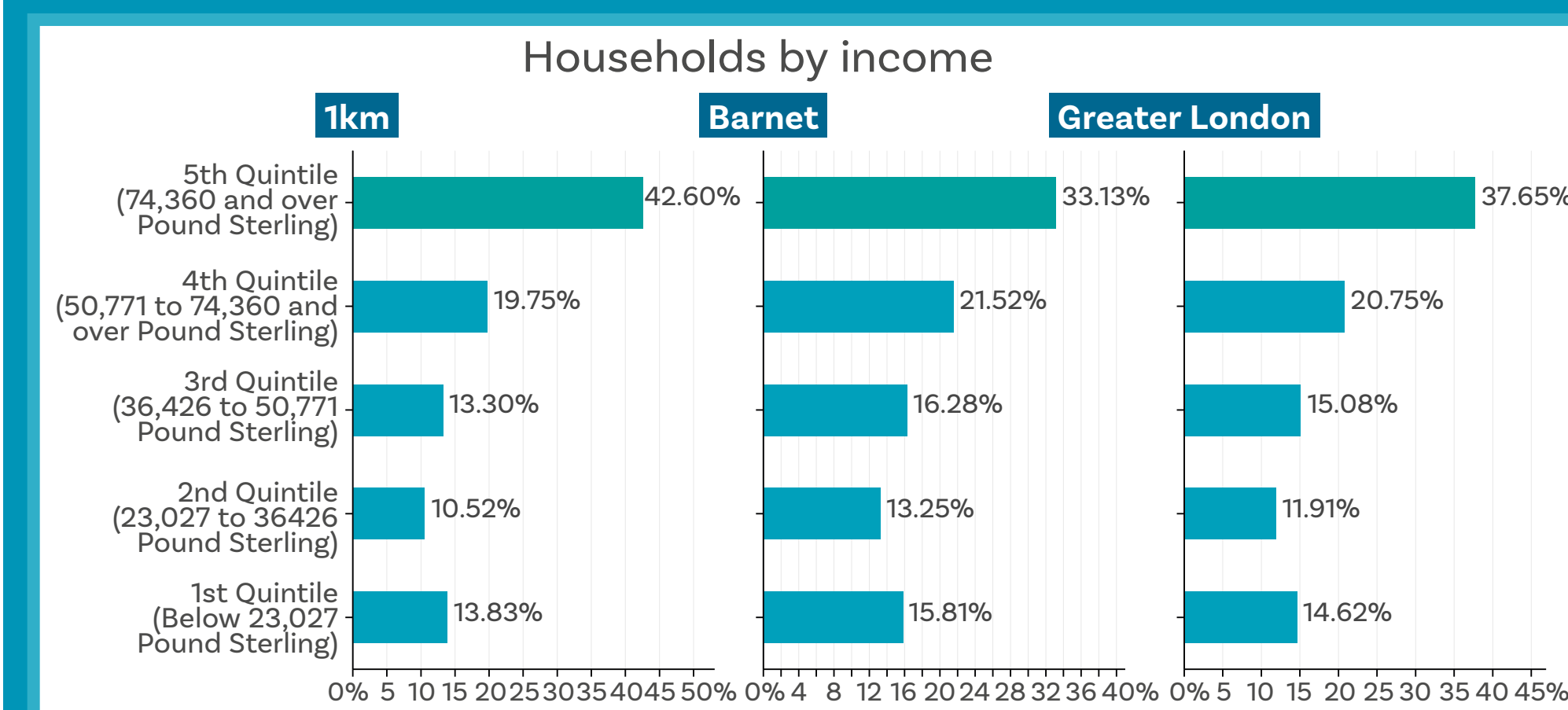
#### Data

The percentage of self-employed people without employees is higher in the local area than across London averages.

#### What could this mean?

A greater percentage of the local community require homes that accommodate working space (ie. a study or workshop), or small business premises.

### Household by Income



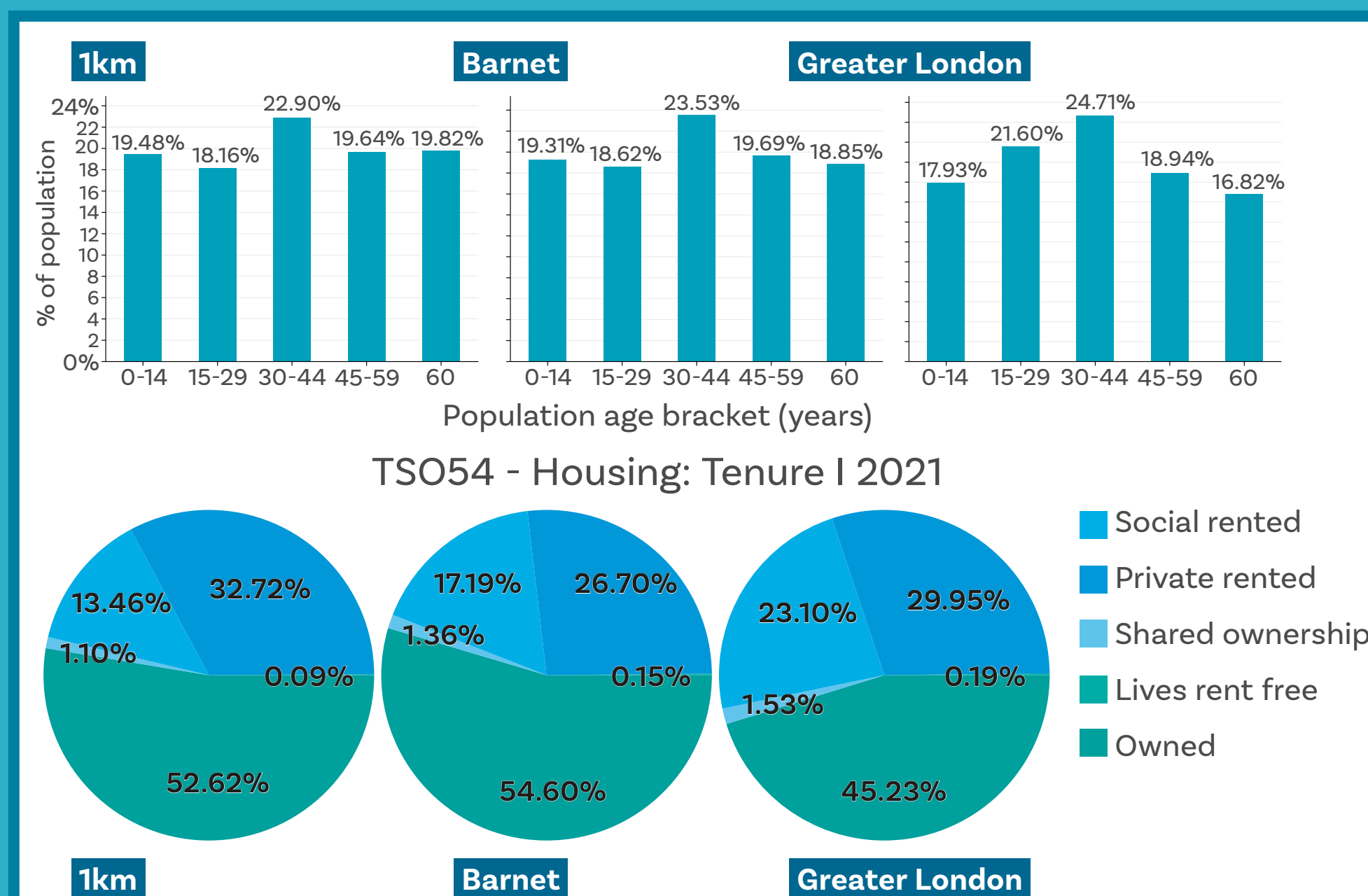
#### Data

The predominant household income is in the highest category band, +£74,360. At 44% this is higher than the Greater London average.

#### What could this mean?

There is wealth in the area and this could support new uses on the site ground floor.

### Housing Tenure



#### Data

The percentage of residents in the 60+ age bracket are higher in Barnet than across London. Residents within 1km of the site are most commonly in the 30-44 age bracket, however, this is typical of London.

Home ownership within 1km of the site is lower than across Barnet.

#### What could this mean?

There is a need for a diverse mix of homes to suit all age brackets and different tenures including to buy.





## Exhibition

### Building a Brief

**Below are some initial ideas to get you thinking. We've used some of Pentland's virtues to stimulating our thinking about the site.**

**What's important to you and what's missing from the site?**

#### Teamwork

Open up the site to the public for the first time and give something back to the surrounding area.

Undertake a thorough and meaningful Community Codesign process for local residents and businesses.

#### Strength

Celebrate and enhance the unique landscape asset and biodiversity of the site and shape a new green amenity destination in Finchley.

Immerse visitors, residents and workers alike in greenery while supporting movement, wellbeing and interaction with nature for all.

#### Movement

Create a clear pedestrianised and public route through the site connecting Oakfield Road to Squires Lane and the respective neighbourhoods to the north and south.

Encourage movement and permeability across the site and access to its amenities by connecting the existing access points.

#### Activity

Animate the new spaces with a mix of ground floor uses helping to encourage use, safety and inclusiveness.

Promote positive, active and sustainable lifestyles through the public realm and landscaped spaces

#### Communication

Include local people, especially young people in the design process for the site, looking to the future and capturing the legacy of Pentland.

Remember the history of the site in food growth, and the role of water on the site.

#### Flexibility

Create a flexible vision for the site that can adapt and evolve over time.

Design flexible ground floor uses that can evolve with the needs of the community.





## Exhibition

# History of Finchley (Detailed)

With thanks to the Finchley Society for helping prepare the history boards

### Origins as a Settlement

Finchley, whose name probably means Finch's clearing (Anglo-Saxon), lies on a glacial plateau, formed during the last Ice Age, so that the geological terrain is composed of layers of clay and gravel, a remnant of the seabed when the country was submerged by icy water.

Finchley Common was an area of land in between Finchley, Friern Barnet and Muswell Hill, which had been Finchley Wood and was under the authority of the Bishop of London. By the 15th century the people of Finchley claimed the right to collect wood and graze their animals in and around the wood. In the 16th century the Bishop had much of the wood cleared, and it became an open, uncultivated area called a common.

### 19th Century Development

There was some encroachment of properties on the Common, but it wasn't formally enclosed until 1814. This enclosure of land was key to the development of the area, as parcels of land were created, which defined areas of ownership to be bought and sold and divided into smaller plots.

By the turn of the 19th century three small settlements had established themselves on the edge of the Common: East End (East Finchley), North End (which became North Finchley) and Church End, which is now known as Finchley Central. Church End was Finchley's earliest settlement, growing up (from at least the 13th century) around the church of St Mary's, where there was well-water but the land was far enough from Dollis brook to be safe from flooding.

Once the Common was enclosed, fields were sold as building land and with the arrival of the railway in the 1860s, the area rapidly turned from a rural backwater into a busy suburban environment, providing housing and services for residents, many of whom would be commuting to central London.

The other key driver of change has been transportation - how people move about, and their reasons for doing so. From taking livestock to market along an ancient track across the fields (Church Path) to travelling from London to Birmingham (and elsewhere) by stagecoach (later motor car) along the Great North Road, the north-south route has always been of importance.

### The Manor House

Squire's Lane has always had a historical significance within the neighbourhood. Before the influx of housing to the area, Place Lane [Later Squires] provided a driveway to the most important building in the area, which was Finchley Manor House, located on East End Road. There was therefore a direct link from the Manor House to the Great North Road.

The 18th century manor house was built for Thomas Allen in 1723, replacing a medieval moated house of the manor of Bibbesworth, once owned by the Bishop of London and subsequently occupied by many wealthy London merchants who wished to reside in a large estate in the countryside, yet in reasonable proximity to the city.

### A Residential Neighbourhood

Squires Lane was built up steadily in the Edwardian period. In 1902 Finchley UDC built 60 cottages in the lane, the rest of the immediate area being made up of terraced private houses. There were cottages on both sides of Long Lane in the 19th century.

The land to the north-west of the former vineyard were sold for housing in the 1920s. The residential enclave was laid out as a square made up of Cadogan Gardens, Strathmore Gardens, Clagmar Gardens and Hervey Close. There were Allotments in the middle of the square, now built on and called Strathmore Gardens. Hervey Close is likely to be on land belonging to another market gardener called George Shoults, whose nursery equipment was auctioned in 1925.

Clagmar, the Kay's family house was constructed on Oakfield Road in the 1870s, and the road was subsequently built up in the early decades of the 20th century. The Vineyard defined the character of this particular part of Finchley from the 1870s to 1920s.

### Recreation and Education

Notable local recreational and educational establishment include Finchley Cricket Club, who purchased the land to the south-east of Squires Lane in 1902. Manorside School (originally called Squires Lane School) opened in 1903, joining a Federation in 2016.

The Public Baths opened in 1915 on the east of Squires Lane. As well as a swimming pool, there were facilities for private bathing for people who only has a tin bath in the kitchen. They could also do clothes washing here - an early version of a Launderette. The swimming bath was 165 ft long by 50 ft wide. The baths were demolished in 2000 and replaced by housing.

Manor Farm (to the east of Arden Field, south of the site) was used by Sangar's Circus for fodder and winter quarters. 'Lord' George Sanger (1825-1911) rented fields throughout the district. He was a leading circus proprietor and put on lavish shows that travelled to Paris, also to Balmoral and Windsor. 68 acres of Manor Farm were sold in about 1911 for building development

### Ballards Lane - Transportation

The growing significance of London's West End as a commercial centre promoted the creation of a new turnpike road from Marylebone (Regent's Park) to Ballards Lane. This was built in 1825 by the St Marylebone and Finchley Turnpike Trust, which replaced earlier winding roads on a similar route.

Ballards Lane was already linked to the Great North Road in 1756 (Old Ballards Lane) but it was the arrival of the turnpike road in 1826 that created the layout of what is known as Tally Ho Corner.

The arrival of the railway station in 1867, now known as Finchley Central tub station, was an impetus for shops and businesses as well as housing development, changing the area from rural to suburban. It is still a busy thoroughfare with a mixture of shops, cafes and restaurant. Many of the heritage buildings remain.

### Ballards Lane - Local Economy

Until the 19th century the local economy came principally from fields and farms, but wealth was always in the land itself, and the demand for housing increased its value. Estates were split up and residential growth mushroomed.

As the population increased, parades of shops were built, creating a focus for trade - which had always been there - but now shop keepers, doctors and solicitors no longer needed to "live above the shop".

Being close to a station, and more homes being built in the locality, Ballards Lane is now a busy centre with many cafes and restaurants. Some buildings hale from the past, some have been demolished, others are rejuvenated with the same or different uses.

The Railway Hotel on the corner of Ballards Lane and Nether Street was built in 1869, following the opening of the station. It was rebuilt in 1962. The hotel was demolished and is now Central House, a serviced office block.

The Grove takes its name from Grove House which stood between more recent roads of The Grove and Falkland Avenue. Dr Henry "Inky" Stephens [1796-1864], who invented indelible ink (Stephen's Ink) bought the house in 1846 and although ink production took place elsewhere, research on ink and wood stains was carried out in outbuildings at his home in Finchley.

St Margaret's Presbyterian Church used to stand on what was originally called Fitzgerald Avenue and ran from Ballards lane to the Clagmar Vineyard, now known as Redbourne Avenue. This joined the original Claiggmar Vineyard site on Ballards lane where Tesco's now is with the new extended vineyard site off Squires Lane.. In 1969 it joined Church End congregational Church to be called St Margaret's United Reformed Church. It was demolished in the 1970s and the site was a bank.

The building at 60-66 Ballards Lane shows the frontage of what was started as the Alcezar Picture palace (1913) and became The Bohemia (1914) a complex comprising of a cinema, gallery, winter and summer gardens. During WW1 it was taken over to make observational balloons and subsequently was used as a factory for Kiwi Shoe Polish and Newton Wright engineers. Behind the retail frontage today there is a housing development but the gates give recognition to this sites past.

### Finchley Central Railway station

Now known as Finchley Central, the station was built by the Edgware, Highgate and London Railway on its line from Finsbury Park to Edgware. Just before it opened in 1867, it was bought by the Great Northern Railway, whose main line from Kings Cross ran through Finsbury Park.

The first name for the station was Finchley and Hendon, to be renamed Finchley in 1872 when a branch line to High Barnet was constructed by the GNR. From 1894 to 1940, the station was called Finchley (Church End) reflecting its location as part of the original village. The station still retains much of its original Victorian architectural character and there is a commemorative plaque to Harry Beck on platform 3, who designed the iconic London tube map in 1933. He lived at 60 Courthouse Road, West Finchley. Northern Line trains started serving the station in 1940. Main line steam train passenger services ended in 1941 when the station was named Finchley Central.

### Open space and community facilities

Victoria Park is accessed from Ballards Lane, Long Lane, Park View Road and Etchingham Park Road. The public open space was laid out in 1902 on a large field belonging to Cobleys Farm.

In 1887 Henry "Inky" Stephens proposed converting the area to a park to commemorate Queen Victoria's Golden Jubilee, but it was not opened until 1902, a year after Victoria's death. It was the only public park in the former Borough of Finchley until 1914. After living for a while in Grove House, Ballards Lane, Henry 'Inky' Stephens purchased nearby Avenue House in East End Road in 1874, with ten acres of adjacent land. Henry extended and reconstructed the house, adding an Italianate stucco façade and left it all to Finchley Borough in 1918.

In WWI the house was used as the RAF Central hospital for airmen and retained by the Ministry of Health until 1925. It then became a public library and civil defence in 1939. It later became council offices and the council chamber for the Borough of Finchley's Civil Defense central depot. It became the Council Offices following the bombing in 1940 of St Mary's Church and next door Council building. It now has a museum and archive.

The Gardens provide a mixed landscape and include an arboretum, rockery, large park areas and wooded areas. It was designed by Robert Marnock with a focus on trees and water features. The Dell was once a bog garden, fed from the water harvesting system. The house is now used for weddings, meetings and corporate events in order to raise the funds to maintain the extensive gardens.

There's a statue of Spike Milligan in the grounds, fed from an innovative water harvesting system, nearby to the equally innovative Clagmar Vineyard water harvesting system, installed by the Finchley Society as Spike was a Founding Member and first President.

The Allotments (South-east of Squire's Lane) Historically, the allotments lie on the site of Finchley Common and some manorial land, as identified in the 1827 plan of the Manor of Bibbesworth: Long Thistly Field and Little Burr Field. The area used to be called Kay's Fields, after the owner of Clagmar Vineyards nearby.

Pointalls and District Allotment Society in 1940, expressed a desire to have it permanently allocated as allotments. This was during WWII when there was a drive to produce food locally. Finchley Council had to ask for consent from the County Council who agreed, as long as they were repaid £800. The Pointalls District Allotments are named after the Pointalls Charity which provides relief for Finchley residents.





## Exhibition

# History of the Site (Detailed)

Finchley Lakeside's history can be categorised into five periods of ownership, some of which overlapped in occupation of the east and west parts of the site. These are as follows:

- **Manorial fields [Manor of Bibbesworth]**
- **Expansive market garden and vineyard [Peter Edmund Kay]**
- **Council Depot [Finchley Council]**
- **The Finchley Electricity Undertaking [Finchley Urban District Council]**
- **Private business use eg. Pentland HQ**

### Claigmar Nurseries and Vineyard

The earliest and most important nursery in Finchley was that of Peter Kay (Senior), [1814-1862] who by 1845 leased an acre in Ballards Lane for flowers and fruit. This was apparently where Tesco is today. His son, Peter Edmund Kay (Born 1853), followed in his fathers footsteps in terms of profession and after apprenticeships to hone his craft, started a nursery of land off Long Lane in 1872 or 74 (dates vary). He was sufficiently successful to build his own house which he named, Claigmar.

The first written reference to Claigmar Vinery was in 1887 when Kay was listed second in a list of the largest vine growers in Britain in Vines and Vine Culture. The success of Peter E Kay's Vineyard and nursery business depended on the revolutionary changes in the manufacture of glass during the first half of the 19th century. The large glasshouse that became possible were introduced in 1862 and had a profound effect on the market gardening industry.

The Claigmar Vineyard produced grapes, tomatoes and cucumbers, and its output expanded rapidly. By 1899 Kay had 18½ acres under glass and 161 (or 182) heated glasshouses. One of the blocks consisted of 12 greenhouses, each 400 ft long and 36 feet wide, 15 to 18 ft high. In 1899 the output amounted to 100 tons each of grapes and tomatoes and 240,000 cucumbers.

At their greatest extent, Kay's nurseries extended south from Long Lane to the High Barnet railway line, over Squire's Lane and on to what are now the allotments. A rainwater reservoir covered 2 acres and held 5 million gallons, the water being pumped from the reservoir to a tower, from which it was piped to all parts of the nursery.

Peter E Kay won prizes for his grapes at horticultural shows in Britain, France and Germany. In 1897 he was one of sixty inaugural recipients of the Royal Horticultural Society's highest award, the Victoria Medal of Honour for "British horticulturists deserving of special honour by the Society".

Peter E Kay died in 1909 at the age of 56, described in one newspaper as 'one of Finchley's oldest residents.' By this point the business's profitability was dwindling and although it continued to be run by his friends and associates, the business began selling off its land and equipment by 1920.

Three local roads are named from the very successful Kay market gardening enterprise: Claigmar Avenue (Gardens?), Vines Avenue and Nursery Avenue.

### Council Depot

Finchley UDC owned space adjacent to the Vineyard, accessed from Squire's Lane, which was used as a depot. In 1899 they set up a rubbish collection service. Residents had to supply a dustbin which was emptied weekly and the rubbish taken to a piece of waste ground in Summers Lane (Friern Barnet) where the tipper trucks were emptied. In 1910 the Council decided to employ a contractor who provided his own carts (as the UDC ones were worn out). The new contractor did not provide tipping carts so the dustmen had to unload the rubbish by hand using shovels and forks. They had to work longer hours for the same money (24 shillings a week) and also had to load smelly fish offal. By hand.

The Council depot was also used by the fire brigade and highways department. In 1904 the UDC acquired one of the first motor-powered fire-engines. In 1923 Finchley UDC expanded their space at Squires Lane by purchasing the reservoir and adjoining land [formerly used by the Claigmar Vineyard]. Part of their land was already in use for generating power as in 1903 they set up what was called "Finchley's Electricity Undertaking". This was a pioneering achievement which nevertheless initially attracted criticism in local newspaper articles, especially by ratepayers, as public money was involved.

### History of electricity in Finchley: Finchley's Electricity Undertaking

Electricity was originally supplied by a private company, [Finchley Electric Light Co.] incorporated in 1900, who installed a small gas-engine generating station near Mountfield Road. Finchley UDC had discussed the possibility of the council taking responsibility for their own supply and this went forward under the Finchley Electric Lighting Order of 1899. They subsequently bought out the private company in 1905.

Mr Edward Calvert MIEE MI MechE was appointed chief electrical engineer in 1901 and a 1902 report described the generating station as having three hand-fired boilers, two 150 hp steam generators and a 500 ampere hour battery on the site of existing works in Squire's Lane, commissioned in October 1903 at a cost of £30,000.

The total output of this equipment was approximately 200 kW. The 1948 report on the history of the site pointed out the amount of electricity produced was "barely sufficient for 100 electric fires at present day design!"

In 1903 the conversion of street lighting from gas to electricity was proceeding, so that in these early days the supply was used almost exclusively for lighting purposes.

Demand increased rapidly and in November 1903 a 350 KW steam set was installed, bringing the total capacity of the station to 550 Kilowatts. In January 1904 the first demonstration of applied electrical operation in Finchley took place at the works of Messrs J Bloomfield & Sons, carriage builders in North Finchley. Throughout the building there was power equivalent to 2000 candles.

In 1905 two fires broke out at the Electricity Works, the first in the Boiler House, causing damage costing £1,370. The second and more serious fire destroyed the office, the test room, furniture fittings, meters and records. Damage was assessed at £2,606.

During the next two years electric lighting increased in popularity, and a temporary showroom opened in North Finchley where the new metal filament lamps, intended for shop window lighting, were demonstrated. In 1908 additional generators were installed at the Works, raising the capacity of the station to 1,600 KW.

Thousands of yards of new cable were laid out as the 20th century progressed, and additional consumers were connected to the mains. By 1912 over 100 miles of triple concentric cable had been put into operation in the streets of Finchley, with an additional 30 miles for street lighting.

It is assumed that the Council purchased Kay's reservoir and adjoining land to expand the power station when the land was being sold off in the 1920s as part of their expansion. This carried on over the years and in 1937 the Finchley Works began issuing electric cookers to its customers without further charge, becoming the first undertaking to do so in the country. Other schemes followed this including supplying customers with water heaters, washing boilers, radiators and electric kettles for hire.

By June 1937 a certain amount of reconstruction work had taken place on the Squire's Lane site. The grounds were floodlit and opened a few evenings to members of the public.

The cooling lake (Kay's former reservoir) had become an extensive breeding place for mosquitoes. The lake was then stocked with goldfish to remedy the situation. The experiment was successful and although the original stock cost £35 the subsequent sale of fish to breeders who came from all parts of the country to fish there, produced a revenue of nearly £600. This even appeared as an article in the July 1946 edition of Dundee's Evening Telegraph: "Goldfish Pay for The Electricity".

By July 1938 a total of 3000 cookers had been installed before the outbreak of war in 1939. The power station escaped all but superficial damage and the electricity supply was not interrupted.

In 1948 the electricity supply industry was nationalised creating the British Electricity Authority, primarily responsible for generation with 14 area boards who dealt with distribution. Finchley became part of the Eastern Electricity Board.

The plant at Squire's Lane was closed and dismantled in 1958.

After the closure of the Power Station, part of the site was occupied by the Southern Project Group of the Central Electricity Generating Board (CEGB). The Administrative Officer of the Project Group was a very keen gardener and had the grounds surrounding the lake professionally landscaped. The office was closed when CEGB moved their staff to Cheltenham in 1974.

A large office block was built on the west side of the site in the 1960s. In the 1970s it was owned by GEC-Elliot Automation Limited.

The Pentland Group moved onto the site in the mid-1980s and subsequently had an award-winning head office constructed at what became known as the Lakeside campus.

With thanks to the Finchley Society for helping prepare the history boards

© Finchley Society

