

## ABBEY GAZETTEER

### PRECINCT

The close and priory court are referred to the grant of a corrody dated 11 March 1321 and preserved in a royal inspeximus and confirmation of 28 June 1324. In this Nicholas de Tunstal received a house within the close of Bermondsey together with a plot of the court lying near the said house and adjoining the wall of John le Mazeliner, between the priory kitchen and brewhouse and 66 ft long by 20 ft wide at each end, and a pond and curtilage between the brewhouse and the new garden of the prior and convent, one end of which abutted on the lane leading to the granges and the other on the highway leading to Rotherhithe. This was supplemented by a charter of 11 June 1322 in which Nicholas was additionally granted for life part of the new garden which adjoined his existing plot and consisted of part of the new garden with the apple trees and other trees in it lying between the court of the said Nicholas on one side and the said new garden on the other, of the length of 26½ [437 ft 3in] perches, one end of which abutted on the lane leading from their court to their granges and is of the width of 2½ [42 ft 3 in] perches and the other end abuts on the highway leading to Rotherhithe of the width of 3½ [57 ft 9in] perches, with its vines, hedges and ditches (*Cal Patent Rolls*, 1321–1324, 441; *Cal Close Rolls*, 1327–30, 380–1).

The earliest description of the precinct as a whole occurs in the *Valor Ecclesiasticus* of 1535 as ‘the site of the monastery with all houses, barns (*orriis*), gardens, orchards and ponds annexed to the monastery: nil because reserved to the use of the said m’[onastery] (*Valor*, ii.58)

The Crown lease of 1 May 1539 to Robert Southwell detailed the house and site (*dom’ et scit’*) lately of the monastery of Barmondsey in co Surrey now dissolved, together with all houses, buildings, barns, stables, dovecotes, gardens or courtyards (*ortis*), orchards, *gardinis*, lands and soil within the site and precinct (*infra scit’ et pcinct*) of the said late monastery, which the abbot and convent occupied and reserved in their own hands at the time of the dissolution... reserving to the king and his successors all buildings within the said site of the late monastery which the king ordered to be demolished and removed (*prosterni et auferri mandavit*), to be held for 21 years from the previous Michaelmas rendering 53s 4d pa; Southwell carrying out all necessary repairs of premises except timbering (*preter maeremium*) (E315 (Court of Augmentations: Miscellaneous Books) /212, f 136; *L&P Henry VIII*, 15.56 (7), which incorrectly dates it to 1540).

Southwell’s tenure of the site of the said late monastery with curtilages, gardens and orchards (*pomar’*), together with buildings and other property which he leased for £2 13s 4d is recorded in Ministers’ Accounts for Michaelmas 1539 to Michaelmas 1540 (SC6/Henry VIII/3464, m 25d)).

Southwell’s petition to purchase, dated 10 March 1541 by PRO, details the house and site of the said late monastery of B together with all houses, buildings, barns, stables, dovecotes, ortis, gardens, orchards, lands and soil within the site and precinct (*infra scitum et procinctum*) existing, as reserved and occupied by the abbot and convent at the time of the dissolution and as demised to Southwell by the Court of Augmentations on 1 May 1539 for 53s 4d pa (E318 (Particulars for grants) /20/1032).

On 8 July 1541 Robert Southwell and his heirs, in consideration of £498 paid to the treasury of the Court of Augmentations, were granted the house and site of the late monastery (*domum et scitum nuper monasterii*), now dissolved, and all the church, belltower and cemetery of the same late monastery, and all messuages, houses, buildings, barns, stables, dovecotes, courtyards, orchards, gardens, lands and soil within the site, ambit, circuit and precinct of the late monastery which the abbot and convent retained in their hands at the time of the dissolution (*ac totam ecclesiam campanile et cimiterium eiusdem nuper monasterii, ac omnia mesuagia domas edificia orrea stabula columbaria ortos pomeria gardina terras et solum nostra infra scitum ambitum circuitum et procinctum dicti nuper monasterii existens que in manibus propriis nuper abbatis et conventus dicti nuper monasterii tempore dissolutionis... usitat' et occupat' fuerunt*) for 53s 4d (including hunting and fishing rights in the marshes of Bermondsey and Rotherhithe) (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37))

On 28 August 1541 Southwell was licensed to alienate to Sir Thomas Pope property in B, R and Dulwich including the advowson and rectory of the church of SMMB and consisting of the site and some of the lands of the late monastery of B (*L&P Henry VIII*, 16. 1135(15)). In Ministers' Accounts for 1541–2, however, the 53s 4d farm of the house and site of the late monastery was still credited to Southwell under his grant of 8 July 1541 to Southwell (SC6/Henry VIII/3465, m20)). Pope received this property by 15 January 1545 (*L&P Henry VIII*, 20.i. 465(47)). Pope held the manor until 1555 when he sold it to Robert Trappes of London (Recoveries; Feet of Fines 1&2 Philip & Mary) (*VCH*, iv.20)).

On 14 March 1561 Thomas Southwell of London gent was licensed to grant to Thomas earl of Sussex and Henry Sydney kt, president of the council in the marches of Wales, heirs and assigns all his site, capital messuage or mansion of the lately dissolved monastery of B... otherwise called Barmondsey place, and all courtyards, gardens, stables, houses, buildings and land (*ortos, gardina, stabula, domos edificia et terras sua*) lying and existing within the walls of the same site (*infra muros eiusdem scitus*) and capital messuage or mansion, together with all other commodities whatsoever belonging to the same site and capital messuage... (C66/964, m 4; *Cal Patent Rolls Elizabeth*, 1560–63, 20). In a petition to Chancery dated 25 June 1561 Sydney stated that Pope had sold 'the house of Barmondsey', orchards and gardens, stables and all the ground within the stone walls to Sir Robert Southwell, who on 6 July 1557 had sold them as 'the site and capital messuage mansyon house of the dissolved monastery of B nigh unto Southwark, and of and in divers stables, houses, rooms, orchards, gardens and curtilages being enclosed within the stone wall environing the said site' to Sydney as sitting tenant for £600, pending payment of which a rent of £20 for the first two years, and £30 thereafter would be charged (C78 (Chancery Decree Rolls)/20/13).

A Crown lease of 1576–7 included a messuage or tenement situated within and near the precinct and circuit (*infra et prope procinct' et circuit'*) of the lately dissolved monastery of B (E309 (Enrolments of Crown leases) /6/19 Eliz/2); in a bill of complaint in Chancery 1606–7 James Anton claimed that on or about 6 June 1601 the earl of Sussex, indebted to him for £3260, had sold him 'all the said capital messuage mansion house and site of the dissolved monastery of SS of Barmondsey otherwise called Barmondsey place, and all orchards gardens stables houses buildings and grounds whatsoever situate lying and being

within the walls inclosing the said capital messuage mansion house, and all his part of a stable without the walls of the said capital messuage and mansion house; [and] also his estate and interest and term of years of and in a convenient place in the stable yard in Bermondsey, in which yard the late stables of Sir Thomas Pope did then stand, and of and in the land enclosed with a standing wall containing by estimation one and a half acres lying on the north side of the late mansion house of the said Sir TP in B being then divided into two separate gardens late in the tenure and occupation of Thomas Devill deceased. The property was also referred to as 'Barmondsey howse' and 'the capital mansion house or site of the late dissolved monastery of SS de B' (C2 (Chancery Proceedings)/JAS I/H19/30).

#### ALMSHOUSE OR HOSPICE

According to the Annals Prior Richard in 1213 built an almshouse or hospice (*eleemosynaria sive hospitale*) for converts and boys on the cellarer's ground against the priory wall: this was done in honour of St Thomas the martyr, and the almoner was to pay the cellarer 10s 4d pa (*Annals*, 452). According to Manning and Bray the hospital was in receipt of a grant at a somewhat earlier date when Agnes, sister of Thomas Becket, made a grant of 10s rent to the 'hospital of St Mary Magdalene Bermondsey' from her property in the parish of Staining) (Manning & Bray, i.206). At some date shortly after 1292 property in Bermondsey was described as lying between the curtilage of Bermondsey hospital on the east, *Shiteburlane* on the west and the garden called *Beaurepeyr* on the north (*Cat Anc Deeds*, iv.A7979). The hospice was probably distinct from the infirmary mentioned in 1385 (see below).

#### BAKEHOUSE

Southwell's petition, dated by PRO to 10 March 1541, includes a house called the *Backhouse* (E318 (Particulars for grants)/20/1032); our house (domum) called the Bakehouse granted with abbey site to Southwell on 8 July 1541 (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)); a house called *le Bachhouse* (Ministers' Accounts 1541-2 (SC6/Henry VIII/3465, m19)).

#### BREWHOUSE

Mentioned in grant of corrody in 1328 (see above under Precinct) as forming the boundary of a house, the opposite limit being defined by the kitchen 20 ft distant. On the far side of the brewhouse from the house plot was a curtilage and pond which extended to the 'new garden' of the convent. The other two boundaries were defined by the road to Rotherhithe and the 'lane leading to the granges'.

#### CEMETERY (MONKS')

An altar next to the gate of the monks's cemetery, in honour of SS Andrew and James and all the apostles mentioned in 1331 (*Annals*, 473 under the year 1338).

#### CLOISTER

The cloister and refectory were rebuilt by Richard Dunton (the first English head of the house), according to the *Annals* for the year 1380 (*Annals*, 480), though Dr Graham suggests that the work is more likely to have begun in that year (Graham 1926, 181). In 1430, according to the *Bermondsey Annals*, Abbot Thomas had the cloister roof re-roofed in a stone called slate (*de novo cooperiri fecit claustrum cum petra vocata slad*) (*Annals*, 487). The reliability of the *Annals* at this date, close to their compilation, is much improved.

## THE CONVENTUAL CHURCH

Dedication of the altar in the choir in honour of the Virgin Mary and All Saints on 11 June 1206 (*Annals*, 450). On 24 April 1234 Henry III orders that the prior of Bermondsey be allowed 10 oaks from the forest of Essex in aid of the his works at the chapel of Holy Cross, which he was building (*ad operationem capelle Sancti Crucis, quam construi facit*) at Bermondsey (*Cal Close Rolls*, 1231–34, 409). Under the year 1296 the Bermondsey *Annals* record that the chapel of the Blessed Sepulchre and St Mary Magdalen (*capella Beati Sepulchri et Sancte Marie Magdalene*) of Bermondsey were in the hands of the prior and convent (*Annals*, 468 ). The ‘curtilage of the chapel of St Mary in the church of the priory of St Saviour’ is referred to in 1310–11 (*Cat Anc Deeds*, v.A11652), and in 1331 (Graham 1926, 178; 1937, 145–6) was dedicted the ‘larger church of St Saviour and the larger altar’ (*ecclesia major Sancti Salvatoris de Bermondeseye et maius altare*) in honour in the Blessed Virgin and All Saints on 11 January; while on ‘6 February’ three altars were dedicated, to Holy Cross; to ‘Drueth’ in honour of Blessed Mary and St Thomas the Martyr, as was an altar next to the gate of the monks’s cemetery, in honour of SS Andrew and James and all the apostles (*Annals*, 473 under the year 1338). Dr Graham suggests that it was only the dedication of the altars on ‘6 February’ that took place in 1338, marking a separate and further stage in the rebuilding of the conventual church. She also suggests that the ‘Drueth’ altar was endowed from the receipts of *Druettesmarsh* in Rotherhithe (Graham, opp cit). On 31 December 1346 a faculty was granted to consecrate an altar in the conventual church in honour of SS Lawrence and Denis (*Reg William Edington*, 1346–1366, ii. 51). The statement that in 1387 Richard also leaded the nave church (*gremium sive navem ecclesie*) and installed nine glass windows in the presbytery, along with gilded tables for the high altar and morning altars (*Annals*, 481) might imply the completion of the work on the church, but a priory account roll detailing expenditure during the period Easter 1391 to Michaelmas 1392 includes a payment of £64 6s 8d for the roof of the church, and other large expenditures of timeber and lead for the south aisle. Glass costing £22 was bought for seven windows which would have filled the seven bays of the nave as reconstruced by A R Martin (Graham 1937, 148–9). From these details it is clear that the rebuilding of the conventual church was not finally completed until Michaelmas 1392 after Prior Dunton’s death. The chapel of St Thomas is mentioned in the will of Thomas Ashby in 1487 as his preferred place of burial (PRO Prerogative Court of Canterbury Wills, PROB11/11), while the will of Ann, Lady Audley, was to buried beneath the tower (ibid). St Thomas’s chepel and the ‘altar of St Anne within the said monastery’ are both mentioned in the will of Anne Baskerville dated 23 January 1513 (PROB11/18).

## CHURCH, BELLTOWER AND CEMETERY

*totam ecclesiam campanile et cimiterium* granted with abbey site to Southwell 8 July 1541 (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)); the whole church (*totam ecclesiam*), *campanilia* and cemetery of the said late monastery, in schedule of rents payable by Pope, 16 March 1545 (C66/755, m35 (renumbered m19); *L&P Henry VIII*, 20.i. 465(47)). The later document simply copies the description used in 1541, and there is unlikely to be any significance in the plural form *campanilia* used in 1545.

## DORMITORY

Southwell's petition for purchase, dated by PRO to 10 March 1541, refers to a garden next (*iuxta*) the *dormitorium* of the said late monastery and apparently adjacent also to lands extending from the New Eastgate to the end of a house called the *great heyehouse* (E318 (Particulars for grants) /20/1032); in his grant of 8 July 1541 a garden next the late dormitory (*iuxta nuper Dormitorium*) of the late monastery was granted with the abbey site (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)), while Ministers' Accounts for 1541–2 detail a garden lately the *dormitor*' of the said late monastery apparently adjacent to land extending from the New Eastgate to the end of the Great Hayhouse (Ministers' Accounts (SC6/Henry VIII/3465, m19)). As the dormitory must certainly have lain within the precinct, so must the Great Hayhouse.

#### THE DRY LARDER HOUSE

Southwell's petition for purchase, dated by PRO to 10 March 1541, includes a house called the *drylarderhouse* (E318 (Particulars for grants)/20/1032), and in his grant of 8 July 1541 this appears as our house called (*unam domum nostram vocatam*) le Drye larder house (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)). Ministers' Accounts for 1541–2 mention a house called the *drye lawerhouse* (SC6/Henry VIII/3465, m19)).

#### INFIRMARY

On 12 January 1385, mention was made of the finding of a lamp before the altar of St Mary in the infirmary of Bermondsey (*Cal Close Rolls*, 1381–85, 501), the first direct reference to such a building, though the existence of one is implied in a reference of 1308 to the frequent resort of the poor and infirm to the priory (*Reg. Henry Woodlock*, 1305–1316, 229–30).

#### KITCHEN

Mentioned in grant of corrody in 1328 (see above under Precinct) as forming the boundary of a house, the opposite limit being defined by the brewhouse 20 ft distant. The other two boundaries were defined by the road to Rotherhithe and the 'lane leading to the granges'.

#### PRIOR'S (OR ABBOT'S) HOUSE

A payment of £53 6s 8d by the prior, perhaps for the completion of his own house, recorded in a priory account roll for the period Easter 1391 to Michaelmas 1392 (Graham 1937, 148–9)

#### REFECTORY

The cloister and refectory were rebuilt by Richard Dunton (the first English head of the house), according to the *Annals* for the year 1380 (*Annals*, 480), though Dr Graham suggests that the work is more likely to have begun in that year (Graham 1926, 181).

#### MESSAGE WITH GARDEN WITHIN THE CLOSE

Ministers' Accounts for 1539–40 detail a tenement or message situated within the close or 'procinct' of the said late monastery, once in the tenure of William Strake and now leased to Thomas Debel' by conventual lease dated 12 January 1538 for his life and his wife's; at 13s 4d pa (SC6/Henry VIII/3464, m 27)), and is similarly described in the Accounts for 1541–2 (SC6/Henry VIII/3465, m21d) and, with the mention of an adjacent garden, in Sir Thomas Pope's petition for purchase in 1544–5 (E318 (Particulars for grants)18/880). In a Chancery case of 1606–7 1½ acres of land enclosed within a standing wall and lying on the north side of the mansion house of the late Sir Thomas Pope was described as two separate gardens late

in the tenure and occupation of Thomas Devill deceased (C2 (Chancery Proceedings)/JAS I/H19/30).

#### OTHER MESSUAGES AND GARDENS WITHIN THE CLOSE

In addition to the above item, Pope's petition for purchase of 1544–5 lists several other premises as 'situate and lying within the churchyard and precinct of the said late monastery of Bermondsey (*infra cimiter' et precinct' dicti nuper monast' de Barmondsey*), along with a memorandum to the effect that the king had no more lands and tenements 'within the site, churchyard and precinct of the late monastery' other than these (E318 (Particulars for grants)18/880):

Farm of a tenement with adjacent garden leased to Thomas Grene and his wife Agnes by indenture of the late convent, and exemplified by decree of the Court of Augmentations dated 24 April 31 Henry VIII [1539], for a term of lives. Red rose, but lately 20s pa.

Farm of a tenement with garden and *uno parvo clo'* there containing by estimation 1 acre in the tenure of William P'say, demised to him by a convent lease; to be held by him and his wife Margaret for their lives. Red rose but lately 40s. Endorsed by Ct of Aug, 24 April 31 Henry VIII, 40s.

Farm of a messuage or tenement with garden annexed together with a wall called *le sextenswalle* and two pieces of meadow containing by estimation 2 acres next le long lane in the tenure of the widow of John Eggecombe and leased to him by the convent for the life of Joan Eggecombe now wife of Robert Curson. Red rose, but lately 40s; exemplified by Ct of Aug, 17 November 31 Henry VIII [1539]

Farm of another tenement with garden there in the tenure of John Berde and his wife Anne by convent indenture, now ratified by the Ct of Aug, 25 April 31 Henry VIII [1539]. Term of lives, 1 lb of pepper, but lately 20s.

Farm of another tenement with adjacent garden in the tenure of Henry Perpoint by indenture of the late monastery, ratified by Ct of Aug for the term of his life; red rose but lately 13s 4d.

Farm of tenement with garden in the tenure of Roger Cockett and leased to him by convent indenture for his life; 1 lb pepper but lately 20s. Exemplified by Ct of Aug [no date]

Farm of a tenement with garden leased by the late monastery to Thomas Pynder and his wife Eleanor for a red rose but lately 20s, exemplified by Ct of Aug, 30 June 31 Henry VIII [1539]

#### MESSUAGES WITH ORCHARD AND GARDEN WITHIN PRECINCT

On 26 June 1557 Edward and Alice Welsh were licensed to alienate to John Payne gent all that messuage together with an orchard (*pomario*) and garden adjacent in the tenure of Henry Bryan and his assigns and another messuage adjacent to the same in the tenure of Thomas Harman gent or assigns, and a small piece of land containing in length 52 virgates and in

width 52 [*sic*] virgates and also two closes (*clausa*) of meadow situate in Longelane and containing by estimation 2 acres and now or lately held in separate tenures of occupations of William Beale and John Assell or their assigns; all of which lies and exists within the parish of SMM within the precinct (*infra precinctum*) of Bermondsey (C66/913, m 30; *Cal Patent Rolls Philip & Mary*, iii. 437).

#### MESSUAGE OR TENEMENT WITHIN THE PRECINCT

In 1576–7 Richard Dowding was leased property including all that messuage or tenement situated within and near the precinct and circuit (*infra et prope precinct' et circuit'*) of the lately dissolved monastery of B 'in the tenure and occupation of Walsingham [*sic*] or assigns and lately of Robert Moyse or assigns in the parish of St Mary Magdalene' (E309 (Enrolments of Crown leases) /6/19 Eliz/2).

#### THE 'NEW GARDEN'

Mentioned in grant of corrody in 1328 (see above under Precinct) as forming the opposite boundary of a curtilage and pond lying on the far side of the brewhouse from the kitchen. The other two boundaries were defined by the road to Rotherhithe and the 'lane leading to the granges.'

#### THE NEW EASTGATE

Southwell's petition (dated by PRO to 10 March 1541) details the farm of a tenement or mansion called *le Newe Estgate* leading towards the grange of the said late monastery, with houses, cellars, solars: other property extended from it *ad finem cuiusdam domus voc the great heyehouse* (E318 (Particulars for grants) /20/1032), but these must have extended westward, within the precinct. In his grant of 8 July 1541 it appears as all that messuage, mansion and tenement called the New Eastgate situated next the site of the said late monastery (*totum illud mesuagium mansionem et tenementum vocat le Newe Eastgate situat' iuxta scitum dicti nuper monasterii*) and all houses, cellars, solars pertaining to the same messuage and tenement (*ac omnia domas celaria et solaria eidem mesuagio et tenemento*): on the same occasion other property granted to Southwell was again described as extending from it to the end of the house called *le greate heyehouse* in Bermondsey (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)).

Ministers' Accounts for 1541–2 similarly describe the tenement or mansion (*mansio*) called *le New Estgate* (SC6/Henry VIII/3465, m19)) as does Sir Thomas Pope's petition for purchase of 1544–5 (E318 (Particulars for grants) /18/881) and his schedule of reserved rents dated 16 March 1545 (C66/755, m35 (renumbered m19); *L&P Henry VIII*, 20.i. 465(47)). 'One house commonly called the east gatehouse of the late abbey or monastery of Barmondsey,' and a former possession of Thomas Pope who leased it on 1 March 1555 for 99 years to Ellen Goodwin, subsequently the wife of John Felton (24 May 1585: C78/81/12).

According to E W Brayley, the east gate of the monastery in Grange-walk was pulled down in about the year 1760.

#### NORTH GATE

Near the churchyard at Bermondsey is an ancient gateway (Lysons, *Environs of London*, i (Surrey) 1796, 548). At the north-west corner of this court [the base or lower court, now

known by the name of King John's Court and comprising the present churchyard and all that space to the south of it] is one of the abbey gates, having a postern open, on the north side, to the churchyard (O Manning & W Bray, *History and antiquities of the county of Surrey*, i (1804), 203). the west and north gates leading into the base courtyard, the site of the mansion, with its long gallery, built by Sir Thomas Pope, and the east gate leading into Grange-walk... The north-gate led into the great close of the abbey, now Bermondsey-square, and surrounded by modern houses. (E W Brayley, *Topographical history of Surrey* vol 3 (1850), 182–3). The north gate was taken down in 1805 for the construction of Abbey Street (W L Bell, *The history of Bermondsey* (London 1880), 24–25).

#### THE WESTGATE

The Crown grant of 20 July 1576 to John Fareham included land extending from the west gate of the said monastery towards St George's church westwards, containing in length 40 lez roodes more or less and in width at the west end 3 roodes more or less and at the east end extending from the said gate towards Bermondsey Grange 10 rods more or less (C66/1144; *Cal Patent Rolls Elizabeth, 1575–78*, no 831). This represents the only reference found to the west gate, the (new) east gate being much better documented recorded.

E W Brayley noted that the west gate (like the north gate) led into the base courtyard, the site of the mansion, with its long gallery, built by Sir Thomas Pope, while the east gate led into Grange-walk. The great gate-house, or principal entrance, the front of which was composed of squared flints and dark-red tiles, ranged alternately, was nearly entire in 1806; but shortly afterwards it was wholly demolished, together with nearly all the adjacent ancient buildings, and Abbey-street was erected on their site (*Topographical history of Surrey* vol 3 (1850), 182–3).

**Several of the following features (eg the Upper and Nether Gravel Pits) are referred to as near the gate(s) of the former abbey, and the Upper Gravel Pits are additionally described as next to the Grange. So also is the New East Gate, which suggests that this was the gate referred to in each of these cases, and that all these locations were in close proximity to each other. However, the only reference (in 1576–7) to the west gate suggests that it too was not far removed from 'Bermondsey Grange': were there two granges, one near each gate, or was a single one somehow located close to both?**

#### BERMONDSEY GRANGE

The grange is usually described as lying next, near or besides the abbey. In 1541 it was referred to as next to the meadow called the Upper Gravel Pit outside the gates of the monastery. **A deed of 1576 seems to imply that the grange lay not far from the west gate. Evidence that it lay near east gate** There are also references to a barn within the grange, at one point in 1548 'the great thatched barn' was described as lying on the west side of the grange courtyard.

A tenement or grange situated and lying next (*iuxta*) the said late monastery of SSB with all lands, meadows and pastures belonging to it, lately in the occupation of William Berkwyth and Robert Hoggen and now of Ralph Wryn, gent, to whom it was leased by the abbey on 21 May 1534; to be held for 60 years, and farmed for £48 (Ministers Accounts 1539–40 (SC6/Henry VIII/3464, m 25d)). The grange is referred to (but not included) in Southwell's

purchase of the abbey site on 8 July 1541, where it is described as next to the Upper Gravel Pit outside the gates of the monastery (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)). On 23 April 1543 William Wylford, merchant tailor, granted to John Wyseman of London gent his interest in a lease of the grange near the late monastery of B with all lands specified in a lease made to the said William, Ralph Wryne of Chester gent and his wife Ellen and Michael Inglysche deceased, by Robert Hogan gent (*Cat Anc Deeds*, vi.C7461); receipt by Henry Bryand [collector of rents at Bermondsey] from John Wyseman of rents of the grange and other lands beside Bermondsey, 18 September 1545 (*L&P Henry VIII*, 20.ii. 398).

In an action in Chancery in June 1548 between David Cornwall and the heirs of William Gardiner the elder concerning a leasehold interest in the farm or grange called Bermondsey grange with appertinences, late possessions of the dissolved monastery of B, the property in question was specified as 'the hall, kitchen and all other houses and partitions, jointures and buildings of the dwelling house of WG the elder and all and all manner of houses, barns, stables, edifices and buildings set and being in and upon the east part of the said dwelling house except the parlour and loft over the same parlour and adjoining to the hall of the said dwelling house and the courtyard of the same, the great thatched barn being over the west side of the same courtyard and also the close of the west and backside of the said great barn, The one half of the said courtyard and one close called the Bull hill' and the two marsh grounds thereunto adjoining containing by estimation 17 acres, and one other close called the Upper Bull hill containing by estimation 49 acres, which WG the elder held by lease of Henry Dowes for a certain term of years' (C78 (Chancery Decree Rolls)/13, enrolment no 17).

On 7 August 1571 the Crown leased to William Gurley, a captain of the town of Berwick, for 21 years property including a barn within the grange of the monastery which Robert bishop of St Asaph and its commendator and convent leased on 2 April 29 1538 to William Gardyner as all that parcel of barn situate and standing within the grange of the late commendator and convent and land and soil of the said parcel of the same barn (*infra grangium nuper comendator' and conventus, ac terram et solum dicte parcelle eiusdem horrei*), and all that parcel of land lying on the west side of the said barn containing by estimation 1 acre, with all and singular houses, buildings, lands, tenements, pasture, grazing, leazes, heath and all moors and marshes etc (C66/1103, m 14–5; *Cal Patent Rolls Elizabeth*, 1572–75, no 455). This was presumably a separate part of the grange from that leased to Hogan and Wryne in 1534, and probably represents the portion in dispute with Gardiner's heirs in 1548.

A Crown grant of 19 February 1574 to Christopher Fenton and Bernard Gylym included a barn late in the tenure of William Gardiner in the grange next to the late monastery of B (C66/1121; *Cal Patent Rolls Elizabeth*, 1572–75, no 2120), and on 19 March 1576 the Crown leased to William Gardiner junior for 21 years a tenement or grange by the late monastery of B (C66/1149, m 39; *Cal Patent Rolls Elizabeth*, 1575–78, no 1368). On 20 July 1576 land extending westward from the west gate of the monastery was described as extending towards the grange at its eastern end (C66/1144; *Cal Patent Rolls Elizabeth*, 1575–78, no 831). On 15 October 1579 the Crown leased to William Gardyner for 21 years from 1594, or the termination of the present lease, lands in Rotherhithe and Bermondsey late of the abbey and leased by the abbot for 60 years on 21 May 1534 to Ralph Wryne and his wife Helen (*Cal Patent Rolls Elizabeth*, 1578–80, no 1312). This apparently represented the

other part of the grange, so that Gardiner would seem to be in the possession of the whole premises.

A survey of the manor of Rotherhithe of 20 June 1632 noted that the executors of Sir Thomas and Sir William Gardiner kts claim to hold all that grange situate lying and being next the monastery of Bermondsey with all lands meadows and pastures to the same belonging.... (E178 (Special Commissions)/5672)

#### CONEYARD

An acre of land called *le Conyeyerd'* adjacent to the monastery was included in Southwell's initial lease of 1 May 1539, E315/212, f 136; *L&P Henry VIII*, 15.56 (7)), and Ministers' Accounts for 1539–40 note the *Connyard* as part of his lease ((SC6/Henry VIII/3464. m25d). In Southwell's purchase of the abbey site on 8 July 1541 it is referred to as all that our land called *le Cony yarde* containing by estimate one acre in Bermondsey next the site of the said late monastery (*iuxta scitum dicti nuper monasterii*) (C66/702, m3; renumbered 44)) (*L&P Henry VIII*, 16.1056(37)), and appears in Ministers' Accounts for 1541–2 as an acre of land called *le connyarde* adjacent to the same site (SC6/Henry VIII/3465, m20)). On 16 March 1545, by which time it was in Sir Thomas Pope's possession, it was referred to as all the land called *le Cony yearde* containing by estimation one acre and lying in Bermondsey next the site (*iuxta scitum*) of the said late monastery (C66/755, m35 (renumbered m19); *L&P Henry VIII*, 20.i. 465(47)).

#### THE CONVENT PASTURE

Southwell's petition, attributed by PRO to 10 March 1541, includes one pasture called the covent pasture containing by estimation 18 acres with one barn situated at the end or on the edge (*in fine*) of the said pasture with divers ponds in the same pasture, and lying to the west of the *Wylde*s (E318 (Particulars for grants) /20/1032). On 8 July 1541, in Southwell's purchase, it appears as all our land and pasture called the Convent pasture (*totam terram et pasturam nostram vocat' le Covent pasture*), containing by estimation 18 acres, and all our barn and all ponds and waters in the same land and pasture called the Convent pasture (*ac totum orrium nostrum et omnia stagna et aquas nostras in eadem terr' et pastur' vocat le Covent pasture*), and lying to the west of *le Wylde*s (C66/702, m3; renumbered 44)) (*L&P Henry VIII*, 16.1056(37)). Ministers' Accounts for 1541–2 specify two ponds in the pasture (SC6/Henry VIII/3465, m19)), and Pope's licence of 16 January 1549 to alienate to Alderman William Garrard and heirs property included a parcel of land called *le Covent pasture* in which are ponds (*Cal Patent Rolls Edward VI*, i. 368).

#### DOVEHOUSE MEADOW

A memorandum of 12 December 1539 noted that property including the Upper Gravel Pit and another meadow ground called the Dovehouse containing 7 acres lying [between] the gardens belonging to the said monastery on the north part and the land of the said prior and convent [of St Mary Overy Southwark] on the south part, which had been leased by the abbey to William Gardyner husbandman of Bermondsey on 27 November 1538 for 50 years from Michaelmas 1538, was now leased to Richard Staple of Tutyngraven, Surrey, yeoman for a term of 21 years from Michaelmas last past at a rent of 66s 8d (E315 (Court of Augmentations: Miscellaneous Books) /212, f 45v–46v). Ministers' Accounts for 1539–40 detail a meadow called *le Doshouse* containing by estimation 7 acres in the tenure of William

Gardener and leased to him by conventional indenture dated 28 November 1538 for a term of years, at farm of 66s 8d (including the Upper Gravel Pits) (SC6/Henry VIII/ 3464, m 27d).

Southwell's petition for purchase, attributed by the PRO to 10 March 1541, includes the farm of a meadow called *le Dovehouse mede* containing by estimation 7 acres in the tenure of William Gardyner by indenture of the late abbey dated 28 November 1538; to be held (with the Upper Gravel Pit) for 50 years rendering 66s 8d (E318 (Particulars for grants) / 20/1032). In Southwell's grant of 8 July 1541 it appears as 'all that meadow called le Dovehouse' (C66/702, m3; renumbered 44)) (*L&P Henry VIII*, 6.1056 (37)), and his licence of the same date to alienate to John Kyttove and heirs refers to a meadow called le Dovehouse on the south side of the lands of the said priory and convent of St Mary Overy in p SMM de B (C66/ 705, m 10; *L&P Henry VIII*, 16.1056(41)). The Dovehouse meadow must have been one of the two closes of meadow or pasture and the close of arable land (28 acres) in the parish of St Mary Magdalene, formerly of Sir Robert Southwell, afterwards of John Kyttove and since escheated, of which George Cotton and William Manne of London gents received the reversions (*Cal Patent Rolls Philip & Mary*, i. 475).

#### THE GREAT HAYHOUSE

Southwell's petition for purchase, attributed by PRO to 10 March 1541, includes lands extending from the said gate (*port*) called *Newe Estgate* to the end of a certain house called the Great Hayhouse (*ad finem cuiusdam domus voc the great heyehouse*) with adjacent garden next (*iuxta*) the *dormitorium* of the said late monastery (E318 (Particulars for grants) /20/1032). It is similarly described in his grant of 8 July 1541 (C66/702, m3; renumbered 44)) (*L&P Henry VIII*, 16.1056(37)) and in Ministers' Accounts for 1541–2 as *le Great Hayhouse* (with garden adjacent lately *dormitor*' of the said late monastery) (SC6/Henry VIII/3465, m19)). Like the dormitory, the Great Hayhouse must have been located within the precinct, to the west of the east gate.

#### LONG WALK

The Crown lease of 1576–7 included two acres of land lying on the north side of the lane (*venelle*) called *Longelane* in the parish of St Mary Magdalene lately in the tenure of Henry Thomas now of Hugh Fulle or assigns and lately of the dissolved monastery (E309(Enrolments of Crown leases)/6/19 Eliz/2). Brayley notes that Long Walk was a passage between the monastic buildings and the conventual church, the latter situated near the middle of an attached burial ground, and separated by a stone wall from the parochial churchyard of St Mary Magdalene (E W Brayley, *Topographical history of Surrey*, iii (1850), 181. Bell notes that one of the three principal gates 'faced' Long Lane (W L Bell, *The history of Bermondsey* (London 1880), 11).

#### GARDEN AROUND MONASTERY SITE

In Pope's petition for purchase of 1544–5 a tithe of 12d was payable in respect of a 10s rent for a garden lying 'around' the site of the said late monastery (*circa dict' scitum dicti nuper monaster*'), which had been to one Powell (E318 (Particulars for grants) /18/881); Sir Thomas Pope's quitclaim of 16 March 1545 notes a garden lately in the tenure of William Muston, afterwards of Hugh ap Davy and William Barker, lying outside the walls (*extra muros*) of the late monastery between the highway on the south and west and the said late

monastery, which Powell had since granted to Pope and heirs for 22s pa (C66/755, m35 (renumbered m19); *L&P Henry VIII*, 20.i. 465(47)).

#### THE NETHER GRAVEL PIT

Southwell's petition to purchase, dated by PRO to 10 March 1541, included the farm of a pasture estimated at 6 acres and called *Nethergravell' pytts* in the tenure of Thomas Kendall by indenture of the late monastery dated 27 November 1538 for a term of 50 years, rendering pa 53s 4d (a rent which also included Swan mede) (E318 (Particulars for grants) /20/1032). It was similarly described in his Crown grant of 8 July 1541 (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)), though his licence of the same date to alienate it to Thomas Kendall (along with Swan mead and the Stone House) describes the pasture as abutting on the highway to the north towards the gate of the late monastery and on the lands of the late priory of St Mary Overy to the south (*L&P Henry VIII*, 16.1056 (40)), as does Kendall's own licence of 27 July 1547 permitting him to grant the Nether Gravell Pyttes, Swan Mead and Stone House to Ellis Hartop and heirs (*Cal Patent Rolls Edward VI*, i. 208).

Where the Nether Gravel Pit was described as 'towards the gate' of the abbey, the Upper Gravel Pit (*qv*) was described as 'outside' it.

#### THE PRIOR'S ORCHARD

Southwell's petition, attributed by PRO to 10 March 1541, included an orchard (*pomerium*) called the priors orchard (E318 (Particulars for grants) /20/1032), and he was granted the priors orchard along with the abbey site on 8 July 1541 (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)). Ministers' Accounts for 1541–2 detail an orchard called the *pryors orchard* ( (SC6/Henry VIII/3465, m19)).

#### ST SAVIOUR'S DOCK

In 1544 John Erle was in dispute with Sir Thomas Pope and his wife Elizabeth concerning a water-mill, wharf, orchard, 20 acres of meadow, 2 [w ?] and verge of one of two walls and of a herbage extending from the mill to the Stewse called Rotherhithe Stewse, in St Mary Magdalene, B and Rotherhithe; also the eastern part of a dock called Seynt Savyours Dock in B; excepting all fisheries and increase of swans with the said dock and all goods and chattels of felons and fugitives in Bermondsey (*Abstracts Surrey Feet of Fines 1509–1558*, ed Meekings 1947, no 448). On 26 September 1544 John Pope and Antony Foster of London were granted property including a rent of 3s 4d and service as the common fine of Bermondsey manor, a watermill called *Sainte Savyars Myll* in the parishes of SMMB and Rotherhithe, late in the tenure of John Curlewe and now of John Erle, with the fishery and fee of swans within the dock called *Savyars Doke* in SBB (*L&P Henry VIII*, 19.i. 340(45)). Pope's licence of 16 January 1549 to alienate to Alderman William Garrarde included the earthen wall and land of John Yerle in which lies a certain conduit commonly called a sluyce on the east (*Cal Patent Rolls Edward VI*, i. 368)

#### THE STONEHOUSE

Southwell's petition, dated 10 March 1541 by PRO, includes a tenement called le Stonehouse situated 'near and next to the gates' (of the abbey) (*prope et iuxta portas ibidem*) in the parish of St Mary Magdalene and leased to Thomas Kendall for 13s 4d pa (E318 (Particulars for grants) /20/1032), and his grant of 8 July 1541 included all that messuage and tenement called the Stonehouse situated and existing next and near the gates of the said

late monastery (*ac etiam totum mesuagium et tenementum nostrum vocat' le Stonehouse situat' et existen' iuxta et prope portas dicti nuper monasterii*), rent of 16s being payable (C66/702, m3; renumbered 44); *L&P Henry VIII*, 16.1056(37)). Southwell's licence of the same date alienated to Thomas Kendall (along with Swan mead and the Nether Gravel Pit) the house called 'the Stone house' near the gate of the said monastery (*L&P Henry VIII*, 16.1056(40)), and on 27 July 1547 Kendall was licensed to grant to Ellis Hartop and heirs the Swan Mead, Nether Gravel Pit and the 'Stone House' near the said gate (*Cal Patent Rolls Edward VI*, i. 208). The property was referred to in 1576–7 as 'the messuage or tenement called the Stonehouse or Stone tenement' standing to the south of a barn then being leased to Richard Dowding (E309 (Enrolments of Crown leases) /6/19 Eliz/2).

#### THE SWAN MEADOW

Southwell's petition dated by PRO to 10 March 1541 includes the farm of a meadow called *Swane mede* containing by estimation 9 acres in the tenure of Thomas Kendall, leased by the abbey on 27 November 1538 for a term of 50 years for 53s 4d pa (E318 (Particulars for grants) /20/1032), and *le Swanne mede* was similarly described in his grant of 8 July 1541 (C66/702, m3; renumbered 44); *L&P Henry VIII*, 16.1056(37)). Southwell's licence of the same date alienated to Thomas Kendall a meadow called the Swan mede (*L&P Henry VIII*, 16.1056(40)), and on 27 July 1547 Kendall was licensed to grant to Ellis Hartop and heirs the Nether Gravel Pit, 'Stone House' and his meadow called *le Swanne Meade* (9 acres) (*Cal Patent Rolls Edward VI*, i. 208)

#### THE UPPER GRAVEL PIT

A memorandum of 12 December 1539 notes that property leased by the abbey to William Gardyner, husbandman of Bermondsey, on 27 November 1538 [*sic*] for 50 years from Michaelmas 1538 and including a meadow plot of ground containing 11 acres and a piece of arable ground called the *upper gravell pytte* containing 9 acres and located 'without the abbey gate next unto the grange ground of Bermondsey' between the king's highway on the north and the land of the prior and convent of St Mary Overy Southwark on the south, is now leased to Richard Staple of Tutyngraven co Surrey yeoman for a term of 21 years from Michaelmas last past at a rent of 66s 8d (E315 (Court of Augmentations: Miscellaneous Books) /212, f 45v–46v). Ministers Accounts for 1539–40 describe the meadow and Upper Gravell pitts as lying outside the gate (*porta*) of the said late monastery next (*iuxta*) the grange there, and farmed (along with the Dovehouse meadow) at 66s 8d and in the tenure of William Gardener as leased to him on 28 November 1538 (SC6/Henry VIII/3464), m 27d).

Southwell's petition for purchase, dated by PRO to 10 March 1541, similarly describes the property as lying outside the abbey precinct (*iac' extra part' dicti nuper monast'*) next (*iuxta*) the grange there (E318 (Particulars for grants) /20/1032). His grant of 8 July 1541 also describes the meadow and Upper Gravel Pit as outside the gates of the late abbey next the grange there (*extra portas dicti nuper monasterii iuxta Grangiam ibidem*) in Bermondsey, granted with abbey site (C66/702, m3; renumbered 44) (*L&P Henry VIII*, 16.1056(37)). Southwell's licence of the same date to alienate to John Kyttowe and heirs describes the same premises as lying outside the gates (*extra portas*) of the abbey, near the land of the grange (*prox' terr' grangie*) of Bermondsey between the royal road there to the north and the lands lately of St Mary Overy to the south (C66/ 705, m 10; *L&P Henry VIII*, 16.1056(41)).

#### THE VINEYARD

Southwell's petition, attributed by PRO to 10 March 1541, included an orchard called the *Vyneyard* (E318 (Particulars for grants) /20/1032), and his grant of 8 July 1541 included *unum pomarium nostrum vocatum the Vynyarde* granted with abbey site (C66/702, m3; renumbered 44); *L&P Henry VIII*, 16.1056(37)). It appears in Ministers' Accounts for 1541–2 as 'another orchard called the *Vyneyard*' (SC6/Henry VIII/3465, m19).

#### LE WHYTYNG PLACE (WITHIN THE CLOSE)

Ministers Accounts for 1539–4 detail a tenement or mansion (*mansio*) lying within the close of Bermondsey with all buildings, gardens and *le Whytyng place*, otherwise called orchard (*pomar*'), belonging to it and in the tenure of Henry Convey to whom it was leased by the abbey on 27 February 1527 for a term of 30 years at 40s pa (SC6/Henry VIII/3464, m 27), and it is similarly described in Ministers' Accounts for 1541–2 (SC6/ Henry VIII/3465, m21d). Thomas Pope's particulars for grant of 1544–5 refer to it as '*le Whytyngplace* otherwise called orchard of the said tenement or mansion' (E318/18/880).

#### WYLDS

Land in the parish of St Mary Magdalene Bermondsey, granted by Lawrence, smith of Bermondsey to William de Rokesle, citizen of London, in a charter datable only to the reign of Henry III (1216–72) is described as adjoining lands called *le Wylde* of the priory of Bermondsey (*Cat Anc Deeds*, iii.A4048).

Ministers' Accounts for 1539–40 record a rent of 100s received from Robert Southwell for the lease of a certain barn with a certain meadow and pasture called *Wylde* in the tenure of Robert Southwell (SC6/Henry VIII/3464, m25d). Southwell's petition for purchase of the abbey site, attributed by PRO to 10 March 1541, details a meadow called the *Wylde* lying the east of the Covent pasture and containing by estimation 12 acres (E318 (Particulars for grants) /20/1032), and the property is similarly described in his purchase of 8 July 1541 (C66/702, m3; renumbered 44; *L&P Henry VIII*, 16.1056(37)). Ministers' Accounts for 1541–2 refer to two meadows called the *Wylde* estimated at 10 acres to the east of the Covent pasture (SC6/Henry VIII/3465, m19).