

# ST. MARYLEBONE AND ITS ANGLO-SAXON MANORS:

AN ATTEMPT TO DEFINE THEIR BOUNDARIES.

By ARTHUR ASHBRIDGE, F.R.I.B.A.

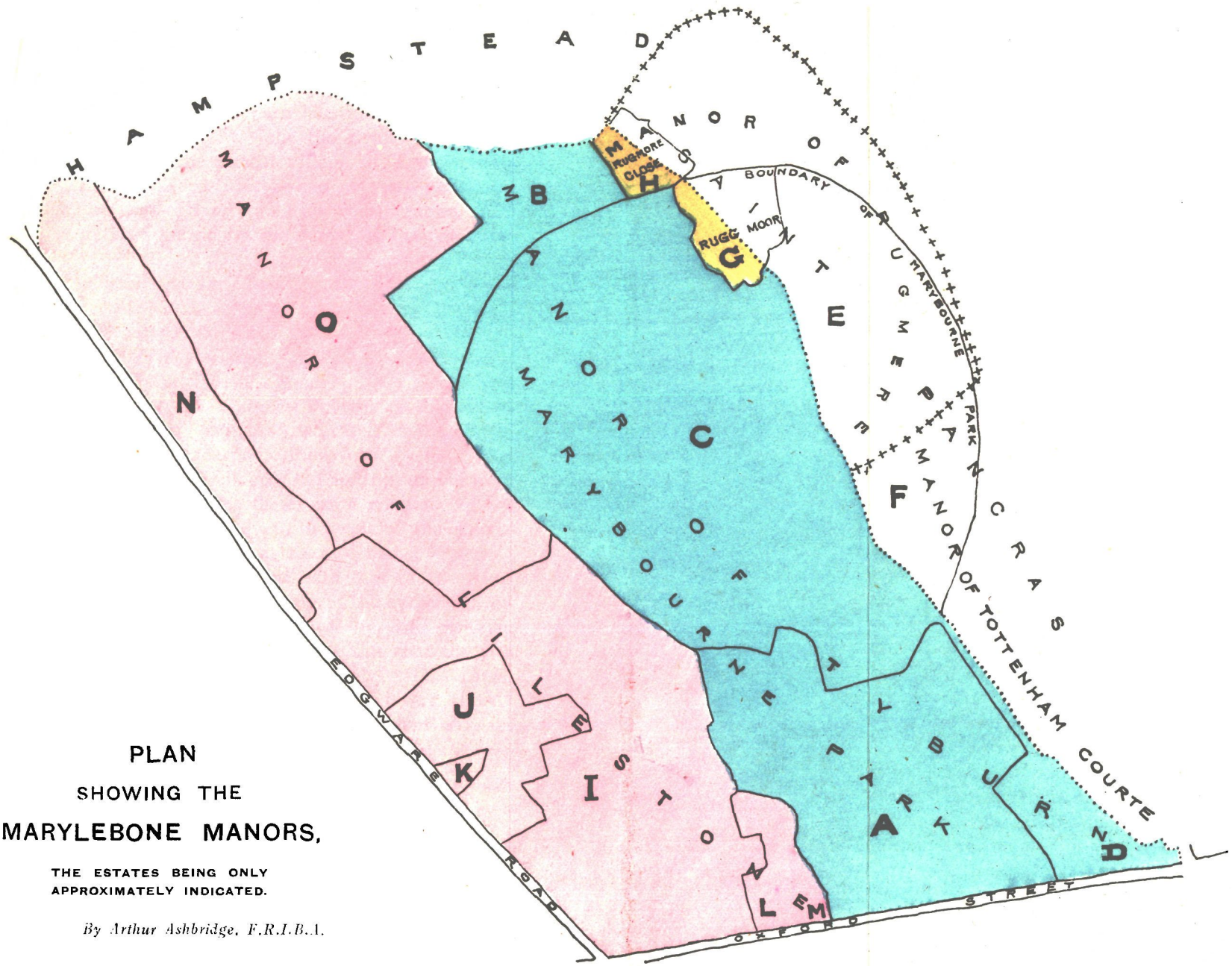
(*District Surveyor for St. Marylebone, 1885 to 1918*).

ALTHOUGH there are hundreds of old plans of various dates showing St. Marylebone, wholly or in part, which have been prepared from time to time for various purposes, there does not appear to be one that shows the old Anglo-Saxon manors comprised within its boundaries. It is also remarkable that there is so little information as to these manors in books on the Borough, although valuable correspondence has appeared in "Notes and Queries," and some useful papers have been printed in other publications.

As I, for upwards of thirty years, have been engaged in the Borough in such a manner as to give me a knowledge of every part and of the boundaries of all the estates, and as I have also devoted a considerable amount of my leisure to studying its topography from a vast number of old plans, prints, documents, and books that I have collected, or have had access to, I have ventured to prepare the accompanying plan defining the boundaries of these manors.

I have taken as a basis a modern plan, but I have thought it desirable to adopt the parish boundaries of St. Marylebone as they existed in the year 1771.

The earliest records that I have been able to find are those contained in the Domesday Book. Within this area there were, at the time of Domesday—viz., c. 1086—two complete manors, and a small part of a third one—namely, the whole of the Manor of Tyburn, the whole of the Manor



**PLAN  
SHOWING THE  
MARYLEBONE MANORS,**

THE ESTATES BEING ONLY  
APPROXIMATELY INDICATED.

*By Arthur Ashbridge, F.R.I.B.A.*

of Lilestone, and a small portion of the Manor of Rugmere, all of which, being mentioned in Domesday, must have been Anglo-Saxon Manors.

In 1086 the Parish of Tyburn had probably not been formed, as the Church of St. John the Evangelist—which subsequently stood in the ancient village of Tyburn, near the Tyburn Road (Oxford Street)—had not been built, and consequently the area of land under our consideration could then only have been known by the names of the respective manors.

About the year 1400 the Church of St. John was demolished, and a little Gothic church, dedicated to St. Mary, was built somewhat to the north, in what was really an extension of the ancient village. It occupied very nearly the site of the present Parish Chapel.<sup>1</sup> This church was probably referred to as St. Mary lès Bourne,<sup>2</sup> to distinguish it from the many other churches dedicated to that saint, “lès” being an old French preposition for “by the,” and so meaning St. Mary by the Bourne. This appears the more probable because at that time there was a tributary of the little river Tyburne immediately to the west of the churchyard. It is easy to imagine that the old name, Tyburne, although once agreeably associated with that of the river, had become a name of disrepute owing to the numerous executions that continually took place close by, and one may conjecture that it was in consequence of this that the new name was adopted for the parish generally. This name, however, appears to have become abbreviated very shortly afterwards, as will be seen from a record dated only 53 years later, which I will give verbatim, as it is also interest-

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<sup>1</sup> See Thomas Smith's "Topographical and Historical Account of the Parish of St. Marylebone" (London, 1833), p. 59.

[The ultimate authority is Bp. Brabrook's Register, cited by Newcourt (Repertorium, 1708), i, 695, and by later writers.—EDITOR.]

<sup>2</sup> See note on the name of Marylebone at end of this paper.—EDITOR.

ing on account of its extreme quaintness. It is as follows: "To conveye and brynge by pypes of leede in to a pipe of leede which is bygoune and leyde beside the grete conduyt hede at Maryburne in the same Shire."<sup>3</sup> The name, then, underwent many changes, and it was not till about the year 1763 that the present form came into general use.

In Domesday Book the Manor of Tyburn was assessed for 5 hides. Unfortunately, it is not known definitely how many acres equalled a hide, and it would appear that this differed in various counties, but it is now generally accepted that a hide in Middlesex was about 120 acres. Consequently this manor contained about 600 acres. It was held of the King—i.e., William the Conqueror—by the Abbess of Barking. It will not be necessary for me to give the names of all the various subsequent owners, and I pass on to the time when the manor was acquired by Henry VIII.

In Lysons' "Environs of London" (1st ed., ii, 244) we are informed that the King obtained this manor in the year 1544 in exchange for certain church lands with Thomas Hobson, who was the son of the Thomas Hobson who held such a vast extent of property in St. Marylebone. The date is probably incorrect, as will be shown later on. The King's object in acquiring this manor was to form Marylebone Park, for his use for hunting purposes in conjunction with other lands to the north and south.

It appears to be the general impression that the Park then formed occupied approximately the same area as that now known as Regent's Park, and the surrounding property on the Crown estate. That was so, but it also included almost the whole of the land on the south side extending down to Oxford Street. This is clearly shown on many old plans of London: the fields which extended nearly down to Oxford Street are indicated as "formerly part of Maryle-

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<sup>3</sup> Letter Book K, p. 356 (Calendars of Letter Books of the City of London. Edited by R. R. Sharpe, D.C.L.) [Ed.]

bone Park." This is specially to be found on the large-scale plan of London by Morden and Lea, of date about 1735—an exceptionally fine plan; the map in Norden's "Description of Middlesex" ("Speculum Britanniae"), dated 1593; also many other old maps of the county, and specially those dated respectively 1614, by Speed, and 1637, in Camden's "Britannia," engraved by Norden, on all of which Marylebone Park is shown very similar in shape to that of the whole manor, being much wider at the north than at the South.

Additional evidence on this point will be found in John White's book, "Some Account of the Proposed Improvements of the Western Part of London," page 17, where it will be seen that the Marylebone Park Farm—the extent of which is clearly indicated by plans—is referred to as the Outer Park. The southern portion I refer to was probably known as the Home Park, as the King built the Manor House on this portion.<sup>4</sup> Of course, Marylebone Lane and the village, with its church, must have extended into the centre of what I have suggested might have been the Home Park, reaching from Tyburn Road to the Manor House.

John White was the son of the John White who had the management of the Duke of Portland's estate, and he held the appointment of District Surveyor for St. Marylebone from about 1810 to the time of his death in 1851, consequently his knowledge of the locality must have been very extensive, and especially valuable during the period that the old Marylebone Park Fields were being converted into the Regent's Park, with the Crown building estate surrounding it.

I will now explain how I have shown the Manor of

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<sup>4</sup> This building was nearly opposite the present Parish Chapel, and consequently would be about in the middle of the park, and also in the middle of the manor that he had acquired.

Tyburn on my plan. Passing from the reign of Henry VIII. to that of James I., we find, in the year 1611, that King granted the manor, with all its appurtenances except the Park, to Edward Forset, and it is obvious that this Park must have been what John White referred to as the Outer Park. The portions of the manor so granted to Forset were in the year 1710 purchased by John Holles, Duke of Newcastle; they were afterwards known for many years as the Portland estates, and are now the property of Lord Howard de Walden.

From plans of these estates by Henry Pratt, dated 1708, of which I possess copies, I have traced out the southern part of the manor, and the Barrow Hill Farm at the extreme north of the manor, which was approached, principally, by old occupation roads across the Park. Both of these estates will be found coloured blue on my plan, and marked respectively A and B.

With regard to the remaining portion of the manor, consisting of the Park, which was not included in King James's grant, there is no difficulty, as there are many plans that show this. The most suitable one for my purpose is a very large plan of "The Marylebone Park Farm Estate," a copy of which is in my possession. The plan was specially prepared for the Crown in the year 1794, when certain architects were invited to submit plans, in competition, for laying out this estate as a Park and also for building purposes. From this plan I have defined the boundaries of that portion of the manor, which I have marked C and have also coloured blue.

I have, therefore, now identified nearly the whole of the Manor of Tyburn, but I would call attention to an original document which I found at the Public Record Office, headed "Manor of Tyburne within the Parish of Marybone." It is a survey made for Henry VIII. by his Surveyor, and as it gives information, not only as to this manor,

but also as to the Manor of Rugmere, I will quote a considerable part of it. It is as follows:—

*Manor of Tyburne within the parish of Maribone.* Survey there made by Geoffrey Chamber surveyor and receiver general of the lands of the lord the King purchased in the month of June in the 30th year of King Kenry VIII.

*Manor of Tybourne with lands and tenements purchased from Thomas Hopson.*

The site of the manor with the pasture thereto adjoining:—

Two orchards and two gardens .....	s. d.	
Four parcels of meadow two called "Welmedowe" and two others called "Dufehousemedowe" and "Swanmedowe" 13 acres .....	36 8	}
(Cancelled because reserved in the King's hand for his pleasure.)	65 0	}
		s. d. 101 8

Farmers:—	£	s. d.	£	s. d.
Richard Jaquett holds by indenture of lease dated 28th March 1523 the farm in which he dwells etc. ....	10	16	8	}
Thomas Colte holds a windmill .....	20	0	0	
Rents of tenants at will .....				36 8
Wood without the park .....				62 1
Lands and woods imparked .....				23 3 6

£39 18 11

*Divers lands meadows and pastures purchased from several persons and within the park of the lord the King there enclosed.*

Lands purchased from the prior of St. John of Jerusalem in England:—	s. d.			
41 acr. of pasture .....	109	4	}	£ s. d.
3 acr. of meadow lately in the tenure of William Porteman .....	12	0		
14 acr. of wood .....	23	4		7 4 8
Lands purchased from the master and fellows of the college of Eyton:—	s. d.			
6 acr. of meadow in Chawkehille .....	24	0	}	s. d.
14 acr. of wood there .....	23	4		
Lands purchased from the master of the prebend of Rugmere:—	£	s. d.		
23 acr. of arable land and pasture .....	4	8	}	£ s. d.
40 acr. of meadow .....	8	0		
66 acr. of pasture .....	11	0	}	24 14 8 (sic)
16 acr. of wood .....	16	8		
Lands purchased from the master of the prebend of Tottenham Courte:—				£ s. d.
Two pieces of meadow containing 55 acr. 1 rood .....				11 0 0

Lands purchased from the master of St.

Giles :—	s.	d.	
10 acr. of pasture .....	33	4	} s. d. 45 0
3½ acr. of pasture called "Barrowes" .....	11	8	
	£47 11		8
			s. d.

		Site of the manor and	
		park adjacent .....	101 8
Sum total of the extent	} £92 12 3	Land with wood im-	
of the said manor...		parked .....	£70 15 2
whereof		Rents and farms with	
		woods outside the	
		park .....	£16 15 5

Reprises Rents issuing from the said manor, viz :

To the Duke of Norfolk 66s. 8d.

To the Abbess of Barkyng 30s. In all, £4 16s. 8d.

As this survey—or report, as we should now more generally call it—was made in the 30th year of the reign of Henry VIII, its date would be 1539, whereas Lysons—as I have already stated—informs us that the exchange, by means of which the King obtained the manor, took place in 1544. There is a difference here of five years, but I think the date of the document is the more reliable.

It would appear also from this document that the King did not get all that he expected of the manor in his exchange, and that he had to purchase certain other lands in the manor, which were of great importance; and that these consisted of the site of an old Manor House, two orchards, and some fields known as "Welmedowe," "Dufehousedowe,"\* and "Swanmedowe."

It will thus be seen that the Manor of Tyburn, as acquired by Henry VIII, did not extend so far eastward as the Tottenham Court Road, although it would be reasonable

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\* It is interesting to note that "Dufehousedowe" was undoubtedly "Dove House Park," which is the name of one of the fields, shown on old plans, very near the manor-house. It is also worth noting that the King bought these additional lands of Thomas Hopson, who, no doubt, was the Thomas Hobson of whom he obtained the manor by exchange, although there is a slight difference in the spelling of the surname.



to assume that it did do so originally; but it appears to me that when the Manor of St. Giles was formed in 1117, in connection with the Leper Hospital of that name, this corner of the Manor of Tyburn—marked D—was included in it. For many years I was unable to obtain any definite information as to this, but on referring to John Parton's "Some Account of the Hospital and Parish of St. Giles in the Fields," dated 1822, I find—on page 332—the following description of the Manor of St. Giles, which apparently was copied from a legal document, dated the 15th year of James I. It is as follows: "All that the manor and dissolved Hospital, commonly called the manor or dissolved hospital of St. Giles-in-the-fields, without the bars of London, in the County of Middlesex, with all their rights, members and appurtenances; and all and singular messuages, mills, houses, edifices, structures, gardens, orchards, etc., situate in the villages, hamlets, parishes, and fields of St. Giles-in-the-fields, St. Pancras, Kentish Town, and Maribone. . . ."

Recently Mr. John Slater, who has had the management of the Berners estate for many years, very kindly gave me an opportunity of perusing a document dated the 13th year of Elizabeth—i.e., 1571—in which the extent of that estate is given. It is as follows: "All that close commonlie called Newlands containing by estimaycion four and twenty acres more or less and all that parcell of land called the Lane thereto adjoining with all and singular their appurtenances lying and being in the parish of Maribone in the Countie of Middlesex. . . ." The site of these two fields now comprises the whole of the Berners estate, which extends from the east side of Wells Street to the east side of Perry Place, and from Oxford Street northwards, to the centre of Union Street, also the property on the west side of Cleveland Street, which adjoins, and is still farther north, the first-mentioned area of property having been built on the "close

commonlie called Newlands," and the other having been built on the waste land—formerly occupied as a rope-walk—that was along the west side of "the lane." This lane, I may mention, was known in 1610 as Wrestling Lane, afterwards as Wrestling Lane, and is now Cleveland Street.

Mr. Parton states (p. 328) that the Manor of St. Giles was bounded on the south-west by St. James's, Westminster, and on the north-west by St. Marylebone, from which it would appear that the estate referred to was in the Manor of St. Giles, and if this was so, the remainder of the corner, extending eastward to the Tottenham Court Road was probably also in that manor. The fact of the boundary of St. James's, Westminster, being nearly opposite Wells Street, is some confirmation of my supposition.

It is interesting to note that at the time of the suppression in 1539 the Manor of St. Giles reverted to the Crown; and also that the manor adjoined, for some distance, the Manor of Tyburn which Henry VIII had just obtained and was converting into a Park, but it is clear that he did not annex it, as we find that he, about that time—i.e., 1545—transferred the Manor of St. Giles to Lord Lisle, from whom the title of the Berners estate can easily be traced.

From the foregoing statements, it seems probable that when the Manor of St. Giles was formed, a part of the Anglo-Saxon Manor of Tyburn was included in it, and it is obvious that as the Manor of St. Giles did not exist at the date of Domesday Book, it must have been formed out of other manors. I have consequently coloured the corner marked D blue, also the property on the west side of Cleveland Street.

Before passing to the next manor, I would call attention to the only record that I have been able to find, with respect to copyhold tenure, in connection with any of the three manors that I have mentioned. It concerns a part of the Manor of Tyburn, and is contained in footnote <sup>2</sup> on page 243

in Lysons (1st ed., iii), from which it appears that in the year 1313 "the rents from the copyholders" amounted to 8s. 4d. This would be equal to about a thirteenth part of the value of the whole of this manor, as in the same note it is stated that the manor was then valued at £5 13s. 4d. About that time Alice de Vere, Countess of Oxford, held the manor.

I now propose to deal with the Prebendal Manor of Rugmere, which, according to Domesday Book, was in the demesne of the Canons of St. Paul's and was assessed for two hides.

Over one of the beautiful prebendal stalls, by Grinling Gibbons, in St. Paul's Cathedral, may still be seen the name Rugmere, below which is the Prebendary's text. The records with regard to this manor are not very numerous, and consequently there is some difficulty in ascertaining its position, but I think that this can be done with confidence, and that the boundaries can, to a considerable extent, be accurately defined.

On old plans may be found a field named Rugg Moor, within Marylebone Park, and also a field named Rugmore Close at the foot of Primrose Hill; and these afford some clue as to the position of this manor, but more definite information may be obtained from the document prepared by the Surveyor to Henry VIII, which I have quoted above. In the latter part of this document will be found the following particulars as to the purchase of land:—

Lands purchased from the master of  
the prebend of Rugmere:—

	£	s.	d.		£	s.	d.			
23 acr. of arable land and pasture ...	4	8	0	}	£	s.	d.			
40 acr. of meadow .....	8	0	0					24	14	8
66 acr. of pasture .....	11	0	0							
16 acr. of wood .....	0	16	8							
							(sic)			

It appears to me to be beyond doubt that these fields, which together contained 145 acres, comprised the portion of the old Marylebone Park which was in St. Pancras—marked

E on plan—together with the portion of the field named Rugg Moor which lay within the Park on the Marylebone side of the boundary line—marked F; also the whole of the field named Rugmore Close which lay at the foot of Primrose Hill—marked G; and I find, by calculation, that the acreage bears this out. Although, as I have just shown, the King acquired the last mentioned area of land by purchase, in 1539, it appears that shortly afterwards it was found necessary for the transfer to be confirmed by Parliament, which was duly done, whilst the Park was in course of formation, by an Act entitled 32 Henry VIII. This Act was never printed, but it is still in existence at the House of Lords. It is engrossed on one small skin of parchment, and it is in an excellent state of preservation. Under this Act the King gave for the land he acquired, certain church property in Kent, as will be seen from the extracts I have made, which are as follows: “For as moche as the seid landes and other p̄mysses nowe beyng imparked ben to the comodyte and pleasure of oure seid soūeigne lorde Hys Maiestye of his blyssed disposicion and singular goodness is contentted and pleaced that the said p̄bender and his successors And also that the said John Palmer shall be duely and equally recompensed and satysfyed for their seuall tytles righttes and int̄stes in and to the said landes beyng imparked and other p̄ mysses according to equyte and instyce Wherefore be it ordeyned and enacted by Authoryte of this p̄sent Parlement . . . that the Kyng oure Soūeigne lorde shall have holde and enioye to hym and to his heires and successors for eū all and singler the seid landes and woddes beyng imparked And that the seid Thomas Benett shall have to hym and his succesours p̄benders of the seid p̄bende of Rugmere in the right of the same p̄bende for eū for and in recompense of the seid landes and woddes beyng imparked the advouson and p̄tronage of the cherche and

passonage of Throwley otherwyse called Threweleigh in the countye of Kent. . . .” The foregoing gifts, presumably, were in addition to the purchase money that I have already referred to.

Having accounted for 145 acres of the Domesday assessment of 240 acres, there is a residue of 95 acres. These, no doubt, adjoined, but I am unable to find any evidence to enable me to define the eastern boundary. I have, however, indicated by a line of crosses what, in my opinion, was probably this boundary, which encloses an area of 95 acres. Consequently the whole extent of the Manor of Rugmere is indicated.

In Lysons (1st ed., iii, 248) it is stated that “the capital messuage of Ruggemere is mentioned in the survey of Pancras Anno 1251,” but I have been unable to obtain any information as to the same.\*

To the south of the foregoing—where indicated on plan by the letter H—was probably the 55 acres 1 rood that the King bought in the Manor of Tottenham Courte. (See the Survey above.)

I have now said all that I need, with respect to the manors of Tyburn and Rugmere, for the purpose of defining their boundaries, but I will briefly give some idea as to the condition of the Manor of Tyburn at about the time that the King formed the Park.

I have already endeavoured to show that the Park then reached from Tyburn Road to Primrose Hill and Barrow Hill, and also that it extended in the northern portion beyond the eastern boundary of the Manor of Tyburn, into the Manors of Rugmere and Tottenham Court in St. Pancras.

It is evident that the little river Tyburn, coming down from the high lands of Hampstead, ran through the northern portion of the Park, and that, in the south, it continued its

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\* Lysons cites the valuable register known as Liber L., in the records of St. Paul's Cathedral.—EDITOR.

course along the west side of Marylebone Lane, where it was the defining line between the Manor of Tyburn and the Manor of Lilestone. Having reached the Tyburn Road, it passed under the City Bridge—which is sometimes referred to as the Stone Bridge—and then down to the Thames at Westminster, where it discharged into the Thames on two sides of Thorney, the site of Westminster Abbey. It may be noted in passing that on a plan by James Buck, date 1780—of which I possess a copy—the portion of the Tyburn from Marylebone Park to Baker Street is marked “The Rivulet Spry.”

It is recorded that the Park was entered by fifteen gateways, and also that there were three wooden bridges across the Tyburn, the bridges being necessary on account of the ancient occupation roads which led across to Barrow Hill Farm and elsewhere; but we must bear in mind that although the Park extended into the southern part of the manor there also existed a disused old churchyard, very near the Tyburn Road, which Bishop Braybroke said should be preserved as such when he licensed the pulling down of the old church of St. John the Evangelist, which had formerly stood there. There were probably also some dilapidated remains of the adjacent ancient village of Tyburn still in existence.

Very near the old graveyard—much too near from a sanitary point of view—were the City Conduits which were so highly valued. The City Banqueting House also stood near, for Strype tells us that in the year 1562 the Lord Mayor and Alderman dined there on the occasion of an annual visit to their conduits, having first hunted a hare—doubtless in Marylebone Park. In the latter part of the day they hunted a fox and then returned to Lombard Street.

To the north of Marylebone Lane there was a less ancient village, or possibly an extension of the original village, in the centre of which, in the course of time, a little church had been built in accordance with the Bishop's licence

in consequence of the Church of St. John having been demolished. A little to the north of this church and on the opposite side of the road, there was probably an inn known as the "Rose," which eventually developed into the Marylebone Gardens, and adjoining it, on the north side, the King had built his Manor House, but it formed a part only of the Manor House generally represented in old prints. The Survey for Henry VIII, which I have quoted, shows that a former Manor House had stood on the site, and by a note in Lysons (iii., 243) it appears to have been in existence in the year 1313, and doubtless many a court-baron was held there.

It may be of some interest to call attention to the fact that only the south part of the manor had a gravel soil, where water could be easily obtained from shallow wells, which probably accounts for the village having developed there.

The portion of the manor converted into the Park formerly comprised, to an extent, arable and pasture land, but the greater part was woodland, and we find that thousands of oak trees were cut down in later years and used in building ships for the Navy.

The land also varied very much in point of levels, the highest part being along the boundary line between St. Marylebone and St. Pancras. Other parts were low and swampy, and there were also some ponds.

From the foregoing, I think it is evident that at the time of the transfer to the King the greater part of the manor still remained in very much the same condition as during the period that it formed part of the great Forest of Middlesex; consequently, it is easy to realise why the King was so desirous of acquiring the manor, though no doubt its situation must also have been very favourable and attractive.

I think it may be assumed that the Park was formed, and stocked with deer, by about the year 1542, but inasmuch

as the King died in 1547 it is quite certain that he could not have derived much pleasure from it, notwithstanding the fact that the strictest possible regulations were made by him with the object of reserving the right of hunting for the exclusive use of himself and his friends.

In subsequent years various wooden "stondynges" and a temporary "banketing" house were erected to enable distinguished visitors to see the hunting, but none apparently during the time of the King.

With regard to the Manor of Lilestone, it was assessed in Domesday at 5 hides, probably equal to about 600 acres. In "The Annals of Hampstead," and in Park's "Hampstead," records are cited from which we learn that the Prior of St. John's had allowed 100 perches of the ditch running parallel with the High Road in Hampstead, and 60 perches of the ditch running along such road in Lilestone, to be so neglected that the King's highway, between Edgware and London, had become in such a bad condition that the traffic was seriously impeded. These ditches undoubtedly discharged into the brook which formerly crossed the High Road at Kilburn; consequently, it is easy to imagine the obstruction complained of. Hence it is clear that the Manor of Lilestone extended up to the northern boundary of St. Marylebone. The most important estate in connection with it is that at the extreme south of the manor, which is known as the Portman estate. In Thomas Smith's "Parish of St. Marylebone," cited above, it is stated that this estate was conveyed about the year 1553 to Sir William Portman, Lord Chief Justice, from which time it has continued in the Portman family. Smith also states that the estate was a parcel of this manor. I have therefore commenced to define the boundaries of this manor on my plan by colouring the portion forming this estate red, which I have marked I. It will be seen abutting on Oxford Street and the Edgware Road.



There is, however, a considerable area of land abutting on the Edgware Road and reaching as far east, in part, as Knox Street, which comprises various properties. It is marked J on the plan, and is referred to in Smith's book (p. 38) as the Manor of Lisson Green. It may have been made a separate manor, with that name, at a period later than the date of Domesday Book, but there does not appear to be any record of this, and I think Smith should have described it as another parcel of the Manor of Lilestone. There is ample evidence that there was an old Manor House here, and it is probable that it was the Manor House of the Manor of Lilestone. It is quite clear that it existed as late as the year 1791, as there is a record of that date of the purchase of the Manor House, together with other adjoining property, by John Harcourt, at a sale by auction. The old building, however, was doubtless in a bad condition, for Harcourt seems to have had it demolished forthwith, and a new house erected for his own occupation, which he called the Manor House of Lisson Green. Judging, however, from the auctioneer's particulars when the latter Manor House was offered for sale, and from an old print, the building was of little interest. In 1813 the new Manor House and grounds were bought by the Governors of Queen Charlotte's Hospital, and the building was altered and adapted for hospital purposes. It was further altered and enlarged from time to time, and in 1855 and 1856 it was demolished and a new hospital erected in its place.\* From the foregoing we learn the position of the old Manor House.

The most important estate in this area is the Bond Cabbell estate—marked K—to the north of which is the Baker estate. There are also several minor estates and numerous separate properties belonging to various owners.

Returning to Oxford Street, there are two estates on the east side of the Portman estate, extending to the boundary

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\* See "History of Queen Charlotte's Hospital," pp. 18 *et seq.*

of the Manor of Tyburn. One is the Hope Edwards estate—which I have marked L—and the other is the old Stratford Place City estate—marked M.

Before leaving the southern portion of the Manor of Lilestone, I would call attention to another record in John White's book—page xiii—which is interesting, as it defines the boundary between this manor and the Manor of Tyburn, at an important point. It is as follows:—"A row of these new Houses has been built to look upon Mary-le-bone Park Fields, seemingly as if the builders had anticipated that those fields would not be built upon, and on a part of the line of boundary, between Mr. Portman's ground and the Crown Estate, a wall has been erected as if to shut the Crown out from making any communication with the street already formed thereon." I had an opportunity of seeing the foundations of this wall, when the tunnels of the St. John's Wood Railway were being extended under the Park Road a few years ago, and found it was parallel with the fronts of the houses on the south side of Park Road, where such road adjoins Upper Baker Street. These foundations fix the defining line between the two manors, and it will be seen from my plan that almost the whole of the Park Road is in what was formerly the Tyburn Manor. Along this line of boundary there formerly existed a large ditch known as the Crown Ditch, which extended a considerable distance to the north, and at its south end discharged into the River Tyburn. Possibly this ditch originally formed the boundary between the two manors.

On the north of the Portman estate is the Harrow School estate, which extends to the northern boundary of the manor, and is marked N on plan. It was bequeathed, for the maintenance of the road from Edgware and Harrow to London and certain other roads, by John Lyons, the founder of the Harrow School, who died in the year 1592.\*

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\* "Harrow," by J. F. Williams, pp. 17, 209.

The remaining portion of the manor—marked O on plan—comprises part of an estate which extends some distance into Hampstead, and it is recorded that the whole was granted by Charles II to Lord Wotton of Belsize in discharge of part of the monies due to him by His Majesty's Exchequer. The estate was afterwards held by various owners, and in the year 1732 it was in the possession of the Earl of Chesterfield, from whom at that date it was purchased by Henry Samuel Eyre, a wealthy City merchant, and has since been known as the Eyre estate.\* It was occupied for agricultural purposes till about the year 1809, when the whole of the southern part was laid out for building, except a part of a farm, formerly known as the St. John's Wood Farm, which still exists in the Acacia Road and is used as a dairy. Many portions of this estate, however, have since been sold.

It is probable that at a very early date there was a village in the Manor of Lilestone, indicated on plan by the letter J, and there are records as to the old Manor House which stood on the site of Queen Charlotte's Hospital, as already stated.

Lisson Green was to the north of the Manor House, and surrounded the suggested site of the village, and the fact of the subsoil here being favourable for forming shallow wells will account for the village having developed in this part of the manor. This will often account for the position of a village.

The remainder of the manor consisted partly of arable and pasture land, and mostly of woodland, and the whole was part of the Great Forest of Middlesex.

Probably the most interesting record with respect to this manor is that relating to the ancient office of cuneator or die-graver to the Royal Mint, which certainly appears to have existed during the time of William the Conqueror, and

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\* Thomas Smith's "Parish of St. Marylebone," cited above.

probably was created by him. In Blount's Tenures the duties are described as "Keeping the King's money stamp." The office, which was hereditary and of great importance, was held as an appendant office by the Lord of the Manor of Lilestone, and continued to be so held till the time that the manor had become possessed, wholly, by the Knights of the Temple—*i.e.*, in the twenty-first year of Henry III. It was enjoyed by Otto, a goldsmith, in the reign of Henry I, and by Theobald de Lylestone, also a goldsmith, probably in the time of Henry III.

Subsequently—*i.e.*, in 1323—the manor was transferred to the Knights of St. John of Jerusalem, who held it until the dissolution. This gave the name to the district of St. John's Wood.\*

I will now conclude by giving a summary of the areas of the Anglo-Saxon manors referred to, by which it will be seen that their total area is somewhat less than the area of the borough, given in the table of areas of the Ordnance Survey, but this is generally found to be the case when such comparisons are made.

NOTE.—With regard to the small estates, I have not considered it necessary to refer to them specially, as some of them were formerly portion of the original large estates.

## SUMMARY.

	Domesday @ 1 hide= 120 ac. Acres.	My calcu- lations from my plan. Acres.	Ordnance Survey. Acres.
Manor of Tyburn .....	600	719	
Manor of Rugmere—			
Part of field in Park, say ...	14	14	
Part of field on Primrose Hill, say .....	10	10	
Manor of Lilestone .....	600	762	
	<hr/>	<hr/>	<hr/>
Total of St. Marylebone ...	1224	1505	1505

\* "Gentleman's Magazine," 1855, p. 156.