

TWO PLANS OF THE PRECINCT AND ADJOINING PROPERTY OF ST. MARY GRACES.

BY

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THE Rev. Thomas Hugo, a leading original member of our Society, in his Introductory Address of 28 January, 1856,¹ drew special attention in the following words to a certain picture plan:—

As a specimen of what may be recovered, I offer the annexed illustration. It is a tracing from a survey of the former part of the seventeenth century, probably copied from one more ancient, preserved among a number of early maps at Carlton Ride, and furnishes us with a view of the Cistercian Abbey of S. Mary Graces, New Abbey, or East Minster, once standing eastward of East Smithfield, beyond Tower Hill . . . founded by King Edward III in 1349.

The plan shows the Convent Garden, part of the Pineapple² Garden, some walls, and two fourteenth century buildings which have been identified as the Misericorde and Farmery Hall of the Abbey.

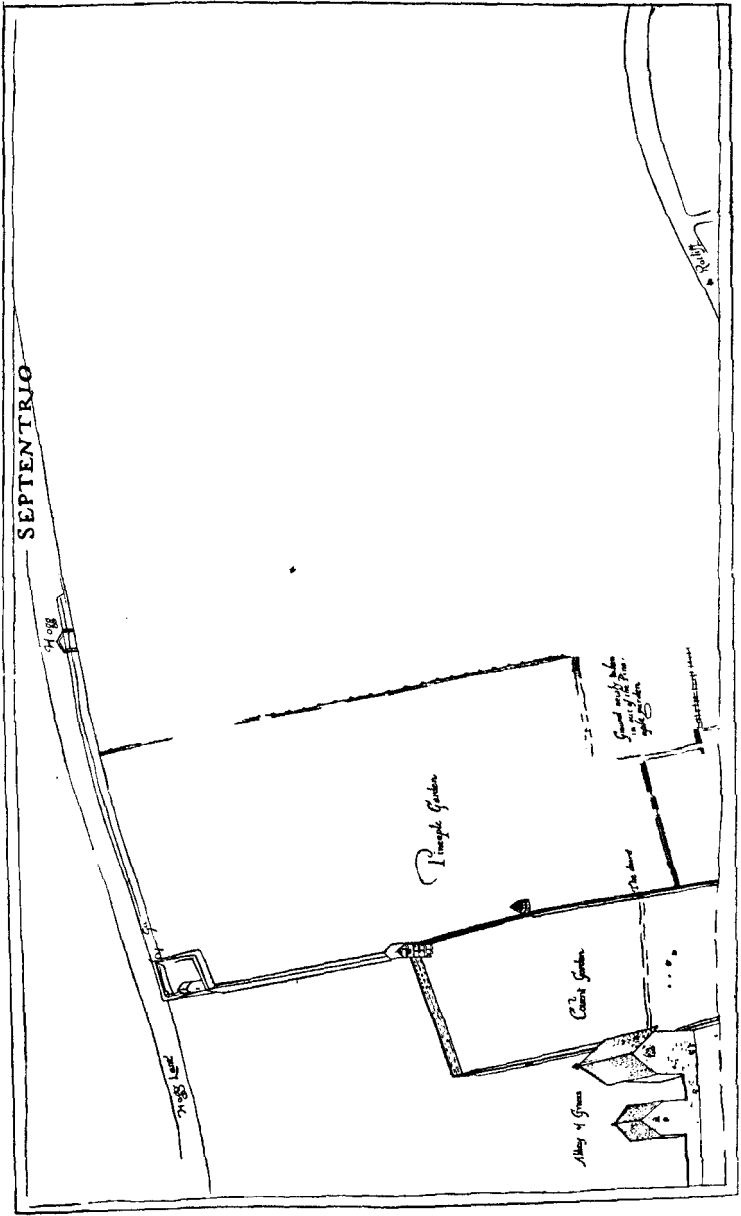
At Carlton Ride were kept some of the records of the Exchequer, besides other records. After 1840 they were cleaned and repaired, but the building was condemned for their storage so by December, 1858, they were removed to the new Record Repository in Chancery Lane.³ This transfer naturally made it difficult to trace certain manuscripts only vaguely described as "at

¹ *Trans.*, Lond. and Midd. Arch. Soc., Vol. I (1860), 23–30.

² A pineapple tree in Tudor times meant simply a pine tree. The earliest reference in the *Oxford Eng. Dict.* (1909) to the Ananas, our modern pineapple, is in 1664.

³ *Reports of Deputy Keeper of the Public Records*, II (1841), p. 2; III (1842), App. I, p. 21; XX (1859), App., p. 48.

The Land East of the Abbey of St. Mary Ciraces. 1589-1592



Carlton Ride," as Mr. A. W. Clapham found when preparing his article "On the Topography of the Cistercian Abbey of Tower Hill" for *Archaeologia*, Vol. LXVI (1914-15), pp. 353-364. He failed to locate the plan in question at the Public Record Office, and so could only refer to and reproduce Mr. Hugo's copy.

The original has now come to light. It is part of No. 1374 of the P.R.O. Special Commissions and Returns in the Exchequer, a set of documents concerning the Crown's rights in "seven tenements in East Smithfield," built on land called "the Pineapple Garden or Yard."¹ The P.R.O. List of these Commissions² does not mention the existence of this plan, probably because it was completely hidden beneath a second and very much larger plan, also drawn to illustrate the question at issue.³

The original "Pineapple Garden" plan is most delicately drawn and tinted, on white parchment. The scale of the buildings is the same as that of Mr. Hugo's reproduction, but the latter only shows a part of the whole plan, which is about three times as large, about

¹ This law-suit is one of several on the same question; cf. Exchequer, Special Commissions, Nos. 1356, 1364, 1413, 2988, 4136 (P.R.O., *List*, No. XXXVII (1912), pp. 58, 60, 62).

Other MSS. referring to the same area are P.R.O. Rot. Claus., 36 Ed. III, m.18d. (summary in *Calendar of Close Rolls*, Ed. III, XI, 419); Ancient Deeds, A.2559, B.2314 (*Catalogue*, II, 94, 288); Rentals and Surveys, Portfolio 11, Nos. 13, 43; Portfolio 29, No. 22; Roll 455; Parl. Surveys, Middlesex, Nos. 1, 2 (*List* XXV, 198, 199, 209); Ministers' Accounts, Henry VIII, 2396, m. 43-45 (*List*, XXXIV, 100); Augmentation Books, 212, fo. 7; 233, fo. 339b (*Letters and Papers, Henry VIII*, XV, pp. 559, 540); C.66, 712, 723 and 742, i.e. Rot. Pat., 34 Henry VIII, p. 3, m. 15, 35 Henry VIII, p. 2, m. 2 and 36 Henry VIII, p. 3, m. 31 (*Letters and Papers, Henry VIII*, XVII, 714 (18); XVIII (i), 623 (43); XIX (i), 1035 (137)); Feet of Fines, Middlesex, 1 Ed. VI, Hilary (*Cal., L. & Middlesex. Ft. of Fines* (ed. W. J. Hardy and W. Page, II, 70); B.M. Add. MS. 37071F (*Cal.* (1900-5), p. 344); Hatfield MS. 634 (Hist. MSS. Comm., *Hatfield MSS.*, VI, 505). Further references will be found in Mr. Clapham's valuable article, already mentioned. The two plans in S.P. Dom. Jas. 1 and Chas. 1, to which he refers, are now classed as M.P., F.158 and M.R., 106 respectively.

² *List*, No. XXXVII (1912), p. 59.

³ Both plans have now, for better preservation, been placed in the P.R.O. Map Room, where their number is M.P., B.4.

18½ in. wide by 11 in. high. The accompanying tracing¹ of the original shows the relation of the part reproduced to the whole plan, and also makes clear the exact positions of "Hogg Lane," the way "To Ratliff" and the words "Pineapple Garden." In the north-west and south-east corners of the Pineapple Garden, now shown in full, should be noted the two rectangular areas, the latter marked "Ground newly taken in out of the Pineapple Garden." As will be seen, apart from these small alterations and additions, the reproduction is substantially correct, the main difference noticeable being the fact that the original is now much less distinct; for instance, in it the doorways can only just be distinguished, and consequently show no architectural details.²

Its companion plan, on a smaller scale (4¾ in. = 20 perches), is also of beautiful draughtsmanship, though unfortunately much discoloured now in places. It is 21 in. wide by 27 in. high and shows the tract of land belonging to St. Mary Graces south of the Pineapple Garden and East Smithfield, down to the River Thames, where are drawn five ships of various rigs. In the south-east of the plan lies a large group of buildings called "The Swannes Nest alias the Hermitage." A hermitage once stood there³; hence the name, which is still perpetuated in the modern Hermitage Dock close by, called in one deed the Abbey Dock. This is drawn with stout wooden sides and wharves. Above it stand the two Abbey water-mills, known as the "Crasshemilles."⁴ "Ditches feeding the Crasshemilles" lie on either side of Nightingale

¹ A photographic reproduction was unfeasible, owing to the faintness of, and extraneous marks on, the original.

² A superposition of a tracing of Mr. Hugo's reproduction on the original plan shows a very slight divergence as to some of the lines. This may be due to contraction of the parchment, or it may suggest that only a copy and not the original was used by Mr. Hugo.

³ Friar John Ingram was the recluse in 1376 (R. R. Sharpe: *Cal. of Husting Wills*, II, 189).

⁴ The meaning of this name is not known. For variations of it, cf. C. L. Kingsford, "Historical Notes on Mediaeval London Houses," *Lond. Topog. Rec.*, X (1916), p. 101-2.

Lane. Across them little bridges are drawn; and at intervals stand other mills or houses, with perhaps a barn or two. The surrounding land is drained by other ditches. Every detail, be it of wharf, bridge or house, is perfect, and every building is in perspective. The draughtsman was no mean artist; he did the work ordered exceptionally well. Which observation leads to the following reminder. In studying these and similar plans it must be carefully borne in mind that they were drawn for a special purpose, viz. to help settle a dispute over certain property. This property is clearly shown, but adjoining property is not necessarily indicated; e.g. from other data it is certain that there were brew-houses along the river bank west of the Abbey Dock, but these are not drawn at all; they were not necessary to the law-suit. The plans are complete for the law-suit, but are not in consequence bound to be complete for any other purpose. Their legal origin limits them, though at the same time it is a guarantee of their authenticity.

Their use in court has given another especial value to these particular plans. The Commission and, therefore, the plans are dated, 32 to 34 Eliz. (1589-92). This certainty as to date raises two interesting points. First, did Mr. Hugo see this very plan of the Pineapple Garden? If he did, he could have discovered its date, unless it was then separated from the other documents relating to the case. It seems the more probable that Mr. Hugo saw only a copy, which he took to be of the seventeenth century; but that copy is not now in the Map Room at the Public Record Office, and one wonders where it is.

The second point is the date of the two plans. They are some of the earliest dated plans of the London area known to exist, being only about five years later than the 1585 one of Piccadilly and its neighbourhood,¹ and

¹ Photographic reproduction, reduced, in *The Early History of Piccadilly, Leicester Square and Soho* (1925), by C. L. Kingsford; engraved, the same size as the original, by the Lond. Topog. Soc., 1925.

seven years later than that of Ficketts Field by Chancery Lane,¹ both published by Mr. C. L. Kingsford. The early date of these two picture-plans of St. Mary Graces makes their high order of excellence the more noteworthy. Real existing things are shown, not stereotyped representations of them; and the result is in consequence artistically pleasing and historically accurate. The plans are of great topographical value and are also a small but worthy reminder of Elizabethan ability and care.

¹ Reproduced in *Archaeologia*, LXXII (1921-2), Plate LI, p. 265.