

**Launde Abbey, Launde, Leicestershire:
Historic Building Assessment**

Part 1: Text

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For Trustees of Launde Abbey

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Launde Abbey: Historic Building Assessment

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Launde Abbey: Historic Building Assessment

1. Introduction

Launde Abbey is a substantial country house in east Leicestershire, built on the site of the Augustinian Priory of St. John the Baptist. Founded in the early 12th century, the priory passed into the possession of Thomas Cromwell at the dissolution; it has generally been referred to as Launde Abbey since that time. It was converted into a mansion house in the second half of the 16th century, apparently utilising elements of the former claustral buildings. The principal west front is attributable to the early 17th century, further substantial remodelling of the house occurred in the 18th and 19th centuries. Launde Abbey lies at the centre of an extensive historic landscape. In addition to the fine 18th century stable block and other service accommodation, there is a substantial walled kitchen garden and glasshouses, landscaped formal gardens including a ha-ha, fishponds, an icehouse, wooded parkland, prospect and possible windmill mounds.

The house and chapel are both grade II* listed buildings, the ha-ha and its urns, stable block, walled kitchen garden and cast iron-framed glasshouse are all grade II listed. The grounds to the north and west of the house, including the ha-ha and the area it encloses, are a Scheduled Ancient Monument (SAM ref. 137).

1.1 Background

Launde Abbey functions as a Church of England retreat house and conference centre. The Trustees of Launde Abbey have submitted a proposal for the refurbishment and alteration of the main building, including renewal of services, upgrading of accommodation, insertion of lifts and staircases notably to provide an improved entrance to the chapel and to meet the requirements of Health and Safety and Disability Access legislation. The scheme also envisages the relocation of dining and kitchen facilities to meet the needs of Health and Safety legislation, from within the main building to a new purpose-built wing immediately to the south of the house, and would result in the demolition of some of the existing 19th century service buildings (Clark, 2005, 1). The trustees also wish to restore the ha-ha by returning it to its original depth.

It has been determined by the planning authority that insufficient information is currently available to permit an informed assessment of the potential impact of the proposed alterations on the historic fabric of the buildings and buried archaeological remains within the site. The applicant has therefore been required to submit a comprehensive Historic Building Assessment of the affected buildings, their setting and any likely buried archaeological remains. A Brief issued by Richard Clark, Senior Planning Archaeologist, Leicestershire County Council Historic and Natural Environment Team, in consultation with Ann Bond, Inspector of Listed Buildings, English Heritage and Rosalind Willatts, Conservation Officer, Harborough District Council, outlines the requirements of the Historic Building Assessment (Clark 2005, Project Reference 04/PPE/149).

This report presents the results of the Historic Building Assessment, prepared by University of Leicester Archaeological Services (ULAS) on behalf of the Trustees of Launde Abbey, which is intended to inform and guide the preparation of development proposals, and to ensure that the development scheme fully recognises and respects the unique importance and character of Launde Abbey.

1.2 Site Location, Topography and Geology

Launde Abbey is located approximately 21km (13 miles) east of Leicester in the Harborough District of Leicestershire (National Grid Ref: SK797043), close to the county border with Rutland. The local topography comprises a NE facing valley to the south of the River Chater; a former spring/watercourse is visible as a series of artificial ponds associated with the historic building. The geology is Lower Jurassic Marlstone comprising inter-bedded limestone and sandstone deposits. To the south and east, in the area of the stable block and walled garden, the marlstone is overlain by Upper Lias clays. To the north, siltstone of the Dyrham formation, underlie the marlstone and have been exposed in the valley bottom. No drift deposits are recorded in the immediate vicinity (Ordnance Survey Geological Survey of Great Britain map sheet 156).

1.3 Objectives of this Report

The Brief for Archaeological Assessment requires the preparation of a Desk-based Archaeological Assessment and 'Level 3' Historic Building Survey, as defined in the Royal Commission on the Historic Monuments of England guidelines *Recording Historic Buildings: A Descriptive Specification* 3rd Edition (RCHME 1996). The specific requirements are detailed in the Section 8 of the Brief (Clark 2005). The Desk-based Assessment is a collation of existing written and graphic information; the Historic Building Survey comprises written, drawn and photographic elements. This report is intended to meet the requirements of the Desk-based Assessment and written component of the Historic Building Survey. A photographic survey has been undertaken providing detailed coverage of the exterior of the buildings and accessible internal areas and details; selected images are used to illustrate the report.

The architect, Martin Russell, has produced survey drawings of the building, as existing, including floor plans, sections, elevations and three-dimensional views. These drawings have been assessed on site for accuracy and their potential to form the basis of the drawn component of the Historic Building Survey. The architect's survey is considered suitable to form the basis of the drawn component of the Historic Building Record, to which historic architectural details should be added and amendments made to comply with conventions set out in the RCHME guidelines. This has not been undertaken as part of the present commission. If the development proposals are approved, there is a strong likelihood that further historic architectural details will be revealed in the course of the work and it is suggested that the Historic Building Survey is completed at that stage, picking up any additional details on drawings and photographs as necessary. The existing plans are considered to be sufficient for the purposes of assessing the potential impact of the development proposals.

A drawing illustrating the form of the roof structure over the double-pitched roof section of the central range of the main building has been produced at this stage since this detail was not included on the architect's section drawings, and is a diagnostic feature significant in terms of understanding the development of the house (the roof structure over the north and south cross wings is of similar form). The drawing is reproduced here as **Figure 13**; in addition, details of decorated plaster ceilings in a number of the ground floor rooms have been added to a copy of the architect's ground floor plan, for the same reasons (**Figure 14**).

Current room names given on the architect's drawings are used in this report (*in italics*) to locate historic architectural details, etc. (**Figures 20-23**).

1.4 Report Format

Section 1 provides an introduction to the site, background to the project, reporting requirements and objectives. Evidence for the history and development of Launde Abbey is derived from a variety of documentary, cartographic and illustrative sources, in addition the evidence of the built fabric itself. **Section 2** presents a collated account of the History and Development of Launde Abbey, followed by separate sections presenting the source data on which this account is based: a ‘reading’ of the standing building; and tabulated summary of the documentary and other sources. **Section 3** assesses the potential impact upon buried archaeological remains of the proposed development scheme and identifies ‘sensitive’ areas of the standing fabric. **Section 4** details in full the documentary, cartographic and illustrative sources. Supplementary information is included in **Appendices**.

2. History and Development of Launde Abbey

2.1 General Description of the Buildings and Site

Launde Abbey is an asymmetric H-plan house constructed predominantly of local ironstone. The double pile central range is aligned approximately north to south and there are cross wings at either end (**Plates 1-2**). Both cross wings and the western (front) part of the central range are of two storeys plus attic rooms beneath a double-pitched Welsh slate covered roof. The eastern (rear) section of the central range is of two stories and has a flat roof (**Plate 3**). The east section of the north wing is the private chapel, dedicated to St. John the Baptist; this is a side chapel of the priory church, retained and incorporated into the post-dissolution house (**Plate 41**). Floor level in the chapel is lower than ground floor in the house, corresponding with the level of cellar rooms beneath the central range and the south cross wing. On the south-east side of the house is a group of single-storey, brick-built and slate-roofed service buildings arranged around a small courtyard (**Plates 6-7**). A polychrome-banded stone wall, now serving as a boundary wall, may possibly be the remnant of an earlier, higher-status range of building at this corner of the house (**Plates 8 & 25**). The west front is the principal elevation of the house (**Plates 1-2**). The centre section has a single storey gabled porch and three gabled dormers; the gabled cross wings have substantial two-storey embattled canted bay windows. Only the curious mixture of two, three, four and five light windows to the centre section upsets the symmetry of this elevation. The west front overlooks the ha-ha; built from coursed ironstone rubble, with later brick repairs and coping, and capped by a series of ornamental stone urns, this forms a curving terrace in front of the house. Preserved within the fabric of the north wall of the house are the responds and part of the east crossing arch of the priory church, attributable to the 12th century (**Plate 4, Fig. 8**).

To the south of the house is the mid 18th century stable block, constructed of finely coursed ironstone (**Plates 9 & 45**). The main, central range is of two storeys and has a projecting centre section with pedimented gable and clock. The wide central opening has a shallow segmental arch head with voussoirs. At either end are single-storey hipped wings that originally served as cottages; the roof is slate covered. To the east (rear), at the north end, there is a small, single-storey, brick and slate-roofed addition (**Plate 10**) and towards the centre a larger, late 20th century extension. The stable block was converted for residential use in 1986 and the interior no longer bears any relationship to its original function. Behind the stable block a series of earthworks mark the location of various one and two-storey ancillary buildings, including barns, pigsties and a sawmill, all demolished in the latter part of the 20th century. To the south-east of the stable block is the Warden’s house, constructed in brick with a slate roof in about 1995.

To the east of the house is an early 19th century, brick-built walled kitchen garden. Large lean-to glasshouses stand against the inside of the north wall and a series of brick-built lean-to sheds or 'bothies' on the outside of the same wall (**Plates 11-12**). To the north-east of the house, though no longer part of this property, is a brick-built icehouse also early 19th century in date (**Plate 13**). This is located alongside a large pond, formerly infilled, but 'restored' in the late 20th century. There is a pond and well to the west of the stable block, with evidence of various other infilled fishponds to the north and west of the house. The sunken garden immediately to the rear of the house occupies the site of yet another infilled pond (**Fig. 10**).

Earthworks to the west of the house may represent the remains of a formal garden and/or earlier buildings associated with the priory. There is also another disuse pond which the Trustees wish to restore. Further to the west, south and north are various earthwork banks, some sections probably associated with a medieval deer park. Other outlying earthworks include a possible prospect mound and windmill mound (**Fig. 10**).

2.2 History and Development

Richard and Maud Basset founded the Augustinian Priory of St. John the Baptist at Launde some time before 1125. It was endowed by the founders with the neighbouring village of Loddington and various churches in Leicestershire, Rutland, Northamptonshire, Nottinghamshire, Staffordshire and Derbyshire (McKinley, 1954, 10). The Victoria County History (VCH) provides a concise and authoritative history of the priory, based on the comparatively limited source information available (*ibid.*). It is generally assumed that the layout of the priory buildings followed the conventional arrangement for an Augustinian house, for example, Liddle & O'Brien (1995); Schadla-Hall, Green & Liddle (2003) (**Fig. 9**). Extensive geophysical survey, limited excavation and the evidence of the building itself tend to support this assumption (Beavitt 1995; LAHS 1963-4) (**Fig. 11**). The earliest surviving fabric that has been recognised is part of an 18ft wide Norman arch and its responds, embedded in the north wall of the house (**Plate 4, Fig. 8**). This is now considered to be the east crossing arch of the priory church, rather than the chancel arch as previously thought (Schadla-Hall, Green & Liddle 2003, 269). Pevsner considers the date of c.1125 'convincing' for the sturdy tripartite responds of the un-chamfered arch, with their scalloped capitals (1992, 198). Based on current interpretation, the walls of the south transept would lie within the footprint of the existing building, corresponding with the west and south walls of the *Servery* (**Fig. 9**). The chancel is located immediately north of the Chapel in the area of the present graveyard, with the nave to the west of this, apparently extending as far as the NW corner of the ha-ha, based on the evidence of the geophysical survey and 1960s excavation (Schadla-Hall, Green & Liddle 2003, 269; Beavitt 1995, 23-6; LAHS 1963-4, 52) (**Figs. 9 & 11**).

Pevsner dates the Chapel to the early-mid 13th century, with its fine stiff-leaf ornament to the entrance arch (**Plates 16 & 42**), though much reworked in the 15th century and again in the 19th (listing description; Pevsner 1992, 198); this is considered to be a side-chapel south of the chancel (Schadla-Hall, Green & Liddle 2003, 269). The VCH notes that Henry III gave timber to the priory 'for the building of its church' in 1234 (1954, 10 footnote 17). The concordance of dates is compelling, though this reference might equally relate to work elsewhere in the church of which we have no knowledge.

Based on current understanding of the layout of the priory, the narrow Perpendicular arched opening, the head of which is seen in the west wall of the *Servery* (**Plate 15**), ought to open into the cloister walk.

Richard II founded a chantry at Launde in 1393 which was endowed with the appropriation of the churches of Ab Kettleby in 1397 and of Wardley and Hathersege in 1398 (VCH 1954, 11). This provides a possible context for further enlargement or improvement, however the surviving fabric presents no clear evidence of this; stained glass in the east window of the chapel, and a little in the south windows also, is put at about half a century later (Herbert 1954, 21-25; Pevsner 1992, 198).

At a visitation of the Chancellor of the Diocese on 24 July 1528, a number of the brethren reported that the refectory was in a ruinous state but that the prior had made provision for its repair. The church roof was also less than perfect: ‘whenever it rains a little comes in the church’. An injunction was made for the repair of the refectory (VCH 1954, 12; Hughes 1998, 94-5). As Hughes notes, the word ‘ruinous’ is frequent in church documents and need not mean that a building so described was uninhabitable (*ibid.*). However, the evidence of a letter from John Lancaster, prior of Launde, to Thomas Cromwell dated 2 March 1528, more than 4 months before the visitation, includes the following: ‘I beg I may be of counsel with you and him for the dilapidations of the parsonage, as it is in great decay and substance enough has been left for its repair’ (VCH 12, footnote 47). Parsonage in this context must refer to the refectory, given the similarity between this and the subsequent deputations made to the Chancellor of the Diocese. Surviving architectural details, including the fireplace and east window of the *Library* and the window in *Flat Room 2*, above, (**Plates 20-22**) are attributable to the early part of the 16th century, suggesting that the refectory range was substantially remodelled, if not rebuilt at this time (Smith & Hayward, below). Liddle & O’Brien identify the area now occupied by the *Library*, with its substantial fireplace, as the priory’s warming room (1995, 3).

In the model proposed by Liddle & O’Brien (**Fig. 9**) the east section of the central part of the present building would occupy the site of the priory’s dormer range and chapter house. The markedly thick north-south spine wall is thought to represent the west wall of this (*ibid.*, 2). That this was an external wall at an early date is indicated by the blocked window set within it, visible from within the cellar room utilised now as a *Library Area* (**Plate 18**) (Smith & Hayward, below).

In 1534 the prior and thirteen others acknowledged the royal supremacy over the church. The following year Launde was assessed at a clear yearly value of nearly £400 and was not, therefore, included amongst the smaller monasteries that were the first to be dissolved (VCH 12). Launde Priory was eventually surrendered on the 16 December 1539.

Thomas Cromwell was granted the site of Launde Priory and some of its possessions on the 10 April 1540, along with numerous other properties. The grant notes ‘the site, circuit, and precinct of the late priory of Launde, Leic., with the church, chapel, steeple, &c., within the said site &c., in Launde and Lodyngton, Leic.; the manors or lordships of Launde and Lodyngton; the water-mill, with the close and pasture called the “Lantorne yerde”, thereto belonging adjoining the site; ...’ (VCH 12 footnote 49).

Some sources attribute the construction of the post-dissolution house at Launde to Thomas Cromwell; it is extremely unlikely, however, that any building work was undertaken there during his lifetime. Cromwell was imprisoned just two months after the royal grant, on 10 June 1540, and was executed the following month, on 28 July. Building was certainly Thomas Cromwell’s greatest extravagance; however, his attention seems to have been focused on his properties in London and the South. He acquired houses in Hackney, Stepney and Islington and at Ewhurst in Hampshire. It was in the fashionable Austin Friars, where he had bought a house as a budding lawyer and servant of Wolsey, that he built his most ambitious residence

to his prestige and presence in London (Beckingsale 1978, 5). According to Beckingsale 'He had no time or incentive to build a rural seat at which to play the provincial magnate' (*ibid.*).

It seems certain that it was Thomas Cromwell's son, Gregory, who began the process of transforming Launde from a priory to a gentry house. Gregory Cromwell was granted the 'site of the abbey of Launde and the manor, rectory and advowson of Loddington' on 10 February 1541 (LLRRO 6D52.1).

An important question in terms of understanding the development of Launde Abbey is the state of the built fabric in the immediate post-dissolution period. What is striking is the short interval of time that occurred between the confiscation of the priory by the Crown and its subsequent re-allocation to Thomas Cromwell and then to Gregory Cromwell. No evidence appears to have survived in the form of inventories identifying removals undertaken on behalf of the Crown by the Commissioners. Whilst it would be expected that articles such as sacred vessels, jewelled relics, monstrances, statues, altar cloths, priests robes and other items decorated with jewels and/or made of precious metals or valuable cloths would have been removed from the priory, there would have been little time to remove the larger, valuable elements of the building such as the lead from the roofs, roof trusses, glass windows, etc. Thomas Cromwell's particular interest in acquiring Launde for himself (VCH 12, footnote 48) may be another reason for supposing that it survived the dissolution process relatively unscathed.

Gregory Cromwell made Launde Abbey his home and was buried there in 1551. The monument to him, set against the north wall of the chapel, is described by Pevsner as 'one of the purest monuments of early Renaissance England' (1992, 198).

In 1586, the Warden of All Souls College, Oxford commissioned a map to be drawn, illustrating the history of the enclosure of the neighbouring parish of Whatborough as evidence in a land dispute between the College and Gregory's son and heir Henry, Lord Cromwell (Hutchings 1989, 83). Launde Abbey is marked on this map in the form of a sketch of the building, in the lower right hand corner. This provides an indication of the extent of the work carried out by Gregory Cromwell, and later Henry Lord Cromwell, at Launde Abbey between 1541 and 1586. The illustration appears to be a view of Launde Abbey taken from the west and shows a U-plan arrangement of buildings around a central courtyard, with the fourth side, closest to the artist, closed by a wall or fence. This is considered to be a reasonably accurate representation of the house at that time (Schadla-Hall, Green & Liddle 2003, 268). However, there are three versions of the Whatborough map with detail differences in their depictions of Launde Abbey. The version reproduced by Schadla-Hall, Green & Liddle (2003, 268; **Fig. 2** here) shows a tower behind the range furthest from the artist, with chimneystacks to either side of this. The version in the LLRRO collections (**Fig. 1**) appears to show a pair of massive chimneys instead of the tower and a dormer window in the roof below this; there are various other detail differences. Whilst the general layout of the building is the same in both versions, and may be accepted as an accurate representation of the house, it seems unwise to infer too much from the finer details. Notwithstanding this, the basic assumption that the courtyard was a reworking of the cloister and that many of the priory's buildings were retained as part of the post-dissolution house (*ibid.*), still stands (**Fig. 9**). The south range (right hand side) was based on the refectory, which had been substantially repaired or rebuilt half a century earlier; the dormer range was also apparently utilised in some form. The north range (left hand side) must have been new build, though possibly incorporating part of the south wall of the nave of the church; this range may be equated with the present north cross wing. Although no diagnostic details of this period are now evident in

this part of the house, the garderobe shaft within the thickness of the north wall, which serves a small closet in the *Conductor's Room*, would support an early date.

Sir William Smith purchased Launde Abbey in 1603 and by 1611 it was in the ownership of William Halford. The house was substantially remodelled in the early 17th century; this was perhaps more likely the work of William Halford, whose family held Launde until 1654, than that of Sir William Smith whose tenure was only brief. Construction of the west section of the central range is attributable to this period; the cross wings may also have been shortened at this time, arriving at something close to the present appearance of the west front (though without the bay windows). The Dutch style east gable of the chapel, illustrated in Nichols (1800, Plate XLV; **Fig. 6** here), may have been added around this time.

Possibly of 17th century date is a polychrome banded stone wall, at the south east corner of the house (**Plates 8 & 25**). Although serving now as a boundary wall, this may be the remnant of an earlier building in this location, demolished in the 19th century when improvements were made to the service accommodation. Internally little evidence of 17th century work is apparent, other than the re-sited panelling in the present *Dining Room* which may have been a 19th century introduction (**Plate 32**). In the *TV Lounge*, on the first floor of the south cross wing, there is a fragment of 17th century panelling which appears to be *in situ* (Smith & Hayward, below) (**Plate 24**).

Clement Clarke purchased Launde Abbey on 20 October 1654. Notwithstanding some complicated property transactions, the Clarke family held Launde for the next century. A rental of the estate of Talbot Clarke taken in 1728 provides a little information on the property in the early 18th century, identifying: 'The House, Stables and Coach House, Barns & two Tenements, Orchard and Gardens, Courtyards, ... Chapelyard by estimation about 9 acres ...[w]ith One Dovecoat valued at per annum...' Nine well-stocked fishponds in good repair are also noted (LLRR DE 40/51/1.5).

Fabric within the house that can be confidently attributed to the first half of the 18th century is limited to the principal staircase, for which a date of c.1740 +/- 10 years is suggested (Smith & Hayward, below) (**Plates 26-7 & 44**).

Dorothy Jennings, sister and heir of Talbot Clarke (d.1758), sold the Launde estate to John Simpson of Leicester in 1765. A valuation of the estate of Dorothy Jennings drawn up in March of that year, prior to the sale, provides some useful detail: 'A large substantial House built chiefly of stone & slated, bow windows in ye front. A Chappell adjoining to ye house, Good Stables, Coachhouse, a Large Barn, Dovehouse, very convenient Out-houses all built of ye same materials, Valued at £300'.

The stable block at Launde (**Plates 9 & 45**) is attributable to the mid 18th century; probably before 1765, being the 'Good Stables' referred to above. It was built to accommodate 8 horses with cottages for grooms at either end (Hughes 1998, 131).

The two pre-eminent Leicestershire antiquarians John Throsby and John Nichols both describe and illustrate Launde Abbey at the close of the 18th century in their respective publications (Throsby 1789, 289-90; Nichols 1800, 301-328). These accounts are notable for the apparent contradiction between the two. Throsby writes: 'Laund Abbey, shewn in the annexed plate, is now occupied by John Simpson, Esq. Its transition, or change, from a religious sanctuary to a family residence, has been effected with ease, and at little expense: You may now trace the remains of the former in almost every part of it.' He illustrates the west front, which appears much as it does today, but without the bay windows to the wings

and with a simpler porch (**Fig. 3**). According to Nichols, writing a decade later: ‘Mr. Simpson has so much modernised [Launde Abbey] that little of the ancient structure is perceptible externally’. Nichols also illustrates the west front, but with the embattled two-storey canted bay windows that remain today, and with an embattled porch (**Figs. 4-5**). Taken together these accounts would seem to suggest a major phase of refurbishment in the last years of the 18th century, with the canted bay windows being the most obvious evidence of this on the west front of the house. To return to the particulars of Dorothy Jennings’ estate in 1765, however, ‘bow windows in ye front’ are specifically recorded; this gives cause to question the accuracy of the Throsby engraving. Notwithstanding this, there is reason to examine the extant fabric for evidence of alterations made by John Simpson at that time; very little can be confidently attributed to this period, however. Inside the house, the two rooms lying to the south of the *Entrance Hall*, now *Sitting Room 1* & *Seminar Room 2*, were redesigned in the first quarter of the 19th century to serve as the Library and Drawing room (Smith & Hayward, below) (**Plates 29-30**).

According to Pevsner, Thomas Rickman added service rooms between the wings at the back (ie. the east section of the central range) in 1829 (1992, 198). There are two distinct phases of build in this area, however, clearly discernible on the east (rear) elevation by the differing stonework used in their construction (**Plate 28**). The precise chronology is not certain, but it would appear that the southern section is the earlier of the two and existed in some form prior to Rickman’s reworking of this part of the house (Smith & Hayward, below). We might very tentatively associate this earlier build with John Simpson, being a replacement of the remains of the dormer range of the priory – the ‘ancient structure’ which Throsby was able to identify, but which was no longer ‘perceptible’ when Nichols considered Launde a decade later.

In 1828 Mary Finch Simpson, daughter of John Finch Simpson of Launde, married Edward Dawson of Long Whatton, bringing the Launde Abbey estate to her new husband. The ha-ha, icehouse, walled kitchen garden and cast-iron framed glasshouse are all attributable to the early 19th century, though whether these were the work John Finch Simpson or Edward Dawson is not known.

Edward and Mary Dawson paid for the restoration of the chapel in 1839-40, supervised by William Railton. Pevsner attributes the present chapel roof and north porch to this phase of restoration (1992, 198). Other internal details such as the moulded plaster ceilings in several of the ground floor rooms (**Fig. 14**), could relate either to Rickman’s scheme of 1829 or Railton’s of a decade later (Smith & Hayward, below).

Various alterations and improvements to the house can be attributed to the middle years of the 19th century, the most major being a complete re-roofing, probably in 1844 - the date on several of the rainwater heads. The porch on the west front of the house also bears this date. The panelling in the *Entrance Hall* and *Dining Room* are both attributable to the mid 19th century, but need not be contemporary, since they are quite distinct in form and style from one another (Smith & Hayward, below) (**Plates 31-32**).

The service staircase dates to about 1850 and the adjacent Servants’ Hall, now *Staff Room*, was probably fitted out around the same time (**Plates 34-35**). The various service buildings arranged around the courtyard at the south-east corner of the house are broadly attributable to the mid-late 19th century; all were extant by 1884 when the first edition Ordnance Survey was made (**Plates 6-7; Fig. 15**).

19th century work that cannot be closely dated includes the construction of a two-storey range at the south-west corner of the house, shown in an undated engraving (**Fig. 7**). Its absence on

the Throsby and Nichols engravings places its construction firmly in the 19th century. This range was demolished between 1884 and 1904, based on the map evidence (**Figs. 15-16**); a scar on the south wall of the house marks its former position (**Plate 5**).

Although they were clearly spending significant sums of money on Launde, Edward and Mary Dawson's principal residence apparently remained the Dawson family seat of Whatton House, Long Whatton in the 1840s. According to Hughes (1998, 140), Edward Dawson continued to reside chiefly at Whatton House after Mary's death in 1843, evidenced by repairs and donations made to the church there in 1845, 1846 and 1850, and by his patronage of the national school built there in 1847. Edward Dawson died in 1859 and was buried at Launde. His son Edward Finch Dawson married Sarah Burnaby in 1862; there is no doubt that Launde was their principal residence throughout the 1860s and 70s, providing a context for many of the alterations undertaken around that time.

In 1886 Launde was leased to a Captain Grenfell, and subsequently to various other tenants, although it remained the property of the Dawson family until 1947. Whatton House had suffered a serious fire in 1876 and was subsequently remodelled (Pevsner 1992, 279). It seems reasonable to suppose that the Dawsons moved back there after this was completed.

According to Hughes, part of the house was occupied by the military during the WW2 (1998, 155). The Rev. Herbert Sparling owned Launde from 1947 to 1950. An article in the *Illustrated Leicester Chronicle* of September 1950 mentions conversion of some of the rooms, though the extent of these alterations remains unclear. Edward Lillie, owner between 1950 and 1957, restored the chapel, including the 15th century glass in the east window, in 1952/3.

In 1957 Cecil Coleman purchased Launde Abbey and in the same year presented it to the diocese of Leicester for use as a retreat house and conference centre. Some conversion work was undertaken at that time, paid for by Coleman, including the creation of the present *Vestry* on the west side of the chapel (c.f. **Plates 16 & 42**) and presumably the subdivision of some of the upper floor rooms.

Various ancillary buildings to the rear of the stable block were demolished some time after 1960 and in 1986, the stable block was extended and converted to residential use. In 2000 the warden's house was constructed to the south-east of the stable block. The service range housing the present *Laundry* has been altered comparatively recently; the south wall has been partially rebuilt in late 20th century brickwork and the east wall is concrete blockwork (**Plate 6**).

2.3 'Reading' of the Building (David Smith & Robert Hayward)

The chief objectives of this section of the Report are:

- (1) to identify the presence of residual fabric from the Augustinian Priory that either survives at Launde as visible features or, though now missing, may have influenced the subsequent development of the site as a residence over the period from the mid-16th century to the close of the 19th century;
- (2) to identify the nature and character of the most prominent subsequent works undertaken at Launde between the mid-16th and late 19th century;
- (3) wherever possible, to associate the built evidence with the various stages of change and improvement referred to in the records.

2.3.1 Medieval fabric

The earliest identifiable fabric within the building is a Norman arch and its responds embedded in the north wall of the house (**Plate 4**). Liddle and O'Brien interpreted this as the east crossing arch of the priory church, rather than the chancel arch as had previously been thought (Liddle and O'Brien 1995, 2). This was the only part of the structure recorded in detail by Beavitt (1995, 25 Fig. 2; reproduced here as **Fig. 8**). Pevsner considered the date of c.1125, the approximate foundation date of the priory, 'convincing' for the sturdy tripartite responds of the un-chamfered arch, with their scalloped capitals (1992, 198). Based on Liddle and O'Brien's interpretation of the layout of the priory church in relation to the post-dissolution house (1995, Fig. 2, p.2), the south transept of the church must lie within the footprint of the existing building, its west and south wall lines corresponding with the position of the west and south wall of the present *Servery* (**Plate 9; Fig. 17**). A narrow Perpendicular arched opening, the head of which is seen in the west wall of the *Servery* (**Plate 15**), presumably opened into the cloister walk.

The Chapel, according to Pevsner, is early-mid 13th century, with its fine stiff-leaf ornament to the entrance arch. It was much reworked in the 15th century and again in the 19th century (Pevsner 1992, 198; listing description); some 15th century stained glass survives in all of the windows (Listing description; Herbert 1954). The Chapel is considered to be a side-chapel south of the chancel of the priory church, retained and incorporated into the post-dissolution house (Schadla-Hall, Green & Liddle 2003, 269).

2.3.2. 16th Century - Residual fabric of the Augustinian Priory

Liddle and O'Brien considered: 'The only recognisable part of the medieval building to have survived [at Launde] is the chapel and adjacent crossing arch.' They pointed out that: '...the sixteenth century mansion owes more than is now visible to its predecessor' and considered '[the] thicker than usual spine wall may be a 'turned round' wall of the dormer range, while the south wing may be a cut down version of the frater range' (1995, 1-21).

South-east Cellars

The idea that in part the early, post-Reformation house, may respect the footprint of the earlier Priory at Launde has been an important consideration in investigative work undertaken as part of this survey. Liddle & O'Brien's opinion that the thick spine wall of the present building represents the west wall of the Priory's dormer range acquires greater significance when the area of cellars at the south end of the house are examined. The north wall of the cellars is the lower section of the 'spine wall' they refer to and has a three light, splay chamfered, mullion window in it (**Plate 18**). The window has retained its metal glazing bars and the lead ties of some early glass comes. Viewed from within the present cellar, this section of wall appears to be part of the lower section of the outer, west wall of the dormer range. This section of cellar wall is situated beneath the west wall of the main, ground floor corridor, directly opposite the area leading to the *Male Toilet*, which is reached by a short series of steps from the present corridor level.

In a nearby corner of the cellar, and related to the stone wall and window, there is a small fragment of cobbling which the brickwork of the present cellar range sits on top of and the floor bricks butt up to suggesting the cobbling pre-dates the brick. What is uncertain is whether this fragment relates to the original Priory buildings or is early, post-Dissolution work (**Plate 19**). In assessing whether the fragment of cobbling is yarding or a cellar floor it

should be noted that the *Chapel* floor at the north end of the building is at the same level as this cellar floor.

The question concerning what is the true ground level of this site has remained a challenge to interpretation for the entire period of this survey and remains unresolved at the time of writing.

Library and South-East Gable

Library

Two features within the present *Library* appear earlier than the majority of fabric visible within the house; they are the paired, six-light, mullion and transom windows (**Plate 20**), and the fireplace, (**Plate 21**). An undated plan of Launde Abbey which is on display on the corridor wall near the present *Kitchen* indicates that the *Kitchen* had previously been located in this area (**Fig. 12**). The plan is judged to date from the late 1950s or early 1960s and probably represents part of a survey of the house undertaken at the time it was given to the diocese by the late Mr Cecil Coleman in 1957.

South-east Gable

The south-east gable is constructed in horizontally coursed, differentially sized bands of dressed ironstone. Continuous, hollow section, drip-stone mouldings of limestone span the gable, running above the ground and first floor windows. A similar feature can be seen on the west façade of the house and is repeated in interrupted form on the north and south elevations.

The presence of this feature on another section of the house, namely the main, west elevation, may preclude it being dated into the second half of the 16th century and may indicate that this gable was rebuilt during the works associated with building the west front of the house in the early-17th century. The small, parapet gable finials are similar in form to those found on the west front's gables and seem to be the result of early, 17th century refurbishment. These arrangements are similar to smaller versions found on stone houses in Rutland with a cluster of dates around 1635 ± 10 .

Windows in south-east gable

Liddle & O'Brien suggest this, south-east area of the house may have been the priory's warming room, referring to an opinion that the window moulding may be as early as the 15th century (1995, 3). Unfortunately the pilaster between the two sets of windows has lost its capital at both ground and first floor levels (**Plate 22**), this widens the potential dating margins considerably. The depth of moulding of the mullions and transoms suggest a date in the first quarter of the 16th century as the most likely period. The suggested dating parameters are 1500 ± 25 .

Compared with the riot of glazing presented in a similar location at Langley Priory, near Diseworth, which the Grey family acquired in the immediate post-Dissolution period, Launde's east gable is a modest construction. It is this modest arrangement, rather than the more demonstrative *nouveau* style of the mid-16th century present at Langley Priory, that suggests the basic fabric of this particular gable has its origins in the early 16th century monastic site. The high position of the window sill in relation to the ground floor, being some 2.30 metres above it, may also be indicative of monastic rather than secular activity and would endorse Liddle & O'Brien's suggestion that this was the Priory's warming room.

Fireplace in south-east range

The large, low arched fireplace with adjacent space in the stone wall on the left hand side of the fireplace is a characteristic form of the late 15th and early 16th centuries. Smith & Hayward recorded a similar fireplace at Nevill Holt (forthcoming) and the Royal Commission's volume on Northamptonshire Country Houses (Heward & Taylor 1996) shows similar fireplaces at Rockingham Castle and Canons Ashby. In all cases the fireplaces are considered to date from the first half of the 16th century. At Nevill Holt a substantial, walk-in, stone, dry cupboard was situated in an identical position to this example at Launde.

The substantial chimney breast that rises above the fireplace is built partly within and partly alongside the south range side-wall near the south-east corner of the building. This chimney has the over-engineered proportions of a 16th or early-17th century structure. By comparison the later, 18th century chimney set at the south-west end of the south range is of significantly lesser proportions.

North-east Cellars

The cellar area, situated at the north-east end of centre range of building has brick vaulting to it but is located at the same level as the southern cellaring. No early features survive in this area of cellaring and the brick vaulting appears to be late 18th or early 19th century in origin. A low arch set almost at floor level in this cellar relates to a stone lined well situated adjacent to the base of the outside face of the cellar wall. This well is situated in the area identified by Beavitt (1995); Liddel & O'Brien (1995) and Hughes (1998) as the Chapter House, and is the area where, conventionally the Chapter House would be located. This would suggest the well is a post-Dissolution installation.

2.3.3 17th Century - early, post-Dissolution building

It would seem that the present H-plan house was gradually consolidated across part at least of the site of the pre-Dissolution Abbey during the course of the 17th century. In 1611 a member of the county's hierarchy, William Halford, (d.1646), acquired the Launde Abbey estate from Sir William Smith. The Halford family then held Launde until 1654 when John Halford, William's brother, sold the estate to Clement Clarke. The most prominent feature in respect of building work undertaken at Launde during the first quarter of the 17th century, was almost certainly the main, i.e., west front of the present building (see **Plate 23**). This range is built in horizontally coursed, dressed ironstone having quoins also of ironstone.

West front and gables

Considering this range must have been built during the first quarter of the 17th century it is strange that the windows contain a mixture of cavetto and ovolo moulded mullions and transoms. The latter form had rapidly replaced the cavetto moulded section moulding following its introduction at Kirby Hall by John Thorpe for Christopher Hatton, c.1572, and rapidly disseminated across the stone belt area of Northamptonshire and Leicestershire thereafter. By the late 1590s cavetto moulding was only found on minor domestic buildings so its presence, albeit sparsely, on the new frontage of a large house of an important client such as William Halford raises the question whether some of the windows at Launde might be re-used from the Priory buildings. Such an explanation might help understand why there are a number of paired windows in the front elevation.

The stalks of the classical pedimented chimneys, another of Thorpe's introductions at Kirby, are also of limestone, though in some cases at the rear of the house, this is simply cladding. A

continuous run of hollow sectioned, limestone, dripstone moulding runs across the façade of the house at both ground and first floor levels, Marsden's time-graphs show this form was to be found on dated, Large Houses, such as Halls or Manors at the close of the 16th century (Marsden 1958).

All the windows in the west facing gables have limestone, ovolo section mullions and transoms. The ground and first floor windows are set in battlemented, canted bays with hollow section dripstone mouldings running above them. The second storey windows are plain, three light mullions. The gables are corbelled and coped with small finials to them.

Close scrutiny of the windows on the west elevation suggests some later adjustments have taken place in an endeavour to provide a superficial symmetry and regularity of form. The ground and first floor windows lighting the staircase in the north-west corner of the façade are formed by pairing two, four light mullion and transom windows, a similar arrangement occurs at first floor over the entrance porch. The window at ground floor in the return angle of the main range and the south cross-wing has five narrow lights rather the customary six lights of the other windows, and the windows on the inner face of the south-west gable at both ground and first floor are now blocked and opaquely glazed.

What may be another later, 'adjustment' is noted on several of the ground floor windows of the west elevation. Several of the windows have a single section of ironstone mullion that appears to have been let into them, raising the suspicion that these windows have been heightened to meet later, presumably 19th century, fashionable requirements. This ironstone feature can be seen as a dark, bottom section on all the ground floor windows of **Plate 23** and appears too regular to be attributed to the replacement of decayed fabric. In Schnebellie's engraving of the main front of Launde, c.1795, which Nichols uses (see **Fig. 5**), the entrance porch has a battlemented, flat roof of identical form to the battlemented details over the canted bays of both west gables. It is noticeable that whereas the soffits of the windows of the main front now align with the soffits of the ground floor canted bays, in the late 18th century engraving they are set significantly higher than the soffits of the canted bays.

Three, dormer windows in the central part of the building have steep, parapet gables with moulded kneelers and decorative finials set over them. The west gables of the north and south wings also have parapets with kneelers and finials.

Internal details

Internally, although panelling of the 17th century is deployed in the present *Dining Room*, little fabric evidence has been located that remains in its original location. The one exception is at first floor level in the *TV Lounge* in the south-west range. Here a wall cupboard masks the external false window on the north side and the splays of the cupboard lining are 17th century oak panelling that appears to be a remnant piece of original panelling that clad this room and is probably *in situ* (**Plate 24**).

Polychrome Banded Wall

At the south end of the south-east gable wall a substantial section of polychrome banded stone wall, carrying no features such as windows or doorways in it, runs eastwards (**Plate 25**). The wall now has a series of brick courses built on top of it and forms one of the buildings of the Laundry Yard. Polychrome banding in stone walls has always been considered a status feature and the quality of stonework present in this wall is of a high standard, although it has been badly repointed in the late 20th century in parts. Interpretation of this feature's original role is

hampered by the lack of associated details. The quality of work suggests it would have been raised no later than the mid-18th century and may indeed be a hundred years earlier.

2.3.4 18th Century fabric

An interesting detail relating to this period is the contradictory evidence regarding the historic authenticity of the buildings at Launde from the two, pre-eminent, contemporary observers of local history in Leicestershire, Throsby and Nichols, particularly as both name the same individual, John Simpson, who bought Launde in 1765, as being responsible for the building's condition at the close of the 18th century. Throsby considered the transition from religious house to family residence was relatively uneventful and: '...had been effected with ease, and at little expense' (1789, 289). By contrast Nichols, writing less than a decade later, claimed that '...Mr Simpson has so much modernised that little ancient structure is perceptible externally.' (1800, 326). This difference of opinion may be explained in part by comparing the engraving of the main front of the house in Throsby (**Fig. 3**) with that in Nichols (**Figs. 4-5**). Throsby shows the gables without the bay windows which are plainly visible in Schnebellie's engraving in Nichols. This would suggest a date sometime between 1785 and c.1795 for the installation of the canted bay windows with their battlemented tops. Comparison of the same engraving shows a flat roofed entrance porch in Throsby and a battlemented flat roof to the porch in Nichols. However, the evidence of the 1765 valuation of Dorothy Jennings' estate, which specifically notes 'bow windows in ye front' of the house, would seem to suggest that the Throsby engraving is inaccurate, or possibly that it was based on an earlier illustration, predating 1765.

If John Simpson was responsible for undertaking a number of significant works at Launde very little surviving material can be positively identified with his period of ownership. External alterations in the stonework are difficult to assess as the character of the masonry changes little over an extended period of time. Internally the principal rooms, which are always going to be subject to change in accordance with fashion and taste, bear testimony to substantial alterations during the 19th century which may have eliminated some of the late 18th century work. The most obvious feature that can be ascribed a mid-18th century date is the staircase.

Staircase

The half-turn staircase has ramped, moulded handrails supported by newels which are carved with fluted columns. The balusters are three to each tread, two of which are carved and twisted, the third, which is always set at the leading edge of the tread, is carved and has a fluted column. The nosing of the treads is underpinned by sections of *cyma reversa* moulding. The form of the newels, balusters and handrails is consistent with a mid-18th century style Alcock & Hall (1994, 5) (**Plate 26 & 44**). The handrail to the present, first floor, landing area of the staircase is supported by a random arrangement of twisted and fluted balusters that lack the carved detailing of the staircase balusters. In contrast to the elaborate decorative treatment of the features already described and the contemporary, raised field panelling of the side-walls of the staircase, the stringer is of relatively plain form (**Plate 27**). Overall the staircase has features consistent with a date in the middle of the 18th century, c.1740 \pm 10. Comparative examples in lesser houses in Leicester have provided dates of c.1735-1745 and these dates seem consistent with evidence from other parts of the country (Smith & Hayward 2000a & b; RCHME 1993, 165, 229-230 and Plates 163 & 176). The panelling of the staircase well is also consistent with such dating.

Reference has been made to the lesser quality of the balusters on the landing raising questions over whether they may be relocated fragments from a staircase rising to a second floor level. The present position of the staircase might be considered anomalous in the way it cuts diagonally across a large, mullion and transom window, though such an arrangement can be seen in other high quality, late 17th and early 18th century houses, e.g., Stanford Hall, Stanford-on-Avon. In addition the floor of the first floor landing sits rather in-elegantly on the moulded cornice over the door leading into the ground floor dining room.

2.3.5 19th Century fabric

Inevitably more material evidence survives from this period than the previous centuries. Pevsner notes that: 'Between the wings at the back service rooms added in 1829 by Thomas Rickman in a deferential style' (1992, 198). The difficulty with this simple statement is there are two distinct phases of stonework on the east elevation of the house between the two east wings (**Plate 28**), and, without undertaking intrusive investigation, it has not proved possible to identify which is the earlier phase as they both carry masonry evidence of being built as complete units. The two units are built of distinctly different stone.

The unit lying closer to the chapel is ashlar of a distinctive 'ginger' coloured stone that was popular in the stone belt area a little further east of this site, in the final quarter of the 18th and first two decades of the 19th century, two of the chimneys rising through the flat roof are of similar stone with limestone cladding forming the stalks. The other unit, situated adjacent to the south-east wing is built of local ironstone which has been dressed and is raised in horizontal courses similar to the fabric of the main building. All the windows of this east range appear to be 19th century copies of mullion and transom forms whose proportions are consistent with 19th century dimensions rather than the smaller proportions of the 17th century. The qualitative difference in the two units suggests the one adjacent to the south-east gable existed in some form prior to Rickman undertaking his work on the east side of the house and was incorporated into his scheme for this side of the house.

Internally both units contain diagnostic detailing which separates them by dating features. The area that now serves as the *Kitchen* and is situated closer to the Chapel, has ribbed plaster decoration that uses a Chinese fret motif (**Fig. 14**), this motif is repeated on the ceiling of the *Entrance Hall* while the *Lounge*, *Dining Room* and smaller area adjacent to the *Kitchen* have decoration based on late 17th century motifs. This work appears to be part of either Rickman's scheme of 1829 or William Railton's, c.1840.

In the *Kitchen* the difference between the decoration of the ceiling in the main body of the present *Kitchen* and the small area to the north suggest the present L-shape is a modern alteration and originally a wall with a door in it provided access into the separate, smaller area. Access to the strong room with its safe was always from the larger area. The plan of the ground floor that is mounted on the passage wall identifies this whole area as 'Study.' However, as the only 'polite' ground floor room on the east side of the house with an outlook onto the gardens, it seems probable this area would originally have been designed to be used as a Morning Room.

The adjacent room referred to c.1957 as the Servants Hall and now used as the *Staff Room*, is part of the other unit of stone building. Although externally the six-light, mullion and transom windows of the east range are all aligned, the floor of the Servants Hall is set at a significantly lower level resulting in the windows being higher in relation to the floor. This arrangement deliberately restricted the servants ability to see out and therefore intrude on the family's privacy when they were in the gardens. It is a characteristic 19th century arrangement and

continued to be part of building practises in upper-middle-class suburban houses into the late 1920s. A series of large, fitted, wall cupboards of robust proportions are an integral part of this room and serve to confirm its significance as a 19th century Servants Hall (**Plate 35**).

The same unit of building also has a Servants/Service staircase rising to both first and second floors, the staircase is formed of stick balusters supporting a rounded handrail, the newels are cut and chamfered with faceted finials (**Plate 34**). The short runs of this service staircase means there are no metal strengtheners amongst the balusters. The decorative treatment of the newels suggest the staircase probably dates from the middle of the 19th century, with a preference for a date around 1850 \pm 10; compare, for example, the staircase in the addition to the Latin Master's quarters of 1850-51 at the Sir John Moore School, Appleby Magna (Finn 2003).

The positioning of the 19th century staircase, the Servants Hall and the erstwhile Kitchen, now *Library*, confirms the social geography of the house from at least the mid-19th century with the 'service' features clustered in the south-east corner of the house. This arrangement was further expanded in the late 19th century with the development of the Laundry Yard.

Entrance Hall, Lounge, Library and Dining Room

The polite areas of the house, i.e., the *Entrance Hall*, with the Lounge (now *Sitting Room 1*) and Library (now *Seminar Room 2*) areas lying to the south and the *Dining Room* situated at the north end of the main range all show evidence of having been re-furbished during the course of the 19th century.

The two rooms lying to the south of the Entrance Hall, are presumed to have been re-designed during the first quarter of the 19th century to serve as the Library and Drawing Room. In the Drawing Room an eight-panelled door is situated within a doorcase having a reeded architrave with decorative pataxae and Gothick decoration in the rounded head above (**Plate 29**). A pair of round, arched, niches flank the Adam style marble fireplace. This room has a simple, low profile, plaster cornice characteristic of the second quarter of the 19th century. The room that would originally have served as a Library, and is referred to as such on the c.1957 plan, is reached through a double set of double doors from the Lounge. As a Library this area would have had bookshelves ranged around the walls, consequently the decorative emphasis is discretely placed on the richly detailed plaster cornice (**Plate 30**).

Both the *Entrance Hall* and the *Dining Room*, set in the north-west wing of the house, are panelled. The work in these two areas is sufficiently distinct and different to suggest it may have been undertaken by two different hands at two different times. The date of 1844 on the porch, must refer to its rebuilding with a pitched roof rather than the battlemented flat roof shown in Nichols. 1844 might conceivably be the date when the panelling in the *Entrance Hall*, with its mixture of motifs and forms from different geographical regions of England and Wales brought together in stylistic incongruity was installed (**Plate 31**). This Gothic form occurs widely in English country houses that were extensively refurbished during the second half of the 19th century when the fashion for the Gothic was at its height (Cooper 1976, 136 & 170; Wainwright 1989) and has recently been recorded at Hallaton Hall and Nevill Holt, Leicestershire (Smith & Hayward 2004a; forthcoming) and Rushton Hall, Northamptonshire (Smith & Hayward 2004b).

The panelling in the Dining Room contains sections of original, 17th century oak panelling as well as substantial sections of mid-19th century, replication panelling (**Plate 32**). Without removing sections from the wall it is impossible to establish categorically whether any of the

panelling is relocated from elsewhere in the house. Much of the panelling is based on long rail sections, an arrangement not associated with 17th century panelling, but a common practice in 19th century replication panelling. This panelling also has deep skirting boards that were not an original feature of 17th century panelling, and is invariably an indication that the panelling has been re-cut and fashioned to fit the room at a later date. Pevsner describes the panelling as being ‘...of 1844 set with imported, especially Flemish, carved panels.’ This interpretation seems a little un-generous as the panels with sections of planted, geometric, inner frame mouldings are undoubtedly original pieces of the late 17th century often re-set in the mid-19th century oak rails and stiles. For examples of this panelling form on furniture see Chinnery 1993, Fig. 2:27, p.177; Fig 4:48, p.439 and Fig. 4.42, p.420. The cherub heads and other carved motifs planted at the centre of the panels are of 19th century Continental origin, as are the numerous ornamented brackets and carved religious scenes. The town of Mechelen, some 60kms north of Brussels still remains an important centre for the production of replication forms such as these noted at Launde. The top frieze includes a number of re-used, carved and ornamented cupboard drawers, these can be identified by the lions heads which were cut to serve as drawer pulls. The panel dated 1663 appears to be derived from the same source.

The fireplace in this room is another compilation that combines two distinct and different stone sections (**Plate 33**). The actual fireplace with four-centred head and heraldic motifs on either side appears to be a 19th century Gothic replication piece. The larger panel dated 1689 set over the fireplace, is undoubtedly original but should be at least one panel’s depth higher as its frieze is meant to be a finishing not an intermediate detail. The surrounding carved pilasters are 19th century reproduction pieces. The door giving access to the *Dining Room* is a piece of 19th century carpentry. Overall the panelling of the *Dining Room* is a good example of the re-introduction of panelled rooms as a fashionable feature of the country house in the second half of the 19th century.

Roof Construction

The really major work of the 19th century was undoubtedly the complete re-roofing of the house which is thought to have taken place during the Dawson family’s time in residence at Launde sometime around 1844, being the date on several of the rainwater heads. No trace of early roof trusses was located within the accessible roof spaces and in their place were a series of substantial, deal, roof trusses as illustrated in **Fig. 13**. The heads of the principal rafters were held at their apex by a cast iron yoke which also held the bolt that rose from the underside of the collar (**Plate 36**). The purlins passed across the backs of the principal rafters with wooden cleats holding them in position.

2.4 Collation of documentary sources

Key dates /events relating to the development of the built fabric of Launde Abbey

Date	Event	Reference
Before 1125	Augustinian Priory of St John the Baptist founded at Launde by Richard and Maud Basset. Pevsner says between 1119 & 1125 and considers the surviving transept arch 'convincing' for c.1125. (Hughes follows this except for the illustration on p.78 which says 1128, possibly a transcript error).	VCH (10); Pevsner (197-8); Hughes (15, 78); etc.
1234	The king (Henry III) gave timber to the priory for the building of its church.	VCH (10, footnote 17) citing <i>Cal. Close 1231-4</i> , 517.
Early/mid C13	Pevsner dates the extant S chapel (though calling it the chancel) to the early or mid C13, with later reworking in Perpendicular style. Hughes is less circumspect in dating the chapel 'chancel arch' to about 1230.	Pevsner (198); Hughes (77)
1393	Richard II founded a chantry at Launde in 1393.	VCH (11, footnote 31) citing <i>Cal. Papal Letters 1362-1404</i> , p.435.
C15	'Chapel largely C15'	Listing description
c.1450	C15 stained glass in E window of chapel and a little in S window. According to Pevsner the probable date is c.1450.	Herbert (21-25); Pevsner (198)
2 March 1528	A letter from the prior of Launde, dated 2 March 1528, in reply to correspondence from Thomas Cromwell, includes the following: 'I beg I may be of counsel with you and him for the dilapidations of the parsonage, as it is in great decay and substance enough has been left for its repair'. 'Parsonage' presumably refers to the refectory range of the priory, given the similarity between this and the deputations given to the chancellor of the diocese later in the same year (see below). The main subject of this correspondence is unclear, dealt with in the somewhat cryptic first line: 'We have received your letter and accomplished the same.'	VCH (12, footnote 47) citing <i>Calendar of Letters and Papers, Foreign and Domestic, of the Reign of Henry VIII</i> , Vol 1, Addenda, part 1, 1509-1537, p.192.
24 July 1528	Visitation by chancellor of the diocese. Refectory reported to be in a ruinous state, but the prior has made considerable provision for repair of the same. Conventual church also becoming ruinous ('whenever it rains a little comes in the church'). Injunction made for the repair of the refectory.	VCH (12); Hughes (94-5)
14 Jan. 1532	Hughes cites a letter from Thomas Frysby, one of the brethren, to Thomas Cromwell as further evidence of the particular interest of the latter in Launde	Hughes (115-6)
12 Sept. 1534	'In 1534 the prior and thirteen others acknowledged the royal supremacy over the church'. VCH (12, footnote 42) citing <i>Calendar of Letters and Papers, Foreign and Domestic, of the Reign of Henry VIII</i> , Vol 7, p.472	VCH (12, footnote 42)
1535	'Launde, being assessed at a clear yearly value of nearly £400 in 1535, was not included amongst the smaller monasteries that were first dissolved.' VCH citing <i>Valor Eccl.</i> iv, 165 and <i>Calendar of Letters and Papers, Foreign and Domestic, of the Reign of Henry VIII</i> , Vol 10, p.522	VCH (12, footnotes 43 & 44).
16 Dec. 1539	Priory surrendered to the dissolution commissioners.	VCH (12) etc.
10 April 1540	Thomas Cromwell granted the site of Launde Priory and some of its possessions; presaged in a note in Cromwell's 'Remembrances': 'Myself for Launde' VCH (12, footnote 48), citing <i>Calendar of Letters and Papers, Foreign and Domestic, of the Reign of Henry VIII</i> , Vol 14, part 2, p.150.	VCH (12); Nichols (318); etc.
10 April 1540	Extract from above grant cited in Nichols: '...the house and site of the monastery of Laund, the church, the cemetery, bells, houses, orchards, gardens, and all other its appurtenances...' Extract from: <i>Letters and Papers, Foreign and Domestic, of the Reign of Henry VIII</i> (Vol 15, p.285) cited in VCH: 'Also grant of the site, circuit, and precinct of the late priory of Launde, Leic., with the church, chapel, steeple, &c., within the said site &c., in Launde and Lodyngton, Leic.; the manors or lordships of Launde and Lodyngton; the water-mill, with the close and pasture called the "Lantorne yerde", thereto belonging adjoining the site; ...'	Nichols (318) VCH (12 footnote 49). citing <i>Calendar of Letters and Papers, Foreign and Domestic, of the Reign of Henry VIII</i> , Vol 15, p.285.
10 June 1540	Thomas Cromwell imprisoned.	<i>Passim</i> .
28 July 1540	Thomas Cromwell executed.	<i>Passim</i> .
1540/41	In the First Minister's Account the annual gross value of the priory's possessions is given as £517. 8s. 1½d. Possessions at Launde are listed as: 'Manor of Launde with the site and precincts of the priory, desmesne lands, a watermill, tithes, etc. there.' S.C.6/Hen VIII/7312.	VCH (12, footnote 50) citing <i>PRO Lands of Dissolved Religious Houses</i> , 2: <i>Kent -Middlesex</i> , no.237, Laund Monastery, p.86-9.
10 Feb. 1541	Royal letters patent granting the site of the abbey of Launde, and the manor, rectory and advowson of Loddington to Gregory lord Cromwell.	LLRRO 6D52.1 etc.
8 Sept. 1551	Inquisition post mortem following death of Gregory lord Cromwell. '...site of the late dissolved monastery of Lawnde, and of the church, graveyard, campanile, house, barns, etc., adjoining...'	Hughes (119)

1551	Monument to Gregory Cromwell in Launde Abbey chapel dated 1551: 'One of the purest monuments of the early Renaissance in England'	Pevsner (198).
1586	Whatborough map: probably accurate depiction of the house in 1586.	All Souls, Oxford; LLRRO PP282
1603	Sir William Smith purchased the Launde Abbey estate.	LLRRO 6D52.2 etc.
1611	In or before 1611 William Halford purchased the Launde Abbey estate.	Pevsner (197); Hughes (123)
Early C17	'The present house is early C17' (Pevsner). The central range visible from the west is probably largely of this date, outer gabled wings probably also remodelled at this time.	Listing description; Pevsner (197)
Early C17	The Dutch gable at E end of the chapel illustrated by Nichols is probably of this date.	Nichols (326)
Undated: between c.1611-1654	Particulars of John Halford's Land, Launde Abbey. Undated document in LLRRO. Includes no information on the house but notes '2 Quneryes' – presumably referring to rabbit warrens.	LLRRO 35'29/345
20 Oct. 1654	John Halford sold Launde. Purchaser was Clement Clarke.	LLRRO 6D52.3 etc.
1673, 1685, 1702	Clement Clarke entered into an agreement to lease the house and site of Launde for 500 years to John Curzon in 1673. Subsequently, however, it was leased back to his son Talbot Clarke in 1685 and in 1702 Sir Nathaniel Curzon assigned the lease to George Clarke for 500 years.	LLRRO 6D52; Hughes (126-8)
1728	Particulars of Estate at Launde Abbey: Rental of Talbot Clarke Esq of Launde Abbey, taken in the year 1728. Mentions: 'The House, Stables and Coach House, Barns & two Tenements, Orchard and Gardens, Courtyards, ... Chapelyard by estimation about 9 acres ...[w]ith One Dovecoat valued at per annum... [N]ine fishponds belong to it well stocked and in good repair And one ste...[illegible]'	LLRRO DE 40/51/1.5
5 March 1765	Particulars of the estate of Mrs [Dorothy] Jennings at Launde Abbey in Leics. (Sister and heir of Talbot Clarke (d.1758)) 'A large substantial House built chiefly of stone & slated, bow windows in ye front. A Chappell adjoining to ye house, Good Stables, Coachhouse, a Large Barn, Dovehouse, very convenient Out-houses all built of ye same materials, Valued at £300'.	LLRRO 6D52.287/3b
23 Nov. 1765	John Simpson of Leicester leases Launde for 1 year	LLRRO 6D52.21
25 Nov. 1765	John Simpson purchases Launde from Dorothy Jennings	LLRRO 6D52.22
Mid C18	Stable block constructed (Listing Description), presumably before 1765, being the 'Good Stables' referred to in particulars of Mrs Jennings' estate (see above). 'It was built for 8 horses with cottages for grooms at each end.' Hughes (131).	Listing description; Hughes (131); LLRRO 6D52.287/3b
1789	John Throsby writes: 'Laund Abbey, shewn in the annexed plate, is now occupied by John Simpson, Esq. Its transition, or change, from a religious sanctuary to a family residence, has been effected with ease, and at little expense: You may now trace the remains of the former in almost every part of it.' He illustrates the west front, the appearance of which is much as it is today, but without the bay windows to the wings and with a simpler porch.	Throsby (289)
1800	John Nichols writes: 'For an excellent view of this pleasing residence, which Mr. Simpson has so much modernised that little of the ancient structure is perceptible externally, I am indebted to the worthy owner. Another view, including the chapel, is also given from a sketch by Mr. Schnebbellie; and in both a very fine piece of water is particularly shewn, which has a pleasing effect when approaching this place from Withcote.' There are 3 illustrations of the building: The first shows the west front viewed from the NW with the embattled bay windows that remain today; the porch is also embattled. The second shows a close view of the west front from the SW. The third illustration shows the east wall of the chapel with Dutch style gable and large pond where sunken garden is now.	Nichols (326)
c.1789-1800	The two-storey embattled bay windows to the W front may have been added between these dates, and the porch altered or rebuilt, judging by the differences in the Throsby and Nichols illustrations. This is in keeping with Nichols' comment on Simpson's 'modernisation' (but see the 1765 Jennings reference above which notes 'bow windows in ye front' at that date).	c/f Throsby (289) & Nichols (326); LLRRO 6D52.287/3b
Early C19	Ha-ha, ice house, kitchen garden wall and greenhouse (latter dated late C18/early C19)	Listing descriptions
1828	In 1828 Mary Finch Simpson (1807-1843), daughter of John Finch Simpson (1769-1826) of Launde, married Edward Dawson (1802-1859) of Long Whatton bringing the Launde Abbey estate to her husband.	Hughes (134)
1829	'Between the wings at the back service rooms added in 1829 by Thomas Rickman in a deferential style'	Pevsner (198)
1839-40	Edward and Mary Dawson restored the chapel. Restoration supervised by William Railton. Pevsner attributes the N porch, roof and big pinnacles to Railton.	Pevsner (198) Hughes (137-9)
1844	Date stone on remodelled porch to W front of house and dated rainwater heads.	Pevsner (198)
1845 - 1850+	'Almost certainly Edward Dawson (1802-1859) continued to reside chiefly at Whatton House' [following the death of his wife, Mary Finch Dawson, in 1843].	Hughes (140)
1 June 1859	Edward Dawson dies and is buried at Launde; the heir is (Captain) Edward Finch Dawson	Hughes (140)
18 Sept 1862	Edward Finch Dawson marries Sarah Burnaby; their main residence was undoubtedly Launde Abbey	Hughes (141)
1865	Diary entries of Laura de Lisle indicate the Dawsons were resident at Launde in 1865	Hughes (141)
1871	Edward Finch Dawson pays for construction of church school at Loddington	Hughes (141)
1872	Diary of Laura de Lisle – Dawsons resident at Launde Abbey	

1864 - 1880	Children of Edward Finch Dawson born/christened at Launde in 1864, 1865, 1866, 1873, 1876, 1878 & 1880	Hughes
1886	In 1886 Edward Finch Dawson (1836-1892) leased Launde Abbey, furnished, to a Captain Grenfell. R.N.	Hughes (144)
1887-8	Grenfell is listed at Launde Abbey in Wright's Directory of Leicestershire 1887-8.	Directory
1892	Edward Finch Dawson died in 1892 and was buried at Launde Abbey on 24 August.	Hughes (144)
1892 -	Edward Alfred Finch Dawson (1865-1931) inherited in 1892. His children were born elsewhere (2 in London, 1 in Edinburgh) but were baptised at Launde Abbey.	Hughes (144-5)
1916	Kelly's Directory of Leicestershire and Rutland identifies Launde Abbey as the residence of Ernest Learoyd Esq. (tenant).	Directory
1920s-30s	'Launde was let at various times in the 1920s and 1930s.'	Hughes
1931	Edward William Dawson (b. 1904) was 27 when he became the owner of Launde Abbey, and put the house on the market to let.	Hughes (144)
1932	'In 1932 Sir Henry Tate left the Army and took Launde Abbey as a hunting and shooting box.'	Hughes (145)
	'Another famous tenant was Major Furlong, racehorse trainer'	Hughes (146)
1939-1946	Sir Henry Tate sublet Launde to various other people, finally to E.T. Walker who resided at Launde Abbey throughout the war years. Sir Henry Tate's lease expired on 1 st July 1944, but Mr Walker was there from 1939-1946, years during which paratroopers training for Arnhem also occupied part of the premises. In the last two years Mr Walker had only a temporary tenancy, at a rent of £250 a year plus rates, but when the Dawson family put Launde Abbey on the market Mr Walker pressed for another ten years lease and was prepared to spend a considerable sum of money on the house. Mr Walker's request was not accepted and the house was sold.	Hughes (155)
1946	'Knight, Frank & Rutley were instructed by the Dawsons to put the house on the market and on 25 th April they advertised it in Country Life. Launde Abbey is described in the advertisement as: 'A moderate sized country residence, built in the 16 th century and standing 500 feet up in beautiful, well-wooded parkland. Halls, 3 reception rooms, business room, 9 principal and 5 secondary bedrooms, 4 bathrooms. Convenient offices. Private Chapel. Main electricity, good water supply and drainage. Stabling, garage. Pleasure grounds, hard tennis court. Walled kitchen garden, Orchard, Parkland. About 45 acres with vacant possession. Seven capital farms 5 cottages. All let and producing £1,530 per annum.'	Hughes (155-6)
1947	Rev. Herbert Sparling bought Launde in 1947 and sold it in 1950	Hughes (156)
2 Sept. 1950	'By converting some of the rooms and closing off sections which are too much for a small household to keep going, they [the Sparlings] have been able to preserve much of the original charm of Launde.'	<i>Illustrated Leicester Chronicle</i> , cited in Hughes (157)
1950	Launde Abbey purchased by Anthony Lillie, Leicester businessman	Hughes (157)
1952/3	Lillie restored the chapel, including the C15 glass in the E window, in memory of his mother; she died after falling down the steps leading to the chapel on 20th April 1952.	Herbert (25); Hughes (157)
1954	Sale particulars and plan of the Launde Abbey estate 1954 The Residence is described as follows: On the ground floor: Finely Panelled Hall with stone fireplace; Sitting Room 25ft x 17ft 6in with bay window and stone fireplace; Finely Panelled dining room 29' x 17'6; Drawing Room (or Billiard Room) 25' 6 x 17'3 with bay window; Cloakroom with hand basin and wc; Garden exit and private entrance to chapel; Housekeepers room with modern fireplace; Small scullery with stainless steel sink unit; Wine Cellars Old Pantry with plate safe; Kitchen; Pantry and scullery; Attractive staircase leading to first floor; Eight bedrooms; Dressing room; Three bathrooms; Two WCs; Linen cupboard; On the second floor 9 secondary rooms, Bathroom, tank room The outbuildings comprise Timber store-place Wood and coal stores, WC Small stable block and two modernly fitted cottages Lawns flower and rose beds and walled kitchen garden Main electricity Water supply from well by electric pump – own drainage system. The part of the residence occupied by the vendor has been fitted with all modern conveniences and forms a compact, comfortable home of reasonable size.	LLRRO DE 3762/7-8
1957	Mr. And Mrs. Cecil R. Coleman purchased Launde Abbey	Hughes (158)
1957	In 1957 Cecil Coleman presented Launde Abbey to the diocese of Leicester. The Colemans paid for necessary conversion works to make it into the Leicester Diocesan Retreat House and Conference Centre.	Hughes (158)
1957	The extent of the above 'conversion' works is unclear, but certainly involved the creation of the present vestry in a room formerly accessed from the cellar to the south. The doorway giving access to the vestry from the chapel was created at this time see photo in LLRRO DE3736 taken in 1957 before doorway was formed (Plate 42).	LLRRO DE3736
?1957	Undated copies of architect's drawings hanging on the wall in the main corridor at Launde Abbey may be of this date (or possibly a little earlier?). Ground and first floor plans. The ground floor plan includes room uses in what was probably the last incarnation of the house as a private residence. Figure 12.	Architects' drawings
1986	Stable block converted for residential use	Hughes (161)
2000	New warden's house constructed to SE of stable block	

3. Impact Comments

3.1 Buried Archaeology

An assessment of the potential impact of the proposed development scheme upon buried archaeological remains is a requirement of the Brief (para. 8.2.2). A number of areas can be identified where the proposed development works may impact upon buried archaeological remains; these are outlined below.

New vestry

It is planned to construct a new vestry on the north side of the chapel. This will occupy the site of the existing porch, though having a larger footprint, with the porch relocated on the north side of the new structure. This area appears to be within with the chancel of the priory church and the possibility exists that structural fabric (eg. walls/floors) and/or burials may survive within the area of the proposed works. It is thought that a burial vault lies beneath the present porch and the architect proposes a design solution that will avoid/minimise disturbance to this, supported by appropriate archaeological investigation.

New entrance and dining/kitchen range

Any groundwork associated with the construction of this range, including the excavation of foundations, ground levelling/reduction and installation of services, has the potential to impact upon buried remains associated with the structure of which the polychrome-banded stone boundary wall is a probable remnant; this may be a 17th or 18th century range of some status. The extent to which the construction of the existing 19th century service buildings may already have impacted upon this earlier structure is unknown.

The proposed new entrance range also occupies the site of the former structure at the SW corner of the house, illustrated on the undated 19th century engraving (**Fig. 7**). This appears to have been built after 1800 since it does not appear in either the Throsby or Nichols engravings (**Figs. 3-6**) and was demolished between 1884 & 1904, based on map evidence (**Figs. 15-16**). Nothing is known of the function and status of this range of building. Groundwork in this vicinity may again have an impact upon any surviving buried elements.

New vehicular access/parking

It is proposed to create a new spur off the existing southern approach route to Launde Abbey that will divert traffic away from the front of the house, feeding it directly into the enlarged car parking area between house and stable block. Demolition of the existing concrete block shed at this point is not considered significant. In his survey of the site (**Fig. 10**) Fred Hartley mapped earthworks right up to the west side of the existing southern approach and there is a strong possibility that buried archaeological remains may exist to the east of this trackway also, in the area of the proposed new spur. Any groundwork associated with the formation of the new carriageway that exceeds the depth of topsoil may have an impact upon buried archaeological remains. The precise character of any such remains is uncertain but might include ancillary buildings associated with the priory and/or elements of post-dissolution formal gardens.

As part of the proposed enlargement of the car park the ‘Oxford and Cambridge’ building is to be moved (**Plate 14**). This occupies the site of an earlier, circular structure, possibly a late 19th century gas accumulator or, less likely perhaps, a medieval dovecote. Any proposed

landscaping, levelling, surfacing or drainage works at this point have the potential to impact upon any surviving remains associated with this structure.

Service trenches, landscaping, etc.

The excavation of any new service runs, landscaping or other intrusive works, not necessarily detailed on the current development plans, has the potential to impact upon buried archaeological remains. It is probably no great exaggeration to suggest that virtually any groundwork that exceeds the depth of topsoil in the immediate vicinity of the house is likely to have some impact upon buried archaeological deposits.

Inside the house any works that penetrate the ground floor in un-cellared areas, may encounter well-preserved archaeological remains relating either to the priory and/or earlier phases of the mansion house. Penetration of floor or walls within cellars has a similar potential. The potential impact of any sub-floor works could be minimised with careful management.

The existence of early, backfilled cellars beneath the central range of the house (and perhaps elsewhere) is a significant possibility.

Development to the east of the stable block

Proposed development works to the east (rear) of the stable block have been significantly scaled-down, however it is worth noting that any groundwork in this area has the potential to impact upon the buried remains of various ancillary buildings known to survive in this area (see Sites and Monuments Record entry 70SE.E 4 in section 4.12, below).

It has been noted by the architect and Trustees that the whole site has a greater capacity for buildings than it has at present, particularly in the area to the rear of the stable block where several substantial buildings have been knocked down relatively recently, including a sawmill, barns and pigsties, not to mention a tennis court pavilion in the area between the stables and the main house.

3.2 ‘Sensitive’ Areas of the Building

A detailed assessment of the potential impact of the development proposals upon the fabric of the standing buildings does not form part of this stage of work. However, the Senior Planning Archaeologist has requested comment on areas considered to be particularly ‘sensitive’ in terms of the potential impact of the development plans.

Loss of 19th century service accommodation

There was considerable restructuring of the service accommodation in the mid-late 19th century. This was arranged around the then Kitchen, now *Library*, at the south-east corner of the house. The service staircase; the block housing the present *Laundry* and adjacent *Office* (formerly *Scullery* and *Larder*); and the detached former *Laundry* building will all be removed as part of the proposed development scheme. In addition, it is proposed to remodel the *Servant’s Hall* (now *Staff Room*), adjacent to the service staircase. This will have an effect in terms of ‘reading’ the social geography of the 19th century household, although this is now understood and documented as part of this assessment. Consideration should be given to retaining the 19th century fitted furniture in the *Staff Room*.

The 19th century range which houses the present *Laundry* has been altered comparatively recently, with part of the south wall rebuilt in late 20th century brick and the east wall rebuilt in concrete blockwork. The polychrome banded stone wall will be retained and incorporated into the new structure.

New staircase

A proposed new staircase, replacing the 19th century service stair, will be located in the south cross wing. The assessment has determined that the core of this range is early 16th century in date. The character/date of the first floor structure at this point – which the new staircase will truncate – is presently uncertain but could conceivably be early 16th century. However, it should be noted that this part of the building has been altered subsequently including the major work of installing a bathroom and toilets for instance, within the last 30 years.

Revised access to the Chapel

It is planned to remove the floor structure between the *Servery* and *Vestry* and install a disabled access lift and staircase down to the Chapel from the main ground floor area of the house. The present *Vestry* doorway will be enlarged to create a new entrance to the chapel. Following assessment, the potential impact of this aspect of the proposals is considered to be relatively limited. The *Vestry* was created from a former cellar room after Launde Abbey came into the possession of the Church of England in 1957. The vestry doorway was also created after this time; a photograph taken in 1957 shows that the doorway did not exist then. (**Plate 42**). The date of the wall fabric in which the doorway is set (ie. the east wall of the *Servery*) is unknown, but must be post-dissolution if the interpretation of this area as the south transept of the priory church is correct. Similarly, the date of the floor structure of the *Servery* is unknown, but again cannot predate the dissolution.

Installation of en suite facilities and new services runs

Much of the existing service infrastructure at Launde Abbey is nearing, or has already reached, the end of its useful life and extensive work in the near future is inevitable.

The architect proposes the creation of a central service void running the length of the main corridor in the central range, above head height, where many of the existing services are already routed. It is intended that existing openings in the built fabric will be reused wherever possible for the routing of new services in order to minimise the impact upon the historic structure. New en suite facilities are to be installed in a number of the first and second floor rooms of the house. Detail drawings showing service routing have not been seen, and therefore the question of how precisely the new facilities will be linked to the main runs within the service void, and what impact this may potentially have on early fabric, including decorative schemes, must be raised.

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4.3 Documentary collections held by the LLRRO

LLRRO ref: 6D52: Dawson Collection

The Dawson collection is an extensive series of papers many of which relate to Launde Abbey. The collection is summarised by Heather Broughton as follows:

'The documents in the collection relate to the descent of the site of the monastery at Launde, the manor of Loddington and the related estates both in Leicestershire and out-county. No documents survive for the pre-Reformation period and the collection commences with the royal letters patent of 1541 granting the site of the abbey of Launde and the manor of Loddington to Gregory, Lord Cromwell. The bulk of the collection is title deeds relating to Launde and Loddington (1541-1819) including Launde woods, Kegworth (1661-1678), Leicester, Swine Market (1662-1730), Long Whatton (1608-1811), Worthington (1637-1745), Wykin, Hinckley (1589-1762), Hartshorne, co. Derby (1607-1682), Denston, co. Stafford (1702-1840), King's Norton, co. Worcester (1600-1814) and Sutton Bonington, co. Nottingham (1673-1683). Over fifty items or groups of documents relate to administrative, financial or personal affairs including probate papers of the Simpson family, yearly household accounts of the Simpsons, 1749-1773, and rentals of Dawson's land in Launde and Whatton, 1827-1830.' (Broughton 1991, 11).

There is a comprehensive index to the collection, reproduced here as **Appendix 4**. Various papers in the collection have been examined in the preparation of this assessment. A detailed study – beyond the scope of this commission – might prove useful in further elucidating the history and development of the house.

LLRRO ref: 6D52.287/3b Particulars of the estate of Mrs [Dorothy] Jennings at Launde Abbey in the County of Leicester.

Single sheet, approx A4 size, not dated but index gives date: 5 March 1765.

Lists tenants and their yearly rents to a total value of £298 : 5 : 0

then

Coppices or woods

13 acre at 10s per acre: 6 : 10 : 0

Site, consisting of orchards, gardens, lawns, 10 acres: 6 : 0 : 0

Fishponds 6 acre: 6 : 0 : 0

A large substantial House built chiefly of stone & slated, bow windows in ye front. A Chappell adjoining to ye house, Good Stables, Coachhouse, a Large Barn, Dovehouse, very convenient Out-houses allbuilt of ye same materials,

Valued at £300

Royalty of Laund

Deductions

A feefarm rent & an annuity to ye poor of Bocking £32 : 2s : 6d

LLRRO ref: 35'29/345 Particulars of John Halford's Land, Launde Abbey

Undated, must be between c.1611 and 1654.

Single sheet, approx A4 size:

Laund, co. Leicester. (later typescript)

A particular of the groundes in Laund Lordshipp

Itemises various pieces of ground, closes, etc. and their yearly value.

Includes mention of 2 Quneryes (?rabbit warrens)

No details of the house.

LLRRO ref: DE40/51/1: Particulars of Estate at Launde Abbey 1728.

5 documents, detailed below, only the last of which provides any useful information (in terms of the present assessment) on Launde Abbey.

1. Abstract of Title dated 29 Sept. 1768 to the Manor Advowson and Lands at Alexton and Lawne Woods; plus annuities or rents in Southwark in County Surrey. Includes abstract of title back to 10th November 1632 of property in Southwark. Also mention of property in Yorkshire. 17 pages in total.

2. Indenture dated 17 Nov. 1768. Unrelated to Launde.

3. Abstract of title to Alexton Estate, County of Leicester. 15 sides in total, difficult to read. Abstract of title back to 11th & 12th August 1651. No obvious date, but with (later?) additions on last page in different ink dated 19 May 1775.

4. 'An abstract of the title to the manor and lands of Alexton in the County of Leicester.' 8 pages. Abstract back to 11th & 12th August 1651 (cf above - an abridged version of same?)

5. The Rental of Talbot Clarke Esq of Launde Abbey, taken in the year 1728.

Various pieces of land are itemised with prices: total £328-18-4

Then deductions: £48-16-8

Clear Rent Takes: £280-1-8

Timber upon the premises valued at £820

The House, Stables and Coach House, Barns & two Tenements, Orchard and Gardens, Courtyards, ... Chapelyard by estimation about 9 acres ...[w]ith One Dovecoat valued at per annum [no figures entered]

[N]ine fishponds belong to it well stocked and in good repair

And one ste... [illegible].

LLRRO ref: 6D52.20: Probate copy of will of Sir Talbot Clarke of Launde Abbey proved 2 Aug. 1759

Although containing no specific information on Launde, other than a payment of £5 to the poor, Sir Talbot Clarke's will is transcribed below (**Appendix 3**) for the details it provides on the disposal of his personal effects.

LLRRO ref: DE 3762/7-8: Sale particulars and plan of the Launde Abbey estate 1954

Sale catalogue. Accompanying plan is based on Ordnance Survey mapping probably 1930 edition. The house is described as follows:

'The Residence

On the ground floor:

Finely Panelled Hall with stone fireplace

Sitting Room 25ft x 17ft 6in with bay window and stone fireplace

Finely Panelled dining room 29' x 17'6

Drawing Room (or Billiard Room) 25' 6 x 17'3 with bay window

Cloakroom with hand basin and wc

Garden exit and private entrance to chapel

Housekeepers room with modern fireplace

Small scullery with stainless steel sink unit

Wine Cellars

Old Pantry with plate safe

Kitchen

Pantry and scullery

Attractive staircase leading to first floor

Eight bedrooms

Dressing room

Three bathrooms

Two WCs

Linen cupboard

On the second floor

9 secondary rooms, Bathroom, tank room

The outbuildings comprise

Timber store-place Wood and coal stores, WC

Small stable block and two modernly fitted cottages

Lawns flower and rose beds and walled kitchen garden

Main electricity Water supply from well by electric pump – own drainage system.

The part of the residence occupied by the vendor has been fitted with all modern conveniences and forms a compact, comfortable home of reasonable size.'

LLRRO ref: ID32/269: Copy of Letters Patent (Mary)

Not examined

LLRRO ref: ID50/XIII/2/14: Acknowledgement by John Prior of payment of subsidy c.1535

Not examined

LLRRO ref: DE/391: Royal grant of baronetcy to Clement Clarke of Launde Abbey 1661

Not examined

LLRRO ref: DE4674/2342: Sale Particulars of Outlying Portions of 'Launde Abbey Estate' in parishes of Launde, Loddington and Halstead with Photos and Plans, 1921.

Not examined.

LLRRO ref: DE2863: Photos & newspaper cuttings when Abbey presented to diocese of Leicester c.1950 [sic]

Not examined

LLRRO ref: DE 5099.658: Sale Catalogue (Wooley Collection)

Not Launde Abbey: Sale catalogue for Brook Farm, Launde, Rutland, Oct. 1975.

4.4 Will of Henry Lord Cromwell in the Public Records Office

The will of Henry Lord Cromwell, dated 15 November 1592, is in the Public Records Office collections (PRO Catalogue ref: prob/11/80). This has been transcribed as part of the assessment and an extract is reproduced as **Appendix 2**. The only mention of Launde concerns the use of Henry's late wife's velvet gown for the repair of decayed testers (canopy over bed) in bed chambers at Launde Abbey. A substantial portion of the will relates to the Terms and Conditions applied by Henry concerning the inheritance of Northelmham and associated activities, this section of the transcript is not reproduced here.

4.5 Commercial Directories

Commercial directories of the 19th and early 20th centuries typically contain basic information on the nobility and gentry of the county. The online resource Historical Directories <http://www.historicaldirectories.org/> was searched as part of the assessment and directories for the following years were consulted: 1822, 1828, 1828-9, 1835, 1880, 1887-1888, 1891, 1899, 1908 & 1916. In terms of the study of Launde the only useful information to be gleaned from these is two entries naming tenants who occupied the house at the end of the 19th and beginning of the 20th century. A.E. Learoyd is not mentioned in other sources whilst the 1887-8 directory reference extends slightly the known period of occupation of Capt. H. Grenfell, cited in Hughes (1998, 144).

Wright's Directory of Leicestershire 1887-1888

Launde Abbey: Capt. H Grenfell R.N.

Kelly's Directory of Leicestershire and Rutland 1916

Launde Abbey: Residence of Alfred Ernest Learoyd Esq.

4.6 Cartographic Sources

Whatborough map

See **Early Illustrations** below.

Ordnance Survey maps

First Edition 1:10,560 Leicestershire Sheet XXX.SE, surveyed 1884, published 1892.

Note: Neither the LLRRO nor the University of Leicester Map Library hold a copy of the First Edition 25" to 1 mile map and online historical map resources are not scanned at sufficient resolution to permit detailed analysis.

This map shows a range of building, no longer extant, against the S side of the S wing of the house. A scar on the S wall of the house, where the stonework is under-built in brick, marks the position of this range. It was a 2-storey structure with pitched roof and is seen in an undated – probably late 19th century – engraving of Launde (see **Fig. 7**). This range had been demolished by the time the Second Edition OS was published in 1904 (see below).

All of the buildings and curved boundary wall defining the service courtyard on the south side of the house appear to have been extant by this time.

A circular structure (seen more clearly on Second Edition OS), to the S of the service courtyard, is about the right size to be a gas accumulator, providing lighting the house. There are various references in 18th century documentary sources to a dovecote, which may be an alternative interpretation of this circular structure. A position closer to the stable block would be more usual, however, and the circular form is a characteristic typical of medieval dovecotes (Hansell and Hansell 2001), in which case earlier documentary references might be expected.

Most of the buildings to the E (rear) of the stable block seen on the aerial photographs of 1948, 1949 and 1950 (**Plates 46-48**), are shown on the First Edition OS. A series of structures to the north of the walled kitchen garden occupy the same location, approximately, as the smaller glasshouses seen in the 1950 aerial photograph (**Plate 48**); these are no longer extant.

Second Edition 25" to 1 mile Leicestershire sheet XXXIII.I5, published 1904

The range of building against the S side of the S wing of the house, shown on the first edition OS and in the undated engraving (**Fig. 7**), is not shown on the second edition OS, indicating that it was demolished between 1884 when the First Edition was surveyed and 1904 when this edition was published.

The circular structure between the house and stable block is still there.

A fountain is shown in the garden to the rear (E) of the house. More detail can be discerned in the series of glasshouses to the N of the kitchen garden.

The southernmost element of the block of building between the SE corner of the stable block and the sawmill was shown as an open enclosure on the First Edition OS map, but had been roofed over by 1904.

25” to 1 mile Leicestershire sheet XXXIII.I5, published 1930

The circular structure between the house and stable block had been replaced by this date, its site now occupied by a small rectangular building, probably the timber ‘Oxford and Cambridge’ building that occupies this location now.

A small, nearly square, building had been added to the rear of the stable block and one of the glasshouses to the north of the walled garden had apparently been demolished by this date. A tennis court, with small open fronted stand on its E side, had been laid out between the house and stable block; this is clearly visible of the 1948 aerial photograph (**Plate 46**). The fountain in the garden to the E of the house is no longer shown.

25” to 1 mile Leicestershire sheet XXXIII.I5, published 1960

Further modifications had been made to the arrangement of ancillary buildings to the E (rear) of the stable block by the time this map edition was published. The open-sided structure, depicted with a dashed outline, occupies an area of hard standing seen on the 1949 aerial photograph (**Plate 47**).

1:10000 SK 70 SE, published 1987

This edition is based on the 1960 OS incorporating the re-survey of major roads in 1965 and contour survey in 1981. It cannot be relied upon to present an accurate picture of Launde Abbey in 1987. The site layout unsurprisingly corresponds closely with what is shown on the 1960 OS edition, but with less detail due to the scale of the map.

4.7 Architects Plans

Undated architect’s plans of the ground and first floors of the house are on display at Launde Abbey, hanging on the wall in the main ground floor corridor. Room uses are indicated on the ground floor plan. The transfer of the abbey to the diocese in 1957 provides the best context for the drafting of these plans; the medium, style of lettering, etc. would not be inconsistent with such a date; however, it is possible that they may be a little earlier than this. The room uses indicated on the ground floor plan are reproduced in **Fig. 12**.

A search of the Royal Institute of British Architects (RIBA) library database was made in an attempt to locate evidence of Thomas Rickman’s activities at Launde Abbey. Pevsner (1992, 198) is the only published source that associates Rickman with Launde. The very specific reference to work at the back of the house in 1829 is likely to derive from a reference or drawings in the RIBA archives. The catalogue search did not identify any material specifically associated with Launde Abbey, however this is an avenue of enquiry that probably warrants further investigation. Rickman’s personal journals, 1807-1834, (3 boxes, 57 volumes) are in the RIBA collection (ref: RiT/1-3) and provide a great deal of information on his buildings; his working methods; his travels round the country inspecting work in progress; his family and personal life. This would be the best starting point for a detailed search of the RIBA collection.

4.8 Early Illustrations

Whatborough Map 1586 (**Figs. 1 & 2**)

In 1586, Dr. Robert Hovenden, Warden of All Souls College, Oxford, commissioned a map to be drawn, illustrating the history of the enclosure of the parish of Whatborough as evidence in a land dispute between the College and Henry, Lord Cromwell. The map was drawn up by Thomas Clerke, surveyor and cartographer, from the parish of St Martins, Stamford, Northamptonshire. Clerke was among a party that visited Whatborough on August 15 1586; five weeks later, in September of 1586, the finished map, in colour on vellum, was presented to Hovenden (Beresford 1957, 117; Hutchings 1989, 83-6).

Launde Abbey is marked in the form of a sketch of the building in the lower right hand corner of the map. The illustration appears to be a view of Launde Abbey taken from the west and shows a U-plan arrangement of buildings around a central courtyard, with the fourth side, closest to the artist, closed by a wall or fence.

Three versions of the Whatborough Map are in the possession of All Souls College, Oxford (Beresford 1957, 117 footnote 20). The 'final' version, in the Hovenden portfolios, was embellished by Clerke with information in the corners of the map bordered with elaborate decoration and with a copy of the Exchequer warrant, stating the case of the two parties involved (*ibid.*; Hutchings 1989, 86). Two 'rough' copies are very similar in content, but without the embellishment, and as with the 'final' version are in colour on vellum. One of these is catalogued by Martin as no.219 (Martin 1877). The other was formerly in the Bursary according to Beresford (1957, 117 footnote 20).

There are monochrome photographic copies, of various sizes, in the LLRRO, ref: PP282. The extract reproduced here as **Fig. 1** is from PP282/6. It is not recorded from which version of the map this copy was taken, but it was apparently not the 'final' version.

Clerke's survey has been compared with subsequent Ordnance Survey mapping and found to be a substantially accurate representation of the parish of Whatborough (Beresford, 1957 118). That the depiction of Launde Abbey may be a reasonably accurate representation of the house at that date is suggested by the sketch of Owston Abbey, also on the map, which shows a close approximation of the buildings illustrated by the Buck brothers in 1730 (Schadla-Hall, Green and Liddle 2003, 268).

However, it is clear from a close examination of the illustration reproduced by Schadla-Hall, Green and Liddle (2003, Illus. 11; **Fig. 2** here) and the copy in the LLRRO (ref: PP282/6; **Fig. 1** here) that there are detail differences in the representation of Launde Abbey on the different copies of the map, although the general layout of the various ranges of building is consistent.

Schadla-Hall, Green and Liddle's description of the Launde Abbey illustration they reproduce reads as follows:

'This marks Launde in the form of a sketch of the building. It depicts three ranges of building around a courtyard with a tower behind. Both of the ranges running towards the artist turn outwards and in the centre of the fourth side, which is closed by a fence or wall, is a tower-like structure, possibly a conduit head.'

The version in the LLRRO collections (ref. PP282/6; **Fig. 1**) appears to show a pair of massive chimneys instead of the tower and a dormer window in the roof below this; there are also various other detail differences.

If Liddle & O'Brien's interpretation of the arrangement of the house in relation to the layout of the priory is correct (1995, 2 Illus.2; **Fig. 9** here) – and it is a convincing model in many respects – then the sketch on the Whatborough map cannot be entirely accurate, since the chapel would project out beyond the rear wall line of the east range, as it does today; this is not shown in the 1586 drawing.

Throsby 1789 (**Fig. 3**)

John Throsby's *Select views in Leicestershire, from original drawings: containing seats of the nobility and gentry, town views and ruins, accompanied with descriptive and historical relations*, published in 1789, includes a distant view, from the NW, showing the west front of Launde Abbey; the north elevation of the north wing and the chapel beyond are obscured by trees. This is readily identifiable as the present west front of the house with its gabled dormers. A simple porch is shown, which contrasts with the embattled porch illustrated in Nichols a decade later (see below). Nor does Throsby show the two-storey embattled bay windows to the north and south wings which are again illustrated in Nichols.

Nichols 1800

In *The History and Antiquities of the County of Leicester* John Nichols writes: 'For an excellent view of this pleasing residence, which Mr. Simpson has so much modernised that little of the ancient structure is perceptible externally, I am indebted to the worthy owner. Another view, including the chapel, is also given from a sketch by Mr. Schnebbelie; and in both a very fine piece of water is particularly shewn, which has a pleasing effect when approaching this place from Withcote' (Nichols 1800, 326). Three illustrations of the building are included:

The first, Plate XLIV (**Fig. 4**), shows the west front viewed from the NW. The embattled two-storey bay windows to the gabled wings were probably very recent additions in 1800. The porch is also embattled and was presumably altered or rebuilt at the same time. The north elevation is partly obscured by trees, but two gabled dormers and the chimneystack serving the fireplaces in the present *Dining Room* and *Conductor's Room* are visible.

The second illustration, at the top of Plate XLV (**Fig. 5**), is another view of the west front, from the SW. This clearly shows that sill level of the ground floor windows in the central portion of the house is significantly higher than sill level of the bay windows. Part of the south wall of the house is shown with gabled dormer, the massive chimneystack serving the fireplaces in the present *Library* and *Flat Room 2*, and the smaller stack serving the *Seminar Room 2* and the *TV Lounge* above. Finials are shown at the apex of the gabled wings.

The third illustration, in the centre of Plate XLV (**Fig. 6**), shows the east end of the chapel with Dutch style gable. Amongst the trees a bell-cote is just discernible surmounting the apex of the east gable of the north wing. A large pond occupies the area of the present sunken garden on the east side of the house; this appears to extend around the south side of the house.

Undated engraving c. late 19th Century (**Fig.7**)

An undated engraving in the possession of Launde Abbey shows the west front of the house from the SW. This is the only illustration that has been located which shows the two-storey range added to the south side of the main house in the 19th century, at the SW corner. This is largely obscured by foliage, masking details, but a first floor window in the south gable is just discernible.

4.9 Early Photographs

The Leicestershire, Leicester and Rutland Records Office (LLRRO) hold a collection of photographs of Launde Abbey: LLRRO ref: DE3736 Box 53 Photographs of Launde Abbey. There are 39 images in total, catalogued below; many are duplicate copies or similar views. A selection of the most informative shots have been copied and are included in this report.

1.Exterior W front & S wing, looking NE, taken 1957. F. Lumbers 157 Upperton Rd. Leicester (**Plate 39**).

2. same as 1.

3. Exterior W front & N wing, looking SE, taken 1957. F. Lumbers 157 Upperton Rd. Leicester.

Annotated on reverse:

Launde Abbey,

An historic mansion on the borders of Leicestershire and Rutland, has been given to the Diocese of Leicester by its owner Mr. R.C. Coleman, a leading Leicester hosiery manufacturer. The gift also includes the 108 acres of park & woodlands.

The building incorporates the remains of an Augustinian Priory, which was in being from the 12th century until 1539 when it was surrendered to Henry VIII who handed it on to Thomas Cromwell, whose son Gregory in due course inherited it.

The gift is to be used as a retreat for clergy of the diocese & for conferences.

Reproduction fee 21/- (minimum).

4. same as 3, with similar though briefer annotation on reverse.

5. same as 3, with annotation on reverse:

Launde Abbey,

An historic mansion on the borders of Leicestershire and Rutland, has been given to the Diocese of Leicester by its owner Mr. R.C. Coleman, a leading Leicester hosiery manufacturer. It is expected that it will be used as a retreat for clergy of the diocese & for conferences.

The building incorporates part of an Augustinian Priory which functioned from 1129 till 1539 when it was surrendered to Henry VIII. In due course after rebuilding it came into the possession of Gregory Cromwell whose renaissance tomb dated 1551 still remains in the chapel attached to the Abbey.

6. same as 3, smaller print.

7. same as 6.

8. similar to 3, but more distant view with tree in right foreground
9. similar to 3, but close-up view with only part of N wing
10. similar to 9, smaller print slightly different light conditions.
11. Distant view of W front with tree in left foreground. Stamped on reverse: Leicester Mercury Copyright.
12. W front and N wing, looking SE. Slightly out of focus. Annotated on reverse: Launde Abbey, Leicestershire 1929. Signed (illegible).
13. W front and N wing, looking SE. Annotated on reverse:
Survey of Leicestershire
Launde Abbey to SE
1905, May 10 2.20. Sun.
George M. Henton

This is the earliest photograph of Launde Abbey that has been located. Curiously there are no views of Launde in the Henton photographic collection held by the LLRRO, although he evidently did visit and photograph Launde. See also 31, below (**Plate 37**).

14. Postcard. Launde Abbey, Leicestershire. East front. Looking ESE. Annotated on reverse: *Launde Abbey October 20th-23rd 1959, with various signatures.*
15. E elevation & chapel, looking WNW. F. Lumbers 157 Upperton Rd. Leicester (**Plate 40**).
Annotated on reverse:
Launde Abbey
Rear showing chapel
Print with less foreground as marked
16. Similar to above, close-up of chapel, again by F. Lumbers (**Plate 41**).
17. East elevation & chapel from a distance, looking WNW, slightly out of focus. By R.D. Abbot.
18. Same as 17, but smaller print.
19. Close-up of chapel, NW looking, slightly out of focus by R.D. Abbot.
20. Postcard. Detail of former crossing arch & capital on N elevation. Annotated on reverse: *Launde Abbey*
The oldest part of the original Abbey now remaining.
- 21-26. Six similar/same views of the chapel interior looking E, by F. Lumbers, 1957.
- 27-28. Two similar views of chapel interior looking W, showing fancy seating – no longer extant. F. Lumbers, 1957 (**Plate 42**).
- 29-30. Two views of Cromwell Monument. Not dated. F. Lumbers, ?1957.
31. Chapel interior, looking E., oblique view of Cromwell monument (**Plate 38**).

Annotated on reverse:

Survey of Leicestershire

Launde Abbey chapel to ENE showing monument to Cromwell on N. 1905 May 10, 1.38.
George M. Henton.

See comment for 13 above.

32-33. Interior. Two similar/same views of fireplace in entrance hall, with electric fire. F. Lumbers, 1957.

34-35. Interior. Two different views of dining room, showing fireplace dated 1689 on stone middle section. F. Lumbers, 1957.

36. Interior. Principal staircase. F. Lumbers, ?1957 (**Plate 44**).

37. Interior. Fireplace and glazed cupboard in room to S of entrance hall. F. Lumbers, 1957 (**Plate 43**).

38. Exterior W front of the stable block, shows various doorways which are now converted into windows. F. Lumbers, 1957 (**Plate 45**).

39. Exterior photo of grassy mound. ?prospect mound. n.d. Annotated on reverse:
Mound near Launde Abbey.

4.10 Aerial Photographs

There are copies of 3 oblique aerial photographs of Launde Abbey from the Cambridge University Collection of Aerial Photographs, taken by J.K. St. Joseph in 1948, 1949 and 1950, in the possession of Launde Abbey.

1. Ref: AZ 64, 5 July 1948, Launde Abbey, Leicestershire 122/797044 (**Plate 46**)

Taken from the NW, showing the W front and N side of the house; service courtyard beyond with Dairy and Washhouse; in centre of frame tennis court; in upper right portion the stable block and various ancillary buildings to the rear of this.

The range now called the Old Dairy, defining the E side of the service courtyard, has been altered since this photograph was taken with the removal of roof lights on the W slope of the pitched roof and the addition of a flat-roofed extension on the W side of the building. This and the range defining the S sides of the service courtyard both have roof vents in the photograph – now lost – comparable with that which survives on the former Washhouse on the n side of the courtyard. The S range has also lost the substantial 3-flue chimneystack seen in the photograph. The various ranges to the rear of the stable block, most of which are now gone, are considered below.

2. Ref: CU4, 26 June 1949, Launde Abbey, Leicestershire 122/797044 (**Plate 47**)

Taken from the S, showing the walled garden and glass houses on the right of the frame; stable block in the left foreground with various buildings to the rear (right) of this; beyond the stable block is the house and chapel.

With the exception of the single storey range attached to the E (rear) side of the stable block at its N end, all of the buildings behind the stables have been demolished since this

photograph was taken. When this occurred is unclear; all of these buildings are shown on the 1987 edition 1:10000 Ordnance Survey map, suggesting they were removed after that date. However, this map is based on the 1959-60 OS and there was not a comprehensive resurvey for the 1987 edition; the map may therefore not be accurate.

In terms of the function of these buildings, the second edition (1904) OS identifies the long, low structure furthest to the E of the stable block (the W elevation of this building is clearly visible on the 1948 AP, above) as a Saw Mill. However this is possibly not the original function, as the building appears to have begun life as a cart hovel. The 2 storey structure to the rear of the N part of the stable is seen more clearly on the 1948 AP (above), this may be further stabling, possibly with accommodation above for grooms. The range of 3 buildings immediately SE of the stable block may include a barn and perhaps accommodation for animals, but these are tentative identifications only.

3. Ref: RAF/A/107, June 1950, Launde Abbey, Leicestershire 122/797044 (**Plate 48**)

Taken from the E, showing the rear (E) elevation of the house and chapel. Left of the house, close to the centre of the frame is the so-called Oxford and Cambridge building, a timber pavilion-type structure which survives to the present in this location. In the foreground is the walled kitchen garden and glasshouses. The series of smaller glasshouses to the right, outside the walled garden, are no longer extant.

4.11 Previous archaeological investigation

Extensive earthwork and geophysical surveys were undertaken at the site in the 1980s and 1990s. A series of small excavation trenches were opened up in the area of the priory church, to the north and west of the house, in the early 1960s. More recently a watching brief was maintained on the excavation of a service trench to the north of the house in 1998 and building foundations were observed to the east of the stable block in 1990. Detailed investigation of the standing fabric has been limited to an elevation drawing of part of the north wall of the house in 1994. Further details are given below:

A series of excavation trenches were opened up in 1960-1 to the north and west of the house with the intention of locating the foundations of the Priory Church. Directed by A.E. Grimbley, labour was provided by members of the Melton branch of the Leicestershire Archaeological and Historical Society and visitors to Launde Abbey. 'A substantial fragment of the presumed W end was discovered, and trenches were cut in the line of the presumed transept and in the nave, revealing part of a stone coffin and much-robbed footings. There were a few fragments of glazed floor tiles.' (*TLAHS* XXXIX, 52). Hunt includes, in his pamphlet *Launde Abbey: A Short History of Launde* (LLRRO L726), photographs of the excavated burial in the north transept and the north wall foundation incorporating some moulded stonework. The results of this campaign were considered in conjunction with the subsequent geophysical survey and building survey programme conducted between 1989-1994 (Beavitt 1995, 22-31; see below) and in a separate paper in the same volume on the archaeology of the abbeys and priories of Leicestershire (Liddle 1995, 1-21).

An extensive geophysical survey programme was undertaken at Launde Abbey between 1989 and 1992 by Paul Beavitt and Peter Liddle with students from the School of Archaeological Studies at the University of Leicester. Part of the north elevation of the house, showing the presumed crossing arch, was also surveyed by Leicester University students in 1994. The results of these investigations are published in Beavitt 1995 (22-31) (**Fig.11**).

In 1998 R. Pollard of the Leicestershire Museums, Arts and Records Service monitored the excavation of a service trench to the north of the house. Undated deposits of limestone rubble and mortar were interpreted as debris from the destruction of the priory church in the 16th century ((noted on old SMR paper sheet 70 SE.E entry no. 7).

Bob Jarrett of Leicestershire Museums observed stone-built foundations in the area to the east (rear) of the stable block in 1990, these corresponding with the position of buildings illustrated on the second edition Ordnance Survey map (noted on old SMR paper sheet 70 SE.E entry no. 4).

R.F. Hartley carried out an earthwork survey of the site as part of his *Medieval Earthworks* series, this is published in Schadla-Hall, Green and Liddle 2003 (217, Illus. 13) and is reproduced here as **Fig. 10**. This shows a series of in-filled fishponds and, to the west of the house, less well defined earthworks interpreted as the possible remains of a formal garden, swept away by the fashion for a more natural landscape in the eighteenth or early nineteenth century (ibid., 270).

Current thinking on the archaeology of the site, based on the results of the various interventions, is summarised in a short paper in the *Archaeological Journal* Vol. 160 (2003, 268-271).

4.12 Leicestershire Sites and Monuments Record Entries

Leicestershire Sites and Monuments Record entries in the immediate vicinity of Launde Abbey are reproduced in **Appendix 4** and located on the accompanying plan.

LE1834 identifies the site of the priory
 LE1835 identifies the post-dissolution house
 LE8452 identifies the chapel

Other SMR entries in the immediate vicinity relate to associated landscape features such as fishponds (LE1836); a woodland bank probably defining the medieval deer park (LE1847); other stretches of woodland bank (LE1838, 1844, 1845 & 1846); and a possible prospect mound (LE1833). A large, flat-topped mound with encircling ditch, NW of the house, (LE1842) is scheduled as a medieval castle mound (SAM103), however an alternative interpretation of this earthwork suggests it may be a 19th century windmill mound (LE1841). Another small mound is located behind farm buildings to the NW of the house on the north side of the Whatborough road (LE1837) (see **Appendix 4**).

The old SMR paper sheet (ref: 70 SE.E) records the following entries for Launde Abbey:

1. Launde Abbey is an H-shaped 16th century mansion built by the Cromwell family on the site of the Augustinian Priory which had been founded by the Bassett's c.1125. The house's chapel is part of the Priory Church, probably a side chapel with the S transept to its W. The S crossing arch survives, blocked, as part of the N wall of the present building (Pevsner 1992, 197-8).

Small excavations c.1962 by Mr A.E. Grimbley & others uncovered walls, probably the Priory Church & of other buildings to the W. Burials, tiles, pottery & stone frags were recovered.

2. Late medieval glass is in situ in the chapel (Herbert 1954).

3. RFH has surveyed a group of fishponds E & NE of the Abbey.
4. RPJ noted sections of 4 stone walls with some brickwork E of the stable block. They accord well with the positions of buildings on the 1904 OS map, the foundations of which may be older. Visited 19.4.90.
5. P. Beavitt and students of Leics. University have undertaken a geophysical survey around the buildings and located probable buildings.
6. Material from the excavations now accessioned (tile , pottery & stonework): A67 1992.
7. R. Pollard recorded a service trench dug to north of the house. A mortar deposit may represent the demolition and robbing of the priory church, specifically the nave and/or (if one existed) the north aisle.

Appendix 1: Listing Descriptions

A1.1 Launde Abbey

Address/Location: Launde abbey, Launde Road, Launde, Harbournough, Leicestershire

Images of England number: 190571

Date Listed: 19 Oct 1951

Listed Building Grade: II*

Listed Building Reference: SK70SE 5/44

Description

Large house. Early C17, restored and added to in early C19. Finely coursed ironstone rubble with ashlar dressings, and welsh slate roof. Two storeyed with attics. H plan. Principal (west) front has outer gabled wings, each with canted and embattled two storey bay window with mullioned and transomed windows of 2 and 3-lights, ovolo moulded. Above the bays a 4-light ovolo moulded mullioned window to attic and the gable itself corbelled out on moulded kneelers, coped and with finials. Main range has central doorway in porch of c.1850 in style to suit the house, with 4-centred arched doorway and coped gable corbelled out and with finials. The windows to each side of this are not quite symmetrically arranged, since to the left, on each floor, are paired 2-light windows, and a 3-light window, while to the right the outer window on the ground floor is of 5-lights and that above it of 4. 4-light king-mullioned window above the door. All windows are mullioned and transomed and have cavetto mouldings. String courses form hood moulds to ground and first floor windows. Three dormers above have coped gables corbelled out and carrying finials. They contain mullioned windows, the central of 4-lights, the outer of 3, each with flat hood mould. North side has two projecting gable wall stacks and single corbelled gabled dormer and 2 paired 4-light windows, which are Victorian renewals. Rear elevation has outer gabled wings, that to north has a 6-light mullioned and transomed window to ground floor and 4-lights above, both king-mullions, and 4 mullioned lights to the attic. All have cavetto moulding. The chapel projects from the southern wing. Between the wings stretches an early Victorian extension of two storeys, flat roofed, with four bays of 3-light mullioned and transomed windows on each floor. South gable wall continues into the fabric of the chapel, incorporating the shafts of the C12 crossing with a fragment of the arch above. Two side wall stacks and two 3-light mullioned and transomed windows to ground floor, 2 and 3-lights above with a single coped gable and corbelled dormer above.

Inside the house, the staircase is probably late C17; open string stair with three slender balusters to each tread, two fluted the other more gently moulded. The handrail is swept over the newels and terminates in a gentle spiral. Four-centred arched stone fireplace in the hall, and panelling which is early C19 in Jacobean style. Dining room also probably refurbished c.1820, but using much old material; the fireplace has a 4-centred arch set between stone pilasters with stone panels above, one dated 1689. This is contained in outer wood chimney piece with ornately worked pilaster and panels, and figures in high relief. One panel dated 1676 is incorporated. The entire room is panelled in the Jacobean style with frieze, blank arcading etc., and it incorporates many decorated panels, various low reliefs depicting biblical scenes are probably Flemish. Others are C17 English in style, scroll work or geometric designs. One is dated 1663. The library and drawing room are of c.1820. In the drawing room a doorcase with reeded architrave and Gothick decoration in its round arched head. Decorative round arched niches flank the marble Adam style fireplace. Simple plaster cornice. Victorian additions to the rear represent largely an extension of the service accommodation.

A1.2 Chapel

Address/Location: Chapel, Launde Abbey, Launde Road, Launde, Harborough, Leicestershire
Images of England number: 190572

Date Listed: 29 Dec 1966

Date of last amendment: 29 Dec 1966

Listed Building Grade: II*

Listed Building Reference: SK70SE 5/45

Description

Chapel. Largely C15, but parts of fabric are C12 and C13. The chapel was formerly part of the Augustinian priory of Launde and is now attached as a wing to the house. Finely coursed ironstone rubble with tiled roof. Steep parapet to east gable with tall pinnacles. Doorway to north in Victorian porch and to its right, part of the shafts of the Norman crossing are visible, round shafts with scalloped capitals and a fragment of arch to the west. Single Victorian traceried window in this wall, between the shafts. East window and the three south windows are all C15, of three principal lights with lesser upper lights, and hood moulds.

Inside there is an antechapel or western bay where the eastern-most C12 shaft is visible, and a narrow early English archway opens onto the present nave. This may have been the former chancel arch but is possibly the arch to a south aisle chapel of the former priory church. It is steeply pointed, with an outer chamfer and inner rounded fillet-moulded arch, and is supported on corbels which themselves are like tiny shafts with stiff-leaf capitals and foliate bases. Across the inner (eastern) angles of this dividing wall are blank walls with ogee arches. The rest of the chapel is a single space, with the chancel raised up slightly and a north doorway. Roof of c.1839 with tie beams and traceried panels above them. To the north of the altar, the tomb of Gregory Cromwell; a fine example of renaissance work, 1551. It is a large pedimented wall memorial with Corinthian pilasters decorated in low relief. The pediment carries three putti. The memorial is raised up on a base or predella with strapwork cartouche. In the central space the inscription is flanked by high relief winged horses supporting the shield of arms. Some C15 stained glass survives in all windows, including three large figures in the east window, one of which is St. Catherine, and smaller figures of the apostles in the south windows. The rest is filled with Victorian glass (1879 and 1892) stone reredos representing the last supper in high relief, Caen stone (c.1839).

Launde Priory, of which this building is a surviving fragment, was founded in 1125 by Richard Bassett and his wife Maud. At the Dissolution it was held by Thomas Cromwell and then his son Gregory, remaining in the family until 1603.

A1.3 Ha ha

Address/Location: Ha ha and urns, Launde Abbey, Launde Road, Launde, Harborough, Leicestershire

Images of England number: 190573

Date listed: 24 Jan 1985

Date of last amendment: 24 Jan 1985

Listed building grade: II

Listed building reference: SK70SE 5/46

Description

Ha Ha. Early C19. Coursed ironstone rubble with brick coping, forming a curving terrace in front of the house, and capped by a series of ornamental stone urns.

A1.4 Stable block

Address/Location: Stables, Launde Abbey, Launde Road, Launde, Harborough, Leicestershire
Images of England number: 190574
Date Listed: 24 Jan 1985
Date of last amendment: 24 Jan 1985
Listed Building Grade: II
Listed Building reference: SK70SE 5/47

Description

Stable block. Mid C18. Very finely coursed ironstone, almost ashlar work, the hipped roof of Swithland slate to the front slopes, Welsh slate behind. Outer single storey hipped wings, the main range two storied with central pedimented gable, containing shallow segmental arch with voussoirs and 6-light sash window above. String course emphasises gable which has clock in apex. Four bays to each side, with outer 4-light wood mullioned and transomed windows with single opening lights. Inner doors with overlight. Upper 6-light sash windows. All openings have stone lintels. End bays, behind the low projecting wings, are cottages entered from rear. That to south has a rear wing with two 2-light casement windows to each floor, and inner doorway. Rear windows are largely concrete splayed openings with iron glazing bars but to each side of the door is a larger 9-light wood mullioned and transomed window. One upper loading door to each side.

A1.5 Walls to kitchen garden & greenhouse

Address/Location: Walls to kitchen garden and attached cast-iron greenhouse, Launde Abbey, Launde Road, Launde, Harborough, Leicestershire
Images of England number: 190575
Date listed: 24 Jan 1985
Date of last amendment: 10 Feb 1989
Listed building grade: II
Listed building reference: SK70SE 5/48

Description

Wall. Early C19. Brick with tiled coping. Circa 10' high and forming a large square enclosure.

Greenhouse. Late C18/early C19. Brick plinth with stone coping and cast-iron and glass. Long lean-to roof now of plastic corrugated sheeting. At lowest point at front are 20 small sections each of 10 panes with cast-iron glazing bars. The sides and partition walls have multiple narrow uprights with overlapping panes between. Part-glazed doors. Interior: the main struts of the roof frame remain and are supported on very slender cast-iron columns. Brick benches and planters and stone and tile floors. 3 niches in the main garden wall which retains its hypocaust heating tunnels at this point. The other greenhouse of wood and the bothies to rear of the main greenhouse behind the wall are not of special architectural interest.

Appendix 2

Henry CROMWELL PRO Catalogue ref: prob/11/80

Will dated **1592**, 15 November

xvth

Daye of November in the yere of our Lord god one thousand fyve hundred nynetye twoe and in the fower and thirtieth yere of the Raigne of or gracioius soverag=igne Ladye Quene Elizabeth

I Henry Lord Crumwell being sicke and weake of body and yet of good and perfect memory Thanks be given to Almightie god make and ordeyne this my last will and testament ...

I will that my bodye be buried at Launde by the tombe of my late father by the which all so the bodye of my late wellbeloved wife lyeth nowe buried in suche semmynge sorte as to myne executors shalbe thoughte meete and convenient without using greate solempnitye therein. Touching my mannors landes tenements and hereditaments my will and meaning ys that suche former conveyineces made and executed of the same and every of them shall stand and be observed and performed in all peyntes according to the terme and principal of them.....

And as touchinge my

Goods chattells plate Jewells and other my goodes of what nature qualitie or kynd so ever they

Be I will and Sispose them as hereafter particularly as foloweth.....

....that all my debtes be trulie paied by my Executor to such as have Billes or Bonds of me for the same the dayes not beyng yet come at the severed dayes in the said severall billes and bondes mencyoned. And suche debtes as be due by bondes or builles whereof the Dayes of

payments be allready paste within one halfe yere after my Decease at the furthest.

..... Item I give to the Right honorable my especiall and singular good Lord the Lord Burleigh Lord high Treasurer of England my Jewell

// end of folio 1

of Unicorns horne set in goulde, and humbly beseeche his good Lordshippe to accept yt in good parte as a small remembrance of my good will and humbly beseech his Lo[rdship] to stand good Lorde unto

my children and name. My eldest son Edward Crumwell my bason and ewer of Silver parcell gilte which was my grandfathers.to my sonne Gregory thenwhole and full furniture of the chamber or parlor wherein he usually lyeth in My house in North Elmham and also the whole and full furniture beddinge and Bedstead of my Chamber next the Dyninge chamber in my sayd house; and sixe payer of sheetes and fower pillowbeeres; the said sheetes and pillowbeeres to be chosen and delyvered by my said brother unto

My sayd sonne Gregory within eighte dayes after my decease...

...

....also to my saied

Sonne Gregory one chayne of goulde that was my late wives. ...further to [Gregory]
 Seaven score pounds of lawfull money of Englande to be paied within one
 yere next after my Decease, with the whiche [money] he should
 redeme the Interest which Mistress Whitfield hath in the house at Langham in the Countie of
 Rutland wherein she nowe dwelleth, to thintent that my saied sonne Gregory may have the
 possession thereof yf so he canne and with the rest to enlarge and better the roomes of the
 same
 house as hymselfe shall thinke convenient. ...my Daughter Tollemache
 my late wyves Carsenett of goulde and to my sonne Tollemache my younge stond Coulte.
 ...my well beloved brother Thomas Crumwell the lease of my house in Tuttell Street in
 Westminster and all the tearme of yeres I have in the same and allso
 all my household stuffe ymplementes and ??? of household in the same house having the
 great Cipress chest and standing cubbard and all that is in both the same
 give to my welbeloved friende William Rugger Esquire whoe hath taken greate
 paynes
 with me in this my sicknes and in ayding this settinge downe of this my will and testament
 accordinge to my liking and Direction my geldinge called grey spell desyring hym to accept
 this my simple remembrance in good parte.unto my cosen James
 Crumwell twentie poundes of lawfull money of England to be paid unto him yerlye during
 his life by every and suche person and persons as by vertue of the assurances [s/scrip ?] lately
 made
 and passed by me amongst other thinges shall after my decease have houlde or enioye my
 parke in North Elmham where my Deere are now kept, to be paied in the Sowthe porche
 of North Elm,ham at the twoe usuall feastes of the annunciation of oure Ladye and Sainte
 Michael the Archangell by even porcons or within fourteene Dayes after either of the
 Said ffeastes: the first payment thereof to begynne at suche of the said ffeastes as shall
 first happen after my Decease. And yf it shall happen the said James crumwell to dye
 Elizabeth nowe his wife surviving then my will ys and I give unto the sayed Elizabeth
 Twentie markes of lawfull money yerlie during her life to paied unto her at the said ffeastes
 or within fourteene dayes by equall porcons in the saied churche porche by suche person
 or persons as before is lymited or appoynted for the said James her husband: the first paym^t
 thereof to begynne and to be made in either of the saied feaste dayes which shall first happen
 next after the death of the saied James or her husbände...[discharges all debts against James]
 ...I give to my faithfull and lovinge servante Richard
 Spell tenne poundes by yere during his life to be paied unto hym yerely by every
 Suche [person and persons by vertue of the assurannce and conveyence hertofore

// end of folio 2//

lately made and passed by me amongst other thinges, shall after my disceasse have houlde
 or enioye
 my parke in Northelmham wherein my Deere are nowe kept to be paied in the churche porche
 of
 Lodington at the twoe usual ffeastes of the Annunciation of oure Ladye and Sainte Michael
 tharchangell by even porcons or within fourteene dayes after the same the first payment etc...
 ...Item I give to ??
 of my servanntes John ffurnys and Richard Olyver fyve poundes a peece to be paied to them
 and either of them yerelye during their lyves by every and suche person and persons as by
 vertue of the assurannce and conveyannce etc.....
 shall after my dicease have houlde or enioye my park in Northelmham wherein
 my Deere aar nowe kept to paied each of them in the church porch of Northelmham afore
 said at the two usuall feastes...
 I give to my servannte John Tombe as well in consideration of

his Diligent and faithfull service as in respect of all other matters between hym and me
The somme of twentie poundes : And I also give William ffoliet my servannte fyve poundes
Willliam Bartram my footman twenty markes: To Edward Jeffrey my servannte twenty
nobles. To Bartyn Smythe my servannte fyve poundes: To Raphe Cantrell
my servannte fyve poundes. To William Welldale my servannte fower poundes. To William
Redgate my servannte twentie shillinges. To James Costerd my servannte forte shillinges
To Robert Myrrell my servannte fortie shillinges. To Gregory harrys my servannte forty
Shillinges. To John Pryor my servant thirteene shillines fower pence. To William Arthurs
my servannte thirteene shillings fower pence. To John Tollwyn my servannte fortie shillings
To Robert Clerke my servannte thirteen shillinges fower pence. To Thomas Slater my
Servannte three poundes six shillinges eightpence. To George Langley my servannted fower
pounds To Leonard Dtrake my servannte fifty three shillings fower pence. Every of the
somes

of money bequeathed to my servanntes as a foresaid to be paied within one yere after
my Decease. Item my will and my mynde ys that my late wyves velvet gowne shallbe here
after used and ymployed by myne Executor for and towards the repaying and amending
of the Decayed of such testers of Beddes as nowe ar decayed beying in my house at
Laund in Leycestershire. ...touching my Lease which I have of the scyte of the Rectory
of the parsonage of Northelmham and of the Gleabe and tithes there and in like sorte
touching the Lease which I have of a house certeyne landes and tithes in Belton in the
County of Rutland my will and my mynde is that suche person and persons shall s? ? ? ? ?
have and receyve the yssues of the same as by vertue of the conveyinece and
assurannces hereto lately made by me ys s? ? ? ? (as above) for seven yeares next after my
decease give to fourteene poore and indigent men or women by his discrecon inhabiting
in the towne of Northelmham and sixe of poore and indigent persons inhabiting in the
towne of Beetelye by his discrecon on every Christmas even sixe yardes of fryze to
make eache of them a gowne to clad and cover theire bodyes withall and allso three yardes
of Lynnen clothe to make them shirtes or smockes thercoss and five pence a peece to every
of them. ...my will and my minde is that suche of my household servanntes as will
contynewe

here in this my mansion house wherein I nowe dwell shall each have breade meate drinke and
lodging

in the same at the chardges of myne Executor to thintent they maye in the meane season
harten (?)

out some place of Dwellinge wherein they maye after bestowe themselves....

...make my sonne Edward Crumwell my sole executor of this my last will
and testament. And do streightlye chardge and require hym in the name of god that he do
well and dulye paye all my debtes giftes and Legaceys and duely and truly observe perform
fulfill and keepe all and every suche thinge as by this my last will and testament
ys limited

// end of folio 3 /

..... x 5 lines

*The remaining content of this will is the Terms and Conditions applied by Ld Crumwell
concerning the inheritance of Northelmham and assoicated activities but gives no mention of
Launde.*

...

All lands and Revenues to my mother and to my wife and to the longer lyver of them
Provided allwayes yf this be a sonne that my wife now goeth withall and lyve to the age of
one

and twentie yeres that then he shall have and enjoy all my landes. And if yt happen to be a
daughter

....Then my Will is that my mother and my wife when my daughter
cometh to the age of fourteen yere shall give her three hundred poundes that ys to say one
hundred

and fiftie poundes a peece. ...give and bequeath to my mother and wife all my goodes and
cattell moveables and unmoveables plate Jewells ready money and whatsoever to me
belongeth

equally to be devided porcon and porcon alike. [If wife has]...sonne...

Then my will is that my mother and my wife shall at the age of furteene yeres
for his better mayntenance till he come of age give hym one hudnred pooundes that yus to
saye

fiftie poundes a peece. I give to my brother Richard Wood my ringe of gould with a
Blackamores head in yt.

[In presence of] Xpofer Muschamp William Kinge John Christmas

Overseers to thys my

last will and testament my uncle Huntley of Woodmerstone and Mr Henry Collier of Ewell
and give to them twentie shillinges a peece

Appendix 3

LLRRO ref: 6D52.20: Probate copy of will of Sir Talbot Clarke of Launde Abbey proved 2 Aug. 1759

Extracted from the Registry of the Prerogative Court of Canterbury

In the name of God Amen this is the last Will and Testament of one Sir Talbot Clarke of Laund Abbey in the County of Leicester Baronet that is to say, first I give devise and bequeath unto my dear and loving wife Dame Lucy Clarke and her assigns during her natural Life one annuity or yearly sum of seventy pounds of Lawful money of Great Britain free and clear of all taxes and other deductions whatsoever to be paid to her or her assigns half yearly that is to say, on the feast day of the birth of our Lord God and Saint John Baptist in every year by even and equal portions the first payment of the said annuity to be made on such of the said feast days as shall meet[?] happen after my Decease and I do hereby bind and charge all my manors messuages lands tenements hereditaments whatsoever and all my Estate Right Title and Interest therein with the payment of the said annuity I also give and bequeath unto my said loving wife my red mohair bed lined with white silk with the featherbed bedstead bolster and all the furniture belonging to it and the wainscot buroe which she now uses and the walnutte chest of drawers and the glass case upon it both now standing in the room where I usually lie and my little field bedstead with the feather bed bolster and what also belongs to it and all my table linen and other household linen in my house at Heckfield I also give unto my said loving wife the sum of one hundred pounds in money which she shall have in her own custody at the time of my decease and my gold watch and diamond ring now in her own hands and wearing and my two small waiting silver salvers and one pair of my smaller silver candlesticks which she shall choose and one pair of my silver snuffers with the case or pann and my hand silver candlestick with the snuffers and extinguisher and the silver tea kettle and lamp left to her by the will of the late Thomas Harris Esquire which said several legacies and annuities to my said wife intended shall be and give her in Lieu and free of all her dower and thirds I also give and bequeath unto my niece Dorothy or Dolly Jennings my enamelled watch the case of which is set with diamonds and to her half sister Mrs Diana Jennings my diamond ring set with hair in the middle and a stone over it and three diamonds on each side of the stone and to Mrs Elizabeth Lamport of Heckfield the sum of twenty pounds and my old gold watch and the silver seal that is usually hanging to it and my hand silver candlestick and to Sarah Elliott niece to my wife my little silver porringer and to Mr. Nicholas Heycock the sum of five pounds to buy him a Ring and to my Servant Joseph Charlton the sum of twenty pounds and to the poor of Heckfield the sum of five pounds and to the poor of Mattinly and Hazle the sum of five pounds between them and to the poor of Laund Abbey the sum of five pounds the three sums of five pounds to be distributed among the said poor at the discretion of my executive hereinafter named and my will and desire is that all my just debts shall be paid with all convenient speed after my decease and also my said last mentioned Legacys and I do hereby charge all my Estate whatsoever both Real and personal and all my right tithe and Interest therein with the payment of my just Debts and also with the payment of the Annuity and Legacies beforementioned and my will and desire is and I do hereby authorize and direct that all or any part of my Estate may or shall be sold or otherwise made a security of by my Executive hereinafter named or her Executor or Executors or Administrator or Administrators for the better payment of the said Annuity and my Just Debts and said Legacys as Occasion may require and that her or their Receipt or Receipts for any sum or sums of money which she or they may receive by such sale or otherwise shall be a Sufficient discharge for the same all the rest and residue of my Estate whatsoever both Real and personal chargeable with the said Debts Annuity and Legacys I give devise and bequeath unto my loving Sister Dorothy Jennings her Heirs Executors and Administrators to her and their own use and behoop[?] and I do hereby nominate Constitute and Appoint my said Sister Jennings sole Executive of this

my Will and Lastly I do hereby revoke all former Wills or Codicils by me at any time heretofore made and do hereby declare this to be my last Will and Testament and none other In Witness whereof I have to this my Will set my hand Seal the twentieth Day of January one thousand seven hundred and forty nine and in the twenty third year of the Reign of our Sovereign Lord King George the Second of Great Britain ffrance and Ireland Defender of the Faith and so forth. Tal: Clarke [signature] / Signed Sealed published and Declared by the said Testator Sir Talbot Clarke as and for his last Will and Testament in the presence of us in his presence and also in the presence of each other have hereunto subscribed our names as witnesses./. William Lamport./. ffrancis Knight Phil Grave Lamport./. [Signatures]

Proved at London the 2nd day of August 1759 before the judge by the Oath of Dorothy Jennings widow the sister of the deceased and sole Executive named in the said Will to whom Administration was granted having been first sworn by Commission duly to Administrator./

Will Legard
Hen. Stevens
John Stevens

Deputy Registers

Appendix 4

Index to the Dawson Collection of papers in the LLRRO
Catalogue ref: 6D52

ABBAY ESTATES

Documents relating to the descent of the site of the dissolved monastery of Launde and the manor of Loddington, various related estates, and personal papers of the Dawson and Simpson families.

1541 - 19th century.

Deposited on permanent loan by Mrs. Dawson.

LeicestershireLAUNDE AND LODDINGTON

- 1 1541 10 Feb. Royal letters patent granting the site of the abbey of Launde, and the manor, rectory and advowson of Loddington to Gregory, lord Cromwell.

2/1-11 1603. Documents relating to the conveyance of the site of Launde abbey and the manor etc. of Loddington by Edward, lord Cromwell to Sir William Smith.

1. Fine betw. Sir Edward Coke and Sir Edward Flemyng (quer.) and Sir Edward Cromwell - consideration of £1600.
2. Counterpart of (1).
3. Royal licence to Edward, lord Cromwell to alienate by fine or otherwise the manor of Loddington etc. to Coke and Flemyng.
4. Indenture betw. Sir Edward Cromwell and Sir Edward Coke and Sir Thomas Flemyng and Sir William Smith. Bargain and sale to tenants to the precipe in order that a common recovery may be had by Smith.
5. Royal letters patent, reciting the grant by Henry VIII to Thomas Bacom, Treasurer of England, and George Howine, chancellor of England, of all reversions and remainders of the estate of Launde and Loddington.
6. Bargain and sale, Sir Edward Cromwell to Sir Edward Coke and Sir Thomas Flemyng, of the site of Launde etc.
7. Exemplification of a recovery: Sir William Smith demandant, Sir Edward Coke and Sir Thomas Flemyng tenants: Edward lord Cromwell voucher to warranty.
8. Royal letters patent making grant in perpetuity to Sir William Smith of site of Launde and manor etc. of Loddington, by service of tenth part of Knights fee, for annual rent of £35 for Launde, and by service of a knight's fee and annual rent of £69 18s. 8d. for Loddington

9. Fine, Sir William Smith (quer.) and Edward Lord Cromwell (deforc.) of above. Consideration of £200.
 10. Counterpart of (9).
 11. Royal inspeximus and exemplification of Act of Parliament whereby Sir William Smith was confirmed in his lands against the Warden and Fellows of All Souls, Oxford, and others. (And copy on paper).
-
3. 1654. 20 Oct. Deed to bar entails and remainders. John Halford of Launde, and his sons William and Matthew (1st part) George Rayson and John Wadland (2nd part) and Edward Althorn of London - Halford to levy fine to the use of Rayson and Wadland to suffer recovery for Althorn.
 4. 1658 6 Apr. Marriage settlement of Clement Clarke a & b and Sarah Talbot. Parties: Clement Clarke of Watford co. Northants (1st part) John Talbot, John Carver, Geo. Sadler (2nd part) Sarah Talbot, Thos Holbech, Ambrose Holbech senior, and Ambrose Holbech junior - Launde Abbey etc. (2 copies).
 5. 1658 20 Oct. Deed to declare uses of fine, betw. a & b Clement Clarke and Ambrose Holbech, concerning 400 acres with appurtenances in Launde and Loddington.
b. Fine above enclosed.
 6. 1673 6 Apr. Clement Clarke to John Curzon. Lease for 500 years of house and site of Launde at a peppercorn rent, for £2000.
Enclosed a. Clarke's bond in £4000.
b. Clarke's receipt for £2000.
 7. 1684/5 13 Feb. Sir John Talbot of Laycock, Wilts, and Talbot Clarke son of Clement Clarke of Launde to Alex Stanhope. Deed for the suffering of a recovery of manor and site of Launde, Loddington etc.
 8. 1684/5 25 Feb. Clement Clarke of Launde and Sarah his wife and their son Talbot (1st part) Sir John Curzon of Kedleston and his son Nathaniel (2nd part) Alex Stanhope and William Gilbert (3rd part). Deed to lead to uses of a fine for Nathaniel Curzon to receive lands at Launde for £1000 and £2000.
 9. 1684/5 26 Feb. Sir John Curzon and his son Nathaniel (1st part) Clement, Sarah and Talbot Clarke (2nd part) Rehearsal of a/m deeds 13 and 25 Feb 1684/5, and

6 Apr 1678, and that Nathaniel Curzon will convey to Clement and Sarah Clarke the manor of Launde etc. on payment of £5000 within 3 years to use of Sarah Clarke and her heirs.

(a - c. Bonds and receipts of Clement and Talbot Clarke enclosed).

10. 1685, Easter term. Common recovery between Nathaniel
a & b Curzon and Alexander Stanhope and William Gilbert of the site and manor of Launde.

Enclosed (a & b): two copies of fine concerning same property, Alexander Stanhope and William Gilbert v. Clement, Sarah and Talbot Clarke.

11. 1699/1700 25 Mar. Nathaniel Curzon to George Clarke
Lease of Launde Abbey etc. for 21 years at a rent of £120 p.a. for a consideration of £1174 1s 11d.

12. 1700/1 10 Jan. Conveyance by Sir Talbot Clarke to Richard Waring and William Peake in trust for Geo. Clarke of Launde etc; with a covenant to levy fine in the Easter term.

Enclosed: a. Copy of fine.
b & c. Accounts of payments to Nathaniel Curzon.

13. 1701/2 25 Mar. Sir Nathaniel Curzon to Richard Waring,
14. William Peake. Lease and release of Launde etc.
- George Clarke, trustee.

15. 1701/2 26 Mar. Sir Nathaniel Curzon to George Clarke.
Assignment of lease for 500 years (see 13, 14 etc).

16. 1732 3/4 April. Talbot Clarke to Phil. and Geo.
17. Jennings. Lease and release of the site of Launde etc. to secure £3150.

16 a, b. Bonds for payments.

18. 1733, Trinity term. Common recovery, William Pocklynton against Thomas Barsham for possession of 5 messuages and their appurtenances in Launde and Loddington.

19. 1733 2 June. Talbot Clarke, George and Philip Jennings to Thomas Barsham. Bargain and sale to declare uses of a fine that Barsham may recover Launde Abbey to the use of George and Philip Jennings.

20. 1749/50 20 Jan. Probate copy of the will of Sir Talbot Clarke of Launde Abbey, proved 2 Aug 1759.
21. 1765 23 Nov. Lease from Phil. Jennings and Dorothy Jennings and Lady Clarke to John Simpson for one year of Launde etc.
22. 1765 25 Nov. Same to same (as in 21), conveyance and release.
23. 1765 25 Nov. Bargain and sale, same parties as 21.
24. 1765 9 Dec. Bond of John Simpson to Dorothy Jennings in £660 to fulfil covenant concerning conveyance of Launde.
- 25- 1765 14 /15 Oct. Lease and release, John Simpson
27. to Mr. William Finch and William Russell - marriage settlement of Launde, Loddington etc. on marriage of John Simpson with Miss Finch. (2 copies of settlement).
28. 1770 31 Jan. Indenture betw. John Simpson, Wm Pick, Thomas Pick, Welby King the elder, Welby King the younger, to pay due proportions of a feefarm rent of 55 in Launde.
29. 1657-1747. Abstract of title to Launde Abbey (Made 1761) William Halford to John Halford.
- 30, 1808 16/19 Nov. Lease and release to make a tenant
31, to the Precipe, John Finch Simpson to Mr. Richard
32. Stephens Taylor of manors of Launde and Loddington for suffering a recovery.
32. Michaelmas term, 1808. Recovery as above (30,31). (Cook demandant, Taylor tenant, Finch Simpson vouchee).
33. 1812 23 July. John Finch Simpson to John Rhodes. Lease from year to year of farmhouses, closes etc. in Launde and Loddington.
34. 1814 5 Jan. Samuel Shore Esq., to John Finch Simpson Esq., Surrender of a term of 1000 years created by the marriage settlement of John Simpson, father of John Finch Simpson.
35. 1819 29 Oct. John Finch Simpson Esq., to Mr. Pridmore junior. Lease from year to year of a farm and lands etc. with appurtenances in Loddington.

LAUNDE WOODS

36. 1693. 27 Apr. Copy of Release. Hon. Charles Boyle and his wife Julian to John Noel and John de la Fontaine of Kirby Bellars. Deed to bar estates tail etc. lease for a year - including Launde woods.
(Paper copy).
37. 1693 6/7 July. Hon. Charles Boyle to Sir Thomas a & b Powys and Mr. Holbech - mortgage to provide security for £3000 and interest, with reciprocal declaration of trust. (Includes Launde woods).
(Paper copy).
38. 1701 17 Mar. Lord and Lady Barrymore to Sir John Jacob. Declaration of trust concerning a mortgage for £2000 of Lord Burlington.
(Paper copy).
39. 1713. Sir Thomas Powys to Sir John Jacob. Assignment of mortgage for £2000.
(Paper copy).
40. 1720 17/18 March. Countess and Earl of Burlington
41. to Abdy and Collier, trustees - settlement on marriage of Earl of Burlington to Lady Dorothy Savile (including Launde woods).
(Paper copy).
42. 1754 5 July. Lady Jane Boyle, Richard Bedingfield and Richard Boyle. Deed for recovery of estates (mem. that estates were accordingly suffered) in the co. of Leicester (includes Launde woods) the city of London and the borough of Southwark. Also included lordship of Allextan.
(Paper copy).
43. 1758 28 Feb. Lord Boyle to Mrs. Mary Sydall.
a & b Mortgage for £2500 and interest. With bond of receipt from Lord Boyle.
(Paper copy).
44. 1761 22 Aug. Articles made previous to the marriage of Sir Richard Bedingfield with the Hon. Miss Browne, and the settlement made after it. (Includes Launde Woods).
(Paper copy).

45. 1768 28 Sept. Lady Jane Boyle to Knight and Watson.
46. Lease and release of her share in Launde woods,
manor of Allextion etc. (one third part).
- 47- 1768 30/31 Oct. Sir Richard Bedingfield and Messrs.
52. Maire and Bargrave to Messrs. Knight and Watson.
Leases and releases, bargain and sale relative to
the conveyance of Launde woods, the manor of
Allextion, etc. to trustees (6 documents) - one third
part of woods.
- 53- 1768 17/18 Nov. Earl of Shannon to Messrs. Knight
55. and Watson. Lease, release and indentures of
fine conveying one third part of Launde woods, manor
of Allextion, etc.
56. 1769. Messrs Knight and Watson to Jenks. Deed to lead
to the uses of a fine concerning Launde woods and
other lands in Leicestershire.
57. 1771. William Wilson to Messrs. Knight and Watson,
deed of covenant to produce deeds.
58. 1771. Lady Jane Boyle to Messrs. Knight and Watson.
Surrender of a term of 2000 years of lease.
59. 1775. George Hatton (at the request of the Duke of
Devonshire and at the nomination of Knight, Watson
and Wilson) to Mr. Thomas Pares - assignment of
lease for a term of 500 years in trust to attend
the inheritance - Launde woods, manor of Allextion, etc
60. 1693-1787. Abstract of title of John Knight and George
Watson to Launde woods.
61. 1790. 31 Mar. Articles of agreement between George
Noel Edwards and John Simpson of Launde. Purchase
by Simpson of Launde woods, free of all incumbrances
except Land Tax.
62. 1790. Mary Knight, widow, and George Watson Esq.,
to George Burley. Lease for a year of Launde
woods.
63. 1790. Thomas Pares and Edward Payne to George Burley.
Assignment of terms in trust to attend inheritance -
same property.
64. 1790 2 July. Mary Knight widow and George Watson to
Gerard Noel Edwards. Release in fee of Launde
woods and land in Loddington and Withcote.

65. 1790 8 July. Gerard Noel Edwards to John Simpson. Conveyance of woods at Launde, Loddington and Withcote.
66. 1790, Trinity term. Final concord (2 copies) between a & b George Burley and others and George Watson and wife for possession of Launde woods and land in Loddington
67. 1805 5 Apr. Campbell Morris and others to John Finch Simpson. Conveyance of lands and woods at Loddington and Launde.
68. 1807 3 Oct. Campbell Morris and John Finch Simpson. Articles of agreement concerning title to lands, closes and woods in Loddington.
69. 1808 12 April. Campbell Morris and his mortgagees to John Finch Simpson. Conveyance of lands, closes etc. (as in no. 68).

BELTON

70. 1664 30 Mar. Mark Fleming the elder to Mark Fleming the younger. Settlement of messuage, close and tithes in Belton; Henry Bealy the elder and Henry Bealy the younger trustees.
- Schedule annexed.
71. 1739 24 Mar. Edward Dawson to Henry Dawson (his nephew). Grant of rents in Belton, in return for food, clothing, and upkeep of Edward Dawson during his lifetime.

KEGWORTH

72. 1661 1 June. John Barwell of Kegworth and Edward Bigland of Gray's Inn to William Gadsby of Kegworth Sale of a close of 8 acres in Nether Green in Kegworth.
- 73- 1673 9/10 May. Richard Harrod of Kegworth to John Beighton of Kegworth. Bargain and sale, bond to fulfil covenant and pair of indentures recording bargain and sale (4 docs.), of close of ground called Nether Green in Kegworth.
- 76.
- 77, 1678 29/30 Dec. Richard Harrod of Kegworth to Edward Dawson of Long Whatton. Bargain and sale of eight acres, being half of Nether Green close in Long Whatton.
- 78.

Harrold's bond of obligation to fulfil covenant
1682. Arrangement about feefarm rent to lord of
manor of Kegworth and receipt for £200.

79, 1678 30 Dec. John Beighton of Kegworth to Edward
80. Dawson of Long Whatton. Bargain and sale of eight
acres (half of Nether Green close), with quitclaim
by Richard Harrold of his rights in the same close.

81. 1678/9 7 Feb. Edward Dawson of Long Whatton to John
Jowett the younger of Kegworth. Bargain and sale
of 2½ yardlands and 2 acres in Kegworth.

LEICESTER (SWINE MARKET)

82, 1662. Bridgett Yates to John Brown and Ann Allot.
83. Settlement of a messuage on the north side of the
Swine market, Leicester, as a marriage settlement.
2 copies.

84. 1708 17 June. Charles Browne, Robert and Ann Shilton,
and sons Robert and John to Robert Hall, jnr.
Conveyance of messuage in Swine Market formerly
belonging to Anne Browne.

85. 1710. Anne Browne to Robert Hall. Quitclaim of rights
in moiety of messuage in Swine Market, Leicester.

86. 1711 9 Oct. Richard Browne to Robert Hall jnr.
Quitclaim of rights in moiety of messuage in Swine
Market, Leicester (cf. no 85 - other half of messuage)

87. 1726. Robert Hall to Robert Lord of Clifford's Inn.
Quitclaim of rights in whole messuage in Swine Market
Leicester.

88. 1730. Robert Lord of Clifford's Inn to Thos. and Eliz.
Hewson of Leicester. Conveyance of a messuage in
the Swine Market, Leicester.

LONG WHATTON

89. 1608 2 July. Sale by William Eyre to John Pewterell;
one wong containing 12 selions, in Long Whatton.
Bond to fulfil covenant attached.

90. 1661. Robert Turner to Abell Cotes. Exemplification of
a recovery concerning 3 messuages, 6 gardens, and
72-acres in Long Whatton.

91. 1686 27 May. John Platts sen. and Mary Platts to James

Oldershaw and John Jowett. Release of messuage, pingle of pasture, 1 acre, 2 yardlands, in Kegworth: 1 acre in Kingston and Sutton Bonington: a messuage and 3 acres in Kegworth, and a wong in Long Whatton, in trust to pay the portions of James and Mary, with covenant to levy fine and fine attached.

92, 1708 9/10 June. Lease and release. George Platts
93. and John Dawson to Atkin Dawson. Conveyance of a
wong in Long Whatton.

94. 1811 6 Apr. Robert Mee and Robert Stanford to Edward
Dawson. Release of a plot of land in Long Whatton.

WORTHINGTON

95. 1637 17 Apr. George Pilkington and others to Griffin
Dawson. Bargain and sale of 2 cottages in
Worthington with crofts, closes etc.

96. 1649 19 May. John Standley of Worthington to Thomas
Pemberton of Over Seal and others. Conveyance
as marriage portion of Alice Pemberton of messuage
in Worthington.

97. 1668 14 Sept. John Stanley of Worthington to John
Chambers of Derby. Lease of messuage in Worthington
for a peppercorn rent for a term of 100 years.

98. 1668 30 Nov. John Stanley of Worthington to John
Dawson of Breedon. Conveyance of land in Worthington
Breedon and Newbold.

99. 1664 4 Apr. William Leavesley of Worthington to John
Dawson of Newbold. Bond to fulfil covenant.

100. 1675 4 Aug. Thomas Pilkington of Stamford to John
Dawson of Newbold. Sale of tenement in Worthington
for £100. (Receipt attached).

101. 1676 Easter term. Final concord between Edward Palmer
senior and Edward Palmer junior (quer) and Henry
Walker and others (deforc.) Messuages and appurte-
nances in Worthington. Consideration of £600.

102. 1669/70 4 Mar. Thomas Pilkington of Belton co.
Rutland to John Cope of Cold Overton. Release
of third part of a messuage in Worthington, with
arrangement about tithe.

103. 1678 26 Mar. Quinquipartite indenture i) Henry Walker of Swannington ii) John Armston of Swannington iii) Edward Palmer of Leicester iv) Thomas Palmer of Sileby and others v) William Bishop of Swannington and others. Fine in King's Bench for cutting of entail relating to a messuage in Worthington, discharging Richard Burgess to secure him repayment of £100 and a lease for 200 years (Terrier of lands enclosed).
104. 1679 2 Aug. John Cope of Market Overton to Randle Midlemore of Farndon co. Northants. Bargain and sale of third part of a messuage in Worthington called Sleighs Farm.
105. 1682 19 June. Randolph Midlemore of Farndon and Henry Pilkington to John Dawson. Quitclaim of possession of one third part of two closes in Worthington called Sleighs closes.
106. 1685 24 Aug. John Armston of Worthington and others to Hosea Langdale of Newbold. Sale of half a yard land in Worthington and Newbold for a peppercorn.
- 107, 1685 25 Aug. John Armston of Worthington and others
108. to Hosea Langdale of Newbold. Release of half yardland (see 106) Terrier of lands annexed.
109. 1685 25 Aug. Armston to Langdale, obligation in £260 to keep covenant.
110. 1685 26 Aug. Armston and Langdale. Covenant that the documents relating to their transaction be left in hands of William Bishop of Swannington.
111. 1692 5 Nov. Hosea Langdale of Outwoods in Breedon to John Dawson of Worthington. Articles of agreement concerning bargain and sale of 12 acres in Worthington and Newbold, with the common belonging thereto, for a consideration of £60.
112. 1692 20 Dec. Obligation binding Hosea Langdale to John Dawson for £240 to fulfil covenant (see no. 113)
113. 1692 20 Dec. Hosea Langdale of Breedon to John Dawson of Worthington. Bargain and sale of various lands in Worthington (Terrier of lands annexed).
- 114- 1711. Lease and release and counterparts. Conveyance
118. by John Dawson to Edward Dawson and Sam. Dix of a messuage and arable land in Worthington (and lease Dix to Dawson for term of lives, of a cottage).

123. 1711. Will of John Dawson (including bequest of messuages in Worthington to Henry son of Atkin Dawson).
119. 1716. Joseph Brooks to Edward Dawson. Deed of exchange of one acre of land in Worthington (Sam. Dix a party).
- 120 a & b 1744 16 Feb. Edward Dawson to Henry Dawson. Lease and release, lands in Worthington.
- 121, 122. 1745 Henry Dawson to John Whitlocke. Release and lease of messuages in Worthington to make a tenant to the precipe for recovery by Samuel Sterropp.
124. 1745. Common Recovery. Samuel Sterropp against John Whitlocke and Henry Dawson, of 9 messuages in Worthington and Breedon.
125. Undated. Estate plan of lands in Worthington.

WYKEN (IN HINCKLEY)

126. 1589 16 June. Thomas Wightman of Wyken and Richard Wightman to John Hall of Bushby. Covenant to levy fine on messuage, garden, orchard, close of 3 acres, 3 yardlands, 2 cottages, 2 gardens, 3 crofts in Wyken.
127. 1600 21 Jan. John Hall, Alice his wife and John Hall jnr. to William Cross. Lease of messuage and 3 yardlands in Wyken.
128. 1601 Dec. John Hall to Richard Pywall sen. and Richard Pywall jnr. Feoffment of messuage in Wyken.
129. 1601. Bond of John Hall sen. and John Hall junr. to Richard Pywall sen. and Richard Pywall jnr. to fulfil covenant - in £80.
130. 1601 Dec. Bargain and sale by same to same (see 128, 129) of same messuage.
131. 1602 - Trinity term. Final concord between Richard Pywall sen. and Richard Pywall Junr. (quer.) and John Hall, Alice his wife, and John Hall junr. (deforc.) concerning 2 messuages, 1 cottage, and 112 acres in Wyken.

- Edward King of Wyken to Basil Trymmell. Lease of moiety of half a yardland for a term of forty years at a rent of a peppercorn.
133. 1609. Edward King to Basil Trymmell. Bargain and sale of the tithes of corn, wool etc. from moiety of half yardland in Wyken for term of 60 years.
134. 1609. Edward King to Basil Trimmell. Lease for five hundred years of the same yardland (no. 132, 133 above) for a peppercorn rent and consideration of £10.
135. 1609. Same to same (as no 134) Bond of obligation for £40 of Edward King to perform covenants.
- 136, 1619 8 Apr. Marriage settlement (and counterpart)
137. betw. Richard Pywall the younger and Dorothy Travell: trustees - Henry Travell, John Smyth and John Holled. Messuage and 112 acres in Wyken.
- 138, 1619. 28 Apr. Richard Pywall to John Smyth and John
139. Holled. Release of same messuage (as 136).

Fine betw. John Smyth and John Holled (quer) and Richard Pywall (deforc.) of messuage and lands in Wyken (trustees as 136).
140. 1622. 2 Apr. Richard Pywall to Richard Taylor.
141- Bargain and sale, and grant and confirmation, of a
144. farmhouse in Wyken.

With bond of Richard Pywall in £1,000 to assure Taylor peaceful possession, and

Fine (2 copies) in same transaction.
145. 1626. Bond of Henry and Thomas Moore to Richard Taylor in £6 to pay 58 shillings.
- 146- 1627-1634. 28 May 1627. Bond of Henry and Sybil
148. Smyth to Henry Smith and Ab. Browne in £120 for payment of debt of £31 to Thos. More

28 Nov. 1627. Same to same. Bond in £120 for payment of £31 to William Stanley.

15 Apr. 1634. Bond of Henry and Matthew Smith to Elizabeth Patston in £40 to pay £20 12s.
- 149- 1663. 25 Jan. Settlement for marriage of Matthew Smith
152

to Ann Perkins. Release by Matt. Smith the elder and Matt Smith the younger to Thos. Perkins and others of messuages and closes in Wyken and Hinckley and Coventry. (2 copies)

150 b. Abstract of above.

151,) 1663 21 Jan. Lease and counterpart from same
152.) to same for three months of same property.

153 1664 29 Dec. William Trimmell, Joan his wife and
a & b William his son to Matthew Smith and Ann his wife.
Bargain and sale of close ($\frac{1}{4}$ yardland) and its
tithes in Wyken.

153 b. Abstract of Brights title to Trimmell's land

154. 1678. Matthew Smith and Ann his wife, and William
Perkins to Joshua Wallin. Lease for 11 years of a
messuage in Wykin.

155. 1691 Trinity. Exemplification of recovery William
Buckley v. Edward Bright and Ann his wife. 1
messuage and garden, 130 acres in Wyken.

156 1693 26 Feb. Sir William Perkins to John Cheshire.
a & b Lease and release of one messuage in Wyken etc. with
Mortgage to secure £600 (with security bond).

157. 1714 3 Nov. Mrs Ann Bright to Henry Cox. Lease
(counterpart) of messuage and land in Wyken for 12
years.

158 1724. John Cheshire to William Taylor. Lease and
a & b release - messuages in Wyken etc; rehearses deed
of 1693 (no. 156) Perkins has defaulted and his
lands have been confiscated by the Crown for
treason - decree by Deputy Remembrancer for sale of
property which has been purchased by Taylor.

159. 1762 Nov. Mary Simpson of Leicester to Francis Gregg
of Lincoln's Inn, Henry Carter. Deed and lease for
year to make a tenant to the precipe for an estate
in the town of Leicester and in Wyken, to be held
by Carter to the use of Gregg.

160. 1762 Nov. Common Recovery (see 159) Henry Carter
demandant, Francis Gregg, tenant. 12 messuages,
4 gardens, 114 acres; Mary Simpson vouches.

161 18th cent. Various accounts relating to land in Wyken
1-21 (surveys, rents etc.)

Other counties

HARTESHORNE co. Derby

162. 1607 20 July. John Gater of Blackfordby to James Royle (Royell) of Harteshorne. Bargain and sale of a cottage and croft.
163. 1638 6 Aug. Robert Chalfont of Lincoln Coll. Oxford to Thos. Royle. Lease for 30 years of a messuage and close in Harteshorne.
164. 1639 23 Jan. Thomas Royle to Edward Stratton. Bargain and sale of the manor of Shorthassells in Harteshorne.
- 165 a & b 1639 6 Nov. Thomas Royle of Shorthassells to Richard Chalfont, fellow of Lincoln College Oxford. Lease and counterpart of messuage and closes at a rent for 30 years.
- 166 a-d. 1639/40. 20 Feb. Thomas Royle of Shorthassells to Sarah Packhurst of Oxford. Lease for 30 years of closes in Harteshorne.
- Enclosed (b-d) Bond of Sarah Packhurst for £600 to perform covenant.
2 papers c. 1674 in suit Roper v. Packhurst.
167. 1642 16 June. Thomas Royle of Shorthassells to Hugh Royle of messuages in Shorthassells and Harteshorne.
168. 1642 18 June. Quitclaim by Paul Royle (Royell) of his rights in Hugh Royell's estate of Shorthassells.
169. 1647 22 July. Gilbert Warde and Elizabeth Fisher to Hugh and Paul Royell. Assignment of lease for 31 years of messuage etc.
170. 1648 7 May. Hugh Royell to Capt. William Ashleye of London. Bargain and sale of messuage and closes in Harteshorne.
171. 1648 16 May. Hugh Royell of Harteshorne to Capt. William Ashleye of London. Lease for 21 years of a messuage.
172. 1651 14 Apr. Hugh and Paul Royell to Sam Benskyn of Harteshorne. Lease for 21 years of closes of pasture in Harteshorne.

173. 1659 15 Mar. Hugh Royell to George Ullock of Measham,
and Richard Hatton of Shorthassells. Conveyance
of messuages etc. in Harteshorne.
174. 1660 30 Nov. George Ullock of Shorthassells and
Richard Hatton to Agnes Roper. Feoffment for ever
of a messuage and closes in Harteshorne.
- Enclosed (attached) Inventory of goods of Wm Packer
of Harteshorne seized for payment of arrears,
Sept. 1689.
175. 1660 4 Dec. George Ullock and Richard Hatton to
Agnes Roper. Grant of messuage in Harteshorne.
- 176- 1661 Nov/Dec. George Ullock and Hatton (1st part)
178. Agnes Roper (2nd part) Thomas Hazzard (3rd part)
William Stokes (4th part). Conveyance, declaration
of uses of fine, and assignment of lease, concerning
the messuages, property and appurtenances in
Harteshorne.
179. 1662/3 25 Jan. William Perkins of Marston co. Warwick
and Matthew Smith of Coventry. Consideration of a
marriage between Ann, dau. of William Perkins, and
Matthew Smith. Marriage settlement of £900, to be
laid out on the purchase of property of good title.
180. 1662 30 May. Agnes Roper to Robert Nielinson of
Swadlincote. Lease of closes and pastures for 12
years.
181. 1662 3 Apr. Agnes Roper of Appleby Magna to Richard
Choice the elder of Snareston. Lease of a messuage
for 21 years.
- 182, 1667/8 20 Jan. Hugh Royle of Birmingham (son and heir
183. of Hugh Royle of Shorthassells) to Agnes Roper.
Release of messuages, cottages etc.
- 2 copies.
- 184, 1668 12 Oct. Agnes Roper of Appleby Magna to Richard
185. Farmer of Ratcliffe Culey and his son John Farmer.
Declaration of uses and bargain and sale in trust
for Agnes Roper of messuage in Harteshorne,
186. 1673 26 Nov. Thomas Trowell of Sutton Bonnington and
John Trowell of the same, to Henry Speakman and John
Varwood. Marriage settlement of John Trowell and
Margaret Carr of Nottingham - 1 messuage.

- 188, 1678 11 May. Abraham Mould to William Packer. Lease
189. (and counterpart) for 21 years of 2 messuages in
Harteshorne.
190. 1679 24 Nov. Frances Parckehurst (1st part) Agnes
Roper (2nd part) Abraham Mould (3rd part). Suit in
chancery exemplified of debts owed by Hugh Royall
to Henry Parckehurst, Royall's lands having been
purchased by Agnes Roper.
191. 1680/1 22 Feb. Abraham Mould and Elizabeth his wife
(dau. of Agnes Roper) to Joseph Sanders. Feoffment
of two messuages.
192. 1682 15 July. William Ashley to Hugh Royle (Royell)
Release of rights in messuage in Harteshorne, with
lands, closes etc.
- 193- Undated. Memoranda and rough notes. Reception of
195. William Packer as a tenant by Joseph Mould: note of
land belonging to Hugh Royle: note of grant by
Henry VIII of the manor of Shorthassells.
- DENSTON etc. (co. Staffs)
196. 1702. Thos. Woolley the younger of Rocester and Jane
Fox and Richard Woolley of the same. In considera-
tion of marriage between two latter, bargain and
sale of tenement in Stubwood (Rocester) and lands
in Denston.
197. 1730 7 Apr. John Woolley of Wootton, John Parrison
of Cambridge, William Woolley of Alveton. In
consideration of marriage of John Woolley to
Parrison's daughter, bargain and sale of messuage
in Stubwood and lands in Denston.
198. 1738 9 May. William Maddock to John Woolley. Bargain
and sale, with lease for a year of a house in
Stubwood and the adjoining close, and a perch of
land.
199. 1744 19 Apr. Probate copy of the will of John Woolley
of Alveton.
200. 1756 Easter term. Final concord. John Salt and
Richard Burton (plts.) John Woolley and Richard

Mellor (deforc.) Messuage and land in Alveton,
Rocester and Denston for a consideration of £60.

- 201, 1756 20 Aug. John Woolley to Salt and Burton. Deed
202. to declare uses of fine (see no 200) and mortgage
of the same property.
203. 1757 29 Mar. Richard Burton and John Woolley to
Saunders. Assignment of mortgage of same property.
204. 1759 Michaelmas term 1759. Common Recovery; William
Bowyer demandant, Charles Bill tenant, John Woolley
voucher, relating to land in Denston and Rocester.
205. 1759 24 Oct. Saunders and others to Bowyer.
Assignment of mortgage on lands in Denston etc.
- 206 1759 24 Oct. John Woolley, Thomas Holmes, William
a & b Bowyer. Deed to declare the uses of the recovery
of the same property, with lease for possession,
Woolley and others to Bill.
207. 1785 1 Mar. Probate copy of the will of Mr. Thomas
Holmes.
208. 1798 Easter term. Common Recovery. William Palmer
demandant, William Price tenant, Richard Holmes and
wife vouchers, relating to same property.
209. 1798 3 May. Nicholas Holmes and wife to William Price.
Release to make a tenant to the precipe (see no. 208)
for the Common Recovery.
210. 1798 21 June. Richard Holmes to William Beardmore.
Mortgage by demise on the same property.
- 211 1805 6 Apr. William Hatton and others to Richard
a & b Holmes. Grant of the tithes arising from property
in Denston and Rocester.

Another copy on paper.
212. 1809 28 Sept. Certificate of redemption from land tax
for Richard Holmes, on land in Alveton and Rocester.
213. 1810 2 Nov. William Beardmore to Edward Greateorex and
Thomas Holmes. Assignment of lease of 500 years
and bargain and sale of messuages at Denston.

Holmes. Conveyance of Stubwood (in Rochester) and other property in Denston etc. in trust for sale.

215. 1815 10 Mar. Charles and Bowyer, executors for Thomas Bowyer, to James Blair. Assignment of terms of years in trust for Greatorex and Holmes for inheritance.

216 1840 26 Mar. Conditions for the sale of messuage and
a & b land etc. in Stubwood, Denston and elsewhere, now vested in Edward Greatorex.

b. Schedule of title deeds.

217, 1841 20 Jan. Edward Greatorex to Henry Dawson.
218. Release of messuage etc (property as in 216) with assignment of term of 500 years by James Blair to Edward Dawson in trust for Henry Dawson.

219. 1840. Abstract of title of the trustees for the sale of the estates of Mr. Richard Holmes to a house and land at Denston. 1702 - 1840.

KING'S NORTON (co. Worcs.)

220. Schedule of deeds "in the hands of Mrs. Elizabeth Ward relating to the estates of Mrs. Edward Field in King's Norton. Abbott's Field".

221. 1600 29 Oct. Alex. Avenon to Richard Middleton. Lease for 1000 years of a messuage in King's Norton for the quitrent of a red rose.

222. 1602 30 Oct. Assignment of lease (made in No. 221) to Edward Field.

223- 1608 June-Sept. Alex. Avenon to Edward Field.
225. Conveyance of lease (see 222), reciffment in the same, and final concord (2 copies) relating to the messuage in King's Norton.

226. 1608 24 Feb. Alex. Avenon to Edward Field. Defeazance of statute merchant for £300 for payment of £150.

227. 1615 Michaelmas term. Exemplification of Chancery decrees in suit Mallory and wife (Mary formerly wife of Avenon) v. Hugh Wadford and wife (Elizabeth dau. of Edward Field) and Elizabeth Field, concerning messuage held on a 1000 years lease from Avenon, to whom Field owed £700.

228. 1624 25 Nov. William Mallory to Anthony Slater.
Lease of 99 years of same property.
229. 1640 19 May. William Mallory to Jane, widow of
Anthony Slater. Assignment of 1000 years lease
originally made by Alex. Avenon.
- 230- 1662 13 May. Edward son of Edward Field to Francis
231. Palmer. Release of rights in messuage etc. With
assignment of lease by Richard Slater to Francis
Palmer.
232. 1678. John Field, William Field, Richard Chambers,
Henry Hunt to Edward Field, Francis Palmer, Jerome
Bordall. Bargain and sale of the messuage and land.
233. Undated. Copy of Ministers Account in Augmentations
Office referring to land in King's Norton formerly
belonging to Bordesley monastery.
234. 1814 25 Mar. John Finch Simpson to John Wheildon.
Lease of a messuage and other premises at King's
Norton.

SUTTON BONNINGTON (co. Notts)

235. 1673 26 Nov. Thomas Trowell of Sutton Bonnington
to Henry Speakman of Nottingham. By reason of
marriage betw. John Trowell and Margaret Carr,
grant in trust of a dwelling house.
236. 1678 29 Dec. John Beighton of Kegworth to Edward
Dawson of Long Whatton. Perpetual lease of a close
of ground.
237. 1688 5 Apr. Margaret Trowell of Nottingham, widow
to Richard Trowell of Long Whatton. Release of a
messuage in Sutton Bonnington.

WILLS

- 238. 1753. John Finch of Dudley co. Worcs.
- 239. 1766. Mary Finch of Dudley co. Worcs.
- 240. 1759. John Finch jnr. of Dudley co. Worcs.
- 241. 1758. John Simpson of Leicester.
- 242. 1771. John Green of Dudley co. Worcs.
- 243. 1774. Mary Simpson of Leicester.
- 244. 1801. Jane Simpson of Launde.
- 245. 1802. John Simpson of Launde.
- 246- Receipts for legacies under will of John Simpson
- 247. of Launde.

MARRIAGE SETTLEMENTS

- 248. 1675 9 Aug. Copy of will of Nathaniel Palmer of
Hathern. (Hugh Bladon executor).
- 249. 1678 29 May. Edward Dawson of Long Whatton, Hugh
Bladen of Sawley, Mary Palmer of Hathern.
Consideration of marriage betw. Dawson and Mary
Palmer; articles of agreement concerning marriage
portion of Mary Palmer.
- 250. 1678 May. Articles of default of Dawson and Mary
Palmer in pursuance of articles of agreement about
marriage portion.
- 251- 1681 13 June. Bond of Hugh Bladon to perform the
252. articles of agreement concerning the marriage portion
of Mary Palmer.

Receipt by Bladon, trustee for Elizabeth Palmer (dau.
of Mary Dawson) for £210 from John Dawson.
- 253. 1681 13 June. Articles of agreement between Edward
Dawson with Mary his wife and Hugh Bladon.
Amendment of marriage settlement.
- 254. 1681 30 Dec. Edward Dawson of Long Whatton and Mary
his wife to Hugh Bladon. Lease of messuage and
three yardlands in Hathern for 4 years for a yearly
rent of £18.

- 255, 1686 10 June. Edward Dawson and Mary his wife to
256. Nathaniel Palmer of Hathern. Lease of messuage and
three yardlands in Hathern for 99 years for a yearly
rent of £18 (£16 to Edward, £2 to Mary), with
Nathaniel Palmer's bond to fulfil covenant.
257. 1710 1 Jan. Thomas Pochin of Barkby, High Sheriff
of Leics. to Lucy Topott of Leicester, widow.
Appointment as keeper of the Queen's Gaol for the
county.
258. 1732 Easter term. Final concord betw. Sir John
Jennings and Sir George Jennings (plts.) and Talbot
Clarke (deforc.) for consideration of £520, 2
messuages, 4 cottages, 2 dovecotes and lands
appurtenant in Loddington.
259. 1718 13 Sept. Draft marriage settlement for Edward
Dawson the younger and Elizabeth Wild, dau. of John
Wild of Appleby. Messuages in Long Whatton,
Thringstone, Newbold.
260. 1803 21 Mar. Thomas and Charles March Phillipps to
Mrs Susan March Phillipps, appointment of a rent
charge from estates in Leicestershire.

MISCELLANEOUS LEGAL PAPERS

261. 1592 Inventory of the goods of a deceased person, made
by Christopher Davenport, but no name of person
concerned.
262. 1716-1753.
- 1-10. Receipts for legacies under the wills of
Edward Dawson of Long Whatton, John Dawson
of Worthington, Isabella Dawson.
 - 11. 1718. Letter of administration of goods of
Mary Dawson of Long Whatton, intestate, to
Margaret Dawson.
263. 1754. 1. Legacy by Peter Palmer to poor of Wigston's
Hospital.
- 2-3. Payments by executors, various.
264. 1776. 1. Declaration by John Simpson that his name
was used in trust for Mr. Browne, under will
of Ellis Shipley, for mortgage of a building
and to fulfil provisions of will.

2-11. Receipts, bonds, agreements etc. relating
to the above will.

265. 1778-1798. Correspondence relating to a legacy of £200
(1-29) to be paid by the will of Ellis Shipley to the
children of Catherine Keene - John Simpson executor.
(See also 264).
266. 1779. Release of legacy of heirs of legatee under John
Simpson's will, Ann White and Henry Carter, John
Simpson jnr. being executor.
267. 1807 Probate of will of Margaret Higgins of Launde.
268. 1811 " " " " Rev. William Brown of Burrough.
269. 1815 Will of Edward Dawson.
270. 1818 Will of Mrs. Hamilton.
271. 1802-1807. 1-9. Legacy receipts from will of Jane
Simpson, and 10) Margaret Higgins (see no. 267)
John Finch Simpson executor.
272. 1753-4. 1-10. Correspondence, bills, accounts relating
to John Cooke's affairs and his father's debts.
Some of it addressed to John Simpson.
1771. 11-12. Two letters from earl of Gainsborough
relating to repairs of a bridge.
273. 1827. 1-20. Letters from Charles W. Packe of Prestwold
to Anthony White of Ashbourne concerning Simpson
family affairs.
274. 1820-1825. 1-36. Letters from Lee to John Finch
Simpson, with some accounts etc., relating to
Simpson affairs and estates.
275. 1827-1835. 1-27. Letters relating to the Simpson
Trust and the Birmingham Canal Co., and various
accounts relating to both. Lee to Anthony Whyte,
etc. (some dated 1813). Trustees of John Finch
Simpson.
276. 1883-95. 1-64. Business correspondence between
Mr. E.F. Dawson and his solicitor Mr. Bate, concerning
his property and affairs.

277. 1749-73. 1-23. Bundle of yearly accounts and stock in hand for Launde estate and the household of Mr. and Mrs. Simpson, 1749, 1750-55, 1758, 1759, 1760-69, 1770-73.
- 1827-1830. 24-30. Rentals of Dawson's land in Launde and Whatton.
- 1886-1888. 31-114. Launde Estate accounts, various.
278. 1728. 1. Particulars relating to Launde Abbey.
1795. 2. Valuation of Launde.
1886. 3. Lease (with inventory) of Launde Abbey; furnished, E.F. Dawson to Capt. Grenfell R.N.
- 4-8. Other surveys of various lands at Launde, undated.
279. 1758-1760. 1-5. Copy of deed of agreement about marriage, Lye Simpson's will (1758 and 1760), opinion in law suit etc. (Marriage to Ann Hopley).
280. 1791-1831.
- 1-13. Papers, bonds, accounts etc. concerning John Finch Simpson's affairs.
19. 1830 13 Apr. Executors of J. Finch Simpson: deed of declaration of trust of sum of £5,200.
20. Bank Certificates of Finch Simpson.
- 21-32. Receipts etc. for legacies and other business under the estate of J. Finch Simpson transacted by his executors. (Include funeral expenses of other persons, 18th cent)
33. Bank book of executors of J. Finch Simpson 1827-1836.
34. J. Finch Simpson's book of labourer's wages, 1830.
35. "Mr. Simpson's private ledger" 1802.
36. J. F. Simpson's executors - account of payments under his will 1827.
281. 1802. 1-70. Receipts for Mrs. Simpson's effects (Household affairs).

282. 1678-1833. 1-30. Miscellaneous receipts, bills, notes, all dates 17th, 18th - early 19th cent.
283. 1860-88. 1-11. Papers relating to the marriage settlement of Miss Harriet Dawson and Capt. H.E. Palmer.
284. 1706-1828.
1. 1706. Henry Erlbeth v. John Thompson - suit relating to pasture land at Worthington.
 2. 1768. Paper in suit relating to property of a lunatic, unnamed.
 3. 1770. Sharpe v. Brookes and others - suit relating to detaining of cattle.
 4. 1772. Same v. Same - brief in suit at summer assizes.
 5. 1796. Paper in suit relating to the enclosure of E. Norton.
 6. 1809. Request for counsel's opinion re validity of lease of J. Finch Simpson.
 7. 1828. Case for the opinion of counsel concerning the disposal of wood and timber of Launde (Dawson)
285. 1739-1774.
1. 1739. Bond for land tax: John Simpson (Receiver General)
 - 2.
 3. 1740. Receipt for clerk's salary for land tax.
 4. 1740. Land tax account. John Simpson - Houses.
 5. 1740. Land tax account - John Simpson.
 6. 1740. Bond for land tax - " "
 7. 1740. Payment to clerks for land tax. Sparkenhoe
 - 8-23. 1741. Bond: Leicester house tax: Sparkenhoe land tax: receipts for house and land tax from Hundreds: Framland house tax: window tax accounts: clerks receipts for salary: Leicester, W & E Goscote, Framland, Guthlaxton, Gartree receipts: quietus for Leicester land tax.
 24. 1743. Bond for land tax.
 25. 1743. Quietus for land tax.

Tax payers'
names not
recorded

26. 1746. Bond for land tax.
- 27, 1747. Window tax. E. Goscote, Framland.
28.
29. 1747. Bond for land tax.
- 30-35. Land tax accounts and window duty accounts
1747, 1748 (2), 1750 (2).
36. 1750. Clerk's accounts for salary, land and
window tax.
- 37-43. 1750. Land Tax Assessments: W. Goscote,
Leicester, Gartree, E. Goscote, Framland,
Sparkenhoe, Guthlaxton.
- 44-52. 1748, 1750, 1754. Window Tax Assessments.
Sparkenhoe, Guthlaxton (2), W. Goscote
(dupl.), Framland (dupl.), Gartree (dupl.)
E. Goscote (dupl.), Leicester (dupl.).
53. 1750. Bond for land tax.
54. 1751. Quietus for the land tax of 1747.
- 55-57. 1751, 1753, 1758. Quia for land tax.
(John Simpson - Receiver General).
58. 1754. Receipt for land tax for Cook's house.
59. 1754. Receipt for land tax accounts.
60. 1758. Bond for land tax.
61. 1774. Receipt for county rate collection from
inhabitants of Launde.

*Taxpayers' names
not recorded.*

293. 1. 1802. Passport of Partridge and Dawson to France.
2. 1793. Bill for making canal from Ashby de la Zouch
to join Coventry canal.
3. 1796. Articles for building an inn and market place
and shambles in Dudley.
4. Unused cellar book.

Documents from the Dawson collection

Numbered but omitted from original schedule

- 286/1 a. 18th October, 1765.
Levy of £13/1/9½ for highway, poor and county rates for Launde Abbey, at 5d. in the pound.
- b. Michaelmas, 1765.
A half-yearly levy of £30/8/2 for the liberties of Launde Abbey.
- 286/2 10th October, 1770.
A levy of £11/15/11 for the poor, highway and county rates for the liberty of Launde Abbey, at a rate of 4½d. in the pound. On the back are calculations, probably about the spending of rates.
- 286/3 Lady Day, 1767.
A half-yearly levy for £24/3/4 for Bocking Poor and Fee Farm Rent due at Lady Day, 1767, of which £17/10/- is fee farm rent and £6/13/4 is due to the Bocking Poor. On the back are similar calculations.
- 286/4 N.d., mid 18th century.
Sheet of calculations concerning rates, poor levy, land tax, Bocking poor, etc..
- 286/5 18th October, 1777.
A levy of £18/6/11 for the poor and highway rates for the liberty of Launde, at a rate of 7d. in the pound.
- 286/6 N.d., 18th century.
Statement that the half-yearly levy for the whole Lordship of Launde is £30/8/2 excluding the levy for the poor. Also list of who pays this levy. Also a list of what other individuals pay in rates and what property they pay it on.
- 286/7- January 1777 - March 1797.
10. Papers, part of a dispute about whether Overseers of the Poor can be appointed to Launde Abbey and whether a poor rate can be levied on it.
7. 14th March, 1797.
A copy of the opinion of A. Chambre of Grays Inn concerning the above.
8. N.d. (original made 6th February, 1796).
Copy of the examination of Elizabeth Mald touching the place of her legal settlement, saying she resided at Launde under a settlement certificate for many years.
9. 6th April, 1796.
Statement concerning the legal position of Launde Abbey, saying that it is extra parochial and that Overseers had no right to give settlement certificates to paupers (probably meaning Elizabeth Mald).
10. 11th January, 1777.
The examination of Thomas White of Launde Abbey.

- 286/11 24th March, 1801.
Copy of the Bill "For the better Collection of Rates made for the Relief of the Poor." (printed).
- 286/12 20th March, 1801.
The Fourth Report from the Committee to consider the present High Price of provisions recommending that money be lent to distressed areas.
- 287/1 a. N.d., pre 1732.
Copy of part of the will of James Taylor relating to the land bequeathed by him to the Trustees for a Charity School in Dudley, Worcestershire. He appoints twelve trustees for the building of a schoolhouse in Dudley in which 50 poor boys are to be educated. The money to be raised from the innages and closes called Small Woods, Wrights Innage, two fields adjoining Russell Farm, a close in the holding of Samuel Finch, land at Deglahe, Black Acre Close, Mults Innage adjoining Black Acre, Newleys Innage, a close at Springemire and the reversion of two closes bequeathed to Samuel Bradley and George Bradley. If there is any money left after the erection of the schoolhouse it is to be used to help maintain 50 schoolboys. If the school is closed due to circumstances beyond the Trustees' control then provisions are made for the spending of the above rents.
- b. 1735-1750.
- rr. Bundle of papers, mainly receipts of John French, mostly concerned with Charity Schools.
- 287/2 23rd December, 1761.
Feoffment (copy)
- (i) William Walford the elder, clothier and Thomas Russle, yeoman, both of Barking, Essex, the only surviving trustees of a feoffment of 20th May, 1722.
- (ii) William Walford the younger, Joseph Savill, Henry Ray, Josias Wattidge the younger, Richard Daniell, clothiers, John Tweed, apothecary, William Flack, gent., Arthur Tabrum, Thomas Parkes, grocers and drapers, Thomas Crosby, carpenter, Thomas Clarke and Abraham Medcalf, butchers, all of Barking.
- Recites that Joane Smith, widow of London, deceased, in her will of 21st April, 1601, recited that her son William should receive £400 which was to be divided equally to help the poor of Coggeshall and Barking. Recites also that her son Sir William Smith in a deed of 29th June, 1605 between (a) Sir William Smith and (b) certain inhabitants of Barking, granted them the house and site of the Priory of Launde as their half share of the £400, which yielded a yearly rent of 20 marks, subject to certain conditions; to be held in trust for the poor of Barking. Recites that the trusteeship changed hands on 5th January, 1629, 5th December, 1660, 21st December, 1683 and 21st May, 1722. Therefore (i) to (ii) the above trusteeship. When there are only six trustees left alive the trusteeship is to be transferred again to twelve substantial and honest inhabitants of Barking.

- 287/3 a. 5th March, 1765.
Conveyance
(i) Dorothy Jennings of Thrift Street in St. Ann's, Soho, Middlesex, widow.
(ii) John Simpson of Leicester, banker.
(i) to (ii) the inheritance in fee simple of the Lordship of Launde except its part of £35 p.a. payable to Sir William Dabber and its parts of £13/6/8 to the poor of Barking, by 10th October, 1765.
Consideration: £8,200.
States also that ? Brown of Inner Temple, London, gent. who also owns certain land which also pays a share of the annuity for the poor of Barking is attempting to terminate the payment of this annuity, and if he is successful the purchase price is to be adjusted accordingly.
- b. 5th March, 1765?
Particulars of the estate of Mrs. Jennings at Launde Abbey in Leicestershire.
- c. N.d.
Copy of the sum owed by Richard Brown and William Godfrey to Dorothy Jennings (£92/12/-) in the case of Jennings v. Brown. Also copy of the receipt for the above sum.
- 288/1 a. 2nd October, 1773.
Appointment of John Simpson of Launde Abbey, esq. as a Deputy Lieutenant of the County of Leicestershire by John, Duke of Rutland, Lord Lieutenant of Leicestershire.
- b. 27th September, 1779.
Appointment of John Simpson as a Deputy Lieutenant for Leicestershire by Charles, Duke of Rutland.
- 288/2 12th August, 1803.
Appointment of Edward Dawson as Deputy Lieutenant of Leicestershire by John Henry Manners, Duke of Rutland.
- 288/3 5th September, 1803.
Appointment of Edward Dawson as Lieutenant in the Corps of Leicestershire Gentlemen and Yeomanry Cavalry in the Troop of Charles March Phillipps by John Henry Manners, Duke of Rutland.
- 288/4 5th September, 1803.
Appointment of John Finch Simpson, esq. as Lieutenant-Colonel in the Corps of Leicestershire Gentlemen and Yeomanry Cavalry by John Henry Manners, Duke of Rutland.
- 288/5 24th October, 1831.
Appointment of Edward Dawson as Lieutenant in the Leicestershire Volunteer Cavalry by John Henry Manners, Duke of Rutland.
- 289/1- 1875-91.
13. Printed prospectuses, reports and summaries of minutes of Archdeacon Johnson's School, Uppingham.
- 290/1- 12th December, 1774.
2. Two letters, an original (1) and a copy (2) from Lord Huntingdon to Lord Rutland about the 1774 elections in Leicestershire, saying he would support neither candidate, and commending himself to Lord Rutland's service.

- 290/3- 1774.
8. Broadsheets and satires concerning the 1774 elections in Leicester, supporting Mr. Pochin.
- 290/9- c. 1793.
14. Political poems of a satirical and heroic nature.
- 291/1 13th July, 1704.
a. Lease
(i) Charles Cork of Hathern, yeoman.
(ii) John Bowley of Hathern, gent.
(iii) Gabriell Bowley of Hathern, shoemaker.
(iv) Charles Freeman of Shepshed, miller.
Recites lease of 31st July, 1692, conveying the Manor of Diseworth from Christs College, Cambridge to Edward Bigland for 21 years. Also recites a lease of 24th March, 1696, conveying a messuage in Hathern and several parcels of land in the Lordship of Hathern for the residue of 21 years. Therefore (i) to (ii) the above mentioned messuage in Hathern.
Term: residue of 21 years.
Consideration: £72.
Rent: 1/5½ and a stated quantity of wheat and malt.
Also (ii) to (iii) certain parcels of land in the Lordship of Hathern.
Term: residue of 21 years.
Consideration: £78.
Rent: 1/- o.a. and a stated quantity of wheat and malt.
Also (i) to (iv) certain parcels of land in the Lordship of Hathern.
Term: residue of 21 years.
Rent: 1/- p.a. and a stated quantity of wheat and malt and one capon or 1/-.
- 291/1b. Counterpart of 6 D 52/291/1a.
- 291/2 26th March, 1723.
Copy of the will of Thomas Morley of Normanton-on-Soar, Nottinghamshire, husbandman.
To his daughter Colverley, 1/-. To his wife, his estate for her life but if she remarries £60 is to be given to each of his daughters Elizabeth and Anne and both of them are to have equal marriage portions, but on his wife's death Elizabeth is to inherit his land and pay Anne enough money as to make the equal in wealth. The property is not to be sold and is to pass to Elizabeth's children or failing this to Anne's children or Colverley's children.
Executrix: his wife.
- 291/3 a. 21st June, 1726.
Will of Katherine Morley of Normanton-on-Soar.
To her daughter Colverley and Colverley's son Thomas, £5. To her daughter Wilkinson, 20/-. To her daughter Anne the rest of the estate.
Executrix: her daughter Anne.
- b. 2nd April, 1766.
Opinion of Edward Wilmot that Catherine Colverley, the surviving daughter of Thomas Morley is the rightful heir to the land of Thomas Morley.
- 291/4 a. 2nd February, 1769.
Grant
(i) Mary Hayes of Kegworth, widow.
(ii) Thomas Colverley, (i)'s brother-in-law.
(i) to (ii) all her goods and chattels.

- 291/4 a. Also Thomas Colverley of Kegworth, gent. promises
cont. to pay Mary Hayes' funeral expenses.
b. N.d.
A question asking whether Thomas Colverley will
inherit the estate of his mother or whether it
must be divided equally between her children.

291/5 24th September, 1789.
Administration of the will of Thomas Colverley who
died in February, 1786, intestate appointing John
Kelham of Kegworth, blacksmith, and Thomas Barrows,
yeoman, administrators of his property.

292/1 18th June, 1757.
Articles of marriage
(i) Thomas Field of Dudley, Worcestershire, maltster.
(ii) Mary Willington, spinster.
(iii) John Finch the elder of Dudley, ironmonger and
James Shaw of Dudley, gent.
Recites that a marriage is agreed between (i) and (ii).
Also recites that Thomas and William Willington, both
of Dudley, threadmakers are bound in £800 to (ii) with
the condition that £400 at 3% is to be paid by 30th
May, 1762. It was agreed between (i) and (ii) that
when the marriage takes place the £400 is to be
distributed as stated. In consideration of which (ii)
has transferred to (iii) the above bond and (ii)
appoints (iii) as her attornies. The interest on the
£400 to go to (ii) and on her death is to be used to
educate the children of (i) and (ii). If she dies
childless the £400 is to be divided thus: (a) £100 to
Thomas Willington, (b) £100 to William Willington,
(c) £20 to Thomas Field, (d) £10 to Thomas Hallis the
younger, (e) £10 to Ann Hunt, wife of Thomas Hunt,
(f) £20 to Ann Dixon, (g) £20 to Hurst Dixon, (h) £20
to James Dixon and (i) £100 to whom (ii) states in her
will, but if she does not make provision in her will
£50 to Alice Willington her mother and £50 to Thomas
and William Willington. On the back is a statement
that Ann Dixon, named above, was a mistake and it
should read Mary Dixon.

292/2 a. 24th April, 1786.
Release
(i) Mary Field of Dudley, Worcs., widow (nee
Mary Willington), and William Willington of
Dudley, yeoman, brother of Mary Field.
(ii) John Finch of Dudley, merchant.
(iii) Joseph Stokes of Dudley, merchant.
Recites that Mary Field has £400 vested in
trustees and on her death it was to be divided
among certain people (see 292/1, above) but has
£100 out of the £400 which she can dispose of
herself. Of the £400 Thomas and William
Willington surrendered £50 each to give to Thomas
Field to promote him in his trade. The
remaining £300 was lent to (iii) by (ii), the
trustee of it on 10th August, 1782. William
Willington is entitled to £50 from the £400 and,
owing certain debts, with (ii)'s consent took £20
which he owed (iii) who used it in part discharge
of the above mortgage. (iii) has also paid a
further £30 off his mortgage, making £50 in all.

- 292/2 a. Therefore (i) releases (ii) of £30 , part of the
cont. trust money vested in him as a trustee for Mary
Field, which together with the above £20 makes
£50 in all, reducing the mortgage to £250.
It is also agreed between (i) and (ii) that all
other sums paid by (iii) to (i) over and above the
interest on the £250 shall be taken as discharge
from the sum of £100 (part of the £400) which she
can dispose of herself or which may descend to
William Willington.
- b. 16th June, 1759.
The deed in which Thomas and William Willington
surrender £50 each to help Thomas Field promote
his business, as recited in a. On the back a note
of the division of the remaining £300.
- 292/3 9th December, 1786.
Assignment.
(i) William Laughner and James Hancox, both of Dudley,
Worcs., nail ironmongers and partners.
(ii) John Finch of Dudley and Thomas Hill of Kings
Swinford, Staffs., esq., two of the principal
creditors of (i).
Recites that (i) have gone bankrupt. Therefore (i) to
(ii) all the assets of (i) on trust that they will sell
these assets to pay (i)'s debts as far as possible.
- 292/4 19th January, 1775.
Deed of Partnership
(i) John Finch of Dudley, Worcs., merchant.
(ii) William Russell of Birmingham, merchant.
Conditions of partnership between (i) and (ii) to buy
and slit foreign iron and flax hemp.
- 292/5 3rd February, 1795.
Defeezment
(i) William Pochin of Barkby, esq. and Rev. Thomas
Beer of Hathern, clerk, trustees for Edward
Dawson, a minor.
(ii) George Adkin of Diseworth, yeoman.
Recites previous deeds. Also recites that (ii)
mortgaged the property to (i). Therefore the mortgage
of a messuage in Diseworth and parcels of land in the
common field of Diseworth, all in the tenure of (ii),
to be null and void on the payment of £400 plus 5%
interest by (ii) to (i) by 3rd August, 1795.

Appendix 5

Leicestershire Sites and Monuments Record entries

Leicestershire Museums, Arts and Records Service

Sites and Monuments Record

25/04/2003

SMR Number	Site Name	Administration Area	NGR
Monument Types , Dates and Evidence			
Summary			
LE1832	South West of Brook Farm	Launde, Harborough, Leicestershire	SK778050
ENCLOSURE	- to	CROP MARK	
AP's show either a possible corridor villa or a post-medieval enclosure			
Old SMR Ref - 70NE K			
LE1833	East of Launde Abbey	Launde, Harborough, Leicestershire	SK799043
MOUND	Medieval - 1067 AD? to 1539 AD?	EARTHWORK	
A large elliptical prospect mound predating ridge & furrow.			
Old SMR Ref - 70SE C			
LE1834	Launde Abbey	Launde, Harborough, Leicestershire	SK797043
PRIORY	Medieval - 1067 AD to 1539 AD	DOCUMENTARY EVIDENCE, SUB SURFACE DEPOSIT	
Medieval priory founded in 1125 demolished circa 1536 only a side chapel of the church still survives.			
Old SMR Ref - 70SE E			
Scheduled Monument - 137			
LE1835	Launde Abbey	Launde, Harborough, Leicestershire	SK797043
HOUSE	Early Post Medieval - 1540 AD to 1699 AD	EXTANT BUILDING	
Launde Abbey was a C-16 mansion built by the Cromwell family on the site of the Augustinian priory SAM 137			
Old SMR Ref - 70SE E			
Scheduled Monument - 137			
LE1836	Launde Abbey	Launde, Harborough, Leicestershire	SK797043
FISHPOND?	Late Medieval - 1350 AD to 1539 AD	EARTHWORK	
A group of fishponds East and NE of the Abbey			
Old SMR Ref - 70SE E			

SMR Number	Site Name	Administration Area	NGR
Monument Types , Dates and Evidence Summary			
LE1837	North East of Abbey Farm	Launde, Harborough, Leicestershire	SK794046
MOUND	- to	EARTHWORK	
Peck & Parsons note a small mound behind farm buildings			
Old SMR Ref - 70SE F			
LE1838	North of Launde Big Wood	Launde, Harborough, Leicestershire	SK791042
BANK (EARTHWORK)	Medieval - 1067 AD to 1539 AD	EARTHWORK	
RF Hartley notes a length of large wood bank on the North boundary of Launde Big Wood stretching to Launde Abbey			
Old SMR Ref - 70SE X			
LE1839	South of Launde Park	Launde, Harborough, Leicestershire	SK801041
BANK (EARTHWORK)	Medieval - 1067 AD to 1539 AD	EARTHWORK	
RF Hartley notes a large woodland bank from the South boundary of Launde Big Wood to the NW boundary of Launde Park Wood (see also 80 SW Y)			
Old SMR Ref - 70SE Y			
Old SMR Ref - 80SW Y			
LE1840	South East of Hill Farm	Launde, Harborough, Leicestershire	SK796034
BANK (EARTHWORK)	Medieval - 1067 AD to 1539 AD	CROPMARK	
RF Hartley notes a ploughed out bank on an AP			
Old SMR Ref - 70SE Z			
LE1841	WNW of Abbey Farm	Launde, Harborough, Leicestershire	SK790047
WINDMILL?	Medieval - 1067 AD? to 1539 AD?	(PLACE NAME EVIDENCE), EARTHWORK	
Large flat topped mound with encircling ditch. Possibly a mill mound on the basis of a C19 field name. SAM 103			
Old SMR Ref - 70SE AA			
Scheduled Monument - 103			

SMR Number	Site Name	Administration Area	NGR
Monument Types , Dates and Evidence Summary			
LE1842	WNW of Abbey Farm	Launde, Harborough, Leicestershire	SK790047
CASTLE?	Medieval - 1067 AD? to 1539 AD?	EARTHWORK	
Large flat topped mound with encircling ditch. Scheduled as castle mound. SAM 103			
Old SMR Ref - 70SE AA			
Scheduled Monument - 103			
LE1843	South of Launde Big Wood	Launde, Harborough, Leicestershire	SK787035
BANK (EARTHWORK)	Medieval - 1067 AD to 1539 AD	EARTHWORK	
RF Hartley notes a large wood bank on South boundary of Launde Big Wood			
Old SMR Ref - 70SE AM			
LE1844	Launde Park	Launde, Harborough, Leicestershire	SK793042
BANK (EARTHWORK)	Medieval - 1067 AD? to 1539 AD?	EARTHWORK	
RF Hartley notes a large woodland bank running through the West side of Launde Park			
Old SMR Ref - 70SE AN			
LE1845	Launde Park	Launde, Harborough, Leicestershire	SK795041
BANK (EARTHWORK)	Medieval - 1067 AD? to 1539 AD?	EARTHWORK	
RF Hartley notes a woodland bank running N to S through Launde Park			
Old SMR Ref - 70SE AP			
LE1846	North East of Launde Abbey	Launde, Harborough, Leicestershire	SK798046
BANK (EARTHWORK)	Medieval - 1067 AD? to 1539 AD?	EARTHWORK	
RF Hartley notes a woodland bank running from Launde Abbey in a North East direction			
Old SMR Ref - 70SE AQ			

SMR Number	Site Name	Administration Area	NGR
Monument Types , Dates and Evidence			
Summary			
LE1847	Launde Park	Launde, Harborough, Leicestershire	SK7803
DEER PARK	Medieval - 1067 AD to 1539 AD	DOCUMENTARY EVIDENCE	
The large woodland banks surrounding Launde Park probably define the medieval deer park.			
Old SMR Ref - 80SW Y			
LE1848	Launde Park Wood	Launde, Harborough, Leicestershire	SK8004
BANK (EARTHWORK)	Medieval - 1067 AD to 1539 AD	EARTHWORK	
RF Hartley notes a large woodland bank from the South boundary of Launde Big Wood to the NW boundary of Launde Park Wood (see also 70 SE Y for map)			
Old SMR Ref - 80SW Y			
Old SMR Ref - 70SE Y			
LE8452	Launde Abbey Chapel	Launde, Harborough, Leicestershire	SK797043
CHAPEL	Medieval - 1067 AD to 1539 AD	EXTANT BUILDING	
Medieval chapel surviving as part of mansion			
Old SMR Ref - 70SE E			
LE9100	South of Launde Wood	Launde, Harborough, Leicestershire	SK808032
SITE?	Upper Palaeolithic - 40000 BC to 10001 BC	FIND	
An Upper Palaeolithic knapping site was identified and assessed on the Wing to Whatborough Pipeline.			
Old SMR Ref - 80SW AZ			

