

SUMMARY: The document below is the letters patent dated 4 April 1548 by which Sir Thomas Cawarden was granted a 21-year lease of premises in the western range of the Blackfriars. The lease was the result of a survey made by Edward VI's surveyor, Hugh Losse (d. 8 May 1555), pursuant to a warrant issued by Sir Edward North (c.1504-1564), Chancellor of the Court of Augmentations (for whom see the *ODNB* article). The survey, signed by Losse, contains a note, apparently in North's hand, directing that the premises be leased to Sir Thomas Cawarden for 21 years at the current valuation of 66s 8d. For the survey, dated 18 March 1548, see Holder, *infra*, p. 55, and TNA E 310/3/18, No. 61. The lease below was granted to Cawarden by North as Chancellor of the Court of Augmentations, and as noted in the opening words of the lease, 'in the absence of Thomas Moyle'.

For Sir Thomas Cawarden (c.1514–1559), see the *ODNB* article, which mentions the grant of premises in the Blackfriars to Cawarden in 1550, but not this 1548 lease.

For Sir Thomas Moyle (d. 2 October 1560), see the *ODNB* article:

Moyle became one of the heads of the newly created court of general surveyors of the king's lands in 1542 when that was set up by statute, and when the surveyors' court was absorbed into the second court of augmentations in 1547, he became one of the latter's two assistant directors.

For Hugh Losse and his son-in-law, Sir Henry Neville (c.1520–1593), who in 1560 leased premises in the western range of the Blackfriars, see the *ODNB* articles.

Premises in the Blackfriars held by a number of persons are mentioned as reference points in the lease below. For Lady Harper, see the will of her husband, Sir George Harper, TNA PROB 11/42A/75, and the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1509-1558/member/harper-george-1503-58>.

For Sir Christopher More (d. 16 August 1549), father of Sir William More (1520-1600), see the *ODNB* article.

For Mr Portinary, see the *ODNB* article for him under the name Sir Giovanni Portinari.

For George Brooke (d. 29 September 1558), 9th Baron Cobham, see the *ODNB* article.

For Lady Mary Kingston (d. 25 August 1548), see the grant dated 5 September 1545 to her and her heirs of property in the Blackfriars, TNA C 66/768, mm. 23-4; her will, TNA PROB 11/32/320; and Folger MS L.b.310.

For Sir Thomas Cheyney (d. 16 December 1558), who was appointed Lord Warden of the Cinque Ports on 17 May 1536, see the *ODNB* article, and his will, TNA PROB

11/42B/105. Cheyney's claim to the 'blind parlour' which comprised part of the leased premises was noted in the survey of 18 March 1548 (see TNA E 310/3/18, No. 61, *supra*). Cheyney left his property in the Blackfriars by will to his daughter-in-law, Margaret (nee Neville) Cheyney Poole, as her jointure. It became the subject of a lawsuit in 1572/3 between Margaret Poole's second husband, Henry Poole (d. 28 March 1580), and Sir William More (1520-1600) of Loseley, who had acquired Sir Thomas Cawarden's interest. See the will of Henry Poole, TNA PROB 11/62/182. It is difficult to escape the conclusion that Sir Thomas Cheyney's claim to the 'blind parlour' was deliberately ignored in the letters patent below.

The existence of both the original 1548 survey by Hugh Losse and this lease to Cawarden appear to have gone unnoticed until their recent mention by Holder. See Holder, Nick, 'The Medieval Friaries of London', PhD thesis, University of London, August 2011, p. 55, available online.

A copy of the 1548 survey, Folger MS L.b.374, has been well known for a century, but lacks the note from North authorizing the lease to Cawarden, and contains inaccurate measurements of the old buttery in the western range, stating that it was 36 feet long by 95 feet wide, whereas in the original survey below the measurements are given as 96 feet long by 36 feet wide. The copy was transcribed by Albert Feuillerat in *Blackfriars Records*, (Oxford University Press: Malone Society, 1913), pp. 6-8 at:

<https://archive.org/stream/collectionspt102malouoft#page/6/mode/2up>.

The King to all to whom etc., greeting. Be it known that we, by the advice of the Chancellor, etc., one of our general supervisors and attorneys of our Court of Augmentations & Revenues of our Crown, in the absence of Thomas Moyle, knight, another of the same general supervisors, have demised, granted & to farm let, and by these presents do demise, grant & to farm let unto our beloved servant, Thomas Cawarden, knight, all that our void ground with one decayed 'le Galerye' built in the same, and with void spaces under the same, containing in length ninety & eight feet, abutting against 'Brydewell diche' on the west side, & extending in breadth at the west end thereof seventy & four feet, & abutting against the common highway & lane leading to 'le comen stayre' on the Thames on the east side, & extending in breadth at the east end thereof ninety & four feet, & abutting on the garden commonly called 'Mystres Harpers garden' & the garden called 'fraunces garden' on the north side, and on the garden of Christopher More, knight, on the south side;

We have demised also, & by these presents have to farm let to the forenamed Thomas Cawarden one piece of our ground called 'a kychen yarde', one old house or kitchen, and one 'le entre' or 'introit' adjoining the same, containing in length eighty & four feet, & abutting on the lane aforesaid on the west side, & extending in breadth at the west end thereof sixty & eight feet, & abutting against a certain house called 'an olde Butterye' on the east side, & extending in breadth at the east end thereof seventy & four feet, &

abutting on a certain house called 'Mayster Portynaryes parlor' next to the lane there on the south side, & on the wall and garden of Lord Cobham on the north side;

We have demised also, & by these presents have to farm let to the forenamed Thomas Cawarden one old house called 'an olde Butterye', and one 'le entre' with a certain great stair commonly called 'a great stayre' there, and with cellars under the same, and with a certain 'le hall place' at the upper end of the same great stair, and all 'le Entre' extending to 'le ffrater' over the said 'le Butterye', all which contain in length ninety & six feet, & in breadth thirty & six feet, abutting the cloister there on the east side, & over ('super') the kitchen on the west side, & over ('super') the house called 'the lorde Cobhams howse' on the north side, and on a certain house called a 'blynd parlor' there on the south side;

We have demised also, & by these presents by the advice aforesaid have to farm let to the forenamed Thomas Cawarden one house called 'the upper frayter', containing in length one hundred & seven feet, & in breadth fifty-two feet, abutting on the south & east sides the house & garden of Lady Kingston, & on the north side a certain house against the hall in which our 'lez Revelles' lieth and now are, & on the west side against the house called 'the Duchie Chambre' & the house commonly called 'Mayster portynaryes house';

We have demised also, & by these presents by the advice aforesaid have to farm let to the forenamed Thomas Cawarden all that our void place, being one 'introit' against 'le little kychyn & le colehouse', containing in length thirty feet, & in breadth seventeen feet;

We have demised also, & by these presents by the advice aforesaid have to farm let to the forenamed Thomas Cawarden all that our chamber called 'the Duchie Chambre', with one building under the same, containing in length fifty feet, & in breadth sixteen feet, abutting east against the north end of the said 'le ffrayter', & abutting west over ['super'] the house called 'Mayster portynaryes parlor';

All & singular which premises above expressed & specified are parcel of the possessions late the house or priory formerly the Friars Preachers in London, and are situate, lying & being within the precinct, ambit & circuit of the site of the said late priory in London aforesaid;

To have & to hold all & singular the premises with the appurtenances to the forenamed Thomas Cawarden, knight, his executors & assigns, from the feast of Saint Michael the Archangel next to come until the end of the term & for the term of twenty & one years from thence immediately following & fully to be completed;

Yielding therefore yearly to us, our heirs & successors, sixty-six shillings & eight pence of lawful money of England at the feasts of the Annunciation of Blessed Mary the Virgin & Saint Michael the Archangel, or within one month after either feast of those feasts, to the hands of the bailiffs & receivers of the premises for the time being, to be paid by equal portions during the term aforesaid;

And we will, and by these presents do grant to the forenamed Thomas Cawarden, knight, his executors & assigns, that we, our heirs & successors, will from time to time against all persons whatsoever discharge, acquit and keep indemnified the said Thomas Cawarden, his executors & assigns, from all rents, fees, annuities & sums of money whatsoever issuing or to be paid concerning the premises, except the rent above by these presents reserved;

Nevertheless, the foresaid Thomas Cawarden, his executors & assigns, shall do all necessary reparations of the premises, [+and?] from time to time well & sufficiently repair, sustain & maintain [+the same?] so often as need or occasion shall require.

Provided always that if should happen the foresaid rent to be in arrears [+and?] not paid in part or in whole by the space of five weeks after any feast of the foresaid feasts of the Annunciation of Blessed Mary the Virgin & Saint Michael the Archangel at which it ought to be paid, being lawfully demanded, that then & from thence this our present demise & grant shall be void and of none effect, anything in these presents to the contrary thereof notwithstanding, [+and?] any statute, act, ordinance, proviso, proclamation or restriction to the contrary thereof had, made, published, ordered or provided, or any other thing, cause or matter whatsoever in anything notwithstanding;

In [+testimony] of which thing etc. Witnessed by Edward North, knight, at Westminster on the fourth day of April in the second year of our reign.

By the Chancellor, one of the General Supervisors and Attorneys of the Court aforesaid.

1 Rex om{n}ib{us} ad quos &c Sal{u}t{e}m Sciatis q{uo}d nos de auisamento Cancellar{ij} &c

2 vnus gen{er}aliu{m} sup{er}uisor{um} ac attorn{atorum} n{ost}ror{um} Cur{i}e n{ost}re Augmentac{i}onu{m} & reuenc{i}onu{m} Corone n{ost}re

3 in absentia Thome Moyle Militis alt{er}ius eor{un}dem gen{er}aliu{m} sup{er}uisor{um} tradidim{us}

4 concessim{us} & ad firmam dimisim{us} ac p{er} p{re}sentes tradim{us} concedim{us} & ad firmam

5 dimittim{us} Dil{e}c{t}o s{er}uienti n{ost}ro Thome Cawarden Militi totum illu{m} vacuu{m} solum

6 n{ost}r{u}m cum vno ruinoso le Galerye in eodem edificat{o} ac cum vacuis spacijs

7 subtus ib{ide}m continen{s} in longitudine nonaginta & octo pedes abbuttan{s} v{er}sus

- 8 Brydewell diche ex parte occidentali & extenden{s} in latitudine ad illum
- 9 occident{a}lem finem inde septuaginta & quatuor pedes & abbutan{s} v{er}sus
co{mmun}em viam
- 10 & venellam ducen{s} ad le comen stayre sup{er} Thamis{em} ex parte orient{a}li &
- 11 extenden{s} in latitudine ad illum finem orient{a}lem inde nonaginta & quatuor pedes
- 12 & abbutan{s} ad gardinu{m} vulgarit{er} vocat{um} Mystres Harpers garden &
gardinu{m} vocat{um}
- 13 ffraunc{es} garden ex parte Boreali ac ad gardinu{m} xpoferi Morea Militis ex parte
- 14 australi tradidim{us} eciam & p{er} p{re}sentes ad firmam dimisim{us} p{re}fato
Thome Cawarden
- 15 vnam peciam t{er}re n{ost}ram vocat{am} a kychyn yarde vnam veterem Domu{m}
siue Coquinam
- 16 ac vnu{m} le entre siue introit eidem adiacen{s} continen{s} in longitudine octoginta
- 17 & quatuor pedes abbutan{s} sup{er} venellam p{re}dict{am} ex parte occident{a}li
& extenden{s} in
- 18 latitudine ad illu{m} finem occident{a}lem inde sexaginta & octo pedes &
abbutan{s} v{er}sus
- 19 quandam domu{m} vocat{am} an olde Butterye ex parte orientali & extenden{s} in
latitudine
- 20 ad eundem finem orient{a}lem inde septuaginta & quatuor pedes & abbutan{s} ad
quandam
- 21 domu{m} vocat{am} Mayster Portynaryes p{ar}lor iuxta venellam ibidem ex parte
Australi & ad
- 22 muru{m} ac gardinu{m} D{omi}ni Cobham ex parte Boriali Tradidim{us} eciam &
p{er} p{re}sentes ad firmam
- 23 dimisim{us} p{re}fato Thome Cawarden vnam veterem Domu{m} vocat{am} an olde
Butterye ac
- 24 vnu{m} le entre cum quodam magno gradu co{mmun}it{er} vocat{o} a great stayre
ibidem ac cum

- 25 Cellarijs subtus eodem ac cum quodam le hall place ad sup{er}iorem finem eiusdem
- 26 magni gradus Ac totu{m} le Entre extenden{s} ad le ffrater sup{er} d{ic}tu{m} le Buttery Que
- 27 om{n}ia continent in longitudine nonaginta & sex pedes & in latitudine triginta & sex
- 28 pedes abbuttan{s} Claustro ibidem ex parte orient{a}li & sup{er} Coquinam ex parte occident{a}li
- 29 & sup{er} domu{m} vocat{am} the lorde Cobhams howse ex parte Boriali Et ad quandam
- 30 domu{m} vocat{am} a blynd p{ar}lor ibidem ex parte Australi Tradidim{us} eciam & p{er} p{re}sentes
- 31 de auisamento p{re}d{ic}to ad firmam dimisim{us} p{re}fato Thome Cawarden vnam domu{m} vocat{am}
- 32 the upper frayter continen{s} in longitudine centu{m} & septem pedes & in latitudine
- 33 quinquaginta duos pedes abbuttan{s} ex partib{us} Australi & orient{a}li ad Domu{m} & gardinu{m}
- 34 D{omi}ne Kyngeston Et ex parte Boriali ad quandam domu{m} v{er}sus aulam in qua n{ost}ra
- 35 lez Revell{es} iacent & modo existunt & ex parte occident{a}li v{er}sus Domu{m} vocat{am} the
- 36 Duchie Chambre & domu{m} vulgarit{er} vocat{am} Mayst{er} portynaryes house Tradidim{us}
- 37 eciam & p{er} p{re}sentes de auisamento p{re}d{ic}to ad firmam dimisim{us} p{re}fato Thome Cawarden

[f. 21r]

- 1 totum illum vacuu{m} locum n{ost}r{u}m existen{s} vnu{m} introit v{er}sus le little kychyn & le colehouse
- 2 continen{s} in longitudine triginta pedes & in latitudine septemdecim pedes Tradidim{us}

3 eciam & p{er} p{re}sentes de auisamento p{re}d{i}c{t}o ad firmam dimisim{us} p{re}fato Thome Cawarden

4 totam illam Cameram n{ost}ram vocat{am} the Duchie Chambre vna cum edificio subtus

5 eandem continen{s} in longitudine quinquaginta pedes & in latitudine sexdecim pedes

6 abbuttan{s} orient{a}lit{er} v{er}sus Borialem finem d{i}c{t}i le ffrayter & abbuttan{s} occident{a}lit{er} sup{er}

7 Domu{m} vocat{am} Mayst{er} portynaryes p{ar}lor Que om{n}i{a} & sing{u}la p{re}missa sup{er}ius exp{re}ssa

8 & sp{ec}ificat{a} sunt p{ar}cella possessionu{m} nup{er} domus siue priorat{us} dudu{m} fr{atru}m p{re}dicator{um}

9 London ac situant iacent & existunt infra p{ro}cinctu{m} ambitu{m} & circuitu{m} scitus d{i}c{t}e

10 nup{er} priorat{us} in London p{re}dict{o} h{ab}end{um} & tenend{um} om{n}ia & sing{u}la p{re}missa cum p{er}tin{entijs} p{re}fato

11 Thome Cawarden Militi executorib{us} & assign{atis} suis a festo s{an}c{t}i Mich{ael}is Arch{angel}i p{ro}x{imum} futur{um}

12 vsq{ue} ad finem t{er}mini & p{er} t{er}minu{m} viginti & vnus annor{um} extunc p{ro}x{ime} sequen{tium} & plenar{ie}

13 complend{orum} Reddend{o} inde annuatim nob{is} hered{ibus} & successorib{us} n{ost}ris sexaginta sex

14 solidos & octo denarios legalis monete Angl{ie} ad festa Annunciac{i}o{n}is b{eat}e Marie

15 virginis & S{an}c{t}i Mich{ael}is Arch{angel}i vel infra vnu{m} mensem post vtriumq{ue} festum festor{um}

16 illor{um} ad manus Balliuor{um} & Receptor{um} p{re}missor{um} p{ro} tempore existen{tium} p{er} equales

17 porc{i}o{n}es soluend{os} durant{e} t{er}mino p{re}d{i}c{t}o Et volum{us} ac p{er} p{re}sentes concedim{us} p{re}fato

18 Thome Cawarden militi executorib{us} & assign{atis} suis q{uo}d nos hered{es} & successores

19 n{ost}ri d{i}c{ta}m Thomam Cawarden executores & assign{atos} suos de om{n}ib{us} reddit{ibus} feod{is}

20 annuitatib{us} & denarior{um} sum{m}is quibuscumq{ue} de p{re}missis exeun{tibus} seu solvend{is} p{re}t{er}qua{m}

21 de reddit{u} sup{er}ius p{er} p{re}sentis reseruat{o} v{er}sus quascumq{ue} p{er}sonas de tempore in tempus

22 exon{er}abim{us} acquietabim{us} & defendem{us} Durant{e} t{er}mino p{re}d{i}c{t}o p{re}d{i}c{t}us tamen Thomas

23 Cawarden executores & assign{atores} sui om{n}es necessarias reparac{i}o{n}es p{re}missor{um} de

24 tempore in tempus tociens quociens necesse & oportunu{m} fu{er}it bene & sufficient{er}

25 reparabunt sustentabunt & manutenebunt Durant{e} t{er}mino p{re}d{i}c{t}o prouiso semp{re}

26 q{uo}d si contigerit p{re}d{i}c{t}um reddit{um} a retro fore non solut{um} in parte vel in toto p{er}

27 spaci{u}m quinq{ue} septimanar{um} post aliquod festu{m} p{re}d{i}c{t}or{um} festor{um} Annunciac{i}o{n}is b{eat}e

28 Marie virginis & s{an}c{t}i Mich{ael}is Arch{angel}i quo vt p{re}fert{ur} solui debeat si debito modo

29 petat{ur} q{uo}d tunc & deinceps hec p{re}sens dimissio & concessio n{ost}ra vacua sit ac p{ro}

30 nullo h{ab}eat{ur} Aliquo in p{re}sentib{us} incont{ra}riu{m} inde non obstan{te} Aliquo statuto actu

31 ordinac{i}o{n}e p{ro}uisione p{ro}clamac{i}o{n}e siue restricc{i}o{n}e incont{ra}riu{m} inde h{ab}it{o} fact{o} edit{o} ordinat{o}

32 seu prouis{o} Aut aliqua alia re causa vel mat{er}ia quacumq{ue} in aliquo non obstant{te}

33 In cuius rei &c Teste Edwardo Northe Milite apud West{onasterium}m quarto die Aprilis

34 Anno regni n{ost}ri s{e}c{un}do p{er} can{cellarium} vnu{m} generaliu{m}
sup{er}uisor{um} ac Attorn{atorum} Cur{ie} pred{i}c{t}e