XVI. *Letter addressed by JOHN GAGE, Esq. F.R.S. Director, to HENRY PETRIE, Esq., accompanying drawings of Remains of the Prior of Lewes' Hostelry, in the parish of St. Olave, Southwark.*

Read 17th June, 1830.

Lincoln's Inn.

DEAR SIR,

THE Church of St. Olave, Southwark, was confirmed^a to the Prior and Convent of St. Pancras of Lewes, in Sussex, by William, second Earl Warren and Surrey, son of their founder, and in face of the Church on the south side of the way now called Tooley Street, contiguous with Carter Lane, they built, or became possessed of, a Hostelry for the convenience of the Prior and monks coming to London, and for the reception of strangers. It does not appear how they acquired this property; the charter of confirmation does not comprise any lands in Southwark. Earl William died in 1138,^b and there are sufficient grounds for presuming that the Prior had no lodgings in St. Olave's until a later period.

Osbert, Prior of St. Pancras,^c gave to John son of Edmund, and his heirs, a tenement in London belonging to the convent, that is to say, the dwelling and houses of Wibert de Araz, and lands holden of the monks of Westminster,^d and Robert, the Chamberlain; to hold at a

^a Regist. chart. Monasterij de Lewes. Mus. Brit. Cotton. MS. Vespasian, F. xv. fo. 12 b.

^b Ibid. fo. 105 b.

^c Ibid. fo. 196 b. Appendix, No. I.

^d Gervase, Abbot of Westminster, confirmed the gift of John son of Ralph, to the Church of St. Pancras of Lewes, of two pieces of land which Wibert de Araz held of him in London. Ibid. Gervase governed the Monastery of Westminster from the year 1140 to 1160. Dugdale, Monast.

rent of fourteen shillings, and by this service, that as often as the Prior of Lewes, or his monks, or the monks of the cells belonging to St. Pancras, came to London, that John and his successors should give them fit lodging, *suscipiāt hospicio congruo et delib'ato*, and find them fire and water, and salt, and sufficient vessels for their use. Among the witnesses to this charter are the Countess Isabel, and her brother Philip (*testibus Comitissa Isabel et fratre suo Philippo*) being the Countess Warren and Surrey, daughter and heir of William the third Earl, and her half brother Philip de Evreux.^e

Osbert was Prior of Lewes^f between the years 1170 and 1186: the Countess Isabel died in 1199.^g I therefore conclude that the hostelry of the Prior of Lewes, in Southwark, was not in his occupation until the latter years of the twelfth century. It is certain that the monks of St. Pancras had a hostelry here at a remote period; for in a release^h from William de Wyntringham, carpenter, to the Prior of Lewes in the 44th Edw. III. anno 1370, it is specially set forth that the Prior and his predecessors, in right of their Church of St. Pancras, were seised, from time immemorial, of a piece of ground nigh the gate of their hostelry in Southwark, *come le dit Prio' et ses p'decesseurs, come de droit de lo' esglise de Seint Pancras de Lewes, furent seisis, de temps dount memorie ne court, dune place de t're joust la porte de lo' houstelle en Southwark*: and a building agreementⁱ between the same parties in the 47th Edw. III. speaks of the ancient north-east gate of their hostelry, (which was standing in the time of the historian Stowe,) *Le dit William ad grauntee et se oblige de fayre en l'est partie deinz launciene porte norest de lostel de ditz Priour et Covent en Suthwerk cynk schoppes*.

Peter, Bishop of Winchester,^k who governed that See in 1205^l appro-

^e Watson's Memoirs of the House of Warren and Surrey.

^f Dugdale, Monast.

^g Regist. chart. de Lewes, fo. 107 b.

^h Ibid. fo. 182 b. Appendix, II.

ⁱ Ibid. fo. 183 b.

^k Godwin de Præsul.

^l Regist. chart. de Lewes, fo. 189 b.

priated the Church of St. Olave, Southwark, to the Prior and Convent of St. Pancras of Lewes, for the purposes of hospitality, *in usus et refectiorem hospitum*.

In Michaelmas term 29 Hen. VIII. Robert, late Prior of St. Pancras of Lewes, levied a fine to the King of all the possessions of the Priory, in which fine the Church of St. Olave, and messuages, gardens, lands, and rents in Southwark, Kater lane (Carter lane), comprehending the site of the hostelry, are particularly specified. On the 16th of the month of February following, his Majesty conferred these possessions on Thomas, Lord Cromwell, afterward Earl of Essex, in fee;^m the hostelry being valuedⁿ in the King's survey at eight pounds yearly.

After the attainder of the Earl of Essex, the hostelry seems to have been parcelled out by the Crown. Stowe, in his description of St. Olave's, Southwark, says, "over against the parish Church, on the south side of the streete, was sometime one great house builded of stone with arched gates, which pertained to the Prior of Lewes in Sussex, and was his lodging when he came to London: it is now a common hostelry for travellers, and hath to sign the Walnut Tree."^o Cuthbert Beeston, citizen and girdler of London, died seised,^p in the 24th Elizabeth, of the Walnut-tree Inn, together with the garden thereto, and fifteen messuages in Walnut-tree-lane, otherwise Carter-lane, in St. Olave's, Southwark, held of the Queen in chief, worth yearly five pounds six shillings and eight pence. It appears that the Walnut-tree Inn occupied the east side of the Hostelry; the west wing was purchased^q by the parish for the use of the Grammar-school of St. Olave's,^r founded in the 13th Elizabeth.

^m Pat. 29 Hen. VIII. pars ii.

ⁿ Southwark, redditus Hospicij D'ni in Guttr lane ibidem, per ann. viijli. Valor Eccl. 26 Hen. VIII.

^o Stowe's Survey of London, 4to. 1598, pp. 340, 341.

^p Esc. 24 Eliz. n. 70. In the 19th James I. the Walnut-tree escheated to the Crown and was leased out.

^q Manning and Bray's History of Surrey.

^r The Royal Charter gives license to purchase lands of a limited value.

The Hall, and a vaulted chamber or crypt below, constituted the west wing of the Hostelry, the remains of which, chiefly the vaulted Chamber, form the subject of the drawings I have the honour to lay before the Society. In consequence of an alteration in the approach to New London Bridge, it lately became necessary to level these remains, and the drawings were made during the demolition, the progress of which was carefully watched. The Hall, converted into the school room, was found to retain its original walls to the height of ten or eleven feet in places on the sides, but not so much at the ends, with new work grafted on the old.

The plain unmixed character of the circular style in these remains, would lead me to conclude that this part of the Hostelry was built before the time of Osbert, the Prior, a date which is difficult to reconcile with his charter, if, as we may presume, the building was erected by the monks of Saint Pancras.

I am struck with the resemblance of the general features of this portion of the Hostelry to those of the manor-house at Boothby Pagnel, Moyses hall at St. Edmundsbury, and Pythagoras' school at Cambridge:—a building of two stories; the lower vaulted, without a communication with the upper: no fire-place in the lower; a fire-place in the upper: an external staircase to the upper, with the addition of a porch to the lower chamber. But let us have recourse to our drawings.

Number I.^s shows the ground-plan of the vaulted Chamber, with the porch on the east side, near the north angle. The porch extended nineteen feet, and appeared to have been longer. Its width was eleven feet nine inches. At the distance of six feet nine inches from the inner door there was a flight of steps to the chamber, the floor of which was nearly three feet and a half lower: this being about the level of the river, shows the precautionary arrangement of the porch, and, on the same account, all the windows of the chamber were carried up close to the crown of the vault. The porch was without windows.

The vaulted chamber formed a parallelogram of forty feet three inches,

^s Plate XX.

by sixteen feet six inches, and fourteen feet three inches high: the vaulted roof being supported by arches springing from six semicircular pillars attached to the side walls. These pillars were five feet ten inches high, including the capitals and base. The entrance was by an elliptical arch, and possibly there had been a door also on the opposite side. On the south there were two windows, as well as on the west, and there was one on the north. On the removal of the earth, which had accumulated in the chamber, no remains were found of an ancient floor or pavement. The walls were three feet three inches thick.

Number II.^t The longitudinal section of the vaulted Chamber, and the remains of the Hall above.

The character of the masonry is here distinctly seen. The pillars and arches were of wrought stone, a mixture of fire-stone and Kentish rag; the vault was entirely chalk, nine inches thick; the rest of the lower building rubble. The entrance to the Hall was on the side of the porch, and must have been approached by a flight of steps, as is the case in the Norman mansion at Boothby Pagnel; the face of the hall-door, internally, was perfectly plain; externally, it had been entirely destroyed. Caen-stone was used in this door, and in other parts of the upper chamber.

Number III.^u The transverse section gives particularly the character of the entrance arch, which had on its external angle a bead moulding springing from a slender pillar with a capital, indicating a slight difference between the character of the porch and that of the vaulted chamber; at the same time these did not, on close examination, appear to have been built at different times; and their coeval erection seems to be confirmed by the harmony in the general arrangement. This drawing also shows the construction of the south windows, the dressings of which were of wrought stone, while all the others were plain.

Number IV.^x View of the Chamber.

Number V.^y View of the Porch.

^t Plate XXI.

^u Plate XXII.

^x Plate XXIII.

^y Plate XXIV.

Number VI.^z exhibits the capitals, which were of various design, and also a fragment of highly finished sculpture found among the ruins. The sculpture appeared to be part of a frieze, of which there were other relics, and among them, grotesque animals with foliage.

On the north west, some ancient foundations were visible, but in the direction of Carter-lane, where the site of the Walnut-tree had been built upon in modern times, there was no vestige of the original building. It may be conjectured from the situation of the vaulted chamber immediately under the Hall, with the porch leading into it, and from the number of windows, and the finished architecture, that this apartment was used as an inferior hall to the Hostelry.

I am, dear Sir,

Your obedient servant,

JOHN GAGE.

APPENDIX I.

[*Regist. Chart. Monasterii de Lewes. Mus. Brit. MS. Cotton. Vespasian, F. xv. fol. 196 b.*]

Nou'nt p'sentes & fut'i qđ ego O. Prior de Sče Pančtio voluntate & assensu con^to nři dedi & cōcessi Joři filio Edwardi et heredibz suis, tenementū nostrū in Londoň scilit mansurā & domos que fuerūt Wiberti de Araz & t̃ras quas tenem^o de mo'chis de Westmonas̃ & de Rođto Camblengo ad tenend de nob in feodo & hereditate p q'tuordecim solid annuatī nob reddend ad Paschā & ad festū Scī michis : Insup & p tali šuicio vt quociens Prior de Lewes vt mo'chi de Lewes vt mo'chi cellaz que ad sēm Pančtiū ptinent Londonias adueñint pđcūs Jořes & eius successores ipos mo'chos suscipiāt hospicio congruo & delibato, & ignē & aquā & sal & vasa sufficiencia eis puideant et admīstrent Hanc cōuenčonē iurauit Jořes in Capiřlo Sci Pančtii corā testibz tenendam & custodien-

^z Plate XXV.

dā. Testibz Comitissa Isabel & frē suo Philippo, Adam de Pumuges, Witto de Stainwil, Witto Lunel, Edger cambengo comitisse, & Raðo frē suo, & Simoñ, & Rand, & Rað vinitore, & Brithmaro de Hauerel, Jocelino capello, Ricardo cambengo, Simone janitore, Witto nepote Aldradi, Galfrido coco, Rað Cammie.

APPENDIX II.

[*MS. Cotton. Vespasian, F. xv. fol. 182 b.*]

Ceste endente faite entre le Priour de lewes dune pt et William de Wyntryngnam Carpenť dautre pt tesmoigne q̃ come le dit Prio' et ses p̃decessours come de droit de lo' esglise de Seint Pancras de Lewes furent seisis de temps dount memorie ne court dune Place de ȓre ioust la porte de lo' housteff en Southewerk, et gist pentre le muyer le dit housteff et le place le dit William ȓs le haut chymyn quiel se estent ȓs Bermūdesey quiel place le dit William auoist clame come le seon p̃pre p meynoūes et encloustures faitz en ycel les q̃ux clayme et chalange le dit William ad renuncie et reclame p' luy ses heirs et ces assignes. Et voet et graunt q̃ les auaunteditz Priour et Couent et lo' successors eyount et tiegnent le dite place a touz iours saunz chalange ou countredit du dit William ses heirs ou ces assignes. Et p' cestes choses renuncier et reclamer le dit Priour ad relesse a dit William touz auȓs ȓspasses et claymes les q̃ux il poast auoir owe p̃ resoun de damage p' meynoūe et enclousture auaunteditz. En tesmoignance de quiel chose les pties auaunteditz a ycestes endent'es enȓchaungeablement ount mys lo' seals. Cestes tesmoignes : Joh'n Mokyng le eisne, Joh'n Mokyng le puisne, Thomas Daue, William Maltoñ, Robt Smyth, Gefferey atte

Hall, Joh'n Alwaltoñ de Southwerk, Joh'n Shirref, Hugh Waleys, Patryk Seyntowayn, Joh'n Piers del Counte de Sussex, et auſs. Doñ en Southwerk le lundy ꝑscheyn deuaunt la feste laſcencioun nře s' lan du Regne le Roy Edward tierce puis le conquest quaraunt quarte.

APPENDIX III.

[*MS. Cotton. Vespasian, F. xv. fol. 183 b.*]

Ceste endent'e faite a Suthwerk le p'mer io'r de Decembr^o lan de regne n're Seigno' le Roi Edward tierce puis le conquete dengleŕe quaraunte septisme, entre les Religieuses hōmes Johan Prio' de la mayson de lewes & le Couent de mesme le lieu dune part, et William Wynytryngh'm de Suthwerk Carpen^r dautre pt, tesmoygne q̃ le dit William ad grauntée & se oblige de fayre en lest ptie dein³ lauciene porte norest de lostel des dit³ Priour & Couent en Suthwerk cynk Schoppes chescun Schoppe oue vne estage oue getteiz estendaunt³ en long'e de la North deſs le South de la maysoñ de dit William quatre vynt³ et quatre pee³ dassise, et ſra chescun des dit³ cynk Schoppes en layeure quatosze pees dassise. Et auxi le dit William ferra en le Westptie de dite porte sys autres Schoppes en mesme le maner̃ quels estendront e long'e de la North vers le South de la mayson de dit William cent et sys pees dassise, et ſra chescun de mesmes les Schoppes en laeyure dousze pee³ dassise, des queuz sys Schoppes en la dite Westptie yserrount dehors la dite porte, vynt & deux pee³ et de dein³ quatre vynt³ et quatre pee³. Et ſrout toutes les dit³ vnze Schoppes fait³ en la man'e & fo'me en touz poynt³ come est le longe Rente de Adam Fraunceys vers lest fyn del esglise des freres Austines en loundres tout as coustages de dit

William salue Chymeneyes & vn mur de pierre adors le dit Rente de dit Adam. Et outre ceo le dit William ferra al South bout des ditz vnze Schoppes at'uers deux estables, chescun p' dyz Chiuaux et quatorse pee3 en layeure oue soleres desus saunz getteyez p' eyns mettre q^u cumq^z choses q̃ plerra as ditz Prio' & Couent. Et auxi le dit William ferra entre les auñtditz deux estables, vne porte bone & sufficeaunt oue vne chambre desus. As quels porte & chambre desus, les ditz Prio' & Couent trouount toute man'e de m̃ysme & toute man'e de ferrure & coũt'e p' ycelles porte & chambre tout as coustages des ditz Prio' & Couent. Et 3rount touz lez au'ntditz vnze Schoppes oue les Soleres, estables, porte & chambre p̃amout, p̃faitz en le man'e au'ntditz, entre cy & le feste de Nowel p̃schein venaunt ap̃s le fesaunce dycestes & vn an adonq̃ p̃schein ensuaunt. Et p' tout lau'ntdit oũeygne oue q'ntq^z enbosoygnera a yceff come desus est specifie, la'unt dit William p̃ndra des ditz Prio' et Couent ou de lo' successo'es Cent & vynt lyures des3linges & tout le veille m̃ysme ore illeoq̃s esteaunt, & touz autres choses syau'nt come les ditz vnze schoppes oue gardynes aycelles app'ten'nt3 estendront en lau'ntdite place. Cest assauoyr al feste de Saint Michel p̃schein venaunt ap̃s le fesaunce dycestes quaraunte marc3 al feste de Pasq̃ adonq̃ p̃schein ensuaunt sessaunte marc3 al feste de Saint John le Baptistre adonq̃ p̃schein ensuaunt quaraunte marc3 & al feste de Seint Michel adonq̃ p̃schein ensuaunt quaraunte marc3 en p̃payement. Et a touz cestes couen'nt3 susditz p' bien & lealment tenir & p̃fo'mer en touz point3 come desus est dit, les pties au'ntditz se obligent & chescun de eux p̃ soy a autre en Cent lyures des3linges. Et outĩ ceo les au'ntditz Prio' & Couent oue vn assent & volunte ount lesse g'unte & a ferme baille p' eux & lo' successo'es a dit William toutes les ditz vnze Schoppes oue les chambres q̃unt ils soyent faitz & gardynes aycelles app'ten'nt3 a tout le 3me del vye le dit William & vn an outre & a ses heires assignes & executo'es. Rendaunt annuelmcnt p' ycelles as ditz Prio' & Couent & a lo' successo'es dys marc3 des3linges as quatre 3mes del an p'ncipales. Et le dit William, ses heires, assignes,

& executo'es mayntindrout reparaillerrout &c. Et les lesserount as ditz Prio' & Couent ou a lo' successo'es a fyn de dit ŷme en bon & couenable estat, &c. Et lau'ntdit William voet & g'unte p' lui ses heires, assignes, & executo'es q̃ a quele hure q̃ le dit rente de dys marc3 en ptie ou en tout soyt aderere p cept semaygnes ou q̃ les ditz schoppes, &c. ne soyent mayntein3 en couenable estat, &c. Et les ditz Prio' & Couent et lo' successo'es, toutes les ditz vnze schoppes, &c. a dit William &c. garauntirout. En testimoygnaunce de quele chose a vne ptie de cestes endent'es dem'raunt vs le dit William, les ditz Prio' & Couent ount mys lo' comune seaal et a autre ptie de mesmes les endent'es dem'raunt vs les ditz Prio' & Couent le dit William ad mys soun seal. Doñ a Southwerk le io' & an susdit3.

J.C. Muller del.

Jas. B. B. sc.

Ground Plan of the vaulted Chamber of the Prior of Lewes' Hostelry, in St Clare Southwark.

Longitudinal Section of the vaulted Chamber of the Prior of Lewes' Hostel

J.C. Buckler del.

J.W. Boscawen sculp.

Transverse Section of the vaulted Chamber of the Prior of Lewes' Hostelry

L. C. Buckler, del.

View of the vaulted Chamber of the Prior of Lewes' Hostelry.

J. P. B. 1851.

J. C. Buckler, del.

J. A. Baskin

Porch of the Prior of Lewes Hostelry.