

SUMMARY: The document below is a survey dated 18 March 1548 of premises in the western range of the Blackfriars, site of the first and second Blackfriars theatres. The survey was 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 is signed by Losse, and below it is 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 subsequent lease, dated 4 April 1548, see Holder, *infra*, p. 55, and TNA E 315/219, ff. 20v-21r.

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 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' is noted in the document below. 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 of 4 April 1548 by which the premises in the survey below were leased to Sir Thomas Cawarden for 21 years (see TNA E 315/219, ff. 20v-21r, *supra*).

For Lady Mary Kingston, see the grant dated 5 September 1545 to her and her heirs of premises 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 Cawarden (c.1514–1559), see the *ODNB* article.

The existence of this original version of the 1548 survey by Hugh Losse appears to have gone unnoticed until its 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>.

Smith, who knew only the copy, states on p. 91, *infra*, that:

The Survey of 1548 was written ten years after the Dissolution, and by a man who gives little evidence of having known the functions and names of the friary buildings in the days of the friars.

Rather than having been made by someone who knew little about the Blackfriars, however, the survey was made by Hugh Losse, whom Smith identifies on p. 117 as the King's surveyor, and on p. 107 as bailiff and collector of the Duchy Chamber in the Blackfriars in 1540. See Smith, Irwin, *Shakespeare's Blackfriars Playhouse*, (New York: New York University Press, 1964).

Parcel of the late house of Blackfriars within London: A survey of certain edifices, buildings and void ground there taken by me, Hugh Losse, the 18th of March Anno Regni Regis Edwardi vjti Secundo by virtue of a warrant from Sir Edward North, knight, Chancellor of the Court of Augmentations and Revenues of the King's Crown, as hereafter ensueth, that is to say:

One void ground with a decayed gallery therein, with void rooms thereunder wherein old timber and cart-wheels lieth, containing in length 98 foot, abutting against Bridewell ditch on the west side, being in breadth at that end 74 foot, abutting to the common highway and lane that guideth to the common stair to the Thames-side on th' east side, being in breadth at that end 94 foot, abutting to the Lady or Mistress Harper's garden, and also Fraunces' garden on the north side, and to Sir Christopher More's garden on the south side.

One kitchen-yard, an old kitchen, an entry or passage joining to the same, containing in length 84 foot, abutting to the lane aforesaid on the west side, being in breadth at that end 68 foot, abutting against an old buttery on the east side, being in breadth at that end 74

foot, abutting to Mr Portinary's parlour next the lane on the south side, and to my Lord Cobham's brick wall and garden on the north side.

One old buttery and an entry or passage with a great stair therein, with cellars thereunder, with a hall place at th' upper end of the stair, and an entry there to the frater over the same buttery, all which contain in length 96 foot, and in breadth 36 foot, abutting to the cloister on th' east side, the kitchen on the west side, to the Lord Cobham's house on the north side, and on the south side to a blind parlour that my Lord Warden did claim.

One house called th' upper frater, containing in length 107 foot, and in breadth 52 foot, abutting south and east to my Lady Kingston her house and garden, north to a hall where the King's Revels lieth at this present, and west toward the said Duchy Chamber and Mr Portinary's house.

A void room, being an entry towards the little kitchen and coalhouse, containing in length 30 foot, and in breadth 17 foot;

One chamber called the Duchy Chamber, with a dark lodging thereunder, containing in length 50 foot, and in breadth 16 foot, abutting east against the north end of the said frater, and abutting west on Master Portinary's parlour;

All which premises be valued to be worth by the year 66s 8d.

P{er} me Hugone Losse

LM: Within the precinct of the late house of the Blackfriars in London.

Forasmuch as Mr Cawarden declareth that there is sufficient houses for the keeping of the King's Store(?) & Revels at the Blackfriars over & besides the rooms before letten(?), therefore Mr Duke make(?) a lease of the premises expressed in this particular for 21 years [crossed out] unto Sir Thomas Cawarden, knight, paying the rent(?) aforesaid.

Edward North
Walter Mildmay
Richard Goodrich(?)