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Rectory Manor, Walthamstow.

Court rolls, registers and associated documents.

Introductory note

As with many of the collections of papers and deposited material, it has proved impossible to establish exact provenances for the Rectory Manor estate and manor papers. This list is an attempt to bring together records that were physically scattered, and of which no single list exists to indicate how and when they came into the Museum. It is likely that most of the rolls, registers and papers came through Messrs Houghtons, who were the last acting trustees of the Manor. They also appear to have had custody of the Vallentin papers (Sir James Vallentin was the last living Lord of the Manor), and consequently these are listed in a second list with the Rectory Manor papers. Further evidence for the origin of the records can be seen in the water damage sustained by some of the deeds in V 59, and similar damage exhibited by certain Vallentin papers. The earlier court rolls, deposited before 1959, would have escaped this, as this damage is due to flooding shortly after the Second World War (1947?).

Besides the material in these lists, there are two other locations of Rectory Manor material. Firstly the calendar of deeds V 59, form the title deeds of the manor from 1762, when Joseph Fell obtained a private act to lease the manor for 99 years on a building lease, so that one John Satson could build a new manor house (this seems to be the later Rectory Manor house) to the purchase by Henry Vigne in 1827. This series also includes some later papers, but no title deeds seem to survive between Vigne's purchase and the possession of the manor by Vallentin. For this reason I have kept this series of deeds distinct - my predecessor listed Items MR 1 - 18 and 19 - 31, and at least one item (MR 22) would have appeared to have come from the group which is now V 59. This list was on cards only, and has now been superseded by the present list.

Secondly is the item now V 69.1, the 'Plan of the Ancient Manor of Rectory, Walthamstow Essex ... 1818' drawn up while Thomas Wilson Hetherington was Lord of the manor. Items MR 26 - 29 may have been drawn up in conjunction with this map, which is a map of all the manor lands, unlike the plan on V 59.25, which covers only the demense lands and the grounds of the house.

DIM
June 1982

* N.B. Walthamstow Guardian Nov. 6 1944 Pg. 5 Col. 3
states that Messrs. Houghtons on the authority of the
Trustees of the Vallentin estate handed over the
Court Rolls for Rectory Manor 1554 - 76, and a transcript
for the rolls 1730 - 64, to Walthamstow Libraries Committee
retaining those from 1769 -

Rectory Manor, Walthamstow.

Court rolls, registers and associated documents, 1535 - 1800

In origin Rectory Manor was founded by a charter of Alice de Toni, who granted specified lands to the Prior and Canons of Holy Trinity, Aldgate, sometime before 1141 and 1147. The grant included scattered lands formerly part of the manor of Walthamstow Toney, together with the church, parsonage, and aape. The full history of the manor is described in 'The Rectory Manor, Walthamstow' by G.F. Bosworth (Walthamstow Antiquarian Society Old Series Monograph No 4, 1917), and in 'The Court Rolls of Rectory Manor' by P.N. Reaney (Walthamstow Antiquarian Society Monograph Old Series No 31, 1939). At the time of publication of the latter volume only part of the present Rectory Manor holdings had been deposited at vestry House, consequently Reaney's description should be read in conjunction with the current Guide to the Collections and with this catalogue entry.

MR 1 - 5

Court rolls 1535 - 1732.

One can only describe the surviving court records as erratic, and the gaps in these court rolls form no exception. Because the manor was created from a larger unit, there appear to be no courts other than general courts or simply 'courts'. These include named members of the homage, but do not specify any officers. Presentments are for encroachments on the waste, but there are no proceedings that one would expect from a usual 16th C court leet, and much of the business of the court is concerned with land transactions, including the coming and going of vicars of St Mary's Church, Walthamstow. For further details of proceedings see Reaney opp site.

1. Court roll for court held 18 March 1535. 1 membrane only. *See*
2. Court roll 1554 - 80. 10 membranes fastened together in the wrong order, varying sizes. *See*
3. Court roll 1601 - 89. 12 membranes fastened together, again of varying sizes. Covers the years 1601 - 05, 1622 - 36, 1648 - 72, 1686 - 89. *See*
4. Court roll 1666 - 1706. 5 membranes fastened together, of varying sizes, covering the courts for 1666, 1691, 1701, 1703, 1705 and 1706. *See*
5. Court roll 1654 - 73. 4 membranes of varying sizes, covering the courts for 1654, 1658, 1666 and 1673. *See*

MR 6

Reaney quotes a reference at the end of the court roll of 1686 to 'the parchment covered book to the general proceedings', which he believed to have vanished. This is a fair description of MR 6, externally labelled in a contemporary hand '1606 - 86' but actually covering the years 1677 - 1764. Again the proceedings are court barons. Because of confusion of surviving courts I include here a contents list of the years of courts:

1691, 1701, 1703, 1747 (out of place), 1705, 1706, 1732, 1734, 1737, 1743, 1744, 1753, 1757, 1760, 1761, 1762, 1763, 1764. At back is proceedings of court of 1677.

It should be noted that the courts for 1677, ~~1703~~, 1705 ~~and~~ 1706 are not included in the court rolls. *See*

Rectory Manor, Walthamstow.

Court rolls, registers and associated documents 1535 - 1850 (Cont'd)

MR 7

'Sundry writings relating to Rectory Manor'.

Contains the following: a summary of the formation of the manor and its rights, the grant to Edmund Withypoll by Henry VIII, 1544, transcript of roll 1554 - 80 (MR 2), transcript of roll 1601 = 72, 1689 and 1702, notes and opinions on the dispute regarding the chancel of the church between the lay rector and the vicar, observations by Mr Long on the inheritance laws, rights etc of the manor, made 20 May 1819, and proceedings of court baron 1686, 1691, 1690, 1701, 1703, 1705, 1706, 1730 and 1732. (E-).2

For MR 8 - 14 see below

MR 15.

Minutes of proceedings out of court, 1820 - 56. 1 vol.

These begin at the house of the lord of the manor, T.W.Hetherington, in Kings Arms Yard, London. Later courts are held at the offices of the steward, also in London. The volume includes three court proceedings, for July 1821, January 1822 and November 1822.

MR 16

'Copies of sundry writings relating to the manor' 1659 - 1807, and accounts 1730 - 1850. 1 volume.

Again, as the records of the manor are so overlapping, I include a contents list.

At the front are general notes and an index of persons, followed by a copy of an indenture of 1659; and a court baron held 'in the Dutch Barn' 26 August 1730; 'Chancellor' opinion relating to the pews and church of Walthamstow, 30 September 1730; list of manor lands and rentals, with a note dated 1694; court baron for 1732; observations, opinions, bonds etc relating to the dispute over the chancel of the church, mostly c 1733; court barons 1734, 1737, 1743, 1747; a rental, giving field names, landlords, tenants, quit rents and fines; special court barons for 1753, 1757, 1760 - 63, 1787 (loose sheet for 1785, 1802 and 1807).

At the back are accounts and ledger entries for 1730 - 1850.

MR 8 - 14

Copies of court registers. *Written on both sides of paper, one side copy, the other the other.*

8. 1554 - 81: English translation

9. 1601 - 05: English translation for the courts of 1601, 1603 and 1605.

10. 1621 - 37: English translation of the courts of 1621, 1623, 1625, 1631, 1635 and 1637.

11. 1647 1658, 1666 - 1669: English translation of courts of 1666, 1668, 1667, 1669 and deleted entry for 1658.

12. 1686 - 1701: English translation of courts of 1686, 1691, 1701,

13. 1703 - 06: English translation of courts of 1703, 1705 and 1705/06.

14. 1730 - 32: English translations of courts of 1730 and 1732

Appendix

[illegible]

Rectory Manor, Walthamstow.

Court rolls, registers and associated documents

MR 18. Extracts from court rolls 1686 - 1714. Includes the courts held on 7 January 1686, 26 May 1691, 31 July 1691, 28 November 1701 and 23 January 1701, concluding with the court of 14 January 1714. Relates to several properties.	1686 - 1714
MR18a Copies of court rolls. 20 sheets for the following courts.	1555 - 1658
1. 1555/ 56, 5 November 1556 and 16 January 1558. With lists of quit rents. Latin and English.	
2. Courts for 16 January 1558, and 5 November 1558. English.	1558
3. Courts for 6 November 1561 and 3 May 1563. Latin	1561 - 63
4. Court for 29 January 1565. Latin	1565
5. Court for 17 May 1608, and 26 May 1618. English	1608 - 18
6. Court for 9 January 1638. English	1638.
7. Court for 27 July 1639. English.	1639.
8. Court for 10 August 1639. Latin	1639
9. Court for 13 July 1640 and for 13 July 1641. English	1640 - 41
10. Court for 18 March 1535, March 1555. Latin, copy made 1644. With rough notes on quit rents.	1535 - 55.
11. Court for 5 November 1556 and 18 March 1535. Latin, copy made 1644.	1535 - 56
12. Court for last day of February 1647. English Includes an admission of the churchwardens, and their marks.	1647
13. Courts for 21 November 1640, 16 April 1644, 14 July 164 [?], 15 August 1644 (includes presentment). Latin and English. 4 sheets, formerly pinned together.	1640 - 44
14. Court for 15 July 1654. English. With presentment. 3 sheets.	1654
15. Court for 25 October 1658. English. With note from court of 1603 - 04 and from court of 2 July 1622 (? blot over year).	1658,
NR 19 - 22. Acc 8267/ 1 - 15	
Quit rent accounts	1670 - 1734 1831
19. 1670 - 77	
20. 1678 - 89	
21. 1689 - 1734	
22. 1831	
MR 18.	
Copy of the grant of the manor to Paul and Edward Withypoll in 1546	[1546]

Rectory Manor, Walthamstow

Court rolls, registers and associated documents

MR 23 - 25

1568 - 1737

Account of rentals.

23. For 1568. Faded. Entries on both sides.

24. For 1644 " " " " "

25. For 1737, an account of rentals due.

MR 26 - 29

1817

Rough abstracts of the lands of Rectory manor.

26. Demense and freehold lands.

27. Miscellaneous remarks

28. Quit rents from freelands etc.

29. 'Copyhold lands which must be enfranchised or manor will be annihilated' With bequest of lands.

The above include details of lands, together with some notes giving dates of appearance in the registers and register extracts

MR 30.

1690

Affadavit of Edward Stephans for the parsonage house at Walthamstow, 1 July 1690. Stephans, a yeoman, declares that the house stood on Parsonage Hill, 300 yards from a house called the 'Vicaridge' house. He has known the vicarage house for 60 years 'and in which time it has been pulled downe and rebuilt severall times by Publick Contributions.

MR 31

c 1647 - 58

Copy of the endowment of the vicarage of Walthamstow. n.d., but addressed to Richard Bassano, who was steward of the manor 1647 - 58.

MR 32

c. 1647 - 89

Lord of the Manor's notes relating to the court. n.d. Probably made by Richard Cooper. 1 sheet.

MR 33

1627 - 1735

Bills for work done on the chancel of St Mary's Church, Walthamstow. 7 items. Include repairs to windows and brickwork, and also a bill from a plumber. Bills made out to the then lords of the manor, Mr Syms, Mr Fell and Mr Cooper. The earliest is dated 27 August 1627; that of 1705 is from Mr Edwards, bricklayer, that of 1735 by John Jeffries, another of 1735 by Henry Norcott, carpenter, and a bill dated 27 December '69 is from John Conham. One undated set of calculations is addressed to Syms at High Hall, Walthamstow. 8 items.

Rectory Manor, Walthamstow.

Court rolls, registers and associated documents.

- MR 34. Miscellaneous receipts. 5 items. Includes receipt for rent from Richard Tryst (?) gent (32s 4d), a receipt signed by Jardine Goodwin for five quarters of oats for the garrison at Burley recieved from Mr Barker and dated 23 November 1644, a receipt from the Commonwealth from Lady Cooper for rent due under the Ordnance of 21 September 1643 (dated March 1647), for quit rent from John Fell, esq, junior, dated 3 October 1732, and from Elizabeth Cooper, for the fee farm of the manor and glebe of Rectory, 29 November 1696. 5 items.
Acc 8267/ 17 1624 - 1696
- MR 35 Two receipts for land tax, dated August and November 1706 (from Mr Symes); an account of Symes disbursements 1705 - 06, which includes costs of the courts, sewer and chancel repairs, taxes, 'trophy money' and the marsh bailiff's wages. Total: £12 16s 6d; Also a receipt for payment of this money by John Higden, in the form of a letter to Mrs Elizabeth Cooper of Woodston, Peterborough; a receipt dated 21 April 1702 signed by Jos. Leonard for money paid by 'Mrs Cowper'; and a list of copyhold lands, giving field names and occupiers. This last includes the names of the following :
Edward Conyer's land called Portmeers; Honeybourne and Broomfields, Margaret Norton's land, Sweets Acre; Robert Pyott's land called Broadfield, John Bonnell for a house; Samuel Collins for Long Grass Acre; Squire Flowers for Wassells Croft; Christopher Hill for Long lands formerly Laney's, and for Long Croft, and Long field, formerly Burton & Overill's; 'Mortimoor - John Cannons, als Long Callands'; Squire Hammond for John Jackson's and Sheet Longlands. and 'Scarborough' ['Chambers against the Crooked Billet' deleted] Dated 1706. 5 items.
Acc 8267/ 18 1702 - 06
- MR 36. List of admissions to the manor, 1686 - 1701, and names of some of the tenants, 2 items, both compiled c 1709.
Acc 8267/ 19 1709
- MR 37. 'Copyholders within the Manor of the Rectory' . c 1763 Gives dates of admission (earliest 1654) yearly rent and rent due at Lady Day 1761. Last date of admission given is 1763. 1763.

RECTORY MANOR WALTHAMSTOW

Deposited by G. Houghton & Sons, Solicitors, Walthamstow.

Date of deposit : August 1986

Condition : Permanent loan

- P1 Plan of manor house and lands. 1793
Walthamstow, the property of Stephen Wilson by
Jaques & Son, Surveyors, Hatton Garden, London.
Scale c. 1½ chains : 1".
Shows Rectory Manor house, outbuildings, yards and
gardens, shrubbery, four fields (names given), ponds,
St. Mary's Church, Church Hill, Green Leaf Lane,
[Forest Road], and cottage thereon.

(1 roll, vellum, coloured)

Pencil annotations.